

# 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

## Turlock Growth Alternatives

January 7, 2010

# Project Status

- Existing Conditions and Key Issues Report
- Community Outreach
- Housing Element Second Draft complete in response to HCD; CEQA comment period begun
- Concept Alternatives for General Plan Land Use: feedback from Planning Commission + City Council
- Community Meetings - Alternatives: January 2010
- Preferred Plan and Key Policies
- Draft General Plan
- Draft EIR
- Public Hearings

# Next Steps

## Alternatives

- Focus groups for Alternatives:
  - *January 7 (Expansion) and January 28, 2010 (Infill)*
- Community Workshop on Alternatives:
  - *January 28, 2010*
- Planning Commission and City Council Meetings:
  - *February or March 2010*

## Housing Element

- Planning Commission Public Hearing: *Jan. 7, 2010*
- City Council Public Hearing: *Feb. 9, 2010*

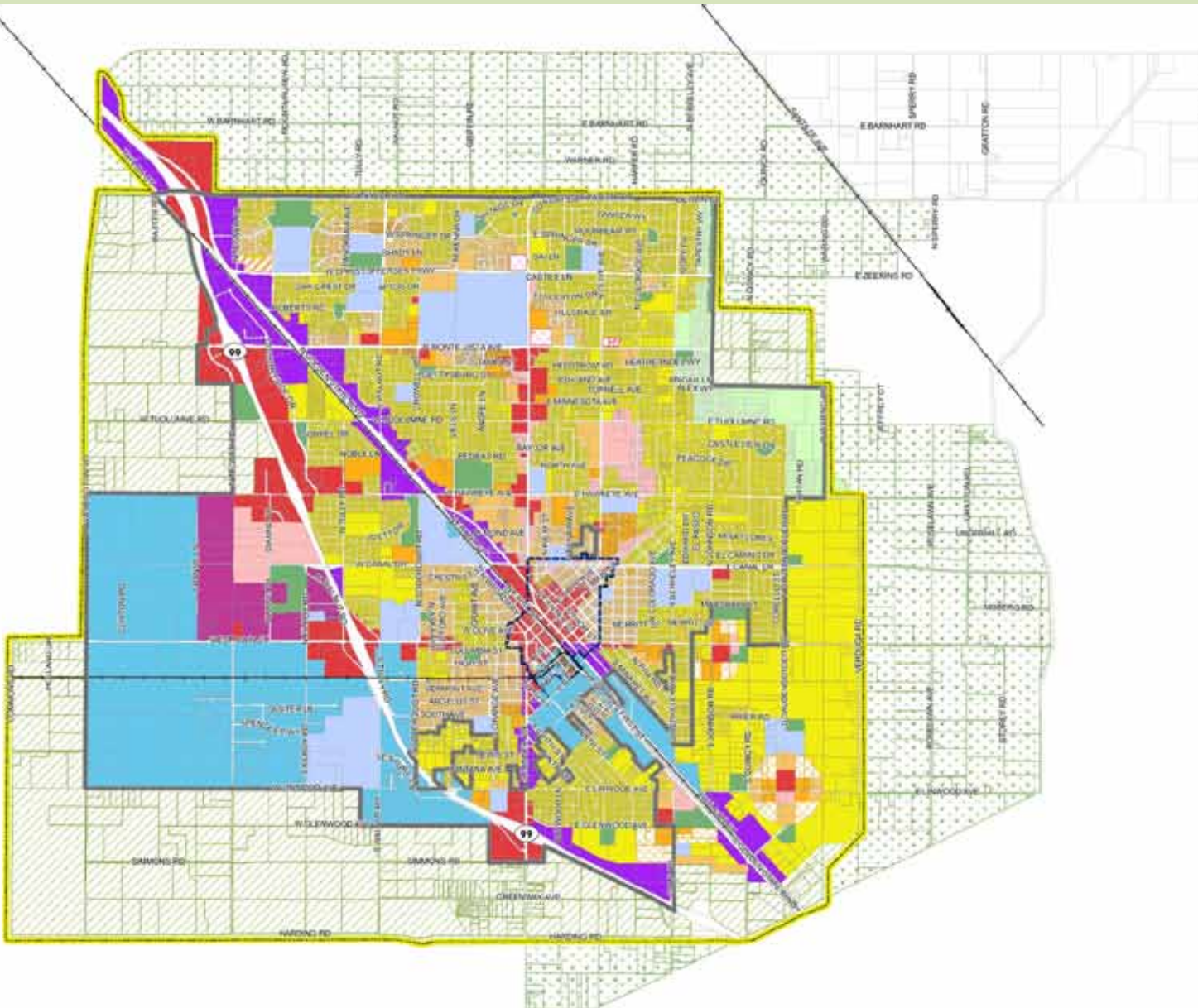
# Plan Alternatives: Questions to Consider

1. What are your comments on the four alternatives presented?
2. Which of the alternatives do you prefer; if none, what other alternative would you like to see?
3. What are your thoughts on the proposed locations for new neighborhood centers?
4. What are your thoughts on the parks concepts?

# EXISTING CONDITIONS AND KEY ISSUES REPORT:

Recap of Key Findings Related to  
Future Growth

# CURRENT GENERAL PLAN



## City of Turlock General Plan

- A - Agriculture
- BP - Business Park
- CC - Community Commercial
- CC or O
- HC - Heavy Commercial
- HDR - High Density Residential
- HDR or HC or I
- I - Industrial
- LDR - Low Density Residential
- LDR or MDR
- MDR - Medium Density Residential
- O - Office
- O HDR - Office or High Density Residential
- P - PARK
- PUB - Public
- UR - Urban Reserve
- VLDR - Very Low Density Residential
- Downtown Overlay Districts
- Planning Boundary
- City Limits & County Islands



0 0.25 0.5 1 Miles

Source: General Plan data, City of Turlock, 2002;  
Planning boundary data, Dyett and Bharla, 2008;  
Map base data, City of Turlock, 2008.

February 10, 2009

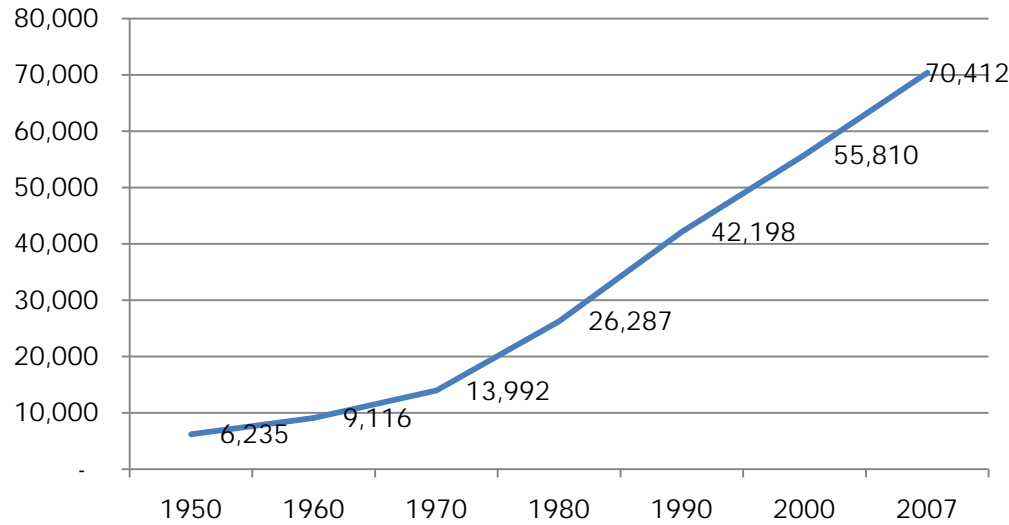
# MAJOR EMPLOYMENT DESTINATIONS AND TRAFFIC VOLUMES





# Turlock Historic Growth Trends; New Projected Population of 115,000 by 2030 (2.3%)

Total Population



	1950	1960	1970	1980	1990	2000	2007
Total Population	6,235	9,116	13,992	26,287	42,198	55,810	70,412
Annual Rate of Growth, by decade		3.9%	4.4%	6.5%	4.8%	2.8%	2.4%
Annual Rate of Growth, Cumulative							4.3%

