

THE CITY OF TURLOCK



General Plan Update and EIR

DYETT & BHATIA

Urban and Regional Planners

In association with

Economic & Planning Systems, Economic and Fiscal Consultants

Omni-Means, Engineers and Planners

West Yost Associates, Consulting Engineers

Charles Salter Associates, Noise Consultants


General Plan Update

City Council and
Planning Commission

PROPOSED PREFERRED LAND USE PLAN

August 23, 2010

Where We Are Today

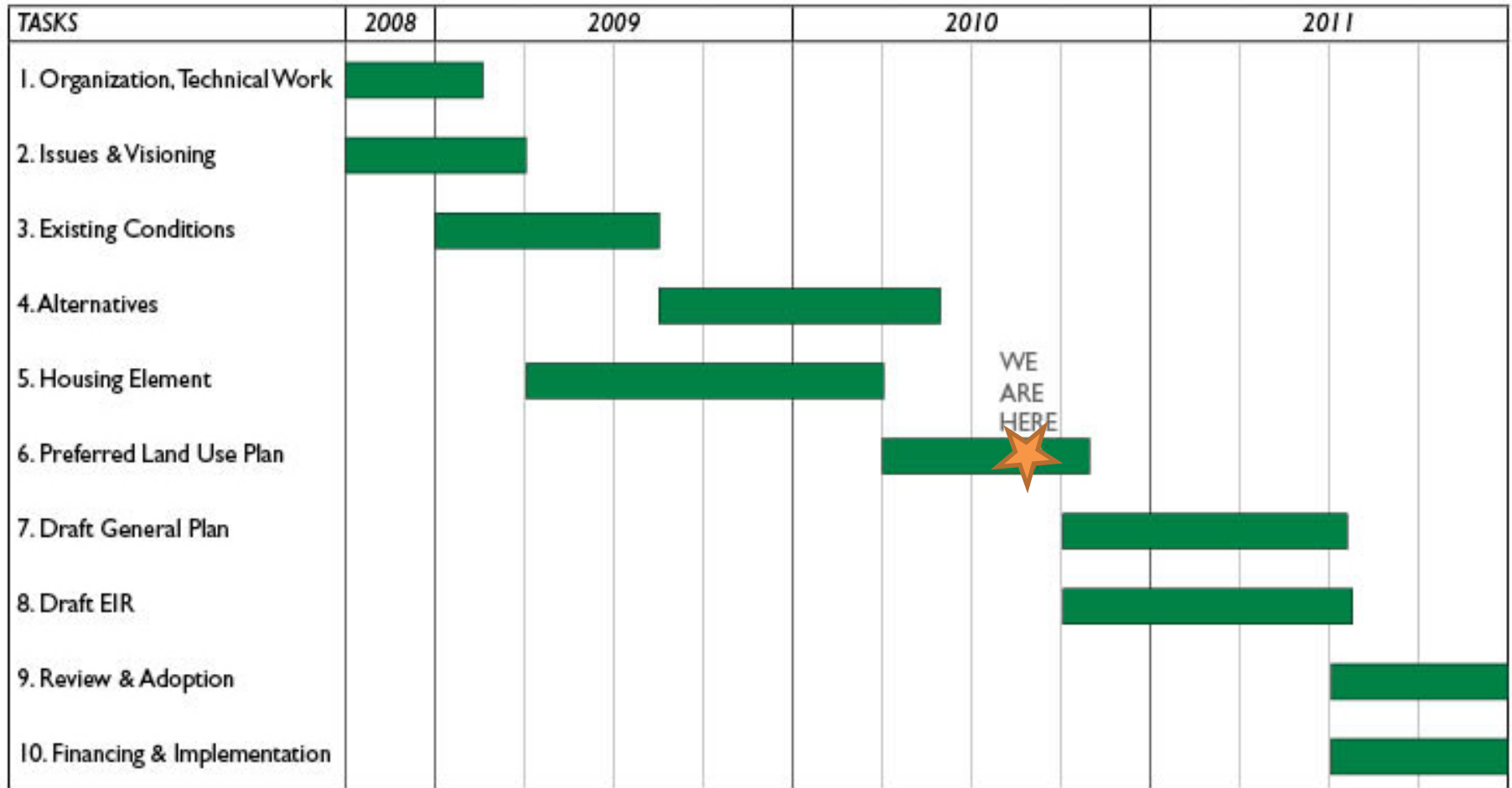
- Community Outreach – Issues and Visioning
- Existing Conditions and Key Issues Report
- Housing Element Public Review Draft & Negative Declaration
- Concept Alternatives for General Plan Land Use
- Community Meetings - Alternatives
- Alternatives Evaluation
- Preferred Land Use Plan and Key Policies 
- Draft General Plan, Draft & Final EIR
- Public Review and Adoption

