



# MODESTO 2050

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Our City. Our Future.



# General Plan Background

- General Plan has often been described as a “blueprint for future growth” or a “constitution for future development” of a community.
- General Plan is a set of policies, charts, maps, and other graphics which collectively respond to California State Law requirements structured to meet local conditions.
- Modesto adopted its first General Plan in 1959. The General Plan was comprehensively updated in 1974 and 1995. Since then, the General Plan has been amended several times, including periodic Housing Element updates as required by State law.

# What Has Been Done to Date?

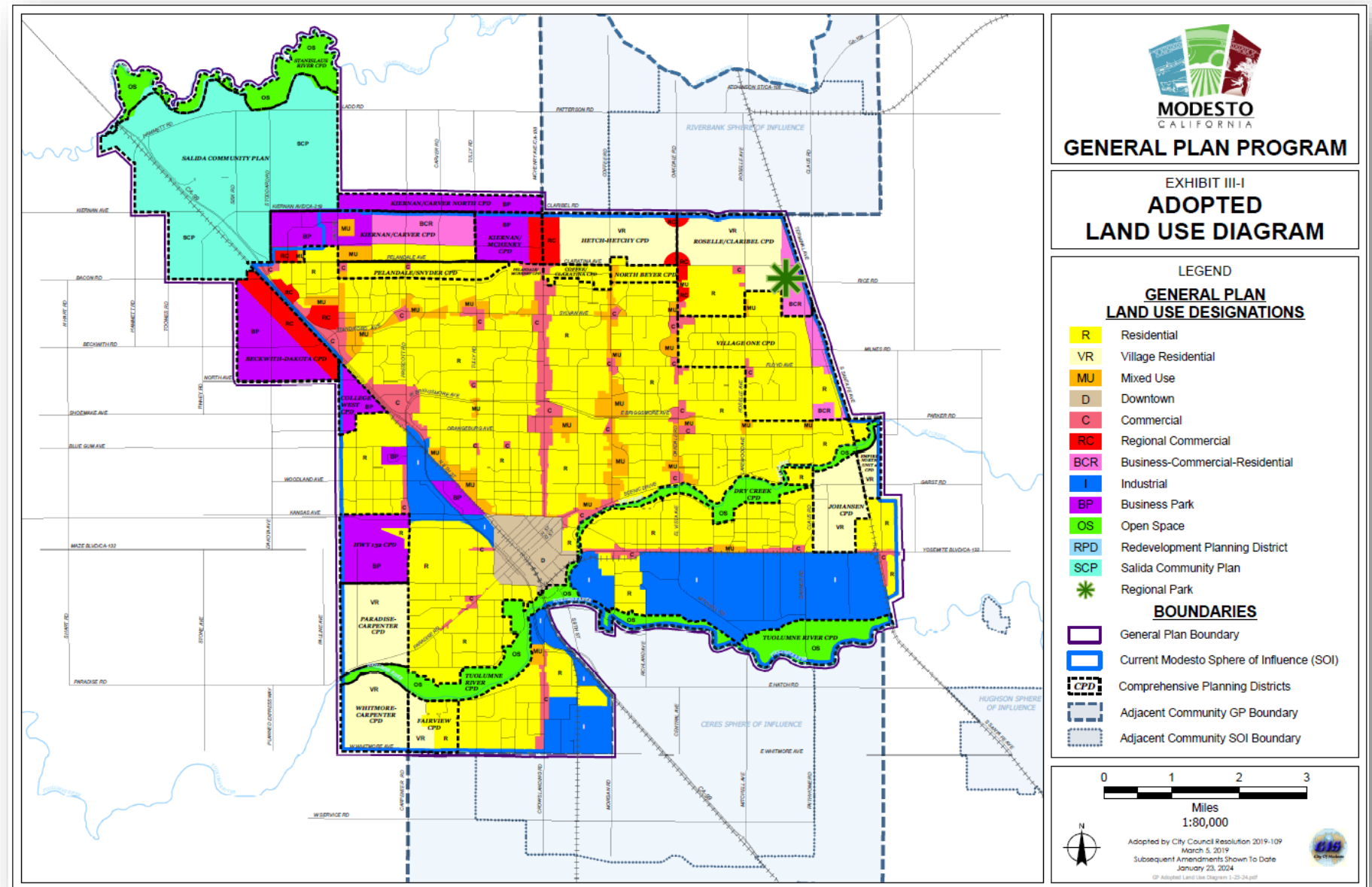
- General Plan Briefing Book: 2022
- Vulnerability Assessment: 2022
- Visioning Outreach: 2022 – 2023
- General Plan Vision Statement: 2023



