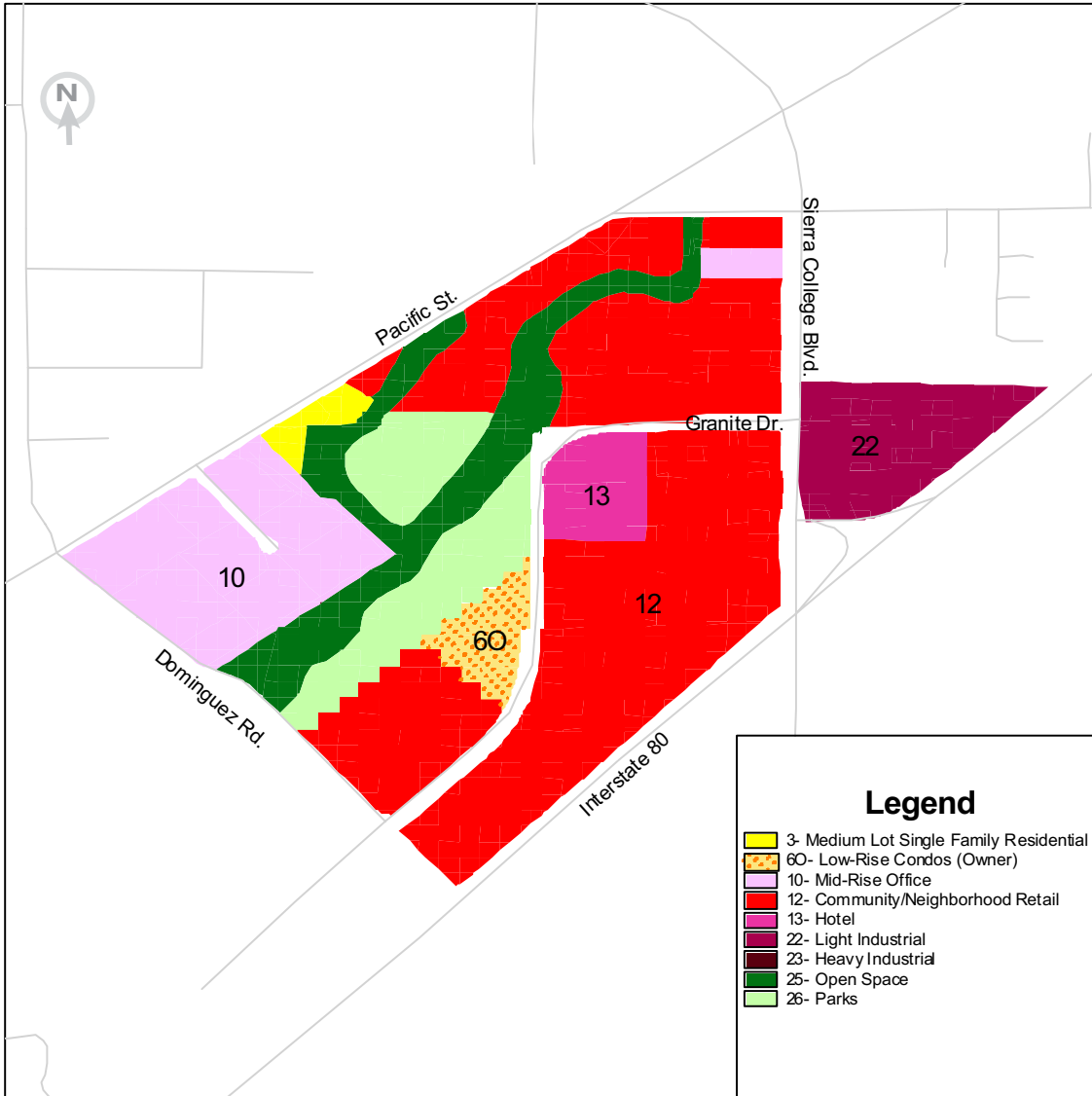


Granite-Dominguez— Smart Growth Scenario



Key Land Uses Featured



22 Light Industrial



13 Hotel



10 Mid-Rise Office



12 Community/ Neighborhood Retail



6 Low-Rise Condos

Key Elements of Planning Scenario

This group buffered the floodplain with greenbelts and restaurant retail. Specific features of the plan include:

- Bike/pedestrian crossings at floodplain and roads
- Hotel
- Entertainment district with theaters
- Park with outdoor amphitheater
- Senior housing
- Park and ride lot
- High-Occupancy Vehicle lane on I-80

Resulted in the following changes from base case:

- Capacity for 800 more employees
- Capacity for 200 more dwelling units
- Improved land use mix to 47 employees per dwelling unit from zero dwelling units

PLACE³S Indicators

Total Employees	7,699
Total Residents	308
Employees per Dwelling Unit	47.4
Pedestrian Friendliness (1 = worst, 5 = best)	2.2
Change in Vehicle Miles Traveled per Household from Base Case*	-29%

*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.

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
www.sacog.org