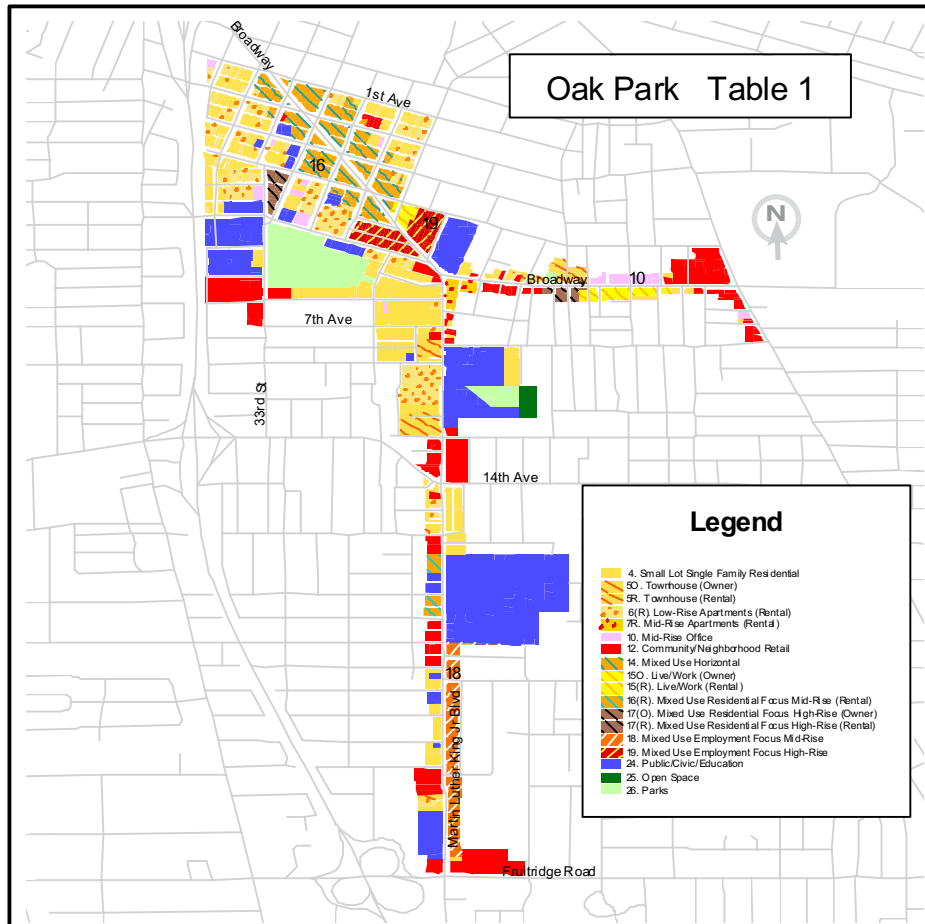


TABLE 1

Oak Park — Smart Growth Planning Scenario



**Key Land Uses Featured**



10 Mid-Rise Office



16 Mixed-Use Residential Focus Mid-Rise



18 Mixed-Use Employment Focus Mid-Rise



19 Mixed-Use Employment Focus High-Rise

**Key Elements of Planning Scenario**

The participants in this group created a "core" at the intersection of Broadway and Martin Luther King Jr. Blvd. At this intersection they concentrated high-rise mixed-use employment. Stretching along Broadway in both directions on MLK Jr. Blvd. they placed walkable mixed-use housing and retail. Specific features of the plan include:

- Library across from Christian Brothers High School
- High-rise rental housing for McGeorge students
- Mixed-use "urban community" at east end of Broadway featuring childcare and preschool
- Entertainment/Art Center with a movie theater
- Regional Transit transportation center at south end of MLK Jr. Blvd.

Resulted in the following changes from base case:

- Capacity for 2,300 more employees
- Capacity for 400 more dwelling units
- Changed land use mix from 2 to 3 employees per dwelling unit

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

Total Employees .....	5,707
Total Residents .....	5,746
Employees per Dwelling Unit .....	2.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.9
Change in Vehicle Miles Traveled per Household from Base Case* .....	-4%

\*See Detailed Indicators for more information.

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Oak Park — Smart Growth Planning Scenario

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Total Employees .....	3,370	5,707	5,179	5,882	3,805	3,649
Total Dwelling Units .....	1,674	2,103	2,211	2,544	1,808	1,622
Total Residents .....	5,551	5,746	5,916	6,527	5,525	5,500
Employees per Dwelling Unit .....	2.0	2.7	2.3	2.3	2.1	2.3
Retail Jobs .....	1,793	3,447	2,779	3,307	2,144	2,002
Office Jobs .....	216	901	1,018	1,380	309	311
Industrial Jobs .....	0	0	0	0	0	0
Public Jobs .....	1,360	1,359	1,381	1,195	1,353	1,336
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.8	2.9	3.0	3.0	2.8	2.8

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

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Change in VT per Household .....	0%	-3%	-3%	-10%	-1%	-6%
Change in VMT per Household .....	0%	-4%	-3%	-17%	-1%	-14%
Change in VT per Retail Job .....	0%	-15%	-11%	-27%	-4%	-12%
Change in VMT per Retail Job .....	0%	-18%	-13%	-37%	-4%	-24%
Change in VT per Non-Retail Job .....	0%	-15%	-8%	-23%	-2%	-11%
Change in VMT per Non-Retail Job .....	0%	-17%	-11%	-37%	-4%	-24%

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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