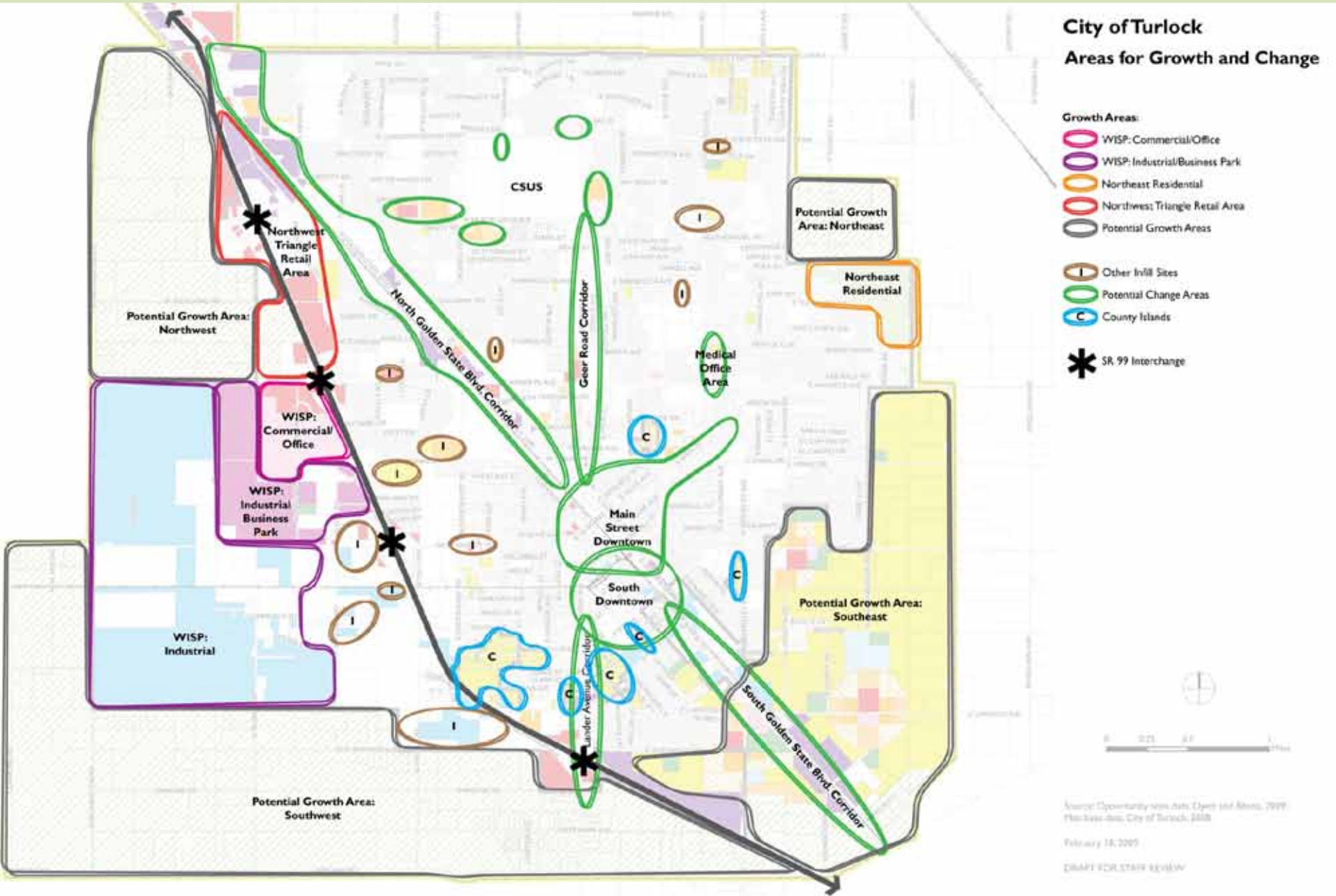
# Population and Employment Projections

- Developed based on historical data, current city and county trends, and projection data sources
- Low End:
  - 36,000 new residents; 17,000 new jobs
- High End:
  - 53,000 new residents; 35,000 new jobs
- Midpoint – the General Plan growth assumption:
  - 45,000 new residents (about 15,000 housing units)
  - 2.3% growth rate
  - Total population of 115,000 by 2030
  - Jobs – 23,000 new jobs (total of 52,000 by 2030)

# Growth Projections and Growth Capacity

- Approximately 3,800 acres vacant or under-utilized land in the Planning Area under the existing General Plan, (not including 4000 acres in Urban Reserve)
- Capacity for new development, if built out according to current General Plan designations :
  - Residential: 7,000 to 11,000 new housing units  
**Compared to demand for 15,000 Units by 2030**
  - Non-Residential: approximately 23 million square feet of office, retail, and industrial space  
**Compared to 9.6 million square feet of demand**  
**More than enough to meet demand for 25 years**

# AREAS FOR GROWTH AND CHANGE





# Turlock Tomorrow – Accomplishments by 2030

- **Job growth/Economic Development** – good jobs, WISP fully developed, Downtown revitalized, City revenues
- **Resource and Agriculture Preservation, Sustainability** – Ag buffer, city grows up not out, hold the northern boundary, **bike system, walking paths**, green building
- **Small Close-Knit Community** – small town feel, good place to raise a family, a community for all ages
- **Entertainment, Recreation** – places for teens (no car), entertainment destination, recreational amenities
- **Low Crime/High Quality of Life** – no bad parts of town, lowest crime rate, end homelessness and gangs

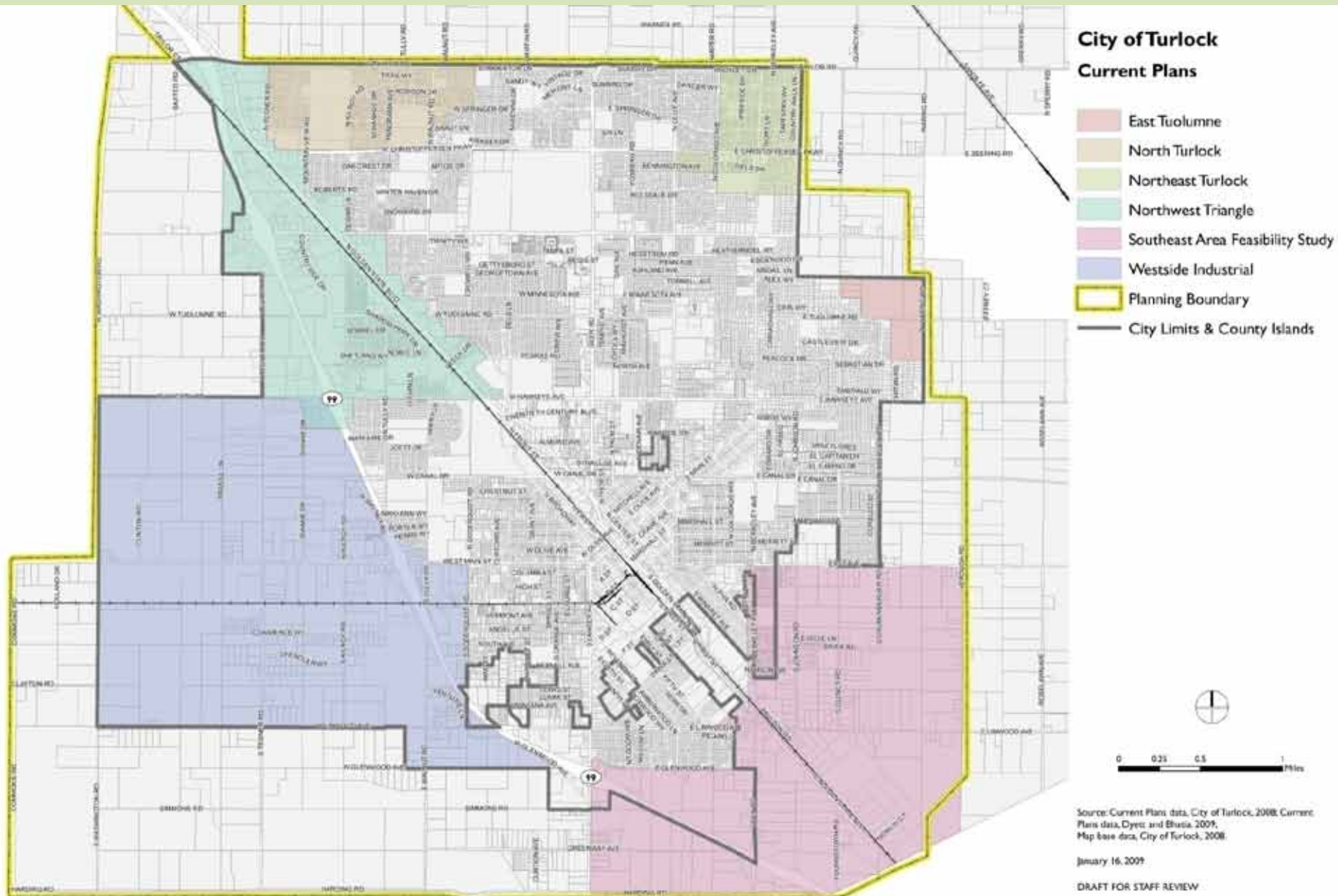
# FUTURE RESIDENTIAL NEIGHBORHOODS CONCEPTS

