

A stylized illustration of a cityscape with various buildings, trees, and people on bicycles, rendered in shades of blue and white. It spans the top of the slide.

Smart Location Efficiency Calculator

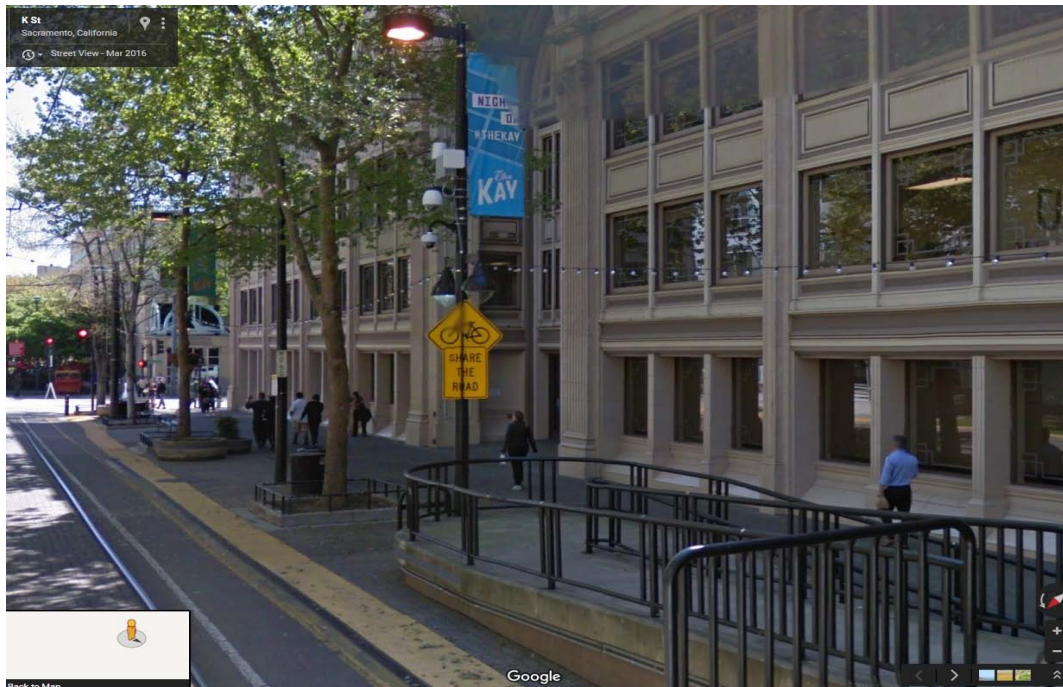
**Patrick Foster, Chief, Real Estate Leasing and Planning,
Department of General Services, California**

A stylized illustration of a rural landscape with houses, trees, a tractor, and silos, rendered in shades of blue and white. It spans the bottom of the slide.

CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

What is Smart Location Efficiency?

- A **metric** of the environmental impact of a facility's location
- An **indicator** of consistency with State environmental goals



