

LIVE OAK		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	6,981	5,299
Growth in Housing Units: 2000-2050	7,091	4,984
Balance of Jobs/Housing in 2000:	0.5	0.5
Balance of Jobs/Housing Growth (2000-2050):	1.0	1.1
Balance of Jobs/Housing in 2050:	0.9	0.9
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 1%)	0%	0%
Large Lot Single Family (Existing 79%)	94%	29%
Small Lot Single Family (Existing 5%)	0%	29%
Attached Products (Existing 15%)	6%	42%
Total Housing Product Mix through 2050:		
Rural Residential	0%	0%
Large Lot Single Family	91%	43%
Small Lot Single Family	1%	23%
Attached Products	8%	34%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 47%)	60%	33%
Office Jobs (Existing 3%)	24%	62%
Industrial Jobs (Existing 23%)	14%	5%
Public/Quasi-Public Jobs (Existing 27%)	2%	0%
Total Job Mix through 2050:		
Retail Jobs	59%	35%
Office Jobs	22%	53%
Industrial Jobs	15%	8%
Public/Quasi-Public Jobs	4%	4%
Growth through Re-investment in 2050:		
Jobs	0%	0%
Dwelling Units	0%	3%
Type of Trips:		
Auto	93.8%	94.3%
Transit	0.1%	0.1%
Bike and Pedestrian	6.0%	5.6%
Vehicle Miles Traveled		
Per Day per Household	35.5	33.5
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	6%	1%

Discussion Draft Preferred Scenario Summary

Live Oak grows at a steady, modest pace to a city of just over 16,000 people by 2050:

- Growth is through an even balance of jobs and housing, helping to provide local employment and shopping opportunities, and keep Live Oak from becoming a "bedroom" community for workers with jobs in other cities;
- Most of the growth is around the south, north and western perimeters of the city, but some reinvestment in and around the Highway 99 downtown corridor helps to establish this area as a nice downtown;
- Housing growth is a fairly even mix of large lot single family, small lot single family, and attached townhomes, rowhouses, condominiums and apartments. The total housing mix in 2050 is primarily detached single family.