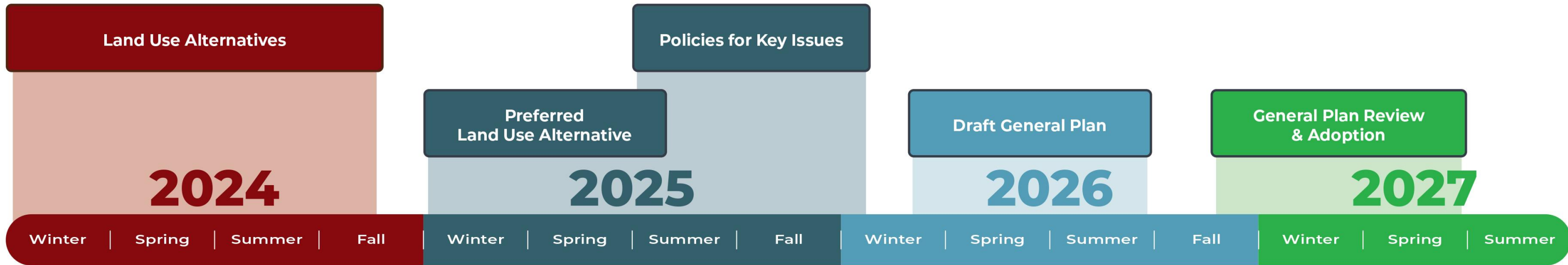
# General Plan Land Use Map

## General Plan Land Use Designations:

- » Establish broad range of land uses for different areas in the city.
- » Guide general development pattern and uses.
- » Include residential, mixed-use, commercial, industrial, business park, and open space uses.



# Land Use Alternatives Phases



## Land Use Alternatives (Current Phase)

Through Fall 2024

- » Identify Study Areas
- » Identify land use and circulation alternatives
- » Consider the planning area boundary

