



CITY OF PITTSBURG AGENDA

JUNE 14, 2021

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**WORKSHOP
JOINT WITH PLANNING COMMISSION
5:30 P.M.**

CITY COUNCIL

**Marilyn “Merl” Craft, Mayor
Holland Barrett White, Vice-Mayor
Shanelle Scales-Preston, Council Member
Juan Antonio Banales, Council Member
Jelani Killings, Council Member**

PLANNING COMMISSION

**Christopher Moreno, Chair
James Coniglio, Vice-Chair
Elissa Robinson, Commissioner
Heliodoro Moreno, Jr., Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Sarah Foster, Commissioner**

Pittsburg City Council meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City’s website at www.ci.pittsburg.ca.us. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk’s Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

5:30 P.M. - CONVENE IN OPEN SESSION FOR JOINT WORKSHOP - CITY COUNCIL
AND PLANNING COMMISSION

Facilitated by Beth Thompson, De Novo Planning Group

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

See Public Advisory.

PRESENTATIONS - LAND USE ALTERNATIVES

1. Joint City Council and Planning Commission Workshop: Envision Pittsburgh General Plan Update Land Use Alternatives

As part of the General Plan Update process, the City released a Land Use Alternatives and Capacity Report for public input in March 2021. In March and April 2021, the City and the City's consultant hosted a Land Use Alternatives Survey and held one stakeholders workshop and two community workshops to seek input from residents, stakeholders, and interested parties. The City Council and Planning Commission will be holding a joint workshop to discuss the Land Use Map Alternatives. The input from the City Council and Planning Commission will be used to develop a Draft Land Use Map that will be included in the Envision Pittsburgh Draft General Plan and analyzed in detail in the Envision Pittsburgh Draft Environmental Impact Report (Draft EIR).

ADJOURNMENT

PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the City Council will be conducted electronically through Zoom and broadcast live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Council Members will be participating electronically and will not be physically present in the Council Chamber.

Beginning with the January 19, 2021 City Council Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and written comments received after 3:00 p.m. will be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or Non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has actually started you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

In the event a quorum of the City Council loses electrical power or suffers an internet connection outage not corrected within 15 minutes, the meeting will be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the City Council. Any other agenda items the Council has not taken action on will be placed on a future agenda.

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). The full packets are also located on the City's website at www.ci.pittsburg.ca.us. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.ci.pittsburg.ca.us on the Streaming Media page. Past meetings are also archived on that webpage. City Council meetings are also broadcast live on CCTV, Channel 24 also re-run at a later date. For more information, please contact the City Clerk's office at 252-4850.



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Joint City Council and Planning Commission Workshop: Envision
Pittsburg General Plan Update Land Use Alternatives

MEETING DATE: June 14, 2021

EXECUTIVE SUMMARY

As part of the General Plan Update process, the City released a Land Use Alternatives and Capacity Report for public input in March 2021. In March and April 2021, the City and the City's consultant hosted a Land Use Alternatives Survey and held one stakeholders workshop and two community workshops to seek input from residents, stakeholders, and interested parties. The City Council and Planning Commission will be holding a joint workshop to discuss the Land Use Map Alternatives. The input from the City Council and Planning Commission will be used to develop a Draft Land Use Map that will be included in the Envision Pittsburg Draft General Plan and analyzed in detail in the Envision Pittsburg Draft Environmental Impact Report (Draft EIR).

RECOMMENDATION

Staff recommends that the City Council and Planning Commission discuss the Land Use Map Alternatives, and provide input to City staff and the consultant team regarding preferred land uses throughout the City and Planning Area.

BACKGROUND

The Envision Pittsburg General Plan Update began in 2019. The Envision Pittsburg process includes four primary phases. The first phase established existing conditions for the General Plan Update and was completed in 2019. The second phase identified the community's vision for the General Plan Update, which is summarized in the Vision and Opportunities Report. This included analysis of four Opportunity Areas, including two Brownfields Revitalization Sites, as described in the Opportunity Areas Survey Results, and culminated with the Land Use Alternatives and Capacity Report, which was presented to the community in March 2021. The upcoming third phase includes development of the preferred draft Land Use Map and associated preparation of the Draft General Plan policy document, both of which will be analyzed in the Draft EIR. The final phase involves circulating the Draft General Plan and Draft EIR for community input, followed by Planning Commission and City

Council adoption hearings. Please note that all materials prepared to-date are available for public review on the Envision Pittsburgh website: pittsburg.generalplan.org.

STAFF ANALYSIS

The City Council and Planning Commission are asked to consider the three Land Use Map Alternatives, including public input received on these alternatives, and to identify the preferred land uses that will be reflected on the Preferred Land Use Map. The Land Use Map Alternatives include:

- Alternative A: Balanced Residential and Economic Growth (see Attachment 1)
- Alternative B: Employment-Focused Growth (see Attachment 2)
- Alternative C: Existing General Plan (see Attachment 3)

The three Land Use Map Alternatives were presented to the community for review and input in March and April 2021; community input, including a summary of comments, a summary of community survey results, and all comment letters received regarding the alternatives, is presented in the *Community Input Memo: Land Use Map Alternatives* (see Attachment 4).

A detailed description and discussion of each Land Use Map Alternative, including population, housing, non-residential, and jobs growth projections, is presented in the *Land Use Map Alternatives and Capacity Report* (see Attachment 5).

It is not anticipated that each City Council member and Planning Commissioner will choose a single preferred map alternative. Rather, the map alternatives are intended to spur discussion, and to present a range of options for key areas in and around the City. We anticipate that the City Council and Planning Commission will identify preferred components from any of the three map alternatives for a given area, and suggest additional map changes or refinements which may be needed in order to achieve the City's long-term vision and goals. Based on the overall preferences of the City Council and Planning Commission, City staff and the consultant team will prepare a Preferred Land Use Map that reflects the input and direction provided by the Council and Commission.

The next phase of the General Plan Update includes detailed analysis of the Preferred Land Use Map, including: 1) development of policies and programs in the Draft General Plan that will address growth and conservation under the Preferred Land Use Map; and 2) preparation of the Draft EIR, which will examine the environmental implications of the Draft General Plan, including the Preferred Land Use Map. This upcoming step in the process will address issues of concern identified through the visioning and community outreach efforts, including but not limited to:

- maintaining and enhancing Pittsburgh's character;
- managing the location, type, and amount of growth and ensuring that the community's infrastructures and services are planned to keep pace with growth;
- providing for high-quality employment opportunities;
- providing recreation, entertainment, shopping, restaurants, and services for the City's households, with an emphasis on increasing opportunities for the City's youth;
- addressing environmental justice, including identifying and reducing any adverse effects to disadvantaged communities and identifying opportunities to improve equity and access to resources and amenities necessary for a high quality of life;
- conserving natural resources; and addressing environmental effects, including methods to adapt to the effects of a changing climate and sea level rise.

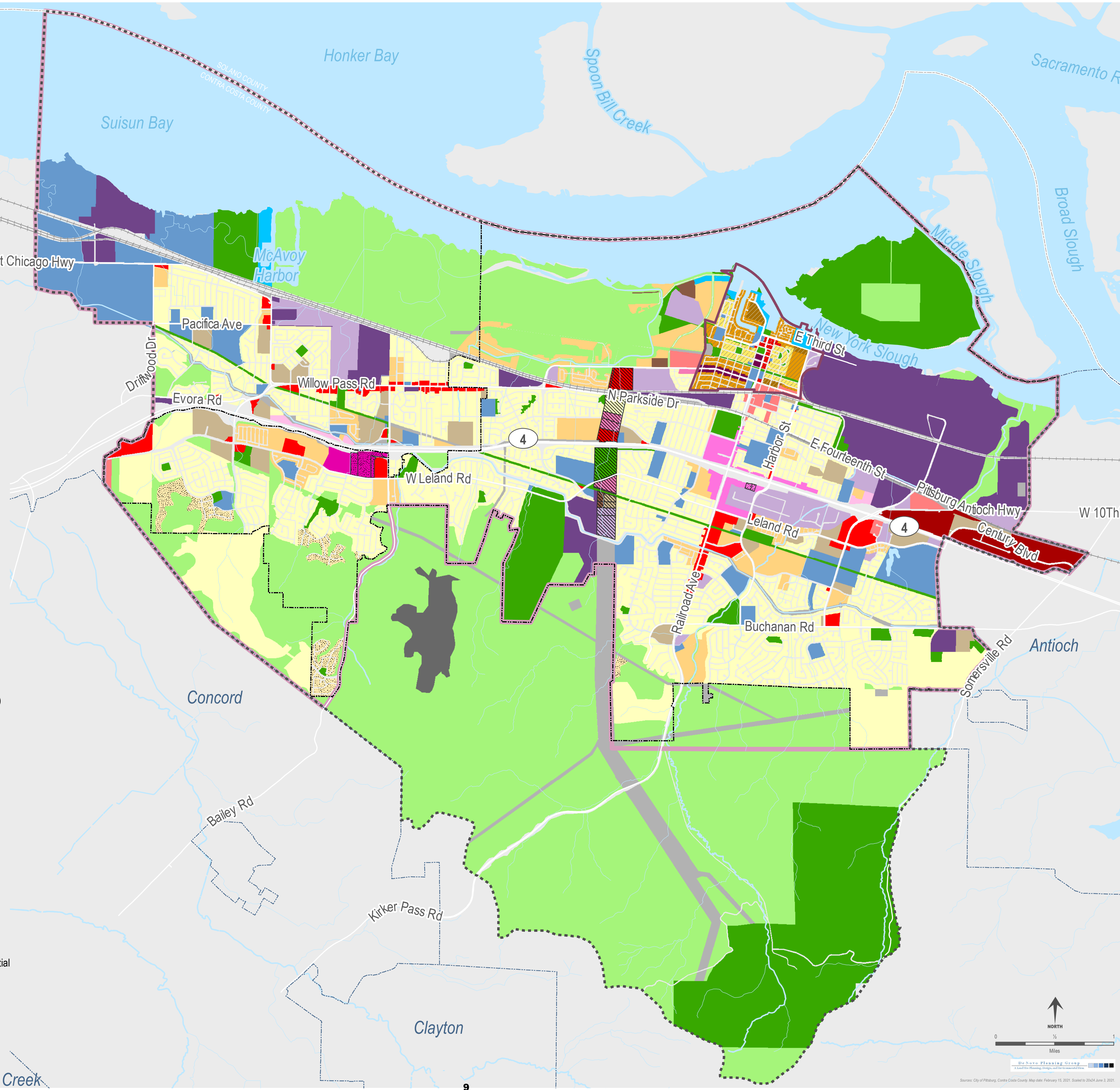
ATTACHMENTS:

1. Alternative A Land Use Map
2. Alternative B Land Use Map
3. Alternative C Land Use Map
4. Community Input Memo: Land Use Map Alternatives
5. Land Use Map Alternatives and Capacity Report

Report Prepared By: Beth Thompson, DeNovo Planning Group
Jordan Davis, Director of Economic Dev./Acting Planning Manager

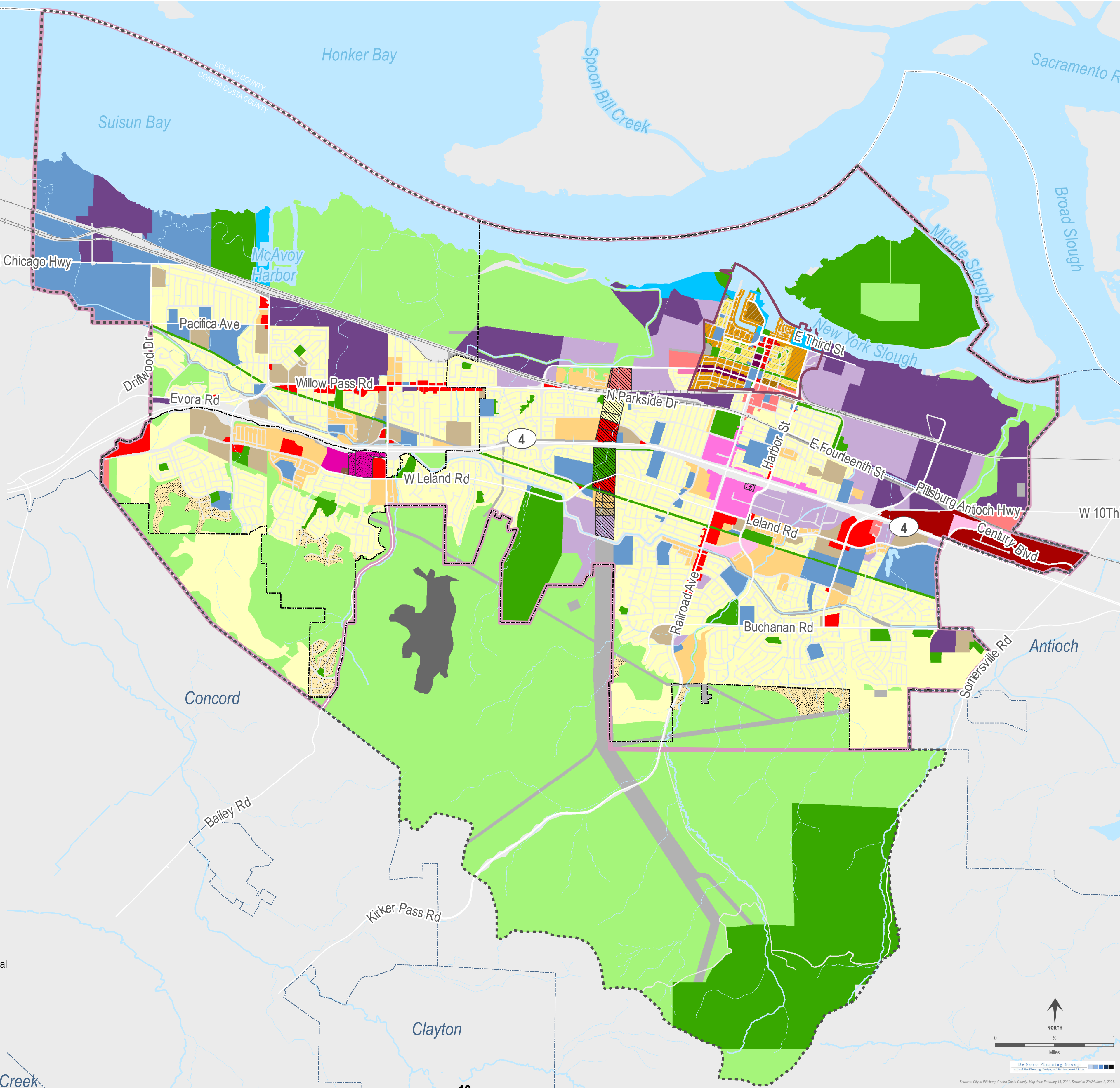
ALTERNATIVE A

- 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 Medium Density Residential
 - Downtown High Density Residential
 - Downtown Commercial
 - Water
 - PG&E Corridor Conversion Overlay
 - BART TOD Overlay



ALTERNATIVE B

- 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 Medium Density Residential
 - Downtown High Density Residential
 - Downtown Commercial
 - Water
 - PG&E Corridor Conversion Overlay
 - BART TOD Overlay

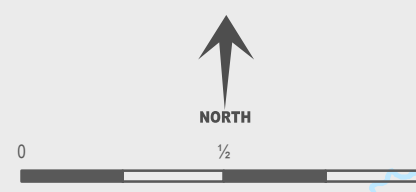
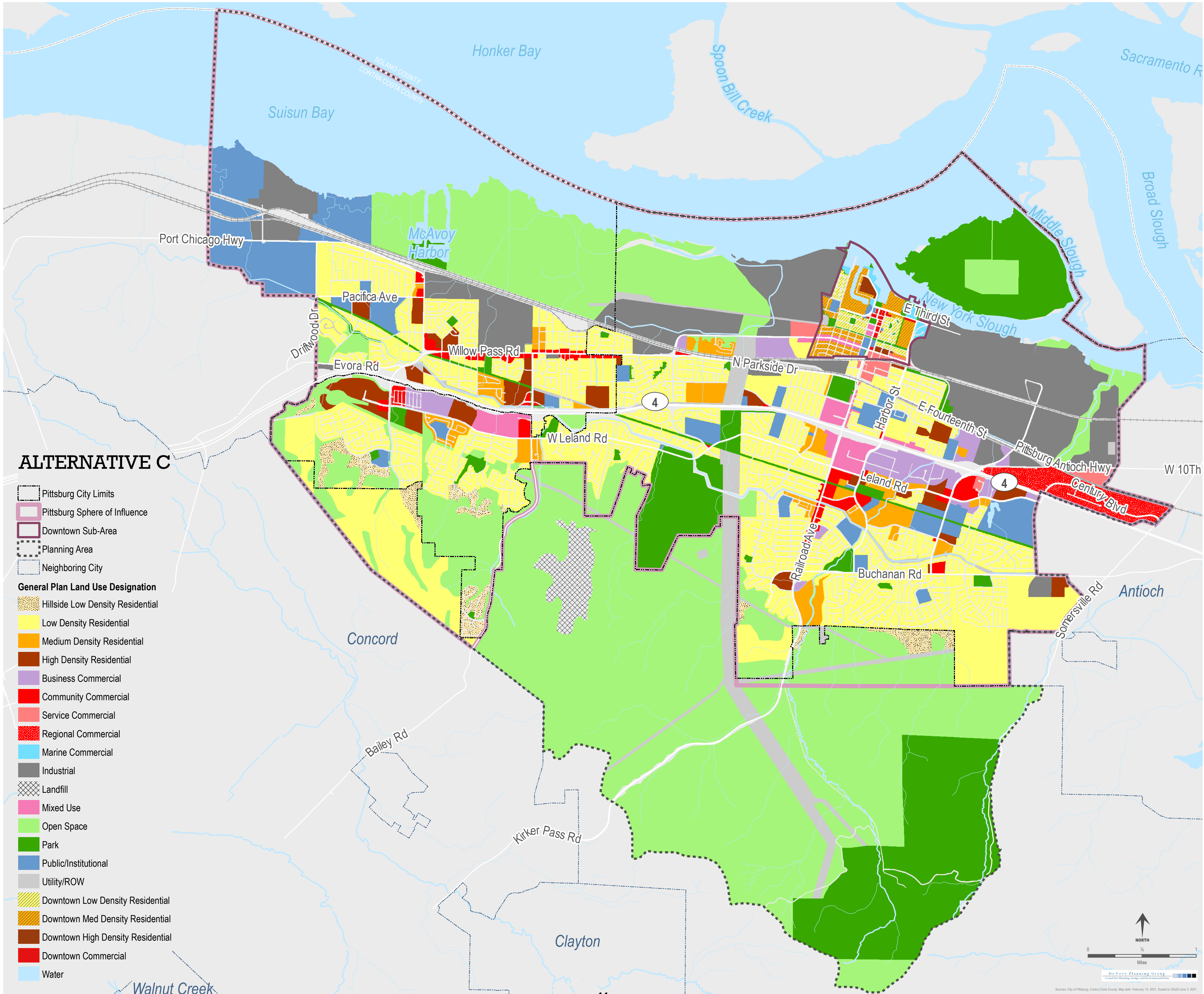


ALTERNATIVE C

-  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





INTRODUCTION

This memo provides a brief overview of the Land Use Map Alternatives process and summarizes the community input received during the Land Use Map Alternatives public outreach process.