General Plan Elements

Policies will be written for each of the following:

- Housing
- Land Use
- City Design
- Economic Development
- Circulation
- Air Quality and Greenhouse Gases
- Open Space and Conservation
- Public Facilities and Services
- Safety
- Noise
- Implementation

General Plan Update Timeline



Agenda

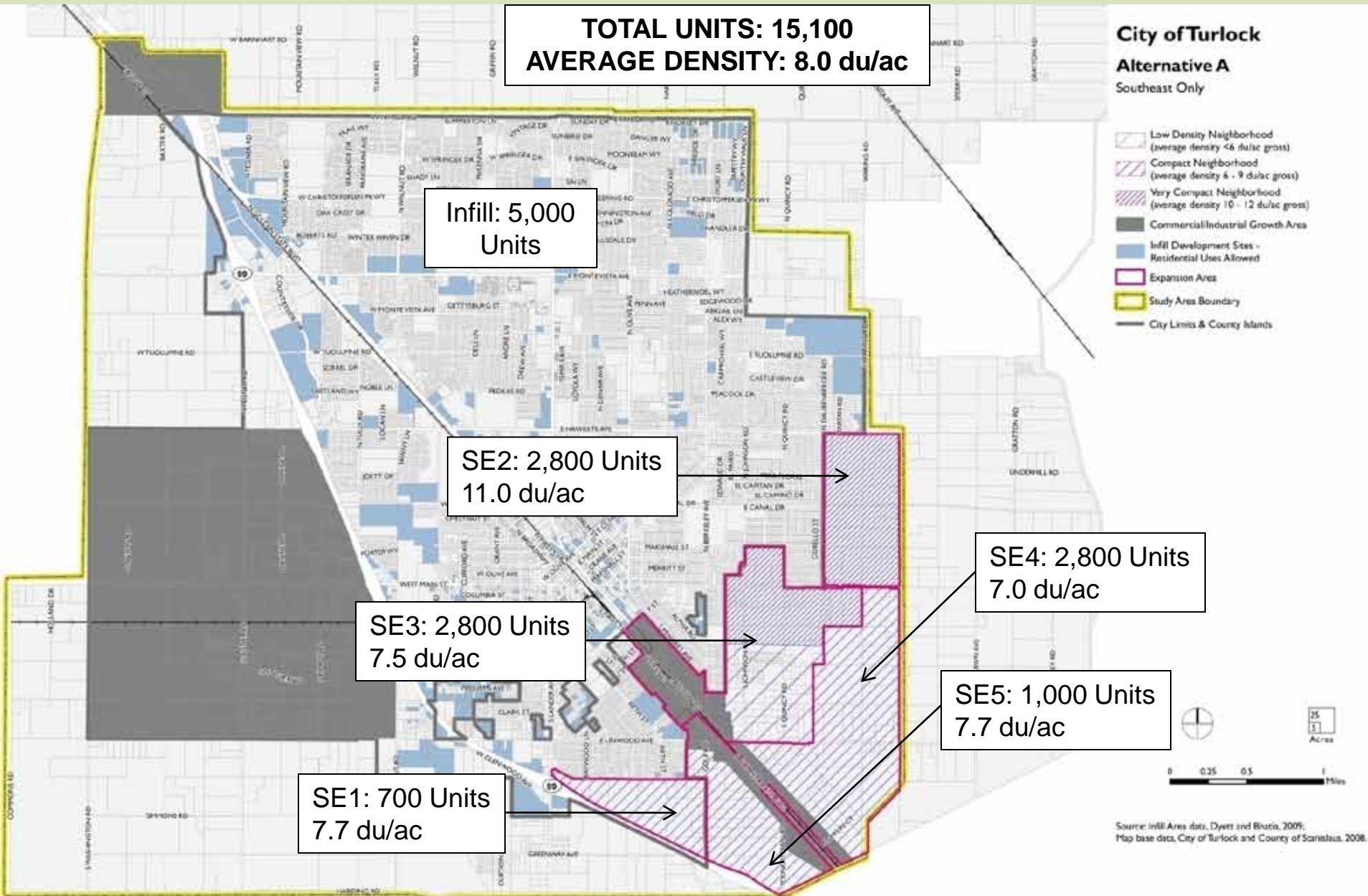
1. Summary of Council & Commission Feedback
2. Preferred Land Use Plan
3. Master Plan Requirements
4. Conclusions, Recommendations, and Next Steps

