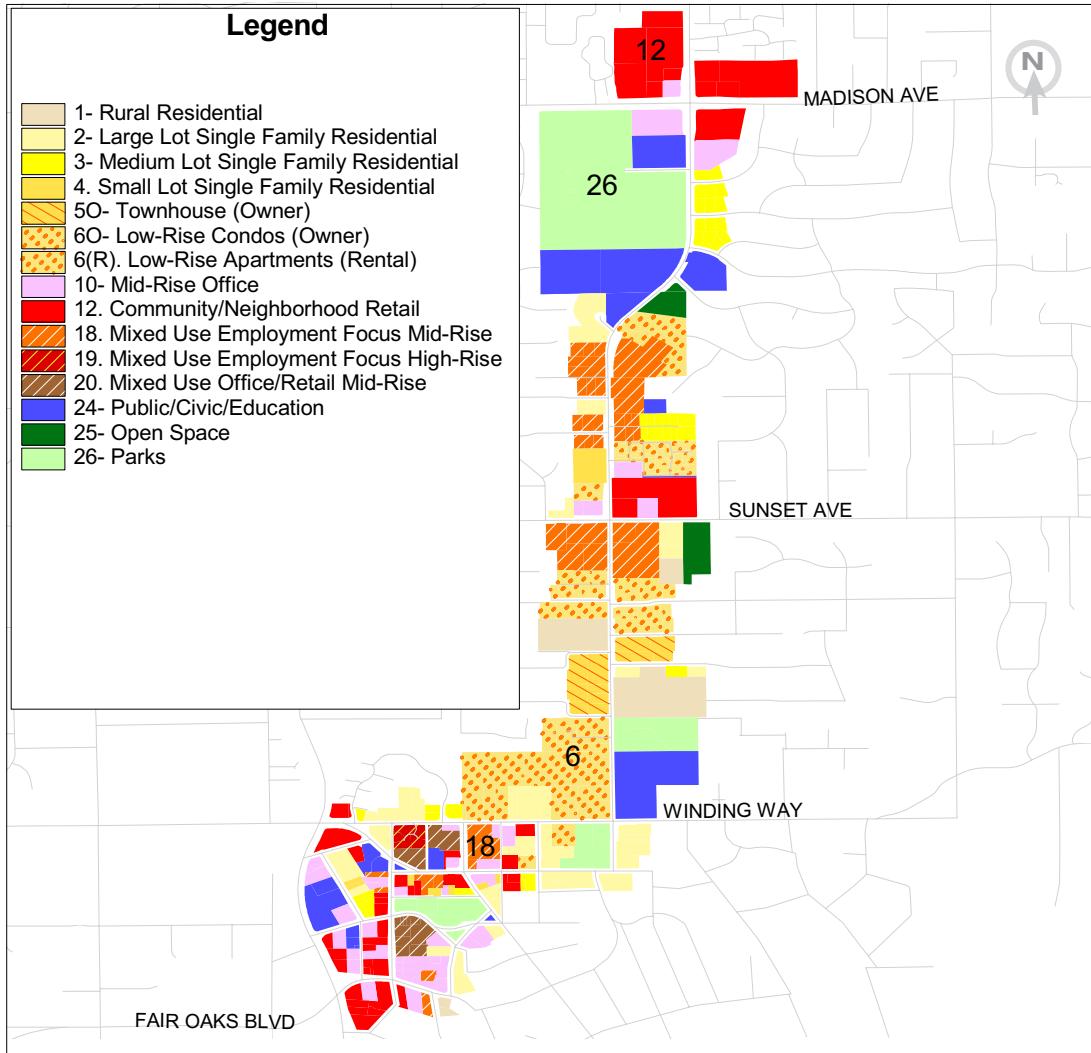


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



12 Community/Neighborhood Retail



18 Mixed-use Employment Focus Mid-rise



26 Parks



6 Low-rise Condos

Key Elements of Planning Scenario

- Bike/ped trail along Fair Oaks Blvd.
- Light rail on Sunrise
- Mixed-use employment-focus mid-rise at Sunset
- Two parks
- Mixed-use office retail in Village

PLACE³S Indicators

Total Employees	4,854
Total Dwelling Units	1,575
Total Residents	3,481
Employees/Dwelling Unit	3.08
Retail Jobs	2,654
Office Jobs	1,633
Industrial Jobs	0
Public Jobs	567
Pedestrian Friendliness (5 = exceptionally good)	2.63
Total Peak Hour Trips	5,433
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-40
Vehicle Trips/Capita Change (from current conditions)	-21

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