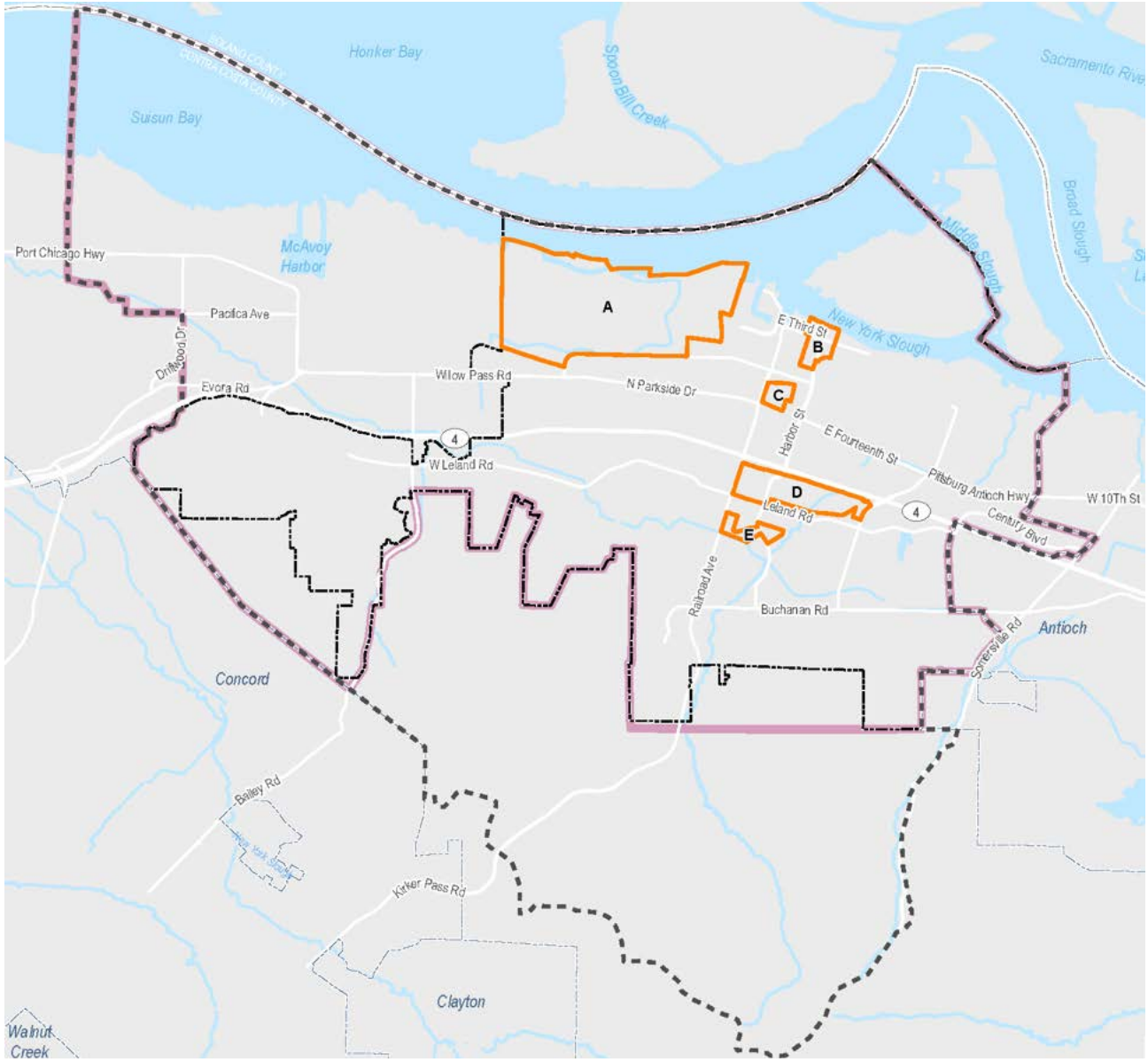




ENVISION Pittsburg



March 2021

LAND USE ALTERNATIVES AND CAPACITY REPORT

City of Pittsburg General Plan Update and
Brownfields Revitalization Planning

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CHAPTER 1: INTRODUCTION

In 2019, the City of Pittsburg embarked on the multi-year Envision Pittsburg process to comprehensively update the General Plan. The General Plan is the City's "constitution" or "blueprint" for achieving the community's vision for future development in the city. Specifically, the General Plan provides policy guidance on land use, housing, transportation, infrastructure, community design, conservation, and other development-related topics. State law requires every city and county in California to prepare and maintain a general plan planning document.

As part of the General Plan Update process, the City will revise the General Plan Land Use Map (Land Use Map). The Land Use Map is one of the General Plan's primary mechanisms for shaping the city's future development pattern. The map assigns a land use designation to each parcel within the City and the City's Sphere of Influence (SOI). The designations describe the range of uses allowed and the development intensity permitted on associated parcels.

1.1 PURPOSE

The purpose of this Land Use Alternatives and Capacity Report is to provide the City with a resource to examine different approaches to accommodate future development, provide for a range of housing opportunities, encourage economic growth, maintain fiscal sustainability, and ensure adequate protection of resources and open space. This report presents three different Land Use Map alternatives and provides an analysis of the land use and growth, in terms of residential and non-residential development, relative to each alternative.

This report will be used by the community at-large, the Planning Commission, and, ultimately, the City Council, to stimulate discussion and lead to selection of land uses to be reflected in the Preferred Land Use Map that will be included in the Draft General Plan.

This report purposely does not reach conclusions or suggest the manner in which the City should proceed in the development of the Envision Pittsburg General Plan Update. Rather, the report is intended to be used as a tool to facilitate discussion on important land use issues.

1.2 ORGANIZATION

This Land Use Alternatives and Capacity Report is organized into the following four chapters.

CHAPTER 1: INTRODUCTION

Chapter 1 describes the principal documents associated with the Envision Pittsburg General Plan Update process, how the land use alternatives were derived, and the next steps in the General Plan Update process.

CHAPTER 2: ISSUES AND OPPORTUNITIES

Chapter 2 summarizes the various land use opportunities and issues that were raised during the Visioning process, identified through the Virtual Workshop and survey for the Opportunity Sites, and identified by the City and consultant team.

CHAPTER 3: LAND USE ALTERNATIVES

Chapter 3 describes and analyzes the land use alternatives. The report includes three alternatives, as summarized below.

- **Alternative A: Balanced Residential and Economic Growth** – The Balanced Residential and Economic Growth Alternative identifies potential changes in land use and development intensity to encourage balanced growth between employment- and revenue-generating uses, such as commercial and industrial development, and a range of residential housing types.

- **Alternative B: Employment-Focused Growth** – The Employment-Focused Growth Alternative identifies potential changes in land use and development intensity to accommodate a significant amount of new employment-generating development, with a continued emphasis on industrial development as well as commercial, mixed use, and visitor-oriented growth, as well as continuing to accommodate residential development.
- **Alternative C: Existing General Plan** – The Existing General Plan Alternative pertains to buildout according to the existing General Plan Land Use Map, originally adopted in 2001 as amended through 2020.

The chapter also provides descriptions of the existing and proposed land use designations and overlays that apply to one or more of the land use alternatives.

CHAPTER 4: COMPARATIVE ANALYSIS OF THE LAND USE ALTERNATIVES

Chapter 4 provides a comparative analysis of the three land use alternatives. This chapter is intended to provide supporting analysis and context for decision makers as the land use alternatives are reviewed and considered. The analysis in this chapter focuses on the following factors, as they relate to each land use alternative:

- Land uses by acreage
- Development capacity for buildout (which anticipates full development of all vacant and underutilized parcels as well as select parcels with a modified land use designation that are anticipated to intensify under the new designation) and mid-term (which anticipates full development of all vacant and underutilized parcels) conditions
- Projected residential growth
- Projected non-residential and employment growth
- Jobs/Housing balance

1.3 ENVISION PITTSBURG DOCUMENTS

The Land Use Alternatives and Capacity Report serves as one of the key deliverables that the City and the consultant team are preparing as part of the Envision Pittsburg General Plan Update process. Other milestone documents prepared as part of the General Plan Update, listed in order of anticipated completion, are as follows.

VISIONING REPORT

In the Spring and early Summer of 2019, the City of Pittsburg hosted three visioning workshops, a series of pop-up events, and an on-line Envision Pittsburg survey to understand the community's vision for the future of Pittsburg. The feedback provided by the community at these workshops and events has been summarized in the Visioning Report. The Visioning Report identifies the core values expressed by the community, identifies the input received at each visioning workshop and pop-up event, including a list of all comments/input provided at each event and maps with notes from small group sessions during the visioning workshops, and summarizes input from the Envision Pittsburg survey. The Visioning Report includes attachments with the results of community participation activities from the Visioning Workshops and a complete report of all Envision Pittsburg survey responses. The Visioning Report is available on the project's website: pittsburg.generalplan.org (Documents & Maps) or through [this link](#).

ECONOMIC TRENDS REPORT

The Economic Trends Report was prepared in August 2019 and describes existing economic development conditions, including patterns in sectoral employment, business activity, retail sales, and the commercial and industrial real estate markets and addresses projected employment growth and the associated potential demand for new workspace during the

Envision Pittsburg timeframe, which generally runs from 2020 to 2040. The Economic Trends Report is available on the project's website: pittsburg.generalplan.org (Documents & Maps) or through [this link](#).

EXISTING CONDITIONS REPORT

The Existing Conditions Report, published in November 2019, establishes a baseline of existing conditions in the planning area for the General Plan Update process. Specifically, the report identifies development patterns, demographic and housing trends, circulation and transportation patterns and resources, community services and facilities, natural resources, and environmental constraints, and identifies the regulatory environment for each topic. The report serves as a resource for the City Council, the Planning Commission, members of the public, City staff, and the consultant team through the General Plan Update process. This facilitates all parties informed participation in the process, ensuring that the updated General Plan addresses Pittsburg's unique circumstances at this particular point in time.

The Existing Conditions Report is principally a technical document that comprises a substantial amount of data. To make this information more accessible to all readers, the report incorporates numerous maps and graphics. The Existing Conditions Report is available on the project's website: pittsburg.generalplan.org (Documents & Maps) or through [this link](#).

LAND USE ALTERNATIVES AND CAPACITY REPORT

The Land Use Alternatives and Capacity Report presents possible modifications to land use and development intensity in a manner that will support the community's vision for increased economic development opportunities, a range of housing options, preservation of established residential neighborhoods, and quality job growth. The potential changes to the Land Use Map identified in this report are based upon public input gathered to date, information contained in the Existing Conditions Report, Visioning Report, Opportunity Areas Virtual Workshop and Survey, and City staff and consultant's team consideration of development opportunities and land use constraints.

GENERAL PLAN POLICY DOCUMENT

The General Plan Policy Document will contain the goals, policies, and strategies related to various elements of the General Plan. The General Plan must address at least eight elements - or issue categories - to the extent that they are relevant locally. These state-mandated elements include land use, environmental justice, circulation, housing, open space, conservation, noise, and safety. The City may address other topics of community interest in the General Plan, such as economic development, community health and wellness, youth and recreation, utilities and community services, and sustainability. The General Plan sets out the goals, policies, and action items in each of these areas and serves as a policy guide for how the City will make key planning decisions in the future. It also identifies how the City will interact with Contra Costa County, adjacent and nearby cities, and other local, regional, State, and Federal agencies on shared development-related decisions and actions.

ENVIRONMENTAL IMPACT REPORT

The Environmental Impact Report (EIR) will respond to the requirements of the California Environmental Quality Act (CEQA) as set forth in Sections 15126, 15175, and 15176 of the CEQA Guidelines. The Planning Commission and City Council will use the EIR during the General Plan Update process to understand the potential environmental effects associated with implementing the General Plan. The EIR will be prepared concurrently with the Policy Document in order to facilitate the development of a General Plan that is largely self-mitigating. In other words, as environmental impacts associated with the new General Plan Land Use Map and Policy Document are identified, goals, policies, and action programs may be incorporated into the Policy Document in order to reduce or avoid potential environmental impacts.

1.4 OUTREACH PROCESS

The land use alternatives identified and analyzed in this report were developed through an extensive outreach process that included public input received at community workshops and City staff direction. The community outreach and visioning approach is described below.

COMMUNITY VISIONING WORKSHOPS

In 2019, the General Plan Update team held three visioning workshops to help kick-off the General Plan Update process. City residents and stakeholders attended workshops at the Pittsburg City Hall. City staff also hosted a series of pop-up events at locations throughout the community during this same time period to encourage participation and input from community members that may not attend formal workshops. The workshops and pop-up events provided an opportunity for the public to offer its thoughts on what it values about its community and the city, and what important issues should be addressed in updating the General Plan.

Each workshop included a presentation by the general plan update team that explained the role of the General Plan, an overview of the General Plan Update process, and an opportunity for the workshop participants to ask questions and seek clarification on the process and the role of the community. Workshop participants were asked to complete activities and exercises in order to provide information to the General Plan Update team. Each workshop focused on different themes and topics to be addressed in the General Plan. At each workshop, participants were provided an opportunity to identify where future land uses should be located within the community, ideas for community design, and transportation priorities. The maps prepared by the Visioning Workshop participants were reviewed and organized by theme, and major themes from the Visioning Workshop mapping activities were considered during the development of the land use alternatives.

Participants in the pop-up events were asked to provide input on the City's assets, challenges facing Pittsburg, and their long-term visions for the future of Pittsburg.

The feedback provided by the community at the three Visioning Workshops and through the pop-ups provides the City with a broad overarching vision for the development of the General Plan Update and identifies key community values and priorities that should be carefully considered in the General Plan Update process. A full summary of the input received during the Visioning Workshops and pop-up events is available online in the Visioning Report through [this link](#).

OPPORTUNITY AREAS VIRTUAL WORKSHOP AND SURVEY

In August and September 2020, the City hosted an on-line virtual workshop and survey to receive community input related to land use preferences for four opportunity areas in the City. The virtual workshop informed the community of the City's related efforts for the Envision Pittsburg General Plan Update and the Brownfields Revitalization Planning effort. The virtual workshop included a video presentation that introduced the effort and described the purpose of the workshop, an on-line 'tour' introducing the four opportunity areas and identifying their locations and key characteristics, and a survey for participants to share their preferences and priorities for each opportunity area with the City. The Pittsburg Opportunity Sites Survey Results document is available on the project's website: pittsburg.generalplan.org (Documents & Maps) or through [this link](#). Section 2.1 of this report summarizes the Opportunity Areas Survey results.

1.5 NEXT STEPS IN THE GENERAL PLAN LAND USE MAP UPDATE PROCESS

The City Council, the Planning Commission, City staff, and the consultant team will use this report to prepare and refine the Preferred Land Use Map.

First, the community will be presented with this Land Use Alternatives and Capacity Report and be invited to provide feedback via the Land Use Alternatives Survey. The City Council and Planning Commission will hold joint meetings to consider

community input, including input provided through the Land Use Alternatives Survey and public comments made at the meetings, and to discuss recommendations for land use and development intensity modifications to the existing Land Use Map, considering the concepts described and the areas identified in this report.

Based on the direction provided by the City Council and Planning Commission, City staff and the consultant team will prepare the Preferred Land Use Map. It is anticipated that the Preferred Land Use Map will not reflect any individual alternative. Rather, the Preferred Land Use Map, as well as the land use designations applied to each of the Focus Areas, may include components of any of the three alternatives and may include further refinements and modifications to achieve the City's long-term land use vision and goals.

As the map evolves in the coming weeks and months, and the initial Preferred Land Use Map is developed, the final iteration of the map and an accompanying analysis of the proposed changes will be posted on the project's website. Please refer to the website (<https://pittsburg.generalplan.org>) for additional information, including documents prepared for the project, community surveys, and information regarding upcoming meetings to discuss the project.

Following the selection of the Preferred Land Use Map Alternative, the City will proceed with preparation of the Draft General Plan and the General Plan Draft EIR. This will include, but is not limited to, the following steps:

- Notice of Preparation for the General Plan Draft EIR (30-day public review period);
- Publication of the Draft General Plan (45-day public review period);
- Draft Environmental Impact Report (45-day public review period); and
- Publication of the Planning Commission and City Council Hearings to consider certification of the EIR and adoption of the updated General Plan.

CHAPTER 2: APPROACH TO THE LAND USE ALTERNATIVES

The chapter is organized into three sections. The first section describes land use opportunities and issues identified during the Visioning process and input provided for the four opportunity areas during the Opportunity Areas Virtual Workshop and Survey that was considered in the development of the alternatives, the second summarizes development projects that are pending, approved, and under construction, and the third section provides descriptions of the existing and proposed land use designations and overlays that apply to one or more of the land use alternatives.

2.1 OPPORTUNITIES AND ISSUES

In developing the land use alternatives, various land use opportunities and issues were considered that were identified during the Visioning process, through community feedback via the Opportunity Areas Virtual Workshop and survey, and by City staff. These topics are summarized below. Please note that analysis of the land use alternatives is presented in Chapter 3.

CORE VALUES

Through the Visioning process, residents and community stakeholders identified core values and priorities. These core values should be considered throughout the Envision Pittsburg General Plan Update and were reviewed and used to inform the development of the Land Use Map alternatives. These core values are listed below, in no particular order:

Community Character

Residents value Pittsburg's pride in its community and the numerous cultural and civic events that celebrate Pittsburg's diversity and rich cultural and historic heritage. As the City grows, a continued commitment to arts, culture, schools, and community services and involvement will ensure that the City provides a high quality of life for its residents, continues to have a small-town feel, and maintains a clean and beautiful City.

Mobility

Cars have traditionally been, and will continue to be, a vital part of Pittsburg's transportation network. However, as the City continues to grow, additional emphasis is placed on alternative ways of getting around, including walking, bicycling, and public transit. Increasing the safety and functionality of the entire circulation system is a high priority for the City. Pittsburg's future should incorporate concepts of "complete streets" that serve all modes of transportation, not just cars. The City also acknowledges that there are several strategic opportunities to enhance public safety through improved bicycle and pedestrian routes and amenities, while also improving traffic flow through better public transit, and limiting truck routes to areas of the City deemed necessary and appropriate.

Growth and Development

As the City grows, emphasis needs to be placed on bringing additional high-quality jobs to the City to reduce commute times and provide opportunities for an educated workforce; balanced growth that provides for inclusive neighborhoods attainable to a broad range of incomes; commercial and clean industrial uses that expand economic opportunities and provide needed services; development characteristics that maintain the City's hillsides, waterfront, and habitat areas; and growth that is sustainable, clean, and environmentally just.

Education and Youth

The need for new and improved schools, as well as programs targeted at youth and families was identified repeatedly by community members. Community members also identified a need to develop and refine methods to upgrade the schools, ensure that the City's schools are well-ranked, and increasing education and recreation services available to youth, from young children through teenagers.

Shopping and Services

A desire for more shopping and restaurant venues, including a mall, experience-oriented entertainment, grocery stores, and high-quality stores and brands, was identified by community members. As part of the General Plan process, land use designations should be evaluated to ensure that adequate opportunities are provided to accommodate the identified types of commercial uses.

Parks, Recreation, and Entertainment

The community's desire for healthy and active lifestyle options was demonstrated by the stated need for more parks, including a water park, community pool, and sports fields, as well as increased entertainment venues and activity options, including cultural events, family-friendly festivals, and recreation and activity programs, for all ages and abilities.

Environment

Community members would like to ensure that the City promotes and conducts sustainable practices throughout the community and ensures that the City's hills, waterfront, and greenspaces are preserved for future generations. Concerns regarding noise, air, and water pollution were identified, as was the need to consider environmental justice and opportunities for renewable energy, including solar and wind power, as part of future decisions.

Community Services and Resources

Community safety, cleanliness, and a growing homeless population were key concerns identified during the Visioning process. An on-going commitment to a responsive police department and proactive management of crime and safety issues is needed for residents to continue to feel safe. One of the challenges for the General Plan Update to address is developing better methods, including partnerships with service providers, to provide resources and housing for homeless persons, lower income households, families at or below the poverty level, and disadvantaged groups that lack access to adequate resources.

GUIDE FUTURE GROWTH AND DEVELOPMENT

The amount, type, and location of future growth and development are key factors in attaining the vision for the City, as described through the Visioning process. The General Plan addresses growth and development throughout the various elements contained within it. The Land Use Map and corresponding land use designation definitions are vital components in determining how future development occurs. Determining the location and amount of growth, prioritizing infill and vacant lands within the City boundaries, and addressing the timing of outlying development and annexation will be necessary to ensure for orderly, long-term growth.

Vacant and Underutilized Land

There are many vacant and underutilized parcels within Pittsburg and the Sphere of Influence that can accommodate a wide range of land uses. The City's Sphere of Influence represents its probable physical boundary and service area, as adopted by Contra Costa County Local Agency Formation Commission, and reflects areas that may be considered for future annexation into Pittsburg.

Infill: Prioritizing development of vacant and underutilized infill sites reduces the City's footprint and ensures orderly development. Infill sites can be used to complement existing uses and, depending on the nature of the development, can encourage revitalization of an area.

Revitalization: Underutilized parcels are often the best candidates for revitalization efforts. To identify potentially underutilized parcels, parcels with residential densities of 70% or less than total capacity and non-residential parcels with either 1) a floor area ratio (FAR), which is the ratio of building square footage to parcel size, less than 0.40 or 2) an assessed building to land value (BLV) ratio equal or less than 0.70, which translates to land value worth at least 30% more than building value indicating that the use may be below capacity, were reviewed to determine potential for intensification and revitalization. As

part of the General Plan Update, the City has the opportunity to create new land use designations, modify existing designations, and revise the Land Use Map to encourage revitalization or investment in underutilized parcels.

In considering the future development of infill and revitalization sites, there is the potential to concentrate complementary uses, such as waterfront-serving uses, recreation opportunities, and visitor-oriented uses, in the vicinity of the Downtown and along the waterfront; to focus mixed use, office, and other transit-oriented uses near the BART stations; and to increase residential uses in specific areas (e.g., Downtown core, existing commercial centers, Railroad Ave, Loveridge Road, and Century Boulevard) to protect and reinforce the vitality of these areas. There is also an opportunity to buffer industrial and other intensive uses from residential and sensitive uses.

The Land Use Map alternatives were developed with the intent of focusing new growth areas within and adjacent to the City, ensuring long-term open space uses continue along the City's southern boundaries, and providing open space in locations along the northern waterfront boundary.

The General Plan will continue to include policies that prioritize infill development and investment in disadvantaged areas and areas in need of revitalization, discourage sprawl and leapfrog development, and provide for buffers and transitions between residential and sensitive receptors and industrial, service commercial, railroads, and other uses that may involve noise, air quality, odor, and traffic impacts. However, the location and amount of future commercial, residential, and other urban growth in the City's Land Use Map is an important consideration to ensure that growth does occur in a well-planned manner that focuses on maintaining a vibrant community core while providing for a range of development types in order to support the local economy.

SAFETY AND RESOURCE CONSTRAINTS

The Existing Conditions Report identifies a range of safety concerns, including sea level rise, flooding, geologic hazards, and wildfire hazards, as well as important resources, including open space, sensitive habitat, and hydrological features, that influence future land use decisions. The land use alternatives were developed to consider potential safety concerns and provide for continued conservation of important resources. However, these concerns and resources will be more fully addressed as site-specific plans are developed for individual development projects. The General Plan will include policies and requirements related to identifying and addressing safety concerns and hazards and ensuring that significant resources continue to be identified and preserved.

OPPORTUNITY AREAS

Community input on potential future land uses and growth in four opportunity areas was gathered through the Brownfield Revitalization Planning and Opportunity Sites Virtual Workshop and survey. In total, 216 residents, workers, property owners, and other interested parties responded to the survey. Of the respondents, 86% live in Pittsburg, 14% live elsewhere and work in Pittsburg, 3% live elsewhere and own property or a business in Pittsburg, and 4% live outside of the City and are interested in Pittsburg's future. Of these respondents, 65% own their home, 17% rent, 15% live with extended family or friends, and 3% had other living situations. Respondents were asked to identify their priorities for each of the four opportunity areas (shown on Figure 1) and to identify preferences for the type of growth and uses in each opportunity area.




The survey respondents' top priorities for each opportunity area and preferences for residential, employment-generation, commercial, and parks, open space, recreation, and civic uses for each opportunity area are summarized below. In addition to the input summarized below, many respondents provided written responses identifying their preferences for future uses and priorities in each opportunity area. The priorities and themes expressed in the written comments are shown in a wordcloud for each opportunity area.

