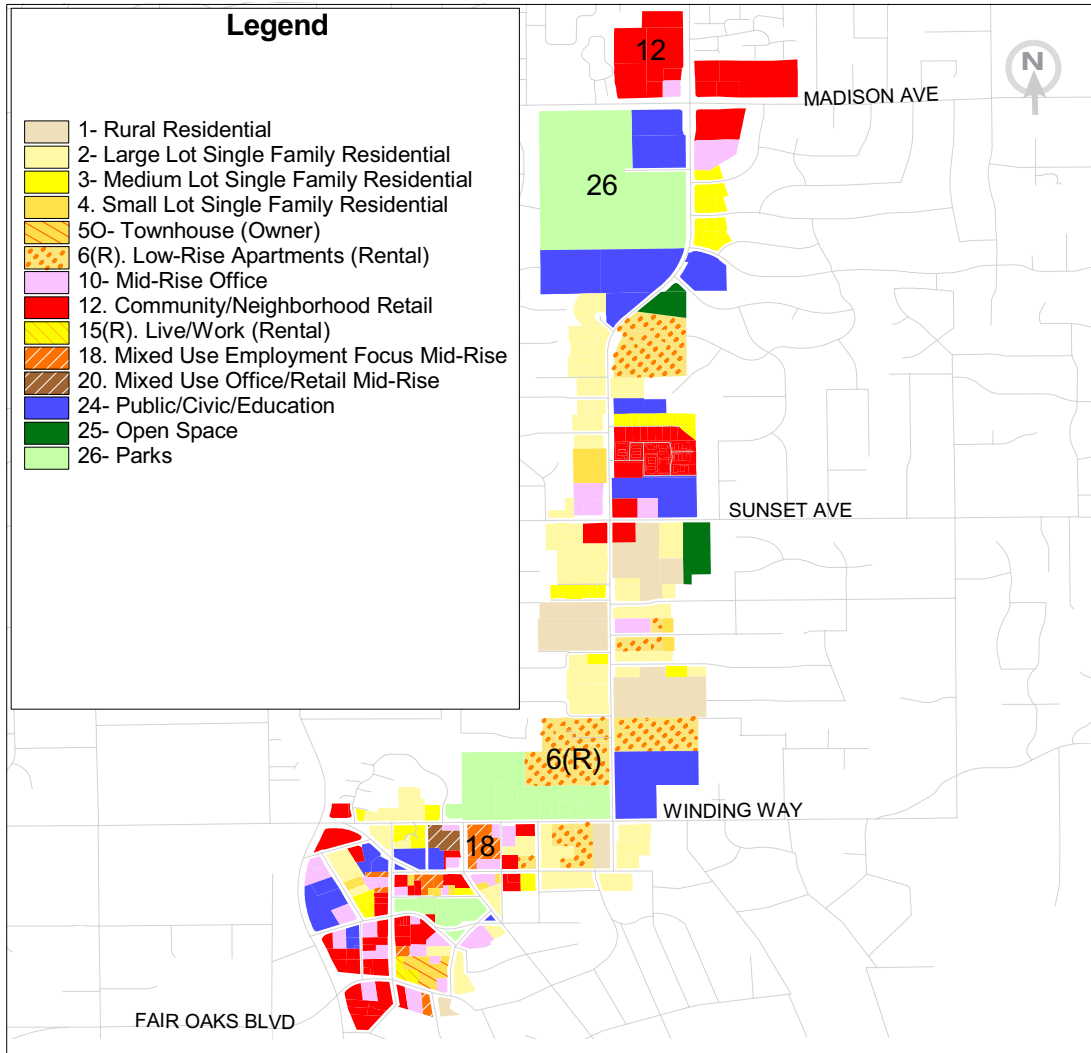


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



6(R) Low-rise Apartments (rental)



26 Parks



18 Mixed-use Employment Focus Mid-rise

Key Elements of Planning Scenario

- Light rail on Sunrise
- Trolley service connecting Fair Oaks Blvd. to light rail
- Sidewalks, bike lanes, landscaped strip on Fair Oaks Blvd.
- Trader Joes at Fair Oaks Blvd. and Sunrise

PLACE³S Indicators

Total Employees	3,621
Total Dwelling Units	983
Total Residents	2,252
Employees/Dwelling Unit	3.68
Retail Jobs	2,047
Office Jobs	849
Industrial Jobs	0
Public Jobs	725
Pedestrian Friendliness (5 = exceptionally good)	2.34
Total Peak Hour Trips	4,134
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-34
Vehicle Trips/Capita Change (from current conditions)	-8

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org