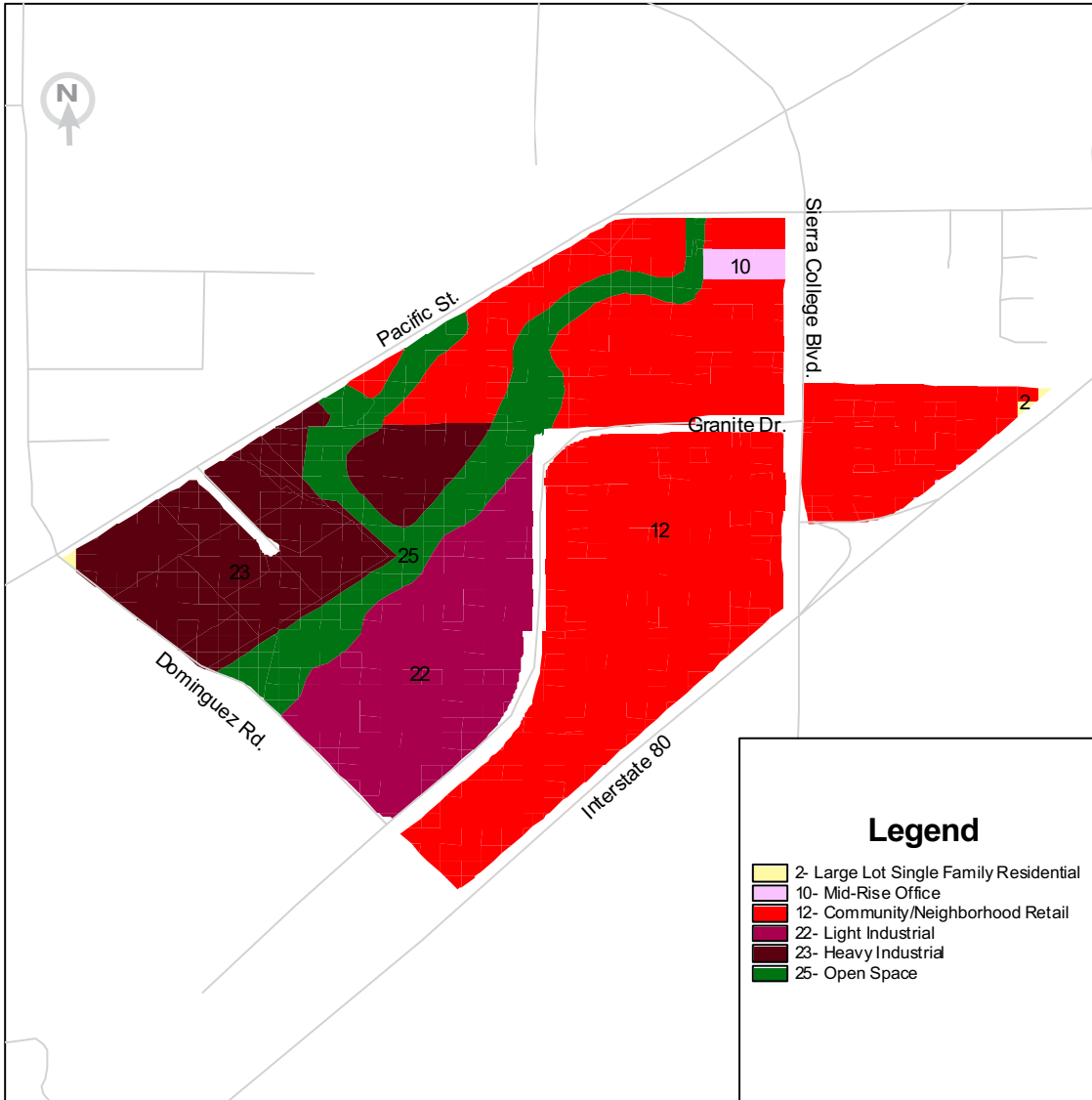


Granite-Dominguez



**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.

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

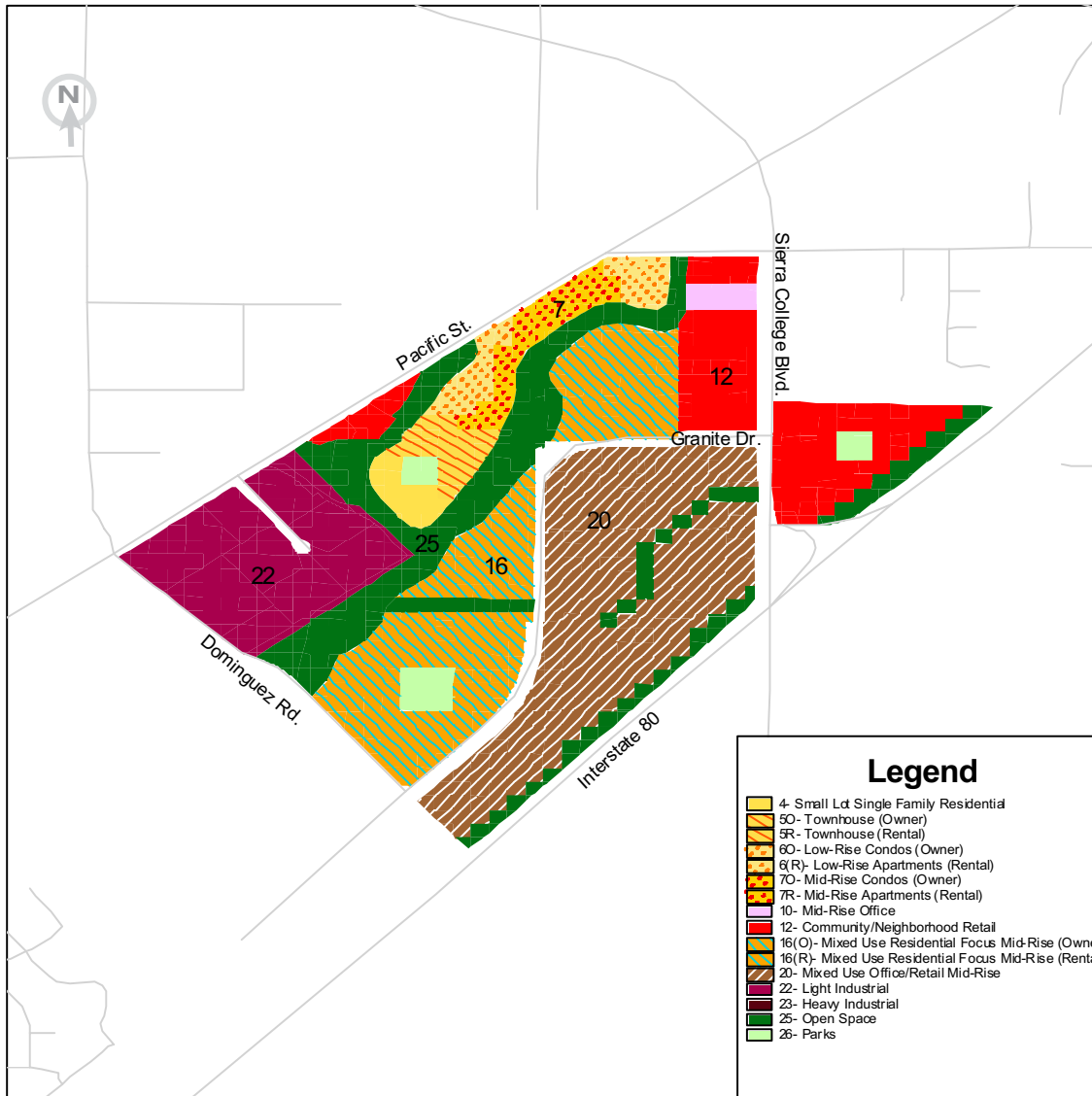
*\*See Granite-Dominguez Detailed Indicators for more information*

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TABLE 1

Granite-Dominguez— Smart Growth Scenario



**Key Land Uses Featured**



7 Mid-Rise Condos



12 Community/Neighborhood Retail



20 Mixed-Use Retail/Office Mid-Rise



25 Open Space



22 Light Industrial

**Key Elements of Planning Scenario**

This group designed a campus-like office park on the existing area zoned for retail along I-80. In the north section, housing borders bike/pedestrian greenbelts. Specific features of the plan include:

- Footbridge crossings at floodplain and roads
- Affordable mixed-use mid-rise housing
- 30% open space allotted for housing developments
- Movie theater retail

Resulted in the following changes from base case:

- Capacity for 900 more employees
- Capacity for 1,500 more dwelling units
- Improved land use mix to 5 employees per dwelling unit from zero dwelling units