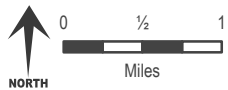
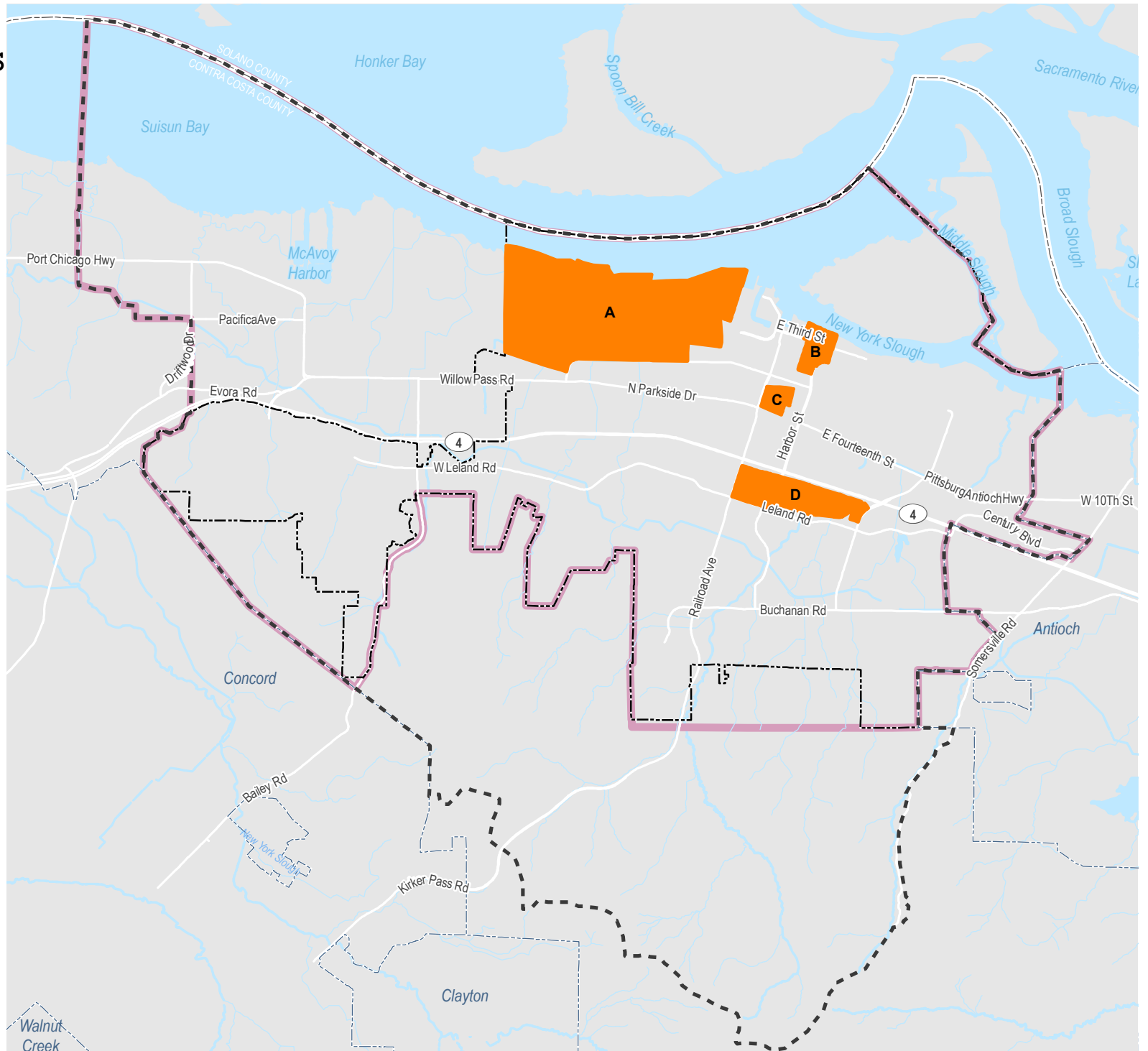
The complete survey results, including all written responses, are included in the Pittsburg Opportunity Sites Survey Results document, which is available on the project's website: pittsburg.generalplan.org (Documents & Maps) or through [this link](#).

Figure 1:

OPPORTUNITY AREAS

Legend

-  Pittsburg City Limits
-  Pittsburg Sphere of Influence
-  Planning Area
-  Neighboring City
-  Opportunity Areas



Area A: NRG				
Top 5 Overall Priorities	Residential Preferences	Employment-Generating Preferences	Commercial Preferences	Parks, Open Space, Recreation, and Civic Preferences
<ul style="list-style-type: none"> • Conserve natural resources (e.g., marsh and tidal lands, species habitat, etc.) • Improve environmental health • Provide recreational opportunities, including youth services • Provide open space (tie) • Climate adaptation (tie) 	<ul style="list-style-type: none"> • Housing accessible to disabled persons • Live/work housing • Traditional single-family residential • Mixed use residential 	<ul style="list-style-type: none"> • Research and development • Advanced manufacturing • Sustainable energy production • Medical facilities 	<ul style="list-style-type: none"> • Community-serving commercial • Commercial recreation • Neighborhood-serving commercial • Commercial entertainment 	<ul style="list-style-type: none"> • Park • Open space • Playground • Plaza
Comment Themes				



Area B: 3rd/Harbor				
Top 4 Overall Priorities	Residential Preferences	Employment-Generating Preferences	Commercial Preferences	Parks, Open Space, Recreation, and Civic Preferences
<ul style="list-style-type: none"> • Provide recreational opportunities • Conserve natural resources (e.g., marsh and tidal lands, species habitat, etc.) • Increase access to healthy foods • Improve environmental health 	<ul style="list-style-type: none"> • Housing accessible to disabled persons • Live/work housing • Senior housing • Traditional single-family residential 	<ul style="list-style-type: none"> • Research and development • Medical facilities • Sustainable energy production • Technology-related/emerging industries 	<ul style="list-style-type: none"> • Commercial recreation • Community-serving commercial • Neighborhood-serving commercial • Commercial entertainment 	<ul style="list-style-type: none"> • Park • Playground • Open space • Plaza
Comment Themes				



Area C: Ramar/Central Ave

Top 4 Overall Priorities	Residential Preferences	Employment-Generating Preferences	Commercial Preferences	Parks, Open Space, Recreation, and Civic Preferences
<ul style="list-style-type: none"> • Provide employment opportunities • Increase public safety/reduce crime • Provide goods and services • Support inclusive economic development 	<ul style="list-style-type: none"> • Live/work housing • Housing accessible to disabled persons • Mixed use residential • Senior housing 	<ul style="list-style-type: none"> • Community services • Technology-related/emerging industries • Research and development • Medical facilities 	<ul style="list-style-type: none"> • Neighborhood-serving commercial • Community-serving commercial • Commercial entertainment • Commercial recreation 	<ul style="list-style-type: none"> • Plaza • Playground • Civic • Park

Comment Themes



Area D: Bliss/Clark/Garcia Avenues

Top 4 Overall Priorities	Residential Preferences	Employment-Generating Preferences	Commercial Preferences	Parks, Open Space, Recreation, and Civic Preferences
<ul style="list-style-type: none"> • Provide employment opportunities • Provide goods and services • Increase public safety/reduce crime • Increase access to healthy foods 	<ul style="list-style-type: none"> • Live/work housing • Housing accessible to disabled persons • Senior housing • Mixed use residential 	<ul style="list-style-type: none"> • Research and development • Technology-related/emerging industries • Community services • Sustainable energy production 	<ul style="list-style-type: none"> • Community-serving commercial • Neighborhood-serving commercial • Commercial entertainment • Commercial recreation 	<ul style="list-style-type: none"> • Plaza • Civic • Park • Playground
Other Desired Land Uses and Comment Themes				



2.2 PROJECT PIPELINE

The Planning Area include numerous undeveloped or underutilized parcels associated pending or approved development projects. Unlike the Planning Area’s other undeveloped or underutilized parcels, parcels in the Project Pipeline are forecasted to develop with specific and definite amounts of residential and non-residential uses based upon the plan or the project, rather than the assumed development potential associated with an assigned land use designation. Pending and approved development projects are shown in Figure 2.

TABLE 1: PROJECT PIPELINE (PENDING AND APPROVED DEVELOPMENT PROJECTS)

Project	Single Family Units	Multifamily Units	Non-Residential Square Feet
City			
2108 Railroad Commercial Shell	0	0	3,000
680 Garcia Warehouse	0	0	9,000
Alturas Triplexes		9	0
Alves Ranch 2018	350	0	140,000
Arco Station Carwash Relocation	0	0	3,200
Atchison Mixed-Use Development	0	202	13,669
Bancroft Gardens II	28	0	0
Beacon Villas	0	61	0
Black Diamond Terraces	0	77	0
Burlessas Building Rehabilitation	0	8	0
Commercial Shell Building at 1611 Railroad	0	0	7,920
Courtyard by Marriott	0	0	68,821
Diablo Energy Storage, LLC	0	0	186,000
Discovery Homes Dream Courts	0	0	40,697
DOW Air Compressor Project	0	0	0
E. Leland Drive Thru	0	0	0
East Street Estates	8	0	0
Edgewater Expansion	0	12	0
Esperanza at San Marcos (Village M)	0	318	0
Family Harvest Farm	0	0	0
Faria/Southwest Hills Annexation Master Plan	1,500	0	0
Fernandes Towing	0	0	5,018
Fishermen's Catch	0	0	8,807
Galloway Multiplex	0	12	0
Golden State Utility	0	0	0
Green Builders, LLC	0	6	0
Hamilton Memorial Church Phase 2	0	0	8,454
Home 2 Suites Hotel	0	0	40,250
K2 Pure Chlorine Rail Transportation Curtailment	0	0	0
Lawlor Estates	50	0	0
Liberty Residential Subdivision	57	0	0
LMK PETRO Mini-Mart, Gas Station and Car Wash	0	0	5,372
Los Medanos Industrial Park	0	0	109,900

TABLE 1: PROJECT PIPELINE (PENDING AND APPROVED DEVELOPMENT PROJECTS)

Project	Single Family Units	Multifamily Units	Non-Residential Square Feet
Marine Express Site Improvements	0	0	168
Matador Fitness	0	0	0
McCampbell Analytical Commercial Cannabis	0	0	0
Montreux Residential Subdivision	351	0	0
Mt. Diablo Resource Recovery Park Expansion	0	0	86,855
Nazari Rezoning for Contractor Yard & UP Amendment	0	0	0
Pittsburg Disposal Relocation/Mt. Diablo Resource*	0	0	20,008
Pittsburg Technology Park	0	0	4,500,000
Positano at San Marcos - Single Family (Village D)	239	0	0
Praxair Cylinder Storage Yard	0	0	5,250
Public Storage (1275 California)	0	0	39,750
Public Storage (525 California)	0	0	151,392
Ramar Foods Cold Storage Expansion	0	0	9,545
Rege Ministorage and Trucking Yard	0	0	151,392
San Marco - Multi-Family (Village C)	0	339	0
San Marco - Single Family (Village N)	64	0	0
San Marco Commercial Center	0	0	35,148
San Marcos - Multi-Family (Village O)	0	115	0
San Marcos Unit 13 (Village E)	114	0	0
San Marcos Villas III (Village B) - completed	0	0	0
Santa Fe Triplex	0	3	0
SFBA Carbon Capture and Mineralization Project	0	0	0
Sky Ranch II	415	0	0
Solomon Temple Baptist Church Addition	0	0	35,025
Stoneman Lab - Commercial Cannabis	0	0	0
Tuscany Meadows - Multi-Family	0	365	0
Tuscany Meadows - Single Family	917	0	0
Veterans Square Housing	0	30	0
West Leland Commerce Center	0	0	150,000
SOI			
Bay Point Family Apartments	0	193	0
TOTAL	4,093	1,750	5,834,642

Source: City of Pittsburg; Contra Costa County

To accurately measure the alternatives' total new growth, the approved or proposed development on vacant and underutilized parcels associated with the Project Pipeline was calculated separately. This Project Pipeline development potential was then added to the potential growth associated with each land use alternative. Table 2 summarizes the net amount of future development associated with the Project Pipeline, which reflects components of the project that have been completed, replacement of existing uses for sites that are not vacant, and net increase in development for projects that are expansion of an existing use.

TABLE 2: PROJECT PIPELINE - PENDING AND APPROVED NET NEW DEVELOPMENT POTENTIAL	
Residential Units or Nonresidential Square Footage	Pending and Approved Development Projects
Residential Units	
Single-Family Residential	3,993
Multiple-Family Residential	1,743
Nonresidential Square Footage	
Retail	187,942
Service	184,263
Office	0
Commercial Recreation	0
Hotel	109,071
Institutional	28,925
Light Industrial	4,726,660
Heavy Industrial	296,705
Public/Quasi-Public	(14,268)

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

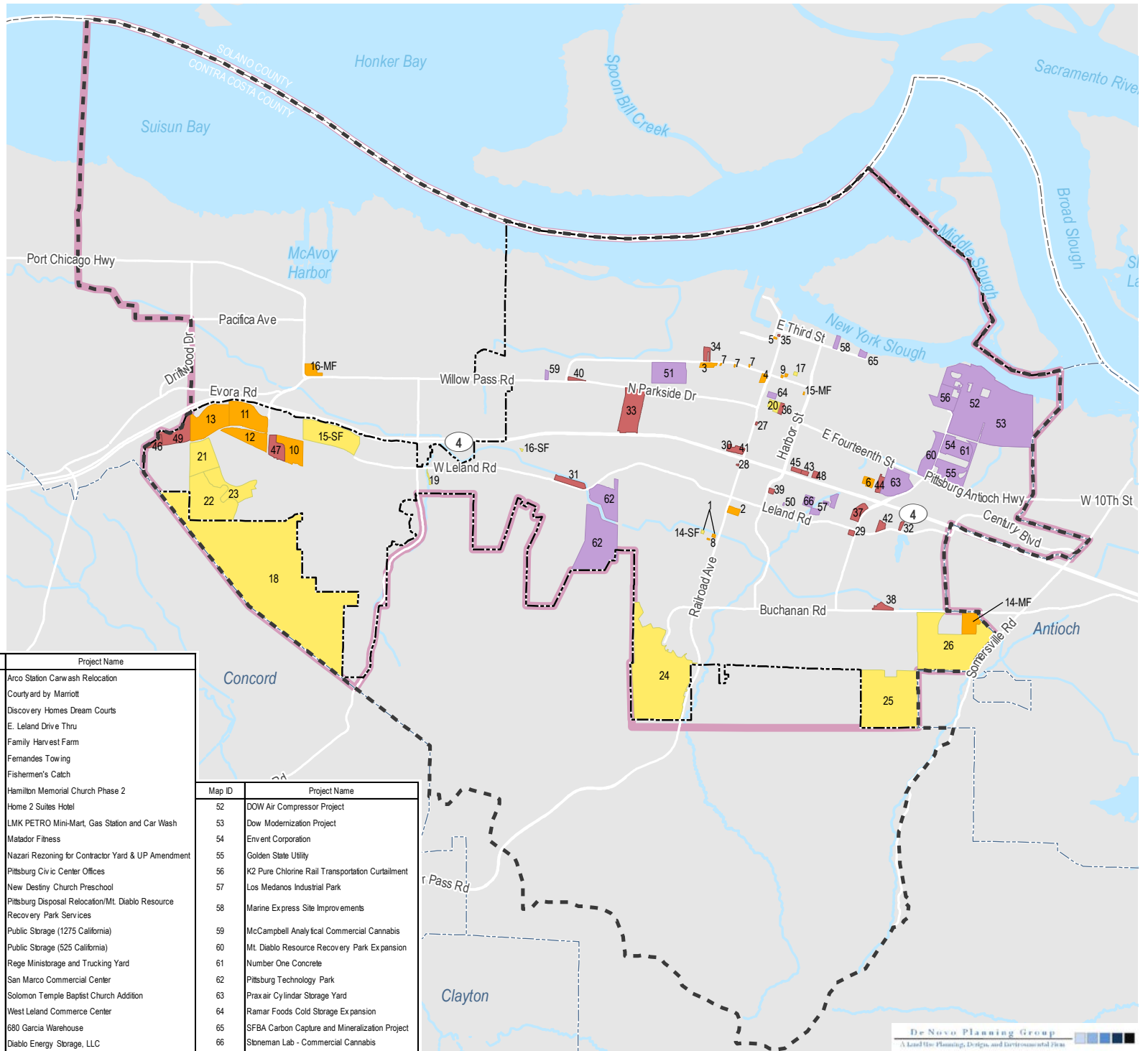
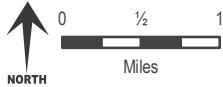
Figure 2:
PROJECT PIPELINE

Legend

- Pittsburg City Limits
- Pittsburg Sphere of Influence
- Downtown Sub-Area
- Planning Area
- Neighboring City

Development Projects

- Single Family Residential
- Multi-Family
- Commercial/Institutional
- Industrial



Map ID	Project Name
1	Alturus Triplexes
2	Atchison Mixed-Use Development
3	Beacon Villas
4	Black Diamond Terraces
5	Burlessas Building Rehabilitation
6	Edgewater Apartments Expansion Project
7	Galloway Multiplex
8	Green Builders, LLC
9	Veterans Square Housing
10	Esperanza at San Marcos (Village M)
11	San Marcos Villas III (Village B)
12	San Marcos - Multi-Family (Village O)
13	San Marco - Multi-Family (Village C)
14-MF	Tuscany Meadows - Multi-Family
14-SF	70 and 78 Alturas Avenue
15-MF	Sante Fe Triplex
15-SF	Alves Ranch 2018
16-MF	Bay Point Family Apartments
16-SF	Bancroft Gardens II
17	East Street Estates
18	Faria/Southwest Hills Annexation Master Plan
19	Lawlor Estates
20	Liberty Residential Subdivision
21	Positano at San Marcos - Single Family (Village D)
22	San Marco - Single Family (Village N)
23	San Marcos Unit 13 (Village E)
24	Montreux Residential Subdivision
25	Sky Ranch II
26	Tuscany Meadows - Single Family
27	Commercial Shell Bldg at 1611 Railroad
28	2108 Railroad Commercial Shell

Map ID	Project Name
29	Arco Station Carwash Relocation
30	Courtyard by Marriott
31	Discovery Homes Dream Courts
32	E. Leland Drive Thru
33	Family Harvest Farm
34	Fernandes Towing
35	Fishermen's Catch
36	Hamilton Memorial Church Phase 2
37	Home 2 Suites Hotel
38	LMK PETRO Mini-Mart, Gas Station and Car Wash
39	Malador Fitness
40	Nazari Rezoning for Contractor Yard & UP Amendment
41	Pittsburg Civic Center Offices
42	New Destiny Church Preschool
43	Pittsburg Disposal Relocation/Mt. Diablo Resource Recovery Park Services
44	Public Storage (1275 California)
45	Public Storage (525 California)
46	Rege Minisorage and Trucking Yard
47	San Marco Commercial Center
48	Solomon Temple Baptist Church Addition
49	West Leland Commerce Center
50	680 Garcia Warehouse
51	Diablo Energy Storage, LLC

Map ID	Project Name
52	DOW Air Compressor Project
53	Dow Modernization Project
54	Envent Corporation
55	Golden State Utility
56	K2 Pure Chlorine Rail Transportation Curtailment
57	Los Medanos Industrial Park
58	Marine Express Site Improvements
59	McCampbell Analytical Commercial Cannabis Public Storage (1275 California)
60	Mt. Diablo Resource Recovery Park Expansion
61	Number One Concrete
62	Pittsburg Technology Park
63	Praxair Cylinder Storage Yard
64	Ramar Foods Cold Storage Expansion
65	SFBA Carbon Capture and Mineralization Project
66	Stoneman Lab - Commercial Cannabis

2.3 LAND USE DESIGNATIONS AND OVERLAYS

This section lists the land use designations and overlays, and their associated development characteristics, that apply to one or more of the land use alternatives. The designations and overlays describe what uses may develop, and at what density and/or intensity, on each parcel in the Planning Area. The section also describes proposed changes to existing and the inclusion of new designations and overlays. These modifications are intended to help fulfill the community's vision for future development and address opportunities and issues described in Section 2.1.

CHARACTERIZING LAND USES DESIGNATIONS

Each land use designation is defined by a description of its use characteristics. Most of the designations are further defined by development standards that describe the amount of development that can occur on parcel: density and/or intensity. Use characteristics, density, and intensity are described below.

Use Characteristics

Use characteristics refer to the intended character and development pattern of, and uses associated with, a land use district. The General Plan uses these characteristics to categorize existing and future uses with similar characteristics into the land use designations. To address compatible development on and between sites and within neighborhoods, districts, and other defined areas, use characteristics for each designation are intentionally limited.

Density and Intensity

Density applies to residential designations and mixed-use designations that provide for residential development. The term describes the number of dwelling units accommodated within 1 gross acre of land (dwelling units per gross acre [du/ac]).

Intensity applies to commercial, industrial, and mixed-use designations that allow nonresidential development. The term describes the floor-to-area ratio (FAR), the relationship between the total area of a development and the area of parcel where the development is located. FAR is calculated by dividing the gross floor area of all buildings on a lot by the area of the lot.

FAR and other development factors, such as building square footage, building height, and the percent of lot coverage, are interrelated. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields an FAR of 0.5:1. The 0.5:1 FAR could accommodate a single-story building that covers half the lot, or a two-story building on a quarter of the lot. Only the developed footprint portion of the FAR is expressed (e.g., 0.5:1 is expressed as 0.5 FAR).

The maximum allowable development on any individual parcel is governed by the maximum measure of density or intensity permitted for each land use designation. The General Plan uses these values to establish development capacity for each individual parcel and for the planning area at large. The actual/anticipated density or intensity on a parcel is usually less than the maximum and is influenced by the physical characteristics of a parcel, access and infrastructure limitations, compatibility considerations, market factors, and past development trends.

LAND USE DESIGNATIONS AND OVERLAYS

Collectively, the three land use alternatives incorporate 25 land use designations and two overlays. Eight residential designations provide for a range of housing types and densities. Eight commercial and industrial designations provide for a range of income- and employment-generating businesses. Five mixed use designations support commercial and residential mixed use development. Four other designations support publicly owned facilities and community-serving uses and accommodate resource conservation, parks, and recreation. Two overlays support the implementation of State requirements for Bay Area Rapid Transit (BART)-owned parcels and for the long-term relocation and decommissioning of the PG&E power transmission corridor orderly.

Table 3 lists the designations and overlays and provides the density and FAR requirements for each designation, including any modifications associated with each land use alternative.

