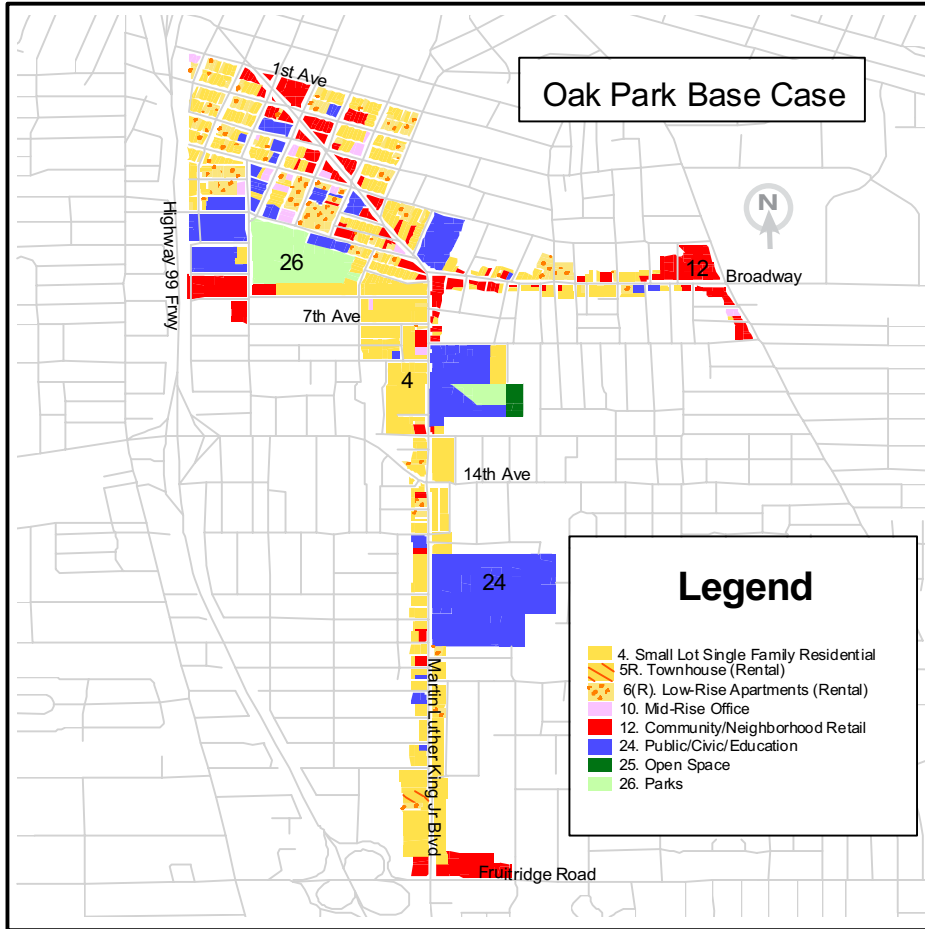


Oak Park — Smart Growth Planning Scenario



Key Land Uses
 Featured



4 Small Lot Single Family Residential



12 Community / Neighborhood Retail



24 Public / Civic / Education



26 Parks

Key Elements of Base Case

This study area covers 248 acres of Oak Park. It is mostly made up of apartments, small lot housing, and neighborhood retail. Two parcels are ready for redevelopment: one on the southeast corner of Broadway and Martin Luther King Jr. Blvd., the other north of Broadway at 34th Ave. Specific features of the base case include:

- Christian Brothers High School
- Oak Park Community Center and James McClatchy Park
- McGeorge School of Law
- Adjacent to Rt. 99/Capitol City Fwy./Rt. 50 interchange
- Adjacent to future Stockton Blvd. bus rapid transit

PLACE³S Indicators

Total Employees	3,370
Total Residents	5,551
Employees per Dwelling Unit	2.0
Pedestrian Friendliness	
(1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled	
per Household from Base Case*	0%

*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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