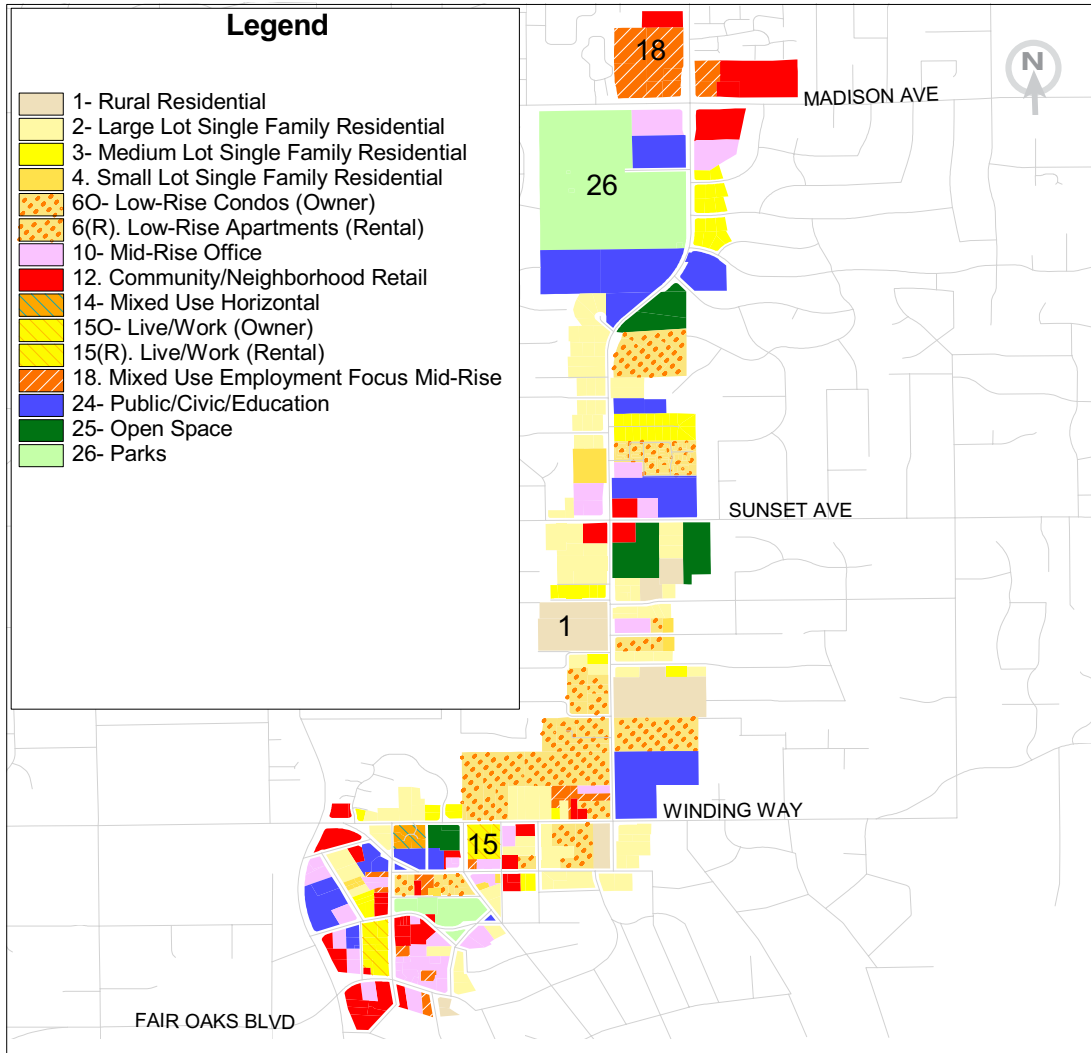


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



18 Mixed-use Employment Focus Mid-rise



1 Rural Residential



15 Live/Work



14 Mixed-use Horizontal

Key Elements of Planning Scenario

- Tree-lined sidewalks, bike paths
- Mixed-use employment-focus mid-rise north of Madison

PLACE³S Indicators

Total Employees	3,458
Total Dwelling Units	1,511
Total Residents	3,343
Employees/Dwelling Unit	2.29
Retail Jobs	1,529
Office Jobs	1,247
Industrial Jobs	0
Public Jobs	681
Pedestrian Friendliness (5 = exceptionally good)	2.58
Total Peak Hour Trips	4,517
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-38
Vehicle Trips/Capita Change (from current conditions)	-21

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