Master Plans

Housing Needs

Compact Neighborhoods

# EXISTING MASTER PLAN AREAS



# North Turlock Master Plan Areas



# New General Plan Approach: Master Plans for Growth Areas

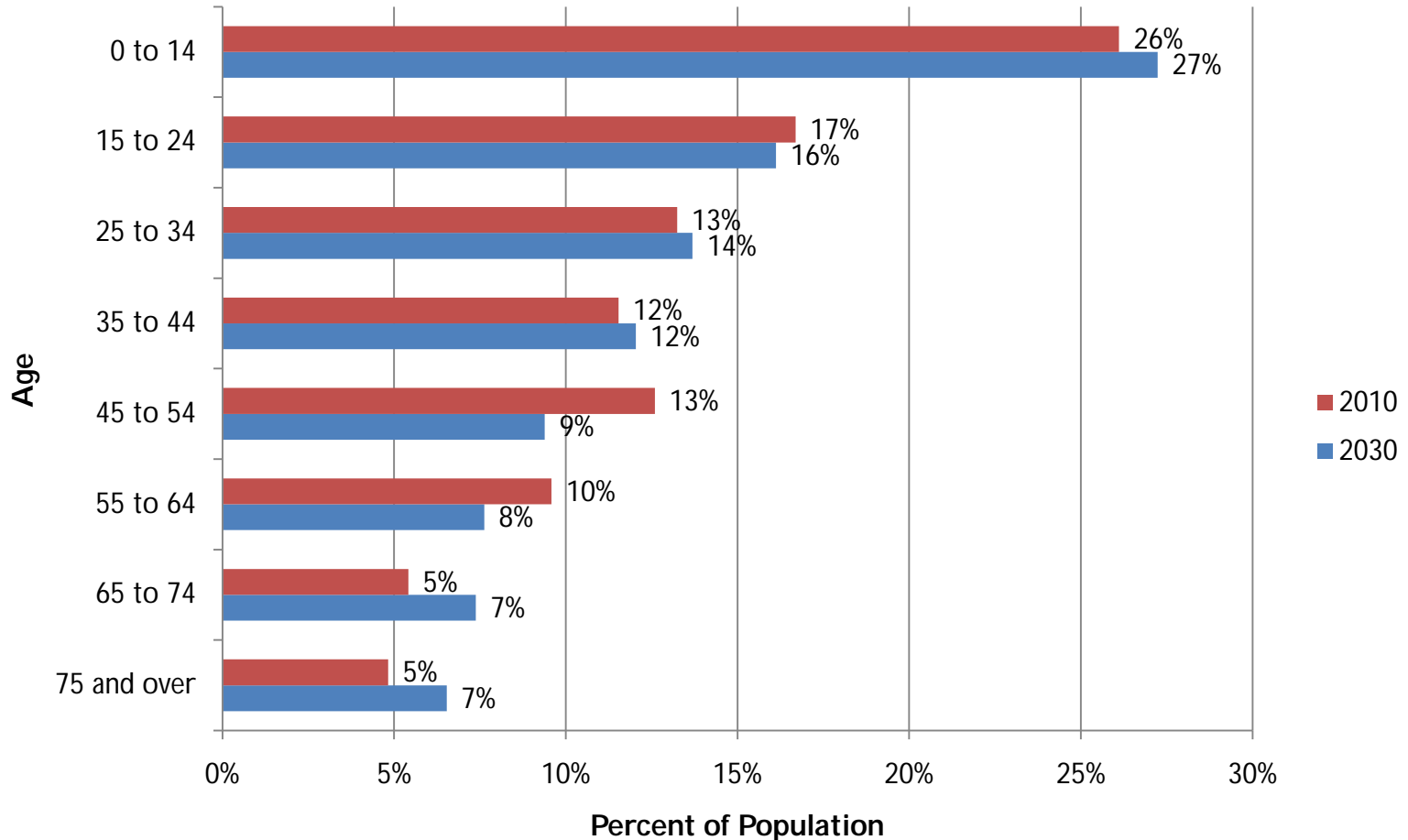
- Plan will identify new master plan areas for residential neighborhoods,
- Rather than land uses for each parcel, the plan will establish City requirements for each master plan area:
  - Mix of uses – housing, neighborhood center, school
  - Average density and mix of housing types
  - Circulation system – street, bicycle, pedestrian
  - Neighborhood Center location, use mix, public spaces
  - Parks and Schools: types, amounts, locations

# New General Plan Approach: Master Plans for Growth Areas

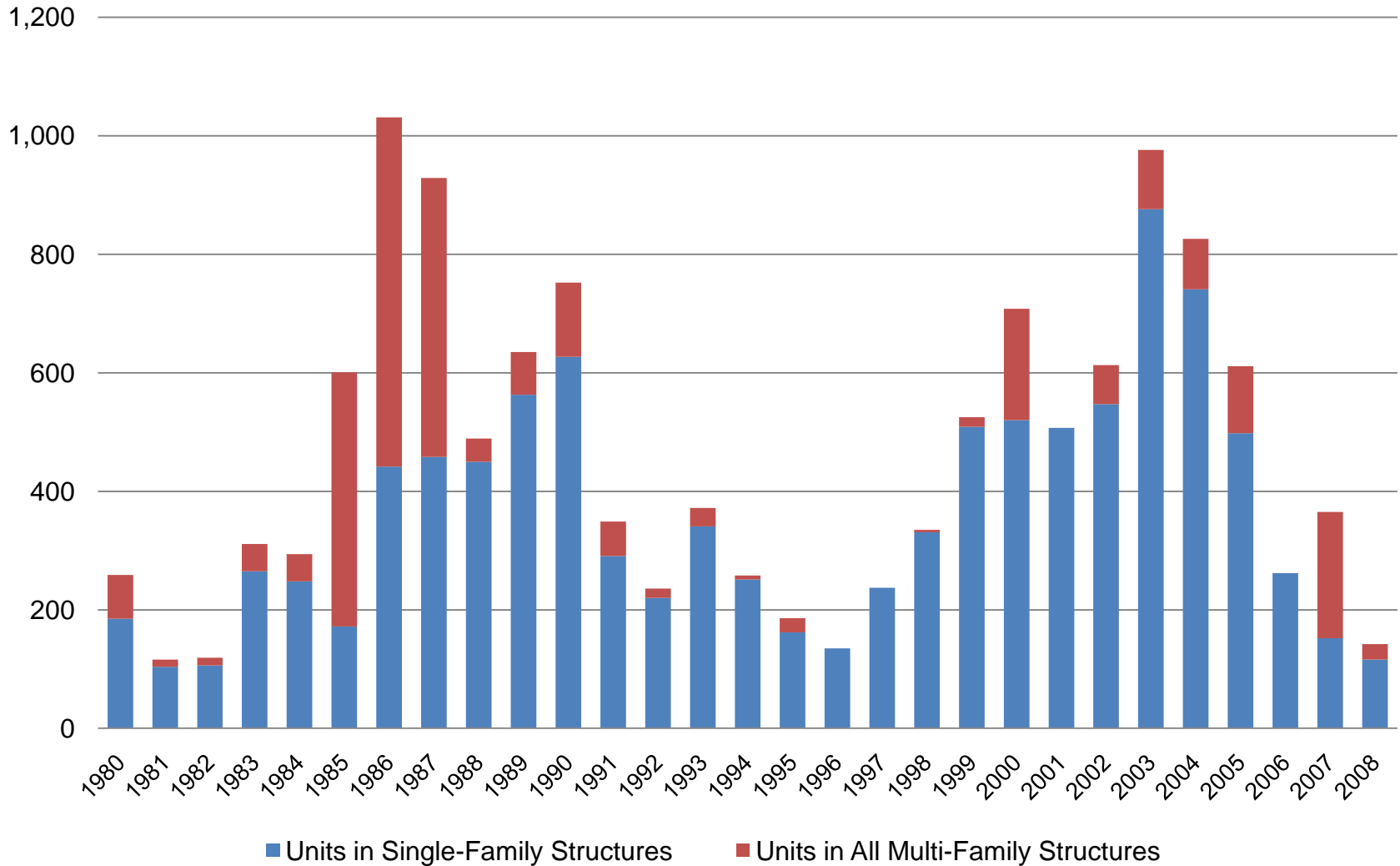
- Master plan areas are typically 200-300 acres in size, to support infrastructure in logical phases
- Provides flexibility for developers, and ensures that city goals and vision are achieved.