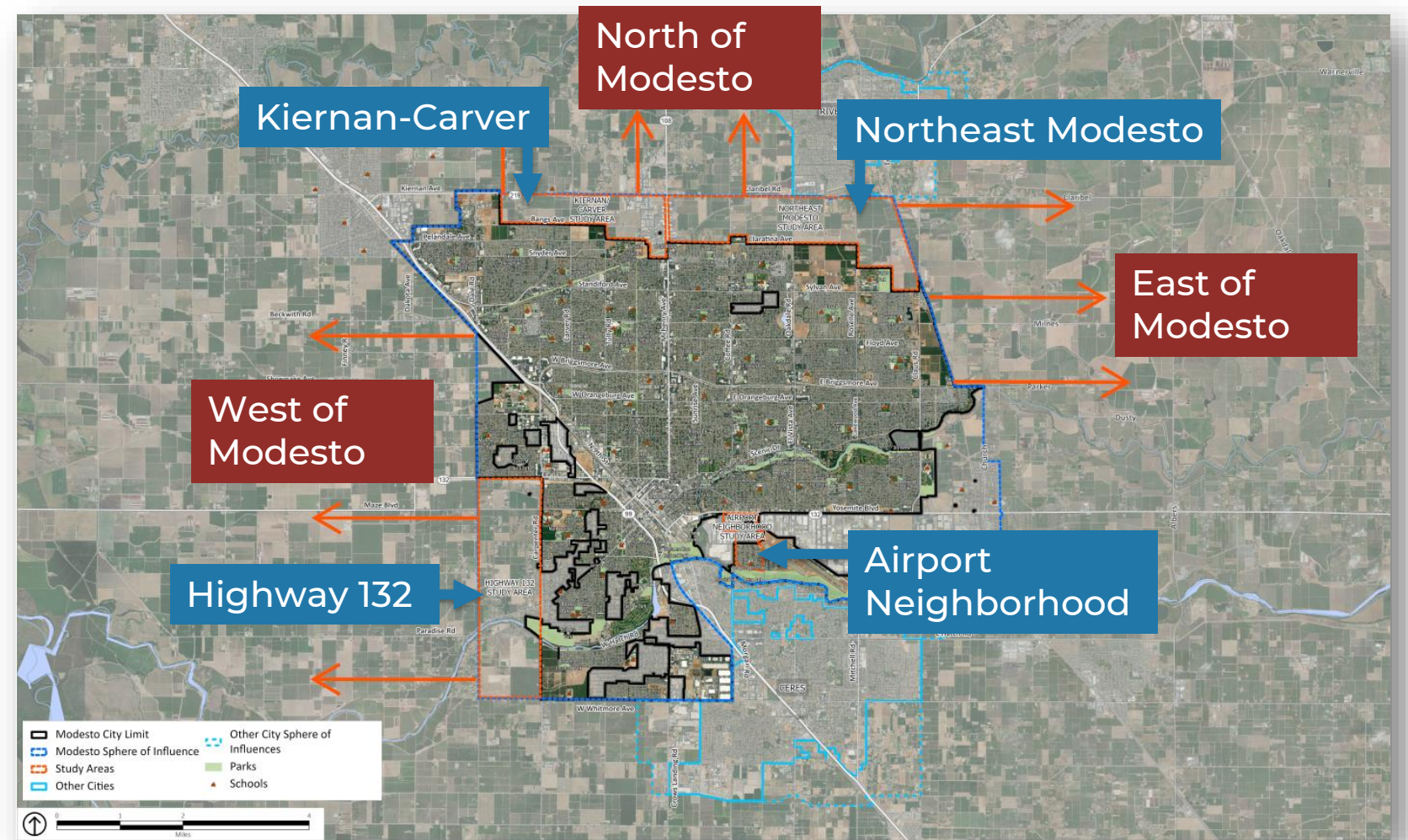
## Preferred Land Use Alternative

Winter 2025 through Summer 2025

- » Evaluate land use and circulation alternatives
- » Select a preferred alternative
- » Map associated planning area boundary

# Land Use Study Areas for Discussion

- Areas where transformation or enhancement of existing uses is expected
  - » 4 Study Areas within current city growth boundary
  - » 3 Study Areas outside current city growth boundary
- Looking for input on the study areas to help inform land use alternatives and future city growth boundary



