



## **Modesto General Plan Update Virtual and In-Person Community Workshops (March 2022) Issues and Vision**

As part of the first phase of community engagement for the Modesto 2050 General Plan Update, the City conducted virtual and in-person community workshops. The virtual community workshop occurred on Thursday, March 24, 2022, from 5:30 to 7:30 pm on Zoom, with 15 participants. The in-person community workshop occurred the following Wednesday, March 30, 2022, from 5:30 to 7:30 pm at Greens on Tenth in Downtown Modesto, with 21 participants who signed in. The content of both meetings was identical, but the events were held at different venues and dates to accommodate and capture more voices from the Modesto community. The purpose of these meetings was to hear from community members about their vision for the future of Modesto and what issues the General Plan should address to support that vision.

After a presentation and Q&A about the Modesto 2050 General Plan, community members worked in small groups to discuss four questions regarding the future of Modesto. Responses to each question are summarized in the bullets below.

### ***Question 1: What do you like most about Modesto?***

- a. What are the top three things about Modesto that residents appreciate most?***
- b. What are the top three things about Modesto that businesses appreciate most?***

- A good balance of small-town feel and charm with big city amenities
- A collaborative, welcoming, and diverse community
- Community pride
- A rich cultural and agricultural history
- Easy access to local and regional destinations, including through bicycle connections
- A variety of activities and attractions (e.g., car shows, museums, theaters, concert series, recreation, and open space)
- Quality health care
- Well-managed growth
- Revitalized Downtown (e.g., Tenth Street Place)

### ***Question 2: What would you like to see changed in Modesto to make it a better place to live and work?***

- **Community Character**
  - Create attractive gateways into the city.
  - Maintain a cohesive and unique identity for Modesto, even as it grows.
  - Promote redevelopment of blighted areas in the city.
  - Connect the parts of Modesto that are east and west of State Route 99.

- Address homeless encampments in parks to improve park vibrancy and encourage community use of parks.
- **Housing**
  - Provide diverse housing types in Modesto, including dense multi-family housing and housing that supports all life stages and abilities.
  - Encourage innovative housing approaches to meet community needs.
  - Promote infill housing and accessory dwelling units.
  - Continue efforts to house homeless people.
- **Economic Development and Education**
  - Develop an aggressive economic plan for skilled labor and vocational programs.
  - Attract high quality, good-paying jobs.
  - Capitalize on local and regional recreation and agricultural tourism opportunities to attract tourists to Modesto.
  - Work with the school districts to develop solutions that reduce high school drop-out rates.
  - Attract additional educational institutions to Modesto, including a four-year university.
- **Environmental Justice**
  - Direct affordable housing to places that are safe, healthy, and have access to services.
  - Improve infrastructure in disadvantaged communities.
  - Increase access to affordable and healthy food, including through community gardens, and avoid concentrations of tobacco and liquor stores in disadvantaged communities.
  - Address the disparity in the distribution and safety of schools, parks, and open space in the city, including in unincorporated county islands and areas near State Route 132.
  - Examine the higher incidence of air quality issues and asthma-related health risks in some areas of the city.
- **Transportation and Connectivity**
  - Consider more mixed-use development to promote walkability in neighborhoods.
  - Encourage more community members to use transit to reduce traffic and improve air quality.
  - Connect and improve conditions along the Dry Creek Trail, Virginia Corridor Trailway, and trails along the Tuolumne River.
  - Improve pedestrian and bicycle connections and safety conditions throughout the city.
  - Support development of the Altamont Corridor Express station in Modesto.
- **Sustainability**
  - Address climate change.
  - Promote aesthetically pleasing and drought-tolerant landscaping.
  - Provide water conservation programs for homeowners and businesses.
  - Incentivize solar installations.
  - Provide more electric vehicle charging stations.
- **Downtown**
  - Introduce metered parking in Downtown.
  - Improve connections to Downtown.
  - Develop the County Court House site into a high density, mixed-use affordable housing project.
- **Local Government**
  - Expand engagement to seek input on development projects from a diverse representation of Modesto residents.

**Question 3: Rank the following issues in order of importance for the General Plan Update to address:**

1. **Job creation**
2. **Growth management**
3. **Environmental justice**
4. **Connections to open space**
5. **Safe and convenient bicycle and pedestrian circulation and recreational trails**
6. **Housing availability and affordability**
7. **Community services and public safety**
8. **Other**

While some groups felt that all topics are important, the following bullets summarize the issues that received the most attention from small groups at both workshops. The level of interest across groups and specific issues related to each topic are discussed below.