TABLE 3: LAND USE DESIGNATIONS AND OVERLAYS			
General Plan Land Use Designation or Overlay	Existing General Plan Density and FAR	Maximum Density/FAR	
		Alternative A	Alternative B
Residential Designations			
Hillside Low Density Residential Allows single-family (attached or detached) residential development in the southern hills. Maximum densities should be allowed only in flatter, natural slope areas or non-environmentally sensitive level areas. An open, natural character is encouraged by clustering homes and minimizing cut-and-fill of natural hillsides.	Density: Less than 5 units per gross acre FAR: -	No change	No change
Low Density Residential Allows detached single-family dwellings, but attached single-family units in selected or all areas may be permitted, provided that each unit has ground-floor living area, and private or common outdoor open space.	Density: 1-7 units per gross acre FAR: -	No change	No change
Medium Density Residential Allowed housing types may include one- or two-story garden apartments, townhouses, and attached or detached single-family residences. The Zoning Ordinance may permit zero lot-line or small-lot detached residential units in some or all areas.	Density: 7-14 units per gross acre FAR: -	8-20 units per gross acre	8-16 units per gross acre
High Density Residential Allows a wide range of housing types, from single-family attached units to multi-family complexes are permitted. Subject to design review by the Planning Commission, additional discretionary density increases, up to a maximum project density of 40 units per gross acre, may be granted to projects that fulfill community objectives.	Density: 14-25 units per gross acre; up to 40 units per acre for projects that fulfill community objectives FAR: -	21-30 units per gross acre	17-30 units per gross acre
Very High Density Residential Allows multi-family housing and attached single family housing types, such as apartments and condominiums.	Not applicable	31-50 units per acre 0.15 FAR for neighborhood-serving commercial, services, and office uses	31-50 units per acre 0.15 FAR for neighborhood-serving commercial, services, and office uses
Downtown Low Density Housing types may include attached or detached single-family housing.	Density: 4-12 units per gross acre FAR: -	No change	No change
Downtown Medium Density Residential	Density: 12-18 units per gross acre FAR: -	No change	No change

TABLE 3: LAND USE DESIGNATIONS AND OVERLAYS

General Plan Land Use Designation or Overlay	Existing General Plan Density and FAR	Maximum Density/FAR	
		Alternative A	Alternative B
Housing types may include attached or detached single family townhouses, garden apartments, and other forms of multi-family housing.			
Downtown High Density Residential Housing types may include attached single family townhouses, apartments, and other forms of multi-family housing. New high-density projects within Downtown should have transit-oriented amenities (such as covered bus stops at project entrance, where appropriate) and reduced parking requirements to encourage use of alternative modes of transportation. Subject to design review by the Planning Commission, additional discretionary density increases, up to a maximum project density of 40 units per gross acre, may be granted to projects that fulfill community objectives.	Density: 18-30 units per gross acre FAR: -	No change	No change
Mixed Use Designations			
Mixed Use (P/BP BART) Applied to the approximately 54-acre area west of the Oak Hills Shopping Center, including the Pittsburg/Bay Point BART station parking lot. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	Density: 65 units per gross acre FAR: Non-residential: 1.0	No change	No change
Mixed Use (Railroad Ave) Applied to the approximately 97-acre area located within approximately 1/2-mile of the Railroad Avenue/State Route 4 intersection. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	Density: 15-65 units per acre Non-residential: 0.25 to 1.0	Revise to the extent necessary to be consistent with the Railroad Avenue Specific Plan.	Revise to the extent necessary to be consistent with the Railroad Avenue Specific Plan.
Mixed Use (Downtown) Encompasses approximately 20 acres located in and near the Downtown. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	Density: 12-30 units per acre FAR: Non-residential: W. 10th St - 0.6 Railroad Ave - 1.0 Maximum Residential and Non-Residential: 2.0	No change	No change
Mixed Use (General) Accommodates mixed uses with a focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.	New designation	Residential and non-residential FAR: 1.0	Residential and non-residential FAR: 1.0
Mixed Use (Community Commercial) Accommodates mixed uses with a focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.	New designation	Residential and non-residential FAR: 1.0	Residential and non-residential FAR: 1.0

TABLE 3: LAND USE DESIGNATIONS AND OVERLAYS			
General Plan Land Use Designation or Overlay	Existing General Plan Density and FAR	Maximum Density/FAR	
		Alternative A	Alternative B
Commercial and Industrial Designations			
<p>Regional Commercial Provides commercial acreage for large-scale retailers and big-box retail centers and auto dealerships, designed to attract shoppers from a wide market area.</p>	<p>Density: Not specified FAR: Non-residential¹: 0.5 Residential²: 0.25</p>	No change	No change
<p>Community Commercial Intended to provide sites for retail shopping areas (primarily in shopping centers) containing a wide variety of businesses, including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, motels, educational and social services. The Zoning Ordinance may limit certain commercial areas to neighborhood stores or non-automotive establishments</p>	<p>Density: Not specified FAR: Non-residential¹: 0.5 Residential²: 0.25</p>	No change	No change
<p>Downtown Commercial Accommodates specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of Downtown residents. Upper-story residential and mixed commercial/residential ground-floor uses are permitted, subject to appropriate design standards. Limitations on the size and location of parking, coupled with building orientation and design standards, will ensure that a pedestrian-oriented environment is created.</p>	<p>Density: Not specified FAR: Non-residential: Minimum 1.0 Non-residential and residential: 2.0</p>	No change	No change
<p>Business Commercial Intended to provide sites for administrative, financial, business, professional, medical, research and development, and public offices, as well as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and support commercial uses. The Zoning Ordinance will identify areas appropriate for office/business uses vs. industrial parks. Limits on retail activities will be specified in the Zoning Ordinance, in addition to potential specific locations for hospitals, extended care and other similar facilities. Development standards and buffering requirements will prevent significant adverse effects on adjacent residential uses.</p>	<p>Density: - FAR: 1.0</p>	Replace with Employment Center/Industrial	Replace with Employment Center/Industrial

TABLE 3: LAND USE DESIGNATIONS AND OVERLAYS

General Plan Land Use Designation or Overlay	Existing General Plan Density and FAR	Maximum Density/FAR	
		Alternative A	Alternative B
<p>Marine Commercial Business and professional services, offices, convenience sales, restaurants, public marketplaces, repair services, specialty retail (such as boat sales and repair), hotel/motel with a coastal orientation, recreational facilities, research and development, custom manufacturing, and marinas are all accommodated.</p>	<p>Density: Not specified FAR: 0.5 for retail, recreation, and restaurant uses; 1.0 for offices; 1.5 for hotels; no separate FAR for residential</p>	<p>Rename Marina Commercial and emphasize recreational and visitor-oriented uses, including privately operated recreation complexes (sports complexes, aquatic centers, etc.), and experience-oriented entertainment or recreation</p>	<p>Rename Marina Commercial and emphasize recreational and visitor-oriented uses, including privately operated recreation complexes (sports complexes, aquatic centers, etc.), and experience-oriented entertainment or recreation</p>
<p>Service Commercial Intended to provide sites for commercial business not appropriate in other commercial areas because of high volumes of vehicle traffic and potential adverse impacts on other uses. Also, residential uses may be permitted above ground floor commercial uses (such as office and retail). Allowable uses include automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses. Offices, retail uses, restaurants, and convenience stores should be allowed as ancillary uses.</p>	<p>Density: Not specified FAR: Residential and non-residential: 0.5</p>	<p>No change</p>	<p>No change</p>
<p>Employment Center Industrial Intended to provide sites for administrative, financial, business, professional, medical, and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, technology and innovation, energy, hospitals and large-scale medical facilities, services, and supporting commercial uses. Development standards and buffering requirements will prevent significant adverse effects on adjacent residential uses. Performance standards in the Draft General Plan will minimize potential environmental impacts, particularly in relation to ECI development proximate to residential, schools, other uses with sensitive receptors, and disadvantaged communities.</p>	<p>New designation</p>	<p>1.5 FAR; accommodate professional, office, medical, research/technology, business park, service commercial, and warehousing uses; industrial uses allowed subject to performance standards</p>	<p>1.5 FAR; accommodate professional, office, medical, research/technology, business park, service commercial, and warehousing uses; industrial uses allowed subject to performance standards</p>

TABLE 3: LAND USE DESIGNATIONS AND OVERLAYS

General Plan Land Use Designation or Overlay	Existing General Plan Density and FAR	Maximum Density/FAR	
		Alternative A	Alternative B
<p>Industrial Manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, and storage uses are permitted, in addition to agricultural, food and drug, and industrial processing. Only small restaurant and ancillary commercial uses would be appropriate, subject to appropriate design standards. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.</p>	<p>Density: - FAR: Non-residential: 0.5, except 0.8 allowed for low-employment-intensity uses</p>	<p>Increase maximum FAR to 1.0 for uses with low employment intensities</p>	<p>Increase maximum FAR to 1.0 for uses with low employment intensities</p>
Other Designations			
<p>Public/Institutional Intended to provide for schools, government offices, transit sites, public utilities, other facilities that have a unique public or quasi-public character, such as cultural facilities, religious institutions, fraternal organizations, and similar uses.</p>	<p>Density: None specified FAR: None specified</p>	<p>Total residential and non-residential FAR: 0.6</p>	<p>Total residential and non-residential FAR: 0.6</p>
<p>Parks/Recreation Provides for parks, recreation complexes, community fields, public golf courses, stadiums, greenways, and local and regional trails.</p>	<p>Density: - FAR: None specified</p>	<p>No change</p>	<p>No change</p>
<p>Open Space Accommodates existing and future greenbelts and/or urban buffer areas that may be designated in the future. Greenbelts are open space, parkland, and agricultural areas located outside urban areas, as opposed to urban parks located within developed areas. Generally, there are two primary criteria that identify lands as open space: <u>Resource Conservation.</u> Includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands. Development is limited to one housing unit per existing legal parcel, and no construction is allowed on land within the parcel that is unsuitable for development. <u>Agriculture and Resource Management.</u> Includes orchards and cropland, grasslands, incidental agricultural or related sales, and very low-density rural residential areas. One housing unit may be built on each existing parcel of 20 or more acres, and agriculture is allowed with fewer restrictions on keeping animals than in the residential classifications. Permitted residential development may be clustered in locations with little or no environmental constraints.</p>	<p>Density: 1 unit per 20-acre or larger parcel on agricultural and resource management land FAR: None specified</p>	<p>No change</p>	<p>No change</p>

TABLE 3: LAND USE DESIGNATIONS AND OVERLAYS			
General Plan Land Use Designation or Overlay	Existing General Plan Density and FAR	Maximum Density/FAR	
		Alternative A	Alternative B
Utility/ROW Intended to designate land area dedicated to utilities, infrastructure, or road right-of-way.	Density: - FAR: None specified	No change	No change
Overlays			
BART TOD New overlay designation applied to Bay Area Rapid Transit (BART)-owned parcels to implement minimum density and maximum FAR standards required by State law (Assembly Bill 2923).	New designation	Minimum 75 units/acre; Maximum residential and non-residential FAR - 3.0	Minimum 75 units/acre; Maximum residential and non-residential FAR - 3.0
PG&E Conversion Corridor New overlay designation applied to the PG&E transmission line corridor extending from the Pittsburg PG&E Power Plant through the City to the Contra Costa Canal. This overlay designation is intended to provide for the relocation of the power plant and the conversion of the transmission line corridor to urban and recreation uses.	New designation	Based on underlying land use designation	Based on underlying land use designation

Note: 1 Not specified in the General Plan; density and/or FAR based on implementing zoning district(s)

Source: City of Pittsburg, De Novo Planning Group, 2021

PROPOSED LAND USE DESIGNATION AND OVERLAY MODIFICATIONS

While most of the land use designations and overlays shown on the three alternatives are consistent with the land use designations and overlays contained in the adopted General Plan, the alternatives include the following modified and new designations and overlays, as summarized in Table 3.

Medium Density Residential

The Medium Density Residential designation is increased to accommodate 18 to 20 units per acre under Alternative A and 8 to 16 units per acre under Alternative B.

High Density Residential

The High Density Residential designation is increased to accommodate 21 to 30 units per acre under Alternative A and 17 to 30 units per acre under Alternative B.

Very High Density Residential

The Very High Density Residential designation is added to Alternatives A and B to accommodate 31 to 50 units per acre and to encourage on-site neighborhood-serving retail, restaurant, and service uses.

Mixed Use (General)

The Mixed Use (General) designation intended to accommodate redevelopment of grayfield sites along existing commercial corridors, encouraging a more active mix of uses in these locations and transitioning existing residences to commercial uses that may benefit from existing access to arterial roadways.

Mixed Use (Community Commercial)

The Mixed Use (Community Commercial) designation is intended to encourage redevelopment and revitalization of existing shopping centers and retail areas, by allowing multifamily residential uses to be integrated into the development. This is intended to support investment in and revitalization of existing commercial centers, recognizing that changes to the retail landscape may reduce overall demands for retail square footage and these areas may benefit from increased residential uses to support the continuation of on-site commercial uses.

Marina Commercial

For Alternatives A and B, the Marine Commercial is replaced with the Marina Commercial designation. This designation will continue to accommodate a range of waterfront-oriented uses, but will have an increased emphasis on community access to the waterfront, community-serving recreation uses, and visitor-oriented uses.

Employment Center Industrial

The Employment Center Industrial designation will replace the Business Commercial designation in Alternatives A and B. This new designation will be similar to the Business Commercial designation, with an increase in FAR to 1.5. This designation will encourage high-quality employment opportunities, increased emphasis on research and technology, specialized manufacturing, and professional uses. Industrial uses will be allowed subject to performance requirements to ensure health and safety standards are maintained for nearby residences and sensitive uses.

Industrial

Under Alternatives A and B, the maximum FAR will be increased to 1.0 for industrial uses with low employment intensities.

BART TOD Overlay

The BART TOD overlay is used in Alternatives A and B to identify BART-owned parcels that are subject to State-mandated development requirements, including a minimum residential density of 75 units per acre and a maximum FAR of 3.0.

PG&E Corridor Conversion Overlay

The PG&E Corridor Conversion overlay is applied to the PG&E transmission corridor that extends from the PG&E generator at the NRG site. This overlay is intended to facilitate the long-term relocation of the PG&E generator facility at the NRG site to a site in the vicinity of the City's Water Treatment Plant and the subsequent decommissioning of the transmission corridor in the overlay area and reuse of the corridor with a range of residential, commercial, employment, and recreation uses.

CHAPTER 3: LAND USE ALTERNATIVES

The alternatives are based upon feedback received from the community through the project's outreach activities, input from City staff, consideration of development proposals, and consideration of current general planning best practices. The alternatives are as follows:

- **Alternative A: Balanced Residential and Economic Growth** – The Balanced Residential and Economic Growth Alternative identifies potential changes in land use and development intensity to encourage balanced growth between employment- and revenue-generating uses, such as commercial and industrial development, and a range of residential housing types. This would allow for these types of uses to support one another with the intent of maximizing market potential for residential, high-quality employment, and local shopping, dining, recreation, and entertainment uses.
- **Alternative B: Employment-Focused Growth** – The Employment-Focused Growth Alternative identifies potential changes in land use and development intensity to accommodate a significant amount of new employment-generating development, with a continued emphasis on industrial development as well as commercial, mixed use, and visitor-oriented growth, as well as continuing to accommodate residential development.
- **Alternative C: Existing General Plan** – The Existing General Plan Alternative pertains to buildout according to the existing General Plan Land Use Map, originally adopted in 2001 and amended through 2020.

Determining the location and amount of growth, prioritizing infill in key locations, and addressing the balance of new residential and nonresidential development will be necessary to ensure for orderly, long-term growth. The General Plan will continue to include policies to balance growth in a fiscally-sustainable way so that existing and future residents can enjoy the community services, amenities, and infrastructure that they value. Taking a proactive role in planning for how the City will grow and where it will grow allows the City of Pittsburg to be in the “driver’s seat” instead of relying on external forces to drive decision-making.

Each of the alternatives is described and summarized below, including a discussion of how each of the five focus areas is treated in each alternative. The four opportunity areas addressed in the Opportunity Area Workshop and Survey are included in the focus areas, as well as an additional focus area (Area E – Pittsburg City Plaza and Atlantic Plaza Area). The focus areas are discussed in more detail in Section 4.4.

ALTERNATIVE A: BALANCED RESIDENTIAL AND ECONOMIC GROWTH

Alternative A, shown in Figure 3, is intended to encourage significant residential, employment, and economic growth, particularly in the commercial and industrial sectors. Alternative A is intended to increase Pittsburg’s residential base and provide for a greater range of residential uses, increasing local demand for dining, shopping, and community-oriented entertainment experiences. This alternative also strengthens the community’s economic and employment-generating uses, with increased commercial, industrial, office, and other non-residential uses and increased flexibility in siting a variety of employment- and economic-supporting uses, providing for more extensive growth of local employment opportunities with the intent of providing Pittsburg residents increased opportunities to live and work in their community. Specifically, this alternative:

- Applies the proposed Employment Center Industrial designation to areas appropriate for research and technology, office, manufacturing, warehousing, and similar employment-generating uses. This designation replaces the Business Commercial designation and provides for a broader range of uses, recognizing the transition in a reduced overall demand for office space and increased need for large-scale buildings that can accommodate manufacturing,

technology, and warehousing uses. This approach is intended to encourage greater innovation in uses and provide a land use designation that is more compatible with residential uses, which will be addressed through policies ensuring adequate buffering and transition of uses in the General Plan, while encouraging and accommodating high-quality employment opportunities.

- Replaces the Marine Commercial designation with the Marina Commercial designation, which has an increased emphasis on community-recreation opportunities, shoreline/waterfront access, and visitor-serving uses. The application of this designation is expanded to identify additional areas in Downtown and nearby that are appropriate for waterfront-oriented commercial activities.
- Accommodates a broader range of residential uses, with a master-planned community envisioned at the NRG site (see below discussion), continued support for housing at the former Johns Manville site (see below discussion), increased use of the Medium Density Residential designation to accommodate higher density single family housing, to increase homeownership opportunities, introduction of a new Very High Density Residential designation selectively applied in areas with access to services, transit, and/or employment opportunities, and identification for a portion of the Century Plaza Shopping Center as High Density Residential.
- Provides for increased residential and recreational uses in and adjacent to the Downtown area as well as abundant space for the existing Downtown mixed-use areas to intensify and expand into the surrounding blocks with the intent to enliven the Downtown and provide additional residents to support shopping, dining, and businesses, continuing the revitalization and enhancement of the City's historic center.
- The Mixed Use (Community Commercial) designation is introduced to identify areas appropriate for community-serving commercial uses in conjunction with residential uses. This designation is applied to an existing shopping area that may be reinvigorated through on-site residential uses (such as upper story apartments, townhomes, or condominiums, as well as a greenfield location appropriate for commercial and residential uses.
- The Public/Institutional designation is applied to existing schools, churches, cultural and fraternal organizations, and similar public and quasi-public uses to recognize these uses and to reflect on the Land Use Map how these uses are integrated into the fabric of existing residential neighborhoods and other areas.
- The portion of the former Delta View Golf Course that is envisioned to accommodate a future technology park is designated Industrial.
- Introduces the PG&E Corridor Conversion overlay to recognize the long-term potential to relocate the PG&E Pittsburg Power Plant from the NRG site to a location in the vicinity of the City's water treatment plant and convert the current PG&E transmission line corridor to a range of community-serving uses, including commercial, mixed use, parks, and a range of residential uses.
- Introduces the BART TOD overlay to identify parcels where State law requires development at minimum residential densities and prescribes the allowed FAR.
- Increases the area of the City and Planning Area designated as Open Space and also applies the Open Space designation to lands south of the City previously designated Hillside Residential.
- Continue to designate the majority of the Planning Area that is located outside of the City and Sphere of Influence as Open Space, with lands also designated Parks (Black Diamond Mines Regional Preserve), Landfill (Keller Canyon Landfill), and Utility/ROW. It is noted that there is no change to the designation of the lands in the Planning Area that are outside of the City and SOI under any of the alternatives.

Area A - NRG Revitalization

- Master planned community with 193.9 acres of residential, 46.7 acres of commercial and industrial uses, including waterfront commercial and recreation, and 733 acres of parks and open space.
- Expand the application of the Open Space designation to conserve 700 acres with the intent to ensure permanent open space that conserves high quality wetlands and provides for climate adaptation/wetland restoration.
- Accommodate a range of single-family and multifamily residential uses, with 175.4 acres designated Medium Density Residential to accommodate clustered and townhome style single family homes, and 18.6 acres designated Very High Density Residential to accommodate higher density apartments.
- Provide 8.2 acres of Marina Commercial uses and a shoreline park (connecting to Riverview Park) and open space area to accommodate a waterfront-oriented shopping and mixed use development, increasing community access to the waterfront and providing an opportunity for a future ferry terminal to serve the area.
- Designate 25.8 acres to provide parks to serve the future residential neighborhoods as well as community-serving recreation opportunities, including a community park with sports fields and a shoreline park that would connect to Riverview Park and the City Marina and Downtown area.
- Designate approximately 38.4 acres as Employment Center Industrial where the PG&E power facility is located.
- Provide pedestrian and bicyclist connectivity to the Pittsburg Harbor and Downtown via a connection to the multi-use path at Riverview Park.
- This alternative would require removal of restrictions associated with a range of uses, including residential uses, lodging, healthcare facilities, schools, daycare, and recreational uses, on the NRG site.

Area B - Johns Manville/ E. 3rd Street/Waterfront Area

- The Marina Commercial designation is expanded north of E. 3rd Street to provide 14.5 acres for waterfront-oriented development, increasing community access to the shoreline. The Downtown Commercial designation is removed from this area, as the increased application of the Marina Commercial designation is anticipated to accommodate adequate commercial uses and this area's proximity to Downtown will also increase the number of households to support commercial uses in the Downtown.
- The Employment Center Industrial designation is applied to 15.0 acres east of Harbor Street and northeast of the E. 3rd and Harbor Street intersections to provide a transition from the more intensive industrial uses further east.
- Residential uses are accommodated south of E. 3rd Street on the former Making Waves school site, including 3.2 acres designated Downtown High Density Residential along E. 3rd Street and 17.3 acres designated Downtown Medium Density Residential on the remainder of the site.
- Remove the Parks designation from the area. In lieu of specifically designating parks and greenbelt locations, the General Plan will include a policy requiring a greenbelt connection from E. 8th Street to the waterfront, either through the residential area or along Harbor Street, and requiring a portion of the area north of E. 3rd Street to provide for community-serving recreation uses.

Area C – Railroad Ave/Central Ave/E. 12th St/Solari Ave Area

- Rather than modify land use designations in this area, with the exception of revising the Liberty Residential Subdivision site to reflect the approved use, the General Plan will be revised to include policy language that allows mixed uses, particularly employee and workforce housing, in conjunction with Service Commercial uses in this area.

Area D – Bliss/Clark/Garcia Area

- The primary modification in this area is to replace the Business Commercial designation with the Employment Center Industrial designation and to extend the Employment Center Industrial designation west of Harbor Street with the intent to maximize potential for high employment centers, including business incubators and research and technology uses, as well as provide for goods movement, such as warehousing, distribution, and fulfillment centers, in an area with direct access to the State Route 4 corridor.
- The BART TOD overlay is applied on BART-owned parcel to reflect the requirements of State law related to density and FAR, as previously described.
- The General Plan will include policies in support of the Railroad Avenue Specific Plan, including policies to provide greater support for mixed use and high density residential uses along Railroad Avenue to complement Pittsburg Center BART station.

Area E – Pittsburg City Plaza and Atlantic Plaza Area

- The Pittsburg City Center development is designated High Density Residential (7.5 acres) and the adjacent land is designated Medium Density Residential (6.7 acres) to accommodate increased residential densities, recognizing the area's proximity to the Railroad Avenue Specific Plan area, which is anticipated to include a mix of commercial, residential, and employment-generating uses, and the proximity to the Pittsburg Center BART station.

Table 4 summarizes land use designations by acreage under Alternative A, Balanced Residential and Economic Growth, and how the alternative's designation of land within the Planning Area compares to the Existing General Plan.

**TABLE 4: ALTERNATIVE A (BALANCED RESIDENTIAL AND ECONOMIC GROWTH)
ACREAGE BY LAND USE DESIGNATION**

General Plan Land Use Designation	Existing General Plan (Acres)	Alternative A (Acres)	Change (Acres)
Residential Designations			
City			
Hillside Low Density Residential	92.5	92.5	0.0
Low Density Residential	2,425.0	2,391.6	-33.3
Medium Density Residential	362.4	533.4	171.1
High Density Residential	113.7	160.3	46.6
Very High Density Residential	0.0	23.4	23.4
Downtown Low Density Residential	52.2	50.0	-2.2
Downtown Medium Density Residential	98.5	98.7	0.2
Downtown High Density Residential	13.3	14.7	1.4
SOI			
Hillside Low Density Residential	66.2	0.0	-66.2
Low Density Residential	746.8	699.6	-47.2
Medium Density Residential	46.9	68.9	22.0
High Density Residential	141.7	137.2	-4.5
Total Residential	4,159.1	4,270.3	111.3
Mixed Use Designations			
City			
Mixed Use (Community Commercial)	0.0	6.1	6.1
Mixed Use (Downtown)	13.0	13.0	0.0
Mixed Use (General)	1.0	12.5	11.6
Mixed Use (P/BP BART)	54.9	54.9	0.0
Mixed Use (Railroad Ave SPA)	95.7	76.0	-19.7
SOI			
Mixed Use (Community Commercial)	0	15.4	15.4
Total Mixed Use	164.6	177.9	13.4
Commercial and Industrial Designations			
City			
Business Commercial	171.4	0.0	-171.4
Community Commercial	107.8	122.2	14.4
Downtown Commercial	9.0	8.4	-0.6
Employment Center Industrial	0.0	282.1	282.1
Industrial	1,265.0	726.4	-538.6
Marine Commercial	31.0	37.3	6.4
Regional Commercial	201.0	174.9	-26.1
Service Commercial	78.9	76.4	-2.5

**TABLE 4: ALTERNATIVE A (BALANCED RESIDENTIAL AND ECONOMIC GROWTH)
ACREAGE BY LAND USE DESIGNATION**

General Plan Land Use Designation	Existing General Plan (Acres)	Alternative A (Acres)	Change (Acres)
SOI			
Community Commercial	58.6	59.8	1.2
Employment Center Industrial	0	119.6	119.6
Industrial	417.6	263.3	-154.2
Marine Commercial	0.0	51.5	51.5
Total Commercial and Industrial	2,340.2	1,922.0	-418.2
Other Designations			
City			
Public/Institutional	398.4	442.4	44.0
Park	1,164.6	1,171.3	6.6
Open Space	1,151.3	1,384.2	232.9
Roadway	54.5	80.1	25.6
Utility/ROW	228.2	150.3	-77.9
Water	221.7	221.7	0.0
SOI			
Public/Institutional	688.2	725.0	36.8
Park	127.1	176.8	49.7
Open Space	1,605.3	1,561.5	-43.8
Roadway	6.0	6.7	0.7
Utility/ROW	90.4	109.5	19.1
Water	351.0	351.0	0.0
Planning Area			
Landfill	195.7	195.7	0.0
Open Space	5,354.1	5,354.1	0.0
Park	1,431.8	1,431.8	0.0
Utility/ROW	387.8	387.8	0.0
Total Public and Other	13,456.2	13,749.7	293.6
Overlay			
BART TOD	0	32.0	32.0
PG&E Transmission Conversion	0	143.0	143.0

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

Table 5 summarizes new growth that could occur with buildout of Alternative A, Economic Growth and Employment-Focused Development. It is important to note that the growth projections shown in the table represent a high level of growth that could be accommodated by the alternative if nearly all of the vacant, underutilized, and redesignated parcels in the City and Planning Area developed within their allowed densities and intensities. The Mid-Term condition anticipates that vacant and underutilized parcels are developed, while the Buildout Scenario anticipates redevelopment of select parcels that have had a change in land use designation and could potentially intensify under the new land use designation. Actual development rates and growth rates, particularly for non-residential uses, are likely to be significantly lower than the total development shown in the table over the next 20-40 years, as new development and growth is largely dictated by market conditions.