Joint Meeting, May 25, 2010

- Dyett & Bhatia presented four scenarios:
 - *A: Southeast Only*
 - *B: Northwest Emphasis*
 - *C: Most Compact*
 - *D: Moderate Compact*
- The scenarios' relative traffic, infrastructure, and fiscal impacts were evaluated and discussed

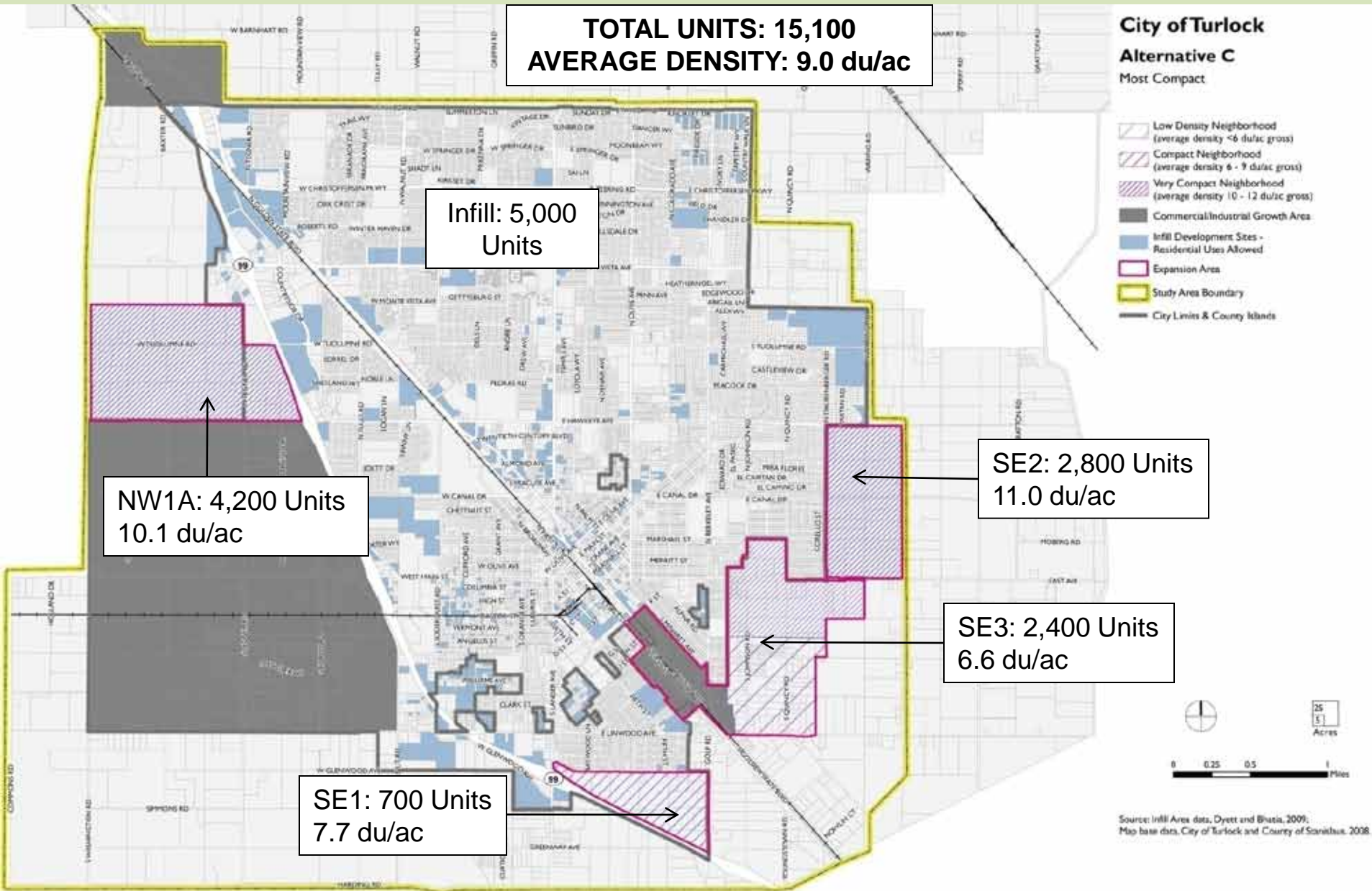
1 SUMMARY OF FEEDBACK

ALTERNATIVE A: SOUTHEAST ONLY



1 SUMMARY OF FEEDBACK

ALTERNATIVE C: MOST COMPACT



Joint Meeting, May 25, 2010

- Council Members' and Commissioners' Preferred Alternatives:
 - *A (Southeast Only)*
 - *C (Most Compact)*
- Concern: funding for proposed new freeway interchange in southeast
 - *Funding availability would have an impact on phasing*
- Concern: fees associated with development

Joint Meeting, May 25, 2010

- City Council and Planning Commission directed Dyett & Bhatia and City staff to prepare a Preferred Land Use Plan:
 - *Combined aspects of Alternatives A and C*
 - *Considered phasing of growth with respect to freeway interchange funding availability*
 - *Provided flexibility for the market and landowners' willingness to proceed with development*

Fee Comparison for Original Conceptual Scenarios presented May 25

Northeast Turlock Master Plan	\$65,000
Scenario A: Southeast Only	\$67,034
Scenario B: Northwest Emphasis	\$69,644
Scenario C: Most Compact	\$68,373
Scenario D: Moderate Compact	\$74,488

