



Land Use Alternatives and Capacity Report

In 2019, the City embarked on the multi-year Envision Pittsburg process to 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.

Envision Pittsburg is an opportunity to refine the City's direction for growth, development, and conservation. As part of the Envision Pittsburg process, the **Land Use Alternatives and Capacity Report**, was prepared to introduce and evaluate the following three land use map alternatives.

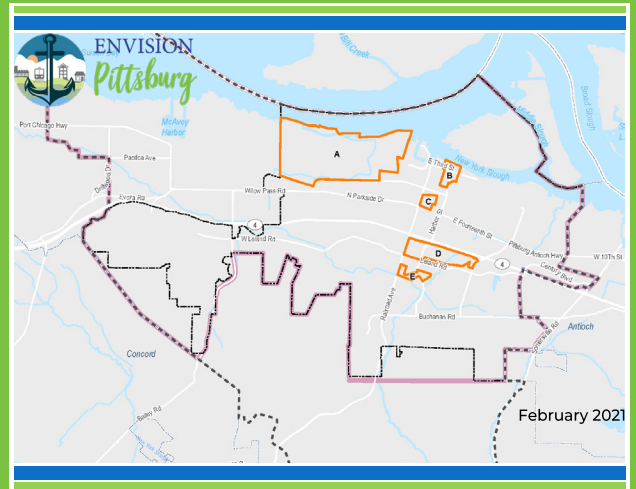
- **Balanced Residential and Economic Growth (Alternative A)**
This land use map alternative is intended to balance growth between community-serving uses that provide services, employment, and revenue, while providing for residential growth to support such uses.
- **Employment-Focused Growth (Alternative B)**
This alternative is intended to accommodate a significant amount of new employment-generating development, with an emphasis on industrial development as well as commercial, mixed use, and visitor-oriented growth.
- **Existing General Plan (Alternative C)**
This land use map alternative reflects growth under the existing General Plan Land Use Map, originally adopted in 2001 and amended through 2020.

Each of the alternatives above provide adequate housing sites to meet future housing needs and adequate sites to accommodate the City's retail, services, and employment needs. However, the types of housing, demand for new businesses, and characteristics of growth vary with each alternative.

The City is holding an online survey through April 19, 2021 to obtain community preferences and input regarding the three alternatives. The survey is an opportunity for you to identify the alternative that you prefer most overall, as well as your preferences for land uses at each focus area.

Please visit pittsburg.generalplan.org to download the Land Use Alternatives and Capacity Report and take the survey!

Read the Report



Download at pittsburg.generalplan.org

HOW ARE THE LAND USE ALTERNATIVES EVALUATED?

In the Land Use and Capacity Report, the three alternatives are compared by the following indicators:

- Land use designations by acreage
- Housing units
- Population
- Non-residential square footage
- Jobs and jobs-housing balance

In addition to evaluating the three land use alternatives, the report also provides an overview of how each alternative would affect five different focus areas:

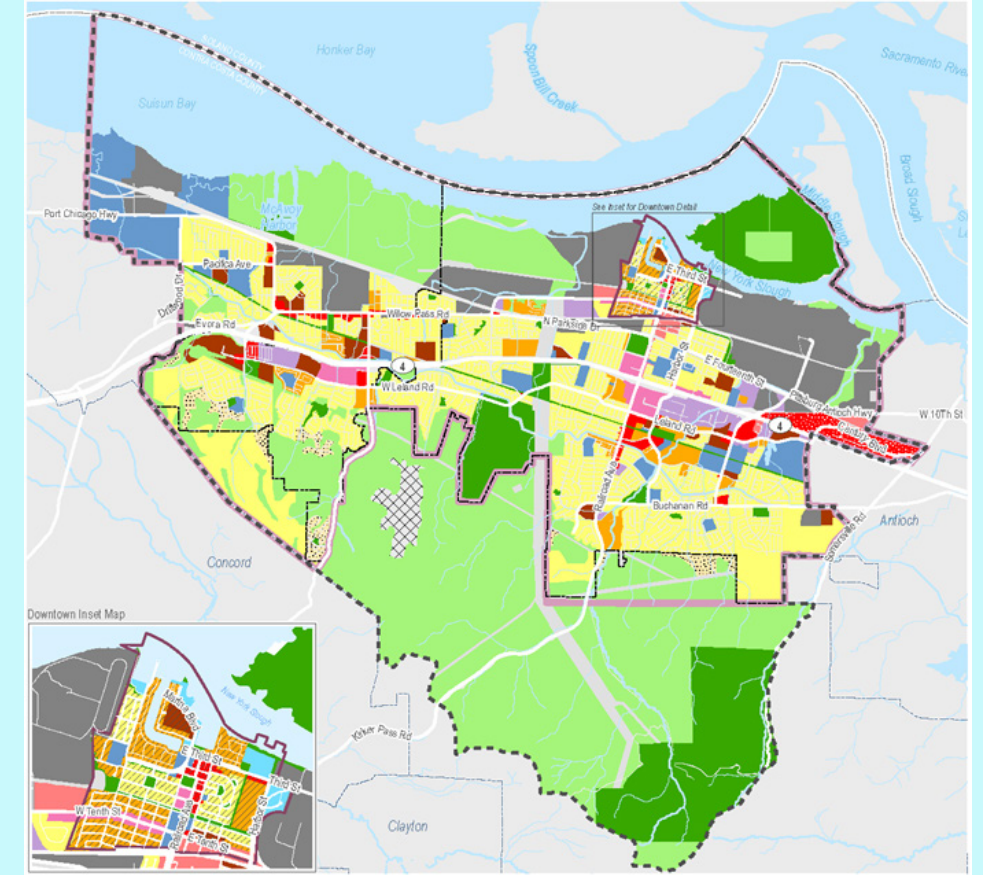
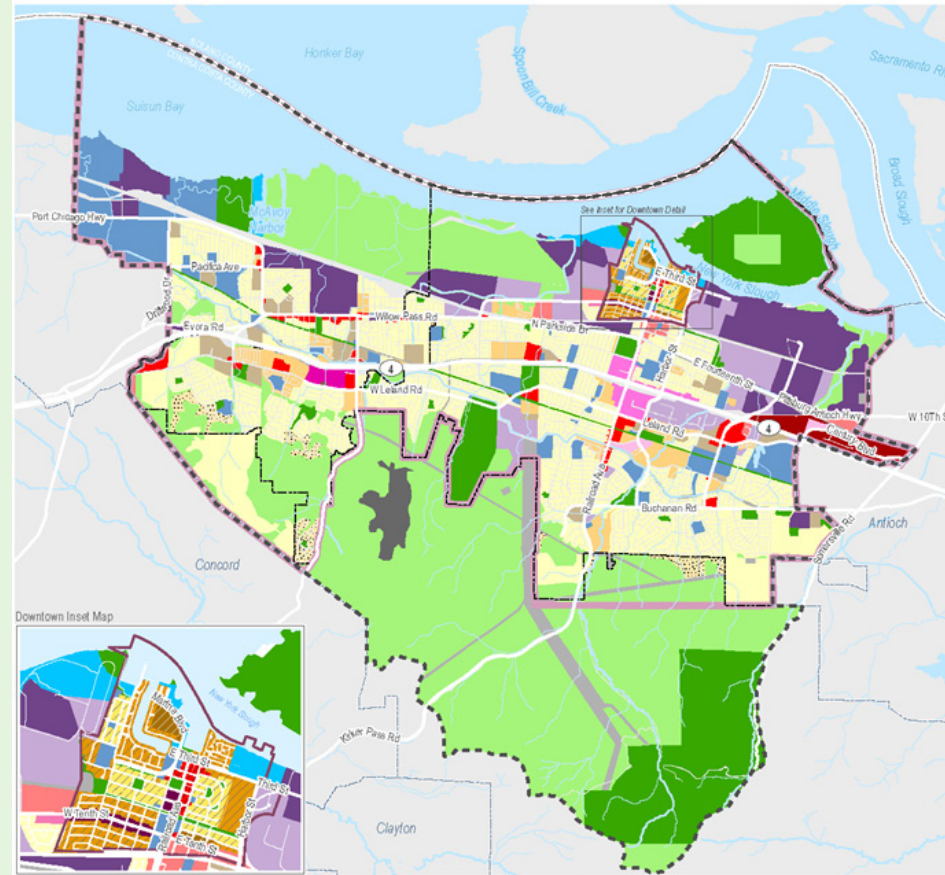
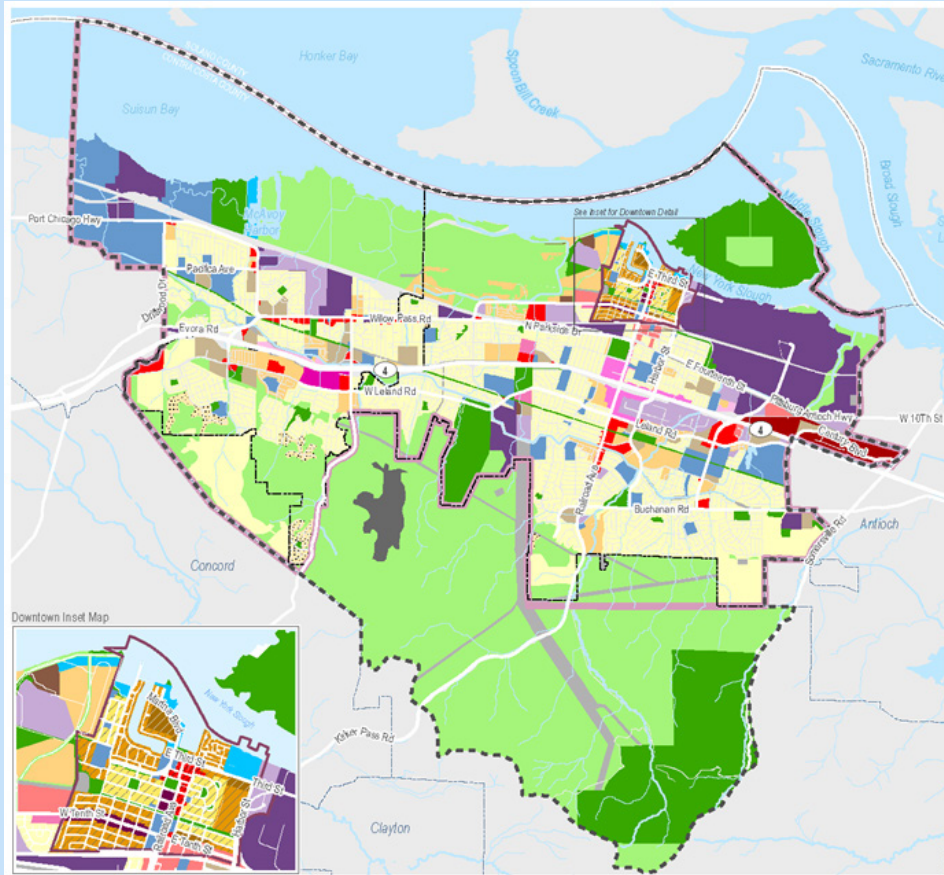
- NRG Revitalization Site
- Johns Manville/E. 3rd Street/Waterfront Area
- Railroad Ave/Central Ave/E. 12th St/Solari Ave Area
- Bliss/Clark/Garcia Area
- Pittsburg City Plaza and Atlantic Plaza Area

