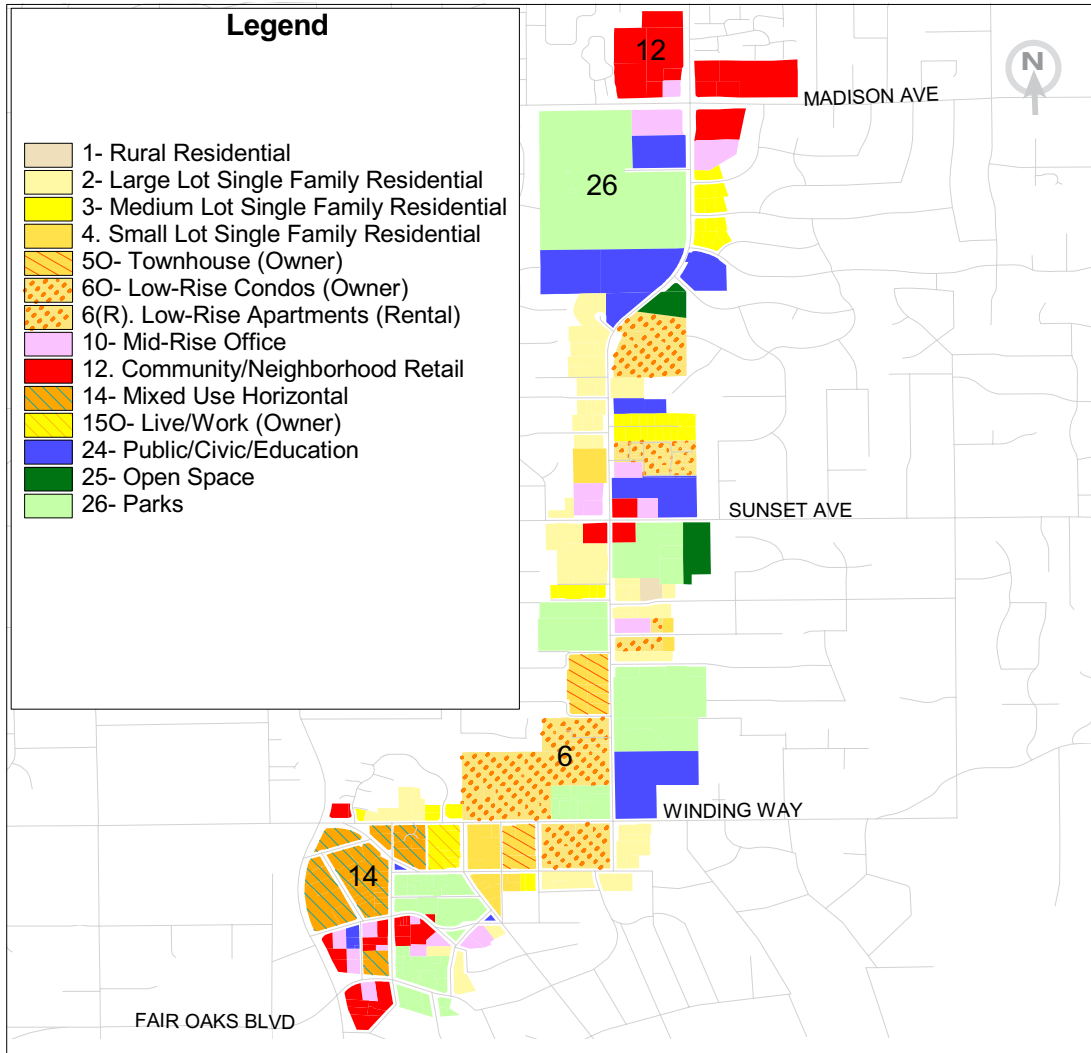


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



6(O) Low-rise Condos (owner)



14 Mixed-use Retail/ Residential Horizontal



26 Parks

Key Elements of Planning Scenario

- Light rail on Sunrise
- Parking structure near light rail
- No traffic in Village
- Many parks
- Mixed-use horizontal, live/work in Village
- Fair Oaks Blvd. kept at two lanes

PLACE³S Indicators

Total Employees	3,009
Total Dwelling Units	1,353
Total Residents	3,113
Employees/Dwelling Unit	2.22
Retail Jobs	1,754
Office Jobs	671
Industrial Jobs	0
Public Jobs	584
Pedestrian Friendliness (5 = exceptionally good)	2.48
Total Peak Hour Trips	4,023
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-32
Vehicle Trips/Capita Change (from current conditions)	-6

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org