

To: StanCOG
From: Jim Damkowitch and Makinzie Clark
Re: STANCOG 2018 RTP/SCS Scenario Development Methodology
Date: May 9, 2018

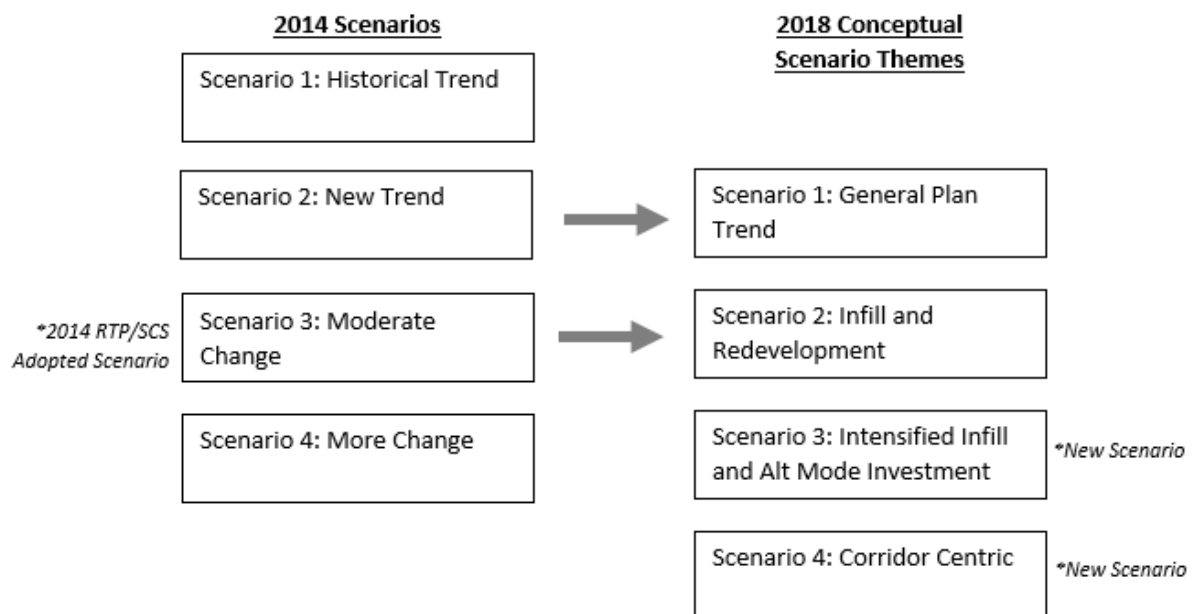
Scenario planning is a method by which several scenarios are developed, studied for future impacts, and then evaluated against each other. In the context of the Stanislaus Council of Governments 2018 Regional Transportation Plan/Sustainable Communities Strategy (2018 StanCOG RTP/SCS) Plan, scenario planning was used to study four different land use scenarios. Each scenario represents a different set of land use patterns and transportation investments. The analysis then shows how the different sets of investments and land uses create different future outcomes.

This document describes the process of developing scenarios for the 2018 StanCOG RTP/SCS.

Step 1: Develop Conceptual Scenario Themes

The development of the conceptual scenario themes began with considering the themes from the 2014 StanCOG RTP/SCS. Themes were then modified and updated to reflect more current planning interests and trends. The themes were presented to and confirmed by the Valley Vision Stanislaus (VVS) Steering Committee. **Error! Reference source not found.** summarizes the relationship between the 2014 scenarios and the 2018 conceptual scenario themes.

Figure 1: Relationship between 2014 Scenarios and 2018 Conceptual Scenario Themes



The following relationship exists between the 2014 and 2018 RTP/SCS Plans:

- The 2014 “Scenario 1: Historical Trend” was used as the baseline scenario in 2014.
- The 2014 “Scenario 2: New Trend” represented development patterns based on the most recent general plans and area plans. This scenario was adapted into the 2018 “Scenario 1: General Plan Trend” and used as the baseline scenario since it most closely reflects current development trends.
- The 2014 “Scenario 3: Moderate Change” was the adopted scenario from the 2014 RTP/SCS and was used in 2018 as “Scenario 2: Infill and Redevelopment.”
- The 2014 “Scenario 4: More Change” was not carried forward to the 2018 RTP/SCS.
- StanCOG staff and consultants, with feedback from the VVS Steering Committee, also developed two new scenarios: “Scenario 3: Intensified Infill and Alternative Mode Investment” and “Scenario 4: Corridor Centric.”

Step 2: Meet with Planners from Local Jurisdictions

To ensure that the land use scenarios considered the development trends of local jurisdictions, StanCOG staff and consultants met with representatives from each of the local jurisdictions. During these interviews, representatives were asked to provide information on current development projects, opportunities for infill, and potential growth areas. The interviews also included a discussion of how each of the conceptual scenario themes could be reflected in each jurisdiction.

