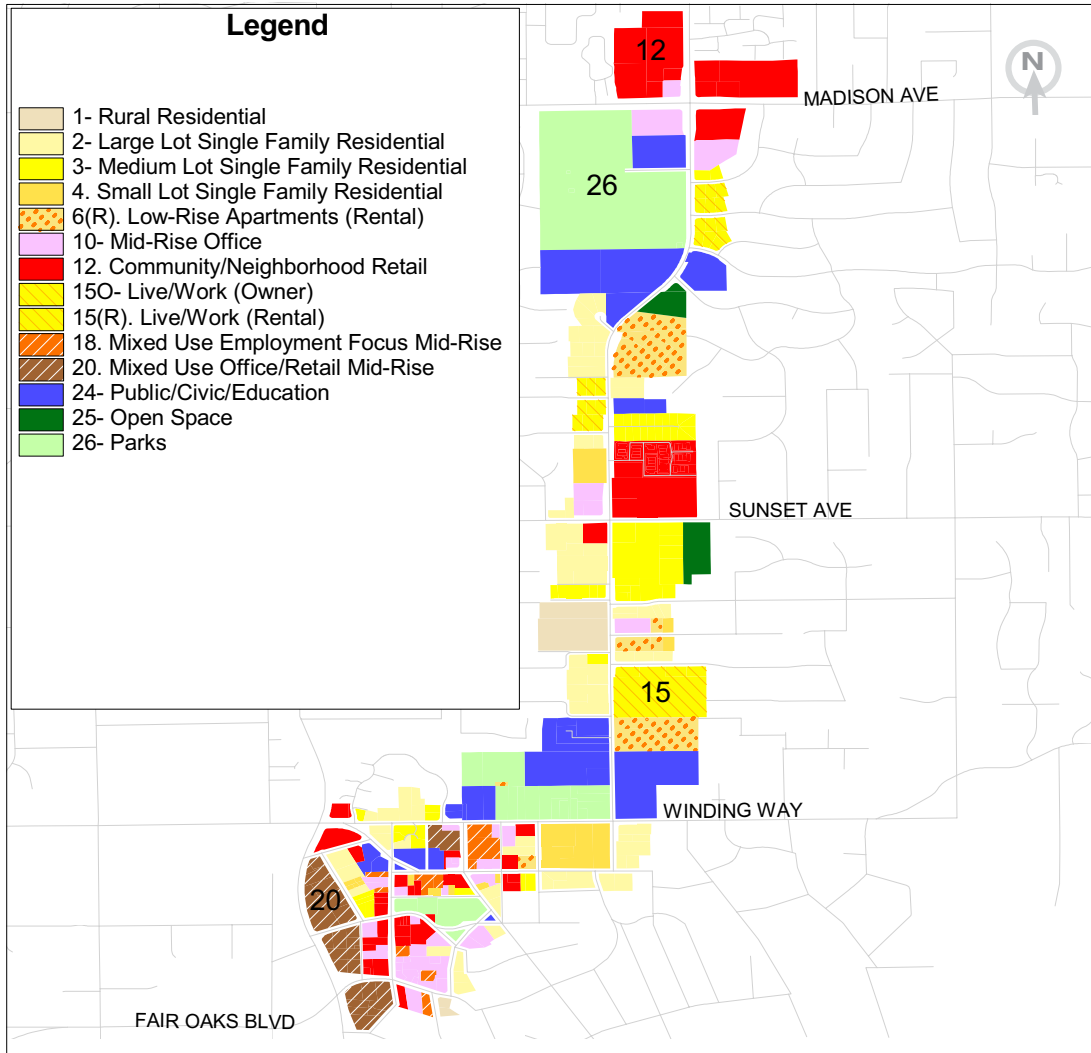


Fair Oaks — Alternative Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



15 Live/Work



26 Parks



20 Mixed-use Office/ Retail Mid-rise

Key Elements of Planning Scenario

- Pool, community gardens at Winding Way
- Mixed-use office/retail mid-rise, Sunrise and Fair Oaks Blvd.

PLACE³S Indicators

Total Employees	4,659
Total Dwelling Units	1,043
Total Residents	2,403
Employees/Dwelling Unit	4.47
Retail Jobs	2,196
Office Jobs	1,713
Industrial Jobs	0
Public Jobs	750
Pedestrian Friendliness	
(5 = exceptionally good)	2.51
Total Peak Hour Trips	4,816
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-39
Vehicle Trips/Capita Change (from current conditions)	-18

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