- **Housing.** Housing issues were rated highly by many groups. Some discussion groups suggested focusing on the development of affordable housing for underserved/unserved communities because there are long waiting lists for housing programs and an unequal distribution of affordable housing stock, especially for people with special needs.
- **Environmental Justice.** Environmental justice issues were also rated highly by some discussion groups, who also tied the conversation to housing, noting that new affordable housing development should not be located in areas with existing air quality, infrastructure, and access disparities.
- **Job Creation.** Groups were divided on the importance of this topic; some groups ranked it as a top priority, while others ranked it at the bottom. Participants who ranked this topic as a high priority felt that there are too many warehousing/logistics jobs, which can be viewed as low-paying and low-quality. Instead, they would like better quality and good-paying jobs to support the tax base and encourage young people to stay in Modesto. Some participants also noted that many Modesto residents have long commutes to good-paying jobs in the Bay Area, suggesting that residents should be able to work and live in Modesto. For those ranking this topic as a low priority issue, participants explained that “jobs create themselves” and should not be an issue for the City to address.
- **Growth Management.** Growth management was rated as a high priority by most discussion groups. Participants would like Modesto to become a regional tourism destination known for its agricultural industry, citing the importance of preserving remaining farmland and avoiding greenfield development. Groups also urged the City to annex unincorporated county islands in existing urban areas.

**Question 4: Should future development be focused as infill development (i.e., to already developed areas), or should it be allowed to extend beyond the current city limit? If beyond the city limit, where should that be allowed?**

- Generally, there was consistent support for infill development. As part of this discussion, participants suggested that the City promote innovative housing projects in smaller, denser configurations, to reduce sprawl and maintenance needs. In addition, participants supported a focus on infill development as a tool for preserving agricultural lands and heritage, with many expressing support for preservation of Wood Colony.
- Participants also supported redevelopment and investment in existing neighborhoods, especially those that lack public improvements and those with older, dilapidated buildings. Participants would like to see the burned areas on the east side of the Burlington Northern Santa Fe Railroad be

redeveloped. There was strong interest in redevelopment with a mix of uses in these areas, along with a focus on promoting equity through redevelopment and investment, including by avoiding gentrification as areas are redeveloped.

- Participants also considered where future development might be appropriate at the edge of the city, noting possible development areas on the western, eastern, and northeastern edges of Modesto. Participants would also like more industrial land to be available for development.

# **Comments and Group Notes**



## Small Group Discussion Questions

1. What do you like most about Modesto?
  - a. What are the top three things about Modesto that residents appreciate most?
  - b. What are the top three things about Modesto that businesses appreciate most?
2. What would you like to see changed in Modesto to make it a better place to live and work?
3. Rank the following issues in order of importance for the General Plan Update to address:
  - 6 Job creation
  - 2 Growth management (balancing urban and service expansions with demand, accommodating the continuation of viable agricultural operations)
  - 1 Environmental justice (healthy food access, safe and sanitary housing, pollution exposure, public facilities, physical activity, community engagement, and prioritization of improvements addressing the needs of disadvantaged communities)
  - 3 Connections to open space
  - 2 Safe and convenient bicycle and pedestrian circulation and recreational trails
  - 4 Housing availability and affordability
  - 5 Community services and public safety
  - Other \_\_\_\_\_
4. Should future development be focused as infill development (i.e., to already developed areas), or should it be allowed to extend beyond the current city limit? If beyond the city limit, where should that be allowed?

Infill



## Small Group Discussion Questions

1. What do you like most about Modesto?
  - a. What are the top three things about Modesto that residents appreciate most? *GREAT PRIVATE SCHOOLS THROUGH High School.*
  - b. What are the top three things about Modesto that businesses appreciate most?
2. What would you like to see changed in Modesto to make it a better place to live and work?
3. Rank the following issues in order of importance for the General Plan Update to address:
  - Job creation
  - Growth management (balancing urban and service expansions with demand, accommodating the continuation of viable agricultural operations)
  - Environmental justice (healthy food access, safe and sanitary housing, pollution exposure, public facilities, physical activity, community engagement, and prioritization of improvements addressing the needs of disadvantaged communities)
  - Connections to open space
  - Safe and convenient bicycle and pedestrian circulation and recreational trails
  - Housing availability and affordability
  - Community services and public safety
  - Other \_\_\_\_\_
4. Should future development be focused as infill development (i.e., to already developed areas); or should it be allowed to extend beyond the current city limit? If beyond the city limit, where should that be allowed? *INFILL*



Date: 2022.03-30

**COMMENT CARD**

Please fill out this form if you have any comments about the General Plan Update. (Name and contact information are optional.)

Name: Dave Hoover

Affiliation (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone / Email: \_\_\_\_\_

Comments (Use back if necessary): \_\_\_\_\_

- Plan to leverage our new courthouse site to integrate it with current downtown / walking improvements located near J St.

(reasonable, adequate)

- Enable maintenance of existing and new improvements.

- River / <sup>dry</sup> creek → to leverage this asset many communities would kill to have.

- Reasonable enforcement of traffic laws.

- Diversify our economic base.