Step 3: Adjust Growth Forecast

For the 2018 StanCOG RTP/SCS, the growth forecast was prepared by the University of the Pacific Center for Business and Policy Research. The forecast provides population, housing unit, household, and employment projections at 5-year increments through the year 2045. These forecasts were verified by each jurisdiction before using the 2020 and 2035 household and job forecasts as control totals in the scenario development process. Control totals were maintained at the jurisdiction-level.

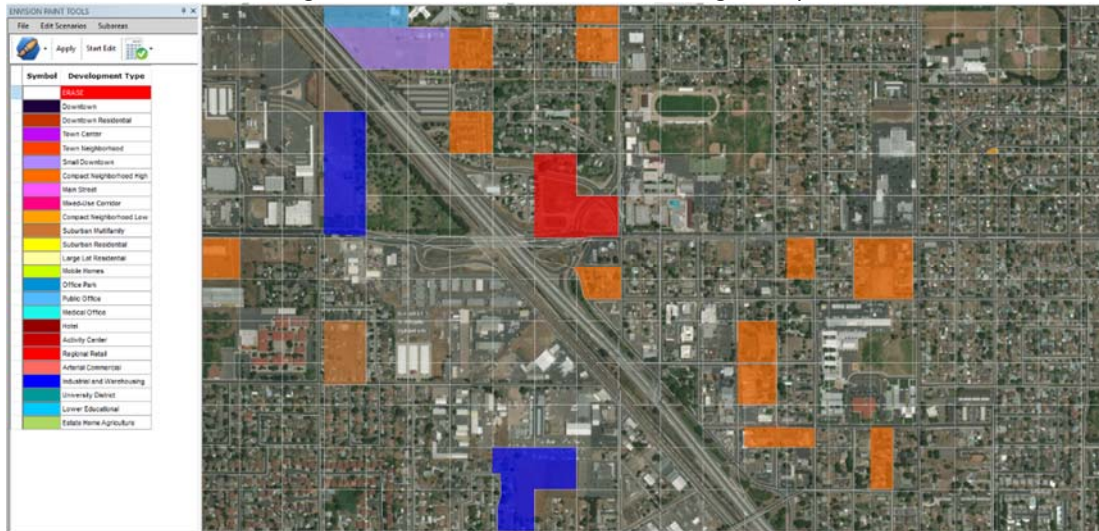
Step 4: Develop Scenarios in Envision Tomorrow

The 2018 StanCOG RTP/SCS used a scenario planning tool called Envision Tomorrow to analyze and compare the four scenarios. For each of the four scenario themes, there was a 2020 scenario and a 2035 scenario, which are the target years for measuring the reduction of greenhouse gas emissions per SB 375.

Envision Tomorrow (ET) is a suite of planning tools that can be used to model the development of buildings on a site-by-site basis, as well as create and evaluate multiple land use scenarios at a regional scale.

In ET, scenario development is accomplished by “painting” development types onto a prepared, grid-based shapefile of the planning area. **Painting** refers to the selection of a grid cell and assigning it a development type, and is shown in **Figure 1**.

Figure 1 – Envision Tomorrow Painting Example



Each grid cell contains attribute data (e.g., number of vacant acres, assigned or “painted” development types). Cell size roughly represents an average city block (about 5 acres) in urban areas and roughly 50 acres in undeveloped areas.

Development types refer to a collection of assumptions that depict a place type. For instance, the development type “Downtown” assumes buildings will be developed at a floor-area-ratio (FAR) of 1.66, with 70 percent mixed use residential, 18 percent low rise office, 7 percent medical office, and 5 percent educational land uses. The development type “Compact Neighborhood Low” assumes homes will be developed at 6.6 housing units per gross acre, with a mix of 15 percent duplexes and townhomes and 85 percent detached single-family homes. Painting development types to create scenarios is done in ArcMap using the Envision Tomorrow extension painting toolbar.

These painted development types are then filtered through a model spreadsheet, creating outputs such as the number of retail jobs and/or multifamily units created for each scenario. After painting is completed, the generated outputs can be compared across scenarios.

Step 4A: Update Files and Assumptions

The consultant team used many of the 2014 RTP/SCS files as the starting point. These files included the 2014 scenario shapefiles, the associated model spreadsheet that contains the assumptions and output indicators, as well as the Return on Investment (ROI) spreadsheets containing more detailed assumptions for each of the development types used in the painting process. Fregonese Associates, a Portland, Oregon-based planning firm, developed the Envision Tomorrow planning tool. In the 2014 RTP/SCS, Fregonese set up the development assumptions and the base shapefile used for painting. For the 2018 RTP/SCS, the consultant team built off of the original work done in 2014 and updated the base layers and assumptions to better reflect current development trends, such as housing prices and median household income. Error! Reference source not found. shows the assumptions for average density by housing type, average density by employment type, average FAR, land use mix, and redevelopment rate of development types used for painting.