TABLE 5: ALTERNATIVE A (BALANCED RESIDENTIAL AND ECONOMIC GROWTH) – NEW DEVELOPMENT POTENTIAL

Residential Units or Nonresidential Square Footage	New Development Potential			
	Project Pipeline	Mid-Term	Buildout	Total Growth
Residential Designations				
Single-Family Residential	3,993	2,996	95	7,084
Multiple-Family Residential	1,743	8,023	1,216	10,982
TOTAL	5,736	11,019	1,311	18,066
Nonresidential Square Footage				
Retail	187,942	1,165,648	241,481	1,595,071
Service	184,263	2,004,023	854,951	3,043,236
Office	-	1,183,171	664,564	1,847,736
Commercial Recreation	-	95,043	18,225	113,268
Hotel	109,071	177,651	13,669	300,391
Institutional	28,925	134,929	4,780	168,633
Light Industrial	4,726,660	3,845,180	962,457	9,534,297
Heavy Industrial	296,075	3,579,812	356,364	4,232,251
Public/Quasi-Public	(14,268)	1,307,321	378,111	1,671,164
TOTAL	5,518,668	13,492,777	3,494,603	22,506,048

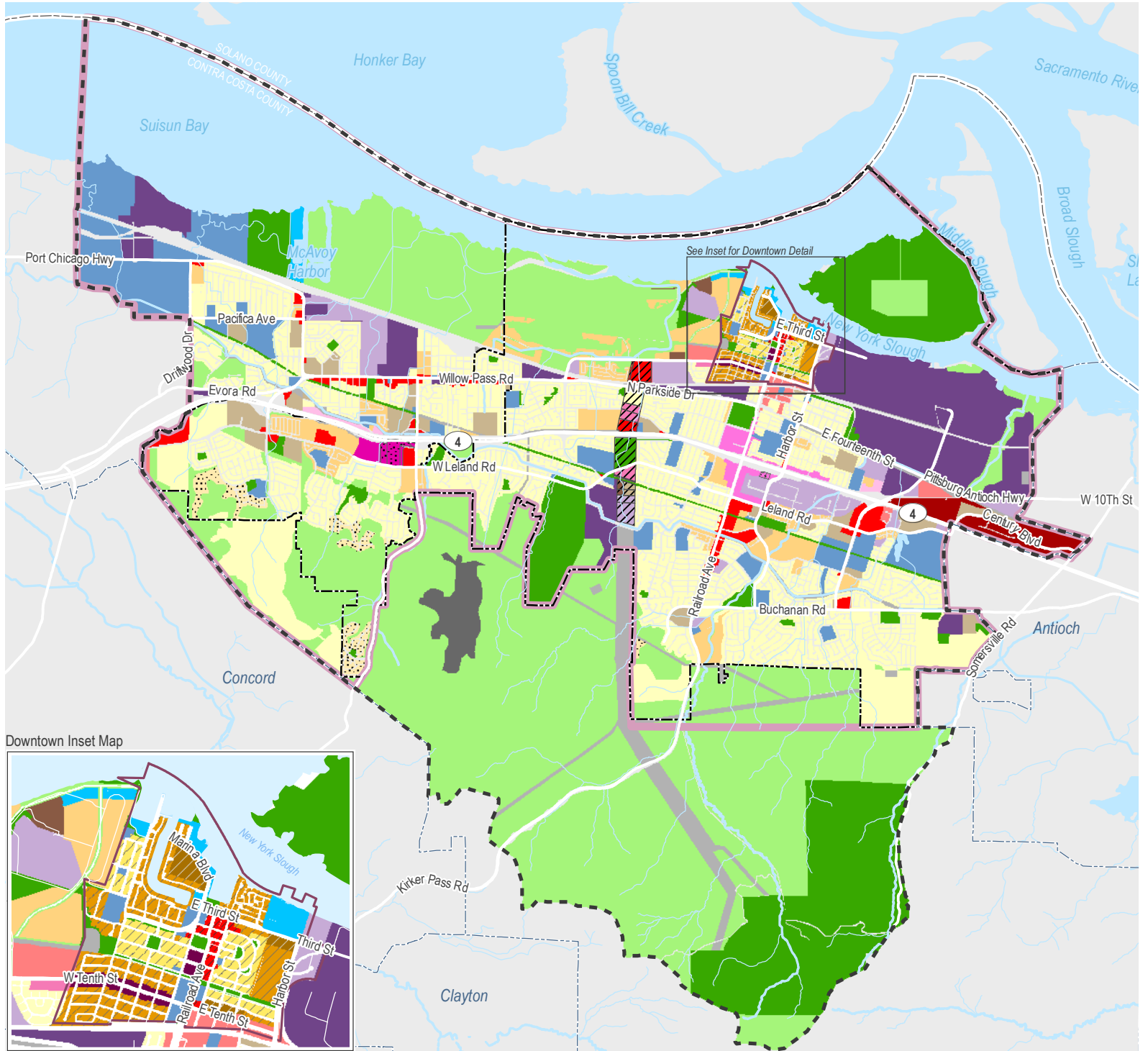
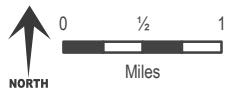
Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

Figure 3:

ALTERNATIVE A

Legend

- Pittsburg City Limits
- Pittsburg Sphere of Influence
- Downtown Sub-Area
- Planning Area
- Neighboring City
- General Plan Land Use Designation**
- Hillside Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Regional Commercial
- Service Commercial
- Community Commercial
- Mixed Use (General)
- Mixed Use (Community Commercial)
- Mixed Use (Downtown)
- Mixed Use (P/BP BART)
- Mixed Use (Railroad Ave SPA)
- Marina Commercial
- Employment Center Industrial
- Industrial
- Landfill
- Open Space
- Park
- Public/Institutional
- Utility/ROW
- Downtown Low Density Residential
- Downtown Med Density Residential
- Downtown High Density Residential
- Downtown Commercial
- Water
- PG&E Corridor Conversion Overlay
- BART TOD Overlay



ALTERNATIVE B: EMPLOYMENT-FOCUSED GROWTH

Alternative B, shown in Figure 4, is focused on expanding employment and economic growth while also increasing potential residential development. Specifically, the alternative:

- Applies the proposed Employment Center Industrial designation to areas appropriate for research and technology, office, manufacturing, warehousing, and similar employment-generating uses. This designation replaces the Business Commercial designation and provides for a broader range of uses, recognizing the transition in a reduced overall demand for office space and increased need for large-scale buildings that can accommodate manufacturing, technology, and warehousing uses. This approach is intended to encourage greater innovation in uses and provide a land use designation that is more compatible with residential uses, which will be addressed through policies ensuring adequate buffering and transition of uses in the General Plan, while encouraging and accommodating high-quality employment opportunities. The Employment Center Industrial is applied more broadly than in Alternative A, with large portions of the NRG site (see Area A discussion below), the Koch Carbon/Los Medanos Energy Center/USS POSCO industrial area, portions of the RASP area, and a portion of the former Delta View Golf Course anticipated to support technology uses.
- Replaces the Marine Commercial designation with the Marina Commercial designation, which has an increased emphasis on community-recreation opportunities, shoreline/waterfront access, and visitor-serving uses. The application of this designation is expanded to identify additional shoreline areas in Downtown and nearby that are appropriate for waterfront-oriented commercial activities. This designation is applied more extensively in Alternative B, including within the NRG site (see Area A discussion below) as well as north of E. Third Street (see Area B discussion below) to identify additional opportunities to expand access to the shoreline and to support waterfront-oriented uses.
- Continues to accommodate a broad range of residential development, with continued support for housing at the former Johns Manville site (see below Area B discussion), increased use of the High Density Residential designation, introduction of the Very High Density Residential to accommodate higher density multi-family and attached single family housing, and expansion of Mixed Use designations to provide increased housing in proximity to retail, dining, services, and transit.
- Provides for increased residential and recreational uses in and adjacent to the Downtown area as well as space for the existing Downtown mixed-use areas to intensify and expand into the surrounding blocks with the intent to enliven the Downtown and provide additional residents to support shopping, dining, and businesses, continuing the revitalization and enhancement of the City's historic center.
- The Mixed Use (Community Commercial) designation is introduced to identify areas appropriate for community-serving commercial uses in conjunction with residential uses. This designation is applied to three existing shopping areas, Century Plaza Shopping Center, Atlantic Plaza Shopping Center, and Pittsburg City Plaza, that may be invigorated through on-site residential uses (such as upper story apartments, townhomes, or condominiums, to support the on-site commercial retail, restaurant, and service uses.
- The Public/Institutional designation is applied to existing schools, churches, cultural and fraternal organizations, and similar public and quasi-public uses to recognize these uses and to reflect on the Land Use Map how these uses are integrated into the fabric of existing residential neighborhoods and other areas.
- Introduces the PG&E Corridor Conversion overlay to recognize the long-term potential to relocate the PG&E Pittsburg Power Plant from the NRG site to a location in the vicinity of the City's water treatment plant and convert

the current PG&E transmission line corridor to a range of community-serving uses, including commercial, low and medium density residential, and parks uses.

- Introduces the BART TOD overlay to identify parcels where State law requires development at minimum residential densities and prescribes the allowed FAR.
- Continue to designate a large area along the City and Planning Area waterfront as Open Space.
- Continue to designate the majority of the Planning Area that is located outside of the City and Sphere of Influence as Open Space, with lands also designated Parks (Black Diamond Mines Regional Preserve), Landfill (Keller Canyon Landfill), and Utility/ROW. It is noted that there is no change to the designation of the lands in the Planning Area that are outside of the City and SOI under any of the alternatives.

Area A - NRG Revitalization

- Employment and waterfront commercial use approach, with the majority of the site (529.5 acres) designated as parks and open space and 456.8 acres designated for commercial and industrial uses.
- Expand the application of the Open Space designation to conserve 521.6-acre portion of the site with intent to preserve/conservate highest quality wetlands and provide for climate adaptation/wetland restoration.
- Designate 64 acres as Marina Commercial to provide community- and visitor-oriented shoreline and waterfront uses, with potential to accommodate a ferry terminal, boating harbor, and beachfront uses. This designation is intended to accommodate a range of recreation, marine services, retail, dining, and entertainment uses.
- Designate approximately 163.6 acres of Employment Center Industrial and 229.2 acres Industrial a range of business/industrial park uses, including industrial warehousing/fulfillment, marine commercial/industrial, research and development, manufacturing, and energy production uses. The Employment Center Industrial can also expand the City's office, services, and medical facilities in this area.
- For recreational, residential, and/or lodging uses to be developed as a component of the Marina Commercial designation, the use restrictions on the site would need to be removed.

Area B - Johns Manville/ E. 3rd Street/Waterfront Area

- The Marina Commercial designation is expanded to total 22.3 acres north of E. 3rd Street to maximize the opportunity for waterfront-oriented development, increasing community access to the shoreline and accommodating a potential ferry terminal. The Downtown Commercial designation is removed from this area, as the increased application of the Marina Commercial designation is anticipated to accommodate adequate commercial uses and this area's proximity to Downtown will also increase the number of households to support commercial uses in the Downtown.
- The Employment Center Industrial designation is applied to 7.2 acres east of Harbor Street to provide a transition from the more intensive industrial uses further east.
- Residential uses are accommodated south of E. 3rd Street on the former Making Waves school site, with 20.5 acres designated Downtown Medium Density Residential.
- Remove the Parks designation from the area. In lieu of specifically designating parks and greenbelt locations, the General Plan will include a policy requiring a greenbelt connection from E. 8th Street to the waterfront, either

through the residential area or along Harbor Street, and requiring a portion of the area north of E. 3rd Street to provide for community-serving recreation uses.

Area C – Railroad Ave/Central Ave/E. 12th St/Solari Ave Area

- Rather than modify land use designations in this area, with the exception of revising the Liberty Residential Subdivision site to reflect the approved use, the General Plan will be revised to include policy language that allows mixed uses, particularly employee and workforce housing, in conjunction with Service Commercial uses in this area.

Area D - Bliss/Clark/Garcia Area

- The primary modification in this area is to replace the Business Commercial designation with the Employment Center Industrial designation with the intent to maximize potential for high employment centers, including business incubators and research and technology uses, as well as provide for goods movement, such as warehousing, distribution, and fulfillment centers, in an area with direct access to the State Route 4 corridor. However, unlike Alternative A, the Employment Center Industrial designation is not extended west of Harbor Street and that portion of the area remains designated Mixed Use (Railroad Avenue SP).
- The BART TOD overlay is applied on BART-owned parcel to reflect the requirements of State law related to density and FAR, as previously described.
- The General Plan will include policies in support of the Railroad Avenue Specific Plan, including policies to provide greater support for mixed use and high density residential uses along Railroad Avenue to complement Pittsburg Center BART station.

Area E – Pittsburg City Plaza and Atlantic Plaza Area

- The Pittsburg City Center and Atlantic Plaza shopping centers are designated Mixed Use (Community Commercial) to encourage a mix of residential uses to support the retail, service, and dining uses in each center and to provide additional opportunities for mixed use and multi-family residential uses in the vicinity of the Pittsburg Center BART station.
- The vacant site east of the Pittsburg City Center is designated Medium Density Residential (6.7 acres) to accommodate increased residential densities, recognizing the area’s proximity to the Railroad Avenue Specific Plan area, which is anticipated to include a mix of commercial, residential, and employment-generating uses, and the proximity to the Pittsburg Center BART station.

Table 6 summarizes land use designations by acreage under Alternative B, Employment-Focused Growth, and how the alternative’s designation of land within the Planning Area compares to the Existing General Plan.

TABLE 6: ALTERNATIVE B (EMPLOYMENT-FOCUSED GROWTH) ACREAGE BY LAND USE DESIGNATION

General Plan Land Use Designation	Existing General Plan (acres)	Alternative B (acres)	Change (acres)
Residential Designations			
City			
Hillside Low Density Residential	92.5	92.5	0.0
Low Density Residential	2,425.0	2,390.7	-34.3
Medium Density Residential	362.4	374.4	12.0
High Density Residential	113.7	122.3	8.5
Very High Density Residential	0.0	2.1	2.1
Downtown Low Density Residential	52.2	50.0	-2.2
Downtown Medium Density Residential	98.5	100.1	1.6
Downtown High Density Residential	13.3	13.3	0.0
SOI			
Hillside Low Density Residential	66.2	66.2	0.0
Low Density Residential	746.8	714.1	-32.8
Medium Density Residential	46.9	45.3	-1.6
High Density Residential	141.7	151.9	10.3
Total Residential	4,159.1	4,123.0	-36.1
Mixed Use Designations			
City			
Mixed Use (Community Commercial)	0.0	47.3	47.3
Mixed Use (Downtown)	13.0	13.0	0.0
Mixed Use (General)	1.0	1.0	0.0
Mixed Use (P/BP BART)	54.9	52.7	-2.1
Mixed Use (Railroad Ave SPA)	95.7	98.9	3.2
SOI			
Mixed Use (Community Commercial)	0	0.0	0.0
Total Mixed Use	164.6	212.9	48.4
Commercial and Industrial Designations			
City			
Business Commercial	171.4	0.0	-171.4
Community Commercial	107.8	96.6	-11.2
Downtown Commercial	9.0	8.4	-0.6
Employment Center Industrial	0.0	620.8	620.8
Industrial	1,265.0	703.4	-561.6
Marine Commercial	31.0	100.9	69.9
Regional Commercial	201.0	174.9	-26.1
Service Commercial	78.9	110.0	31.0
SOI			
Community Commercial	58.6	56.0	-2.6

TABLE 6: ALTERNATIVE B (EMPLOYMENT-FOCUSED GROWTH) ACREAGE BY LAND USE DESIGNATION

General Plan Land Use Designation	Existing General Plan (acres)	Alternative B (acres)	Change (acres)
Employment Center Industrial	0	0	0
Industrial	417.6	399.8	-17.7
Marine Commercial	0.0	51.5	51.5
Total Commercial and Industrial	2,340.2	2,322.4	-17.8
Other Designations			
City			
Public/Institutional	398.4	444.4	46.0
Park	1,164.6	1,154.4	-10.3
Open Space	1,151.3	1,198.6	47.3
Roadway	54.5	62.1	7.6
Utility/ROW	228.2	150.3	-77.9
Water	221.7	221.7	0.0
SOI			
Public/Institutional	688.2	725.0	36.8
Park	127.1	176.2	49.1
Open Space	1,605.3	1,493.2	-112.1
Roadway	6.0	6.0	0.0
Utility/ROW	90.4	109.5	19.1
Water	351.0	351.0	0.0
Planning Area			
Landfill	195.7	195.7	0.0
Open Space	5,354.1	5,354.1	0.0
Park	1,431.8	1,431.8	0.0
Utility/ROW	387.8	387.8	0.0
Total Public and Other	13,456.2	13,461.7	5.6
Overlay			
BART TOD	0	32.0	32.0
PG&E Transmission Conversion	0	143.0	143.0

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

Table 7 summarizes new growth that could occur with buildout of Alternative B, Employment-Focused Growth. The Mid-Term condition anticipates that vacant and underutilized parcels are developed, while the Buildout Scenario anticipates redevelopment of select parcels that have had a change in land use designation and could potentially intensify under the new land use designation. Actual development rates and growth rates, particularly for non-residential uses, are likely to be significantly lower than the total development shown in the table over the next 20-40 years, as new development and growth is largely dictated by market conditions.

TABLE 7: ALTERNATIVE B (EMPLOYMENT-FOCUSED GROWTH) – NEW DEVELOPMENT POTENTIAL

Residential Units or Nonresidential Square Footage	New Development Potential			
	Project Pipeline	Mid-Term	Buildout	Total Growth
Residential Designations				
Single-Family Residential	3,993	1,326	269	5,588
Multiple-Family Residential	1,743	6,768	1,175	9,686
TOTAL	5,736	8,094	1,444	15,274
Nonresidential Square Footage				
Retail	187,942	1,541,966	148,720	1,878,628
Service	184,263	3,026,193	644,484	3,854,940
Office	-	1,551,249	515,018	2,066,266
Commercial Recreation	-	344,255	18,225	362,480
Hotel	109,071	364,560	13,669	487,300
Institutional	28,925	45,086	(2,016)	71,995
Light Industrial	4,726,660	5,917,627	699,313	11,343,601
Heavy Industrial	296,075	6,283,877	659,042	7,238,993
Public/Quasi-Public	(14,268)	1,980,526	337,005	2,303,264
TOTAL	5,518,668	21,055,338	3,033,460	29,607,467

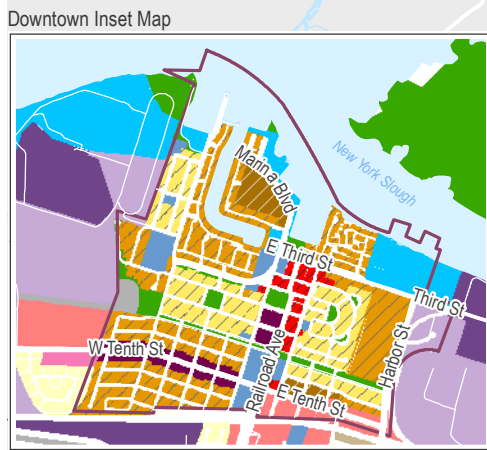
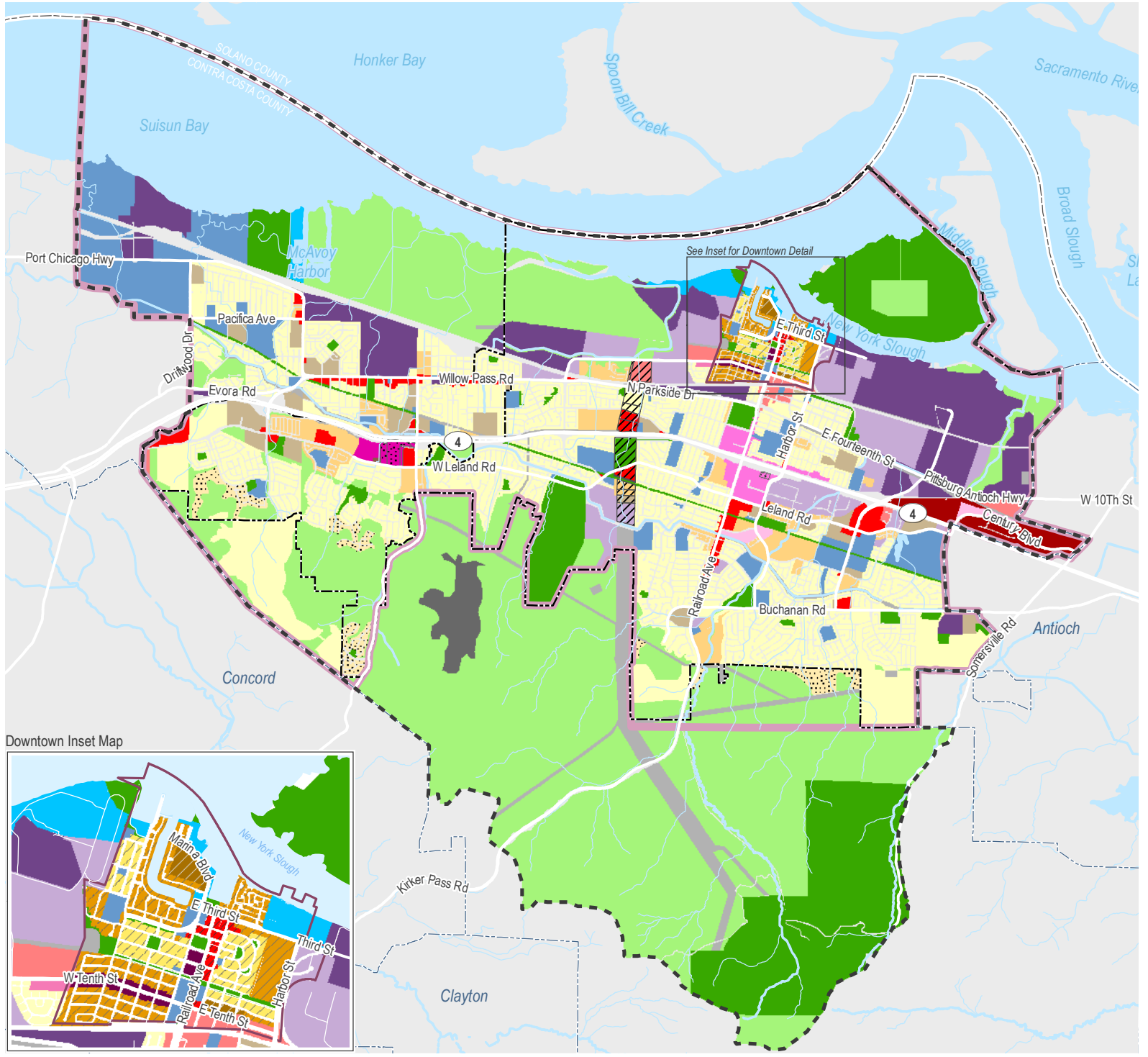
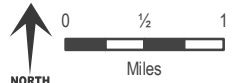
Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

Figure 4:

ALTERNATIVE B

Legend

-  Pittsburg City Limits
-  Pittsburg Sphere of Influence
-  Downtown Sub-Area
-  Planning Area
-  Neighboring City
- General Plan Land Use Designation**
-  Hillside Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Very High Density Residential
-  Regional Commercial
-  Service Commercial
-  Community Commercial
-  Mixed Use (General)
-  Mixed Use (Community Commercial)
-  Mixed Use (Downtown)
-  Mixed Use (P/BP BART)
-  Mixed Use (Railroad Ave SPA)
-  Marina Commercial
-  Employment Center Industrial
-  Industrial
-  Landfill
-  Open Space
-  Park
-  Public/Institutional
-  Utility/ROW
-  Downtown Low Density Residential
-  Downtown Med Density Residential
-  Downtown High Density Residential
-  Downtown Commercial
-  Water
-  PG&E Corridor Conversion Overlay
-  BART TOD Overlay



ALTERNATIVE C: EXISTING GENERAL PLAN

Alternative C, shown in Figure 5, is the current General Plan Land Use Map, adopted in 2001 and as amended through 2020. This alternative would continue to implement the existing General Plan Land Use Map and associated designations. This alternative is also the No Project Alternative for CEQA purposes. Specifically, the current General Plan Land Use Map:

- Provides for a range of very low to high density residential development, ranging from Hillside Low Density Residential to High Density Residential uses. The majority of residential land is Low Density Residential and much of the land in this designation is already developed with or approved for single family residential development. The Very High Density Residential designation is not applied.
- Applies the Community Commercial designations along major roads and in proximity to residential neighborhoods and designates the Century Plaza Shopping Center for Regional Commercial uses.
- Provides for a mix of uses, including commercial, residential, and offices, in select areas, including the Downtown and near BART stations through application of the Mixed Use designation.
- Broadly applies the Industrial designation, along railroad, waterfront, and State Route 4 corridors, as well as in proximity to residential neighborhoods.
- Designates the majority of the Planning Area that is located outside of the City and Sphere of Influence for long-term conservation or public/quasi-public uses, with the majority of this land designated Open Space, followed by Parks (Black Diamond Mines Regional Preserve), Landfill (Keller Canyon Landfill), and Utility/ROW. It is noted that there is no change to the designation of the lands in the Planning Area that are outside of the City and SOI under any of the alternatives.
- There are no changes to the land use designations in the five Focus Areas under Alternative C.