# Projected Population Age Cohorts

## City of Turlock, 2010 and 2030



# Single- and Multi-Family Building Permit Issuances

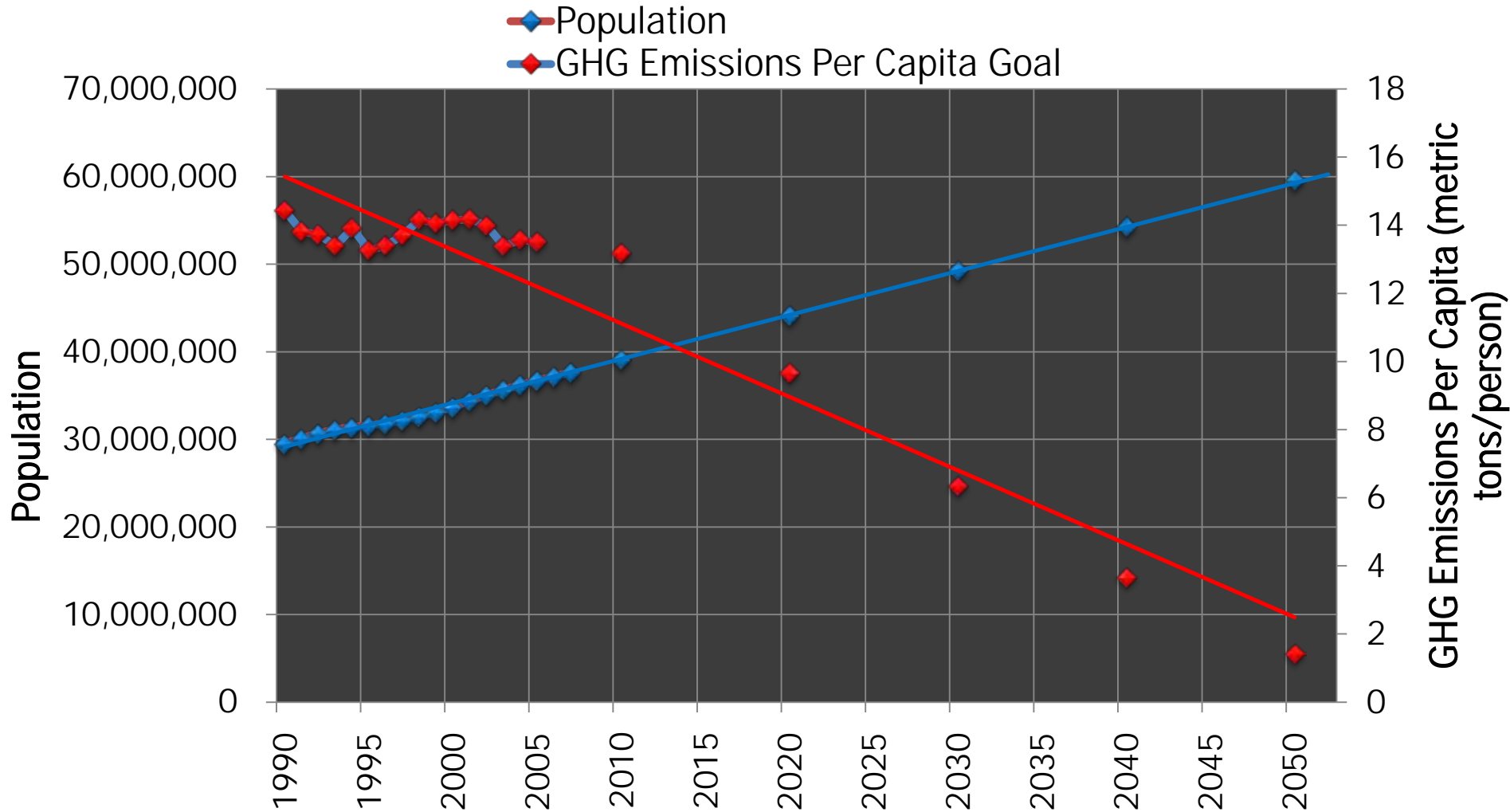


# Implications for Future Housing Types

- Different age groups prefer different types of housing
- Seniors (over 65) and young singles are the growing age groups, and they need smaller household types.
- Most of Turlock's recent building has been single family detached homes; there is a shortage of small-lot single family, townhomes, and multi-family housing types
- Based on building history and population changes, approximately 50% of new housing should be multifamily to meet future demographic needs

# State Mandates: Reduce Greenhouse Gas Emissions (even as population grows)

## CA Population and Per Capita GHG Emissions Reductions (1990 – 2050)



# FARMLAND



## City of Turlock Farmland

- Grazing Land
- Unique Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- City Limits & County Islands



0 0.25 0.5 1 Miles

Source: Farm data, California Department of Conservation, 2006;  
Map base data, City of Turlock, 2008.

# Housing Needs and Environmental Goals: **Compact Residential Neighborhoods**

- Changing demographics
  - *Turlock's aging population demands smaller, more compact housing types.*
- State mandates for reducing greenhouse gases
  - *Compact development makes auto trips shorter, and allows more walking and bicycle trips (for example for kids to school).*
- Conservation of agricultural land
  - *Compact development requires less conversion of farmland.*

# Single Family – 50%



# Townhomes, Apartments, Senior Housing, Condos – 50%



# Compact Residential Neighborhoods

- Greater mix of housing types: include small-lot single family, townhomes, condos, apartments, and senior housing, in addition to single-family homes
- More pedestrian connections and bicycle trails – to schools, parks, shopping areas
- Neighborhood Center with a mix of uses – retail shops, small office, school, parks, multi-family housing
- Parks within walking distances of all residences
- Average density of 7-12 units per acre, compared to 5.6 units per acre average in Turlock (citywide)

# FUTURE DEVELOPMENT AREAS: Expansion Areas and Infill Sites

# PLANNING BOUNDARIES



## City of Turlock Planning Boundaries

- Study Area Boundary
- Planning Boundary - 2002 General Plan
- Primary Sphere of Influence
- Secondary Spheres of Influence
- City Limits & County Islands

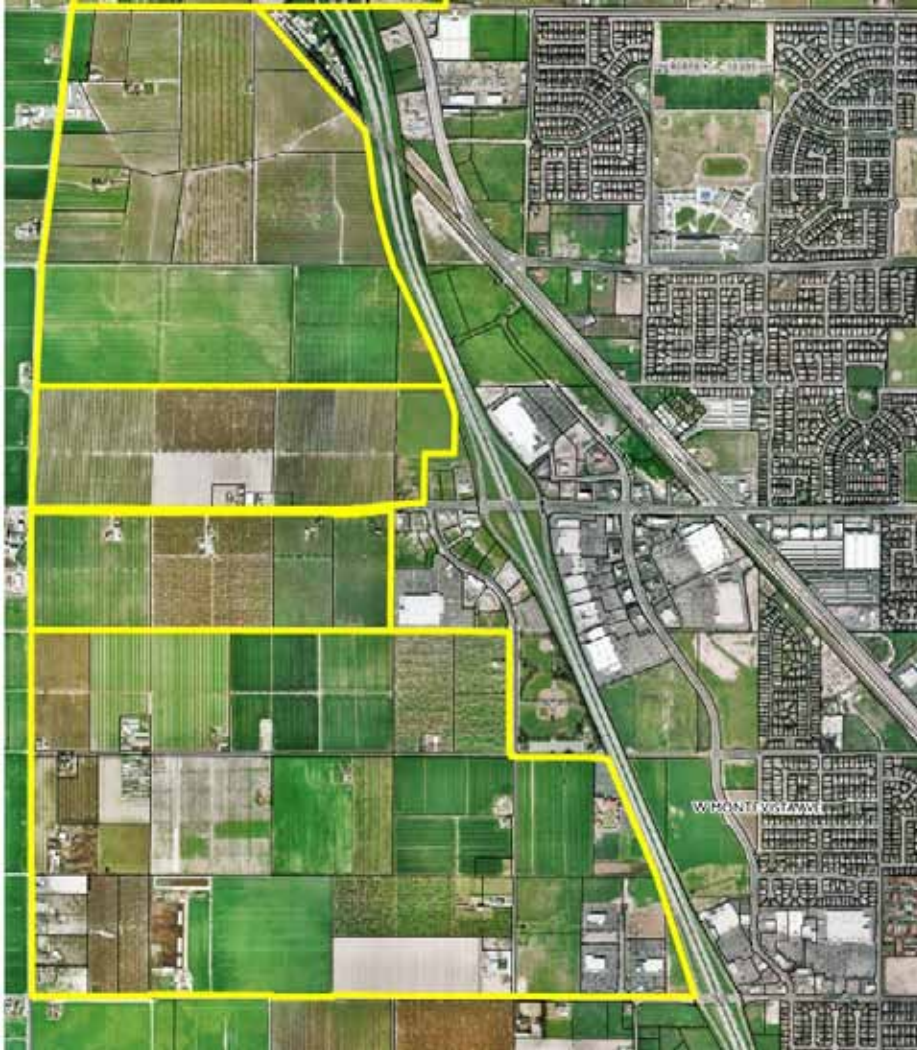


Source: Sphere of influence data, City of Turlock, 2008.  
Map base data, City of Turlock and County of Stanislaus, 2008.

