

BENEFIT

In km
Center of SD County

+ economic activity
national security
regional wealth & resources

Regional
wealth

National
Security

large tech
campus

1) segregated
uses

No conflicts with
other land uses,
i.e. residential

KEEP SENSITIVE
RECEPTORS AREA
FROM INDUSTRY.

AVIODS
CO-LOCATION
ISSUES and
CONFLICTS

maximize transit
system usage for
the P.I.A.

TRANSIT
OPPORTUNITIES

Provide opportunities
for workforce
commute other than
cars - high employment
concentration makes
transit more
viable

EASIER
TO PROVIDE
MASS TRANSPORTATION

Reduce total areas
where potential pollutants
are produced.

Like minded Businesses
may work & collaborate
together.

loud, ugly and
dangerous operations
are grouped away
from healthy living
spaces

SAFETY to
children & community
members.

Separation of
sensitive receptors
from industrial
processes, emission,
noise etc

Sequestered away from
sensitive uses, to allow
existing and new
industrial uses w/out
threat of conflict w/
incompatible uses nearby.

5 Benefits

Concentrated area of
like uses - no conflicts
etc

5 Benefits

TRUST (concentrated)
to the area &
Industrial Corridor

Industrial users may
perform needed
tasks w/out
bothering surrounding
residential or commercial
businesses.

ability to address
common geographical
issues as a group

LONGTERM
CLARITY OF USE / COMPATIBILITY
WHEN PURCHASING PROPERTY
FOR BUSINESS PLANNING

Supply chain
Ecosystem
build up.
more subcontractors
etc.

Appropriate
infrastructure
- Roads
- Highways
- utilities (sewer, water
gas + etc)

DON'T OVER USE
"INDUSTRY"; USE
"EMPLOYMENT"
CENTERS.

JOBS ARE JOBS.
THEY ALL PAY TAXES.

Free up more areas
for residential/sub
prime industrial
lands.

More employees
working in an
area (density)

EFFICIENT INTERACTION
& ECONOMY OF SCALES FOR
SUPPORTING SERVICES

(L.E. SUPPLY BASE, FREIGHT
& SHIPPING)

MINIMIZE ECONOMIC LOSS
BUSINESS DISRUPTION
DUE TO NUISANCE
MGMT.

multi-level
employment
opportunities

Business
Cluster
Synergy
Supply Chain

provides ~~a~~ for
potential collaboration
of technologies

To rethink the
activities within
Prime Inn to the
new creation of new
industry uses

Important
biz.
incubator.

Business clusters are
more productive, can
share ideas.

Employment

High ROI while
demanding fewer
city services.

synergy of
uses

~~att~~

SYNERGY AMONGST
BUSINESS -

&

INFRASTRUCTURE

synergy

The benefits are
Housing + Resid.
SIDE BY SIDE.

Concentrating
decreases the
amount of
"buffer" land
needed w/ other
uses

Concentration
could lead
to
retail uses/
residential
to serve
a larger
employment base

LAND USE
CAN BE
MORE
EFFICIENT

shared / cooperative
resources

Synergy/collaboration
between industries

2) Company Synergy

ACCESS TO SKILLED
WORKFORCE.

INDUSTRY FOCUS LEADS
TO KEEPING SKILLS
REGIONALLY LOCATED

EMPLOYMENT

critical mass of
employees &
visitors to support
commercial & 24-
hour life w/
residential

allows for
start-ups

INDUSTRY MAY
SHARE RESOURCES,
PARTS MADE
ONE PLACE, USED
IN FABRICATION
IN ANOTHER.

Multi-Tenant
Industrial uses
are incubators for
start-up companies
that grow from employees
of 2 to 3 - up to 10-20
needs continues for small
spaces of 1,000 - 1,500 S.F.
per floor space

Ability to play
for transportation
& other infrastructure
efficiency

provide job
opportunities

Job creation

As a city
as much
of jobs
the city

2
nics
dopos

as a city we need
as much creation
of job locations for
the city

Economic
Activity

Higher income jobs