2. PREFERRED LAND USE PLAN

Starting in the Southeast: Growth Area 1

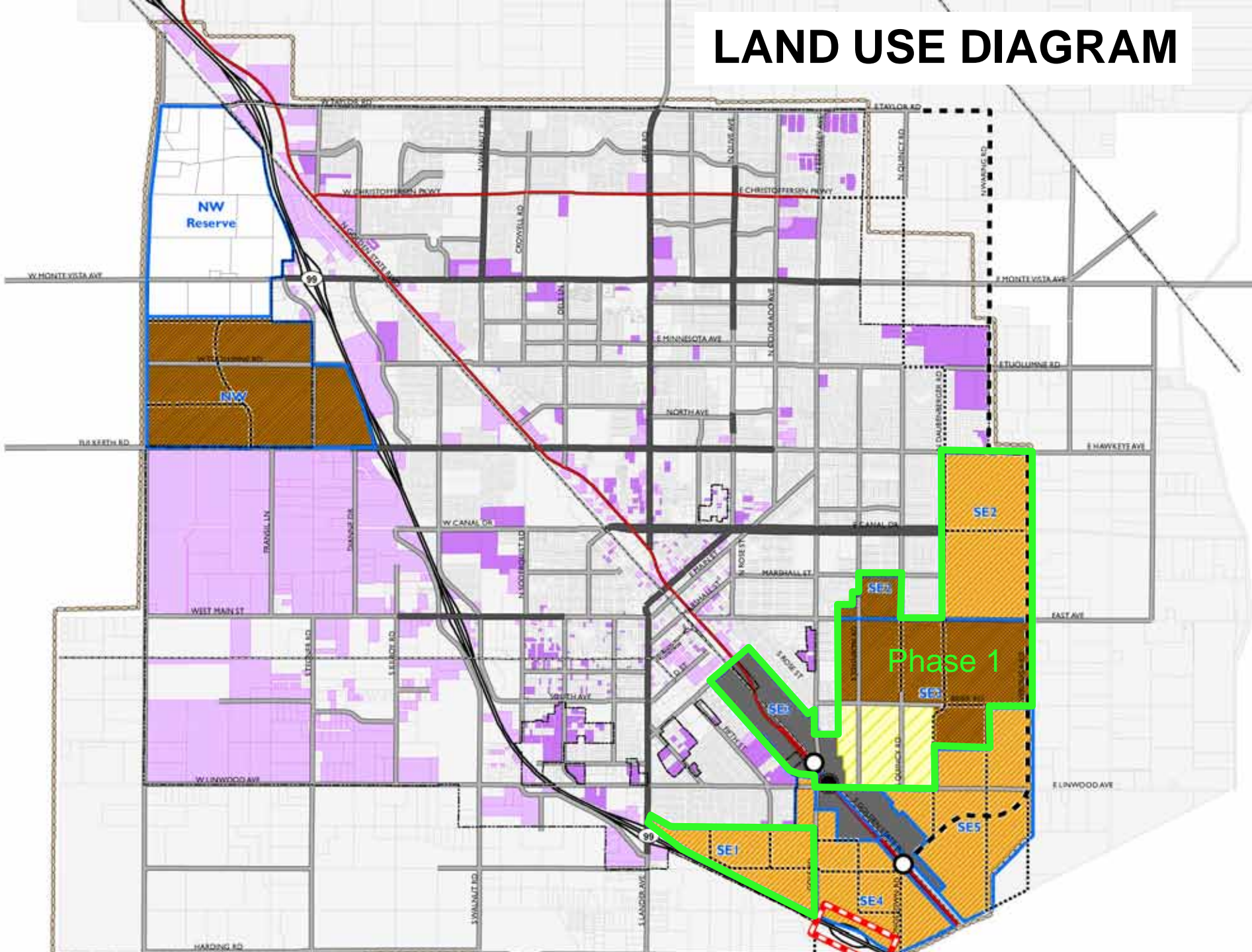
- New development will support Downtown
- Strong circulation system already exists
- Traffic improvements needed have the least cost
- Threshold for stopping development: need for new interchange
- Southeast Areas 1, 2, and 3

Housing units: 6,730

Average gross density: 9.1 units/acre

Plus Infill (3,000) = 9,730 units

LAND USE DIAGRAM



Continue in Southeast or Northwest

- Option 2A: Continue to fill out southeastern corner
3,780 housing units
7.6 units/acre
- Option 2B: Move to northwest
4,230 housing units
11.6 units/acre
- Ultimately, both 2A and 2B could be developed if growth demands it

Cumulative Housing Units

Approach 1: Highest Level of Projected Growth (125K)

- Southeast and Northwest
- Infill + Phase 1 + 2A + 2B = 17,740 units
 - *Meets high-end growth projection of 18,000 new households; would be covered in the EIR*

Approach 2: Lowest Level of Projected Growth (100K)





- Growth Area 1 in Southeast Only
- Infill + Growth Area 1 = 9,730 units
 - *New General Plan Update and EIR would be required after this growth builds out*

Cumulative Housing Units



Approach 3: Mid-Level of Projected Growth (113K)

- Southeast OR Northwest
- Infill + Phase 1 + 2A = 13,510 units
- Infill + Phase 1 + 2B = 13,960 units
 - *Both are close to midpoint growth projection of 15,000 new households*
 - *Would require an update to the General Plan and EIR concurrent with master planning phase for either option*