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.

Land Use Map Alternatives Overview

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.

The City released the Land Use Alternatives and Capacity Report for public input in March 2021. The purpose of the 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. The report presents three different Land Use Map alternatives:

- **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 report analyzes each alternative in the context of land use and growth, addressing the residential (housing units and population) and non-residential (square footage by type of use and employee generation), relative to each alternative. In addition to addressing growth at the Planning Area-level, the report also addresses the specific land use and growth scenarios for five focus areas:

- 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: Pittsburgh City Plaza and Atlantic Plaza Area

Purpose of The Land Use Alternatives and Capacity Report

The purpose of the Land Use Alternatives and Capacity Report is to provide the City with a resource to examine three different approaches to accommodate future development, provide for a range of housing opportunities, encourage economic growth, maintain fiscal sustainability, and identify areas for protection of resources and open space. The 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.

The Land Use Alternatives and Capacity Report was developed to illustrate a range of potential land use scenarios for the Planning Area. It is not anticipated that any single alternative will be selected, but rather that the decision-makers will identify potential preferred land uses for neighborhoods, parcels, and regions throughout the City and Planning Area based on their consideration of a variety of factors, including community feedback gathered through the survey and workshops as described below, input from property owners, recommendations from staff, and multiple approaches to addressing a range of Pittsburgh's vision, needs, and priorities.

Community feedback

In March and April 2021, the Envision Pittsburgh team hosted a Land Use Alternatives Survey and held one stakeholders workshop and two community workshops to seek input from residents, stakeholders, and interested parties. The survey results and the feedback from the workshops and comment letters are summarized below.

Land Use Alternatives Survey

The Land Use Alternatives Survey included a description of the land use alternatives and a series of questions related to overall land use map preferences for Pittsburgh, as well as preferences for each of the five focus areas. In addition, respondents were given the opportunity to provide additional comments related to the land use alternatives and to identify the top two values that are a priority for the General Plan Update to address and reflect. A copy of the survey and a summary of responses to the survey, including all fill-in-the-blank responses, are provided in Attachment A.

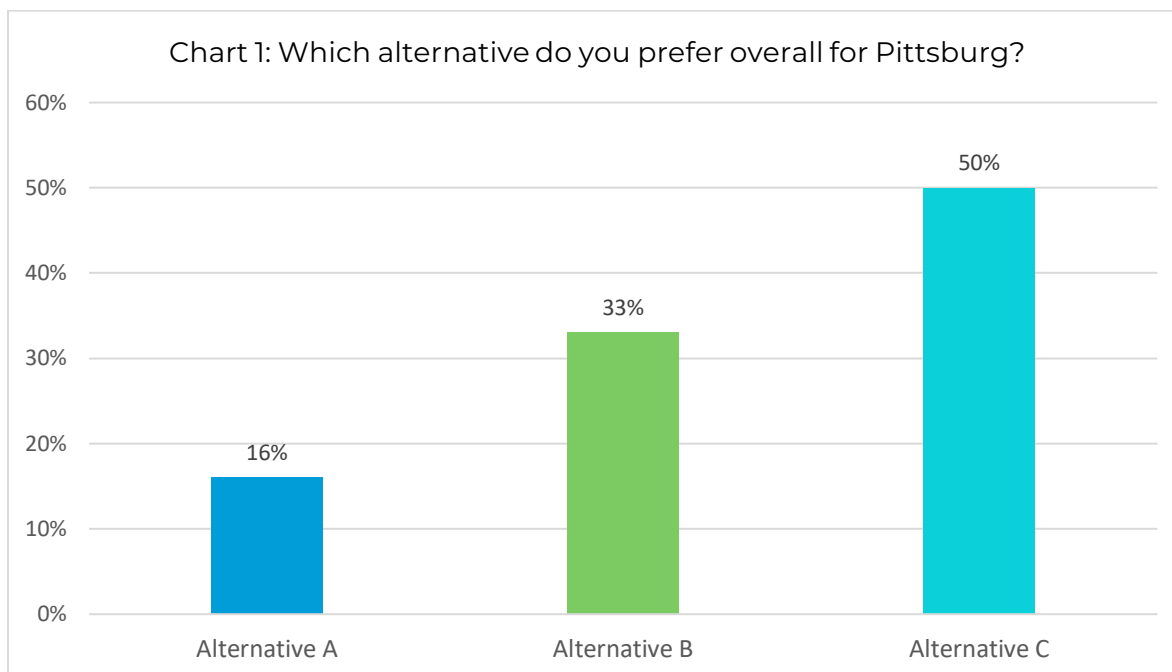
In total, 159 residents, workers, property owners, and other interested parties responded to the survey. Of the respondents, 91% live in Pittsburgh, 3% live elsewhere and work in Pittsburgh, 3% live elsewhere and own property or a business in Pittsburgh, and 3% live outside of the City and are interested in Pittsburgh's future.

Of the respondents that live in Pittsburgh, 88% own their home, 6% rent, 4% live with extended family or friends, and 2% had other living situations. Most of the respondents that live in Pittsburgh have lived in the community for more than 15 years (60%), while 23% have lived in Pittsburgh for 6 to 15 years, and 14% have lived in Pittsburgh for 5 years or less.

Respondents reflected a broad range of ages: 56 to 75 years (44%), 40-55 years: 26%, 24 to 39 years (23%), 75 or more years (5%), and 23 years or younger (3%).

Overall Preferences – Pittsburgh Planning Area

Community-wide, most respondents (50%) preferred Land Use Alternative C, followed by Alternative B (33%), and Alternative A (16%), as shown below.



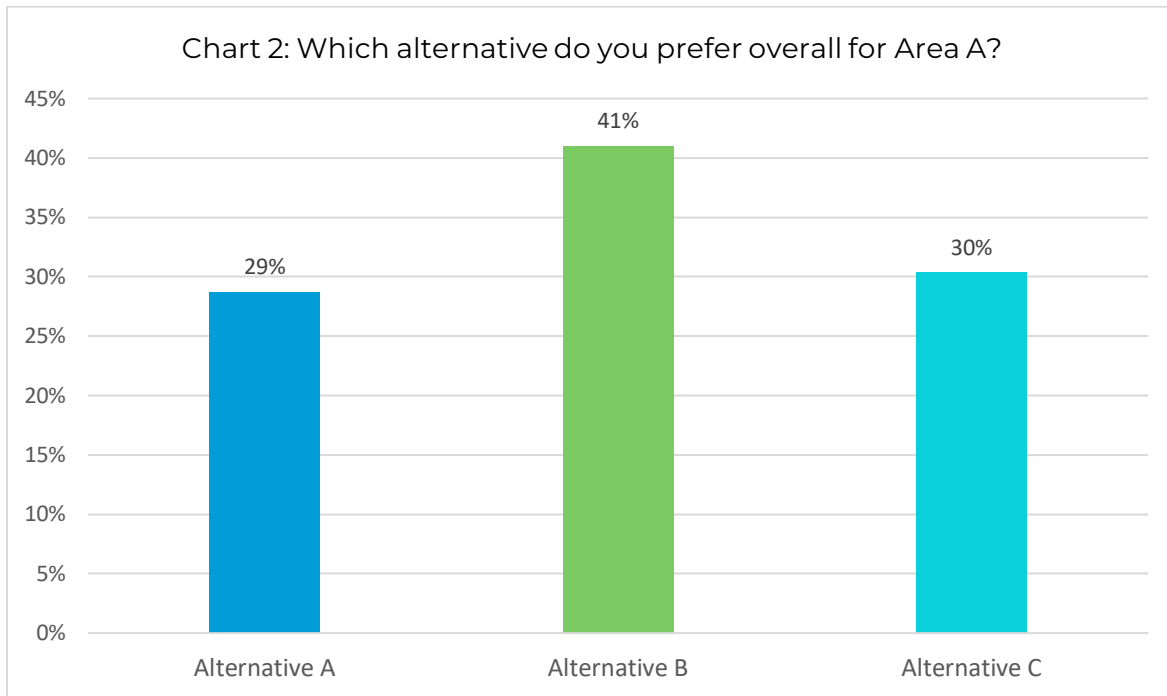
The top reasons given for selection of the community-wide preferred alternative included conservation of natural resources and open space, balancing job growth with residential growth, increasing shopping, restaurant, and office uses, and limiting growth in housing, as summarized in the table below.

Table 1: Which of the two factors listed below guided or most influenced your selection of a preferred alternative for Pittsburgh?

Response	Percent
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	37%
Limiting growth in housing	36%
Increasing shopping, restaurant, and office uses	24%
Balance job growth with residential growth	24%
Increasing jobs	22%
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	21%
Decreasing the use of cars	12%
Provide necessary buffer between sensitive uses	7%
Providing more housing	7%
Reducing effects of industrial, railroad, and other intense uses on homes and schools	6%
Providing more variety in housing	4%
Limiting growth of shopping, restaurant, and office uses	1%

Area A (NRG) Preferences

When asked to identify their preferences for Area A, the NRG site, 41% of respondents preferred Alternative B, followed by Alternative C (30%), then Alternative A (29%), as shown in the graph below.



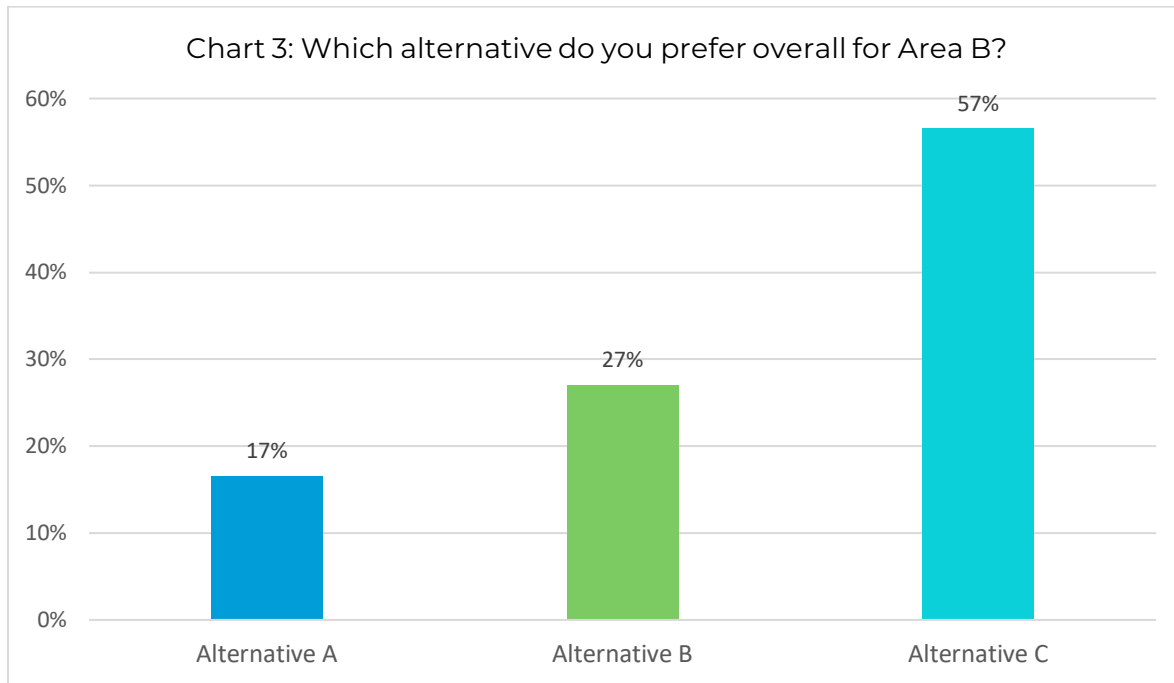
When asked to identify the top two factors that guided or influenced their selection of a preferred alternative for Area A, the top reasons given included conservation of natural resources and open space, limiting growth in housing, balancing job growth with residential growth, and reducing effects of industrial, railroad, and other intense uses on homes and schools, as summarized in the table below.

Table 2: Which of the two factors listed below guided or most influenced your selection of a preferred alternative for Area A?

Response	Percent
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	51%
Limiting growth in housing	34%
Balance job growth with residential growth	23%
Reducing effects of industrial, railroad, and other intense uses on homes and schools	20%
Increasing shopping, restaurant, and office uses	18%
Increasing jobs	13%
Provide necessary buffer between sensitive uses	12%
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	11%
Decreasing the use of cars	7%
Providing more variety in housing	5%
Providing more housing	4%
Limiting growth of shopping, restaurant, and office uses	2%

Area B (Johns Manville/E. 3rd Street/Waterfront Area) Preferences

When asked to identify their preferences for Area B, the Johns Manville/E. 3rd Street/Waterfront Area, 57% of respondents preferred Alternative C, followed by Alternative B (27%), then Alternative A (17%), as shown in the chart below.



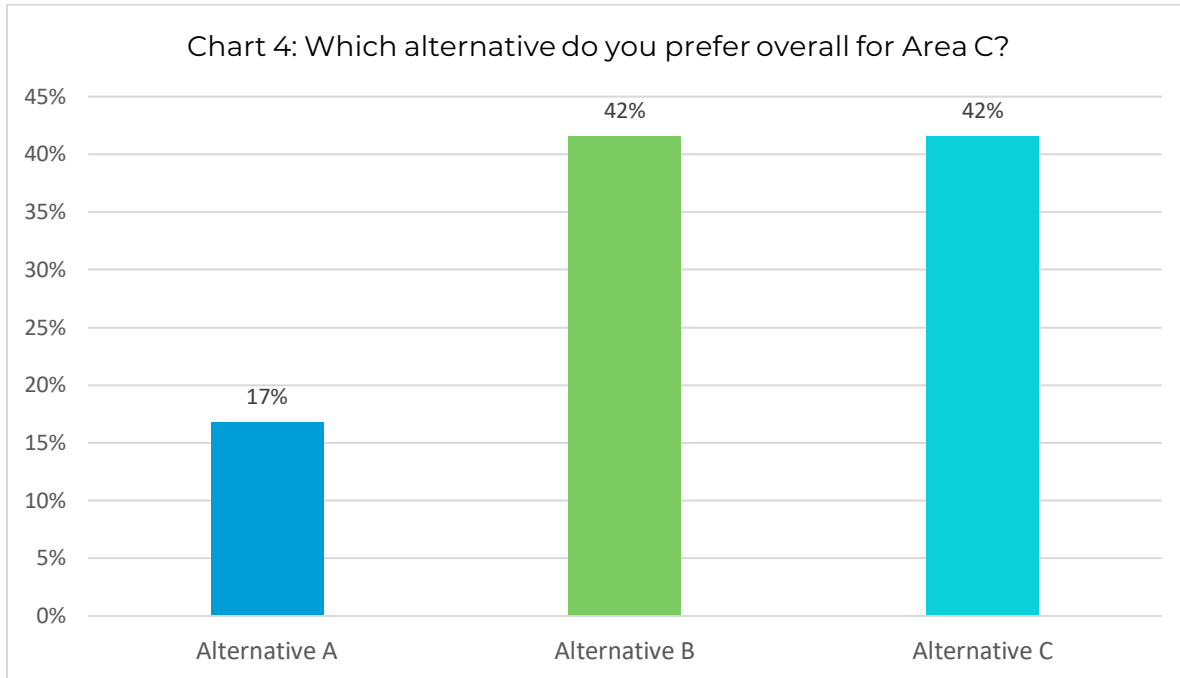
When asked to identify the top two factors that guided or influenced their selection of a preferred alternative for Area B, the top reasons given included conservation of natural resources and open space, balancing job growth with residential growth, increasing shopping, restaurant, and office uses, and limiting growth in housing, as summarized in the table below.

Table 3: Which of the two factors listed below guided or most influenced your selection of a preferred alternative for Area B?

Response	Percent
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	39%
Balance job growth with residential growth	30%
Increasing shopping, restaurant, and office uses	28%
Limiting growth in housing	27%
Provide necessary buffer between sensitive uses	16%
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	15%
Increasing jobs	14%
Reducing effects of industrial, railroad, and other intense uses on homes and schools	11%
Decreasing the use of cars	9%
Providing more variety in housing	5%
Providing more housing	4%
Limiting growth of shopping, restaurant, and office uses	2%

Area C (Railroad Ave/Central Ave/E. 12th St/Solari Ave Area) Preferences

When asked to identify their preferences for Area C, the Railroad Ave/Central Ave/E. 12th St/Solari Ave Area, Alternatives B and C tied for the most preferred, with 42% of respondents preferring each, and 17% of respondents preferred Alternative A, as shown in the chart below.