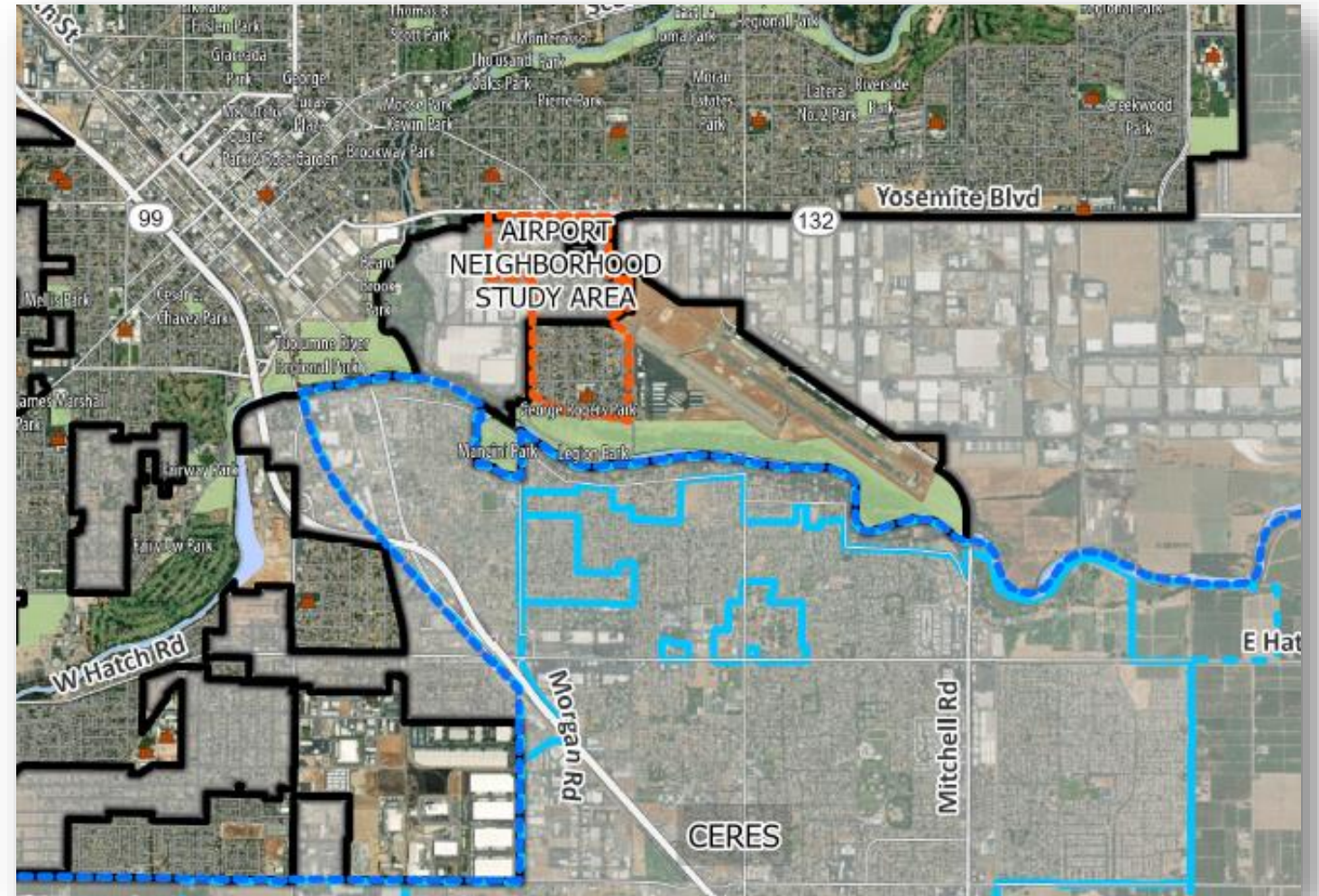
# Airport Neighborhood Study Area

- Existing Land Uses:

- » Residential, Commercial, Industrial