3-30-22  
Sam Yanez

#### GENERAL PLAN

Missing is mention of climate change.

Modesto's GP cites 'A unified theory of urban living' which does broach the extremely important subject.

From A Unified Theory of Urban Living:

It is time for a science of how city growth affects society and environment, say Luis Bettencourt and Geoffrey West.

#### Online collection

At the start of the twenty-first century, cities emerged as the source of the greatest challenges that the planet has faced since humans became social. Although they have proven to be humanity's engines of creativity, wealth creation and economic growth, cities have also been the source of much pollution and disease. Rapid urbanization and accelerating socio-economic development have generated global problems from **climate change** and its environmental impacts to incipient crises in food, energy and water availability, public health, financial markets and the global economy<sup>1,2</sup>.

At [www.army.mil](http://www.army.mil), find an article titled ' Army Introduces Strategy to Combat Climate Change Threats'.

The 2017 State of California General Plan Guidelines mention the term "Climate Change" a total of **231 times**. The topic of **Climate Change HAS ITS OWN CHAPTER** in that document.

WHY IS CLIMATE CHANGE NOT MENTIONED EVEN ONCE IN THE MODESTO GP????

Climate Change has a minor mention in the Executive Summary of the General Plan Master Environmental Impact Report. Why the shyness in mentioning a topic with such wide and deep impact??



## Small Group Discussion Questions

Spokesperson: Brad, but others will weigh in.

1. What do you like most about Modesto?
  - a. What are the top three things about Modesto that residents appreciate most?
    - i. Accessible; easy to get to destinations quickly.
    - ii. Still feels like a small town; see people we know around town (even though city has grown).
    - iii. Modesto celebrates our diversity. Collaborative. Communities work together. E.g., MACs, mayor, City Council, Planning Commission.
      1. While we have growth, need to be smart to maintain affordable housing/better jobs. Contrast between preserving character of ag (imp), but also growth & smart growth – need to do some work to make sure we get it right. Need a balance with smart growth & preserving integrity of Modesto.
    - iv. Modesto's people. Great friends/people. But lost way as a self-identified community over the years; now too much of a suburb for the Bay Area. Want Modesto to have its own unique identity.
    - v. Affordable housing is important, but also need to serve long-term residents who may not need affordable housing.
  - b. What are the top three things about Modesto that businesses appreciate most?

2. What would you like to see changed in Modesto to make it a better place to live and work?
  - a. ~15 years ago – more vibrancy in park: workers, pools, family activities. Feel like we've lost some of that. Also affected by poverty & homelessness. Would like to see more activities for families & children; take back parks so that safe for children again.
  - b. Tackling homelessness has been difficult. Visual aspect – turns people away from DT. Our business was impacted by this. Too much or the wrong help can enable the problem. Need to continue to work on this.
  - c. EJ community – where new 132 fwy is. No parks, schools, outdoor space. Decided to build houses there in 1980s. Think every area in Modesto had some kind of park, class 1 bike trail, etc. Our community is isolated from shopping areas from this fwy. Look at google map for how parks and shopping are distributed and ensure every neighborhood has something that is positive for that neighborhood. Some neighborhoods have a lot; some have nothing. Need better distribution.
    - i. Brad: notes that city broken up into park planning areas; will review.
  - d. Would like more community members using transit. There are great resources already; new things to do: media campaign to promote transit. Would help with air pollution, which is a big issue in valley, asthma.
  - e. Example: Stockton tackled transit issues by providing bus pass to high school students. Instilled sense of mobility/access via transit to that generation. They are comfortable w/ using the bus and helps to increase ridership.

3. Rank the following issues in order of importance for the General Plan Update to address:

- Job creation
- Growth management (balancing urban and service expansions with demand, accommodating the continuation of viable agricultural operations)
- Environmental justice (healthy food access, safe and sanitary housing, pollution exposure, public facilities, physical activity, community engagement, and prioritization of improvements addressing the needs of disadvantaged communities)
- Connections to open space
- Safe and convenient bicycle and pedestrian circulation and recreational trails
- Housing availability and affordability
- Community services and public safety
- Other \_\_\_\_\_

Every point is important. To prioritize, affordable housing is important, especially for unserved/underserved communities. Long waiting list for housing programs. Inventory and distribution of affordable housing is unbalanced, especially for people with special needs.

Job creation: my kids left state. Don't want to stay and deal w/ bay area commute. Want a community that is self-reliant; can get work here or work for lower wages than can get in bay area. Related: we don't have a tourism industry here. Would like to see opp to develop that. Almond blossom tour was a first step; great ag industry. Potential geographic features that are unique: opportunity for job creation related to tourism. Brad note: classic car museum being developed. Ginny: also this is the center for mountain climbers. Also river rafting in region. Modesto could be heart for those regional recreation attractions. But also want to consider the tourism that can happen in the city, especially with the great products made here -> restaurants.