# EXPANSION AREAS

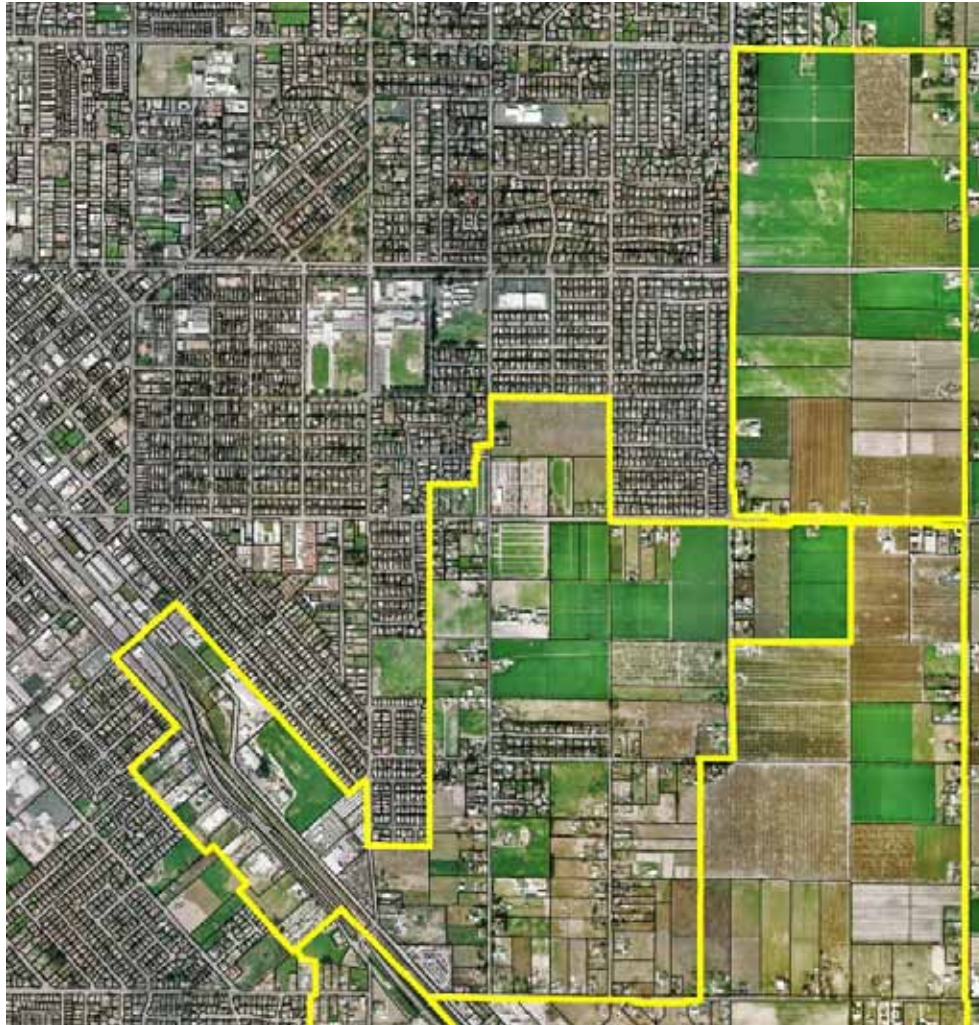


# Expansion Areas: Aerial Photographs



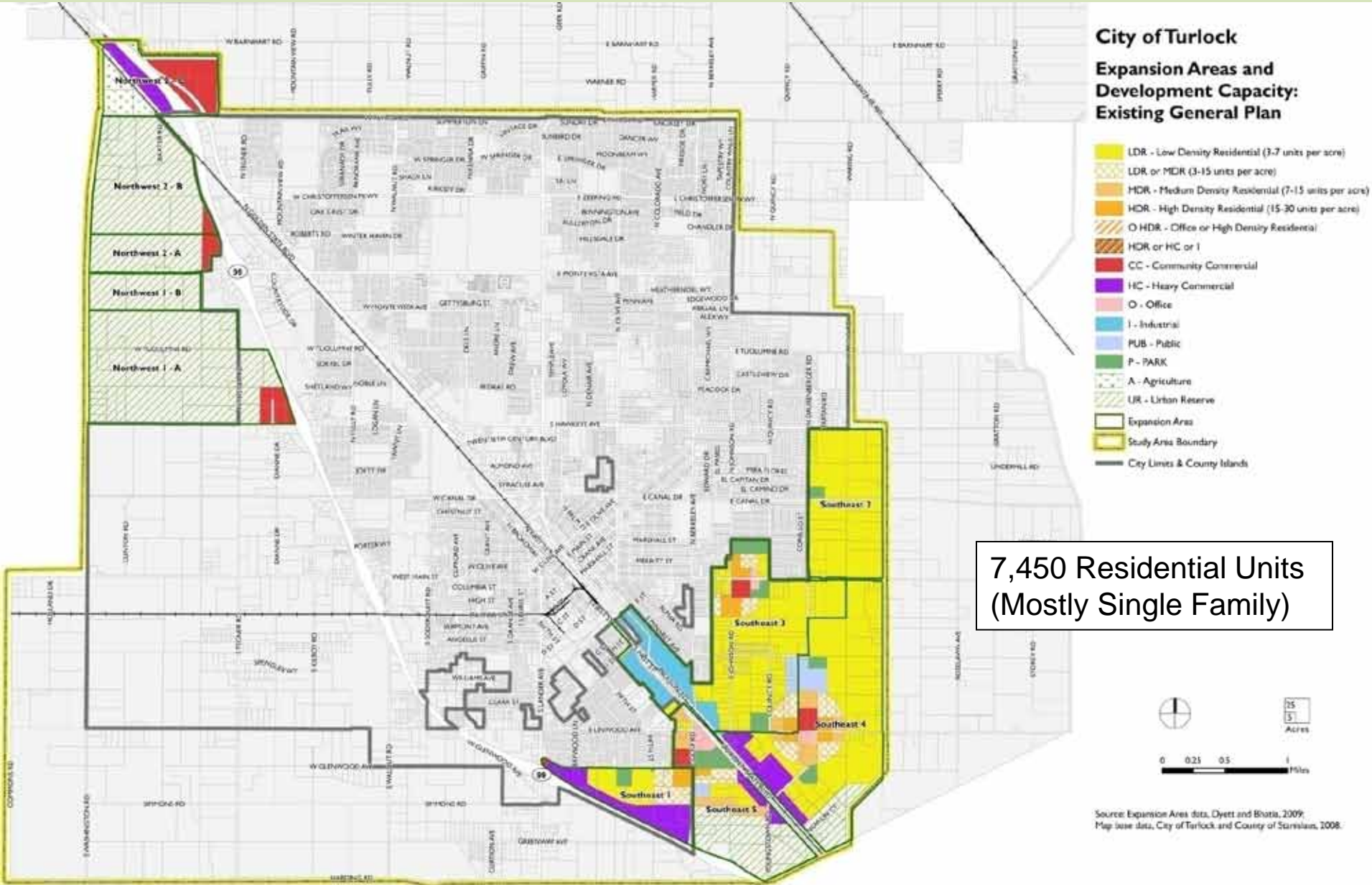
The Northwest consists mainly of large agricultural parcels

# Expansion Areas: Aerial Photographs



The Southeast has a mix of large agricultural parcels and smaller “ranchettes”

# EXPANSION AREAS: CURRENT GENERAL PLAN

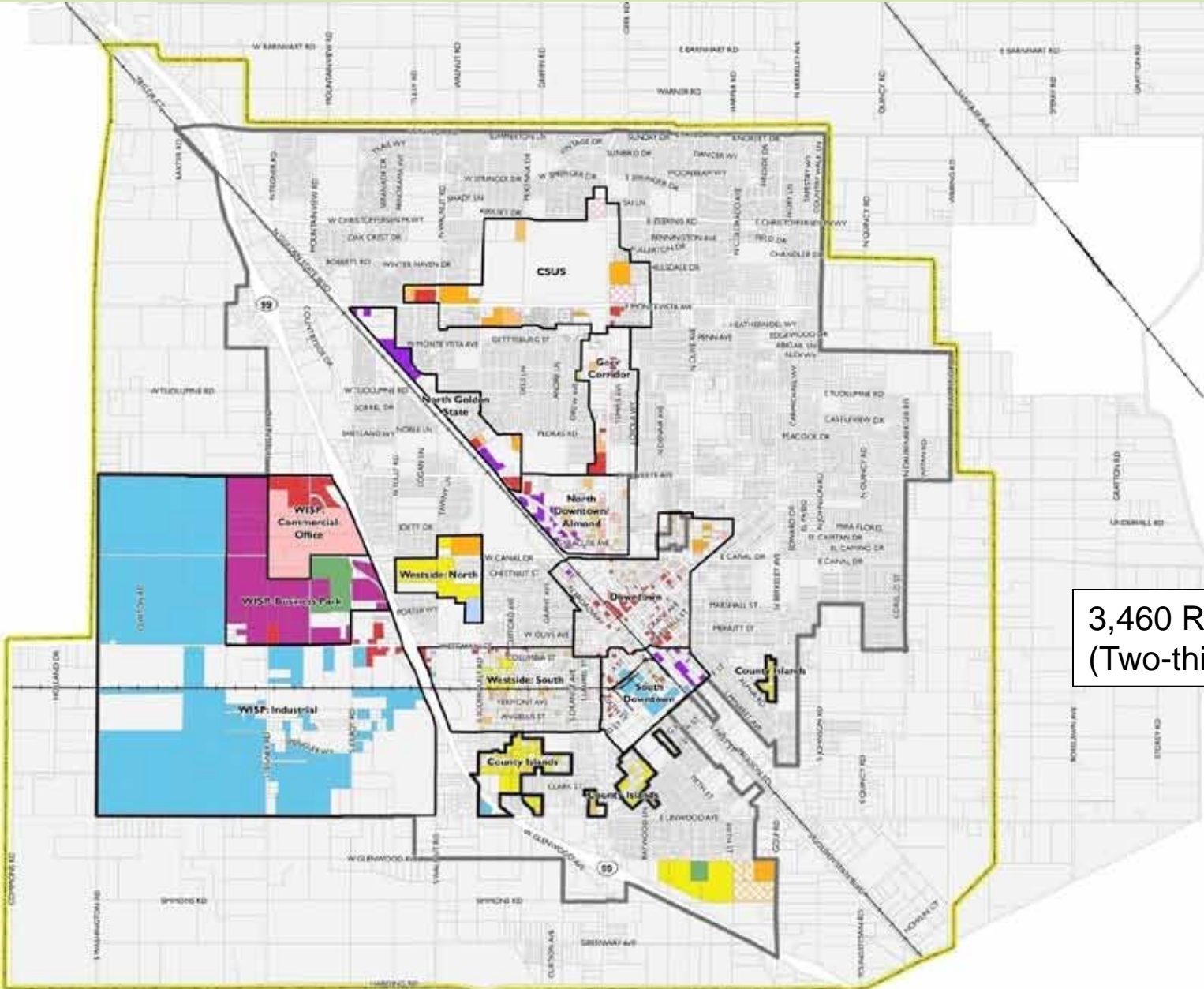


Source: Expansion Area data, Dyett and Bhatia, 2009; Map base data, City of Turlock and County of Stanislaus, 2008.

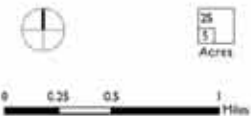
# INFILL AREAS: CURRENT GENERAL PLAN

**City of Turlock**  
**Infill Sites and**  
**Development Capacity:**  
**Existing General Plan**

-  Infill Area
-  Planning Area Boundary
-  City Limits & County Islands





















3,460 Residential Units  
(Two-thirds Multi-family)



Source: Infill Areas data, Dyett and Bhutta, 2009;  
Map base data, City of Turlock and County of Stanislaus, 2008.