MID-TERM NEW GROWTH: PLANNING AREA (NOT INCLUDING EXISTING GROWTH AND PROJECT PIPELINE)

ALTERNATIVE A
BALANCED RESIDENTIAL AND EMPLOYMENT GROWTH

ALTERNATIVE B
EMPLOYMENT- AND ECONOMIC-FOCUSED GROWTH

ALTERNATIVE C
EXISTING GENERAL PLAN



11,019
MORE HOUSING UNITS

8,094
MORE HOUSING UNITS

6,085
MORE HOUSING UNITS

37,024
MORE PEOPLE

27,196
MORE PEOPLE

19,384
MORE PEOPLE

13.5 MILLION SQUARE FEET
MORE NON-RESIDENTIAL DEVELOPMENT

21.1 MILLION SQUARE FEET
MORE NON-RESIDENTIAL DEVELOPMENT

18.2 MILLION SQUARE FEET
MORE NON-RESIDENTIAL DEVELOPMENT

13,515
MORE JOBS

20,431
MORE JOBS

16,291
MORE JOBS

1.23
JOBS TO HOUSING RATIO

2.52
JOBS TO HOUSING RATIO

2.68
JOBS TO HOUSING RATIO

Get Involved and Stay Informed!



Attend a Virtual Workshop

In March and April 2021, the City will host several virtual workshops to present the land use map alternatives to the community and to receive initial feedback. Details regarding each workshop, including the date, time, and a link to participate in the workshop, are available on the project website at: pittsburg.generalplan.org.



Take the Survey

The City is holding a survey through April 19, 2021 to obtain community preferences and input regarding the three land use map alternatives. The survey is an opportunity for you to identify the alternative that you prefer most overall, as well as your preferences for land uses at each focus area. The results of this survey will be provided to the Planning Commission and City Council.



Project Website

Visit the General Plan website, pittsburg.generalplan.org, to take community surveys and find out more about future meetings, available background data, and the status of the project.



Mailing List

If you would like to be added to the General Plan Update mailing list, please visit the website or contact the project team.

QUESTIONS FOR YOU TO CONSIDER:

- Are there areas of the City where more retail and dining opportunities are needed?
- Are there areas of the City where you would like to see more diverse housing options?
- Do you have a preference regarding the type of growth that could occur in each of the focus areas?

Please note that the General Plan Update will include policies relating to transitions between land uses, for example from industrial to residential, to reduce adverse impacts such as noise, health, and traffic and to reduce adverse impacts to the community.

CONTACT THE PROJECT TEAM!

If you would like to provide comments and input on the General Plan Update process or be added to the project mailing list, please visit the website or contact us by mail, email, or by phone:

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