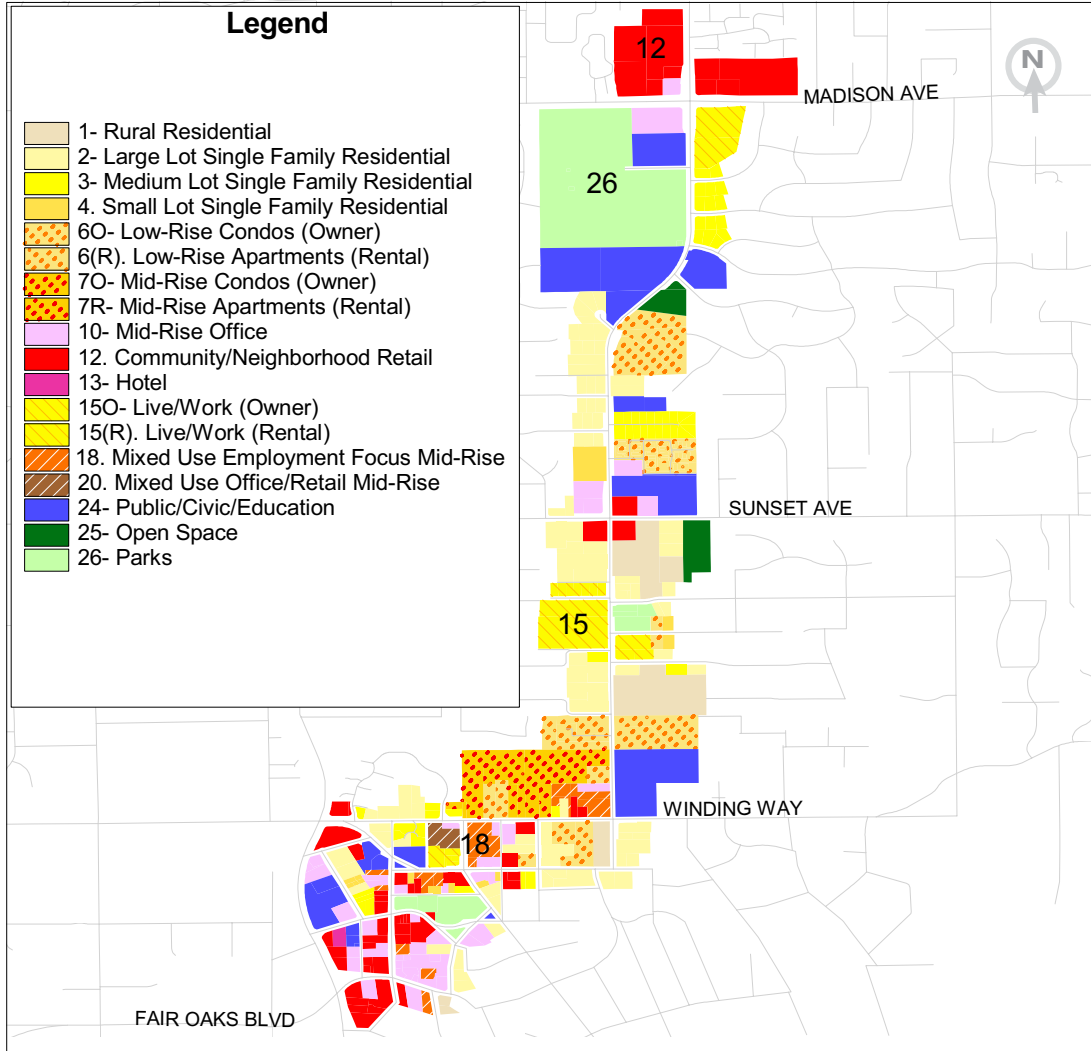


Fair Oaks — Smart Growth Planning Scenario



**Key Land Uses Featured**



26 Parks



15 Live/Work



7 Mid-rise Condos



18 Mixed-use Employment Focus Mid-rise

**Key Elements of Planning Scenario**

- Fair Oaks Blvd. kept two lanes
- Bus Rapid Transit on Sunrise
- Neighborhood shuttle service
- Landscaped pedestrian path along Fair Oaks Blvd., Madison to Sunset
- Mid-rise apartments at Winding Way
- Live/work on Fair Oaks Blvd. and Madison
- Park, live work one block south of Sunset

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

Total Employees .....	3,711
Total Dwelling Units .....	1,718
Total Residents .....	3,769
Employees/Dwelling Unit .....	2.16
Retail Jobs .....	1,699
Office Jobs .....	1,341
Industrial Jobs .....	0
Public Jobs .....	671
Pedestrian Friendliness (5 = exceptionally good) .....	2.56
Total Peak Hour Trips .....	4,682
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions) .....	-36
Vehicle Trips/Capita Change (from current conditions) .....	-16

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