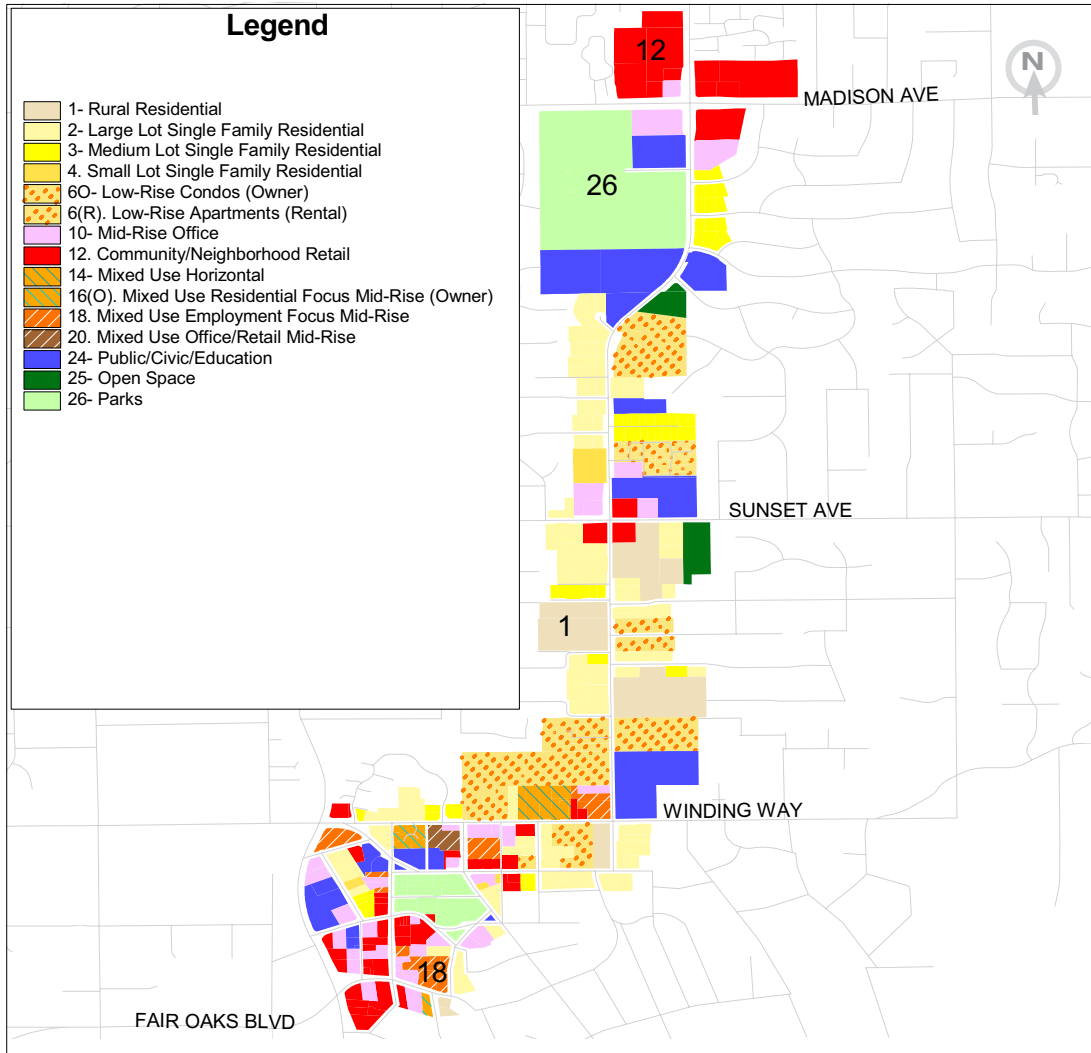


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



14 Mixed-use Horizontal



26 Parks



18 Mixed-use Employment Focus Mid-rise

Key Elements of Planning Scenario

- Light rail on Sunrise
- Landscaped ped/bike trail on Fair Oaks Blvd.
- Traffic circle
- Grocery store at Sunset
- Expanded park, horizontal mixed-use, mixed-use employment-focus mid-rise in Village

PLACE³S Indicators

Total Employees	3,648
Total Dwelling Units	1,325
Total Residents	2,959
Employees/Dwelling Unit	2.75
Retail Jobs	1,899
Office Jobs	1,068
Industrial Jobs	0
Public Jobs	681
Pedestrian Friendliness (5 = exceptionally good)	2.43
Total Peak Hour Trips	4,391
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-35
Vehicle Trips/Capita Change (from current conditions)	-12

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org