Table 8 summarizes land use designations by acreage under Alternative C, Existing General Plan.

TABLE 8: ALTERNATIVE C (EXISTING GENERAL PLAN) ACREAGE BY LAND USE DESIGNATION	
General Plan Land Use Designation	Alternative C (acres)
Residential Designations	
City	
Hillside Low Density Residential	92.5
Low Density Residential	2,425.0
Medium Density Residential	362.4
High Density Residential	113.7
Very High Density Residential	0.0
Downtown Low Density Residential	52.2
Downtown Medium Density Residential	98.5
Downtown High Density Residential	13.3
SOI	
Hillside Low Density Residential	66.2
Low Density Residential	746.8
Medium Density Residential	46.9
High Density Residential	141.7
Total Residential	4,159.1
Mixed Use Designations	
City	
Mixed Use (Community Commercial)	0.0
Mixed Use (Downtown)	13.0
Mixed Use (General)	1.0
Mixed Use (P/BP BART)	54.9
Mixed Use (Railroad Ave SPA)	95.7
SOI	
Mixed Use (Community Commercial)	0
Total Mixed Use	164.6
Commercial and Industrial Designations	
City	
Business Commercial	171.4
Community Commercial	107.8
Downtown Commercial	9.0
Employment Center Industrial	0.0
Industrial	1,265.0
Marine Commercial	31.0
Regional Commercial	201.0
Service Commercial	78.9
SOI	
Community Commercial	58.6
Employment Center Industrial	0

TABLE 8: ALTERNATIVE C (EXISTING GENERAL PLAN) ACREAGE BY LAND USE DESIGNATION	
General Plan Land Use Designation	Alternative C (acres)
Industrial	417.6
Marine Commercial	0.0
Total Commercial and Industrial	2,340.2
Other Designations	
City	
Public/Institutional	398.4
Park	1,164.6
Open Space	1,151.3
Roadway	54.5
Utility/ROW	228.2
Water	221.7
SOI	
Public/Institutional	688.2
Park	127.1
Open Space	1,605.3
Roadway	6.0
Utility/ROW	90.4
Water	351.0
Planning Area	
Landfill	195.7
Open Space	5,354.1
Park	1,431.8
Utility/ROW	387.8
Total Public and Other	13,456.2
Overlay	
BART TOD	0
PG&E Transmission Conversion	0

Source: Contra Costa County GIS/Assessor Data, 2019 and 2020; City of Pittsburg, 2021; De Novo Planning Group, 2021

Table 9 summarizes new growth that could occur with buildout of Alternative C, Existing General Plan. The Mid-Term condition anticipates that vacant and underutilized parcels are developed, while the Buildout Scenario anticipates redevelopment of select parcels that have had a change in land use designation under Alternative A or B and could potentially intensify under the new land use designation. Actual development rates and growth rates, particularly for non-residential uses, are likely to be significantly lower than the total development shown in the table over the next 20-40 years, as new development and growth is largely dictated by market conditions.

TABLE 9: ALTERNATIVE C (EXISTING GENERAL PLAN) – NEW DEVELOPMENT POTENTIAL

Residential Units or Nonresidential Square Footage	New Development Potential			
	Project Pipeline	Mid-Term	Buildout	Total Growth
Residential Designations				
Single-Family Residential	3,993	1,184	280	5,457
Multiple-Family Residential	1,743	4,901	1,226	7,870
TOTAL	5,736	6,085	1,506	13,327
Nonresidential Square Footage				
Retail	187,942	1,212,063	335,096	1,735,101
Service	184,263	1,457,558	890,973	2,472,793
Office	-	810,027	645,490	1,455,518
Commercial Recreation	-	48,813	10,051	58,864
Hotel	109,071	224,769	10,051	343,891
Institutional	28,925	52,000	(2,016)	78,909
Light Industrial	4,726,660	4,172,512	64,649	8,834,523
Heavy Industrial	296,075	8,370,839	67,780	9,034,694
Public/Quasi-Public	(14,268)	1,827,267	195,011	2,008,011
TOTAL	5,518,668	18,175,848	2,327,787	26,022,304

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

Figure 5:

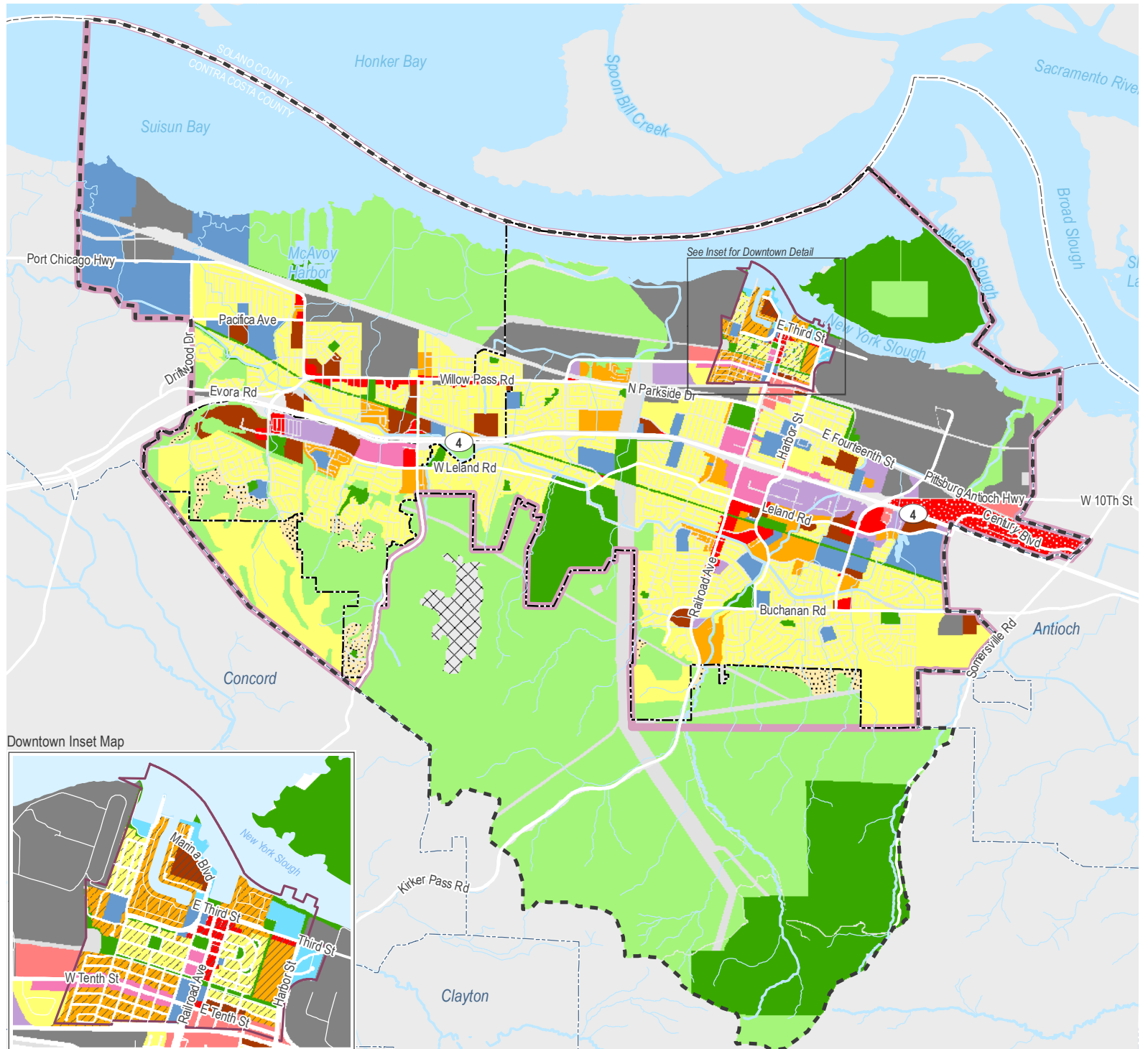
ALTERNATIVE C

Legend

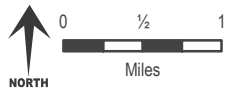
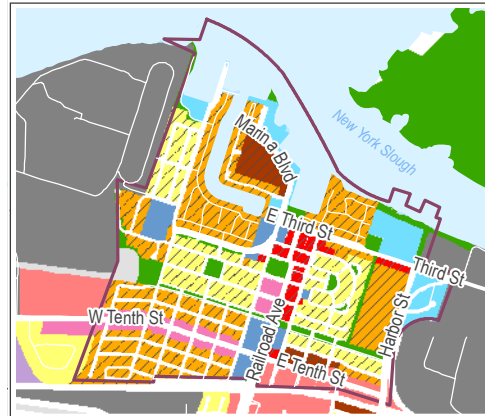
- Pittsburg City Limits
- Pittsburg Sphere of Influence
- Downtown Sub-Area
- Planning Area
- Neighboring City

General Plan Land Use Designation

- Hillside Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business Commercial
- Community Commercial
- Service Commercial
- Regional Commercial
- Marine Commercial
- Industrial
- Landfill
- Mixed Use
- Open Space
- Park
- Public/Institutional
- Utility/ROW
- Downtown Low Density Residential
- Downtown Med Density Residential
- Downtown High Density Residential
- Downtown Commercial
- Water



Downtown Inset Map



CHAPTER 4: LAND USE ALTERNATIVES ANALYSIS

This chapter compares the three alternatives on the basis of several factors, including land use designations by acreage, residential growth, non-residential and employment growth, jobs to housing balance, and capacity to accommodate planned regional growth.

4.1 LAND USE DESIGNATIONS BY ACREAGE COMPARISON

Table 10 provides a comparison between the three land use alternatives' acreage allocations by land use designation and overlay. Population, jobs, and housing growth associated with each alternative is discussed in Section 4.2.

TABLE 10: LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	City	Total Planning Area	City	Total Planning Area	City	Total Planning Area
Residential Land Use Designations						
Hillside Low Density Residential	92	92	92	159	92	159
Low Density Residential	2,392	3,091	2,391	3,105	2,425	3,172
Medium Density Residential	533	602	374	420	362	409
High Density Residential	160	298	122	274	114	255
Very High Density Residential	23	23	2	2	-	-
Downtown Low Density Residential	50	50	50	50	52	52
Downtown Medium Density Residential	99	99	100	100	98	98
Downtown High Density Residential	15	15	13	13	13	13
Total Residential Acreage	3,365	4,270	3,145	4,123	3,157	4,159
Mixed Land Use Designations						
Mixed Use (Community Commercial)	6	22	47	47	-	-
Mixed Use (Downtown)	13	13	13	13	13	13
Mixed Use (General)	13	13	1	1	1	1
Mixed Use (P/BP BART)	55	55	53	53	55	55
Mixed Use (Railroad Ave SPA)	76	76	99	99	96	96
Total Mixed-Use Acreage	162	178	213	213	165	165
Commercial and Industrial Land Use Designations						
Business Commercial	-	-	-	-	171	171
Community Commercial	122	182	97	153	108	166
Downtown Commercial	8	8	8	8	9	9
Employment Center Industrial	282	402	621	621	-	-
Industrial	726	990	703	703	1,265	1,683
Marine/Marina Commercial	37	89	101	501	31	31
Regional Commercial	175	175	175	226	201	201
Service Commercial	76	76	110	110	79	79
Total Commercial Acreage	1,428	1,922	1,815	2,322	1,864	2,340

TABLE 10: LAND USE ALTERNATIVES ACREAGE COMPARISONS

Land Use Designation	Alternative A		Alternative B		Alternative C	
	City	Total Planning Area	City	Total Planning Area	City	Total Planning Area
Public and Quasi-Public Land Use Designations						
Public/Institutional	442	1,167	444	1,169	398	1,087
Park	1,171	2,780	1,154	2,762	1,165	2,724
Open Space	1,384	8,300	1,199	8,046	1,151	8,111
Landfill		196		196		196
Total Industrial Acreage	2,998	12,443	2,797	12,173	2,714	12,117
Other Land Use Designations						
Roadway	80	87	62	68	55	61
Utility/ROW	150	648	150	648	228	706
Water	222	573	222	573	222	573
Total Other Acreage	452	1,307	434	1,288	504	1,340

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

4.2 POPULATION, HOUSING, AND JOBS GROWTH CAPACITY COMPARISON

Based upon the review of on-ground conditions via site visits and aerial photographs, information from City staff, Contra Costa County assessor data for parcels within the Planning Area, and review of U.S. Census and California Department of Finance population, housing, and employment data, De Novo Planning Group prepared growth projections for the land use alternatives. As outlined in Table 11 below, each alternative envisions a substantial increase in the City’s total residential and non-residential development and residential and employee populations. It is anticipated that this increase would not occur during the 20-year time horizon of the General Plan; rather, this increase represents the full buildout of the entire General Plan Land Use Map for parcels designation for urbanization, including infill and underutilized parcels.

Under Mid-Term growth conditions, development is anticipated to include existing development in the City, development of projects in the Project Pipeline (see Tables 1 and 2), plus development of vacant and underutilized parcels within the Planning Area. Under the Buildout scenario, existing development accounts for development in the City as well as in the Bay Point area since buildout of the General Plan Land Use Map would ultimately encompass the Bay Point community.

MID-TERM GROWTH

As shown in Table 11, Alternative A would accommodate an additional 2,996 single family units and 8,023 multifamily units for a total of 11,019 additional residential units and 13,515 additional jobs associated with the following additional non-residential uses: approximately 1.17 million square feet (MSF) of retail, 2.00 MSF of service, 1.18 MSF of office, 0.10 MSF of commercial recreation, 0.18 MSF of hotel, 3.85 MSF of light industrial, 3.58 MSF of heavy industrial, 0.13 MSF of institutional, and 1.31 MSF of public/quasi-public under Mid-Term conditions. Combined with existing development and development in the Project Pipeline, Alternative A would yield a total of 40,261 dwelling units and 29,057 jobs under Mid-Term conditions.

Alternative B would accommodate an additional 1,326 single family units and 6,768 multifamily units for a total of 8,094 additional residential units and 20,431 additional jobs associated with the following additional non-residential uses: approximately 1.54 MSF of retail, 3.03 MSF of service, 1.55 MSF of office, 0.34 MSF of commercial recreation, 0.36 MSF

of hotel, 5.92 MSF of light industrial, 6.28 MSF of heavy industrial, 0.05 MSF of institutional, and 1.98 MSF of public/quasi-public under Mid-Term conditions. Combined with existing development and development in the Project Pipeline, Alternative A would yield a total of 37,336 dwelling units and 35,973 jobs under Mid-Term conditions.

Alternative C would accommodate an additional 1,184 single family units and 4,901 multifamily units for a total of 6,085 additional residential units. Development of non-residential uses under Alternative C would accommodate 16,291 jobs and include approximately 1.21 MSF of retail, 1.46 MSF of service, 0.81 MSF of office, 0.05 MSF of commercial recreation, 0.22 MSF of hotel, 4.17 MSF of light industrial, 8.37 MSF of heavy industrial, 0.05 MSF of institutional, and 1.83 MSF of public/quasi-public under buildout of Mid-Term conditions. Combined with existing development and development in the Project Pipeline, Alternative C would yield a total of 35,237 dwelling units and 31,834 jobs under Mid-Term conditions.

BUILDOUT GROWTH

As shown in Table 12, in addition to existing growth and development in the Project Pipeline, Alternative A would accommodate 3,091 single family units and 9,239 multifamily units for a total of 12,330 additional residential units and 17,714 additional jobs associated with the following additional non-residential uses: approximately 1.41 million square feet (MSF) of retail, 2.86 MSF of service, 1.85 MSF of office, 0.11 MSF of commercial recreation, 0.19 MSF of hotel, 4.81 MSF of light industrial, 3.93 MSF of heavy industrial, 0.14 MSF of institutional, and 1.69 MSF of public/quasi-public under Buildout conditions. Combined with existing development and development in the Project Pipeline, Alternative A would yield a total of 48,746 dwelling units and 34,634 jobs under Buildout conditions.

Alternative B would accommodate an additional 1,595 single family units and 7,943 multifamily units for a total of 9,538 additional residential units and 23,911 additional jobs associated with the following additional non-residential uses: approximately 1.69 MSF of retail, 3.67 MSF of service, 2.07 MSF of office, 0.36 MSF of commercial recreation, 0.38 MSF of hotel, 6.62 MSF of light industrial, 6.94 MSF of heavy industrial, 0.43 MSF of institutional, and 2.32 MSF of public/quasi-public under Buildout conditions. Combined with existing development and development in the Project Pipeline, Alternative A would yield a total of 45,954 dwelling units and 40,830 jobs under Buildout conditions.

Alternative C would accommodate an additional 1,464 single family units and 6,127 multifamily units for a total of 7,591 additional residential units. Development of non-residential uses under Alternative C would accommodate 19,582 jobs and include approximately 1.55 MSF of retail, 2.29 MSF of service, 1.46 MSF of office, 0.06 MSF of commercial recreation, 0.23 MSF of hotel, 4.11 MSF of light industrial, 8.74 MSF of heavy industrial, 0.05 MSF of institutional, and 2.02 MSF of public/quasi-public under buildout of Buildout conditions. It is noted that the reduction in industrial development between Mid-Term and Buildout conditions is mostly attributed to long-term redevelopment of industrial sites with other employment-generating uses, including research and technology, service commercial, and office uses. Combined with existing development and development in the Project Pipeline, Alternative C would yield a total of 44,007 dwelling units and 36,501 jobs under Buildout conditions.

TABLE 11: GROWTH PROJECTIONS BY ALTERNATIVE (MID-RANGE)				
Alternative	Population	Dwelling Units	Jobs	Jobs per Housing Unit
Existing Conditions				
Existing Conditions (City)	74,321	23,506	11,369	0.48
Approved and Pending Development Projects				
Project Pipeline	19,273	5,736	4,173	0.73
Mid-Term Conditions (Additional Growth Accommodated Under Each Alternative)				
Alternative A: Balanced Residential and Economic Growth	37,024	11,019	13,515	1.23
Alternative B: Employment-Focused Growth	27,196	8,094	20,431	2.52
Alternative C: Existing General Plan	19,384	6,085	16,291	2.68
Total Growth (Existing Conditions + Mid-Range Conditions)				
Alternative A: Balanced Residential and Economic Growth	130,618	40,261	29,057	0.72
Alternative B: Balanced Growth	120,790	37,336	35,973	0.96
Alternative C: Existing General Plan	112,978	35,237	31,834	0.90

Sources: City of Pittsburg; California Department of Finance 2020; US Census On the Map; US Census American Community Survey Demographic and Housing Estimates; Contra Costa County GIS/Assessor Data; De Novo Planning Group.

TABLE 12: GROWTH PROJECTIONS BY ALTERNATIVE (BUILDOUT)				
Alternative	Population	Dwelling Units	Jobs	Jobs per Housing Unit
Existing Conditions				
Existing Conditions (City)	74,321	23,506	11,369	0.48
Existing Conditions (Bay Point)	25,908	7,174	1,377	0.19
Approved and Pending Development Projects				
Project Pipeline	19,273	5,736	4,173	0.73
Buildout Conditions (Additional Growth Accommodated Under Each Alternative)				
Alternative A: Balanced Residential and Economic Growth	41,429	12,330	17,714	1.44
Alternative B: Employment-Focused Growth	32,048	9,538	23,911	2.51
Alternative C: Existing General Plan	24,447	7,591	19,582	2.58
Total Growth (Existing Conditions + Full Buildout Conditions)				
Alternative A: Balanced Residential and Economic Growth	160,931	48,746	34,634	0.71
Alternative B: Employment-Focused Growth	151,550	45,954	40,830	0.89
Alternative C: Existing General Plan	143,949	44,007	36,501	0.83

Sources: City of Pittsburg; California Department of Finance 2020; US Census On the Map; US Census American Community Survey Demographic and Housing Estimates; Contra Costa County GIS/Assessor Data; De Novo Planning Group.

POPULATION AND HOUSING

As shown in Tables 11 and 12, Alternative A would yield the most residential growth. Alternative A has been developed to increase the number of housing units in Pittsburg to provide more local demand for dining, retail, and commercial recreation uses, as well as to increase the amount of multi-family and mixed use development located in proximity to transit, particularly the two BART stations while Alternative B has been developed to focus on employment and economic growth.

Alternative A would have more than double the amount of additional single family residential development than the other alternatives under both Mid-Term and Buildout conditions and 15% to 19% more multi-family development than Alternative B and 51% to 64% more multi-family development than Alternative C, under Mid-Term and Buildout conditions, respectively. Total population, including existing conditions, Project Pipeline, and Buildout growth, would be highest under Alternative A with a potential for 160,931 total residents, compared with 151,550 under Alternative B and 143,949 under Alternative C.

JOBS

Comparing employment growth and non-residential development associated with the three alternatives, Alternative B has been developed to maximize employment and economic growth. The potential for job growth associated with Alternative B, not including existing conditions and the Project Pipeline, is 51% higher than Alternative A under Mid-Term conditions and 77% higher under Buildout conditions. Compared to Alternative C, Alternative B has the potential for 25% more jobs under Mid-Term and 22% more jobs under Buildout conditions. When existing conditions and the Project Pipeline are taken into account, Alternative B would yield 35,973 jobs under Mid-Term conditions and 40,830 jobs under Buildout conditions, which is 25% higher under Mid-Term and 22% higher under Buildout conditions than Alternative A and 18% higher under Mid-Term and 12% higher under Buildout conditions than Alternative C. However, it is noted that while the land use designations will accommodate the identified levels of non-residential growth, the increase in local employment opportunities and local retail, dining, and entertainment is dependent on market conditions and may occur over an extended period of time or may not materialize without additional supporting local or regional demand.

Including existing development and the Project Pipeline, the jobs per housing unit ratio would be highest under Alternative B, 0.96 under Mid-Term conditions and 0.89 under Buildout conditions, compared to Alternative A (0.72 at Mid-Term and 0.71 at Buildout) and Alternative C (0.90 at Mid-Term and 0.83 at Buildout).

As seen in Table 13, each alternative supports the creation of significant new jobs across employment types. Under each alternative, the largest percentage of jobs would be created in the Industrial sector, which includes jobs-generating uses in the Employment Center Industrial designation applied in Alternatives A and B, followed by the Commercial (retail, services, and commercial recreation), Office, and Other (institutional and public-quasi-public) sectors. As previously discussed, jobs creation would be highest under Alternative B, followed by Alternative C.

TABLE 13: NEW JOBS GROWTH BY EMPLOYMENT TYPE

Alternative	Employment (Jobs)								
	Commercial		Office		Industrial		Other		TOTAL
	#	%	#	%	#	%	#	%	
Mid-range									
Alternative A	3,929	29%	2,683	20%	5,436	40%	1,467	11%	13,515
Alternative B	5,871	29%	3,518	17%	8,932	44%	2,110	10%	20,431
Alternative C	3,318	20%	1,837	11%	9,183	56%	1,954	12%	16,291
Buildout									
Alternative A	5,256	30%	4,190	24%	6,401	36%	1,867	11%	17,714
Alternative B	6,836	29%	4,685	20%	9,927	42%	2,462	10%	23,911
Alternative C	3,318	20%	1,837	11%	9,183	56%	1,954	12%	16,291

Sources: City of Pittsburg; Contra Costa County GIS/Assessor Data; De Novo Planning Group.

4.3 CAPACITY COMPARED TO REGIONAL GROWTH PROJECTIONS

Plan Bay Area 2040 provides growth projections for each jurisdiction in the Association of Bay Area Governments (ABAG) region through 2040. As shown in Table 14, each Alternative has adequate capacity under Mid-Term conditions to accommodate growth anticipated by Plan Bay Area. While it is anticipated that full development of the Mid-Term condition would occur after 2040, this demonstrates that the City will be able to accommodate its share of growth projected for the region.

