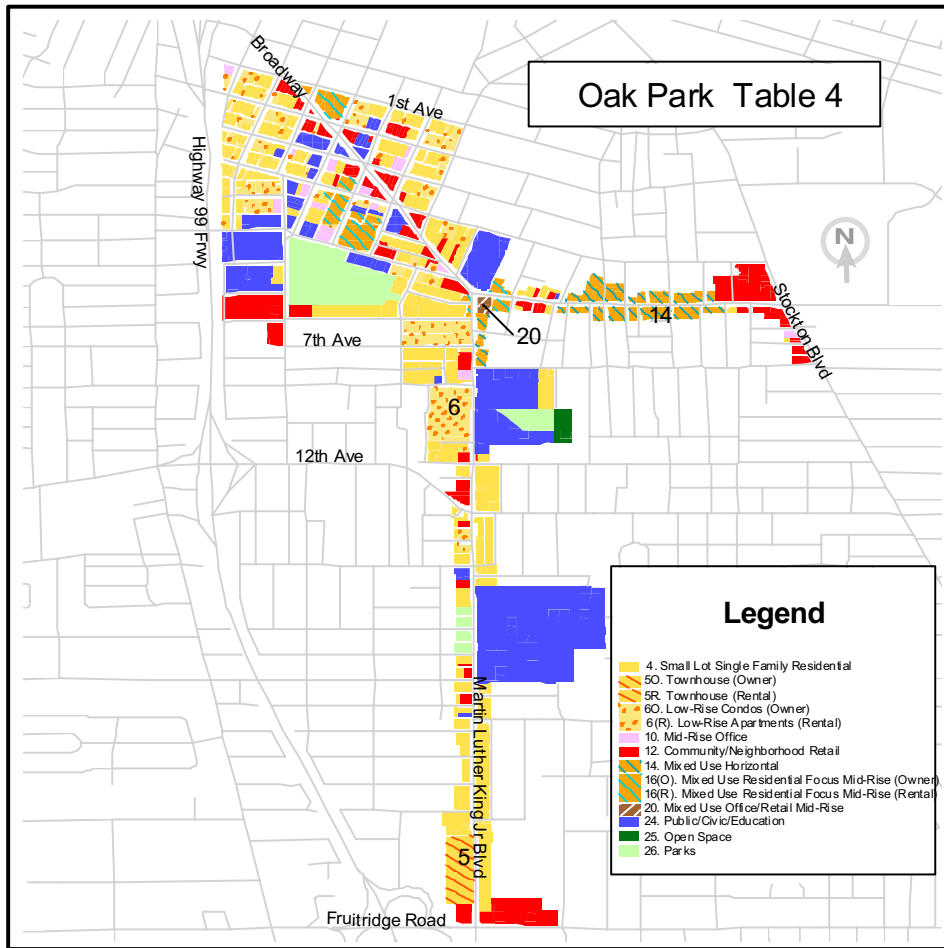


TABLE 4

Oak Park — Smart Growth Planning Scenario



Key Land Uses Featured



5 Townhouse



6 Low-Rise Condos



14 Mixed-Use Retail / Residential Horizontal



20 Mixed-Use Retail / Office Mid-Rise

Key Elements of Planning Scenario

The participants in this group envisioned two two-story mixed-use senior cottage developments in the study area. These cottages would surround a central courtyard. Specific features of the plan include:

- Library next to McClatchy Park
- Two gas stations
- Large park across from Christian Brothers High School
- Two-story mixed-use on Broadway at MLK Jr. Blvd. and at 33rd St.
- Three-story mixed-use (owner and rental) housing for McGeorge students

Resulted in the following changes from base case:

- Capacity for 400 more employees
- Capacity for 100 more dwelling units
- Maintained land use mix at 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,805
Total Residents	5,525
Employees per Dwelling Unit	2.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-1%

*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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