- » Planned for Residential and Commercial

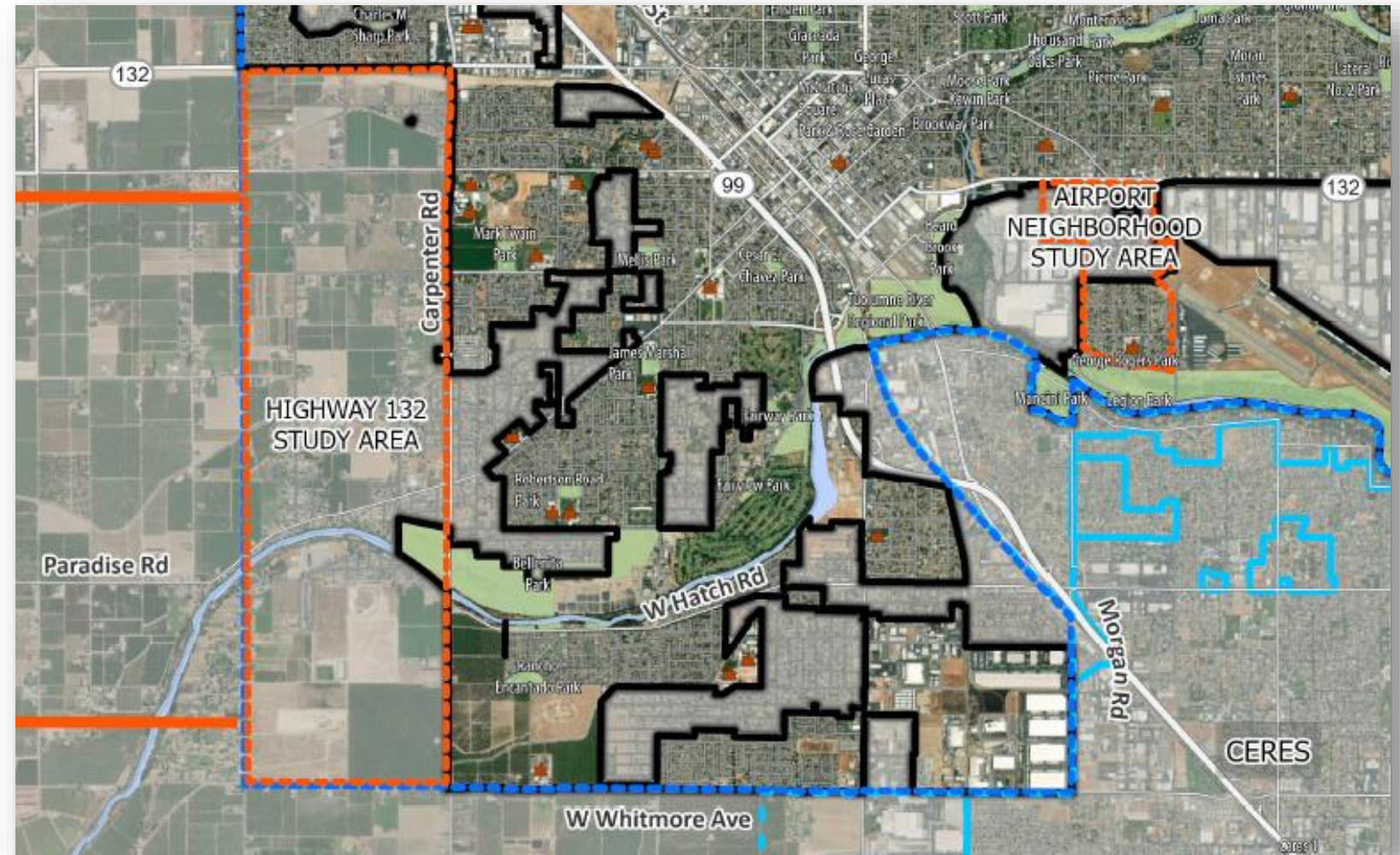
- Land Use Considerations:

- » Proximity to airport and surrounding industrial uses
- » Mix of incorporated and unincorporated land
- » Abandoned buildings and vacant properties
- » Public health: food and health care access, air quality



# Highway 132 Study Area

- Existing Land Uses:
  - » Residential, Commercial, Industrial, Agricultural
  - » Planned for Business Park and Village Residential
- Land Use Considerations:
  - » Highway 132 realignment
  - » Opportunities for economic development and housing
  - » Location of previous landfill
  - » Portions of undevelopable land
  - » Water quality concerns





# Kiernan-Carver Study Area

- Existing Land Uses:

- » Commercial, Industrial, Agricultural, Vacant
- » Planned for Business Park, Business-Commercial-Residential, Regional Commercial, Mixed Use

- Land Use Considerations:

- » Opportunities for residential development and non-residential expansion/economic development
- » Carver Bangs Specific Plan
- » Kaiser Permanente Medical Center



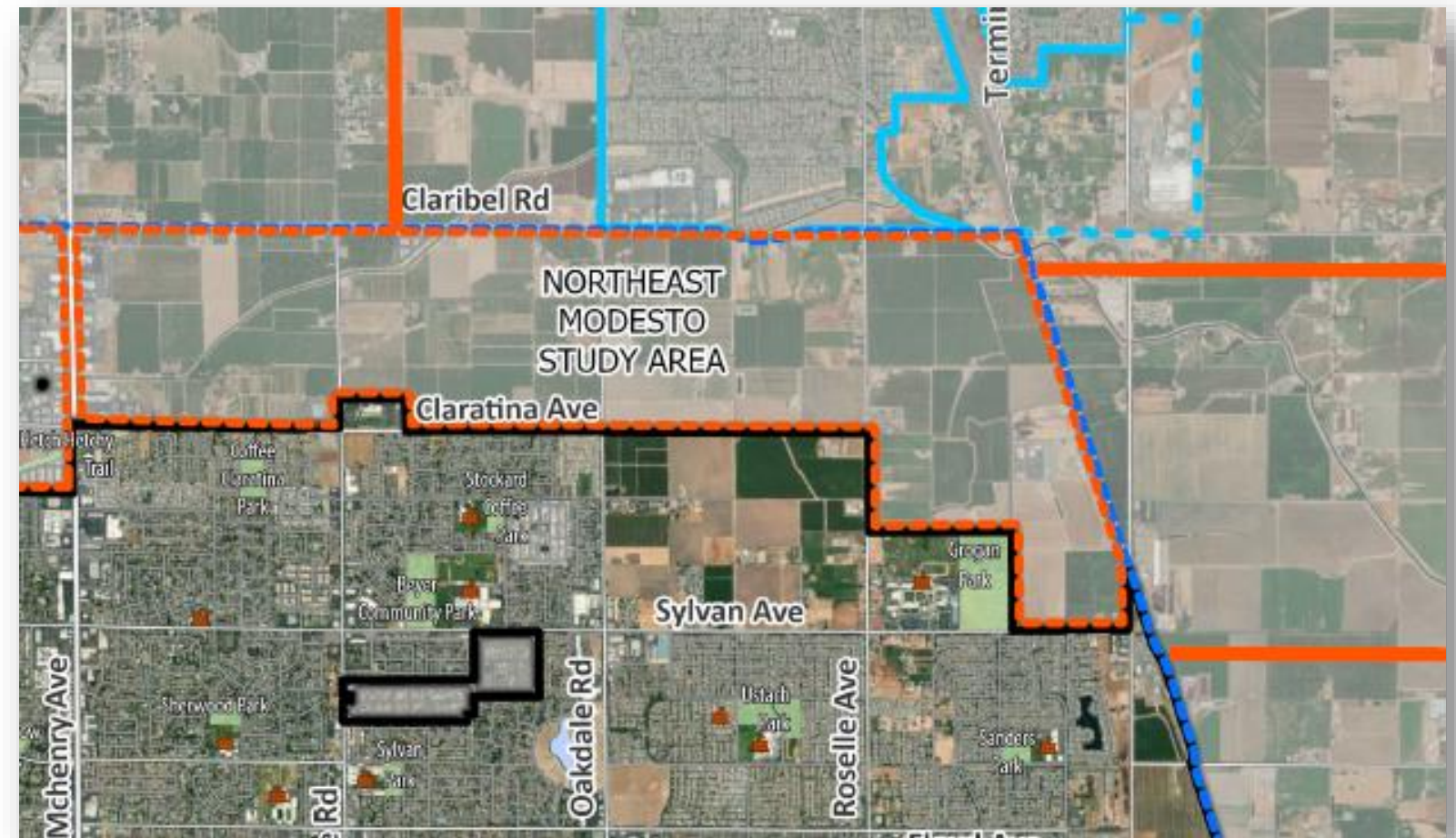
# Northeast Modesto Study Area

- Existing Land Uses:

- » Residential, Agricultural, Public, Vacant
- » Planned for Village Residential, Regional Commercial, and Business-Commercial-Residential

- Land Use Considerations:

- » Regional access opportunities
- » Surrounding development projects: Village One, North Beyer Park, Coffee-Claratina Specific Plans



