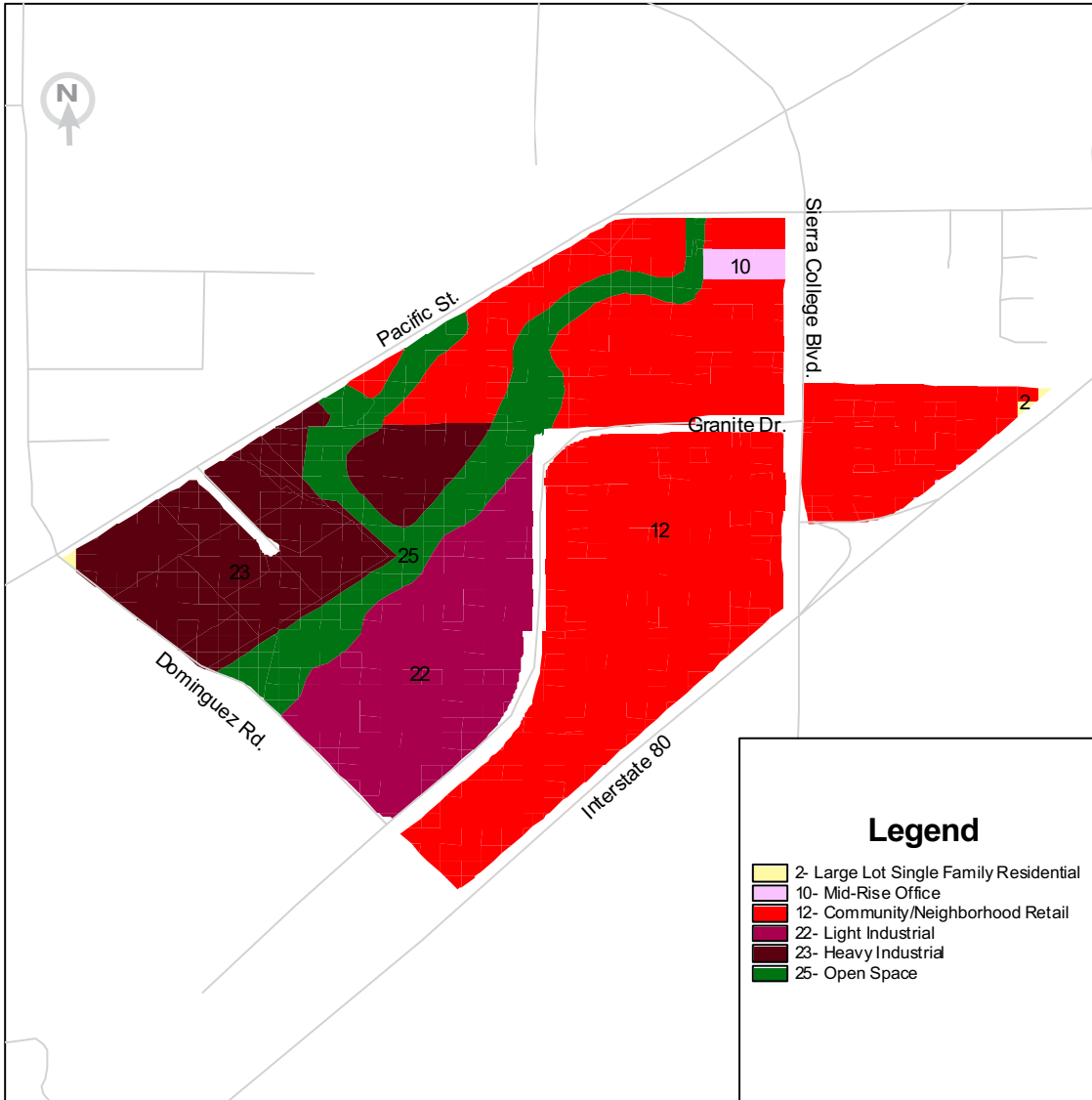


Granite-Dominguez



Key Land Uses Featured



10 Mid-Rise Office



12 Community/Neighborhood Retail



25 Open Space



23 Heavy Industrial



22 Light Industrial

Key Elements of the Base Case

At 192 acres, this study area is mostly undeveloped, except for a large heavy industrial development in the western quadrant. The remaining area is zoned for light industrial, retail, and some office. An open space corridor protects a floodplain that runs through the study area.

PLACE³S Indicators

Total Employees	6,916
Total Residents	0
Employees per Dwelling Unit	0.0
Pedestrian Friendliness (1 = worst, 5 = best)	1.8
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Granite-Dominguez Detailed Indicators for more information*

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

DETAILED INDICATORS

Granite-Dominguez

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Total Employees	6,916	7,819	7,699
Total Dwelling Units	0	1,486	162
Total Residents	0	2,774	308
Employees per Dwelling Unit	undefined	5.3	47.4
Retail Jobs	5,550	3,770	5,475
Office Jobs	474	3,631	1,974
Industrial Jobs	893	418	251
Public Jobs	0	0	0
Pedestrian Friendliness (1 = worst, 5 = best)	1.8	3.2	2.2

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Change in VT per Household	0%	-22%	-23%
Change in VMT per Household	0%	-27%	-29%
Change in VT per Retail Job	0%	-11%	-18%
Change in VMT per Retail Job	0%	-14%	-21%
Change in VT per Non-Retail Job	0%	-4%	-1%
Change in VMT per Non-Retail Job	0%	-42%	-31%

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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