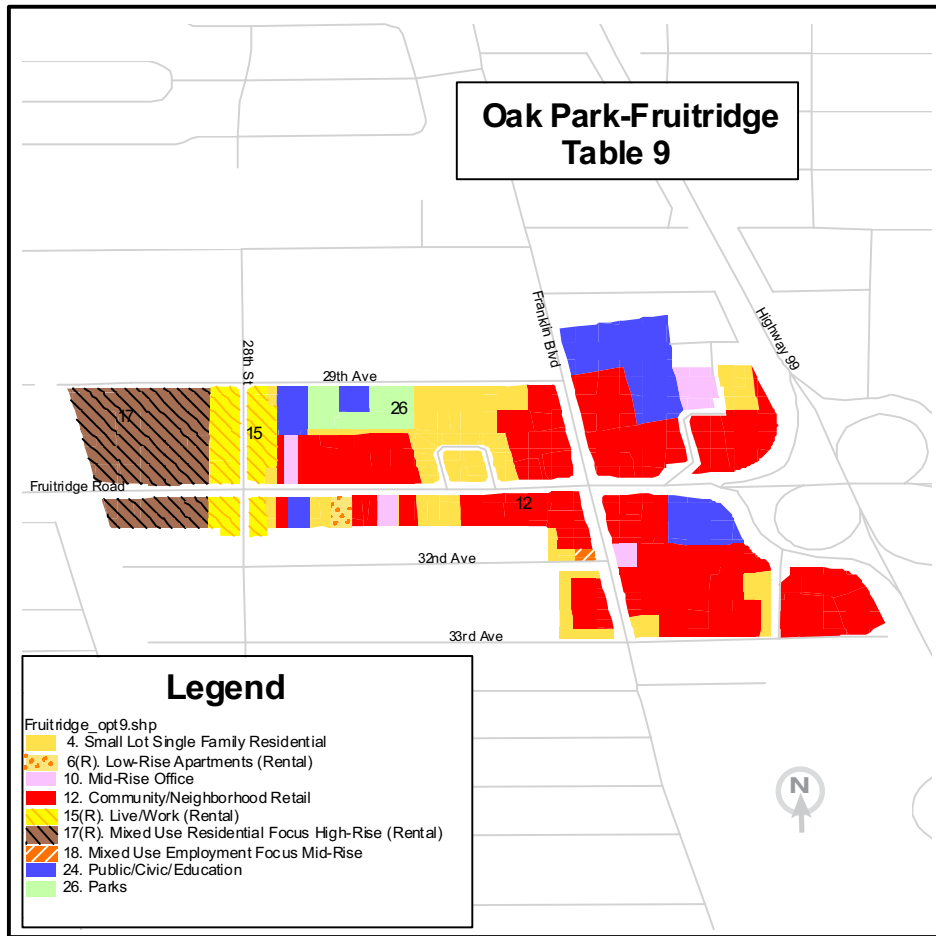


TABLE 9

Oak Park-Fruitridge — Smart Growth Planning Scenario



**Key Land Uses  
Featured**



12 Community / Neighborhood Retail



15 Live / Work



17 Mixed-Use Residential Focus High-Rise



26 Parks

**Key Elements of Base Case**

The participants in this group focused on two major arteries: the Union Pacific Railroad line and Route 99. Next to the railway where light rail is anticipated, they placed high-rise mixed-use housing. Along Rt. 99 they planned a large and medium lot single-family housing community adjacent to retail. Most important to the group was the removal of all billboards advertising liquor. Specific features of the plan include:

- Offices on Fruitridge Rd.
- Library and parks on 29th Ave.

Resulted in the following changes from base case:

- Capacity for 600 more employees
- Capacity for 700 more dwelling units
- Improved land use mix from 7 to 3 employees per dwelling unit

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

Total Employees .....	2,667
Total Residents .....	1,980
Employees per Dwelling Unit.....	2.6
Pedestrian Friendliness	
(1 = worst, 5 = best) .....	2.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-21%

\*See Detailed Indicators for more information.

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	<b>Base Case</b>	<b>Table 9 Smart Growth</b>
Total Employees .....	2,019	2,667
Total Dwelling Units .....	303	1,034
Total Residents .....	766	1,980
Employees per Dwelling Unit .....	6.7	2.6
Retail Jobs .....	1,761	2,149
Office Jobs .....	106	358
Industrial Jobs .....	0	0
Public Jobs .....	152	161
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.5	2.8

**Transportation PLACE<sup>3</sup>S Indicators  
 Changes from Base Case\***

	<b>Base Case</b>	<b>Table 9 Smart Growth</b>
Change in VT per Household .....	0%	-19%
Change in VMT per Household .....	0%	-21%
Change in VT per Retail Job .....	0%	-23%
Change in VMT per Retail Job .....	0%	-24%
Change in VT per Non-Retail Job .....	0%	-13%
Change in VMT per Non-Retail Job .....	0%	-27%

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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