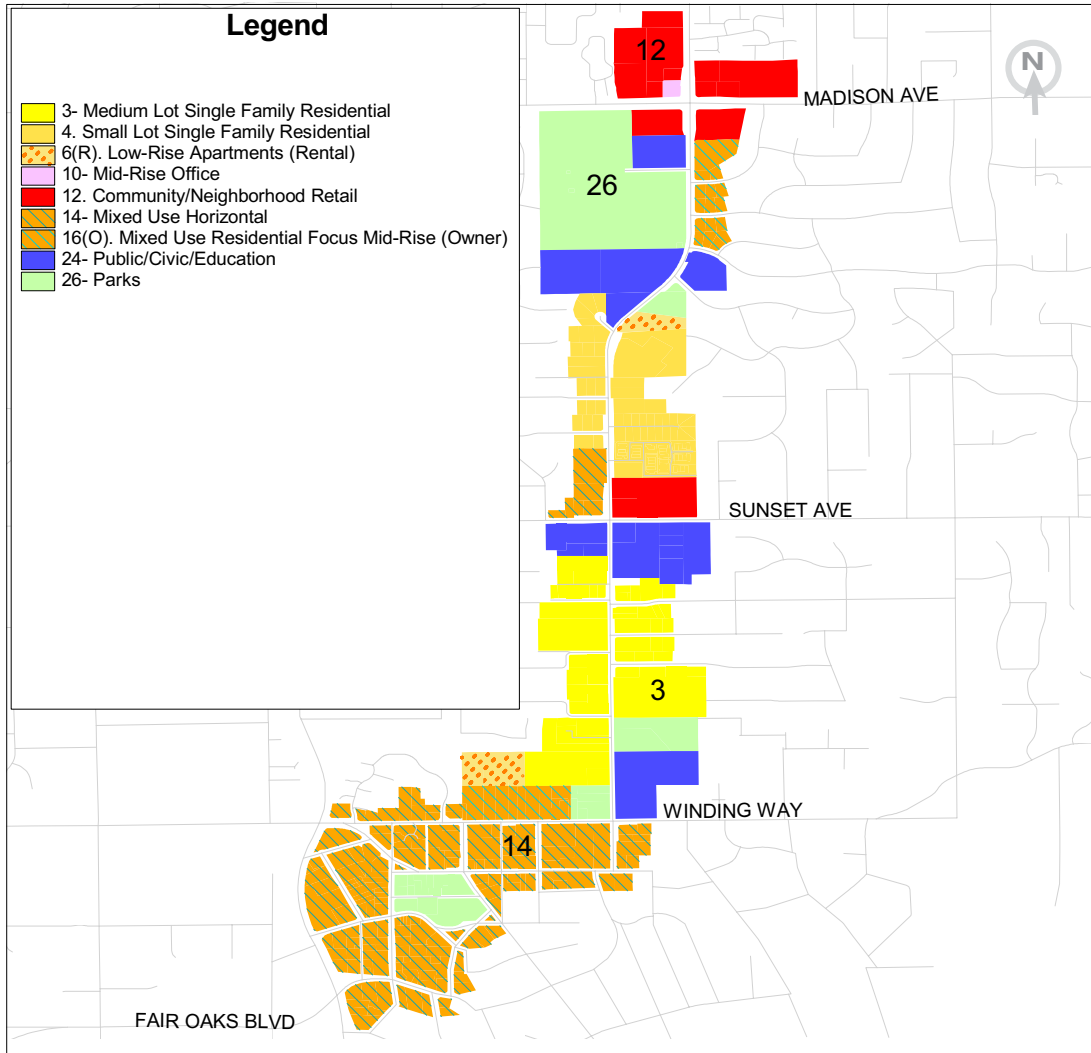


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



26 Parks



1 Rural Residential



4 Small-lot Single Family Residential



10 Mid-rise Office

Key Elements of Planning Scenario

- Village: horizontal mixed-use, large park
- Grocery store, medical at Sunset
- Medium and small lot single family on Fair Oaks Blvd., north of Village
- Senior housing near church in north section of Fair Oaks Blvd.

PLACE³S Indicators

Total Employees	3,684
Total Dwelling Units	1,258
Total Residents	2,828
Employees/Dwelling Unit	2.93
Retail Jobs	1,816
Office Jobs	1,186
Industrial Jobs	0
Public Jobs	681
Pedestrian Friendliness (5 = exceptionally good)	2.41
Total Peak Hour Trips	0
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-100
Vehicle Trips/Capita Change (from current conditions)	-100

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