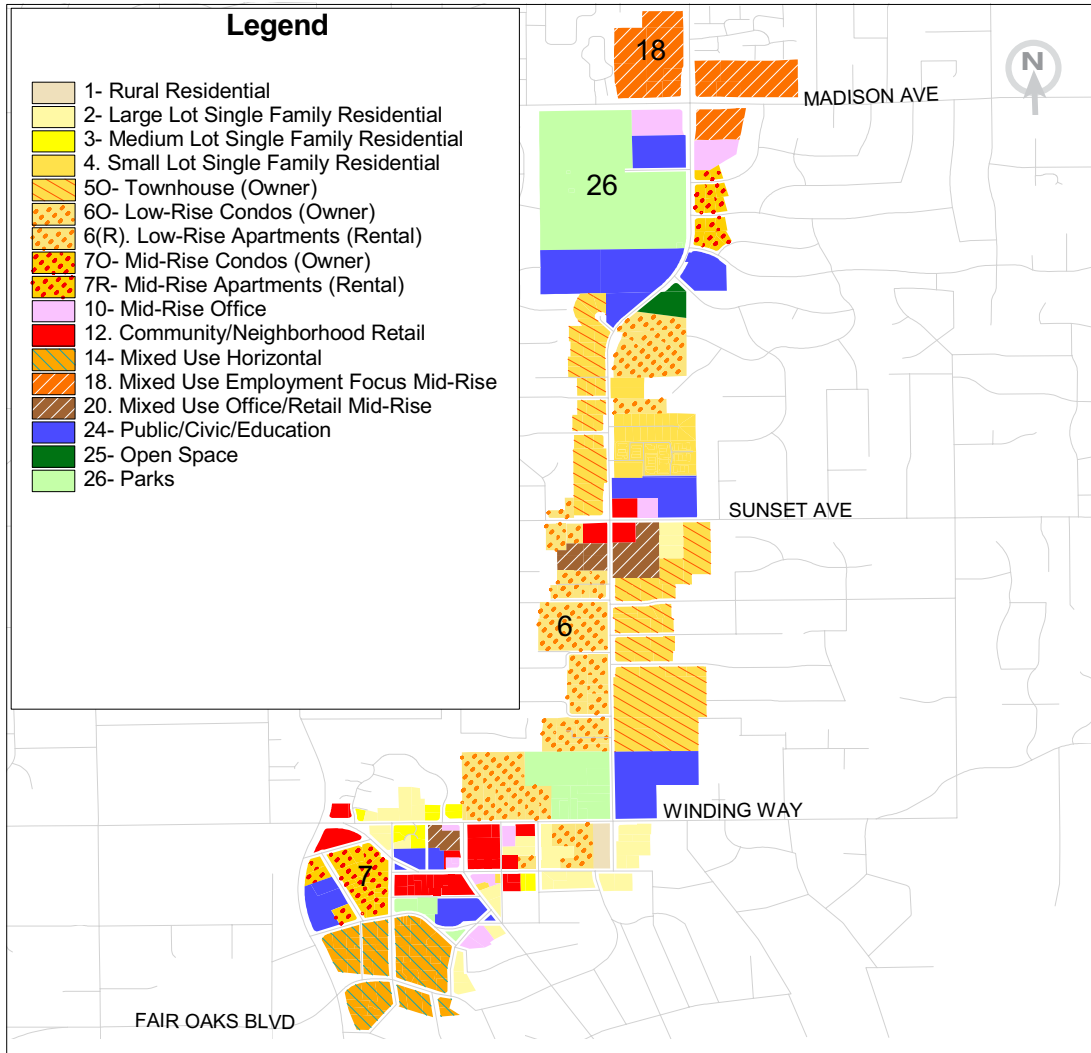


Fair Oaks — Smart Growth Planning Scenario



**Key Land Uses Featured**



**18** Mixed-use Employment Focus Mid-rise



**20** Mixed-use retail/ Office Mid-rise



**6** Low-rise Condos



**7** Mid-rise Condos

**Key Elements of Planning Scenario**

- Light rail on Sunrise
- More buses
- Mixed-use office/retail mid-rise at Sunset
- Mixed-use employment-focus mid-rise north of Madison
- Horizontal mixed-use, mid-rise condos in Village
- Townhomes, low-rise condos on Fair Oaks Blvd. north of Village

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	3,561
Total Dwelling Units .....	2,341
Total Residents .....	5,427
Employees/Dwelling Unit .....	1.52
Retail Jobs .....	1,813
Office Jobs .....	1,084
Industrial Jobs .....	0
Public Jobs .....	664
Pedestrian Friendliness (5 = exceptionally good) .....	2.88
Total Peak Hour Trips .....	5,761
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions) .....	-36
Vehicle Trips/Capita Change (from current conditions) .....	-21

3000 S Street,  
Suite 300  
Sacramento, CA  
95816

tel 916.457.2264  
fax 916.457.3299  
tdd 916.737.1718  
www.sacog.org