TABLE 13: COMPARISON OF GROWTH CAPACITY BY ALTERNATIVE TO REGIONAL PROJECTIONS

Type of Growth	Plan Bay Area	Alternative A	Alternative B	Alternative C
Population	91,615	130,618	120,790	112,978
Households	26,350	40,261	37,336	35,237
Jobs	15,615	29,057	35,973	31,834
Employed Residents	39,380	56,166	51,940	48,581

Source: ABAG, 2018; De Novo Planning Group, 2021

4.4 FOCUS AREAS

In 2019, the City identified four areas for more detailed consideration of land use alternatives and reached out to the community for input through the Opportunity Area Virtual Workshop and Survey. The input received as a result of that outreach is summarized in Section 2.1 of this report. As part of the preparation of this Land Use Alternatives and Capacity Report, an additional focus area (Area E) was identified as well.

For each focus area, a snapshot of the Land Use Map and a summary of growth potential, including residential dwellings, population, non-residential square feet (SF), and jobs, is provided for the land use designations associated with each alternative.

All Land Use Alternatives explored for the five focus areas would include General Plan policies that provide for buffers and thoughtful transitions between residential and nonresidential development. The location and amount of future commercial, residential, and other growth reflected in each alternative is an important consideration to ensure that growth occurs in a well-planned manner that focuses on promoting a vibrant community while providing for a range of development types in order to support the local economy. The five Focus Areas explored in this section include:

- Area A: NRG Revitalization Site
- Area B - Johns Manville/E. 3rd Street/Waterfront Area
- Area C - Railroad Ave/Central Ave/E. 12th St/Solari Ave Area
- Area D - Bliss/Clark/Garcia Area
- Area E - Pittsburg City Plaza and Atlantic Plaza Area

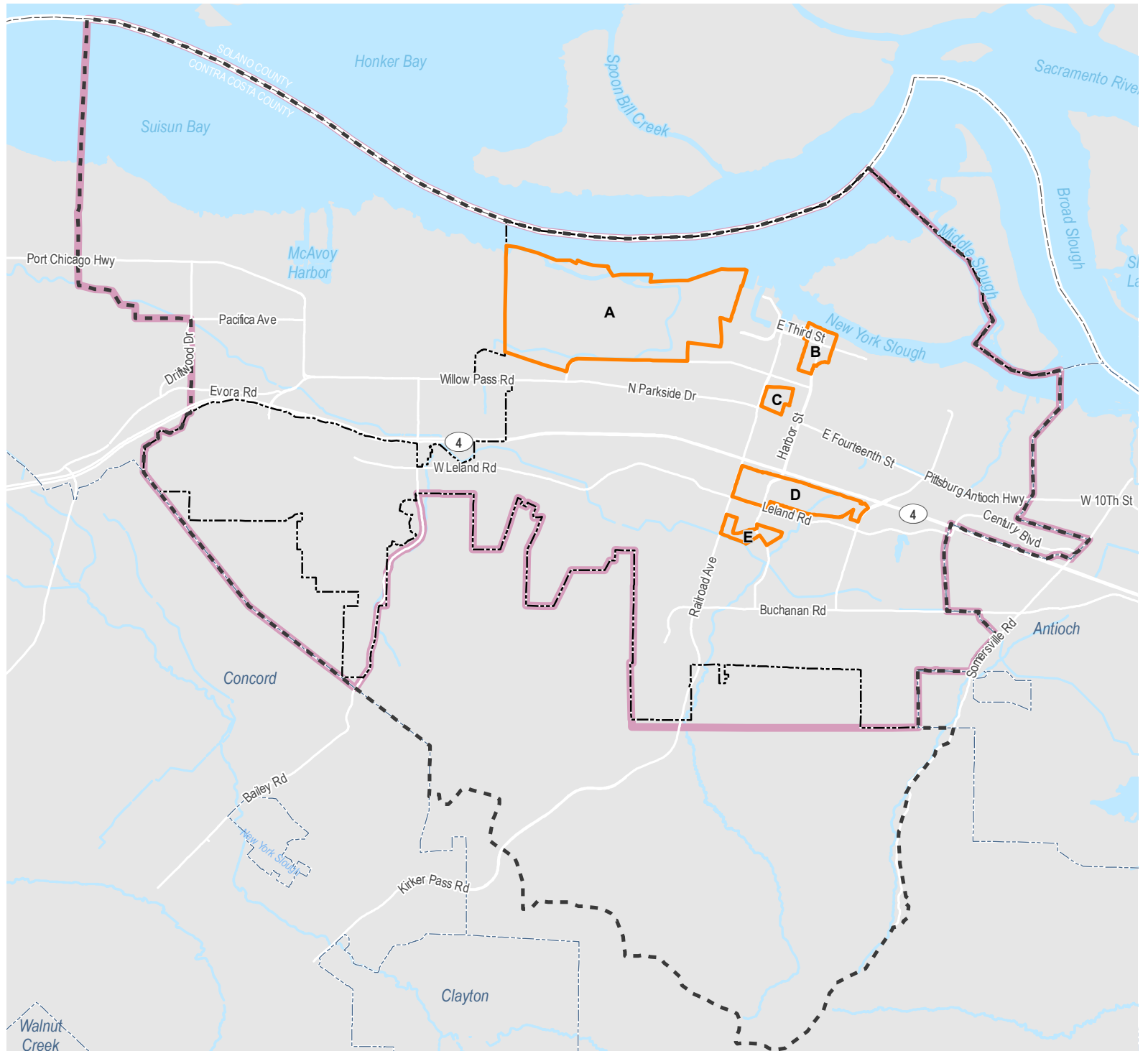
Area A, the NRG Revitalization Site, and Area D, the Bliss/Clark/Garcia Area, will also be the focus of a more detailed Site Reuse Assessment Report that is anticipated to be issued shortly after this report.

Figure 6:

FOCUS AREAS

Legend

- Pittsburg City Limits
- Pittsburg Sphere of Influence
- Downtown Sub-Area
- Planning Area
- Neighboring City
- Focus Areas



AREA A: NRG REVITALIZATION SITE

Area A encompasses the NRG Revitalization Site, located in the northwestern portion of the city, along Suisun Bay and west of Downtown. This approximately 1,000-acre area includes the former NRG Energy Pittsburg Power Plant, an accompanying crude oil tank farm, and a deep-water channel. While the majority of uses on the site are inactive, the PG&E Pittsburg Power Plant on approximately 38.4 acres is still in operation. This area includes Pittsburg Trust Lands, which were formerly used for industrial purposes and include a shipping pier that extends into Suisun Bay. The western portion of this area is mostly undeveloped and has marsh lands and wetlands. Projections indicate this area will be affected by 1 to 8.2 feet of sea level rise by 2100. The General Plan currently applies the Industrial and Open Space land use designations to the area. Given the area’s history as a power plant, the future use of the area will likely require extensive environmental remediation.

Alternative A examines development of this area with a master-planned community with waterfront-oriented retail and commercial uses, medium and higher density residential development, and community and neighborhood parks. This alternative provides for the highest amount of residential development and more designated Open Space than Alternatives B and C.

Alternative B examines designation of this area as primarily Industrial and Employment Center Industrial uses, which would accommodate a range of industrial, research and technology, office, energy, manufacturing, warehousing, distribution, manufacturing, and office uses, as well as designating a portion of the waterfront for Marina Commercial and Parks uses. This alternative provides for more employment-related uses than Alternatives A and C and increases Open Space lands in comparison to Alternative C.

Table 15 below summarizes land use designations for Area A by alternative.

TABLE 15: AREA A LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	Acres	%	Acres	%	Acres	%
Residential Land Use Designations						
Medium Density Residential	175.4	18%	0.0	0%	0.0	0%
Very High Density Residential	18.6	2%	0.0	0%	0.0	0%
Total Residential Acreage	193.9	20%	0.0	0%	0.0	0%
Commercial and Industrial Land Use Designations						
Employment Center Industrial	38.4	4%	163.6	17%	0.0	0%
Industrial	0	0%	229.2	23%	508.9	52%
Marine/Marina Commercial	8.2	1%	64.0	6%	0.0	0%
Total Commercial and Industrial Acreage	46.7	5%	456.8	46%	508.9	52%
Parks and Open Space Land Use Designations						
Park	25.8	3%	7.9	1%	0.0	0%
Open Space	707.2	72%	521.6	53%	448.1	45%
Total Parks and Open Space Acreage	733.0	74%	529.5	54%	448.1	45%
Other Land Use Designations						
Utility/ROW	0.0	0%	0.0	0%	29.3	3%
Public/Institutional	12.7	1%	0.0	0%	0.0	0%
Total Other Acreage	12.7	1%	0.0	0%	29.3	3%

Figure 7: Area A - NRG Revitalization Site Alternative A

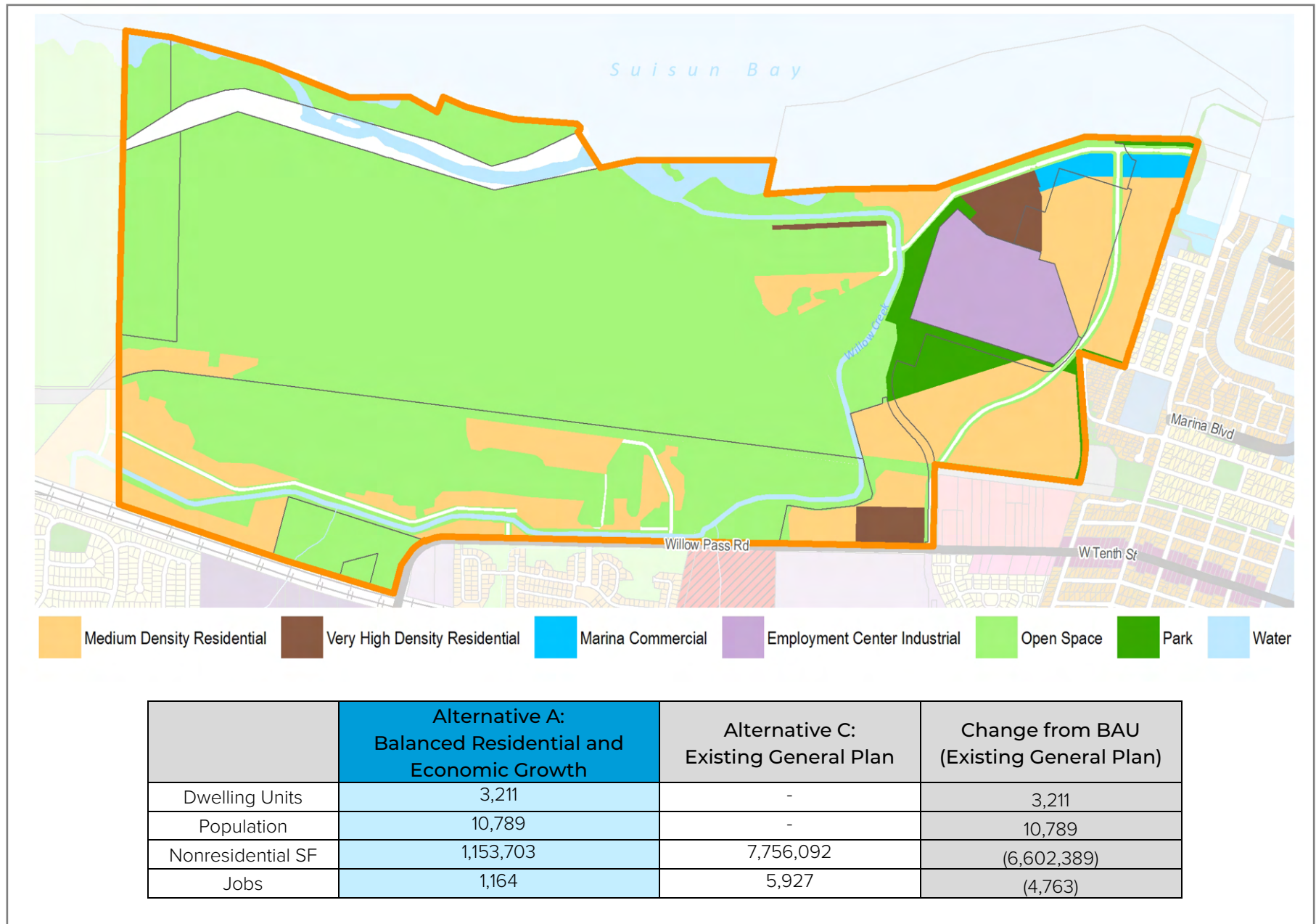


Figure 8: Area A - NRG Revitalization Site Alternative B

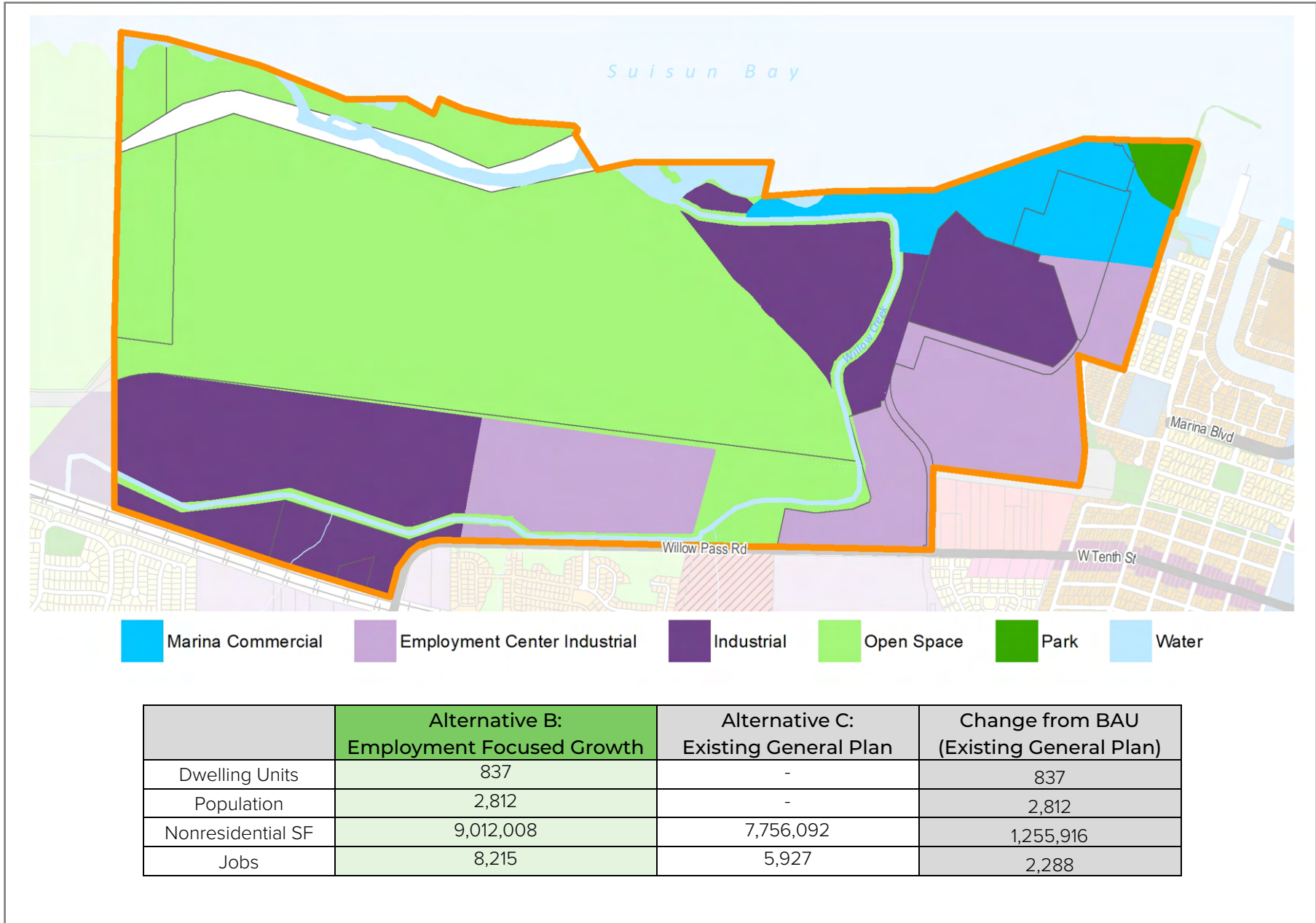
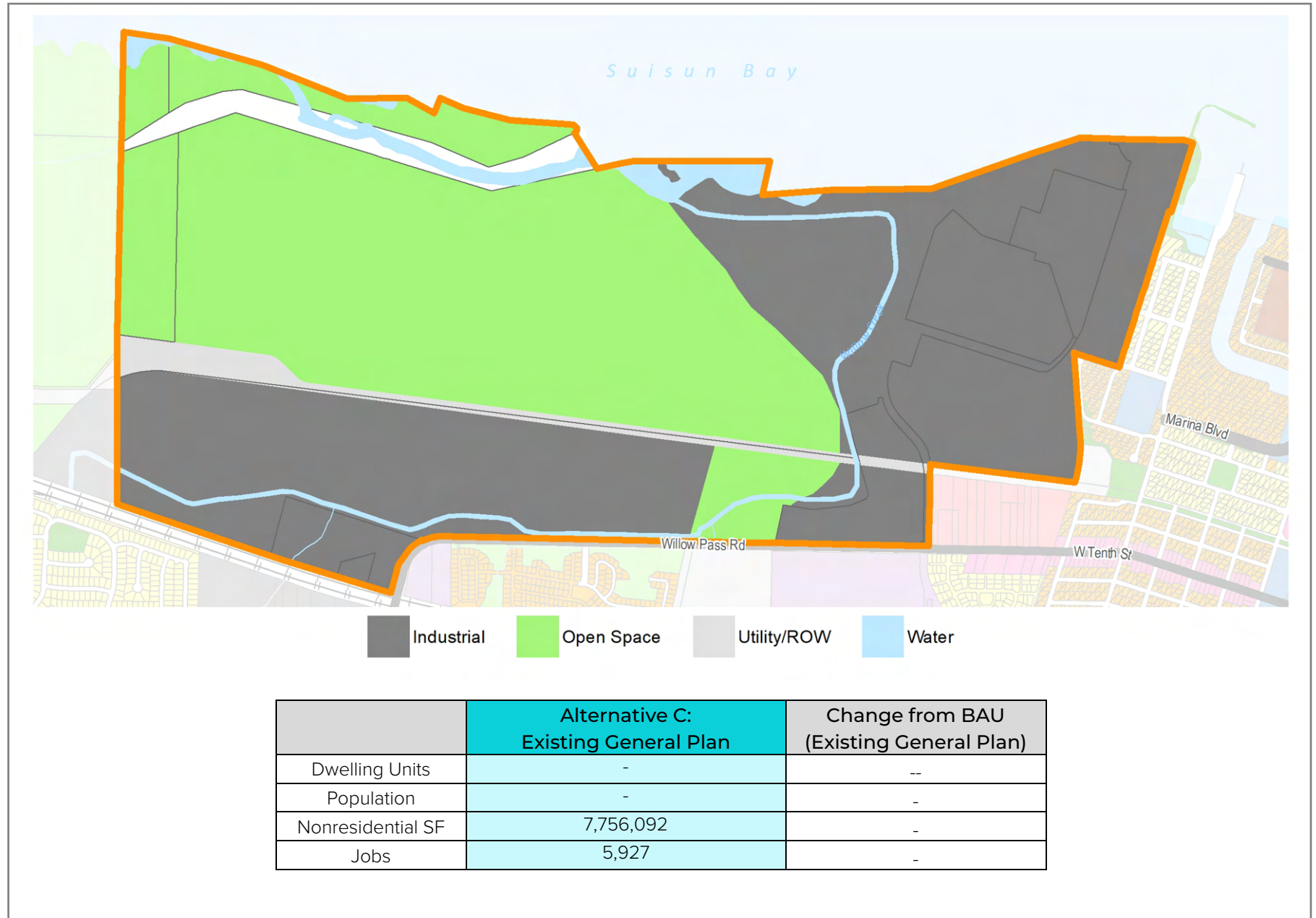


Figure 9: Area A - NRG Revitalization Site Alternative C



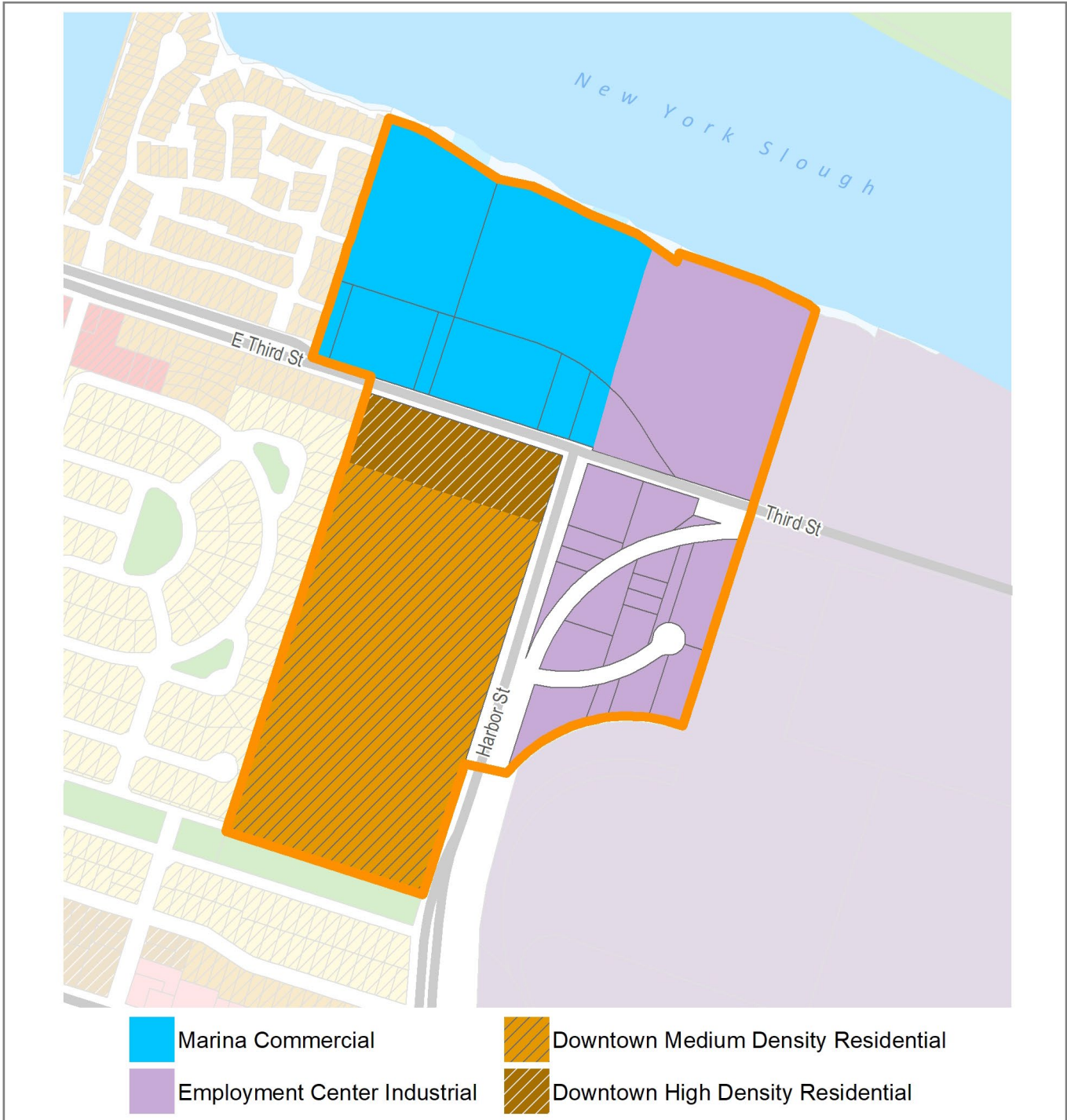
AREA B - JOHNS MANVILLE/E. 3RD STREET/WATERFRONT AREA

Area B occupies the northeastern-most portion of Downtown and is adjacent the waterfront. This approximately 50-acre area includes the parcels that surround the intersection of 3rd and Harbor Streets and is bound by Suisun Bay to the north, Koch Carbon and Los Medanos Energy Center to the east, and Downtown residential neighborhoods to the south and west. The area is mostly undeveloped and includes the 4.2-acre site formerly owned by Johns Manville. This area also includes several manufacturing uses and an automobile repair shop. The General Plan currently applies the Downtown Commercial, Downtown Medium Density Residential, Industrial, Park, and Marine Commercial land use designations to the area.

Table 16 below summarizes land use designations for Area B by alternative.