Table 1 – Development Type Assumptions

Development Type	Average Density by Housing Type (dwelling units/acre)			Average Density by Employment Type (jobs/acre)			Avg. FAR	Land Use Mix		Redevelop. Rate
	Multi-family	Single Family	Mobile Home	Retail	Office	Industrial		Res.	Com.	
Downtown	78.0	-	-	7.2	67.4	-	1.66	27%	73%	24%
Downtown Residential	33.9	-	-	8.9	86.8	-	1.53	74%	26%	22%
Town Center	25.6	-	-	10.2	42.6	-	1.15	24%	76%	17%
Town Neighborhood	19.6	8.2	-	12.9	11.6	-	0.59	90%	10%	8%
Small Downtown	16.8	-	-	9.0	16.4	4.4	0.68	25%	75%	10%
Compact Neighborhood High	13.7	7.5	-	-	-	-	0.45	100%	0%	6%
Main Street	18.8	-	-	16.3	16.9	-	0.81	7%	93%	12%
Mixed-Use Corridor	23.4	-	-	9.9	45.4	-	1.09	22%	78%	16%
Compact Neighborhood Low	12.9	5.8	-	-	-	-	0.36	100%	0%	5%
Suburban Multifamily	22.3	-	-	-	-	-	0.71	100%	0%	10%
Suburban Residential	-	3.6	-	-	-	-	0.20	100%	0%	3%
Large Lot Residential	-	1.5	-	-	-	-	0.09	100%	0%	1%
Mobile Homes	-	-	13.8	-	-	-	0.40	100%	0%	6%
Office Park	-	-	-	1.0	18.0	4.9	0.35	0%	100%	5%
Public Office	-	-	-	1.3	24.2	-	0.32	0%	100%	5%
Medical Office	-	-	-	1.3	42.6	-	0.79	0%	100%	11%
Hotel	-	-	-	-	80.8	-	1.97	0%	100%	29%
Activity Center	-	-	-	6.1	24.2	-	0.28	0%	100%	4%
Regional Retail	-	-	-	7.6	-	-	0.27	0%	100%	4%
Arterial Commercial	-	-	-	8.6	24.2	-	0.28	0%	100%	4%
Industrial and Warehousing	-	-	-	0.4	2.5	5.3	0.31	0%	100%	4%
University District	34.5	-	-	11.9	16.8	-	0.74	52%	48%	11%
Lower Educational	-	-	-	-	17.6	-	0.28	0%	100%	4%
Estate Home Agriculture	-	0.8	-	-	-	-	0.00	100%	0%	0%

Step 4B: Paint Scenarios in Envision Tomorrow

2018 Scenario 1: General Plan Trend (Business as Usual)

Scenario 1 used the old Scenario 2 from the 2014 RTP/SCS as the starting point. The scenario was updated to reflect more recent development trends, as discussed in interviews with local jurisdictions, and updated general plans and/or area plans prepared since 2014. The scenario was also adjusted to reflect the updated 2020 and 2035 control totals (i.e., growth forecasts), which had changed since the 2014 RTP/SCS.

Scenario 1 (General Plan Trend) is also referred to as Business as Usual due to the requirements of the Environmental Impact Report (EIR) document, which requires a comparison of the preferred scenario to the “business as usual” scenario. Scenario 1 (General Plan Trend) represents “business as usual” practices.

2018 Scenario 2: Infill and Redevelopment Trend

Scenario 2 used the old 2014 Scenario 3 (Moderate Change) from the 2014 RTP/SCS as a starting point, but was developed in reference to the new 2018 Scenario 1 (General Plan Trend/Business as Usual). This scenario prioritized more development in infill areas and used higher density development types to help reach the same control totals. As a result, the development footprint was smaller and more compact than Scenario 1.

2018 Scenario 3: Intensified Infill and Alternative Mode Investment Trend

Scenario 3 used the new Scenario 2 as the starting point. It increased densities of infill development and put more emphasis on mixed-use development.