**FOUR CONCEPT ALTERNATIVES**  
**15,000 Residential Units**

# Legend for Alternatives

-  Very Low Density Residential (0.6-3 du/ac)
-  Low Density Residential (3-7 du/ac)
-  Low-Medium Density Residential (5-10 du/ac)
-  Medium Density Residential (7-15 du/ac)
-  High Density Residential (15-30 du/ac)
-  Heavy Commercial (0.35 FAR)
-  Community Commercial (0.25 FAR)
-  Community Commercial or Office (0.35 FAR)
-  Office (0.35 FAR)
-  Neighborhood Center Mixed Use (0.25 FAR, 15 du/ac)
-  Office or High Density Residential (0.35 FAR, 15-30 du/ac)
-  Public
-  Park
-  Urban Reserve
-  Potential Infill Development Sites
-  Study Area Boundary
-  Proposed Streets
-  City Limits and County Islands

# ALTERNATIVE A: SOUTHEAST ONLY

**TOTAL UNITS: 15,100**  
**AVERAGE DENSITY: 8.0 du/ac**

**Infill: 5,000**  
**Units**

*Note: Neighborhood Shopping Center at East & Johnson may work better at Hawkeye and Daubenberger, based on infill development locations and high density north of East Ave.*

**SE2: 2,800 Units**  
**11.0 du/ac**

**SE3: 2,800 Units**  
**7.5 du/ac**

**SE4: 2,800 Units**  
**7.0 du/ac**

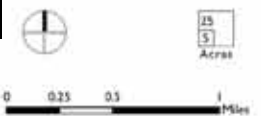
**SE5: 1,000 Units**  
**7.7 du/ac**

**SE1: 700 Units**  
**7.7 du/ac**

## City of Turlock

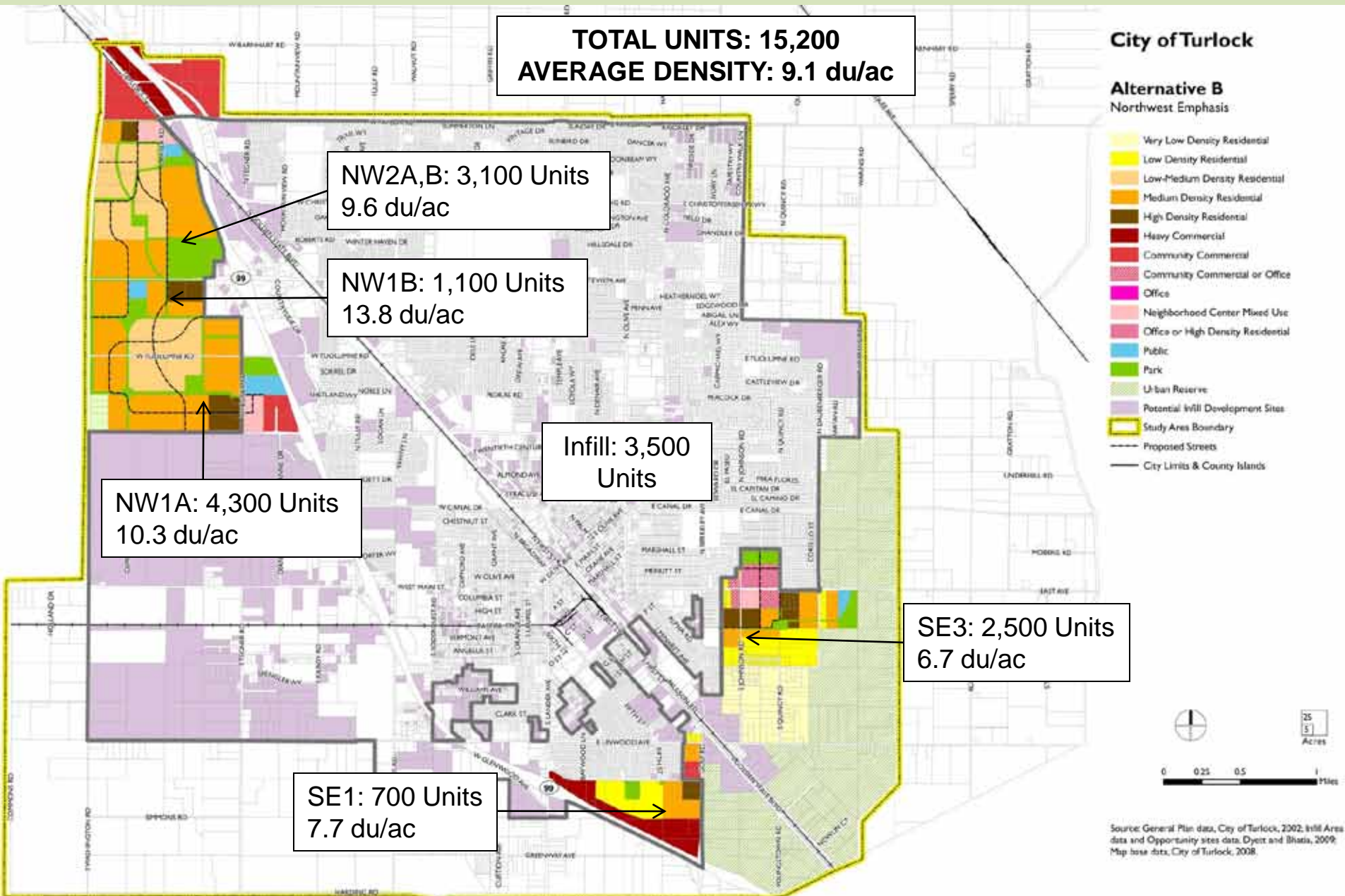
### Alternative A Southeast Only

- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Heavy Commercial
- Community Commercial
- Community Commercial or Office
- Office
- Neighborhood Center Mixed Use
- Office or High Density Residential
- Public
- Park
- Urban Reserve
- Potential Infill Development Sites
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Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyess and Ehtala, 2009; Map base data, City of Turlock, 2008.

# ALTERNATIVE B: NORTHWEST EMPHASIS



# ALTERNATIVE C: MOST COMPACT

**TOTAL UNITS: 15,100**  
**AVERAGE DENSITY: 9.0 du/ac**

**Infill: 5,000**  
**Units**

**City of Turlock**

**Alternative C**  
**Most Compact**

- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Heavy Commercial
- Community Commercial
- Community Commercial or Office
- Office
- Neighborhood Center Mixed Use
- Office or High Density Residential
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**SE2: 2,800 Units**  
**11.0 du/ac**