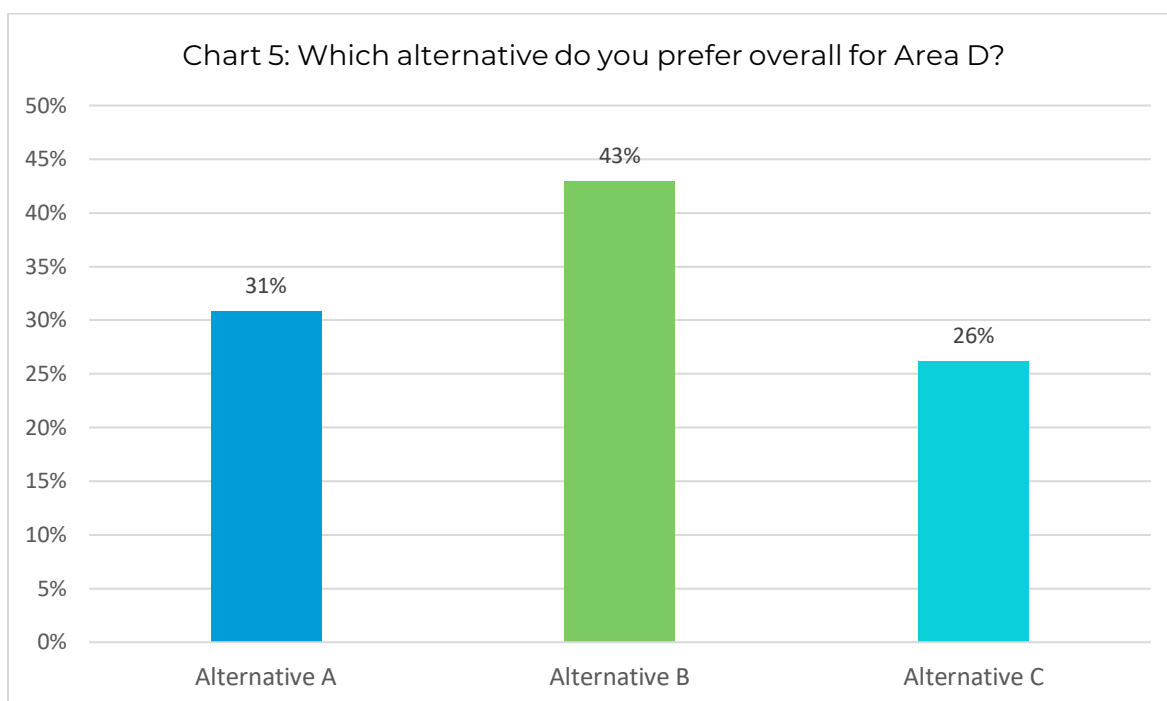
When asked to identify the top two factors that guided or influenced their selection of a preferred alternative for Area C, the top reasons given included balancing job growth with residential growth, limiting growth in housing, increasing jobs, and increasing shopping, restaurant, and office uses, as summarized in the table below.

Table 4: Which of the two factors listed below guided or most influenced your selection of a preferred alternative for Area C?

Response	Percent
Balance job growth with residential growth	38%
Limiting growth in housing	31%
Increasing jobs	20%
Increasing shopping, restaurant, and office uses	19%
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	19%
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	17%
Provide necessary buffer between sensitive uses	12%
Reducing effects of industrial, railroad, and other intense uses on homes and schools	12%
Providing more housing	11%
Decreasing the use of cars	8%
Providing more variety in housing	7%
Limiting growth of shopping, restaurant, and office uses	6%

Area D (Bliss/Clark/Garcia Area) Preferences

When asked to identify their preferences for Area D, the Bliss/Clark/Garcia Area, 43% of respondents preferred Alternative B, followed by Alternative A (31%), then Alternative C (26%), as shown in the chart below.



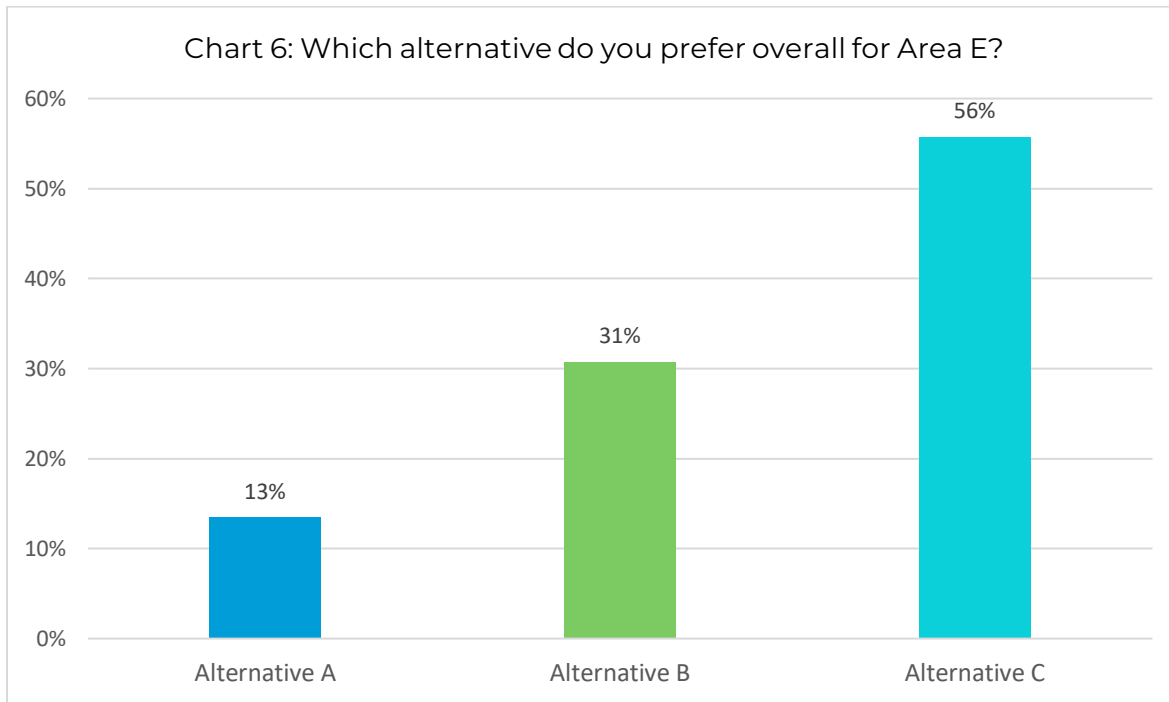
When asked to identify the top two factors that guided or influenced their selection of a preferred alternative for Area D, the top reasons given included balancing job growth with residential growth, increasing jobs, limiting growth in housing, and increasing jobs, shopping, restaurant, and housing close to transit and major roads, as summarized in the table below.

Table 5: Which of the two factors listed below guided or most influenced your selection of a preferred alternative for Area D?

Response	Percent
Balance job growth with residential growth	37%
Increasing jobs	34%
Limiting growth in housing	30%
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	27%
Increasing shopping, restaurant, and office uses	17%
Reducing effects of industrial, railroad, and other intense uses on homes and schools	13%
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	11%
Decreasing the use of cars	10%
Providing more housing	7%
Provide necessary buffer between sensitive uses	7%
Providing more variety in housing	6%
Limiting growth of shopping, restaurant, and office uses	2%

Area E (Pittsburg City Plaza and Atlantic Plaza Area) Preferences

When asked to identify their preferences for Area E, Pittsburg City Plaza and Atlantic Plaza Area, 56% of respondents preferred Alternative C, followed by Alternative B (31%), as shown in the chart below.



When asked to identify the top two factors that guided or influenced their selection of a preferred alternative for Area E, the top reasons given included limiting growth in housing, balancing job growth with residential growth, increasing shopping, restaurant, and office uses, and increasing jobs, shopping, restaurants, and housing close to transit and major roads and as summarized in the table below.

Table 6: Which of the two factors listed below guided or most influenced your selection of a preferred alternative for Area E?

Response	Percent
Limiting growth in housing	38%
Balance job growth with residential growth	30%
Increasing shopping, restaurant, and office uses	25%
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	25%
Increasing jobs	23%
Providing more variety in housing	13%
Providing more housing	12%
Decreasing the use of cars	12%
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	11%
Reducing effects of industrial, railroad, and other intense uses on homes and schools	6%
Limiting growth of shopping, restaurant, and office uses	4%
Provide necessary buffer between sensitive uses	3%

Additional Comments Related to the Land Use Alternatives

When given the opportunity to provide additional comments related to the land use alternatives, 48 respondents commented on issues and concerns related to land use and growth. While the comments reflected a broad range of concerns and thoughts, prevailing topics and concerns included:

- Addressing the rate and type of housing growth
- Providing more job opportunities
- Balancing housing growth with jobs
- Increased traffic
- More shopping, grocery stores, restaurants, and local-serving businesses
- Safety and desirability of industrial uses
- Ensuring that schools, parks, services, and infrastructure are provided and maintained for existing residents, while also ensuring adequate capacity to serve planned growth
- Addressing climate change and sea level rise

Core Values

When referred to the key themes developed in 2019 through the Visioning process and asked to identify the top two values that are a priority for the General Plan Update to address and reflect, respondents gave 122 answers. While the intent of this question was to provide an opportunity for respondents to identify new topics or concerns as a fill-in-the-blank question, the majority of responses reflected the key themes that were identified from the 2019 Visioning process. The top three values identified are:

- Parks and Recreation
- Education and Youth
- Environment

Community & Stakeholder Workshops and Comment Letters

The Land Use Alternative Maps, including the maps for each focus area, were presented to the community and stakeholders through a series of three workshops. The majority of input was not specific feedback on an alternative, but questions and comments related to the General Plan Update process and questions and comment related to the interpretation of the maps. The feedback related to the land use map alternatives received through the workshops included:

- The effect of climate change and sea level rise, as well as approaches to sustainability, need to be considered as part of the land use mapping process as well as the entire General Plan Update process
- Environmental justice and equity need to be considered as part of the land use mapping process as well as the entire General Plan Update process
- Encourage infill housing

- School sites should be identified and ensure adequate schools are planned to accommodate growth
- Evaluating traffic conditions, including congestion associated with growth and vehicle miles travelled
- Concern regarding potentially conflicting uses (for example, residential in the vicinity of industrial)
- Preference for more open space, less density, and small, local commercial uses near the waterfront
- Preference for the former golf course to remain in parks/open space condition
- Clearly define mixed use to address the potential for 100% housing projects within areas identified for a mix of uses
- Address the Urban Limit Line
- Feedback on the survey, including recommendations related to the presentation and questions. The survey narrative text and images were refined in response to the comments.

In addition to the feedback provided via the workshops, several community members and interested parties also submitted comment letters. The comment letters are included as Attachment B. The topics addressed by the comment letters included:

- Concern that the land use alternatives report and survey did not evaluate how each scenario impacts vehicle miles travelled and vehicle trips, how sea level rise is considered and addressed, greenhouse gas emissions generated and mitigation approaches, waste, water, and energy considerations, and equity
- Recommendations for policy language to be included in the General Plan Update, including climate change and adaptation, sustainability, protection of natural and other resources, planning for equity and prioritizing needs of disadvantaged and marginalized communities, mitigating toxic uses, reducing greenhouse gas emissions, strengthening community and natural environment resiliency, protecting agricultural lands and associated economy, addressing transit-oriented development and vehicle miles traveled, prioritizing efficient land use and ethical and affordable housing, and ensuring accountability to the goals and priorities in the General Plan
- Recommendations that environmental justice and climate change be addressed and prioritized throughout the General Plan
- Provide adequate schools
- Concern that the survey was difficult to digest and was not an adequate tool to inform land use decisions, including a lack of identification of environmental impacts associated with development
- Concern that the Land Use Alternatives Survey and the existing General Plan's guiding principles to not prioritize climate change, equity, environmental justice, climate adaptation, resilience, just transition, as well as other (not identified) priorities.

NEXT STEPS

It is noted that the more detailed level of analysis requested by some of the comments is planned for the next phase of the process.

Preferred Land Use Map Meetings: The City Council and Planning Commission will hold a series of joint meetings to review the land use map alternatives, consider public input, and provide recommendations for the land uses that should be included in the 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.

The outcome of these meetings will be the development of a Preferred Land Use Map that will be included in the Draft General Plan and analyzed in the Draft General Plan Environmental Impact Report. For areas where there are multiple recommendations or preferences, these different approaches can be addressed through development of an alternative land use scenario that is considered in the Draft EIR.

Draft Environmental Impact Report (Draft EIR): 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 to reduce or avoid potential environmental impacts.

The Draft EIR will provide a detailed analysis of the Draft General Plan, including the Preferred Land Use Map, for a comprehensive range of issues identified under CEQA. These issues will address many of the issues and concerns identified by the community during the Land Use Alternatives Workshops and Survey process, including but not limited to vehicle miles travelled, greenhouse gas emissions, hazards, including flooding, noise, impacts associated public services and utilities, cumulative impacts, and the potential to induce growth. It is anticipated that the Draft EIR will include one or two alternative land use maps that address the potential for alternative land use or development options for a number of sites throughout the Planning Area and will provide the public and decision-makers with a tool for evaluating how differing approaches to land use can reduce environmental impacts.

Draft General Plan: 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 (including equity), circulation (including vehicle miles travelled and vehicle, transit, pedestrian, and bicycle travel modes), open space, conservation (including preservation and management of natural and important resources, sustainability, and greenhouse gas emissions), noise, and safety (including climate adaptation). The City will address other topics of community interest in the General Plan, such as economic development, community health and wellness, youth and recreation, and utilities and community services. 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. The Housing Element will be updated separately, based on the specific schedule and housing needs assessment requirements of State law.

Community Engagement Opportunities

The upcoming steps in the process will include multiple opportunities for community input and comment.

- Notice of Preparation for the General Plan Draft EIR: 30-day public review period and scoping meeting
- Publication of the Draft General Plan and Draft EIR: 45-day public review period and two Community Open House meetings

- Adoption Draft General Plan and Final EIR: Planning Commission and City Council Hearings to consider certification of the EIR and adoption of the updated General Plan.

ATTACHMENT A

ENVISION PITTSBURG LAND USE ALTERNATIVES SURVEY

ENVISION LAND USE ALTERNATIVES SURVEY RESULTS



Envision Pittsburg Land Use Alternatives Survey

General Plan Update

The City of Pittsburg is updating its General Plan, which will provide goals, policies, and guidelines for the physical development and conservation of, and provision of services to, the City for the next ten to twenty years. In addition to the General Plan Update, the City is planning for the revitalization of two Brownfield Revitalization Sites. The City is conducting the following survey to receive the community's input on three Citywide land use map alternatives, as described on the following pages. For more information regarding the land use alternatives, please read the Land Use Alternatives and Capacity Report (pittsburg.generalplan.org/documents-and-maps).

Please note that while this survey focuses on land use and development preferences, the Draft General Plan policy document will address all required elements of State law in regards to a General Plan, including land use, circulation (including vehicle miles travelled), safety (including wildfire hazards, flooding, and climate adaptation), environmental justice, conservation (including natural and historical resources, air quality, and greenhouse gas emissions), open space, and noise and will also address other issues of local concern including community health and wellness, youth, recreation, the downtown, and community services and infrastructure. While the Land Use Element will address residential densities and intensities as well as provide for a range of housing types, housing issues will be addressed in more detail in the City's upcoming 6th Cycle Housing Element Update which will be prepared separately from the General Plan Update due to specific timing requirements of State law for housing elements. Further, the Draft Environmental Impact Report that will be prepared following selection of a Preferred Land Use Map will evaluate the environmental implications of the selected Preferred Land Use Map.

Your input will help the City gain a more detailed understanding of the community's development preferences. Specifically, the City is asking for input on preferences for the overall land use map, as well as preferences for individual change areas which include the Brownfield Revitalization Sites.

Please note, all community input will be collected, summarized in a Community Input Report, and will be used to help inform the Planning Commission and City Council in their discussions regarding land use scenarios.

Your opinion and input are greatly appreciated. This survey has multiple pages. Please click "Next" at the bottom of each page to move to the next page in order to complete the entire survey. Please complete one survey per person. Thank you!

*** 1. Do you live in Pittsburg?**

- ☐ Yes, I live in the city.
- ☐ No, I live outside the city but work in Pittsburg.
- ☐ No, I live outside the city but own property or a business in Pittsburg.
- ☐ No, I live outside the city but am interested in Pittsburg's future and I live in...

*** 2. How long have you lived in Pittsburg or the area?**

- ☐ <2 years
- ☐ 2-5 years
- ☐ 6-10 years
- ☐ 11-15 years
- ☐ 15+ years
- ☐ I do not live in Pittsburg or the area.

*** 3. What is your living situation?**

- ☐ I own my home.
- ☐ I rent my home.
- ☐ I live with extended family and/or friends.
- ☐ Other (please specify)

*** 4. Do you work in Pittsburg?**

- ☐ Yes, and I own my own business.
- ☐ Yes, and I work for someone else.
- ☐ No, I am a student.
- ☐ No, I am retired.
- ☐ No, I work in...

*** 5. What age range most accurately describes you?**

- ☐ Gen Z (0-23 years old)
- ☐ Millennial (24-39 years old)
- ☐ Generation X (40-55 years old)
- ☐ Baby Boomers (56-74 years old)
- ☐ Silent Generation (75+ years old)

*** 6. Select the type of housing that best describes your current home.**

- ☐ Single-Family Home (Detached)
- ☐ Duplex
- ☐ Condominium/Townhome
- ☐ Apartment
- ☐ Accessory Dwelling Unit, Granny Flat, Guest House
- ☐ Mobile Home
- ☐ Currently without permanent shelter
- ☐ Other (please specify)



Envision Pittsburgh Land Use Alternatives Survey

Land Use Alternatives

The land use alternatives have been developed in consideration of community input, development trends, and to accommodate jobs and housing growth to serve the existing and future needs of Pittsburg. The alternatives are described in detail in the Land Use Alternatives and Capacity Report available for review at: pittsburg.generalplan.org/documents-and-maps.

There are three land use alternatives:

Alternative A: Balanced Residential and Economic Growth – This 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. [Click here for the map of Alternative A.](#)

Alternative B: Employment-Focused Growth – This 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. [Click here for the map of Alternative B.](#)

Alternative C: Existing General Plan – This alternative reflects buildout according to the existing General Plan Land Use Map, originally adopted in 2001 and amended through 2020. [Click here for the map of Alternative C.](#)

The infographic below summarizes mid-term growth in the Planning Area associated with each alternative.