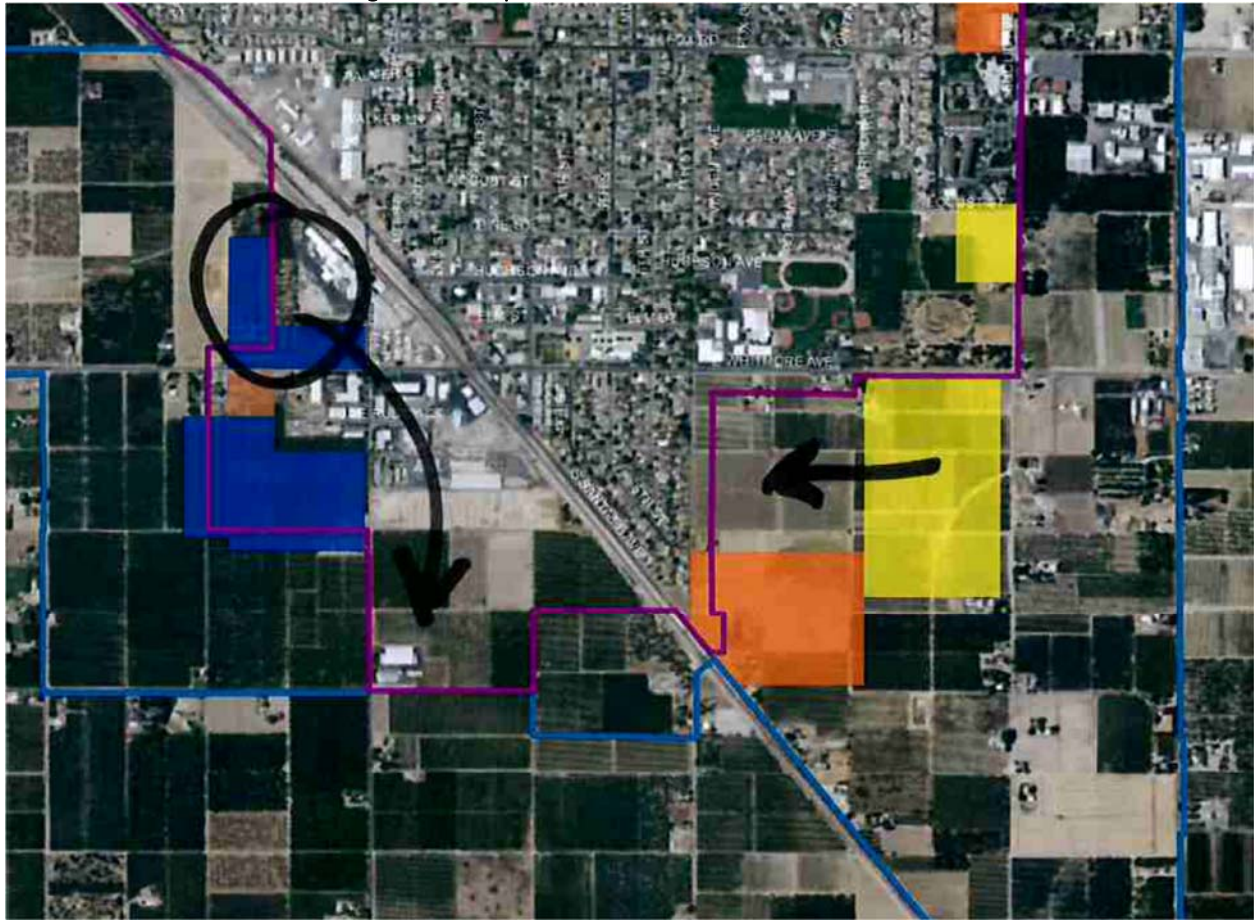
2018 Scenario 4: Corridor Centric

Scenario 4 used the new Scenario 3 as the starting point. This scenario intensified densities along corridors. Painted areas reflected more infill and redevelopment along major streets and in city centers.

Step 5: Incorporate Feedback and Revisions

Once the draft scenarios were painted, each jurisdiction received copies of the four scenarios in the years 2020 and 2035 for their respective jurisdictions. Jurisdictions were asked to provide feedback on the location and type of development in each scenario. Comments came in the form of maps with drawn-in notes, as well as in bulleted points. **Figure 1** shows an example of feedback received from local jurisdictions.

Figure 1: Example of Feedback from Local Jurisdiction



Step 6: Compare Indicators and Choose the Preferred Scenario

Envision Tomorrow was used to compare scenarios across several performance indicators. These indicators were presented to the public, the VVS Steering Committee, and the StanCOG Policy Board, and used to help compare the impacts between each scenario.

Summary of Jobs and Housing

The process of painting in Envision Tomorrow used control totals as an approximate guide for understanding how much housing and how many jobs to allocate to each jurisdiction. The amount of housing and jobs in each jurisdiction and scenario are not meant to perfectly match the growth forecasts provided by UOP. As a result, the grand totals of each scenario will not match exactly, as there will be slight rounding errors in addition to the accrued error margins from each jurisdiction’s subtotal. shows the 2035 summary of housing and jobs for cities in Stanislaus County and Error! Reference source not found. shows the 2035 summary of housing and jobs for unincorporated communities.