As we develop/infill housing, ensure affordable, ensure communities are safe, considering pollution/air quality, etc. Don't want to create communities that are more affordable but less safe b/c of lack of services/care. Relates to EJ.

4. Should future development be focused as infill development (i.e., to already developed areas), or should it be allowed to extend beyond the current city limit? If beyond the city limit, where should that be allowed?
  - a. Depends on zoning and kind of growth that we have. In the past, issues with Modesto annexing, but quite a few exciting infill projects. In favor of infill. Respects boundaries of our neighbors. Depends on the types of developers we attract.
  - b. Preserve Wood Colony. Rich history. Could be part of the ag tourism. If start building houses, will ruin historic aspect of community, as well as ag resource. Support infill development and don't change boundaries that are in place today. It's a benefit to city to do that.
  - c. What about tearing down all the rotting houses and building them new? What can we do with all the empty buildings?
    - i. Brad: policy language on how to ID redevelopment sites and how to best redevelop or add res to comm site for MU/mini-community.
  - d. Eyesore on community: buildings neglected/unoccupied. Should be community standard laws to avoid blight – e.g., on McHenry & \_\_\_ Ave. These properties all over the place.

Other comments:

- Would like more youth participation so we can talk to them about how to keep youth from leaving after high school. Relates to community pride. This GP is about the future, so we need to hear from the youth. Make Modesto more desirable and interesting for youth.
  - Suggest approach high schools, essay competition, etc. to feed into the GP to participate.
  - Include school districts, youth organizations.
    - Would love to land a 4-year university here &/or other types of education facilities.

- Our politicians all talk about MJC. So many ppl started locally. Came back to give back to community; want to make it a better place. That is a positive message – helps us to enhance the image of Modesto – community love & community pride. Still small-town feel where you can help/give back to the community. Given diversity, we should celebrate it. Should tap into this group who wants to give back.
- Modesto was #1 for national night out.



## Small Group Discussion Questions

1. What do you like most about Modesto?
  - a. What are the top three things about Modesto that residents appreciate most?
  - b. What are the top three things about Modesto that businesses appreciate most?
- The amount of services available to at risk residents
- History of Modesto
  - Cultural
  - Agricultural
- Smaller town feel
- Quality Medical Care
- There's a lot of things to do
- Big City Feel
- Historical Facts
- Diverse Food Options
- Growing Bicycle and Pedestrian Connection
- Great River-Park System
- Great Parks and Rec for a smaller city
- American Graffiti
- New Attractions



- Car Museum
  - Children's Museum
- Cultural Options through:
  - Theater
- Good Balance of big city amenities and small town feel
- Keep big city feel downtown and rural character feel outside of downtown area

2. What would you like to see changed in Modesto to make it a better place to live and work?
- Pedestrian, Bicycle, Public Transit, Green, Sustainable, Keep Residents Locally, Keep Economy Moving, environment green and sustainable
  - Responsive Local Government
    - Local Government listening to special interest groups
    - Muni golf course
    - Downtown Ball Park
  - Water use issues
    - Landscaping that is aesthetically pleasing and conserves water
    - Conservation programs for homeowners/businesses
  - County Islands
    - Infrastructure Pockets in disadvantaged communities
  - Housing
    - Innovative approach to housing
    - More than Single family
    - Infill
    - ADUs
  - Air Quality Inequity Issues
    - In certain census tracts more than others
  - Parks and Recreation
    - Park Safety and Accessibility for unincorporated areas

3. Rank the following issues in order of importance for the General Plan Update to address:

- A. Job creation
- B. Growth management (balancing urban and service expansions with demand, accommodating the continuation of viable agricultural operations)
- C. Environmental justice (healthy food access, safe and sanitary housing, pollution exposure, public facilities, physical activity, community engagement, and prioritization of improvements addressing the needs of disadvantaged communities)
- D. Connections to open space
- E. Safe and convenient bicycle and pedestrian circulation and recreational trails
- F. Housing availability and affordability
- G. Community services and public safety
- Other \_\_\_\_\_

Person 1.

1. Everything equally important except job
2. C is #1, F is #2, G is #3, E, B
3. Dependent on philosophy
4. Environmental Justice, Housing, Safe and Convenient bicycle and pedestrian, open spaces, Growth management, Public Safety, Job Creation (not warehouses or logistics, quality-well paying jobs, stay local)
5. 1. Environmental Justice (C), 2. Connections to Open Space (D), 3. Housing Affordability (F), 4. Community Services (G), 5. Safe and Convenient Bike & Ped (E), 6. Growth Management (B), 7. Job Creation (A)

4. Should future development be focused as infill development (i.e., to already developed areas), or should it be allowed to extend beyond the current city limit? If beyond the city limit, where should that be allowed?

