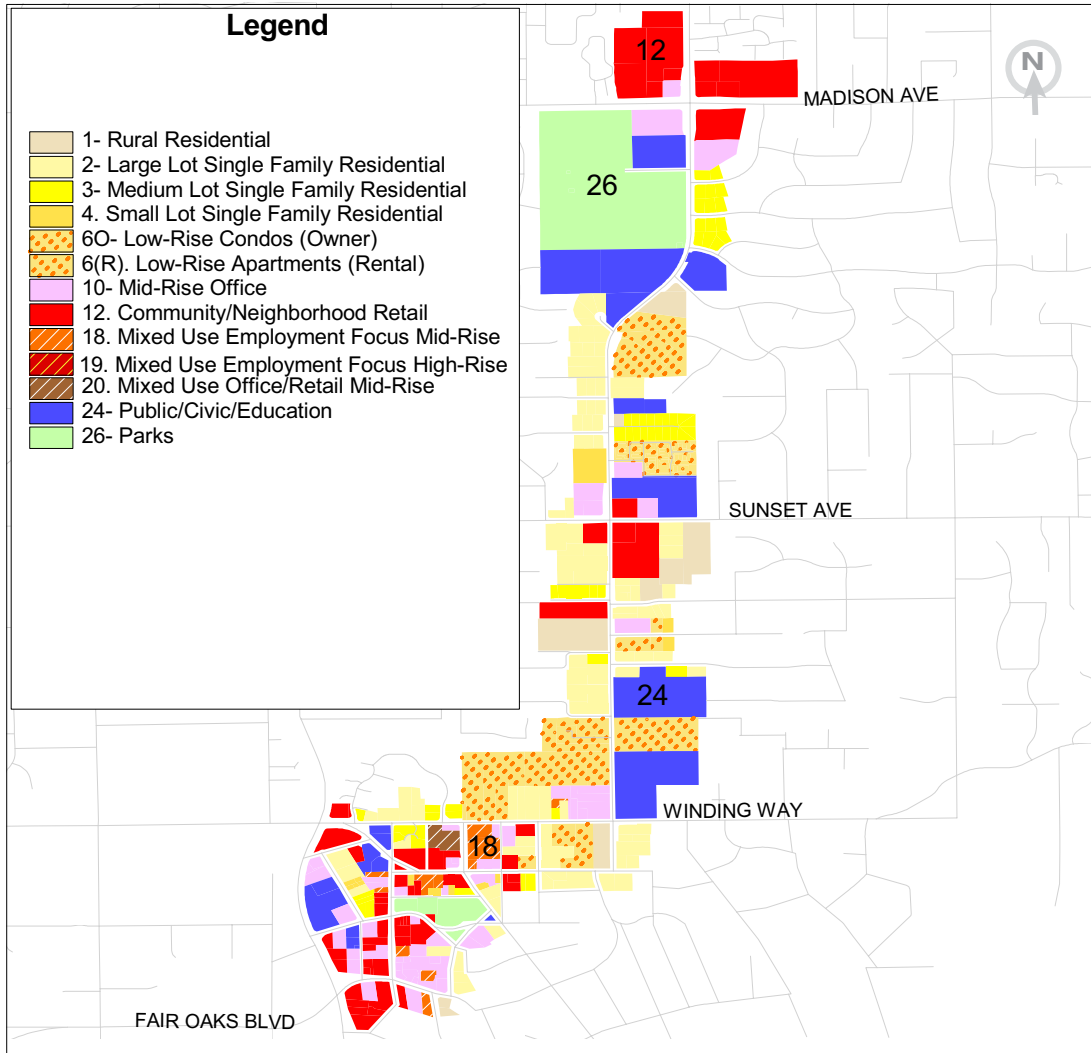


Fair Oaks — Smart Growth Planning Scenario



**Key Land Uses Featured**



26 Parks



12 Community/Neighborhood Retail



24 Public/Civic/Education



10 Mid-rise Office

**Key Elements of Planning Scenario**

- “Mixed-use transit village” in Village
- No traffic or buses in Village
- Neighborhood retail at Sunset
- Mid-rise office, public/civic/ed. on Fair Oaks Blvd. north of Winding Way

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