MID-TERM NEW GROWTH PLANNING AREA (NOT INCLUDING EXISTING DEVELOPMENT 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 SQ. FT. MORE NON-RESIDENTIAL DEVELOPMENT	 21.1 MILLION SQ. FT. MORE NON-RESIDENTIAL DEVELOPMENT	 18.2 MILLION SQ. FT. MORE NON-RESIDENTIAL DEVELOPMENT
 13,515 MORE JOBS	 20,431 MORE JOBS	 16,291 MORE JOBS
 1.23 JOBS TO HOUSING BALANCE	 2.52 JOBS TO HOUSING BALANCE	 2.68 JOBS TO HOUSING BALANCE

*** 7. Please review the three land use alternatives and identify which alternative you prefer overall for Pittsburg. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer overall?**

- ☐ Alternative A
- ☐ Alternative B
- ☐ Alternative C

*** 8. Which two factors guided or most influenced your selection of a preferred alternative for Pittsburg?**

- ☐ Providing more housing
- ☐ Providing more variety in housing
- ☐ Limiting growth in housing
- ☐ Increasing shopping, restaurant, and office uses
- ☐ Limiting growth of shopping, restaurant, and office uses
- ☐ Increasing jobs
- ☐ Increasing jobs, shopping, restaurants, and housing close to transit and major roads
- ☐ Decreasing the use of cars
- ☐ Reducing effects of industrial, railroad, and other intense uses on homes and schools
- ☐ Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space
- ☐ Provide necessary buffer between sensitive uses
- ☐ Balance job growth with residential growth



Envision Pittsburgh Land Use Alternatives Survey

Area A

Area A encompasses the NRG Revitalization Site, located in the northwestern portion of the city, along Suisun Bay and west of Downtown. [Click here](#) for a map showing the location of Area A. This approximately 1,000-acre area is currently not in use, but includes the former NRG Energy Pittsburg Power Plant, an accompanying crude oil tank farm, and a deep-water channel. 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.

Under Alternative A, Area A would develop as a 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. Alternative A expands 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. Alternative A includes a shoreline park (connecting to Riverview Park), increasing community access to the waterfront and providing an opportunity for a future ferry terminal to serve the area, and would provide parks to serve the future residential neighborhoods as well as community-serving recreation opportunities, including a community park with sports fields. Alternative A provides pedestrian and bicyclist connectivity to the Pittsburg Harbor and Downtown via a connection to the multi-use path at Riverview Park. This alternative would include clean-up of known environmental contamination of Area A to residential standards, which would allow removal of restrictions associated with a range of uses, including residential uses, lodging, healthcare facilities, schools, daycare, and recreational uses, on the NRG site.

Under Alternative B, Area A would develop with an 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. Alternative B expands the application of the Open Space designation to conserve 521.6-acre portion of the site with intent to preserve/conservate highest

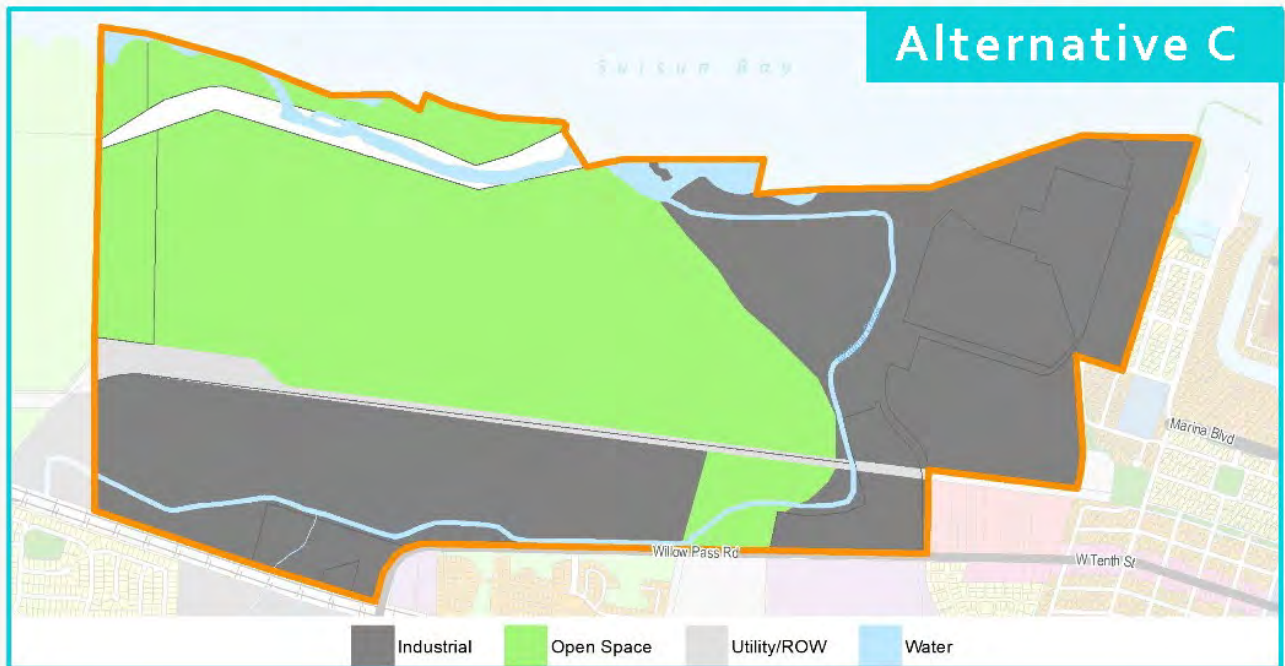
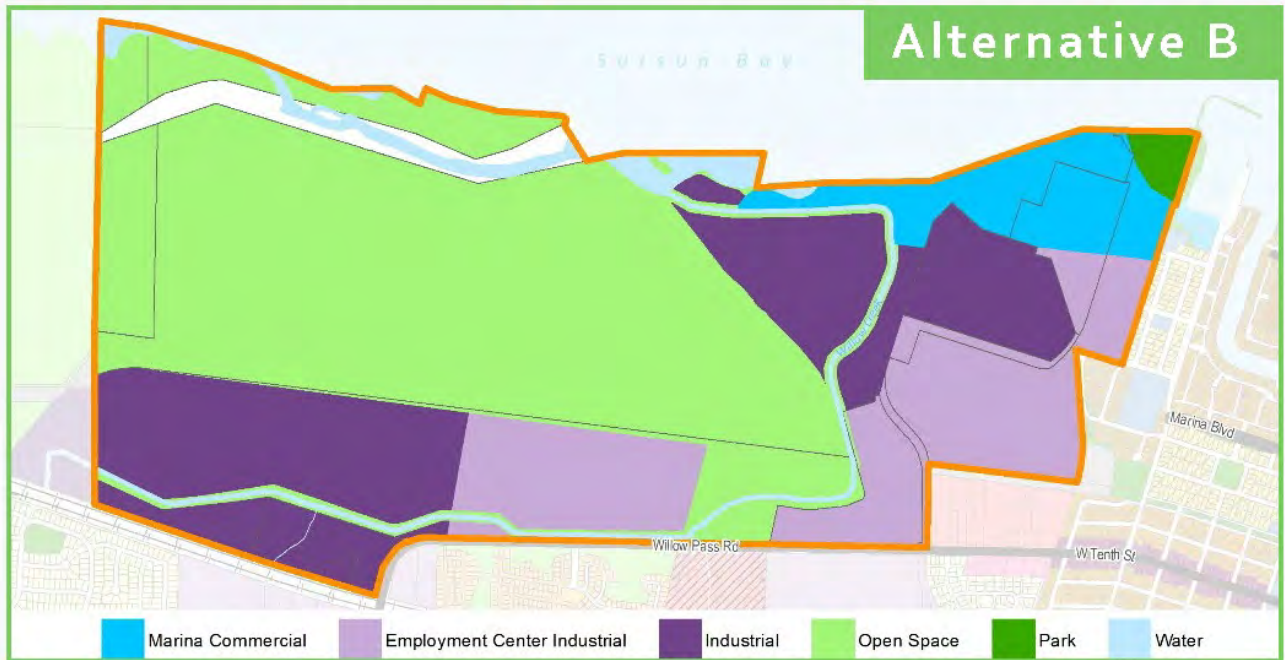
quality wetlands and provide for climate adaptation/wetland restoration. Alternative B designates 64 acres as Marina Commercial to provide community- and visitor-oriented shoreline and waterfront uses, with potential to accommodate a ferry terminal, boating harbor, and beachfront uses. This designation is intended to accommodate a range of recreation, marine services, retail, dining, and entertainment uses. 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.

Alternative C retains the existing General Plan designations, including 508.9 acres of Industrial, 448.1 acres of Open Space, and 29.3 acres of Utility/Right-of-Way. This alternative does not anticipate any parks or public use of the site.

The infographics below compare the development that would be accommodated in Area A under each alternative and show the land use designations associated with each alternative.

Area A: NRG Brownfields Revitalization Site			
Category	Alternative A	Alternative B	Alternative C
Net New Growth			
 HOUSING UNITS	3,211	837	-
 PEOPLE	10,789	2,812	-
 NON-RESIDENTIAL DEVELOPMENT	1.2 MILLION SF	9.0 MILLION SF	7.8 MILLION SF
 JOBS	1,164	8,215	5,927
Residential Land Use Designations			
Medium Density Residential	175.4	0.0	0.0
Very High Density Residential	18.6	0.0	0.0
Total Residential Acreage	193.9	0.0	0.0
Commercial and Industrial Land Use Designations			
Employment Center Industrial	38.4	163.6	0.0
Industrial	0	229.2	508.9
Marine/Marina Commercial	8.2	64.0	0.0
Total Commercial and Industrial Acreage	46.7	456.8	508.9
Parks and Open Space Land Use Designations			
Park	25.8	7.9	0.0
Open Space	707.2	521.6	448.1
Total Parks and Open Space Acreage	733.0	529.5	448.1
Other Land Use Designations			
Utility/ROW	0.0	0.0	29.3
Public/Institutional	12.7	0.0	0.0
Total Other Acreage	12.7	0.0	29.3





*** 9. Please review the three land use alternatives for Area A and identify which alternative you prefer overall for Area A. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area A?**

☐ Alternative A

☐ Alternative B

☐ Alternative C

*** 10. Which two factors guided or most influenced your selection of a preferred alternative for Area A?**

☐ Providing more housing

☐ Providing more variety in housing

☐ Limiting growth in housing

☐ Increasing shopping, restaurant, and office uses

☐ Limiting growth of shopping, restaurant, and office uses

☐ Increasing jobs

☐ Increasing jobs, shopping, restaurants, and housing close to transit and major roads

☐ Decreasing the use of cars

☐ Reducing effects of industrial, railroad, and other intense uses on homes and schools

☐ Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space

☐ Provide necessary buffer between sensitive uses

☐ Balance job growth with residential growth



Envision Pittsburgh Land Use Alternatives Survey

Area B

Area B occupies the northeastern-most portion of Downtown and is adjacent to the waterfront. [Click here](#) for a map showing the location of Area B. 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.

Under Alternative A, 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. Alternative A applies the Employment Center Industrial designation 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. In lieu of specifically designating parks and greenbelt locations, Alternative A 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.

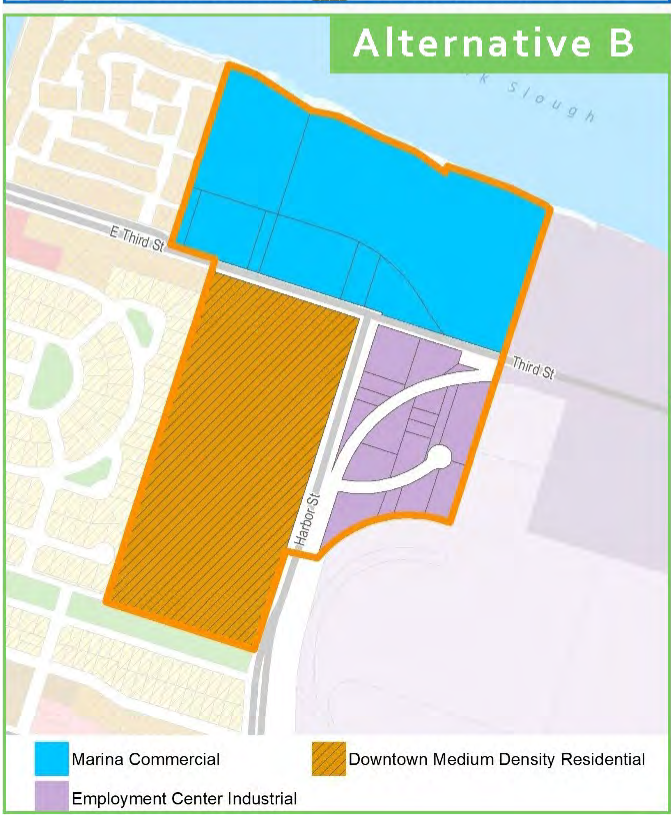
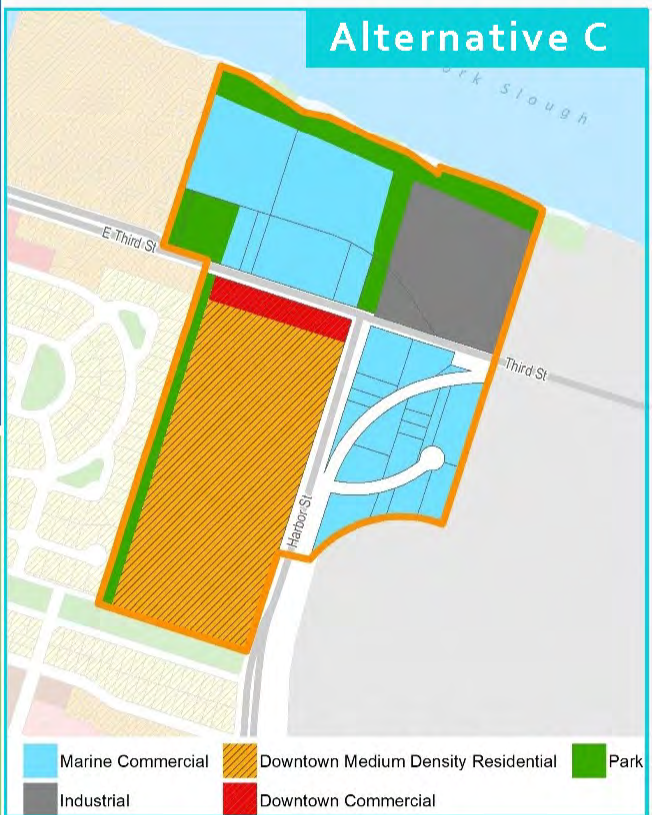
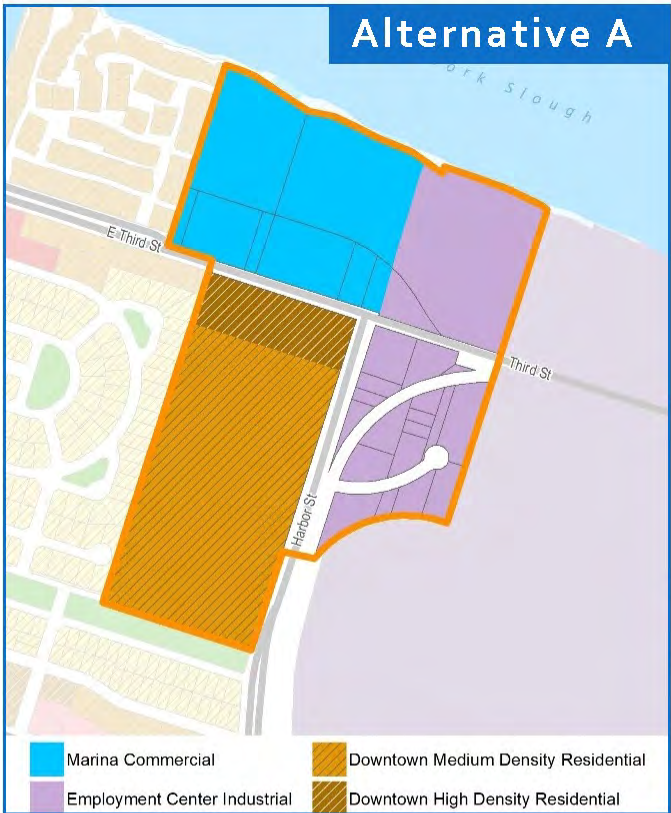
Under Alternative B, the Marina Commercial designation is expanded to total 22.3 acres north of E. 3rd Street to maximize the opportunity for waterfront-oriented development, increasing community access to the shoreline and accommodating a potential ferry terminal. The Downtown Commercial designation 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. Alternative B applies 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. Alternative B accommodates 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. Similar to Alternative A, Alternative B 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.

Alternative C retains the existing General Plan designations, with 17.9 acres designated Downtown Medium Density Residential, 1.3 acres designated Downtown Commercial, 17.2 acres designated Marine Commercial, and 6.9 acres designated Park.

The infographics below compare the development that would be accommodated in Area A under each alternative and show the land use designations associated with each alternative.