Redevelopment – before annexation

- a. Burnt businesses on the other side of the railroad
- b. Mixed use development

Infill, innovation, than expanding out (X2)

- c. More multifamily units
- d. Vertical than horizontal
  - i. More effective use of land
  - ii. Less urban sprawl
  - iii. Less infrastructure maintenance
  - iv. More housing in a smaller denser area
  - v. Repurpose older developments to mixed use homes (can be historical)
  - vi. Declining birth rates
  - vii. Multifamily, high density homes for younger new generations
  - viii. County Court House -> High Density Affordable Housing with businesses nearby → keeping economy and people local
  - ix. Larger homes on large lots require more maintenance while smaller homes on smaller lots do not need to
  - x. Growth Projections
  - xi. Need for different types of homes and amenities
  - xii. Repurposing old commercial space (golf course for housing)
  - xiii. Preserve ag heritage with the remaining land that we have (Wood Colony)

Homes more affordable



# What do you like?

②

- Bike lanes being added
- Efforts to imp. Downtown (eg 10<sup>th</sup> place)
- Proximity to rivers - increase protection
- Size - sweet spot - Gallo ctr, MJC (culture/art) - increase accessibility
- Still know neighbors but not too big around town
- Dry Creek trail/park - good example (caution: don't overdevelop)
- Businesses: proximity to ag has transportation (99/5) airport

Appreciate the roundabouts

leg. Senior housing, preferable less to maintain)  
 - could encourage less driving  
 More walking opportunities  
 More community gardens  
 - need to create & hold interest  
 Solar - increase incentives

# What should change?

→ Parking downtown (can't have lunch in an hour)

- metering ok

- could increase "traffic" to DT businesses

Infill businesses (vacant bldgs eg Osh, ToysRUs)

→ Housing (more affordable, smaller)

- more range of housing

→ Homelessness

Dumping is a problem

(curbside recycling no longer offered?)

Packaging

poor driving habits - impact to ped/biker

→ Build up (more stories) - not out

- more efficient use of land

(Infill) - options for multiple life stages /  
 (eg. Senior housing, preferences  
 less to maintain)

- could encourage less driving

More walking opportunities

More community gardens

- need to create & hold interest

Solar - increase, incentives?



# Rank the issues:

Jobs create themselves

Job creation

warehousing clusters  
- pollutant nodes  
- typically low paying

→ \*\*\* Growth management

\* Environmental justice

Done already

Connections to open space

→ \*\* Safe & convenient bike & pedestrian trails

→ \*\*\* Housing availability/aff.

\* Community services/public

\* Safety

⊖ Other

→ focused on parks / open space

→ charging stations to support electric  
support education (eg. MJC Star, TDEM)



# Future development?

②

→ Infill over expansion pref.  
Incorporate Country islands?

→ Reinvestment in areas  
- caution gentrification

→ Western expansion (across 99)  
- access issues on north  
RR, exchanges on 99

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## Other:

Climate change not currently add. in  
current GP





SUPERSTICKY EASELPAD  
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES  
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES



30

25 IN/PO x 30 IN/PO  
63,5 cm x 76,2 cm  
5.2 SQ FT/PI<sup>2</sup> (0,48 m<sup>2</sup>)

3M

# What do you like?

#4

NON-TRACT HOUSING PATTERN (BUT...)

HIST. CHARACTER / N'HOODS

SMALLER STREETS, CHARM

SMALL-TOWN FEEL BUT BIG CITY FEATURES

DOWNTOWN, CULTURE, PERM. ARTS

SUMMER CONCERT

AGRICULTURE ("DON'T MESS WITH IT") - ?

TRAIN TOWN HISTORY

WELL-MAINTAINED PARKS / SCHOOLS IN EACH N'HOOD

DISTRIBUTION OF INFRASTRUCTURE IMPROVEMENTS  
INTO HISTORICALLY UNDERSERVED N'HOODS

ATTRACTIVE GATEWAYS (COMMUNITY IDENTITY)

SAFETY ALONG RIVER / IN PARK(S)



SUPERSTICKY EASELPAD  
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES  
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES



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3M

# What should change?

CONNECTIVITY, ESP. TO DOWNTOWN

GREENFIELD SUBDIVISIONS (aka STOKTON)

HOUSING TO SUIT THE COMMUNITY

HIGHER-DENSITY HOUSING ~25-30 UNITS/ACRE

• MIXED-USE EG H ST → 99

• AROUND TRAIN STATION

HOMELESSNESS, BLIGHT → CODE ENFORCEMENT

DISTRIBUTION OF INFRASTRUCTURE IMPROVEMENTS  
INTO HISTORICALLY UNDERSERVED N'HOODS

ATTRACTIVE GATEWAYS (COMMUNITY IDENTITY)

SAFETY ALONG RIVER / IN PARK (S)