Table 1: Summary Table of Jobs and Housing in Stanislaus County Cities

2035 Scenario 1				2035 Scenario 2			2035 Scenario 3			2035 Scenario 4		
CERES	Development Type*	2035 Housing		Development Type	2035 Housing		Development Type	2035 Housing		Development Type	2035 Housing	
		Units	2035 Jobs		Units	2035 Jobs		Units	2035 Jobs		Units	2035 Jobs
	Arterial Commercial	0	516	Arterial Commercial	0	572	Arterial Commercial	0	914	Arterial Commercial	0	874
	Compact Neighborhood High	995	0	Compact Neighborhood High	476	0	Compact Neighborhood High	1,127	0	Compact Neighborhood High	1,214	0
	Compact Neighborhood Low	1,581	0	Compact Neighborhood Low	429	0	Industrial and Warehousing	0	201	Industrial and Warehousing	0	123
	Industrial and Warehousing	0	91	Industrial and Warehousing	0	161	Large Lot Residential	0	0	Main Street	47	716
	Large Lot Residential	6	0	Large Lot Residential	0	0	Main Street	16	251	Office Park	0	851
	Office Park	0	1,548	Main Street	16	252	Medical Office	0	19	Public Office	0	32
	Public Office	0	47	Mixed-Use Corridor	64	365	Office Park	0	851	Regional Retail	0	203
	Regional Retail	0	656	Office Park	0	851	Public Office	0	58	Suburban Multifamily	2,439	0
	Suburban Multifamily	1,599	0	Public Office	0	74	Regional Retail	0	335	Suburban Residential	110	0
	Suburban Residential	54	0	Regional Retail	0	435	Small Downtown	17	81	Town Neighborhood	434	60
				Small Downtown	26	126	Suburban Multifamily	2,425	0			
				Suburban Multifamily	3,090	0	Suburban Residential	196	0			
				Suburban Residential	26	0	Town Center	17	89			
				Town Neighborhood	108	15	Town Neighborhood	434	60			
Ceres Subtotal		4,235	2,858		4,236	2,850		4,232	2,859		4,244	2,859
HUGHSON												
	Compact Neighborhood High	316	0	Compact Neighborhood High	459	0	Compact Neighborhood High	241	0	Compact Neighborhood High	209	0
	Compact Neighborhood Low	156	0	Compact Neighborhood Low	164	0	Compact Neighborhood Low	35	0	Compact Neighborhood Low	51	0
	Industrial and Warehousing	0	317	Industrial and Warehousing	0	258	Industrial and Warehousing	0	258	Industrial and Warehousing	0	145
	Suburban Multifamily	37	0	Small Downtown	13	63	Small Downtown	13	63	Suburban Multifamily	503	0
	Suburban Residential	290	0	Suburban Multifamily	155	0	Suburban Multifamily	503	0	Town Center	34	176
Hughson Subtotal		798	317		792	322		793	322		797	321
MODESTO												
	Activity Center	0	536	Activity Center	0	527	Activity Center	0	527	Activity Center	0	350
	Arterial Commercial	0	458	Arterial Commercial	0	506	Arterial Commercial	0	662	Arterial Commercial	0	738
	Compact Neighborhood High	7,772	0	Compact Neighborhood High	6,339	0	Compact Neighborhood High	6,587	0	Compact Neighborhood High	8,447	0
	Compact Neighborhood Low	6,941	0	Compact Neighborhood Low	2,096	0	Compact Neighborhood Low	2,123	0	Compact Neighborhood Low	744	0
	Hotel	0	209	Downtown	309	1,679	Downtown	217	1,183	Downtown	375	2,041
	Industrial and Warehousing	0	2,742	Downtown Residential	395	187	Downtown Residential	142	67	Downtown Residential	191	90
	Large Lot Residential	2	0	Hotel	0	209	Industrial and Warehousing	0	2,005	Industrial and Warehousing	0	1,975
	Lower Educational	0	79	Industrial and Warehousing	0	1,411	Large Lot Residential	2	0	Large Lot Residential	2	0
	Main Street	23	360	Large Lot Residential	2	0	Main Street	6	87	Main Street	52	795
	Medical Office	0	38	Main Street	7	105	Medical Office	0	38	Medical Office	0	38
	Mixed-Use Corridor	407	2,333	Medical Office	0	51	Mixed-Use Corridor	403	2,308	Mixed-Use Corridor	167	960
	Office Park	0	6,905	Mixed-Use Corridor	571	3,275	Office Park	0	6,379	Office Park	0	5,992
	Regional Retail	0	953	Office Park	0	5,493	Regional Retail	0	534	Regional Retail	0	407
	Suburban Multifamily	1,547	0	Regional Retail	0	467	Small Downtown	27	129	Small Downtown	24	117
	Suburban Residential	3	0	Small Downtown	12	60	Suburban Multifamily	4,400	0	Suburban Multifamily	3,698	0
	Town Neighborhood	261	36	Suburban Multifamily	4,207	0	Suburban Residential	19	0	Suburban Residential	126	0
	University District	1,199	1,558	Suburban Residential	9	0	Town Center	27	143	Town Center	106	557
				Town Center	19	97	Town Neighborhood	2,853	396	Town Neighborhood	2,881	400
				Town Neighborhood	2,838	394	University District	1,342	1,744	University District	1,342	1,744
				University District	1,342	1,744						
Modesto Subtotal		18,154	16,207		18,146	16,205		18,147	16,201		18,155	16,205
NEWMAN												
	Arterial Commercial	0	42	Arterial Commercial	0	52	Arterial Commercial	0	52	Arterial Commercial	0	92
	Compact Neighborhood High	664	0	Compact Neighborhood High	219	0	Compact Neighborhood High	261	0	Compact Neighborhood High	218	0
	Compact Neighborhood Low	255	0	Compact Neighborhood Low	78	0	Compact Neighborhood Low	7	0	Compact Neighborhood Low	7	0
	Industrial and Warehousing	0	216	Industrial and Warehousing	0	118	Industrial and Warehousing	0	147	Industrial and Warehousing	0	88
	Office Park	0	30	Office Park	0	26	Office Park	0	30	Office Park	0	30
	Public Office	0	19	Public Office	0	19	Public Office	0	15	Public Office	0	15
	Suburban Multifamily	80	0	Small Downtown	18	85	Small Downtown	13	61	Small Downtown	13	64
	Suburban Residential	100	0	Suburban Multifamily	696	0	Suburban Multifamily	732	0	Suburban Multifamily	735	0