Area B: Johns Manville/E. 3 rd St./Waterfront			
Category	Alternative A	Alternative B	Alternative C
Net New Growth			
 HOUSING UNITS	429	422	341
 PEOPLE	1,441	1,418	1,146
 NON-RESIDENTIAL DEVELOPMENT	0.6 MILLION SF	0.6 MILLION SF	0.5 MILLION SF
 JOBS	641	586	524
Residential Land Use Designations			
Downtown Medium Density Residential	17.3	20.5	17.9
Downtown High Density Residential	3.2	0.0	0.0
Total Residential Acreage	20.5	20.5	17.9
Commercial and Industrial Land Use Designations			
Downtown Commercial	0.0	0.0	1.3
Marine Commercial	0.0	0.0	17.2
Marina Commercial	14.5	22.3	0.0
Employment Center Industrial	15.0	7.2	0.0
Industrial	0.0	0.0	6.6
Total Commercial and Industrial Acreage	29.5	29.5	25.1
Parks and Open Space Land Use Designations			
Park	0.0	0.0	6.9
Open Space			
Total Parks and Open Space Acreage	0.0	0.0	6.9



*** 11. Please review the three land use alternatives for Area B and identify which alternative you prefer overall for Area B. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area B?**

- ☐ Alternative A
- ☐ Alternative B
- ☐ Alternative C

*** 12. Which two factors guided or most influenced your selection of a preferred alternative for Area B?**

- | | |
|---|--|
| ☐ Providing more housing | ☐ Increasing jobs, shopping, restaurants, and housing close to transit and major roads |
| ☐ Providing more variety in housing | |
| ☐ Limiting growth in housing | ☐ Decreasing the use of cars |
| ☐ Increasing shopping, restaurant, and office uses | ☐ Reducing effects of industrial, railroad, and other intense uses on homes and schools |
| ☐ Limiting growth of shopping, restaurant, and office uses | ☐ Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space |
| ☐ Increasing jobs | ☐ Provide necessary buffer between sensitive uses |
| | ☐ Balance job growth with residential growth |



Envision Pittsburgh Land Use Alternatives Survey

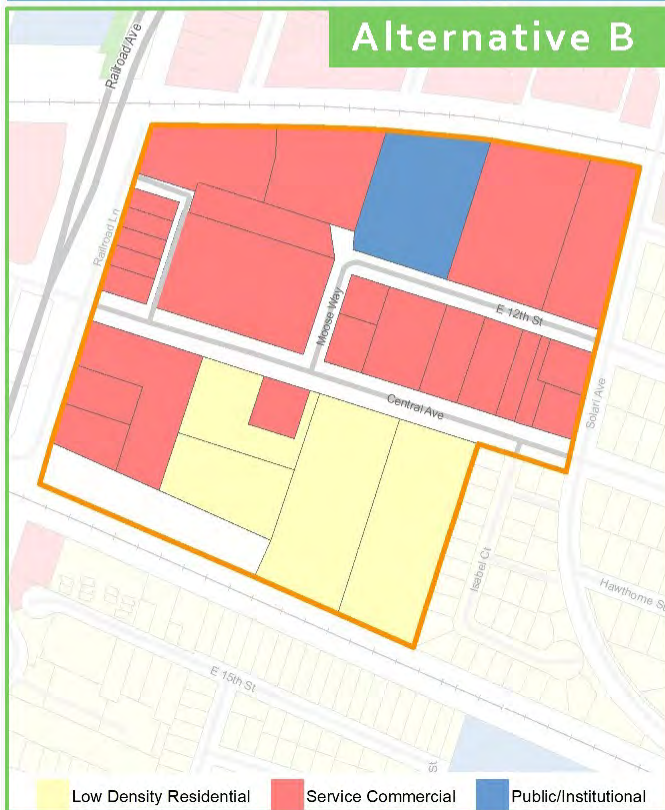
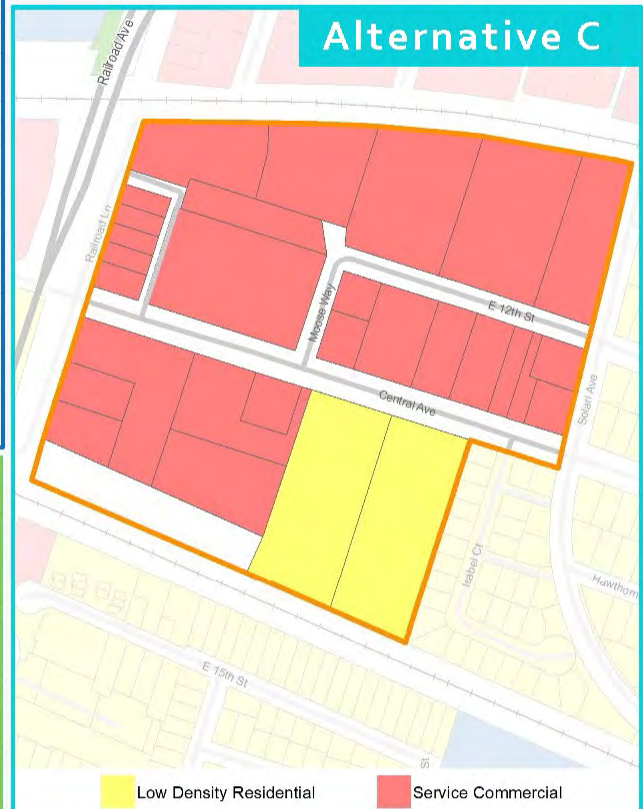
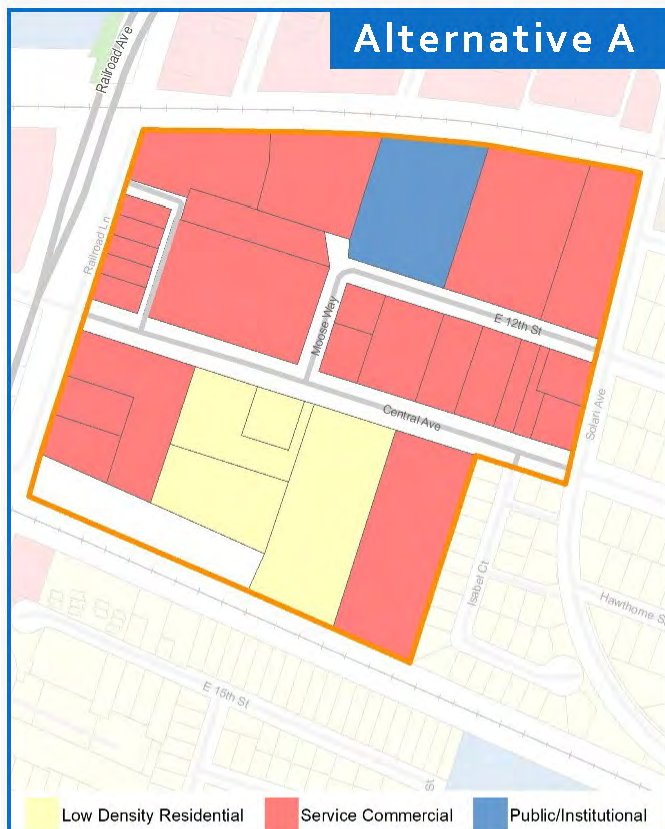
Area C

Area C is located just south of Downtown between the BNSF and Union Pacific railroad corridors and east of Railroad Avenue. [Click here](#) for a map showing the location of Area C. This approximately 25-acre area includes Ramar Foods corporate headquarters; several automobile repair shops, churches, and fraternal organizations, the City of Pittsburgh Public Works Department corporation yard, and several vacant parcels.

Rather than modify land use designations in Area C, with the exception of revising the Liberty Residential Subdivision site to reflect the approved use, Alternatives A and B modify the General Plan to include policy language that allows mixed uses, particularly employee and workforce housing, in conjunction with Service Commercial uses in this area. Alternative C retains the original General Plan language and would not encourage workforce and employee housing in Area C.

The infographics below compare the development that would be accommodated in Area C under each alternative and show the land use designations associated with each alternative.

Area C: Railroad Ave/Central Ave/ E. 12 th St/Solari Ave			
Category	Alternative A	Alternative B	Alternative C
Net New Growth			
 HOUSING UNITS	5	5	1
 PEOPLE	17	17	3
 NON-RESIDENTIAL DEVELOPMENT	11,091 SF	11,091 SF	11,091 SF
 JOBS	12	12	12
Residential Land Use Designations			
Low Density Residential	5.0	7.1	7.1
Total Residential Acreage	5.0	7.1	7.1
Commercial and Industrial Land Use Designations			
Service Commercial	17.8	15.6	17.6
Total Commercial and Industrial Acreage	17.8	15.6	17.6
Public/Quasi-Public Land Use Designations			
Public/Institutional	2.0	2.0	0.0
Total Public/Quasi-Public Acreage	2.0	2.0	0.0



*** 13. Please review the three land use alternatives for Area C and identify which alternative you prefer overall for Area C. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area C?**

☐ Alternative A

☐ Alternative B

☐ Alternative C

*** 14. Which two factors guided or most influenced your selection of a preferred alternative for Area C?**

☐ Providing more housing

☐ Providing more variety in housing

☐ Limiting growth in housing

☐ Increasing shopping, restaurant, and office uses

☐ Limiting growth of shopping, restaurant, and office uses

☐ Increasing jobs

☐ Increasing jobs, shopping, restaurants, and housing close to transit and major roads

☐ Decreasing the use of cars

☐ Reducing effects of industrial, railroad, and other intense uses on homes and schools

☐ Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space

☐ Provide necessary buffer between sensitive uses

☐ Balance job growth with residential growth



Envision Pittsburgh Land Use Alternatives Survey

Area D

Area D is centrally located south of Highway 4 and east of Railroad Avenue. [Click here](#) for a map showing the location of Area D. 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.

Under Alternative A, the primary modification to Area D replaces 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.

Under Alternative B, the primary change to Area D 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).

Both Alternatives A and B applies the BART TOD to BART-owned parcel to reflect the requirements of State law related to density and FAR for BART-owned sites.

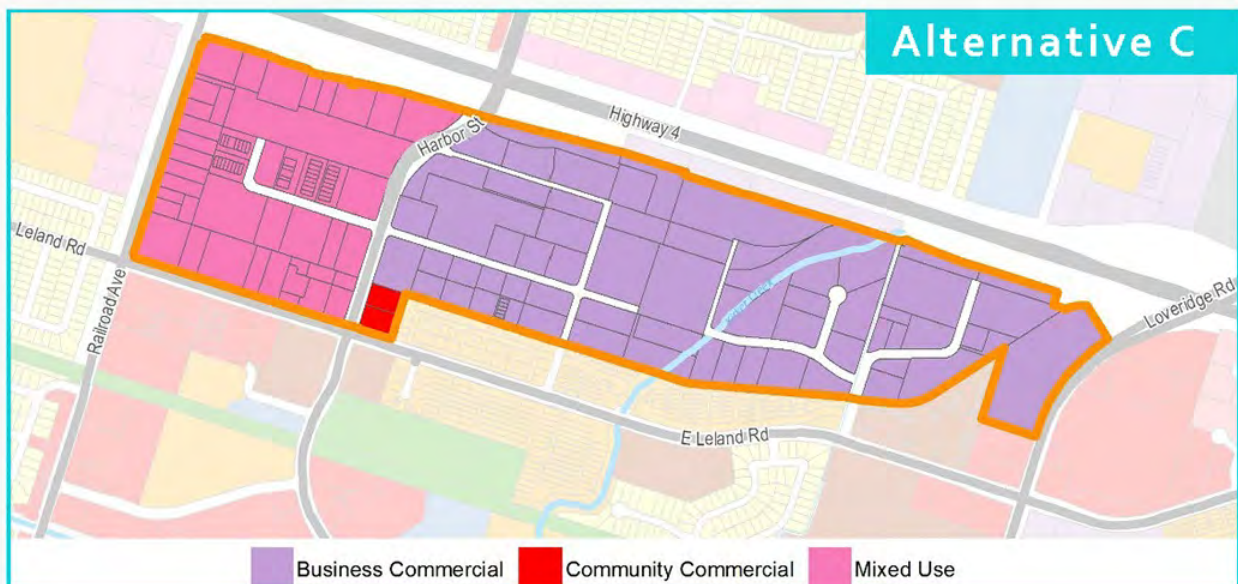
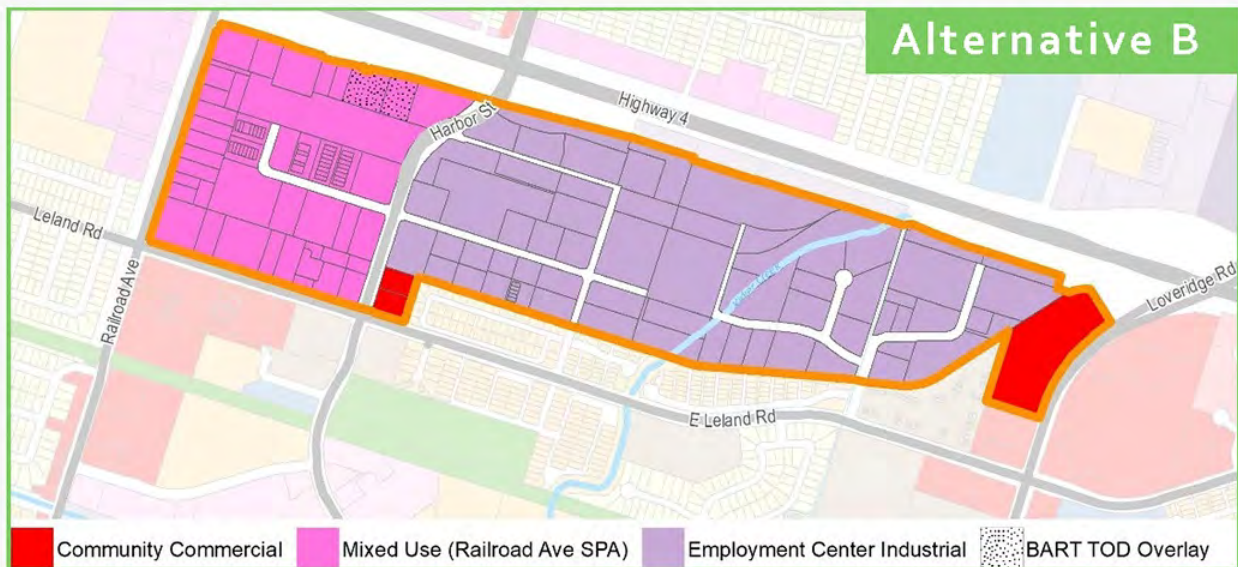
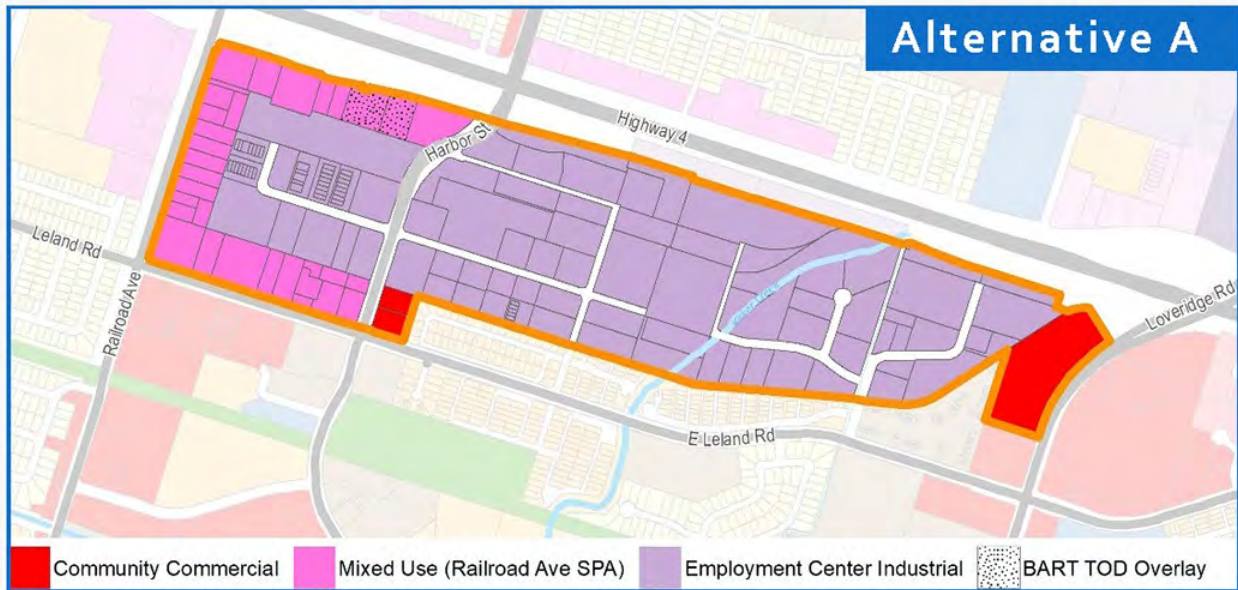
Both Alternatives A and B will revise the General Plan to include policies in support of the Railroad Avenue Specific Plan, including policies to provide greater support for mixed use and high density residential uses along Railroad Avenue to complement Pittsburgh Center BART station.

Alternative C retains the existing General Plan designations for this area, including

Mixed Use (Railroad Ave SPA), Business Commercial, and Community Commercial.

The infographics below compare the development that would be accommodated in Area D under each alternative and show the land use designations associated with each alternative.

Area D: Bliss/Clark/Garcia Aves Brownfields Revitalization			
Category	Alternative A	Alternative B	Alternative C
Net New Growth			
 HOUSING UNITS	1,141	1,386	1,651
 PEOPLE	3,834	4,657	4,486
 NON-RESIDENTIAL DEVELOPMENT	1.9 MILLION SF	1.9 MILLION SF	1.2 MILLION SF
 JOBS	2,355	2,482	2,305
Mixed Land Use Designations			
Mixed Use (Railroad Ave SPA)	27.1	50.0	50.0
Total Mixed-Use Acreage	27.1	50.0	50.0
Commercial and Industrial Land Use Designations			
Business Commercial	0.0	0.0	105.8
Community Commercial	9.5	9.5	1.6
Employment Center Industrial	120.7	97.9	0.0
Total Commercial Acreage	130.3	107.4	107.4



*** 15. Please review the three land use alternatives for Area D and identify which alternative you prefer overall for Area D. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area D?**

☐ Alternative A

☐ Alternative B

☐ Alternative C

*** 16. Which two factors guided or most influenced your selection of a preferred alternative for Area D?**

☐ Providing more housing

☐ Providing more variety in housing

☐ Limiting growth in housing

☐ Increasing shopping, restaurant, and office uses

☐ Limiting growth of shopping, restaurant, and office uses

☐ Increasing jobs

☐ Increasing jobs, shopping, restaurants, and housing close to transit and major roads

☐ Decreasing the use of cars

☐ Reducing effects of industrial, railroad, and other intense uses on homes and schools

☐ Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space

☐ Provide necessary buffer between sensitive uses

☐ Balance job growth with residential growth



Envision Pittsburgh Land Use Alternatives Survey

Area E

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. [Click here](#) for a map showing the location of Area E. 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.

