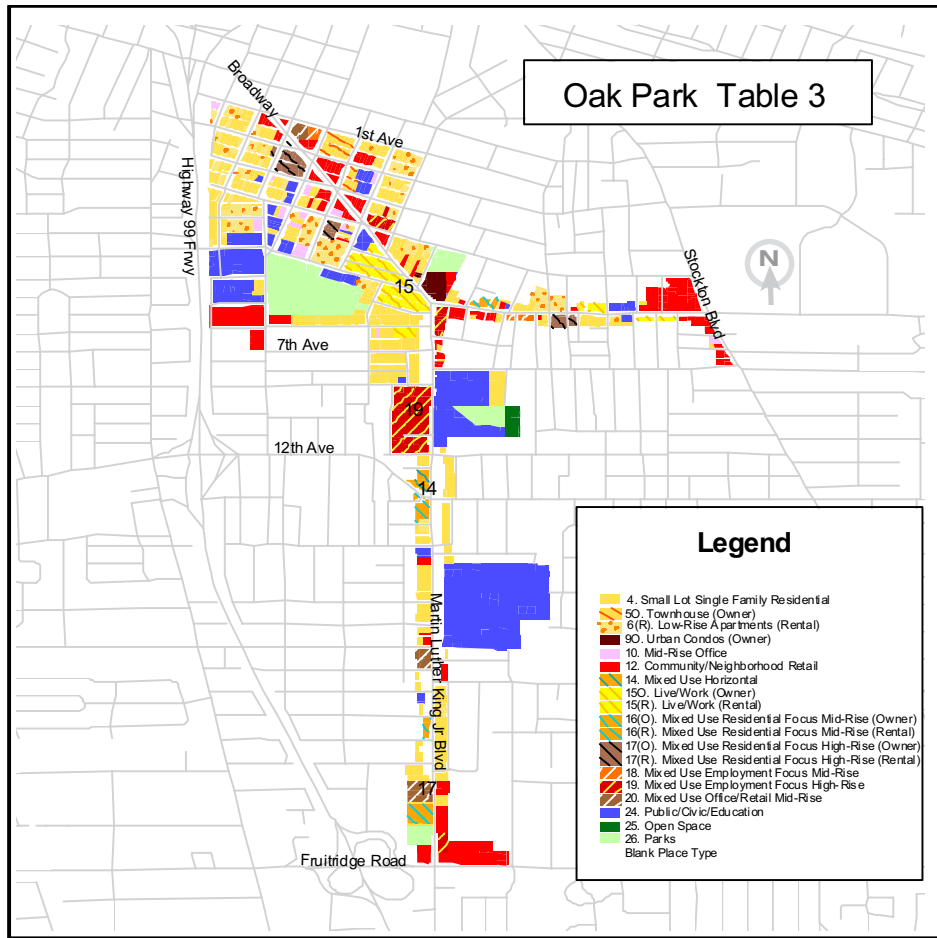


TABLE 3

Oak Park — Smart Growth Planning Scenario



Key Land Uses Featured



14 Mixed-Use Retail / Residential Horizontal



15 Live / Work



17 Mixed-Use Residential Focus High-Rise



19 Mixed-Use Employment Focus High-Rise

Key Elements of Planning Scenario

The central focus and Community Design Candidate* of this group was widening MLK Jr. Blvd. This allowed the participants the transportation capacity to create high-rise mixed-use "hubs" of development along this boulevard and along Broadway. These hubs would be self-contained areas where one could take care of errands without driving. Specific features of the plan include:

- Infill of vacant lands
- Parks, schools, or community centers at hubs

Resulted in the following changes from base case:

- Capacity for 2,500 more employees
- Capacity for 900 more dwelling units
- Maintained land use mix at 2 employees per dwelling unit

*A Community Design Candidate is a project suggested by participants for competition in the SACOG Community Design Grant Program. This program will provide incentives for creating communities in the Sacramento region that foster walking, biking, and transit trips instead of driving. For more information, visit <http://www.sacog.org/regionalfunding/communitydesign.pdf>.

PLACE³S Indicators

Total Employees	5,882
Total Residents	6,527
Employees per Dwelling Unit	2.3
Pedestrian Friendliness	
(1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-17%

*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 PLACE³S 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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