



Florin & Meadowview Transit Oriented Development

Florin and Meadowview Stations Transit Oriented Development

The Sacramento Regional Transit District (RT) is currently weighing options for future development of its properties adjacent to the Florin and Meadowview light rail stations. The Sacramento Area Council of Governments' (SACOG) Blueprint strongly proposes Transit Oriented Development (TOD) as a way to direct future growth to existing infrastructure, with an expectation that 41 percent of new jobs and 38 percent of new housing be within walking distance of transit.

RT is following the Blueprint's recommendations and ensuring that any future development at the Florin and Meadowview stations follow TOD and Smart Growth principles. To ensure that the TOD plans reflect the community and its needs, RT is seeking input from area residents about the type of features, amenities and services they would like to see included.

Transit Oriented Development Planning Complete Communities

TOD is an approach to planning that develops communities within a short, five to 10 minute walk from major transit facilities. These communities are designed to incorporate a variety of uses, including housing, retail, office, entertainment, open spaces and places for community gatherings. This allows residents to have easy access to a variety of amenities while having accessible transit options to connect them with the rest of the region.

TOD also promotes pedestrian, ADA and bicycle friendly amenities that enhance accessibility to major transit facilities.

Transit oriented development has enormous potential to contribute to many of the Sacramento region's environmental, growth management and quality-of-life goals.



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TOD in South Sacramento Enhancing Your Neighborhood

RT currently owns approximately 20 acres of land adjacent to the Florin and Meadowview light rail stations. Eventually, this land will be developed; but RT and the City of Sacramento are working together to ensure that any development program and plan for the Florin and Meadowview neighborhoods follow the goals and objectives that were set by the community and its elected representatives.

This means that any development in those properties will be transit-oriented – a combination of transit accessible retail, office and housing in close proximity to major transit facilities.

TOD will provide south Sacramento with new amenities, housing options, economic activity and community hubs.

TOD Guidelines Guiding Planning Principles

The City of Sacramento's Smart Growth Guidelines recommend that future plans include the following:

- Support land use, transportation management, infrastructure and environmental planning programs that reduce vehicle emissions and improve air quality
- Provide a variety of transportation choices for people to bike, walk, take transit or drive
- Promote distinctive, attractive communities with a strong sense of place
- Promote mixed-use development and city centers



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Get Involved Help the Community Reflect Your Preferences

Your input into the TOD planning process is invaluable. RT wants to ensure that any transit-oriented development represents those who live and work in the community. The public has been involved in the process, sharing their preferences with RT throughout the process of various public meetings, small group meetings and commenting periods. But there is still time for you to get involved.

Three Ways to Get Involved

1. RT can attend your next group or neighborhood meeting. We would be happy to sit down with your group and review the TOD concepts and plans that have been developed to date and get your input on them.
2. Attend one of two public meetings being planned for February. Join us and learn more about the various TOD options, possible amenities and RT's plans and make sure your preferences are noted and represented in the next planning phases. Meeting details are as follows:

2/17/2010, 4 – 8pm

Pannell Center – AB Room
2450 Meadowview Road
Sacramento, CA 95832

2/18/2010, 4 – 8pm

Florin Lightrail Station
3001 Florin Road
Sacramento, CA 95822

3. Complete the Web site survey to share your preferences and opinions about TOD in south Sacramento. Find the survey at:
<http://shapeyourneighborhood.org/survey>



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Contact Us

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Want to really explore into the details and learn more about TOD and the plans for the Florin and Meadowview light rail stations? Here are a couple of links to detailed information:

City of Sacramento Transit – Florin and Meadowview Station Area Plans

<http://www.cityofsacramento.org/transportation/planning-policy/Florin-MeadowviewPlans.html>

Sacramento Regional Transit District – A Guide to Transit Oriented Development

<http://www.sacrt.com/documents/transitaction/TODFinal%20Report%20041309.pdf>