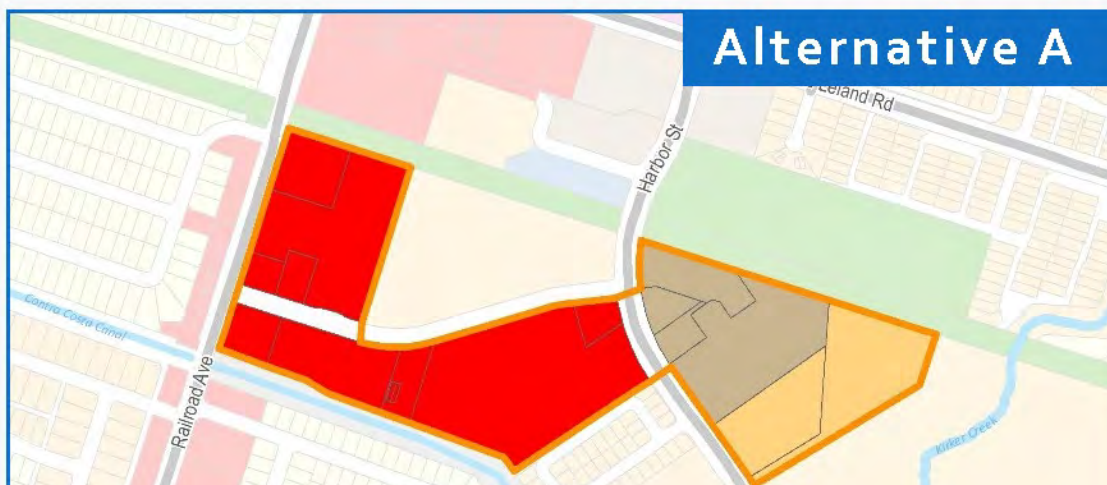
Alternative A designates the Pittsburg City Center development as High Density Residential (7.5 acres) and the adjacent land as Medium Density Residential (6.7 acres) to accommodate increased residential densities, recognizing the area's proximity to the Railroad Avenue Specific Plan area, which is anticipated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

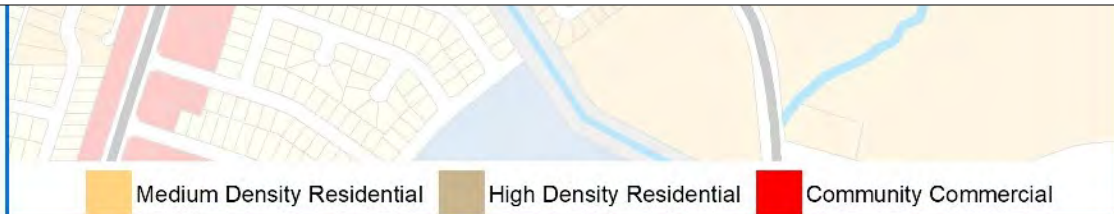
Under Alternative B, the Pittsburg City Center and Atlantic Plaza shopping centers are designated Mixed Use (Community Commercial) to encourage a mix of residential uses to support the retail, service, and dining uses in each center and to provide additional opportunities for mixed use and multi-family residential uses in the vicinity of the Pittsburg Center BART station. Alternative B designates the vacant site east of the Pittsburg City Center as 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.

Alternative C retains the existing General Plan designations for this area, Community Commercial and Public/Institutional.

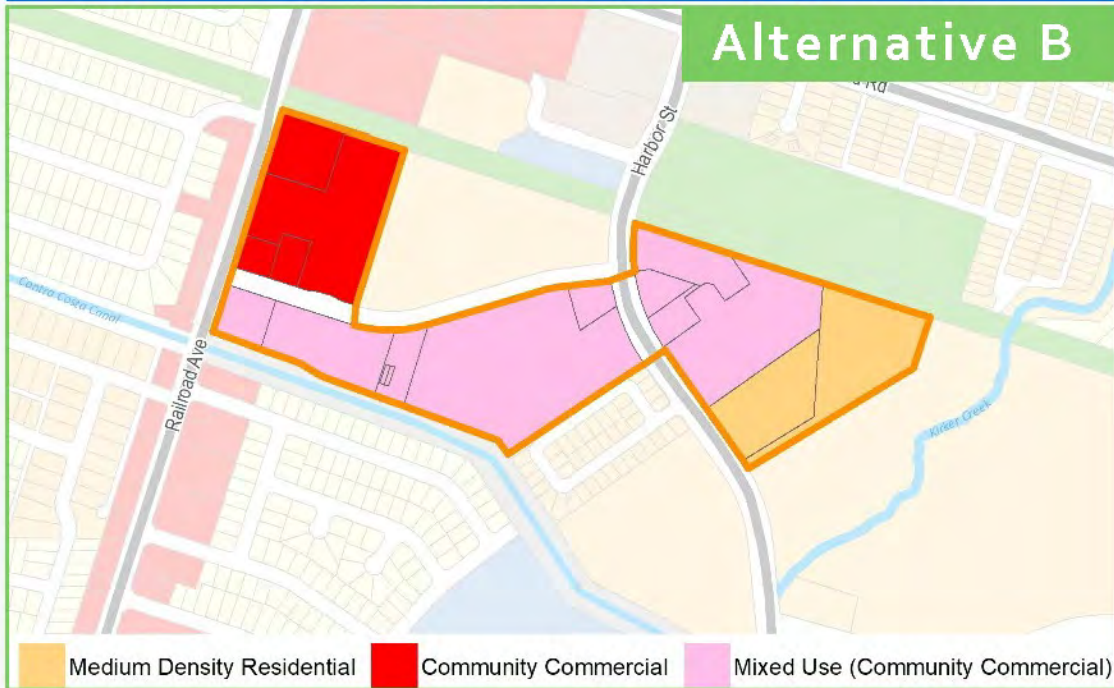
The infographic below compares the development that would be accommodated in Area E under each alternative and the table below summarizes the land use designations each alternative.

Area E: Pittsburg City Plaza / Atlantic Plaza			
Category	Alternative A	Alternative B	Alternative C
Net New Growth			
 HOUSING UNITS	295	250	58
 PEOPLE	991	840	195
 NON-RESIDENTIAL DEVELOPMENT	10,147 SF	62,583 SF	181,755 SF
 JOBS	21	172	232
Residential Land Use Designations			
Medium Density Residential	6.7	0.0	0.0
High Density Residential	7.5	6.7	0.0
Total Residential Acreage	14.2	6.7	0.0
Mixed Land Use Designations			
Mixed Use (Community Commercial)	0	21.3	0.0
Total Mixed-Use Acreage	0	21.3	0.0
Commercial and Industrial Land Use Designations			
Community Commercial	21.4	7.7	29.0
Total Commercial Acreage	21.4	7.7	29.0
Other Land Use Designations			
Public/Institutional	0.0	0.0	6.7
Total Other Acreage	0.0	0.0	6.7

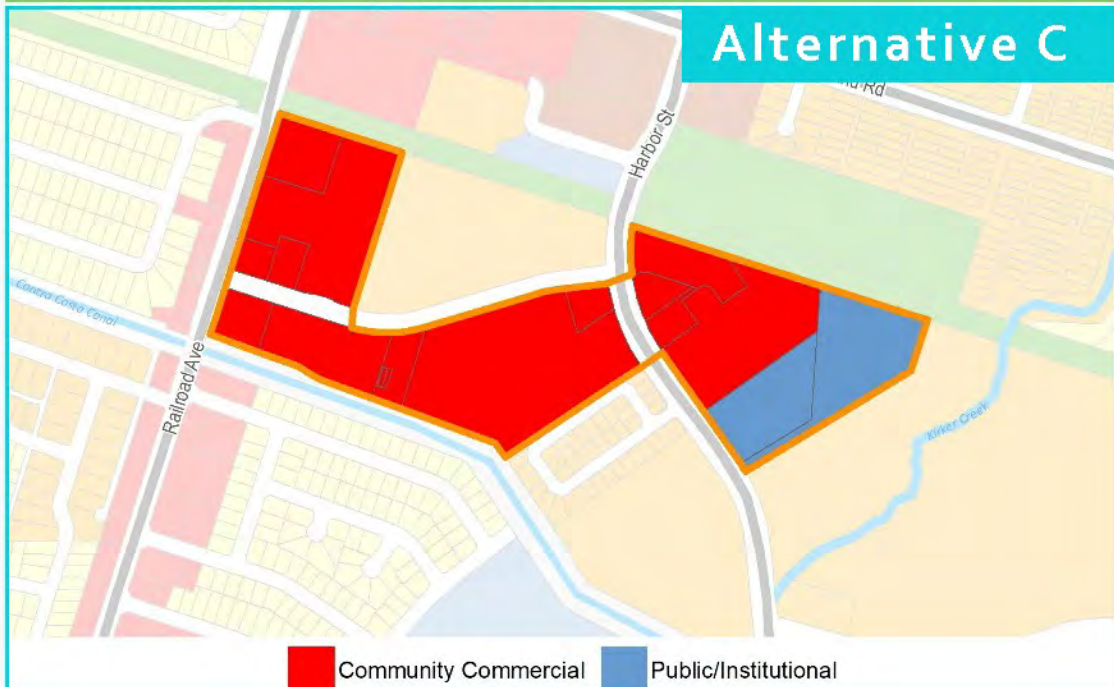




Alternative B



Alternative C



*** 17. Please review the three land use alternatives for Area E and identify which alternative you prefer overall for Area E. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area E?**

☐ Alternative A

☐ Alternative B

☐ Alternative C

*** 18. Which two factors guided or most influenced your selection of a preferred alternative for Area E?**

☐ Providing more housing

☐ Providing more variety in housing

☐ Limiting growth in housing

☐ Increasing shopping, restaurant, and office uses

☐ Limiting growth of shopping, restaurant, and office uses

☐ Increasing jobs

☐ Increasing jobs, shopping, restaurants, and housing close to transit and major roads

☐ Decreasing the use of cars

☐ Reducing effects of industrial, railroad, and other intense uses on homes and schools

☐ Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space

☐ Provide necessary buffer between sensitive uses

☐ Balance job growth with residential growth



Envision Pittsburgh Land Use Alternatives Survey

19. If you have any additional comments related to the land use alternatives, please enter your comments here.

20. Vision and Values. In 2019, the Envision Pittsburgh team hosted a series of community outreach events to identify the key themes and vision for the General Plan Update. The overarching values we heard from the community at that time identified eight key themes that centered around Community Character, Mobility, Growth and Development, Education and Youth, Shopping and Services, Parks Recreation, and Entertainment, Environment, and Community Services and Resources. These core values are described in more detail on pages 3 and 4 of the Vision and Opportunities Report ([download here](#)). In order to ensure that this effort continues to reflect the community's priorities and values, please identify the top two values that you feel are a priority for the General Plan Update to address and reflect.

Value 1:

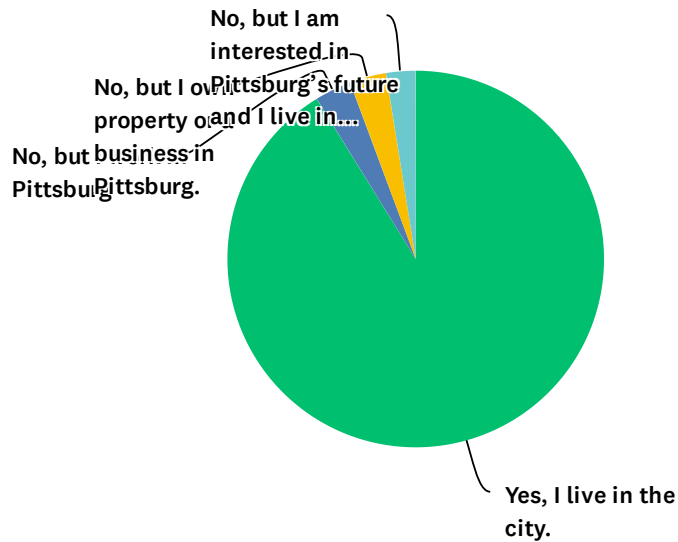
Value 2:

Envision Pittsburg Land Use Alternatives Survey

SURVEY RESULTS

Q1 Do you live in Pittsburg?

Answered: 159 Skipped: 0

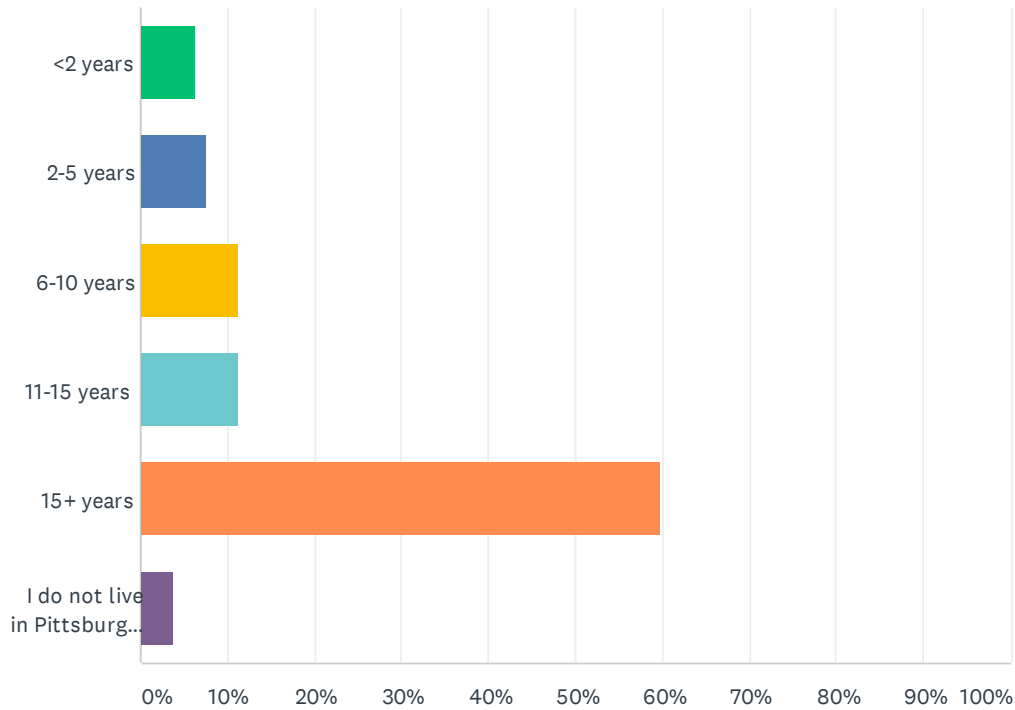


ANSWER CHOICES	RESPONSES	
Yes, I live in the city.	91.19%	145
No, but I work in Pittsburg	3.14%	5
No, but I own property or a business in Pittsburg.	3.14%	5
No, but I am interested in Pittsburg's future and I live in...	2.52%	4
TOTAL		159

#	NO, I LIVE OUTSIDE THE CITY BUT AM INTERESTED IN PITTSBURG'S FUTURE AND I LIVE IN...	DATE
1	Concord	4/5/2021 2:00 PM
2	CONCORD, CA	4/4/2021 10:35 AM
3	Walnut Creek	4/1/2021 9:43 PM
4	Oakland	3/24/2021 6:39 PM

Q2 How long have you lived in Pittsburgh or the area?

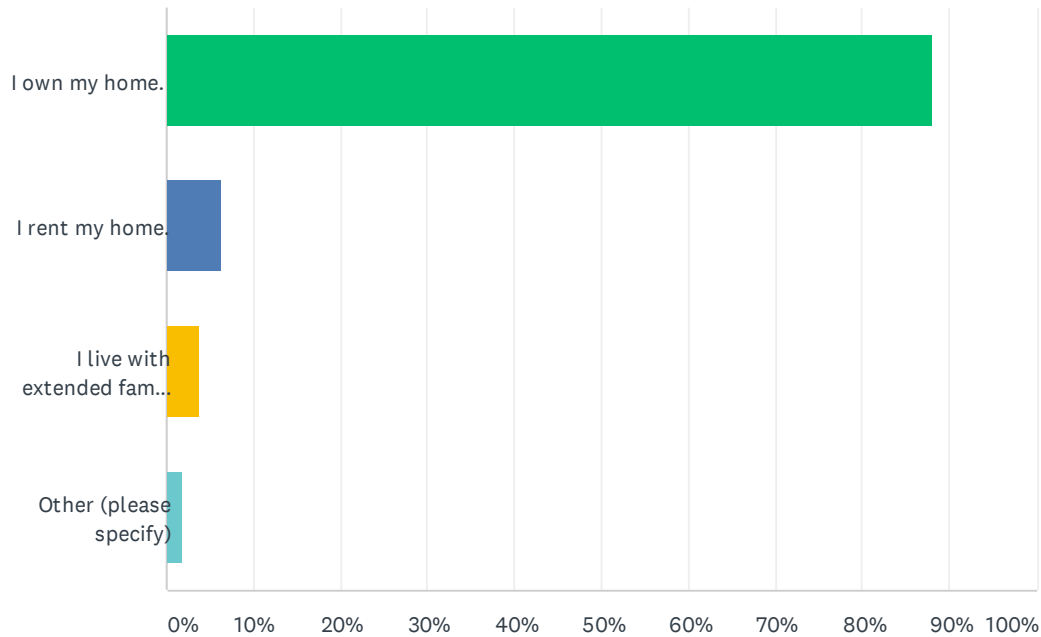
Answered: 159 Skipped: 0



ANSWER CHOICES	RESPONSES	
<2 years	6.29%	10
2-5 years	7.55%	12
6-10 years	11.32%	18
11-15 years	11.32%	18
15+ years	59.75%	95
I do not live in Pittsburgh or the area.	3.77%	6
TOTAL		159

Q3 What is your living situation?

Answered: 159 Skipped: 0

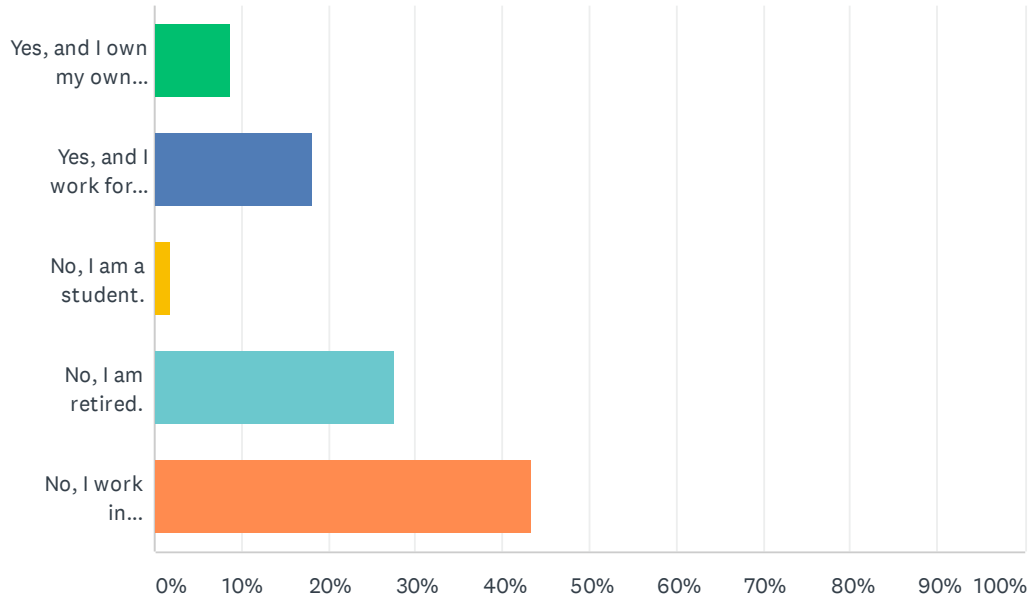


ANSWER CHOICES		RESPONSES	
I own my home.		88.05%	140
I rent my home.		6.29%	10
I live with extended family and/or friends.		3.77%	6
Other (please specify)		1.89%	3
TOTAL			159

#	OTHER (PLEASE SPECIFY)	DATE
1	I work in Pittsburgh for USS-POSCO Industries	4/12/2021 11:27 AM
2	I rent an apartment in Pittsburgh	4/2/2021 4:07 PM
3	paying mortgage	3/26/2021 5:29 PM

Q4 Do you work in Pittsburg?