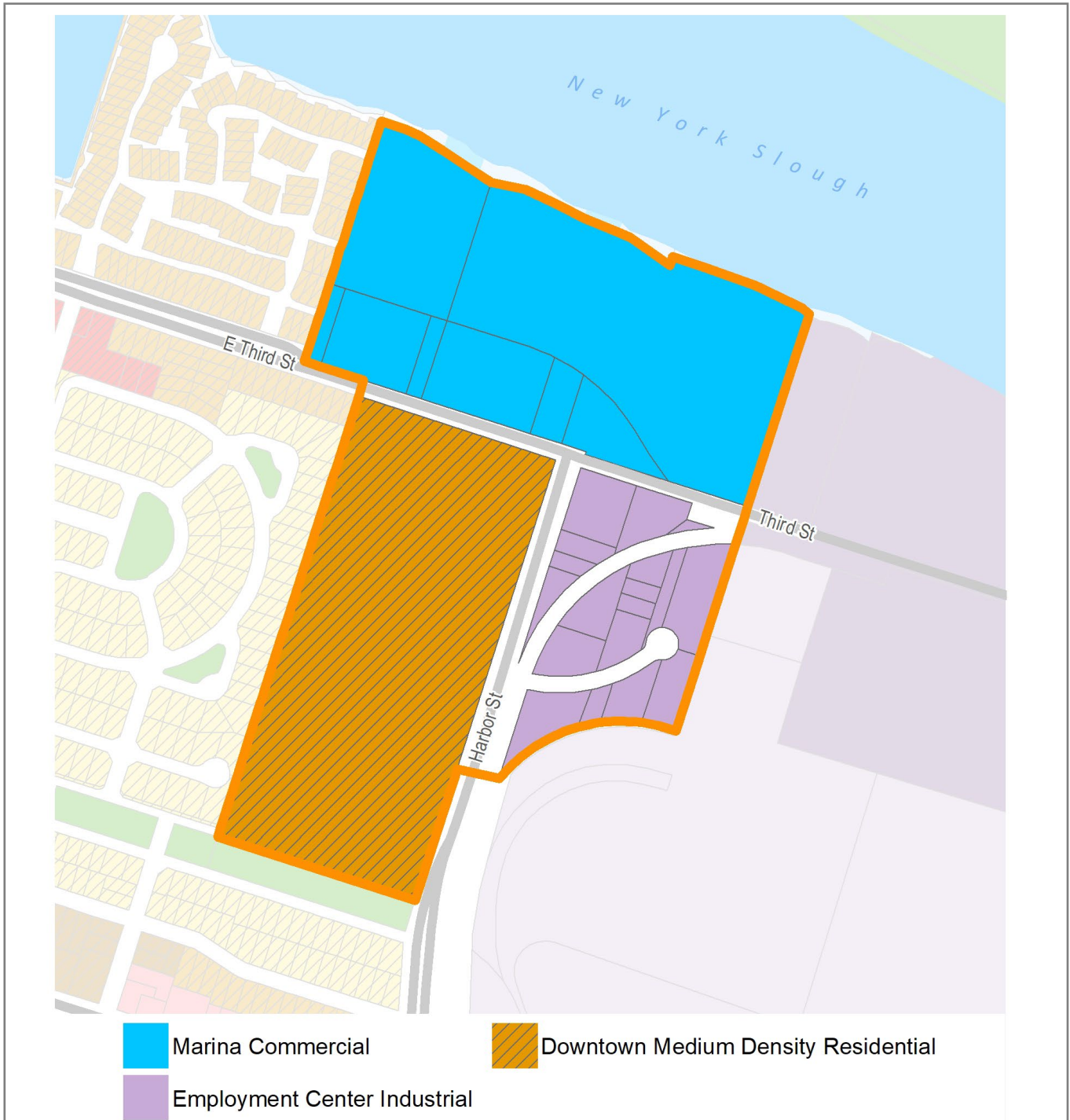
TABLE 16: AREA B LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	Acres	%	Acres	%	Acres	%
Residential Land Use Designations						
Downtown Medium Density Residential	17.3	35%	20.5	41%	17.9	36%
Downtown High Density Residential	3.2	6%	0.0	0%	0.0	0%
Total Residential Acreage	20.5	41%	20.5	41%	17.9	36%
Commercial and Industrial Land Use Designations						
Downtown Commercial	0.0	0%	0.0	0%	1.3	3%
Marine Commercial	0.0	0%	0.0	0%	17.2	34%
Marina Commercial	14.5	29%	22.3	45%	0.0	0%
Employment Center Industrial	15.0	30%	7.2	14%	0.0	0%
Industrial	0.0	0%	0.0	0%	6.6	13%
Total Commercial and Industrial Acreage	29.5	59%	29.5	59%	25.1	50%
Parks and Open Space Land Use Designations						
Park	0.0	0%	0.0	0%	6.9	14%
Open Space						
Total Parks and Open Space Acreage	0.0	0%	0.0	0%	6.9	14%

Figure 10: Area B - Johns Manville/E. 3rd Street/Waterfront Area Alternative A



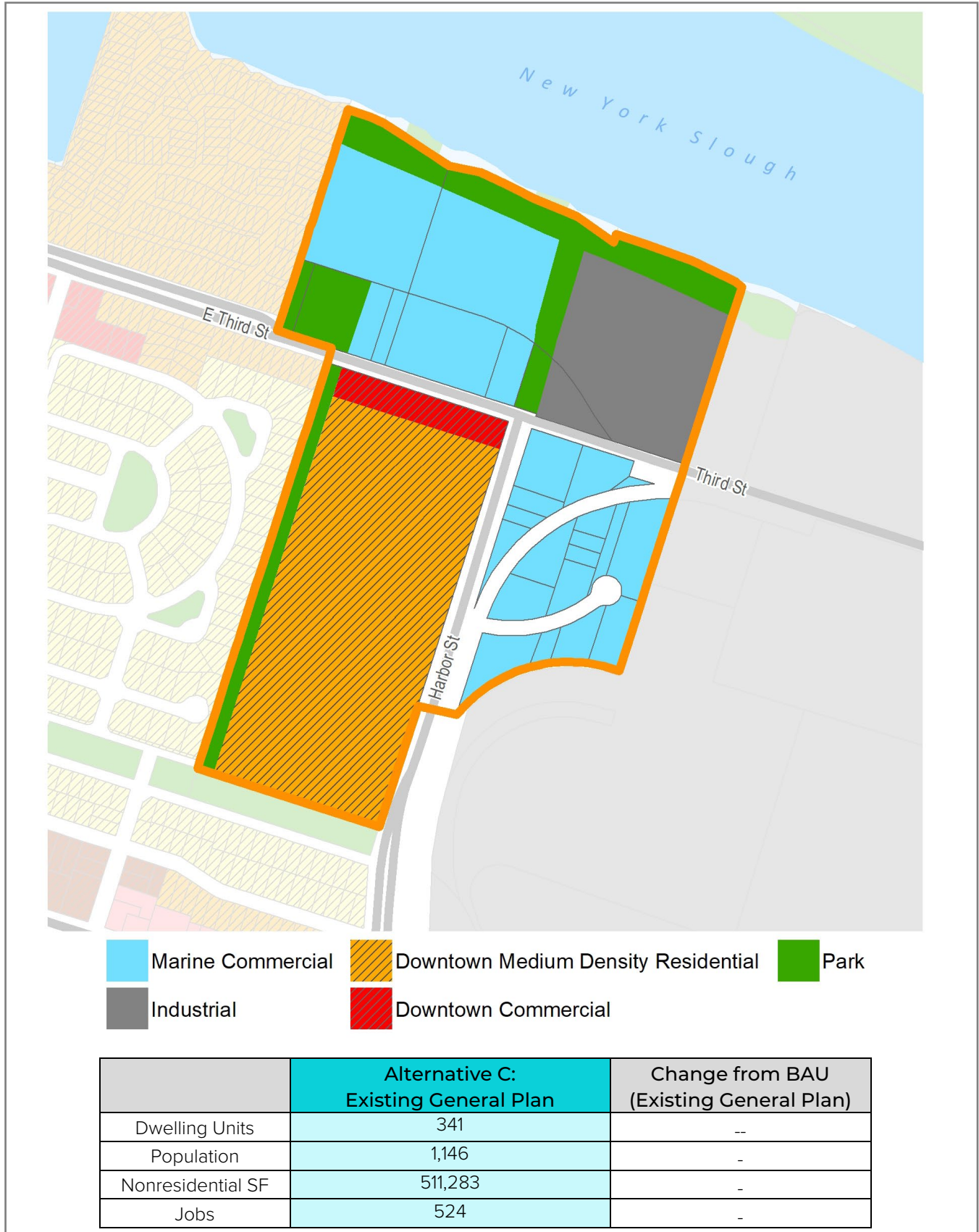
	Alternative A: Balanced Residential and Economic Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	429	341	88
Population	1,441	1,146	296
Nonresidential SF	627,638	511,283	116,355
Jobs	641	524	117

Figure 11: Area B - Johns Manville/E. 3rd Street/Waterfront Area Alternative B



	Alternative B: Employment Focused Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	422	341	81
Population	1,418	1,146	272
Nonresidential SF	576,424	511,283	65,141
Jobs	586	524	62

Figure 12: Area B - Johns Manville/E. 3rd Street/Waterfront Area Alternative C



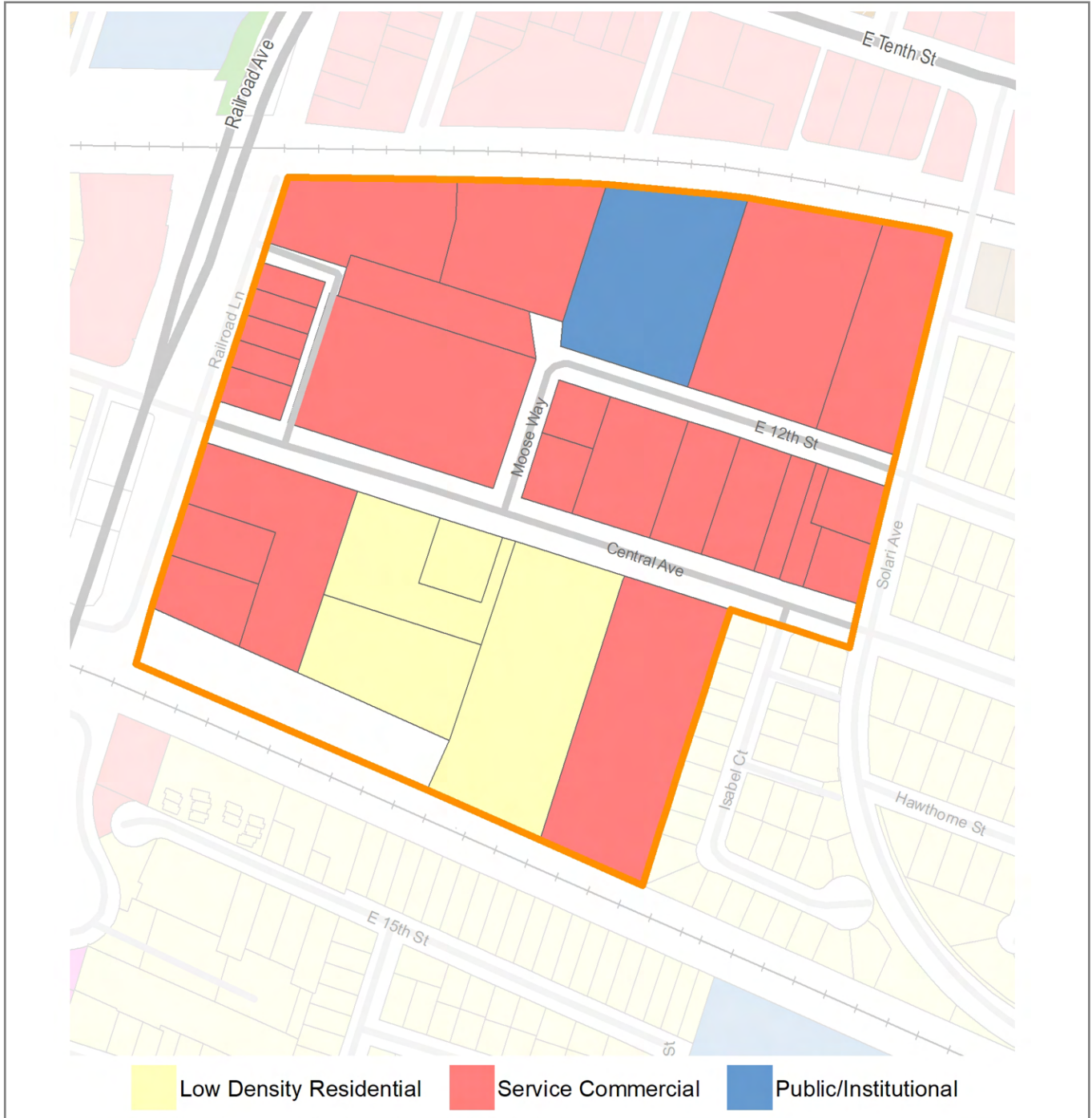
AREA C - RAILROAD AVE/CENTRAL AVE/E. 12TH ST/SOLARI AVE AREA

Area C is located just south of Downtown. This approximately 25-acre area is bound by the BNSF railroad to the north, Solari Street and a residential neighborhood to the east, Union Pacific Railroad to the south, and Railroad Avenue to the west. The area includes Ramar Foods corporate headquarters; several automobile repair shops, churches, and fraternal organizations, the City of Pittsburg Public Works Department corporation yard, and several vacant parcels. The General Plan currently applies the Low Density Residential and Service Commercial land use designations to the area.

Table 17 below summarizes land use designations for Area C by alternative.

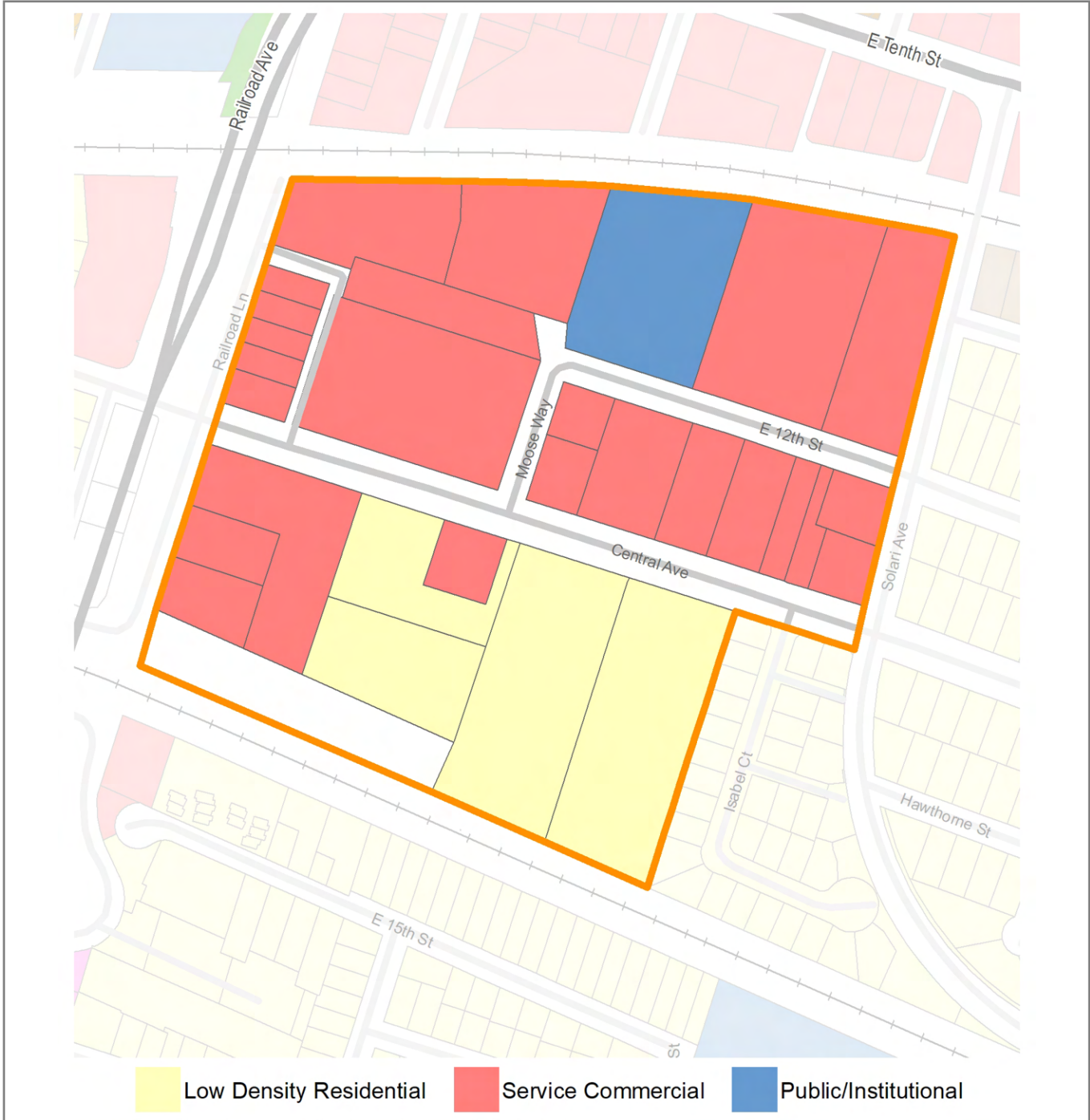
TABLE 17: AREA C LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	Acres	%	Acres	%	Acres	%
Residential Land Use Designations						
Low Density Residential	5.0	20%	7.1	29%	7.1	29%
Total Residential Acreage	5.0	20%	7.1	29%	7.1	29%
Commercial and Industrial Land Use Designations						
Service Commercial	17.8	72%	15.6	63%	17.6	71%
Total Commercial and Industrial Acreage	17.8	72%	15.6	63%	17.6	71%
Public/Quasi-Public Land Use Designations						
Public/Institutional	2.0	8%	2.0	8%	0.0	0%
Total Public/Quasi-Public Acreage	2.0	8%	2.0	8%	0.0	0%

Figure 13: Area C - Railroad Ave/Central Ave/E. 12th St/Solari Ave Area Alternative A



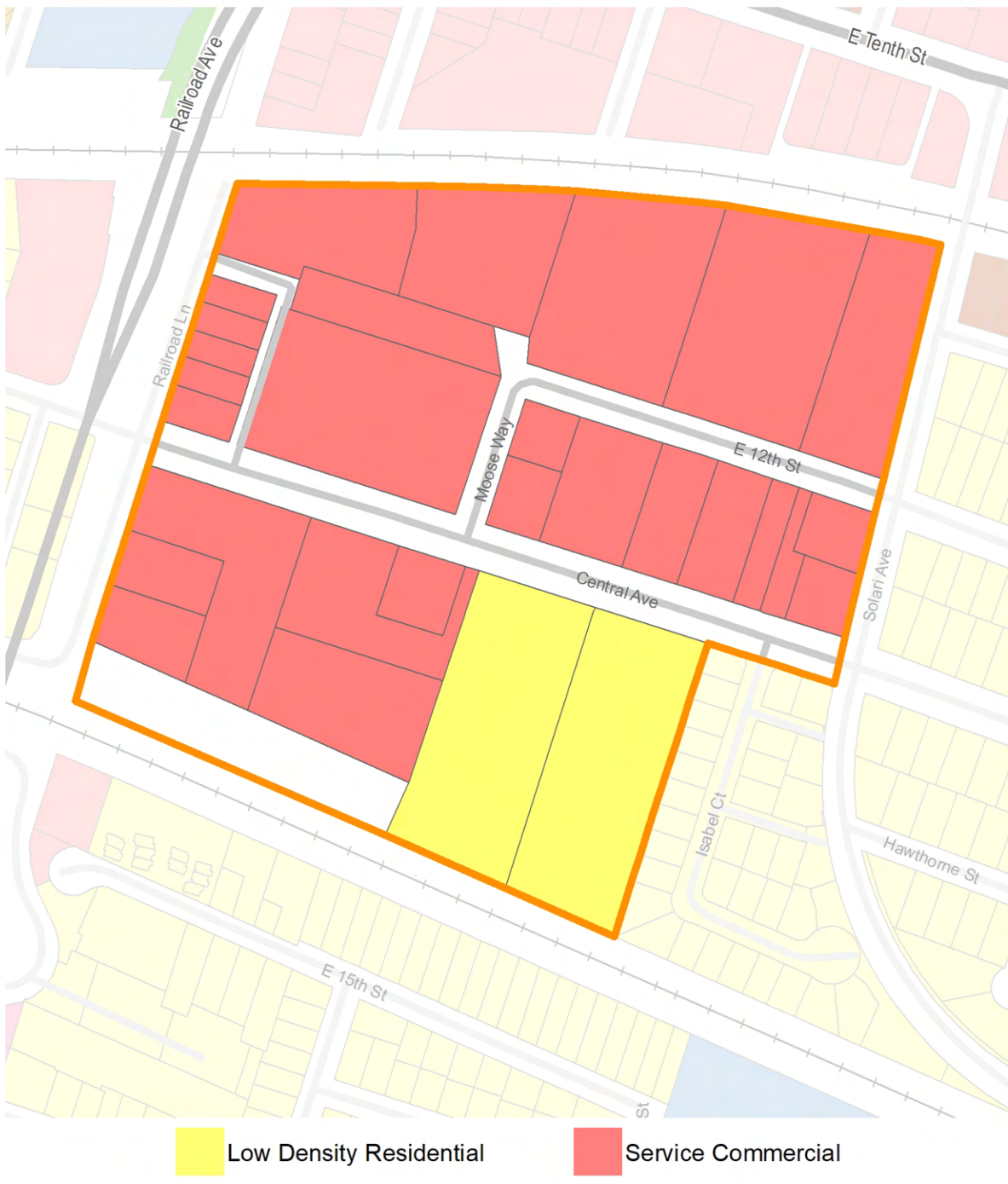
	Alternative A: Balanced Residential and Economic Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	5	1	4
Population	17	3	13
Nonresidential SF	11,091	11,091	-
Jobs	12	12	-

Figure 14: Area C - Railroad Ave/Central Ave/E. 12th St/Solari Ave Area Alternative B



	Alternative B: Employment Focused Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	5	1	4
Population	17	3	13
Nonresidential SF	11,091	11,091	-
Jobs	12	12	-

Figure 15: Area C - Railroad Ave/Central Ave/E. 12th St/Solari Ave Area Alternative C



	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	1	--
Population	3	-
Nonresidential SF	11,091	-
Jobs	12	-

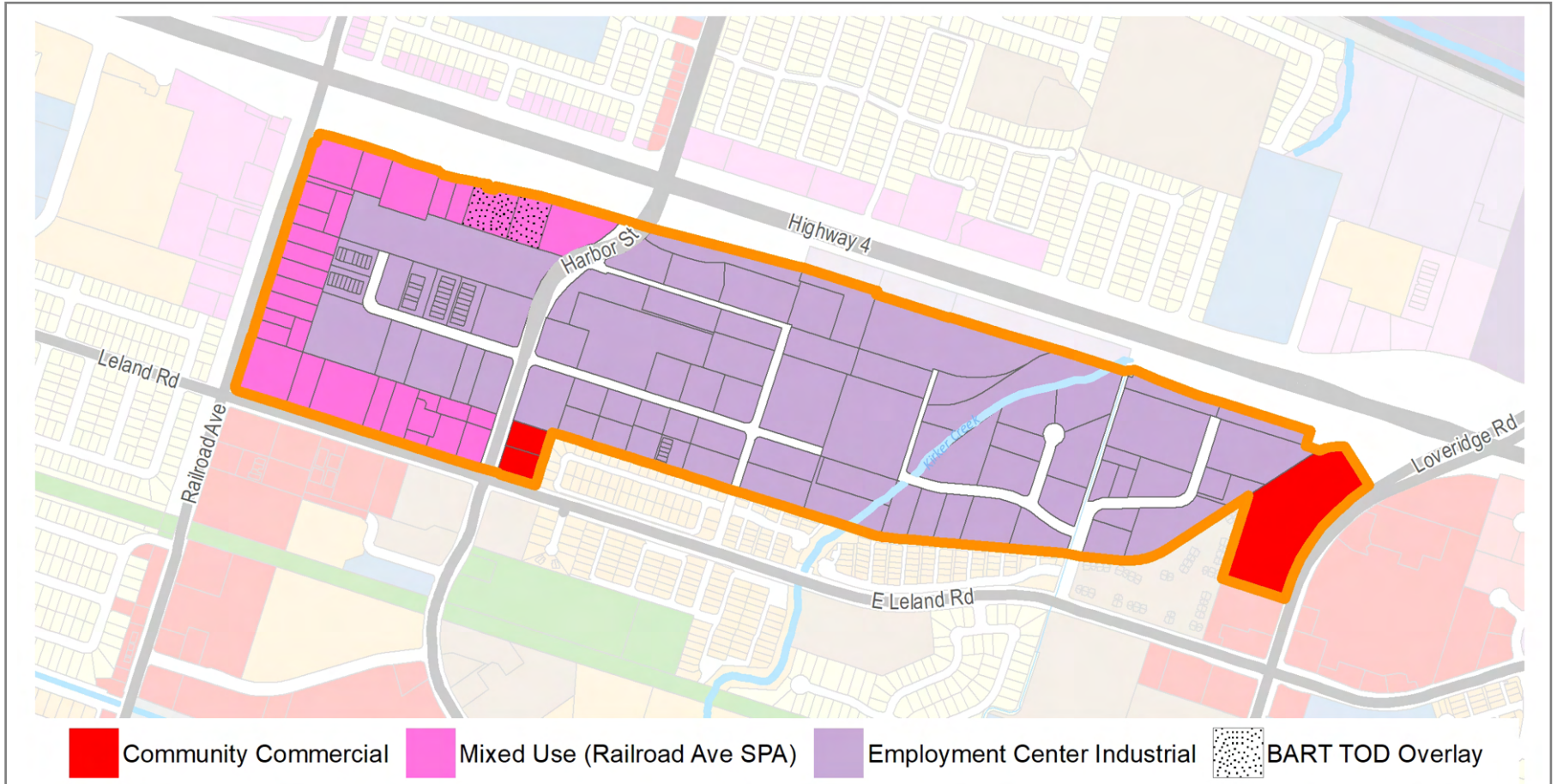
AREA D - BLISS/CLARK/GARCIA AREA

Area D is centrally located south of Highway 4 and east of Railroad Avenue. This approximately 157-acre area is primarily occupied by a mixture of employment-generating uses, including home improvement businesses, automobile repair and detailing shops, manufacturing uses, and professional and contractor offices. The area also includes commercial retail businesses along Railroad Avenue and Leland Road, a gym, a church, and a bingo hall. In addition, the SFN Brownfield Revitalization Site, which contains two multi-tenant buildings, is located in this area. The General Plan currently applies the Business Commercial, Community Commercial, and Service Mixed Use land use designations to Area D.