Land Use Diagram Legend

-  Low Density Neighborhood
(Minimum Average Density: 5 du/acre;
Maximum Average Density 20% Higher)
-  Compact Mixed Use Neighborhood
(Minimum Average Density: 8 du/acre;
Maximum Average Density 20% Higher)
-  Very Compact Mixed Use Neighborhood
(Minimum Average Density: 11 du/acre;
Maximum Average Density 20% Higher)
-  Non-Residential Only










Potential Infill Development Sites

-  Non-Residential Sites
-  Residential Sites

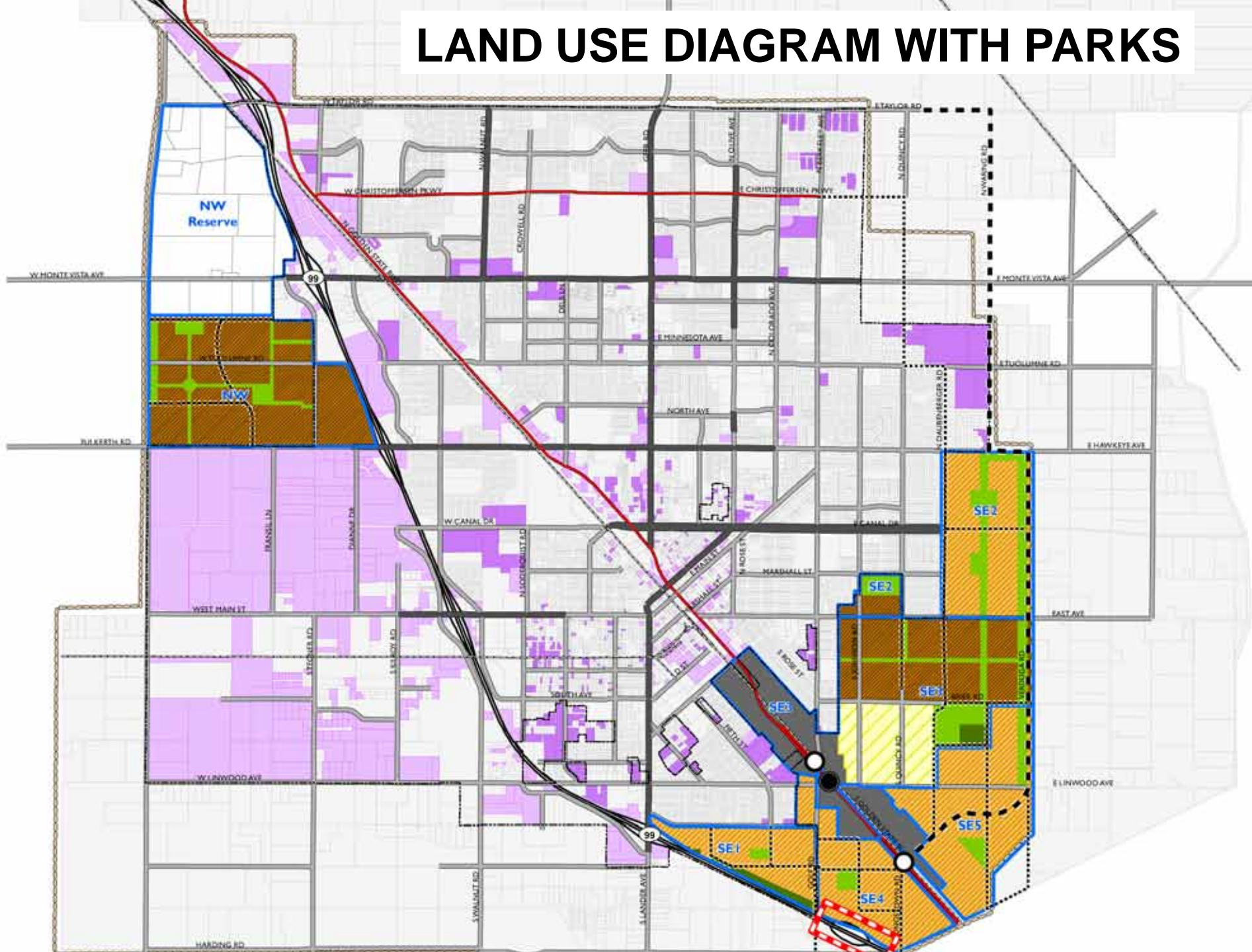
Boundaries

-  Potential Master Plan Areas
-  Study Area Boundary
-  City Limits & County Islands
















