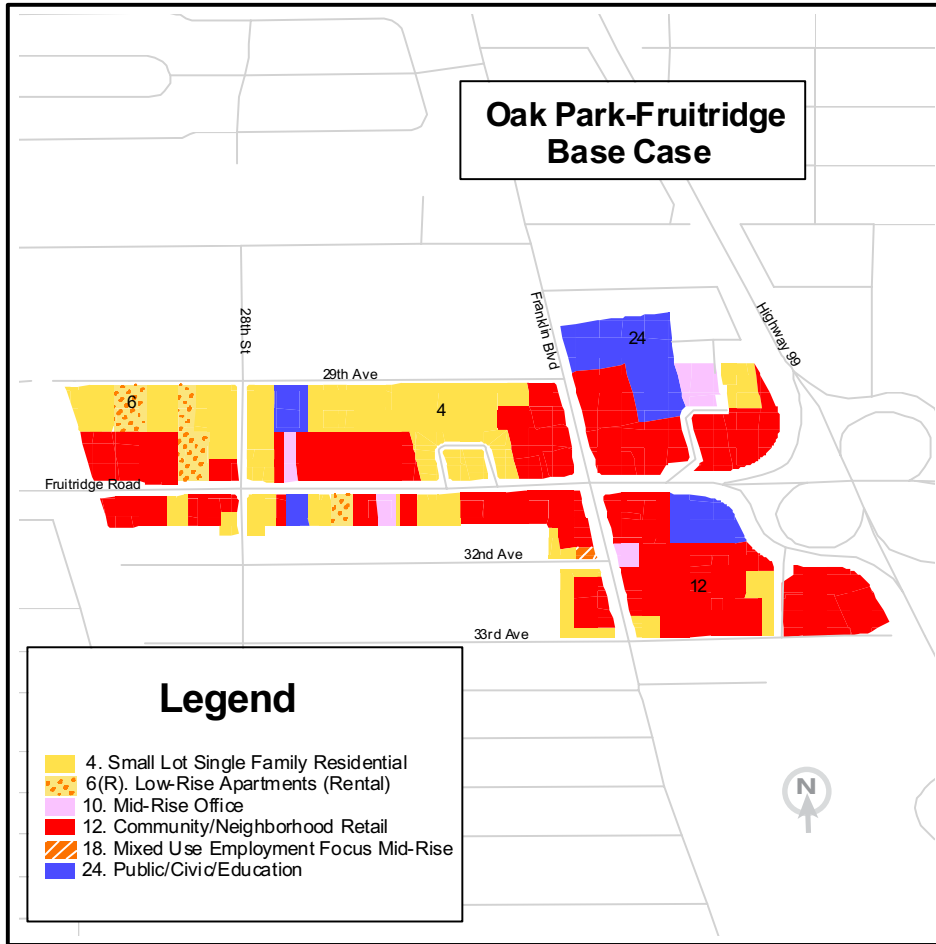


Oak Park-Fruitridge — Smart Growth Planning Scenario



**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%

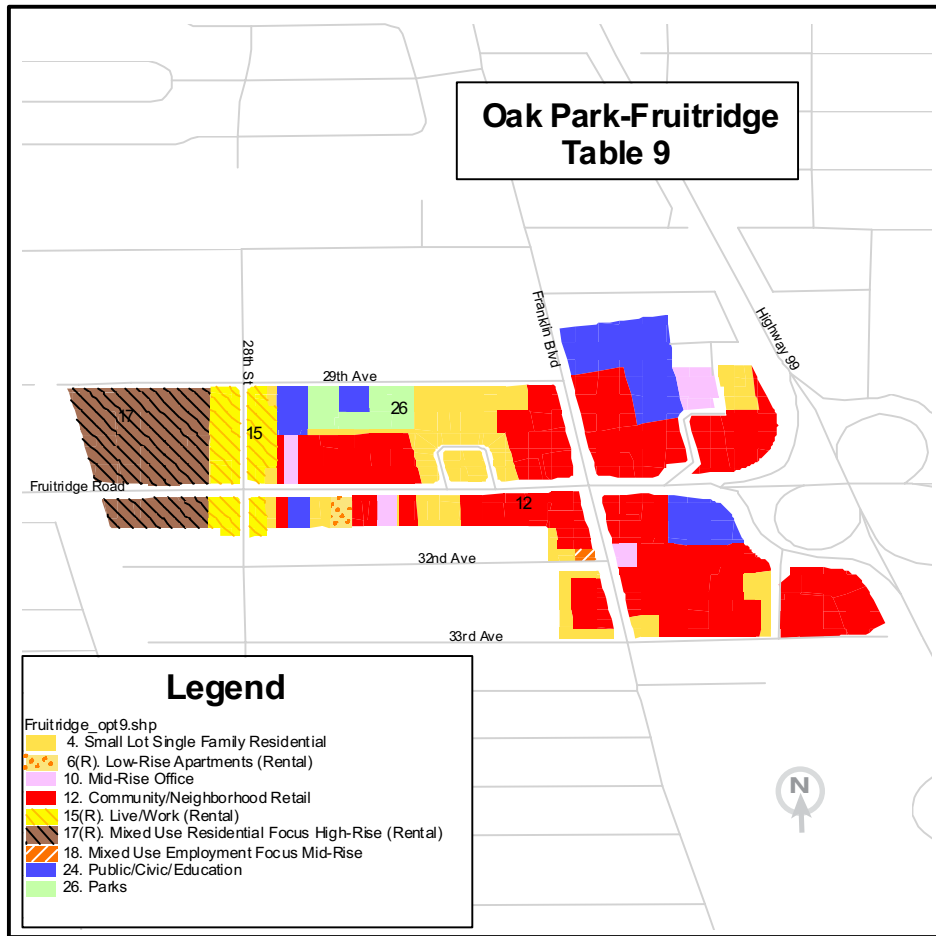
*See Detailed Indicators for more information.

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

tel 916.321.9000
 fax 916.321.9551
 tdd 916.321.9550
 www.sacog.org

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

PLACE³S 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.

1415 L Street,
Suite 300
Sacramento, CA
95814

tel 916.321.9000
fax 916.321.9551
tdd 916.321.9550
www.sacog.org

	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.

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

tel 916.321.9000
 fax 916.321.9551
 tdd 916.321.9550
 www.sacog.org