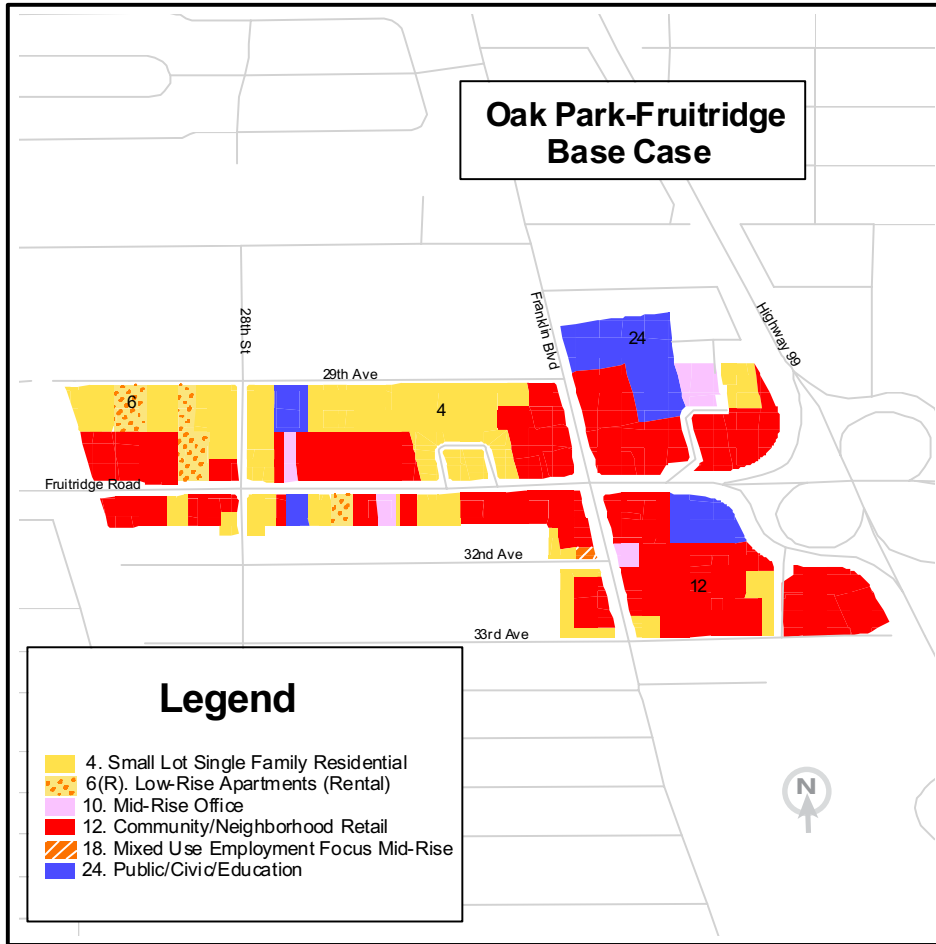


Oak Park-Fruitridge — Smart Growth Planning Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



6 Low-Rise Condos



12 Community / Neighborhood Retail



24 Public / Civic / Education

Key Elements of Base Case

This study area encompasses the land around the intersection of Fruitridge Rd. and Franklin Blvd. in between the railroad and Rt. 99. Of the 69 acres in this study area, retail and small lot single-family housing occupy the most. Specific features of the base case include:

- Many vacant parcels
- Future light rail at west end of study area
- Adjacent to Rt. 99 interchange

PLACE³S Indicators

Total Employees	2,019
Total Residents	766
Employees per Dwelling Unit	6.7
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	0%

*See Detailed Indicators for more information.

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	Base Case	Table 9 Smart Growth
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 PLACE³S Indicators
 Changes from Base Case***

	Base Case	Table 9 Smart Growth
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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