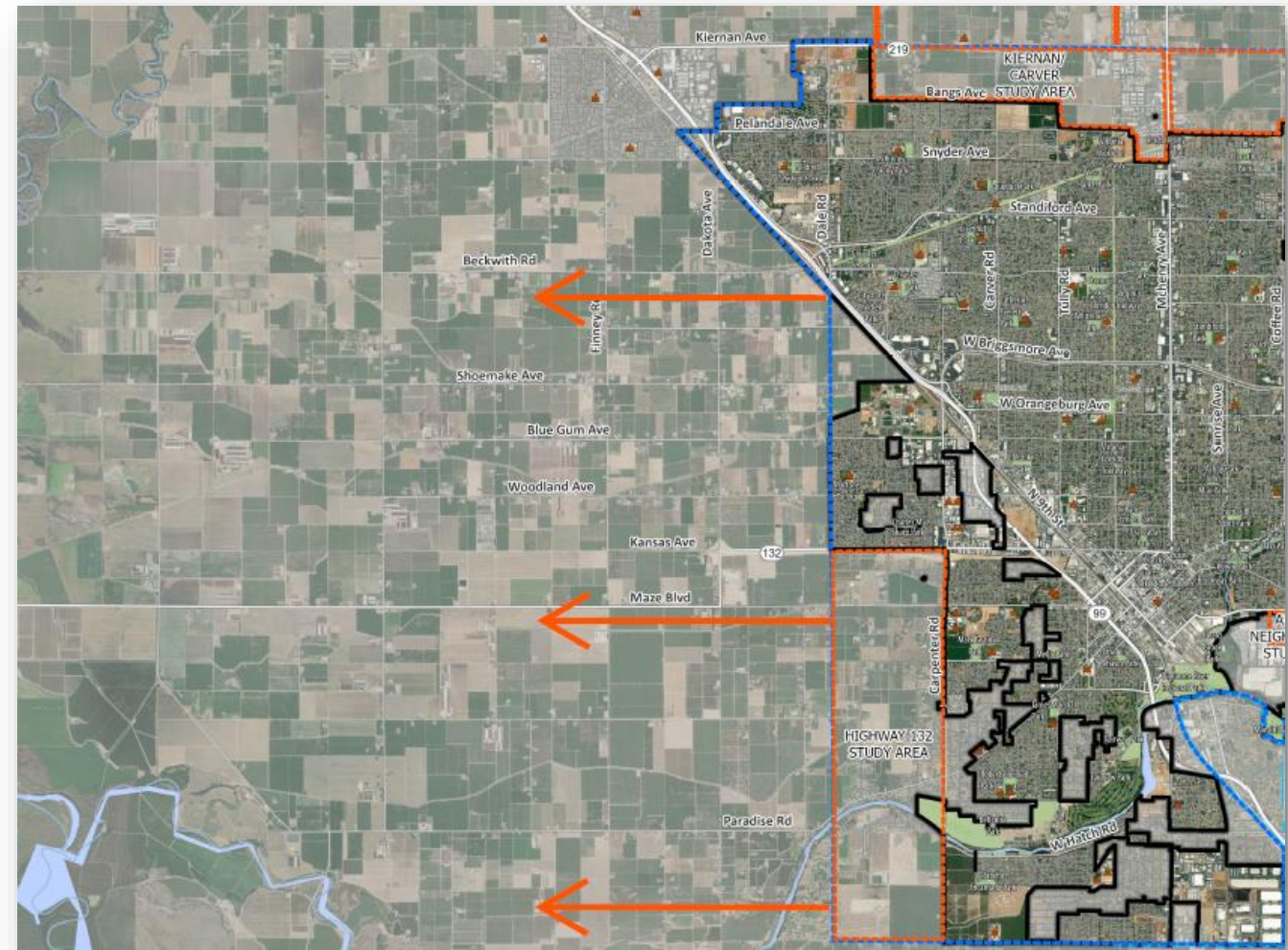
# Northern Study Area

- Existing Land Uses:
  - » Residential, Agricultural
- Land Use Considerations:
  - » Outside current growth boundary
  - » Existing City water services
  - » Known developer interest
  - » Possible expansion of the City of Riverbank's SOI including the River Walk project