Circulation

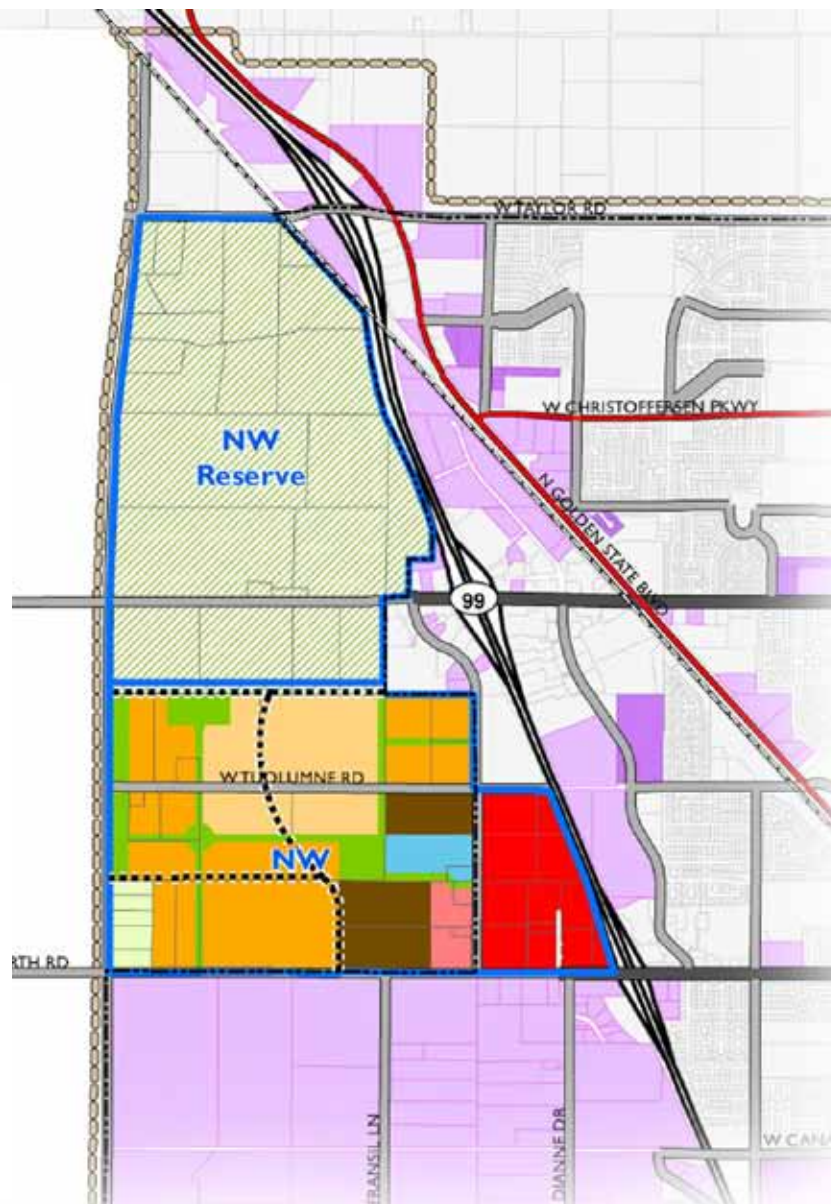
-  Freeway
-  Existing Expressway
-  Existing Arterial
-  Existing Collector
-  Proposed Arterial
-  Proposed Collector
-  Potential New Interchange Location
-  Railroad Over-Crossing
-  Railroad At-Grade Crossing