			Suburban Residential	66	0	Suburban Residential	66	0	Suburban Residential	66	0	
			Town Neighborhood	8	1				Town Neighborhood	35	5	
<i>Newman Subtotal</i>		<i>1,098</i>		<i>1,084</i>	<i>300</i>		<i>1,078</i>	<i>305</i>		<i>1,073</i>	<i>295</i>	
OAKDALE												
	Arterial Commercial	0	372	Arterial Commercial	0	409	Arterial Commercial	0	198	Compact Neighborhood High	1,690	0
	Compact Neighborhood High	296	0	Compact Neighborhood High	182	0	Compact Neighborhood High	1,690	0	Compact Neighborhood Low	212	0
	Compact Neighborhood Low	1,664	0	Compact Neighborhood Low	1,771	0	Compact Neighborhood Low	232	0	Main Street	37	573
	Mixed-Use Corridor	83	474	Main Street	22	340	Main Street	29	444	Mixed-Use Corridor	59	337
	Office Park	0	392	Mixed-Use Corridor	59	339	Mixed-Use Corridor	59	337	Office Park	0	272
	Public Office	0	125	Office Park	0	272	Office Park	0	272	Small Downtown	39	187
	Suburban Multifamily	386	0	Suburban Multifamily	294	0	Small Downtown	23	110	Suburban Multifamily	428	0
	Suburban Residential	86	0	Suburban Residential	152	0	Suburban Multifamily	428	0	Suburban Residential	23	0
				Town Neighborhood	33	5	Suburban Residential	23	0	Town Neighborhood	33	5
							Town Neighborhood	33	5			
<i>Oakdale Subtotal</i>		<i>2,514</i>	<i>1,364</i>		<i>2,513</i>	<i>1,365</i>		<i>2,517</i>	<i>1,365</i>		<i>2,521</i>	<i>1,374</i>
PATTERSON												
	Arterial Commercial	0	72	Arterial Commercial	0	58	Arterial Commercial	0	77	Arterial Commercial	0	216
	Compact Neighborhood High	2,765	0	Compact Neighborhood High	2,651	0	Compact Neighborhood High	2,181	0	Compact Neighborhood High	2,181	0
	Compact Neighborhood Low	74	0	Compact Neighborhood Low	71	0	Compact Neighborhood Low	38	0	Compact Neighborhood Low	38	0
	Industrial and Warehousing	0	5,184	Industrial and Warehousing	0	5,122	Industrial and Warehousing	0	4,990	Industrial and Warehousing	0	4,785
	Suburban Multifamily	858	0	Main Street	2	36	Main Street	7	104	Main Street	12	183
	Suburban Residential	624	0	Small Downtown	8	37	Suburban Multifamily	2,084	0	Suburban Multifamily	2,084	0
				Suburban Multifamily	1,593	0	Town Center	14	75	Town Center	14	75
				Town Neighborhood	2	0						
<i>Patterson Subtotal</i>		<i>4,321</i>	<i>5,256</i>		<i>4,327</i>	<i>5,254</i>		<i>4,324</i>	<i>5,247</i>		<i>4,329</i>	<i>5,259</i>
RIVERBANK												
	Arterial Commercial	0	6	Arterial Commercial	0	82	Arterial Commercial	0	40	Arterial Commercial	0	40
	Compact Neighborhood High	986	0	Compact Neighborhood High	2,474	0	Compact Neighborhood High	2,078	0	Compact Neighborhood High	2,055	0
	Compact Neighborhood Low	3,222	0	Compact Neighborhood Low	333	0	Compact Neighborhood Low	493	0	Compact Neighborhood Low	496	0