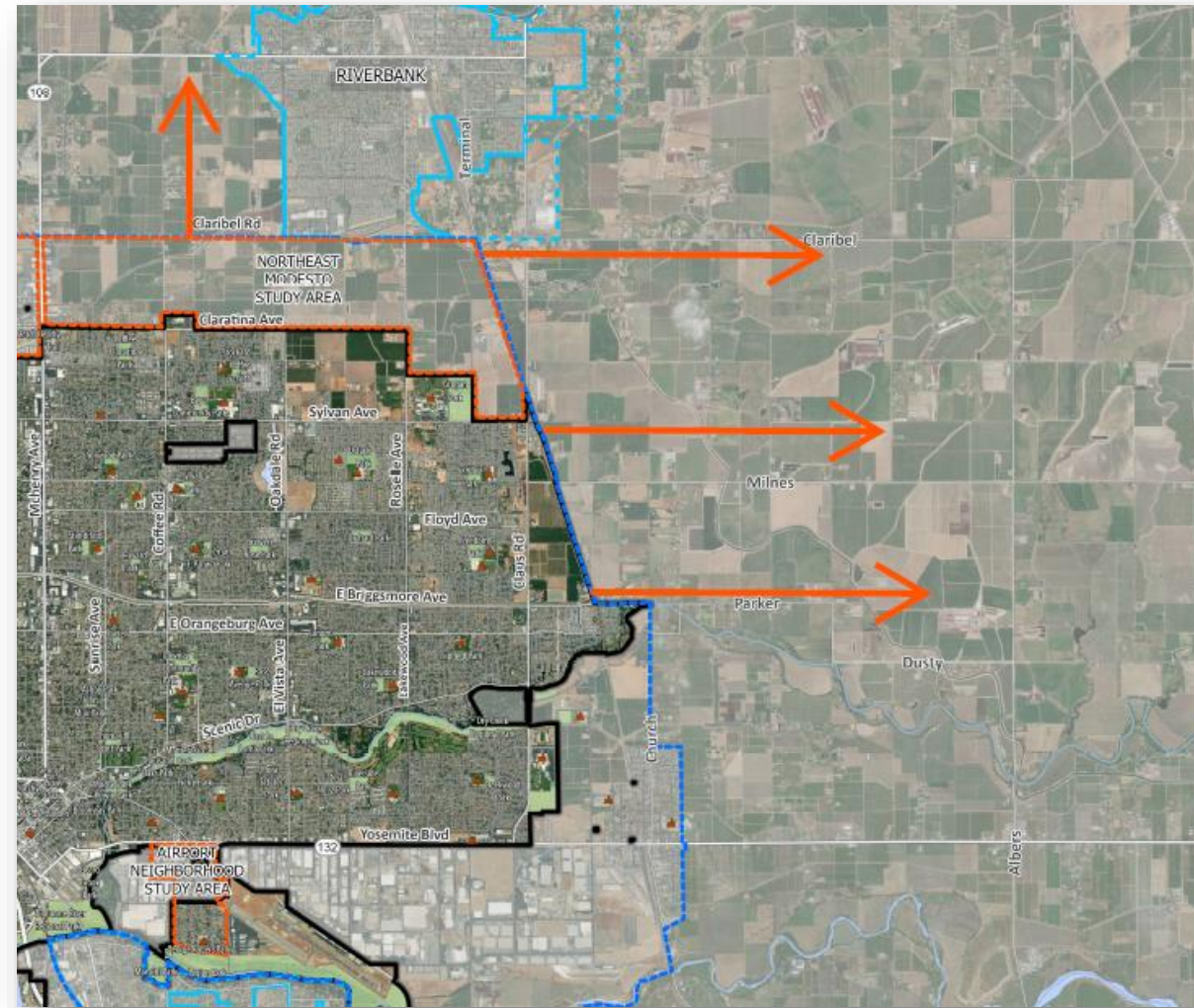
# Western Study Area

- Existing Land Uses:
  - » Residential, Agricultural
  - » Established communities (Wood Colony and Salida)
- Land Use Considerations:
  - » Outside current growth boundary
  - » Potential stormwater challenges and water quality concerns
  - » Road capacity
  - » Standiford Highway 99 interchange upgrade



# Eastern Study Area

- Existing Land Uses:
  - » Residential, Agricultural
- Land Use Considerations:
  - » Outside current SOI
  - » Potential utilities capacity issues
  - » Distance from highway
  - » Little known developer interest



# Small Group Discussion

- Small Group Discussions (50 minutes)
- Questions:
  - » Within the current city growth boundary:
    - What kind of new or different land uses would you want to see in each study area?
    - Should the growth boundary be reduced in any of the study areas?
  - » Outside the current city growth boundary:
    - Should the city expand beyond the current growth boundary? If so, how far?
    - If you think the city should expand, what types of land uses would you like to see?



# Opportunities to Participate

- Visioning Re-Engagement and City Listening Sessions: **Through Fall 2024**
- Online Comment Map: **Fall 2024**
- Community Workshops: **Fall 2024**
- Planning Commission and City Council Study Sessions: **Winter 2024/2025**
- Sign up to be notified of upcoming events: [gp2050.modestogov.com](https://gp2050.modestogov.com)



# Next Steps

- **Current Phase: Land Use and Circulation Alternatives**
  - » Through Fall 2024: Identify alternatives
- **Next Phase: Preferred Land Use Alternative**
  - » Winter 2025 – Summer 2025: Evaluate and select preferred alternative
- **Ongoing Opportunities to Participate**
  - » Website: [gp2050.modestogov.com](http://gp2050.modestogov.com)
  - » Sign up online to be notified of upcoming events and view documents







*Thank you*