Table 18 below summarizes land use designations for Area D by alternative.

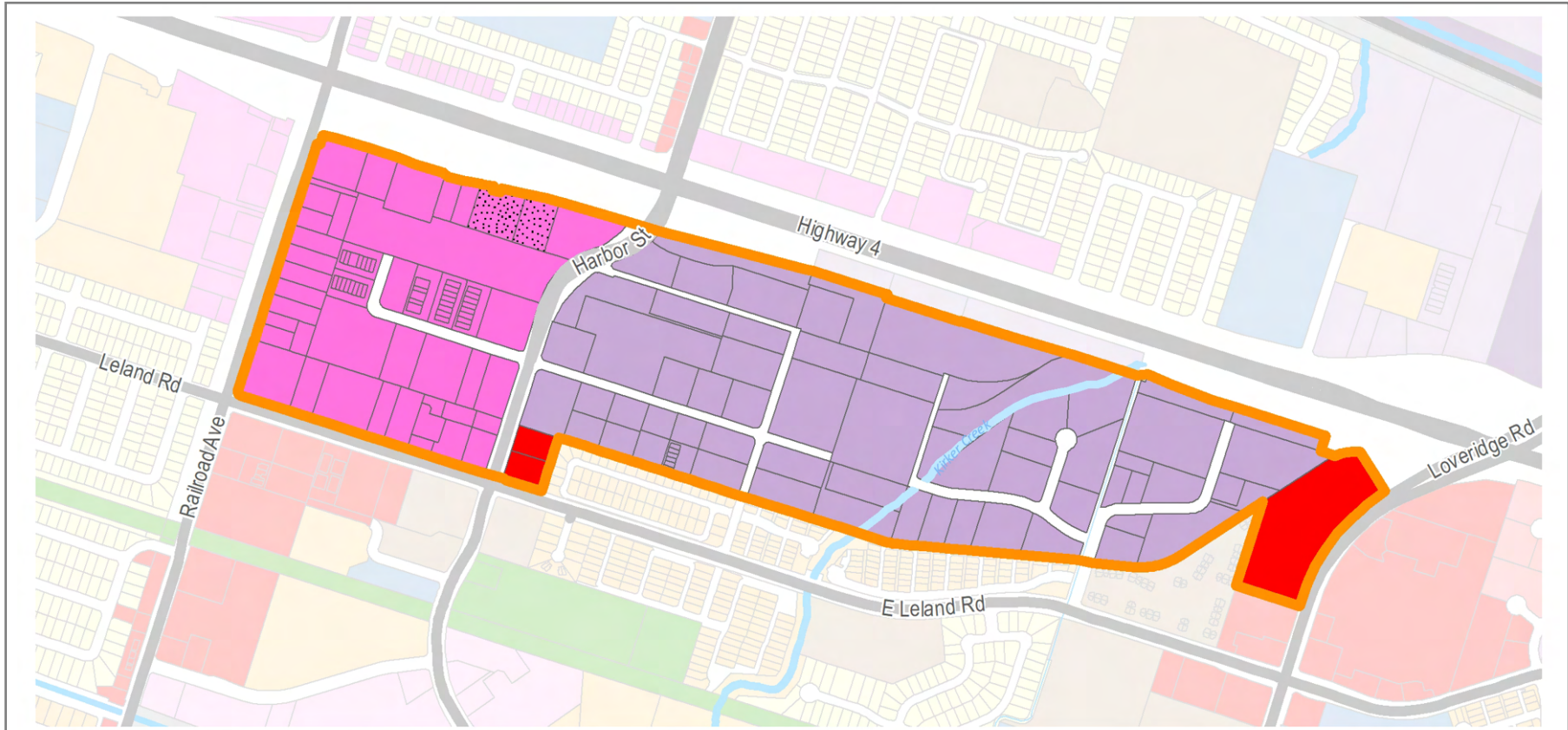
TABLE 18: AREA D LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	Acres	%	Acres	%	Acres	%
Mixed Land Use Designations						
Mixed Use (Railroad Ave SPA)	27.1	17%	50.0	32%	50.0	32%
Total Mixed-Use Acreage	27.1	17%	50.0	32%	50.0	32%
Commercial and Industrial Land Use Designations						
Business Commercial	0.0		0.0		105.8	0
Community Commercial	9.5	6%	9.5	6%	1.6	1%
Employment Center Industrial	120.7	77%	97.9	62%	0.0	0%
Total Commercial Acreage	130.3	83%	107.4	68%	107.4	68%

Figure 16: Area D - Bliss/Clark/Garcia Area Alternative A



	Alternative A: Balanced Residential and Economic Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	1,141	1,651	(510)
Population	3,834	4,486	(652)
Nonresidential SF	1,934,896	1,187,223	747,672
Jobs	2,355	2,305	50

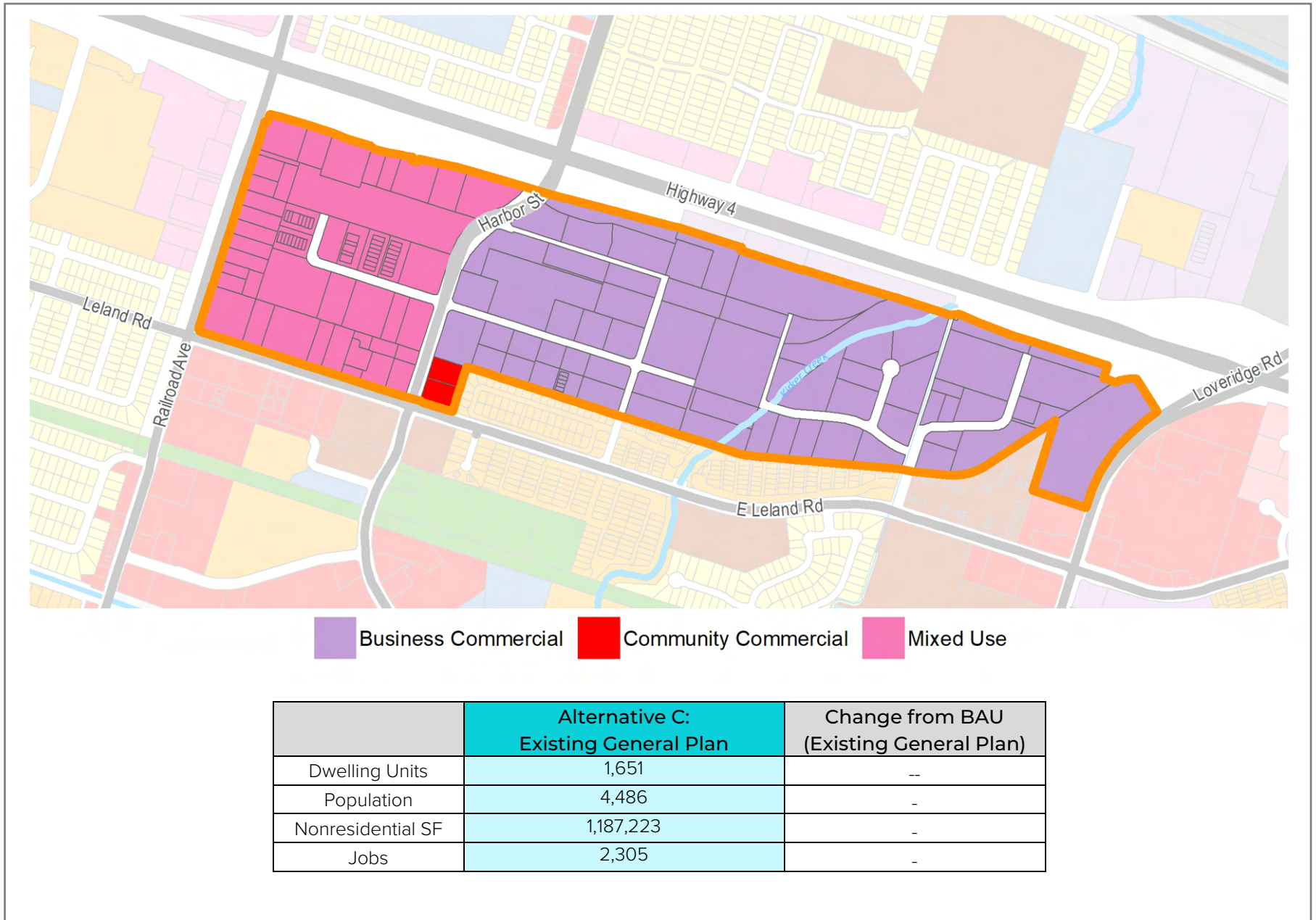
Figure 17: Area D - Bliss/Clark/Garcia Area Alternative B



Community Commercial
 Mixed Use (Railroad Ave SPA)
 Employment Center Industrial
 BART TOD Overlay

	Alternative B: Employment Focused Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	1,386	1,651	(265)
Population	4,657	4,486	171
Nonresidential SF	1,872,199	1,187,223	684,976
Jobs	2,482	2,305	177

Figure 18: Area D - Bliss/Clark/Garcia Area Alternative C



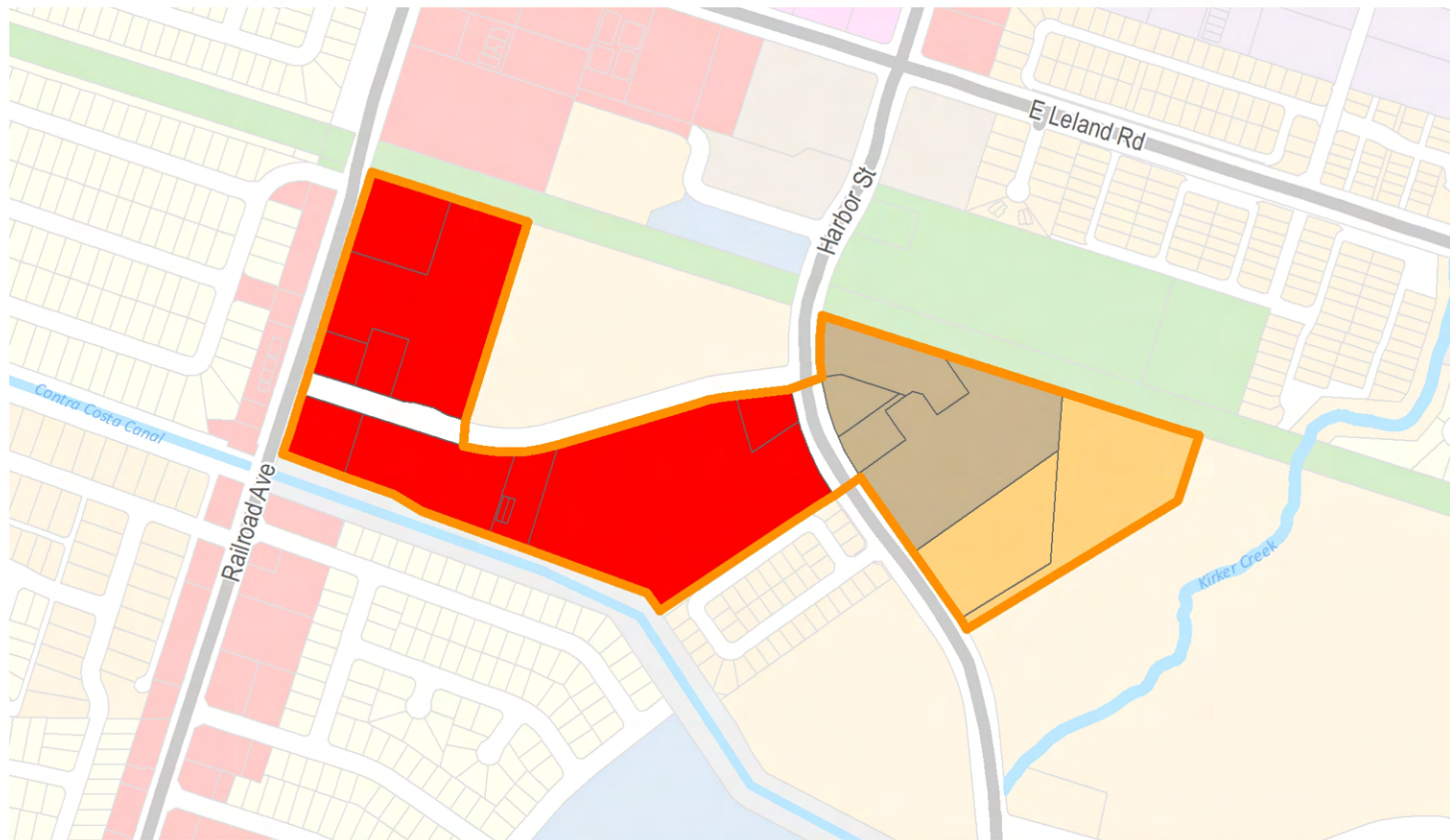
AREA E - PITTSBURG CITY PLAZA AND ATLANTIC PLAZA AREA

Area E is centrally located along both sides of Atlantic Avenue extending from Railroad Avenue to east of Harbor Street. south of Highway 4 and east of Railroad Avenue. This approximately 36-acre area is primarily occupied by the Pittsburg City Plaza and Atlantic Plaza Shopping areas, which have a mixture of employment-generating uses, including grocery stores, home improvement businesses, drugstores, retail, and dining uses. This area also includes vacant lands located east of Pittsburg City Plaza. The General Plan currently applies the Community Commercial and Public/Institutional land use designations to Area E.

Table 19 below summarizes land use designations for Area E by alternative.

TABLE 19: AREA E LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	Acres	%	Acres	%	Acres	%
Residential Land Use Designations						
Medium Density Residential	6.7	19%	0.0	0%	0.0	0%
High Density Residential	7.5	21%	6.7	19%	0.0	0%
Total Residential Acreage	14.2	40%	6.7	19%	0.0	0%
Mixed Land Use Designations						
Mixed Use (Community Commercial)	0	0%	21.3	60%	0.0	0%
Total Mixed-Use Acreage	0	0%	21.3	60%	0.0	0%
Commercial and Industrial Land Use Designations						
Community Commercial	21.4	60%	7.7	22%	29.0	81%
Total Commercial Acreage	21.4	60%	7.7	22%	29.0	81%
Other Land Use Designations						
Public/Institutional	0.0	0%	0.0	0%	6.7	19%
Total Other Acreage	0.0	0%	0.0	0%	6.7	19%

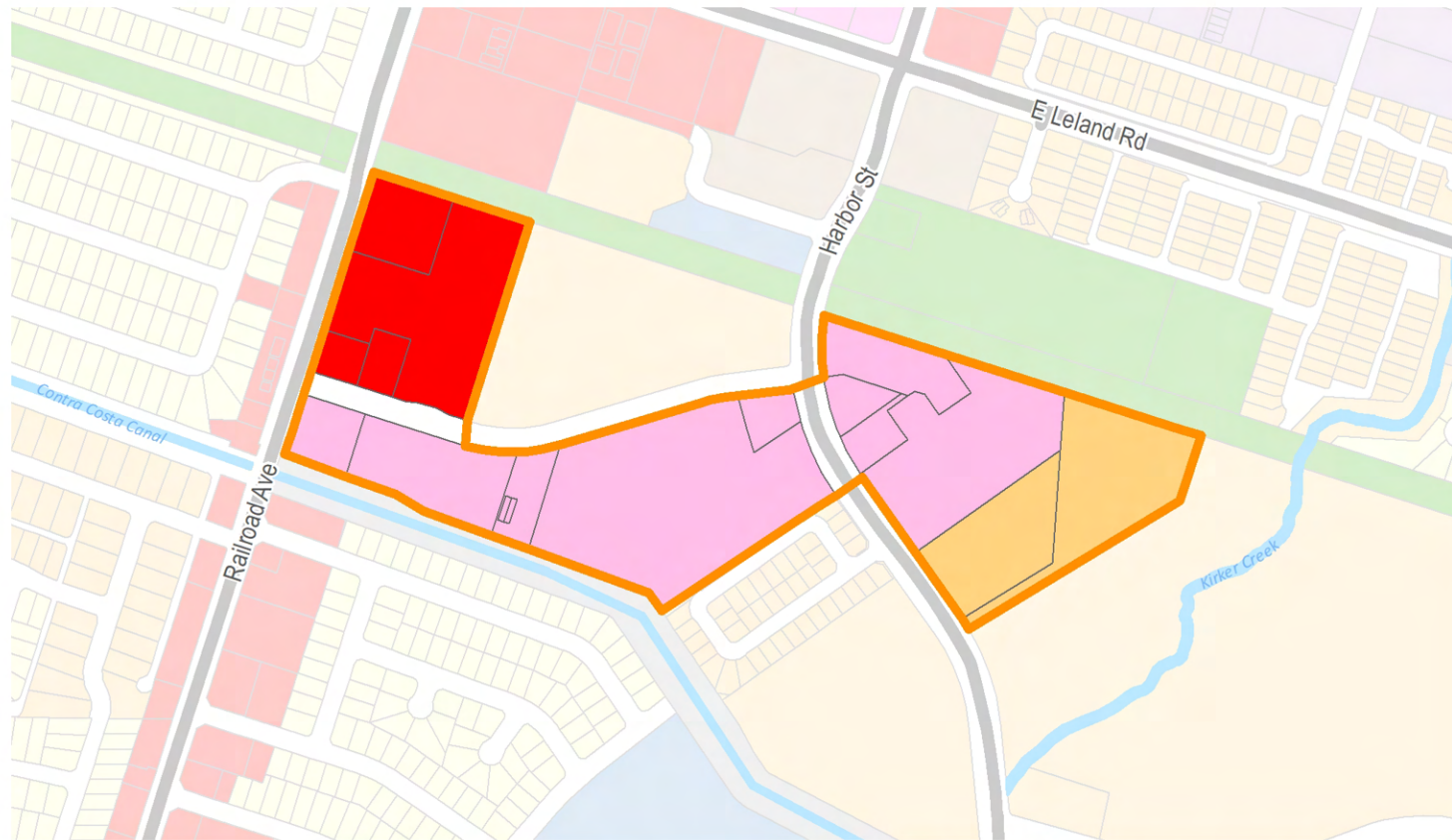
Figure 19: Area E - Pittsburg City Plaza and Atlantic Plaza Area Alternative A



Medium Density Residential
 High Density Residential
 Community Commercial

	Alternative A: Balanced Residential and Economic Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	295	58	3,211
Population	991	195	10,789
Nonresidential SF	10,147	181,755	(6,602,389)
Jobs	21	232	(4,763)

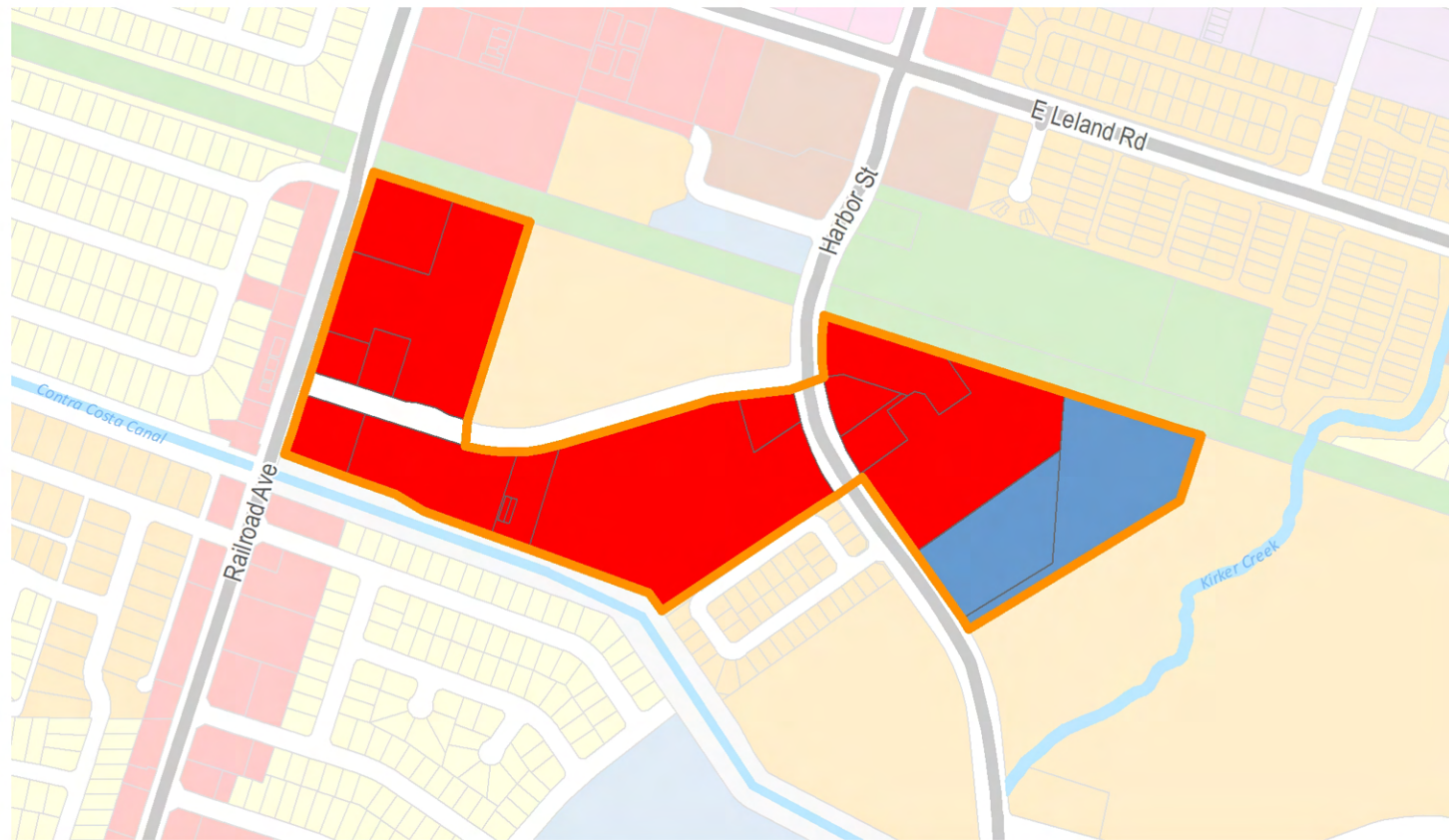
Figure 20: Area E - Pittsburg City Plaza and Atlantic Plaza Area Alternative B



Medium Density Residential
 Community Commercial
 Mixed Use (Community Commercial)

	Alternative B: Employment Focused Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	250	58	192
Population	840	195	645
Nonresidential SF	62,583	181,755	(119,172)
Jobs	172	232	(59)

Figure 21: Area E - Pittsburg City Plaza and Atlantic Plaza Area Alternative C



■ Community Commercial ■ Public/Institutional

	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	58	--
Population	195	-
Nonresidential SF	181,755	-
Jobs	232	-