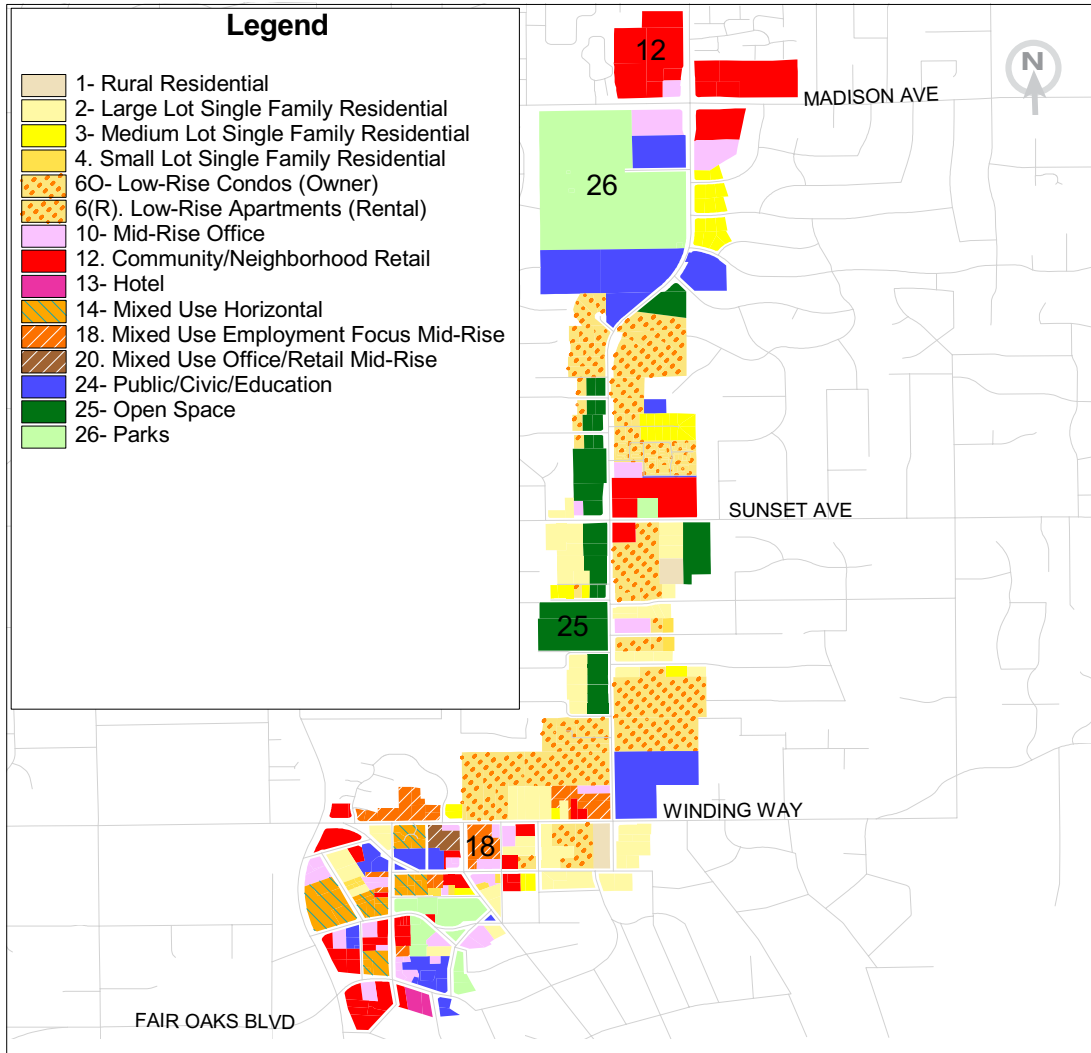


Fair Oaks — Smart Growth Planning Scenario



**Key Land Uses Featured**



6 Low-rise Condos



25 Open Space



18 Mixed-use Employment Focus Mid-rise



14 Mixed-use Horizontal

**Key Elements of Planning Scenario**

- Theaters on American River
- Light rail on Sunrise with underground parking
- Bike/ped bridge across Sunset at Winding Way
- Fair Oaks Blvd. four lanes Sunset to Madison
- Traffic circles
- Open space greenbelt on Fair Oaks Blvd.

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

Total Employees .....	3,736
Total Dwelling Units .....	1,704
Total Residents .....	3,701
Employees/Dwelling Unit .....	2.19
Retail Jobs .....	2,243
Office Jobs .....	915
Industrial Jobs .....	0
Public Jobs .....	578
Pedestrian Friendliness (5 = exceptionally good) .....	2.75
Total Peak Hour Trips .....	5,041
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions) .....	-33
Vehicle Trips/Capita Change (from current conditions) .....	-12

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