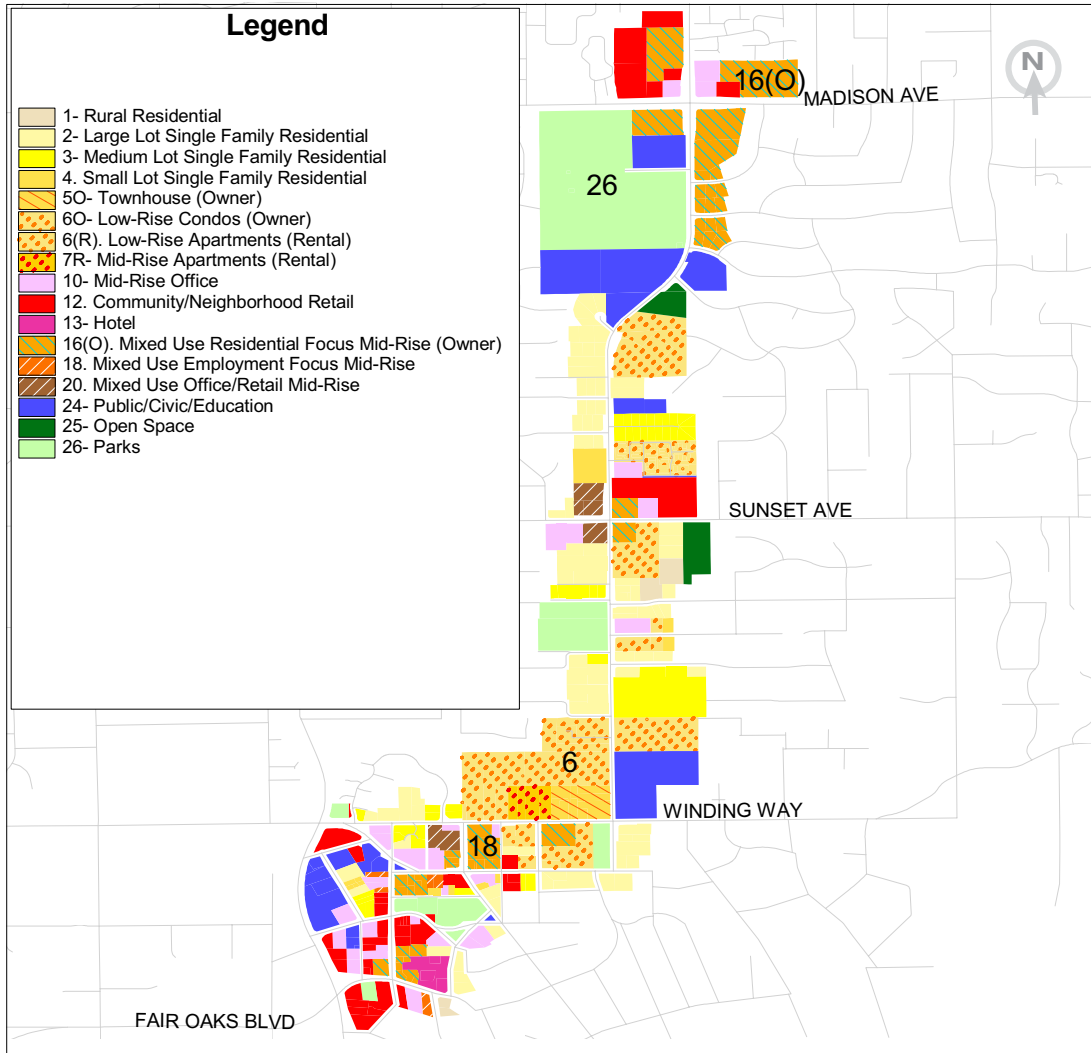


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



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



26 Parks



6 Low-rise Condo



18 Mixed-use Employment Focus Mid-rise

Key Elements of Planning Scenario

- Traffic circle at Sunset with oak tree in center
- Mixed-use res.-focus mid-rise at Madison
- More parks
- Mixed-use res.-focus mid-rise, townhomes, mid-rise apartments in Village

PLACE³S Indicators

Total Employees	3,797
Total Dwelling Units	2,027
Total Residents	4,449
Employees/Dwelling Unit	1.87
Retail Jobs	2,040
Office Jobs	1,157
Industrial Jobs	0
Public Jobs	600
Pedestrian Friendliness (5 = exceptionally good)	2.7
Total Peak Hour Trips	5,219
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-38
Vehicle Trips/Capita Change (from current conditions)	-26

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