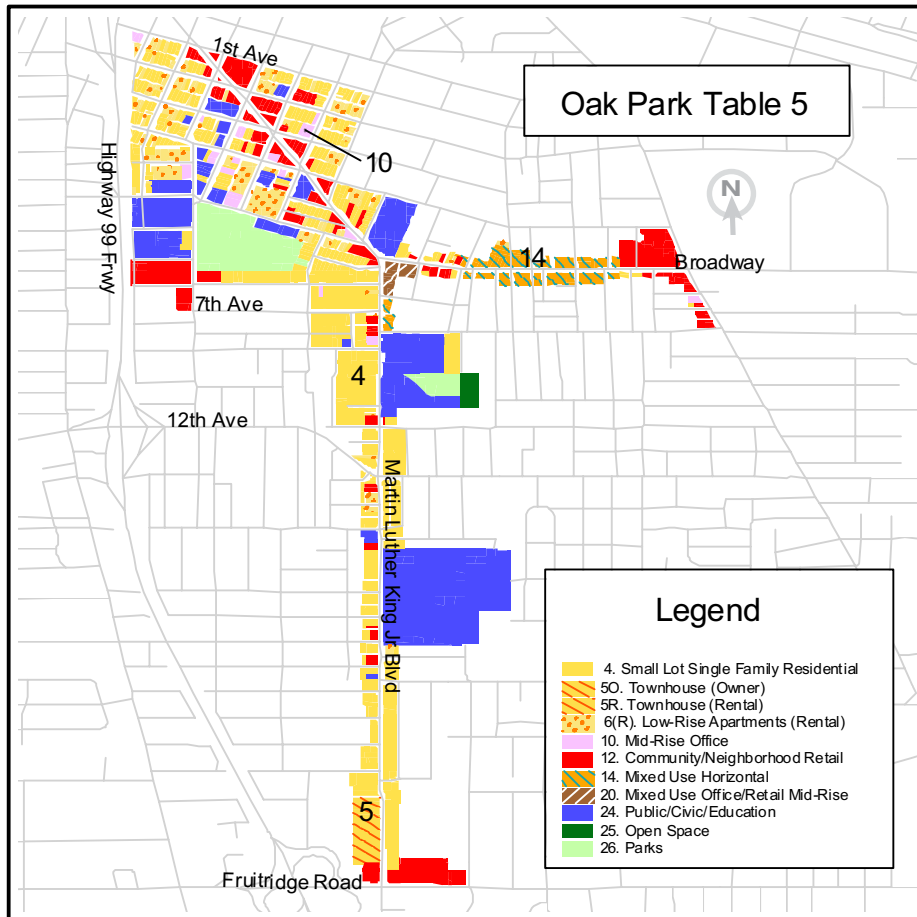


TABLE 5

Oak Park — Smart Growth Planning Scenario



**Key Land Uses Featured**



4 Small Lot Single Family Residential



5 Townhouse



10 Mid-Rise Office



14 Mixed-Use Retail / Residential Horizontal

**Key Elements of Planning Scenario**

Transit and pedestrian accessibility was a priority for this group. Participants specified a shuttle bus from the UCD Medical Center going along Broadway. At Broadway and 34th Ave. the participants placed an "Enhanced Bus Transfer Station," which would feature a plaza and fountain. At the intersection of Broadway and MLK Jr. Blvd. this group designed a pedestrian-oriented mixed-use development. Specific features of the plan include:

- Senior housing at Fruitridge Rd. and MLK Jr. Blvd.
- Oak Park Community Center expanded to include a clinic, childcare, and other services
- McClatchy Park baseball field improvements and lighting
- Guild Theatre next to Enhanced Bus Transfer Station
- Restaurants at both ends of Broadway
- More parking

Resulted in the following changes from base case:

- Capacity for 300 more employees
- Capacity for 100 fewer dwelling units
- Maintained land use mix at 2 employees per dwelling unit

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

Total Employees .....	3,649
Total Residents .....	5,500
Employees per Dwelling Unit .....	2.3
Pedestrian Friendliness	
(1 = worst, 5 = best) .....	2.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-14%

\*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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