3 Housing availability/afford

5 Community services & p

safety

Other

# Rank the issues:

2 Jobs

1 Growth management

4 3 Environmental justice

Connections to open space

Safe & convenient bike  
& pedestrian trails

3 Housing availability/affordability

5 Community services & public  
safety

Other

# Rank the issues:

2 Jobs

1 Growth management

4 3 Environmental justice

Connections to open space

Safe & convenient bike  
& pedestrian trails

3 Housing availability/affordability

5 Community services & public  
safety

Other



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3M

# Future development?

MIX OF HOUSING TYPES

& AFFORDABLE

EXTEND CLUSTER INTO N'HOODS THAT DON'T HAVE IT YET

EQUITABLE

KEEP AG/HIGH COMMUNITIES - NOT GRABATE AG  
& NOT MOVE AG OUT OF VALLEY BOTTOM

LIVING-WAGE JOBS

MORE INDUSTRIAL LAND/DEVELOPMENT



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3M

## ④ Future Development

- Residential Development near  
Johansen and Coffee Road  
• Avoid Prime Ag land.
- Focusing on infill when you can
- ~~to~~ See map



### ③ Rank the issues:

★ Jobs

— Growth Management

— Environmental Justice

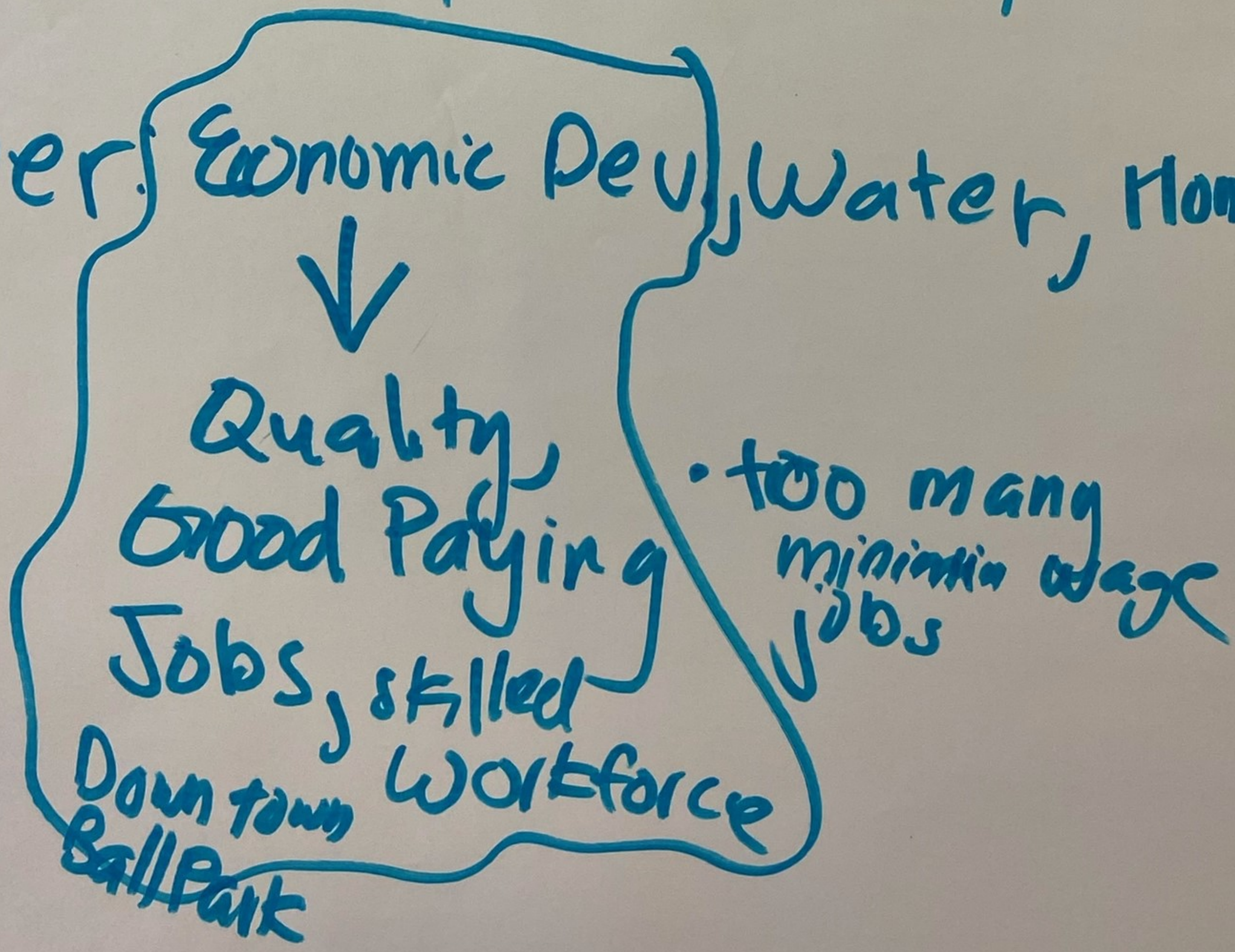
— Connections to open space

— Bike / pedestrian circulation  
& trails

★ Housing

— Community Services / Public Safety

Other: Economic Dev., Water, Homelessness





## ② What should change?

- Connect Tuol. River to Dry Creek
- Bicycle connection } Virginia Trail
- Trail Safety
- Yosemite Blvd., Hwy 132 — Dangerous!!  
Disconnected
- Homeless + Crime concerns on trails
- Connect Both sides of path (EtW)   
and using cultural connection too sides
- Using Downtown as a cultural hub
- People living on the street
- Aggressive Economic Plan for Skilled Labor  
Vocational Programs

Quality  
Good Paying  
Jobs, skilled  
workforce

too many  
minimum wage  
jobs





SUPERSTICKY EASELPAD  
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES  
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES



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① What do you like? ①

Community Welcoming Supportive

- Right size, integrated