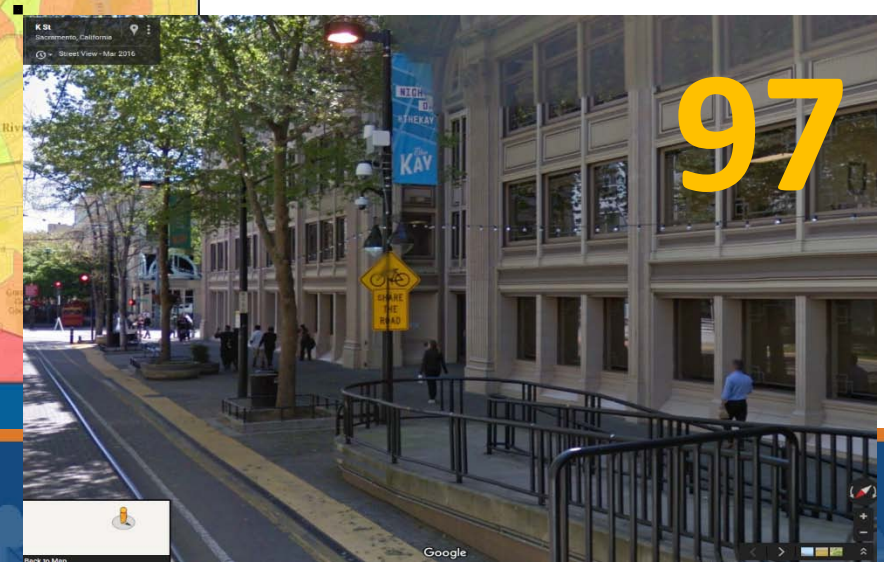
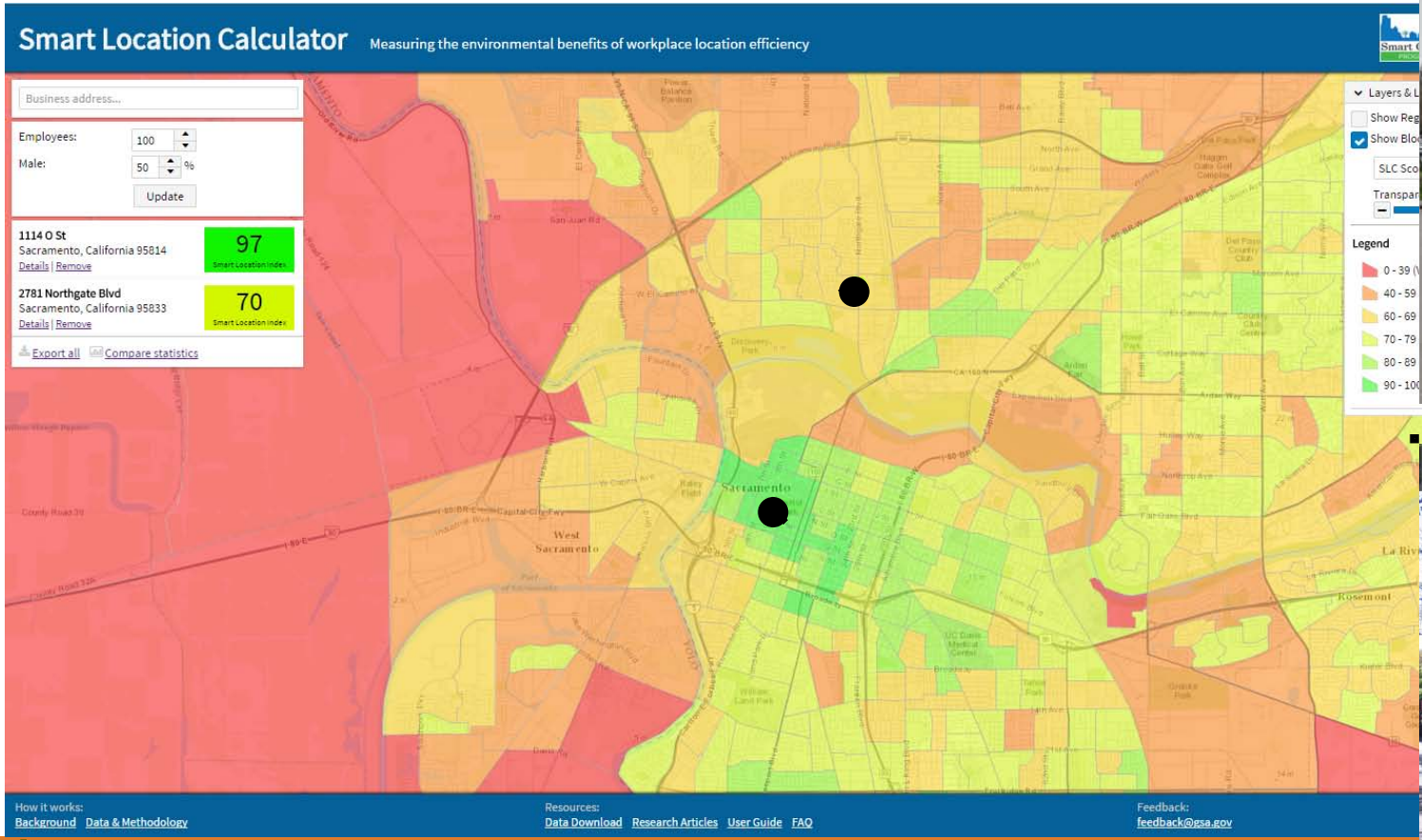
Why Prioritize Location Efficiency in Facility Siting?

- Reduce GHGs from employee and end user auto trips
- Provide more varied and affordable commute options
- Promote public health
- Support local efforts to revitalize infill areas and conserve land
- Attract and retain talented State workforce
- Continue to show the world how it's done!



How is Location Efficiency Measured?

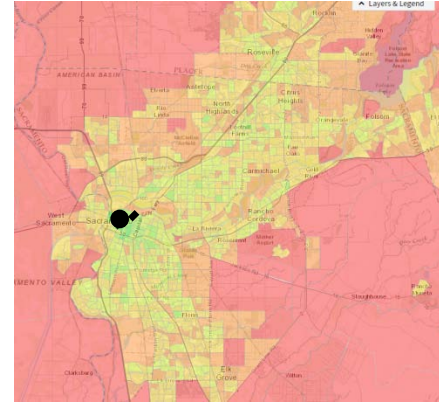
- Smart Location Index (US GSA and US EPA)



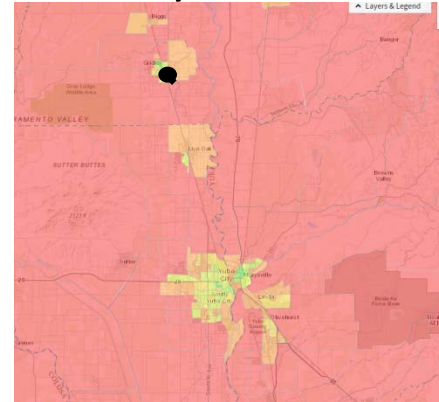
What Does the SLI Score Tell Us?