	Industrial and Warehousing	0	328	Industrial and Warehousing	0	300	Industrial and Warehousing	0	307	Industrial and Warehousing	0	147
	Large Lot Residential	0	0	Mixed-Use Corridor	14	82	Mixed-Use Corridor	15	88	Large Lot Residential	0	0
	Lower Educational	0	168	Regional Retail	0	166	Office Park	0	17	Mixed-Use Corridor	46	261
	Main Street	3	50	Small Downtown	10	46	Regional Retail	0	96	Office Park	0	17
	Regional Retail	0	136	Suburban Multifamily	1,544	0	Small Downtown	20	96	Regional Retail	0	96
	Suburban Multifamily	209	0	Suburban Residential	13	0	Suburban Multifamily	1,545	0	Small Downtown	16	78
	Suburban Residential	95	0	Town Neighborhood	116	16	Suburban Residential	13	0	Suburban Multifamily	1,563	0
							Town Neighborhood	345	48	Suburban Residential	13	0
										Town Neighborhood	317	44
<i>Riverbank Subtotal</i>		<i>4,515</i>	<i>687</i>		<i>4,503</i>	<i>691</i>		<i>4,509</i>	<i>692</i>		<i>4,506</i>	<i>683</i>
TURLOCK												
	Arterial Commercial	0	568	Arterial Commercial	0	307	Arterial Commercial	0	473	Arterial Commercial	0	508
	Compact Neighborhood High	2,360	0	Compact Neighborhood High	1,708	0	Compact Neighborhood High	1,181	0	Compact Neighborhood High	675	0
	Compact Neighborhood Low	1,635	0	Compact Neighborhood Low	636	0	Compact Neighborhood Low	564	0	Compact Neighborhood Low	556	0
	Downtown	37	200	Downtown Residential	736	348	Downtown Residential	1,392	659	Downtown Residential	2,631	1,245
	Downtown Residential	152	72	Industrial and Warehousing	0	2,360	Industrial and Warehousing	0	2,353	Industrial and Warehousing	0	2,337
	Industrial and Warehousing	0	2,362	Lower Educational	0	3	Lower Educational	0	3	Lower Educational	0	3
	Lower Educational	0	3	Main Street	18	284	Main Street	14	220	Main Street	9	142
	Main Street	8	125	Mixed-Use Corridor	71	407	Mixed-Use Corridor	72	413	Mixed-Use Corridor	62	355
	Medical Office	0	209	Office Park	0	1,296	Office Park	0	1,148	Office Park	0	1,185
	Mixed-Use Corridor	36	205	Public Office	0	223	Public Office	0	1	Public Office	0	1
	Office Park	0	1,175	Regional Retail	0	573	Regional Retail	0	504	Regional Retail	0	189
	Public Office	0	180	Small Downtown	6	31	Suburban Multifamily	1,419	0	Suburban Multifamily	845	0
	Regional Retail	0	816	Suburban Multifamily	1,070	0	Suburban Residential	15	0	Suburban Residential	15	0
	Suburban Multifamily	136	0	Suburban Residential	15	0	Town Center	34	181	Town Neighborhood	107	15
	Suburban Residential	33	0	Town Center	10	52	Town Neighborhood	210	29			
	Town Neighborhood	505	70	Town Neighborhood	639	89						
	University District	1	1									
<i>Turlock Subtotal</i>		<i>4,903</i>	<i>5,987</i>		<i>4,909</i>	<i>5,973</i>		<i>4,902</i>	<i>5,983</i>		<i>4,900</i>	<i>5,981</i>