- Stuff going on Downtown

- Caring Community

- Diversity Culture

Unique Authentic foods

- Graffiti Weekend

- Trees and Parks

- Car shows

- Art scene

Center, Theater, Museums

- Tuol. River Regional Park



What do you like most? (3)

- Lots of amenities (Gallo Center, Prospect State Theater)
- Good access to healthcare
- Close proximity to agriculture/nature
- Stanislaus River + Tuolumne River
- small town feeling
- Bike trails (including improvements on Tuolumne River) + more safe bike lanes
- Ag community = access to fresh, affordable food
- Controlled growth

## Top 3 things

- Community events (picnics w/ cops, music in the park...) art walk ...
  - Close connections, small town feel in bigger town
  - Central location
  - Still relatively affordable
  - Lots of big mature shade trees
- Clean-feeling city



• connections from Downtown across Highway 99

## What to change?

- Ongoing improvements to Downtown
- Bring ACE to Modesto!
- Protect prime soils & think about growth thoughtfully, assign priorities to types of growth we want and types of open space we want to preserve
- look for opportunities to provide multi-family (or denser) infill housing
- more mixed use zoning everywhere to encourage walkability & transit use
- support small neighborhood shopping that supports surrounding residential areas
- continue to focus City resources in South Modesto & close infrastructure gaps in "islands" without displacing existing residents
- collectively preserve surrounding open spaces with nearby cities

- plan for growth of future generations
- provide accessible & affordable housing for seniors
- **increasing** access to healthy food while decreasing density of tobacco/liquor stores in disadvantaged communities
- incentivize banks to locate in all areas of town (including southwest Modesto)

Rank issues:

Jobs

\* Growth management

\* Environmental Justice

Open Space

Bike / pedestrian

\* Housing

\* Community services

\* Other annex islands into city



SUPERSTICKY EASELPAD  
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES  
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES



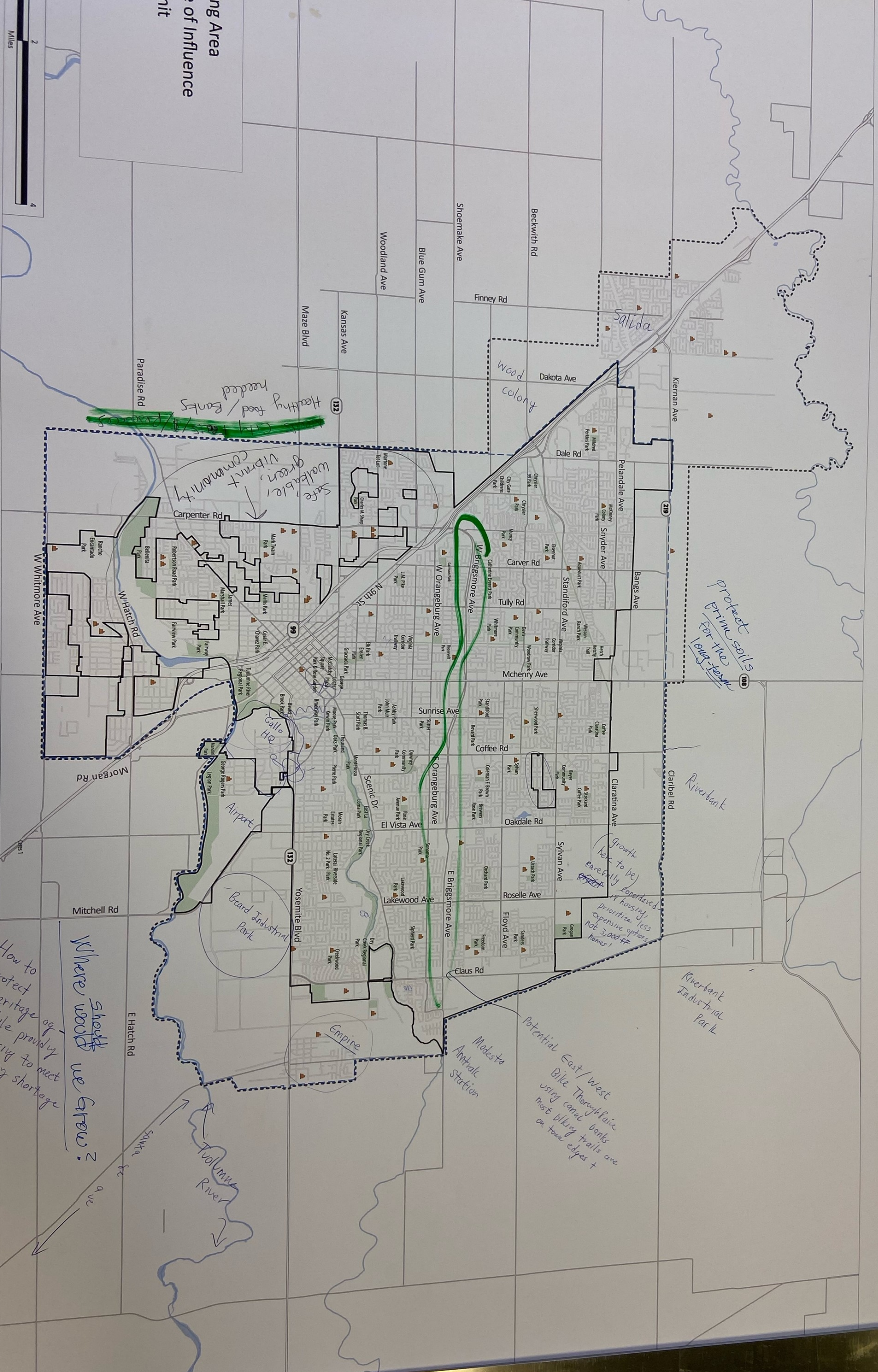
30

25 IN/PO x 30 IN/PO  
63,5 cm x 76,2 cm  
5.2 SQ FT/PI<sup>2</sup> (0,48 m<sup>2</sup>)

3M

# Future development

- focus on infill development & annex in islands



ing Area  
of Influence

Healthy food/Banks  
City Parks/Leisure

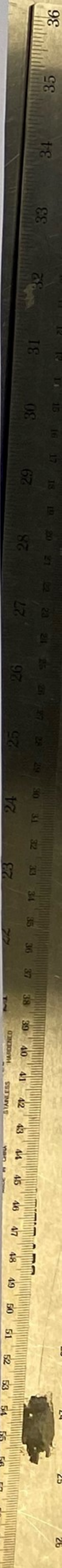
Safe, walkable, vibrant community

Protect prime soils for the long-term

Growth here to be carefully supervised. Prioritize less expensive options not 3,000+ homes!

Potential East/West  
Bike Thoroughfare  
using canal banks  
most biking trails are  
on town edges +

How to protect heritage while providing housing to meet housing shortage  
Where should we grow?







★ Focus on  
INfill when  
you canl.

+Health Mixed  
Use

Industry  
connectivity  
I-5

Commerce

Commerce

Amigo  
Stages

Area  
Planning

Marketing

- Planning Area
- Sphere of Influence
- City Limit
- Parks
- Schools

0 1 2 4  
Miles

The map shows a city grid with streets such as Woodland Ave, Blue Gum Ave, Shoemaker Ave, Beckwith Rd, Finney Rd, Dakota Ave, Kiernan Ave, Pelandale Ave, Snyder Ave, Bangs Ave, Carver Rd, Tully Rd, Standiford Ave, Mchenry Ave, Sunrise Ave, Coffee Rd, Oakdale Rd, Roselle Ave, Floyd Ave, Claus Rd, Yosemite Blvd, E Hatch Rd, W Whitmore Ave, Carpenter Rd, W Whitmore Ave, W Orangeburg Ave, W Briggsmore Ave, Caribell Rd, Claratina Ave, and E Briggsmore Ave. Major roads 99, 132, and 219 are also shown. Parks and schools are marked with icons. Handwritten annotations include: a purple circle around the central city area labeled 'Commerce'; a blue circle around the area near I-5 labeled 'Industry connectivity I-5'; a blue circle around the area near Amigo Stages labeled 'Amigo Stages'; a blue circle around the area near the river labeled 'Downtown'; a blue circle around the area near the river labeled 'Marketing'; a blue circle around the area near the river labeled 'Area Planning'; and a blue circle around the area near the river labeled 'Health Mixed Use'. A scale bar at the top left indicates 0, 1, 2, and 4 miles. A legend at the top right defines symbols for Planning Area, Sphere of Influence, City Limit, Parks, and Schools.