**NW1A: 4,200 Units**  
**10.1 du/ac**

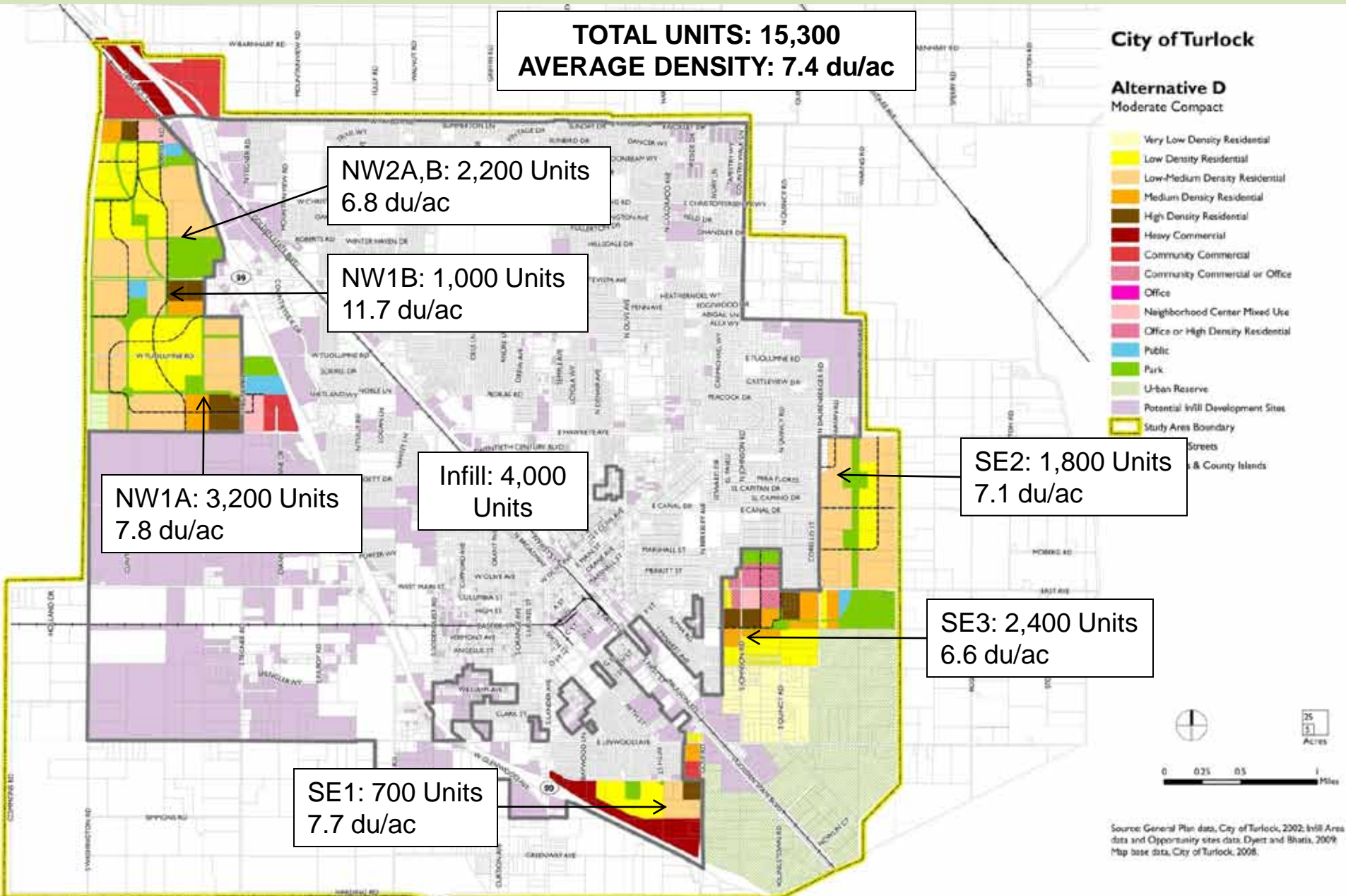
**SE3: 2,400 Units**  
**6.6 du/ac**

**SE1: 700 Units**  
**7.7 du/ac**

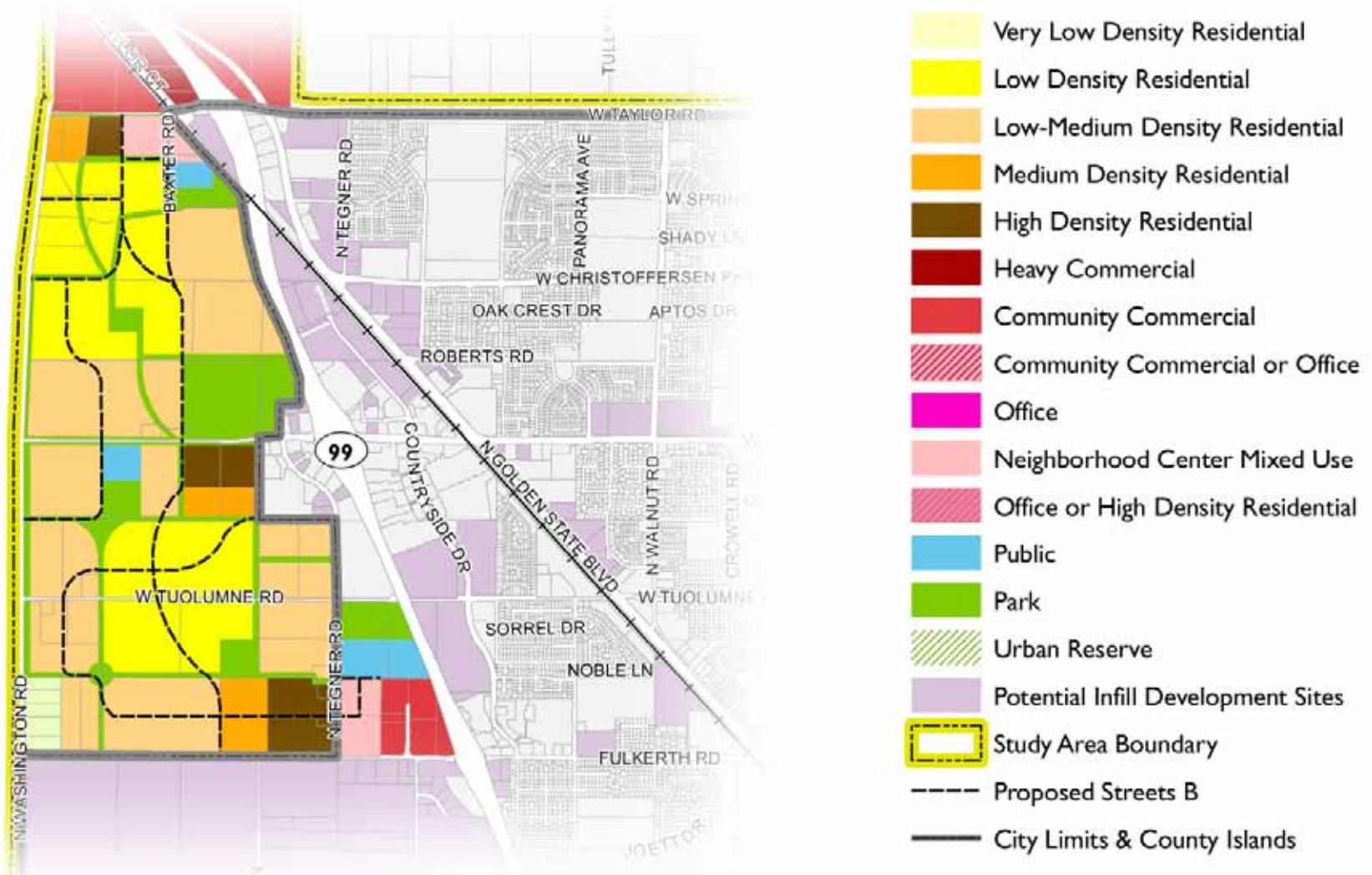


Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyeit and Bhatia, 2009; Map base data, City of Turlock, 2008.