LAND USE DIAGRAM WITH PARKS



Conceptual Master Plan: NORTHWEST

-  Rural Residential (0.2-3 du/ac, 1.6 average)
-  Very Low Residential (0.2-3 du/ac, 1.6 average)
-  Low Residential (3-7 du/ac, 5 average)
-  Low-Medium Residential (5-10 du/ac, 7.5 average)
-  Medium Residential (7-15 du/ac, 11 average)
-  High Residential (15-30 du/ac, 22.5 average)
-  Heavy Commercial
-  Community Commercial
-  Neighborhood Center Mixed Use
-  Office
-  Industrial
-  Public
-  Park
-  Detention Basin
-  Urban Reserve



3. MASTER PLAN REQUIREMENTS

Master Plan Approach to New Development

- Preferred Plan delineates six new master plan areas
 - *Five in the southeast, one in the northwest*
- Current growth management policy to remain in place:
 - *All new development (besides infill) must be part of a master plan*
 - *A new master plan may not move forward until the previous one is at least 70% built out*

Requirements for New Master Plans

- 200-300 acres in size
- Future arterial/collector road locations defined
- Community park sites, multi-use trails, agricultural buffers included
- Rights of way, utilities, agricultural buffers contained within planning boundary
- “Neighborhood Center” location zoned and required
 - *Park, school, convenience shopping*
- Mix of housing types that will achieve minimum average density

Average Residential Densities

- Master Plan areas must achieve specified minimum average density
- Each will include a range of housing types and densities, which together will achieve *average* target

Neighborhood Type	Minimum Average Density	Maximum Average Density (20% higher)
Low Density Residential Neighborhood	5 du/ac	6 du/ac
Compact Mixed Use Neighborhood	8 du/ac	9.6 du/ac
Very Compact Mixed Use Neighborhood	11 du/ac	13.2 du/ac

New Schools Needed

- Five elementary schools
 - *Four in southeast*
 - *One in northwest*
- One to two middle schools
 - *One in southeast*
 - *Possibly one in northwest*
- One high school
 - *Southeast only*
- TUSD considering “super-campus” in southeast



4. CONCLUSIONS, RECOMMENDATIONS, AND NEXT STEPS

Major Conclusions

- Proposed Preferred Land Use Plan supports compact development at the least cost
- Allows for development in southeast first, and then southeast and/or northwest depending on feasibility
- Phasing plan allows ~10,000 housing units to move forward (Growth Area 1) with moderate freeway interchange improvements (further change will require higher-cost interchange improvements)
- Continuing successful growth management policy will result in well-planned, efficient new neighborhoods with amenities for residents

Possible Approaches to Selecting a Preferred Land Use Plan

Approach 1	All master plans (Growth Areas 1 and 2) evaluated in the EIR	17,740 units	125K population
Approach 2	Only Growth Area 1 evaluated in the EIR	9,730 units	100K population
Approach 3	Growth Area 1 and growth capacity equivalent to either Option 2A or 2B of Growth Area 2 in the EIR (<i>General Plan to be amended at a future date to include either Option 2A or 2B</i>)	13,960 units	113K population

Staff Recommendation

1. Include both Growth Areas 1 and 2 (Southeast Master Plan Areas 1 thru 5 and Northwest Master Plan) in preferred land use plan, giving priority to development of Growth Area 1 (SE Master Plans 1 thru 3)

2. Select either:
 - *Approach 1: Include all master plans (Growth Areas 1 and 2) in the EIR*

-OR-

 - *Approach 3: Include Growth Area 1 and growth capacity equivalent to either Option 2A or 2B of Growth Area 2 in the EIR*

Next Steps

- Tonight:
 - *City Council and Planning Commission feedback on the Preferred Land Use Plan*
 - *City Council authorization to move forward*
- Fall 2010:
 - *Decision on regional commercial use location(s)*
 - *Meet with key focus groups, such as economic development community*
 - *Draft General Plan for Staff Review*
- Winter 2010/2011:
 - *Draft General Plan and EIR for Public Review*

THE CITY OF TURLOCK



General Plan Update and EIR

DYETT & BHATIA

Urban and Regional Planners

In association with

Economic & Planning Systems, Economic and Fiscal Consultants

Omni-Means, Engineers and Planners

West Yost Associates, Consulting Engineers

Charles Salter Associates, Noise Consultants