Answered: 159 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, and I own my own business.	8.81%	14
Yes, and I work for someone else.	18.24%	29
No, I am a student.	1.89%	3
No, I am retired.	27.67%	44
No, I work in...	43.40%	69
TOTAL		159

#	NO, I WORK IN...	DATE
1	Richmond	4/30/2021 9:04 AM
2	Concord	4/25/2021 10:00 AM
3	Concord	4/23/2021 6:19 PM
4	Concord	4/20/2021 4:01 PM
5	I commute to SF area and work from home.	4/18/2021 3:13 AM
6	Martinez	4/16/2021 10:13 AM
7	San Mateo county	4/16/2021 9:33 AM
8	Antioch	4/15/2021 1:59 PM
9	Oakland	4/15/2021 9:13 AM
10	Concord	4/13/2021 5:06 PM
11	San Francisco	4/12/2021 5:33 PM
12	San Francisco	4/12/2021 11:58 AM

Envision Pittsburg Land Use Alternatives Survey

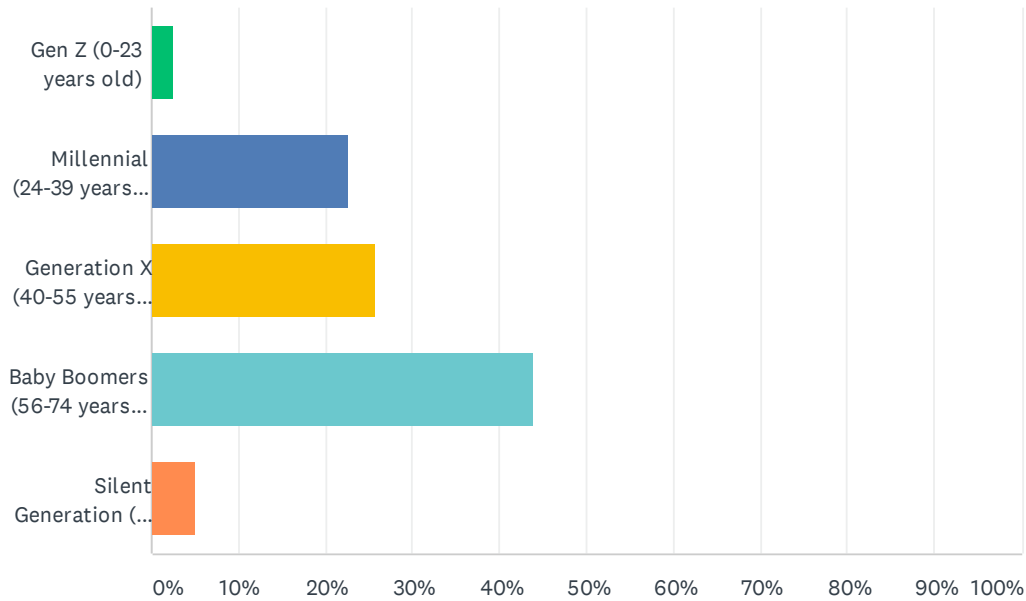
13	San Francisco	4/11/2021 5:59 PM
14	Online	4/11/2021 2:42 PM
15	Pleasanton	4/9/2021 4:20 PM
16	Berkeley	4/9/2021 10:16 AM
17	Pleasanton	4/8/2021 11:19 AM
18	I'm temp unemployed	4/8/2021 8:51 AM
19	Pleasant Hill	4/7/2021 6:39 PM
20	BayPoint	4/7/2021 4:13 PM
21	Oakland	4/7/2021 2:24 PM
22	San francisco	4/6/2021 2:55 PM
23	San Francisco	4/6/2021 8:25 AM
24	Alameda	4/6/2021 7:41 AM
25	Travelling sales-entire Bay Area	4/5/2021 6:00 PM
26	Oakland	4/5/2021 4:42 PM
27	San Francisco	4/5/2021 4:21 PM
28	Concord	4/5/2021 3:26 PM
29	Concord	4/5/2021 2:00 PM
30	San Francisco	4/5/2021 1:08 PM
31	san francisco	4/5/2021 9:40 AM
32	Martinez, CA	4/4/2021 5:05 PM
33	San Francisco	4/4/2021 3:53 PM
34	The entire Bay Area	4/4/2021 11:59 AM
35	Concord	4/4/2021 10:35 AM
36	Unemployed	4/4/2021 6:28 AM
37	Walnut Creek	4/3/2021 7:32 PM
38	Pleasant Hill	4/3/2021 1:52 PM
39	Dublin CA	4/2/2021 11:13 PM
40	Richmond	4/2/2021 10:37 PM
41	homemaker	4/2/2021 8:42 PM
42	San Jose	4/2/2021 7:52 PM
43	Walnut Creek	4/2/2021 7:28 PM
44	concord	4/2/2021 6:52 PM
45	Concord	4/2/2021 5:08 PM
46	San Francisco	4/2/2021 5:07 PM
47	San francisco	4/2/2021 3:36 PM
48	San Francisco	4/2/2021 2:17 PM
49	Clayton	4/2/2021 2:15 PM
50	San Francisco	4/1/2021 12:06 PM

Envision Pittsburg Land Use Alternatives Survey

51	Berkeley	4/1/2021 11:18 AM
52	Emeryville. Working from home now	3/31/2021 3:15 PM
53	San Ramon, CA	3/31/2021 6:32 AM
54	San Francisco	3/30/2021 6:57 PM
55	Concord	3/29/2021 8:24 PM
56	Walnut Creek	3/29/2021 5:40 PM
57	Fairfield	3/27/2021 10:26 AM
58	Martinez	3/26/2021 10:00 PM
59	Emeryville	3/26/2021 8:37 PM
60	outside Pittsburg	3/26/2021 5:29 PM
61	Walnut Creek	3/25/2021 5:11 PM
62	Oakland	3/25/2021 2:12 PM
63	San Francisco	3/24/2021 8:33 PM
64	Martinez	3/24/2021 8:20 AM
65	Remotely	3/22/2021 8:32 PM
66	Walnut Creek	3/17/2021 11:38 AM
67	Walnut Creek	3/17/2021 8:53 AM
68	Concord	3/17/2021 8:19 AM
69	from home	3/17/2021 7:01 AM

Q5 What age range most accurately describes you?

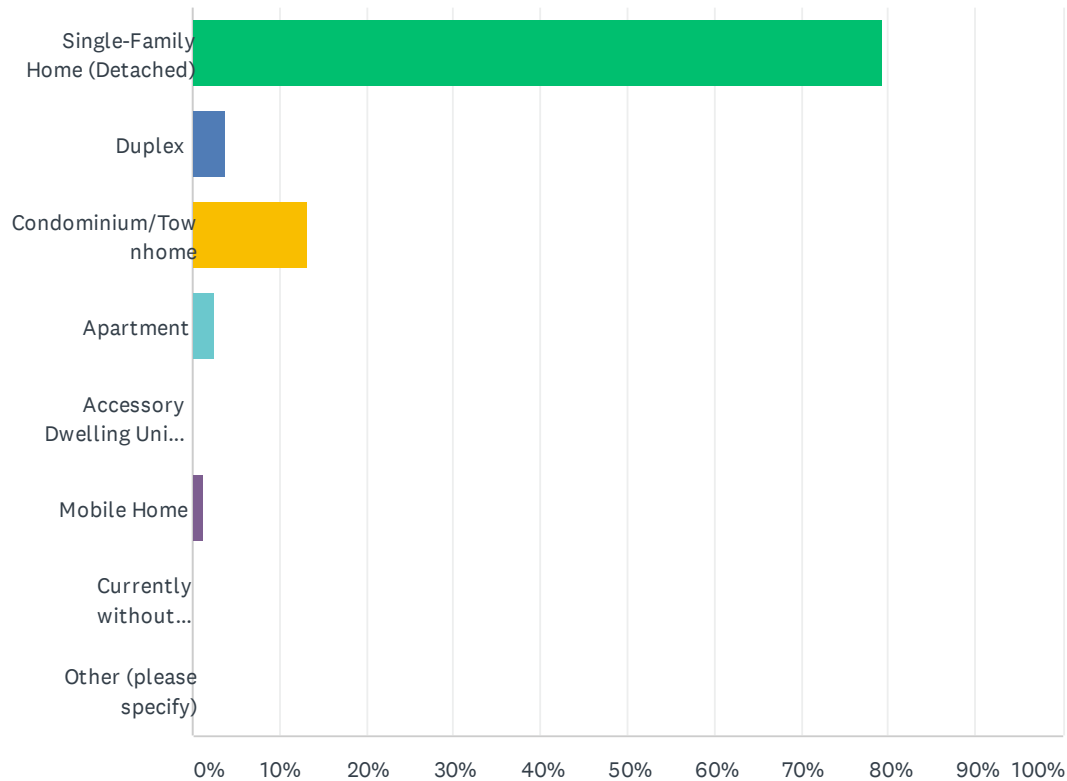
Answered: 159 Skipped: 0



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	2.52%	4
Millennial (24-39 years old)	22.64%	36
Generation X (40-55 years old)	25.79%	41
Baby Boomers (56-74 years old)	44.03%	70
Silent Generation (75+ years old)	5.03%	8
TOTAL		159

Q6 Select the type of housing that best describes your current home.

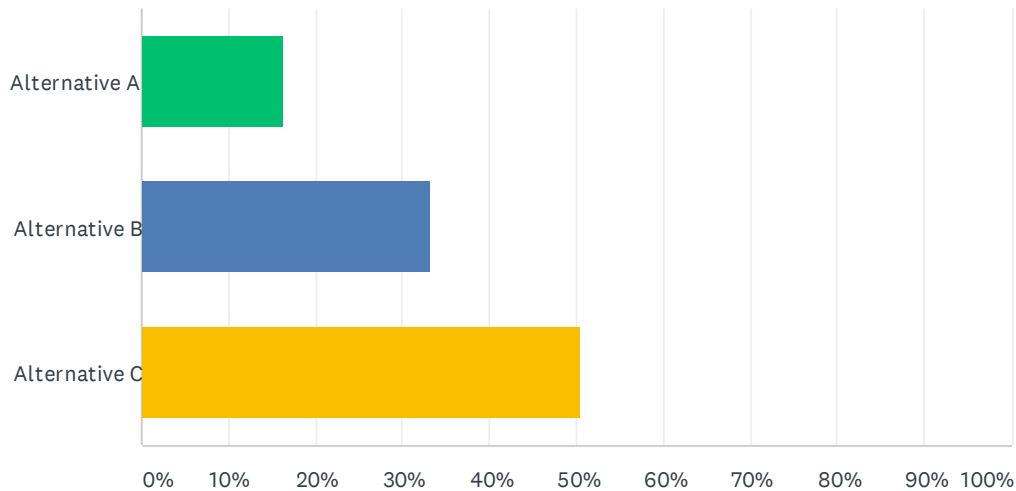
Answered: 159 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family Home (Detached)	79.25%	126
Duplex	3.77%	6
Condominium/Townhome	13.21%	21
Apartment	2.52%	4
Accessory Dwelling Unit, Granny Flat, Guest House	0.00%	0
Mobile Home	1.26%	2
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
TOTAL		159

Q7 Please review the three land use alternatives and identify which alternative you prefer overall for Pittsburgh. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer overall?

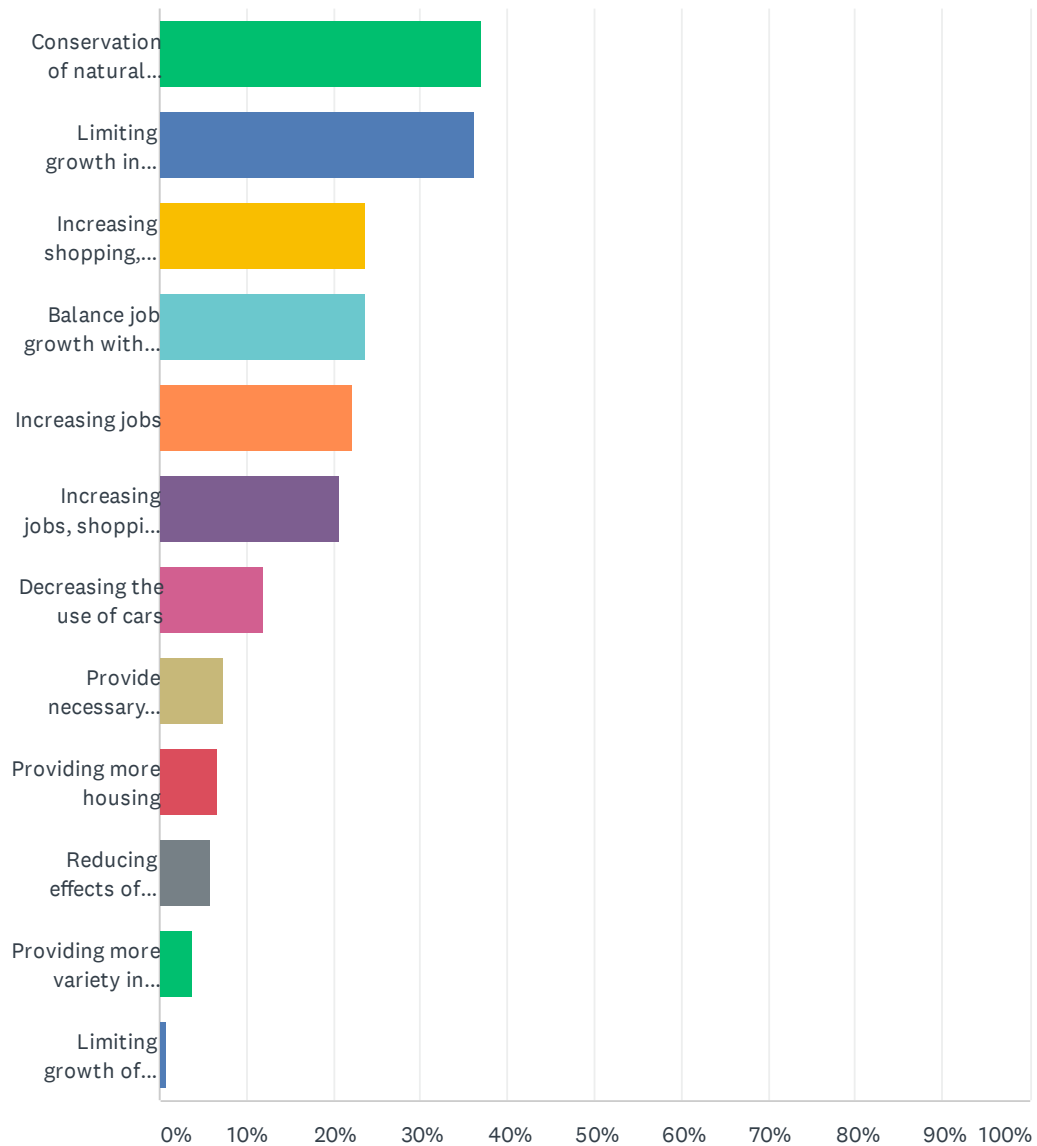
Answered: 135 Skipped: 24



ANSWER CHOICES		RESPONSES	
Alternative A		16.30%	22
Alternative B		33.33%	45
Alternative C		50.37%	68
TOTAL			135

Q8 Which two factors guided or most influenced your selection of a preferred alternative for Pittsburgh?

Answered: 135 Skipped: 24

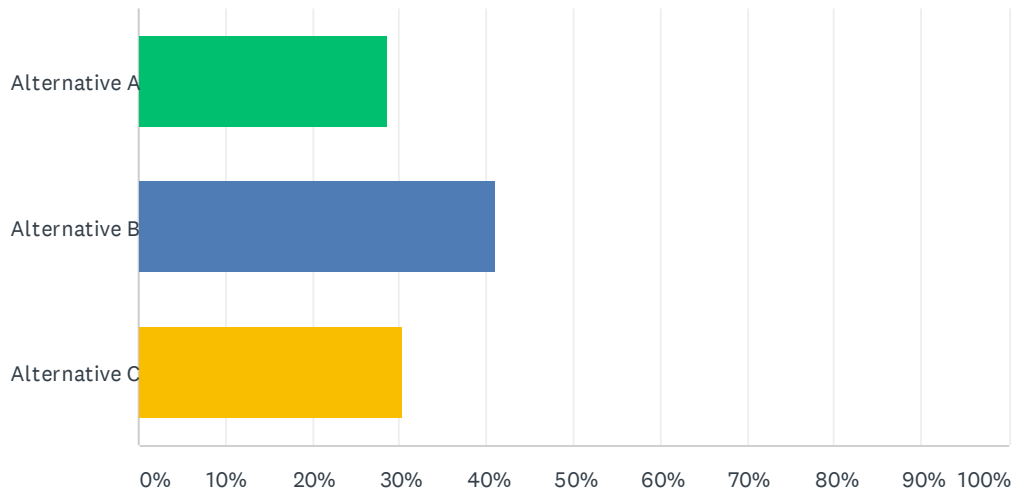


Envision Pittsburgh Land Use Alternatives Survey

ANSWER CHOICES	RESPONSES	
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	37.04%	50
Limiting growth in housing	36.30%	49
Increasing shopping, restaurant, and office uses	23.70%	32
Balance job growth with residential growth	23.70%	32
Increasing jobs	22.22%	30
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	20.74%	28
Decreasing the use of cars	11.85%	16
Provide necessary buffer between sensitive uses	7.41%	10
Providing more housing	6.67%	9
Reducing effects of industrial, railroad, and other intense uses on homes and schools	5.93%	8
Providing more variety in housing	3.70%	5
Limiting growth of shopping, restaurant, and office uses	0.74%	1
Total Respondents: 135		

Q9 Please review the three land use alternatives for Area A and identify which alternative you prefer overall for Area A. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area A?