- How a location compares to others **in the same metropolitan region**
- Estimated average daily VMT and GHG per worker
- Likelihood that a user will have to drive, and how far
- Percent of low-wage workers that can access the site by transit in 45 mins

Sacramento, CA



Gridley, CA



Why Adopt Location Efficiency Metrics & Goals?

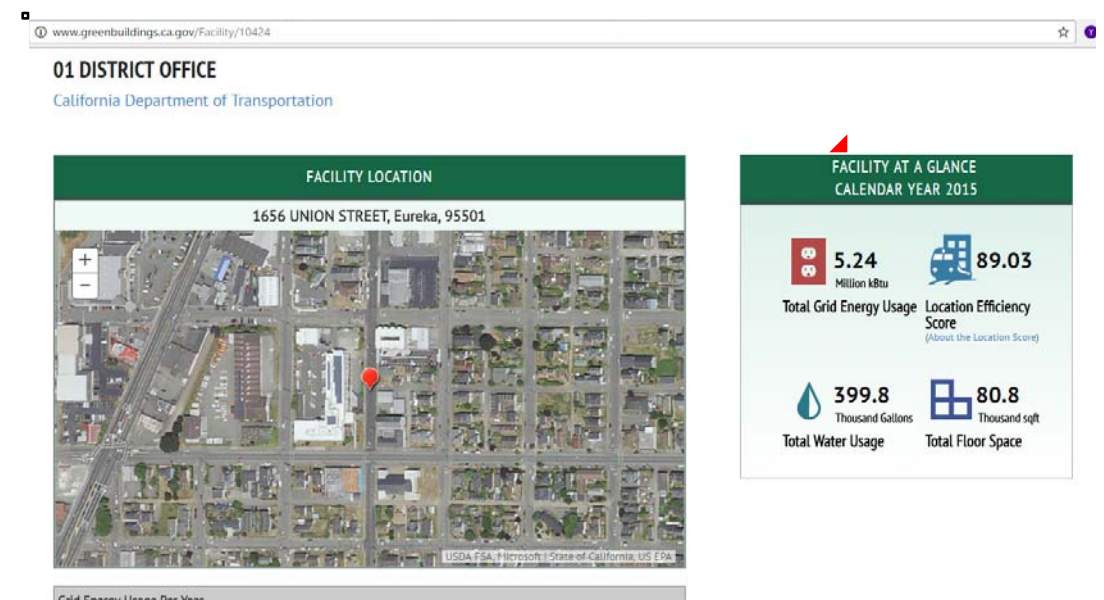
- To make more informed decisions about State facility leases, relative to the regional context, alternatives available, and other considerations, e.g.:
 - Use and space requirements
 - Service area
 - Price
 - Market and available inventory

SGC-Wide average for infill-compatible uses: 56



Progress

- DGS standard leasing process:
 - Explanation of Location Efficiency (LE) to agencies at site search kickoff meeting
 - Definition of site search area to include high-scoring areas
 - Property information includes LE scores and maps for each potential property
 - Recording and tracking of LE scores for final leases
- Green Buildings Website
 - Lists LE score for all OWNED facilities
 - Will include Department-level metrics in future updates



Resolution

- Goal: Increase **SGC-wide average** Location Efficiency score by **10%**
 - Each agency/department improve by 10% over their current baseline
- Applies to:
 - **New leases** beginning the search process in 2017
 - **Infill-compatible uses** only
- Monitoring and reporting:
 - Partner with GovOps and DGS
 - Feature scores and metrics on Green Buildings website
 - Report to Council twice annually



Smart Location Calculator

Measuring the environmental benefits of workplace location efficiency

888 E Walnut St, Pasadena, California, 91101, USA

Employees:

100



Male:

56

%

Update

888 S Figueroa St

Los Angeles, California 90017

[Details](#) | [Remove](#)

87

Smart Location Index

201 S Figueroa St

Los Angeles, California 90012

[Details](#) | [Remove](#)

84

Smart Location Index

350 S Grand Ave

Los Angeles, California 90071

[Details](#) | [Remove](#)

87

Smart Location Index

555 W 5th St

Los Angeles, California 90013

[Details](#) | [Remove](#)

89

Smart Location Index

333 S Grand Ave

Los Angeles, California 90071

[Details](#) | [Remove](#)

86

Smart Location Index

888 E Walnut St

Pasadena, California 91101

80

