

3 Moderate Change

Key Concepts

Development Patterns

- Infill within downtowns and mixed-use neighborhoods
- Limited expansion of existing community boundaries
- Greater emphasis on growth in downtowns and mixed-use centers



The pictures from left to right represent an increasing scale of density/intensity. Images on the right are likely only to occur in urban areas like Modesto.

Complementary Uses

- Compact development within mixed-use centers, and in new traditional neighborhoods
- Greater mix of housing-type options
- Services, employment, and housing in close proximity



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Development Density

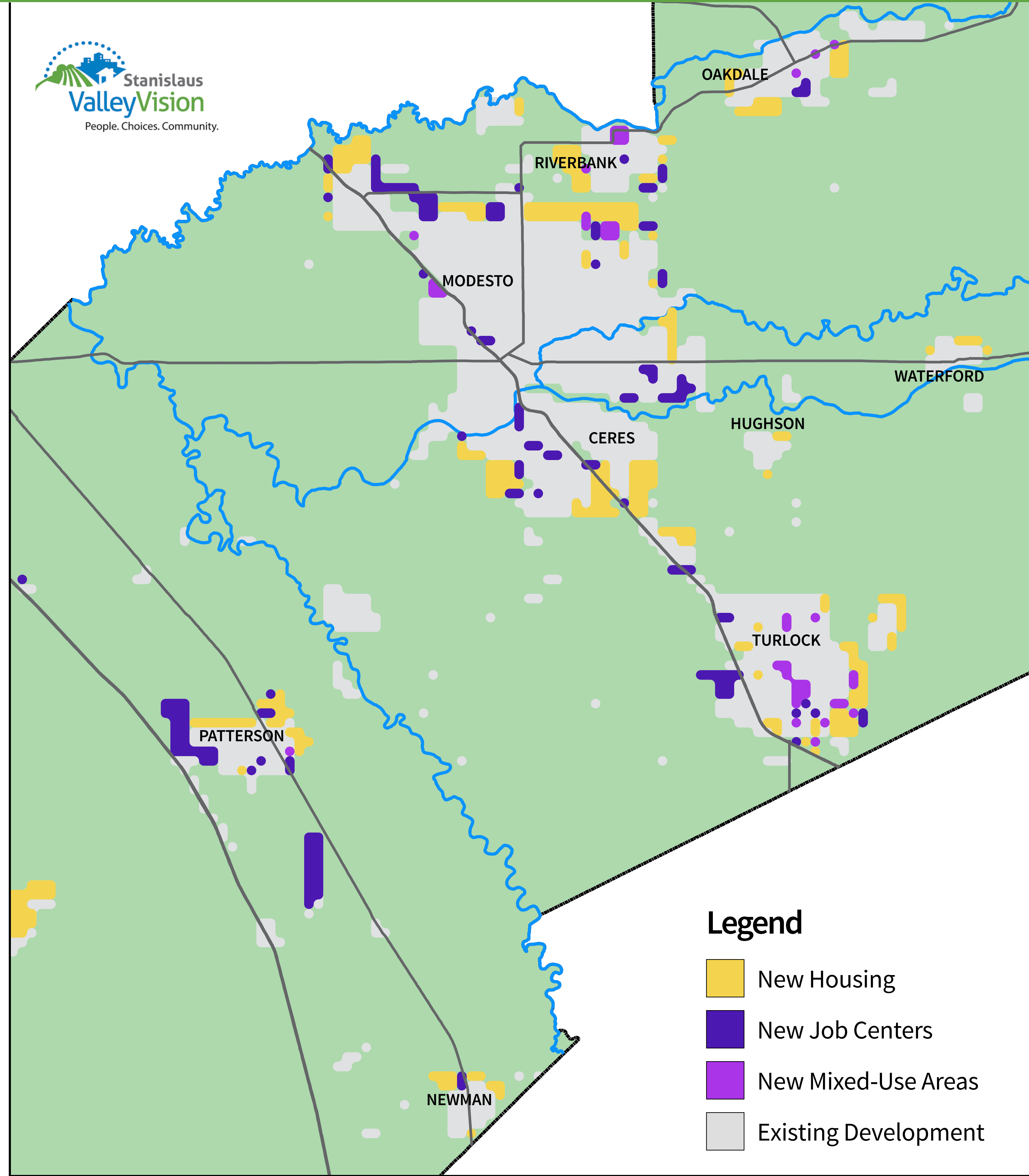
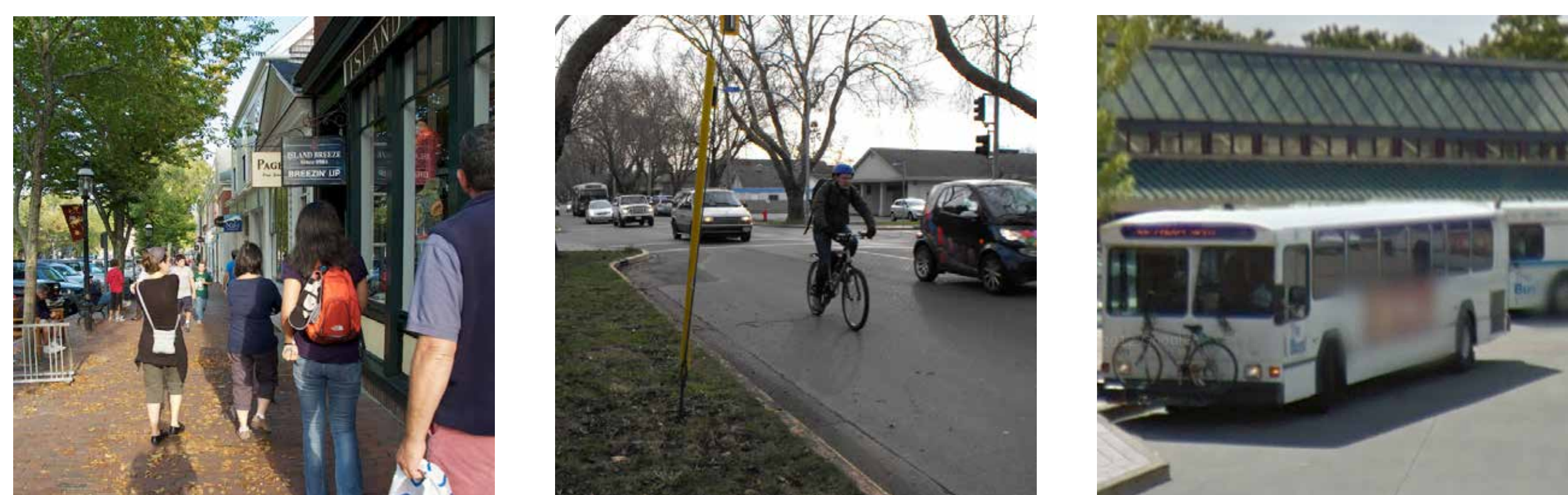
- Greater percentage of new multifamily, mixed-use housing, and duplex/townhomes within and near downtowns and centers
- Mix of smaller lot single-family and multifamily housing in new neighborhoods
- Limited lower-density, large-lot single-family development
- Development occurs at the upper end of allowed general plan densities



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Transit / Transportation Corridors

- Increased availability of alternative modes of travel



Transportation Investment