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

Total Employees .....	7,819
Total Residents .....	2,774
Employees per Dwelling Unit .....	5.3
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-27%

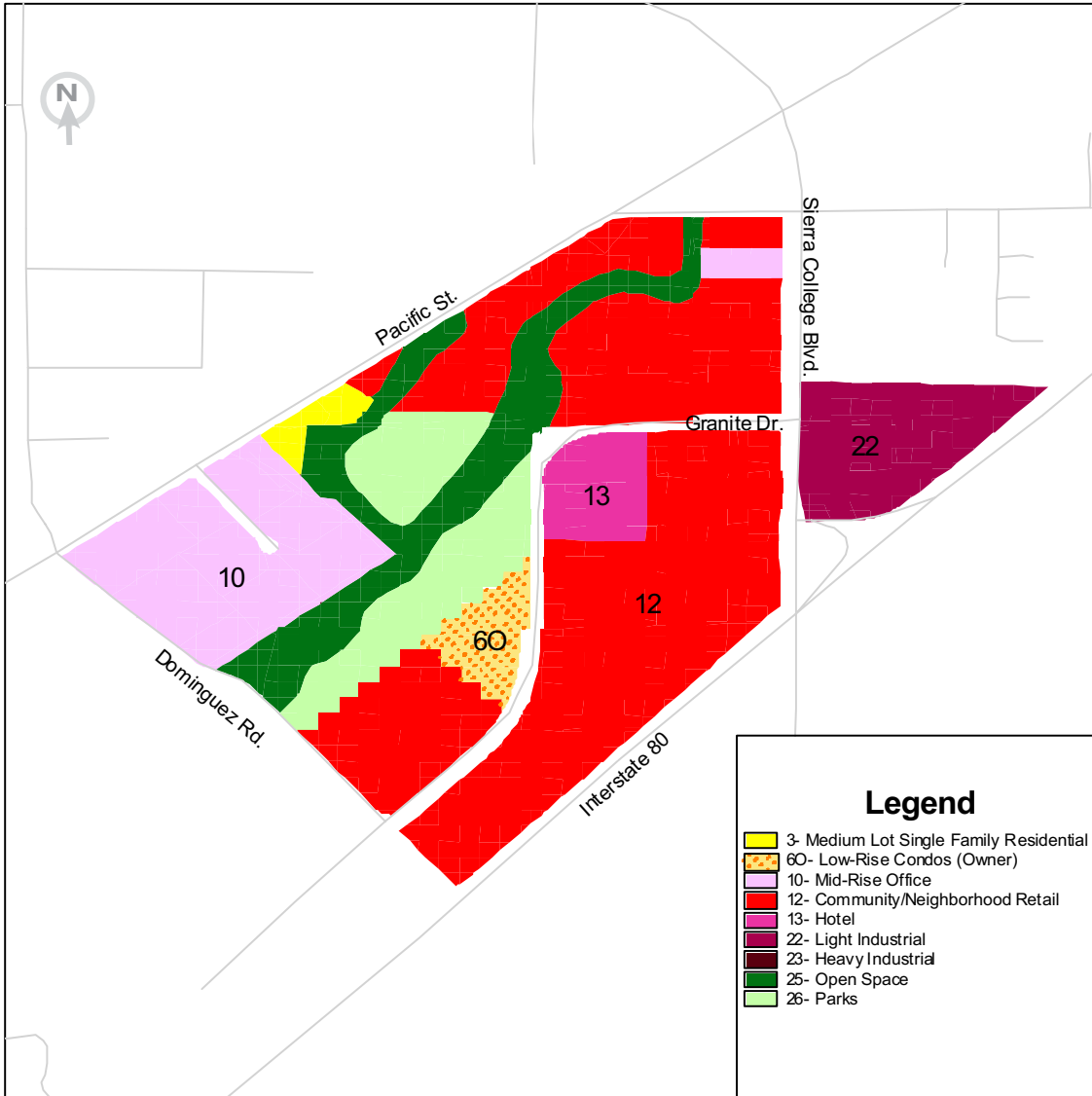
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TABLE 2

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

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

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# DETAILED INDICATORS

## Granite-Dominguez

	<b>Base Case</b>	<b>Table 1 Smart Growth</b>	<b>Table 2 Smart Growth</b>
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 PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	<b>Base Case</b>	<b>Table 1 Smart Growth</b>	<b>Table 2 Smart Growth</b>
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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