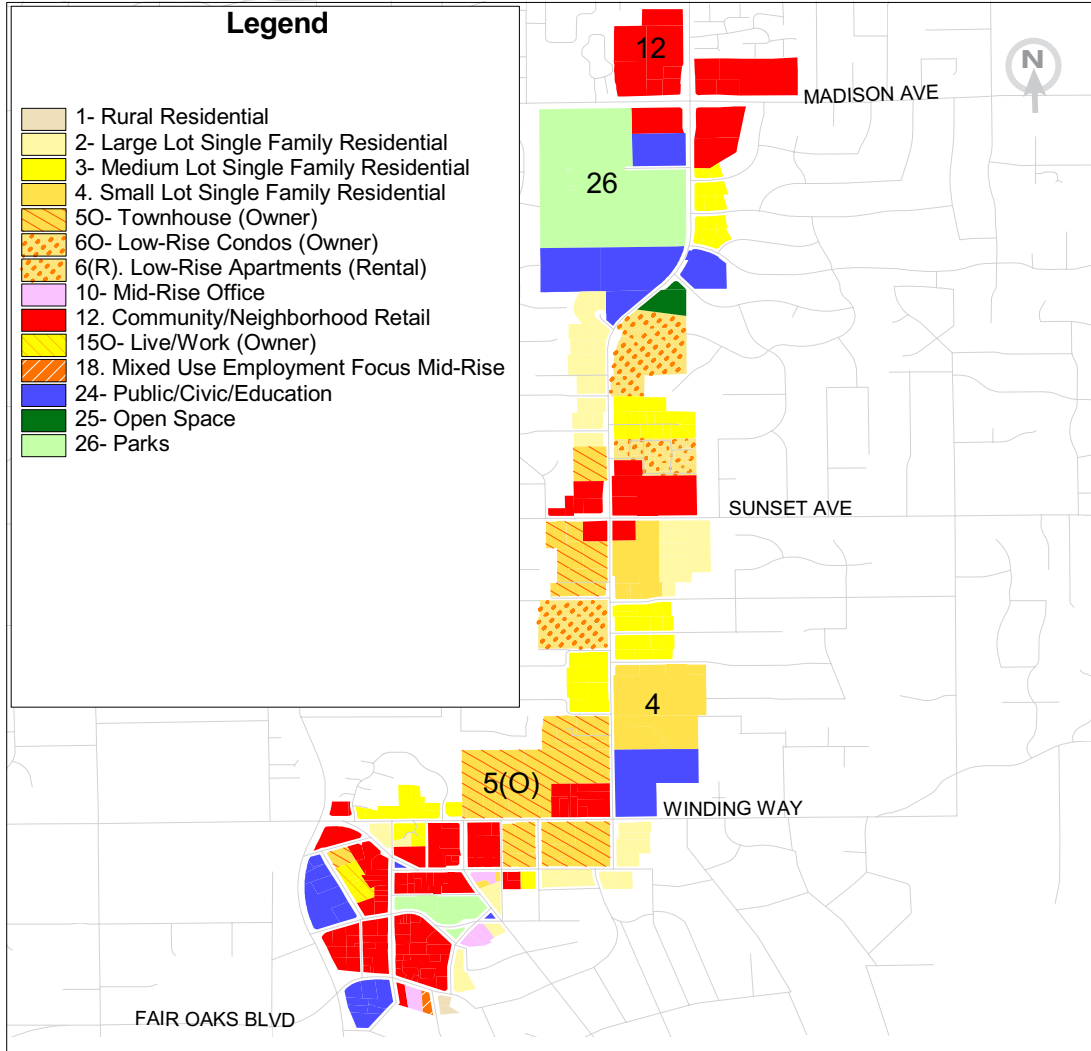


Fair Oaks — Smart Growth Planning Scenario



Key Land Uses Featured



12 Community/Neighborhood Retail



4 Small Lot Single Family Residential



5(O) Townhouse (owner)



24 Public/Civil/Education

Key Elements of Planning Scenario

- Light rail on Sunrise
- Parking (public/civic), neighborhood retail in Village
- Townhomes, small lot single family south of Sunset
- Neighborhood retail at Madison

PLACE³S Indicators

Total Employees	3,585
Total Dwelling Units	1,439
Total Residents	3,637
Employees/Dwelling Unit	2.49
Retail Jobs	2,860
Office Jobs	129
Industrial Jobs	0
Public Jobs	596
Pedestrian Friendliness (5 = exceptionally good)	2.45
Total Peak Hour Trips	3,853
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-3
Vehicle Trips/Capita Change (from current conditions)	18

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