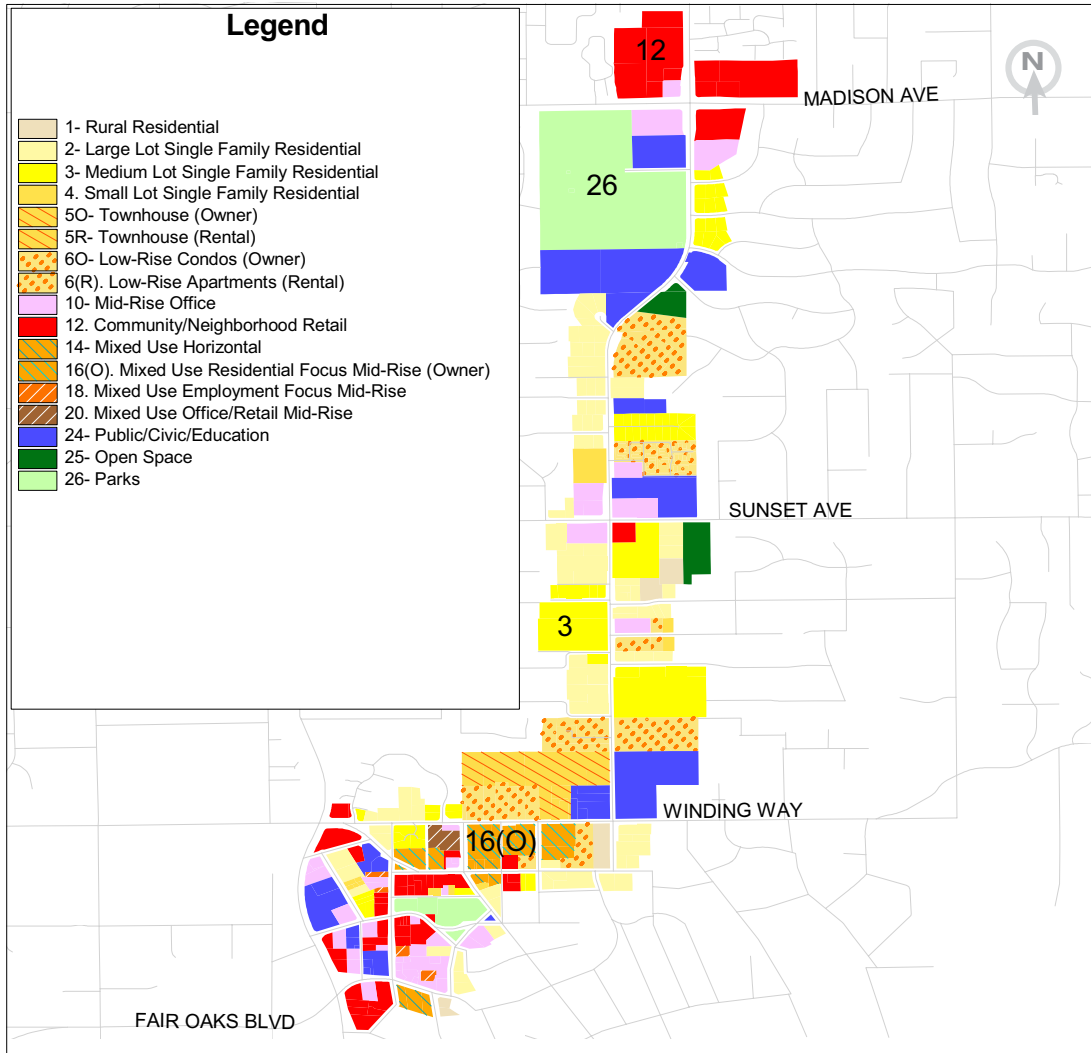


Fair Oaks — Smart Growth Planning Scenario



**Key Land Uses Featured**



26 Parks



3 Medium-lot Single Family Residential



5 Townhouse



16(O) Mixed-use Residential Focus Mid-rise (owner)

**Key Elements of Planning Scenario**

- Fair Oaks Blvd. kept at two lanes
- More parking in Village
- 100% sidewalks
- Theater district in south portion
- Townhomes, mixed-use res. mid-rise in Village
- Medium lot single family, mid-rise office on Fair Oaks Blvd. north of Winding Way

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

Total Employees .....	3,645
Total Dwelling Units .....	1,396
Total Residents .....	3,267
Employees/Dwelling Unit .....	2.61
Retail Jobs .....	1,821
Office Jobs .....	1,108
Industrial Jobs .....	0
Public Jobs .....	716
Pedestrian Friendliness (5 = exceptionally good) .....	2.52
Total Peak Hour Trips .....	4,534
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions) .....	-34
Vehicle Trips/Capita Change (from current conditions) .....	-13

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