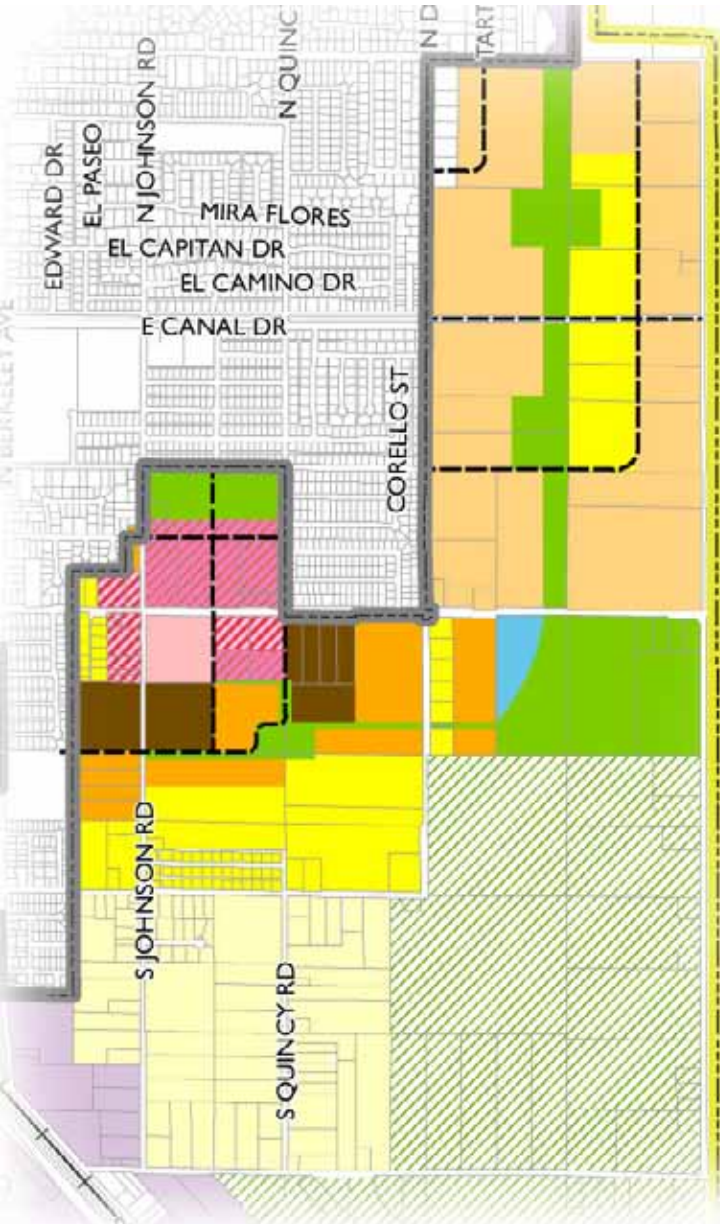
# ALTERNATIVE D: MODERATE COMPACT



# Illustrative Master Plan Sketches: Northwest

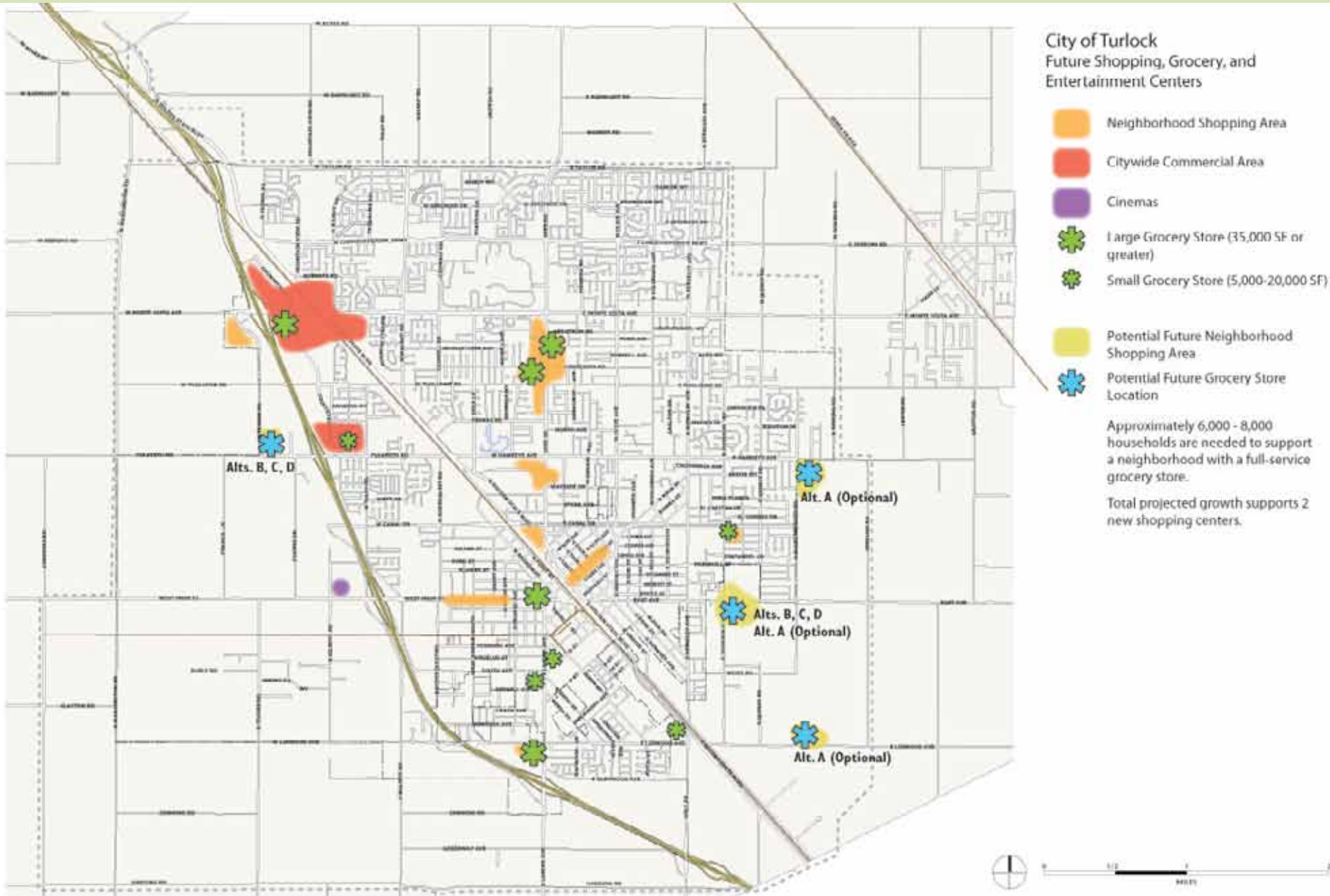


# Illustrative Master Plan Sketches: Southeast



- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Heavy Commercial
- Community Commercial
- Community Commercial or Office
- Office
- Neighborhood Center Mixed Use
- Office or High Density Residential
- Public
- Park
- Urban Reserve
- Potential Infill Development Sites
- Study Area Boundary
- Proposed Streets B
- City Limits & County Islands

# NEIGHBORHOOD SHOPPING CENTER LOCATIONS



# Alternatives Residential Buildout Comparison

	Average Density (gross du/ac)	Estimated Percent Single Family Homes
A: Southeast Only	8.0	35-40%
B: Northwest Emphasis	9.1	30-35%
C: Most Compact	9.0	30-35%
D: Moderate Compact	7.4	50-60%

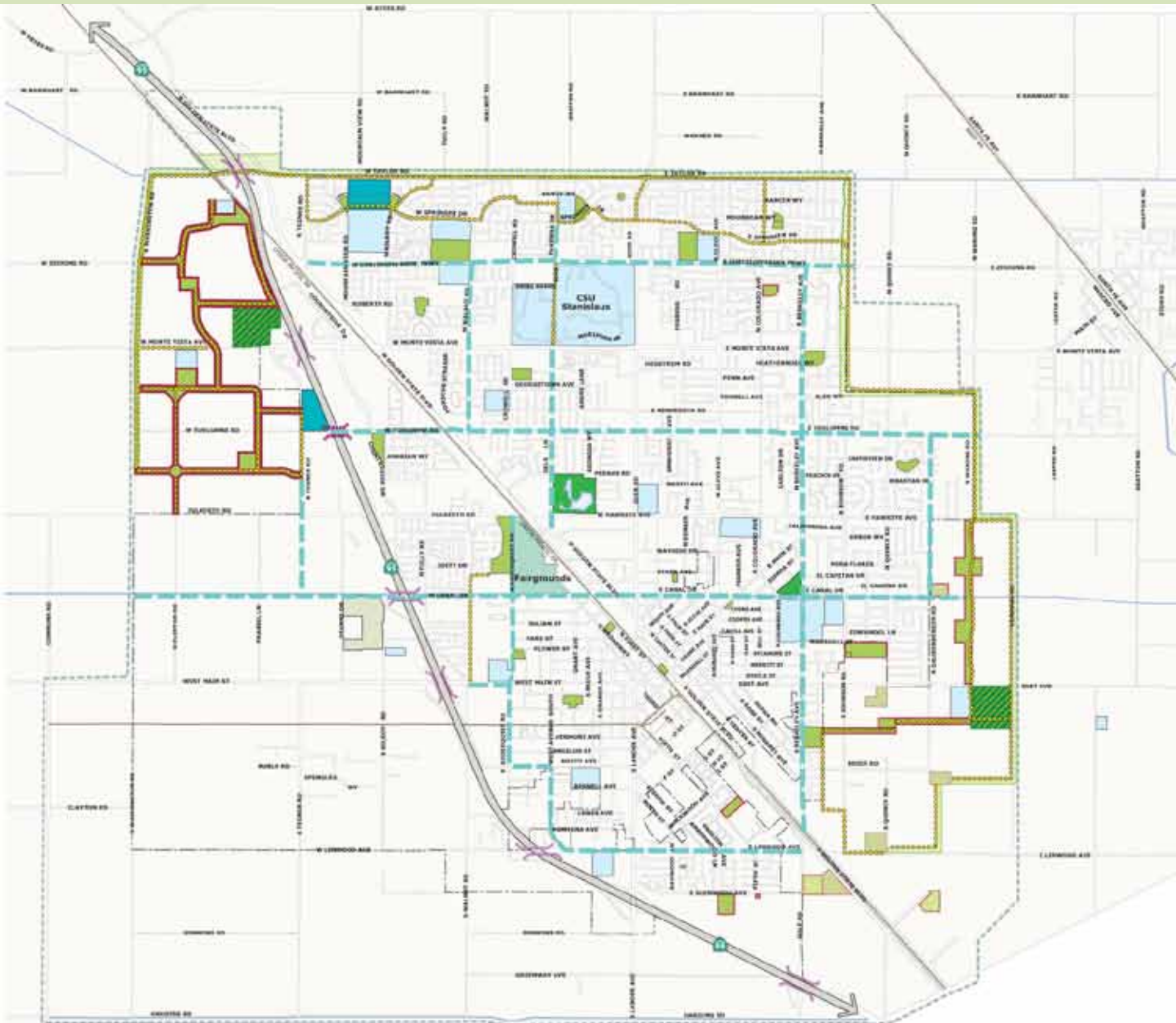
# Shopping Center Locations and Support

	Neighborhood Shopping Center Considerations
A: Southeast Only	Support for two new centers in the southeast; there are numerous options for locations
B: Northwest Emphasis	Full support for shopping center in northwest; lighter support for center in southeast
C: Most Compact	Full support for center in southeast; lighter support for center in northwest
D: Moderate Compact	Good support for one center in northwest and one center in southeast

# Potential Roadway Improvements Comparison

	Potential Roadway Improvements Needed
ALL ALTERNATIVES	Planned upgrades to existing Fulkerth, West Main, and Lander interchanges
A: Southeast Only	New southeast interchange necessary for full buildout of sub-areas 4 and 5
B: Northwest Emphasis	Improvements to Taylor and Monte Vista interchanges likely
C: Most Compact	None beyond what is planned, unless regional growth triggers southeast interchange
D: Moderate Compact	Improvements to Taylor and Monte Vista interchanges likely; southeast interchange if triggered by regional growth

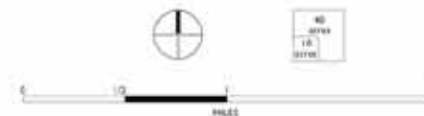
# PARKS AND TRAILS CONCEPTS: Proposal



## City of Turlock Parks and Trail Concepts

- Pedestrian/Bike Trails
- Green Streets: Streets with landscaping and continuous bike routes (Class I or II)
- Existing Community Park
- Proposed Community Park
- Existing Neighborhood Park
- Proposed Neighborhood Park
- Proposed Neighborhood Park included only in Alternative D
- General Plan-designated Park Alternative locations proposed
- Community Sports Facilities
- Fairgrounds
- Undeveloped Park with Detention Basin
- School
- Greenbelt (Linear Park)
- Proposed Greenbelt (Linear Park)
- Existing Underpass/Overpass
- Proposed Overpass
- Planning Area

- Notes:
- Future park locations are shown only diagrammatically. The amount and location of future parks will depend on master plans for areas selected for growth.
  - New community parks will include some sports fields.



# Park System Concepts

## Distributed Neighborhood Parks



## Large Community Parks



## Parks and Neighborhood Centers



## Linear Park System



# Questions to Consider

1. What are your comments on the four alternatives presented?
2. Which of the alternatives do you prefer; if none, what other alternative would you like to see?
3. What are your thoughts on the proposed locations for new neighborhood centers?
4. What are your thoughts on the parks concepts?

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