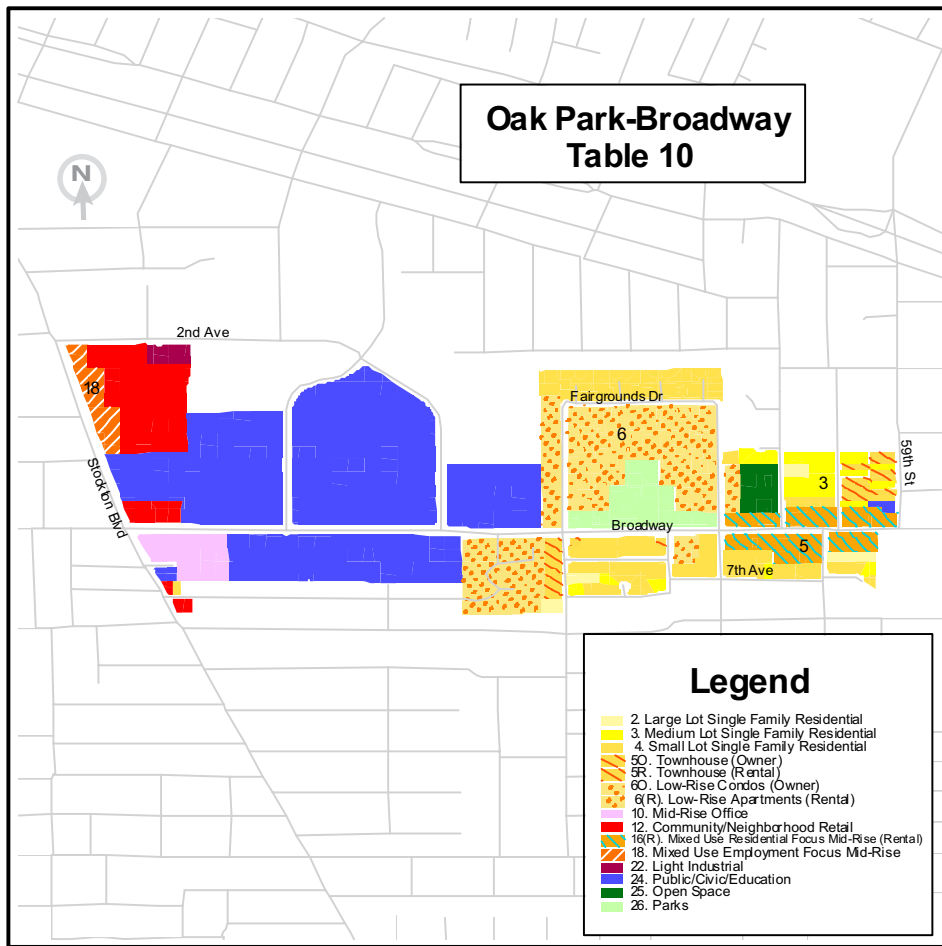


TABLE 10

Oak Park–Broadway — Smart Growth Planning Scenario



**Key Land Uses
Featured**



3 Medium Lot Single Family Residential



5 Townhouse



6 Low-Rise Condos



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Base Case

This group focused mostly on the east side of the study area where they designed a park-centered community of small lot houses and low-rise condos (owner and rental). Specific features of the plan include:

- Mid-rise mixed-use employment-focus on Stockton Blvd.
- Open space and mid-rise mixed-use rentals at east end of Broadway

Resulted in the following changes from base case:

- Capacity for 150 more employees
- Capacity for 200 more dwelling units
- Maintained land use mix at 2 employees per dwelling unit

PLACE³S Indicators

| | |
|--|-------|
| Total Employees | 2,410 |
| Total Residents | 2,368 |
| Employees per Dwelling Unit | 2.1 |
| Pedestrian Friendliness | |
| (1 = worst, 5 = best) | 2.9 |
| Change in Vehicle Miles Traveled per Household from Base Case* | -1% |

*See Detailed Indicators for more information.

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Oak Park-Broadway — Smart Growth Planning Scenario

| | Base Case | Table 10 Smart Growth |
|---|----------------------|--------------------------------------|
| Total Employees | 2,257 | 2,410 |
| Total Dwelling Units | 957 | 1,162 |
| Total Residents | 1,955 | 2,368 |
| Employees per Dwelling Unit | 2.4 | 2.1 |
| Retail Jobs | 835 | 876 |
| Office Jobs | 214 | 330 |
| Industrial Jobs | 14 | 14 |
| Public Jobs | 1,195 | 1,190 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.8 | 2.9 |

**Transportation PLACE³S Indicators
Changes from Base Case***

| | Base Case | Table 10 Smart Growth |
|--|----------------------|--------------------------------------|
| Change in VT per Household | 0% | 0% |
| Change in VMT per Household | 0% | -1% |
| Change in VT per Retail Job | 0% | -3% |
| Change in VMT per Retail Job | 0% | -3% |
| Change in VT per Non-Retail Job | 0% | 0% |
| Change in VMT per Non-Retail Job | 0% | 0% |

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* The "Base Case" future assumes that existing land uses remain through a 50-year time frame and that vacant parcels will be developed at their current general plan land use designation.

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