WATERFORD												
	Arterial Commercial	0	189	Arterial Commercial	0	134	Arterial Commercial	0	63	Compact Neighborhood High	514	0
	Compact Neighborhood High	224	0	Compact Neighborhood High	563	0	Compact Neighborhood High	514	0	Compact Neighborhood Low	12	0
	Compact Neighborhood Low	479	0	Compact Neighborhood Low	47	0	Compact Neighborhood Low	22	0	Mixed-Use Corridor	34	195
	Industrial and Warehousing	0	63	Industrial and Warehousing	0	118	Mixed-Use Corridor	13	76	Small Downtown	13	60
	Suburban Multifamily	64	0	Suburban Multifamily	156	0	Small Downtown	22	107	Suburban Multifamily	190	0
							Suburban Multifamily	190	0			
<i>Waterford Subtotal</i>		767	251		765	253		762	247		763	255
Grand Total**		41,305	33,233		41,276	33,213		41,265	33,220		41,288	33,231

*Each development type includes a mix of different land uses and development assumptions. See Table 1 for breakdown of assumptions that comprise each development type.

**Differences between the scenarios in subtotals and totals come from rounding errors and accrued margins of error from each jurisdiction's control total.

Table 2: Summary Table of Jobs and Housing in Unincorporated Stanislaus County

	2035 Scenario 1				2035 Scenario 2			2035 Scenario 3			2035 Scenario 4		
	Development Type*	2035 Housing Units	2035 Jobs		Development Type	2035 Housing Units	2035 Jobs	Development Type	2035 Housing Units	2035 Jobs	Development Type	2035 Housing Units	2035 Jobs
CROWS LANDING													
	Industrial and Warehousing	0	6,164		Industrial and Warehousing	0	6,574	Industrial and Warehousing	0	5,758	Industrial and Warehousing	0	7,654
	Office Park	0	1,176		Office Park	0	1,176	Office Park	0	1,176			
<i>Crows Landing Subtotal</i>		0	7,341			0	7,751		0	6,934		0	7,654
DEL RIO													
	Large Lot Residential	38	0		Suburban Residential	72	0	N/A			N/A		
<i>Del Rio Subtotal</i>		38	0			72	0		0	0		0	0
DENAIR													
	Compact Neighborhood High	3	0		Arterial Commercial	0	14	Arterial Commercial	0	25	Compact Neighborhood High	114	0
	Suburban Residential	139	0		Compact Neighborhood High	36	0	Compact Neighborhood High	75	0	Compact Neighborhood Low	569	0
					Compact Neighborhood Low	308	0	Compact Neighborhood Low	617	0	Large Lot Residential	1	0
					Estate Home Agriculture	0	0	Large Lot Residential	1	0	Main Street	9	139
					Large Lot Residential	1	0	Suburban Residential	39	0			
<i>Denair Subtotal</i>		142	0			344	14		732	25		692	139
DIABLO GRANDE													
	Compact Neighborhood Low	447	0		Compact Neighborhood Low	3,318	0	Compact Neighborhood High	450	0	Compact Neighborhood Low	1,706	0
	Suburban Residential	157	0					Compact Neighborhood Low	1,427	0			
<i>Diablo Grande Subtotal</i>		604	0			3,318	0		1,877	0		1,706	0
EAST OAKDALE													
	Suburban Residential	107	0		N/A			Compact Neighborhood Low	104	0	N/A		
<i>East Oakdale Subtotal</i>		107	0			0	0		104	0		0	0
HICKMAN													
	Suburban Residential	49	0		N/A			N/A			N/A		
<i>Hickman Subtotal</i>		49	0			0	0		0	0		0	0
INGRAM CANYON													
	Regional Retail	0	25		N/A			N/A			Regional Retail	0	10
<i>Ingram Canyon Subtotal</i>		0	25			0	0		0	0		0	10

KEYES												
	Arterial Commercial	0	18	Arterial Commercial	0	132	Arterial Commercial	0	188	Compact Neighborhood High	473	0
	Compact Neighborhood Low	281	0	Compact Neighborhood High	166	0	Compact Neighborhood High	242	0	Compact Neighborhood Low	3	0
	Industrial and Warehousing	0	134	Compact Neighborhood Low	213	0	Compact Neighborhood Low	216	0	Industrial and Warehousing	0	168
	Suburban Residential	58	0	Industrial and Warehousing	0	61	Industrial and Warehousing	0	265	Mixed-Use Corridor	31	175
				Lower Educational	0	11	Town Neighborhood	11	1			
Keyes Subtotal		339	152		379	203		469	455		507	343
SALIDA												
	Compact Neighborhood High	1,844	0	Arterial Commercial	0	73	Arterial Commercial	0	62	Arterial Commercial	0	281
	Compact Neighborhood Low	3,755	0	Compact Neighborhood High	2,381	0	Compact Neighborhood High	2,921	0	Compact Neighborhood High	3,997	0
	Office Park	0	1,530	Compact Neighborhood Low	297	0	Compact Neighborhood Low	812	0	Office Park	0	571
				Office Park	0	869	Office Park	0	1,583	Town Center	9	45
				Suburban Multifamily	130	0						
Salida Subtotal		5,599	1,530		2,808	942		3,733	1,645		4,006	898
OTHER AREAS												
	N/A			Compact Neighborhood Low	20	0	Compact Neighborhood Low	20	0	Compact Neighborhood Low	20	0
				Large Lot Residential	10	0	Large Lot Residential	10	0	Large Lot Residential	10	0
				Public Office	0	238	Public Office	0	99	Public Office	0	99
				Suburban Residential	2	0	Suburban Residential	2	0	Suburban Residential	2	0
Other Areas Subtotal					32	238		32	99		31	99
Grand Total**		6,879	9,048		6,953	9,148		6,946	9,158		6,942	9,142

*Each development type includes a mix of different land uses and development assumptions. See associated memo ("StanCOG_Memo-LU Summary") for breakdown of assumptions that comprise each development type.

**Differences between the scenarios in subtotals and totals come from rounding errors and accrued margins of error from each jurisdiction's control total. See associated memo ("StanCOG_Memo-LU Summary") for a more thorough explanation.