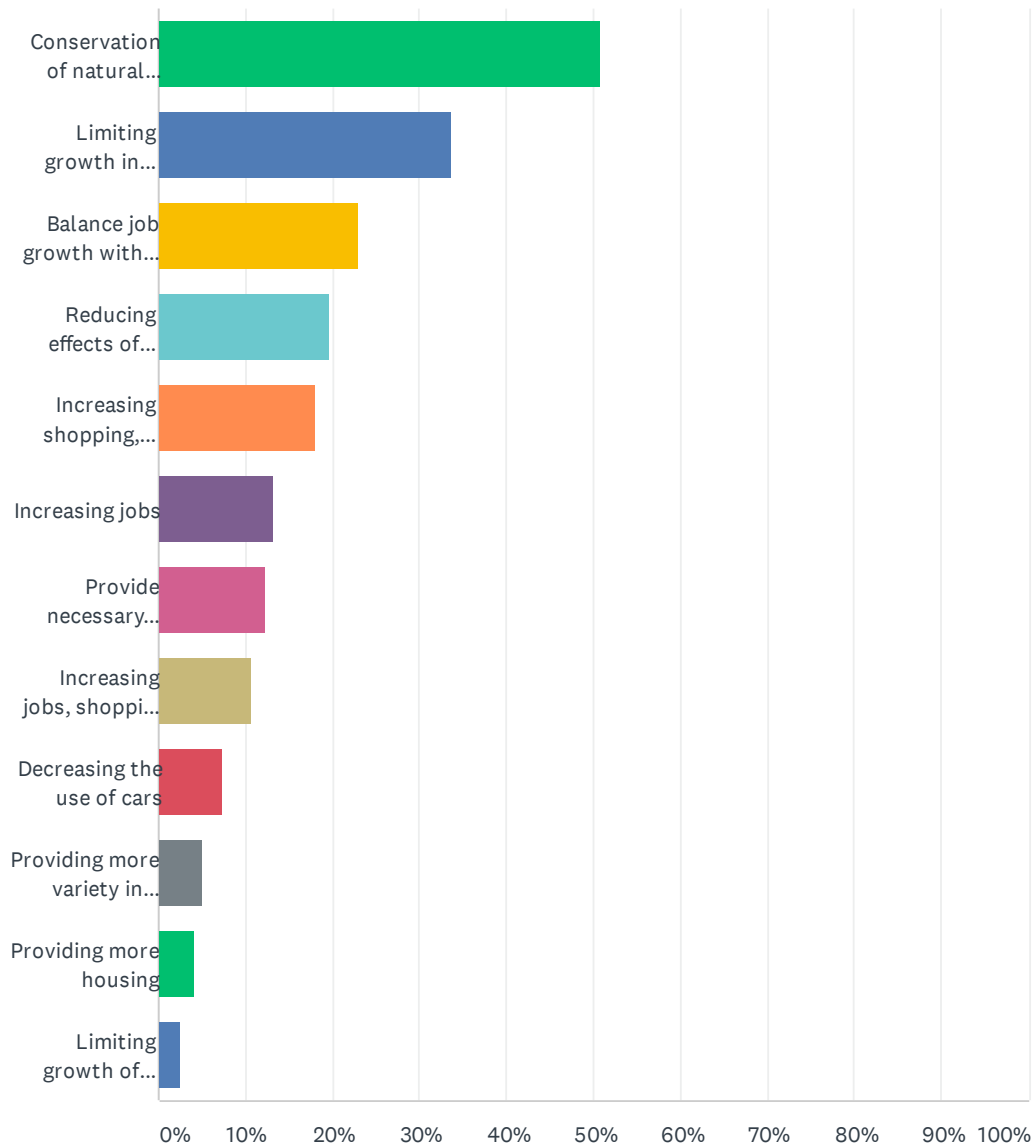
Answered: 122 Skipped: 37



ANSWER CHOICES	RESPONSES	
Alternative A	28.69%	35
Alternative B	40.98%	50
Alternative C	30.33%	37
TOTAL		122

Q10 Which two factors guided or most influenced your selection of a preferred alternative for Area A?

Answered: 122 Skipped: 37

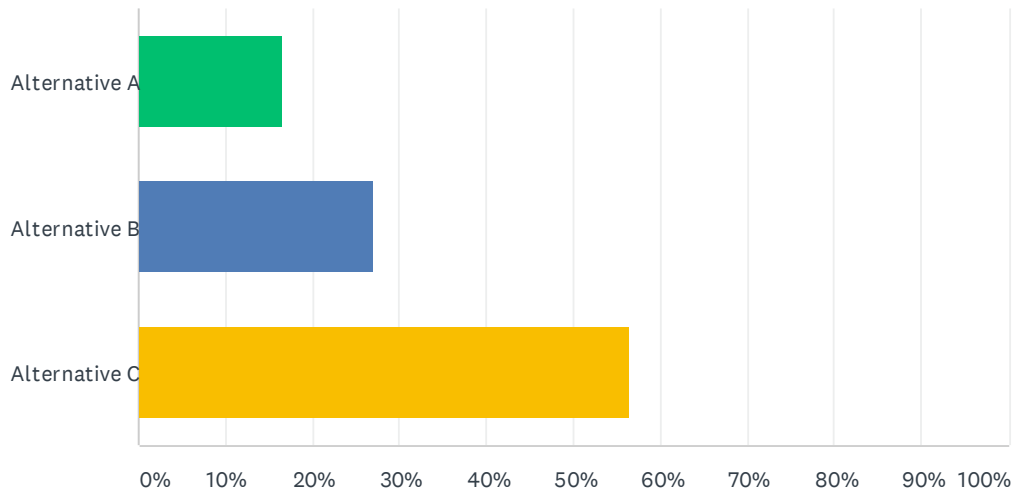


Envision Pittsburgh Land Use Alternatives Survey

ANSWER CHOICES	RESPONSES	
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	50.82%	62
Limiting growth in housing	33.61%	41
Balance job growth with residential growth	22.95%	28
Reducing effects of industrial, railroad, and other intense uses on homes and schools	19.67%	24
Increasing shopping, restaurant, and office uses	18.03%	22
Increasing jobs	13.11%	16
Provide necessary buffer between sensitive uses	12.30%	15
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	10.66%	13
Decreasing the use of cars	7.38%	9
Providing more variety in housing	4.92%	6
Providing more housing	4.10%	5
Limiting growth of shopping, restaurant, and office uses	2.46%	3
Total Respondents: 122		

Q11 Please review the three land use alternatives for Area B and identify which alternative you prefer overall for Area B. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area B?

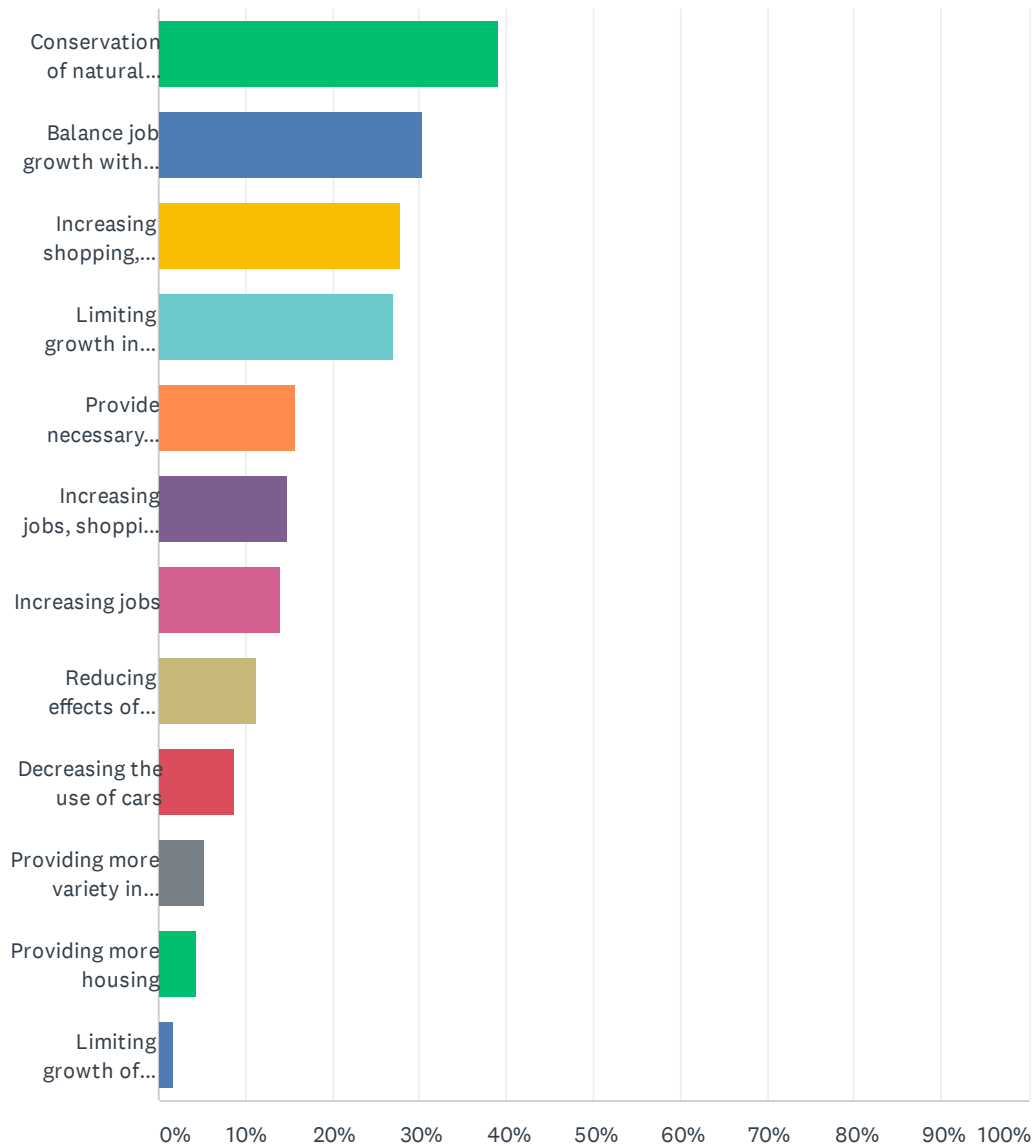
Answered: 115 Skipped: 44



ANSWER CHOICES	RESPONSES	
Alternative A	16.52%	19
Alternative B	26.96%	31
Alternative C	56.52%	65
TOTAL		115

Q12 Which two factors guided or most influenced your selection of a preferred alternative for Area B?

Answered: 115 Skipped: 44

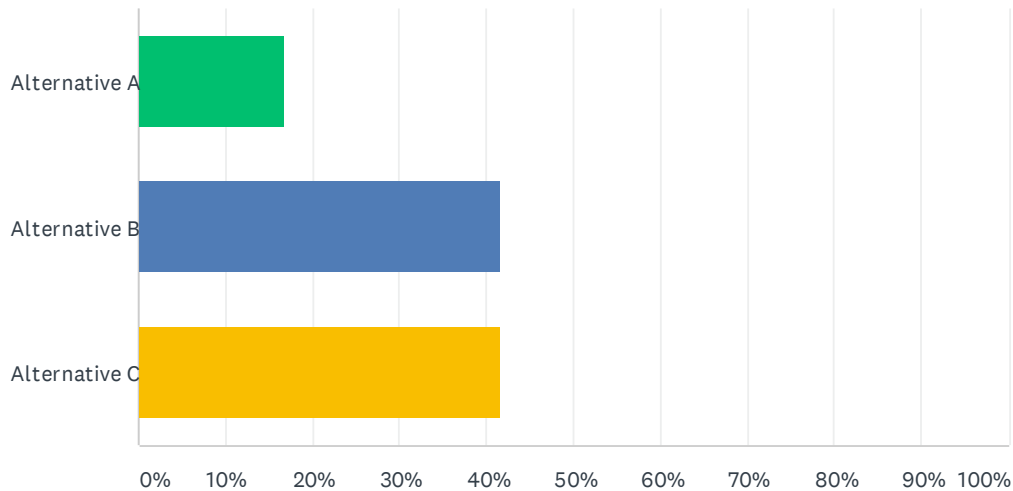


Envision Pittsburgh Land Use Alternatives Survey

ANSWER CHOICES	RESPONSES	
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	39.13%	45
Balance job growth with residential growth	30.43%	35
Increasing shopping, restaurant, and office uses	27.83%	32
Limiting growth in housing	26.96%	31
Provide necessary buffer between sensitive uses	15.65%	18
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	14.78%	17
Increasing jobs	13.91%	16
Reducing effects of industrial, railroad, and other intense uses on homes and schools	11.30%	13
Decreasing the use of cars	8.70%	10
Providing more variety in housing	5.22%	6
Providing more housing	4.35%	5
Limiting growth of shopping, restaurant, and office uses	1.74%	2
Total Respondents: 115		

Q13 Please review the three land use alternatives for Area C and identify which alternative you prefer overall for Area C. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area C?

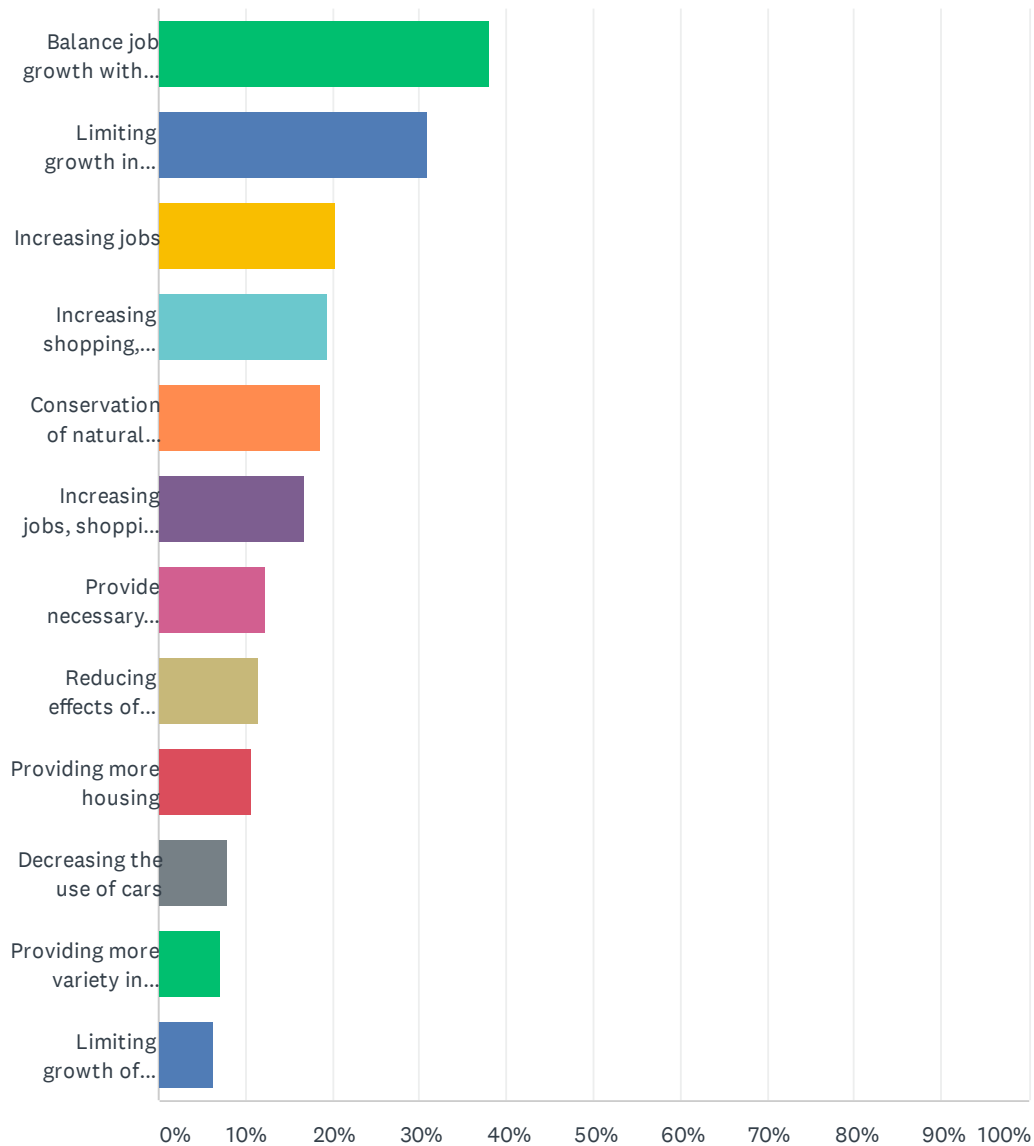
Answered: 113 Skipped: 46



ANSWER CHOICES	RESPONSES	
Alternative A	16.81%	19
Alternative B	41.59%	47
Alternative C	41.59%	47
TOTAL		113

Q14 Which two factors guided or most influenced your selection of a preferred alternative for Area C?

Answered: 113 Skipped: 46

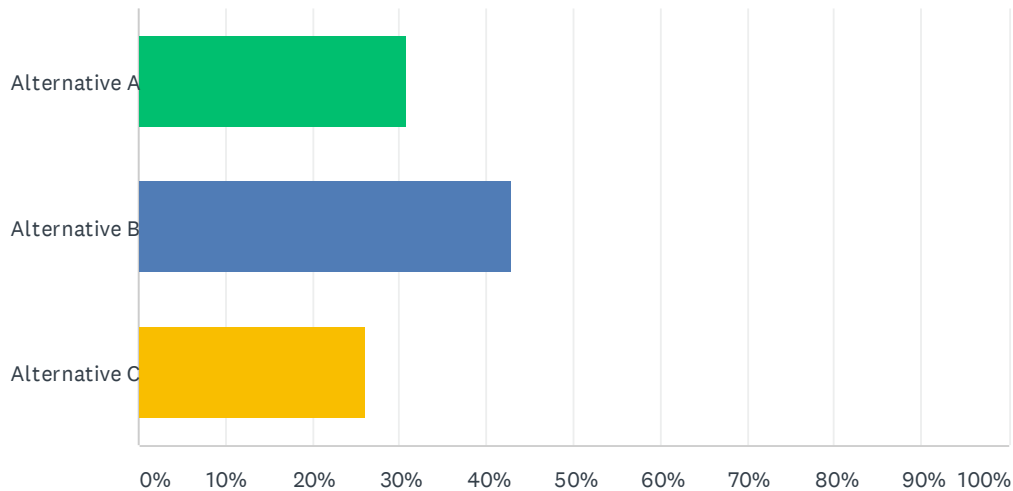


Envision Pittsburgh Land Use Alternatives Survey

ANSWER CHOICES	RESPONSES	
Balance job growth with residential growth	38.05%	43
Limiting growth in housing	30.97%	35
Increasing jobs	20.35%	23
Increasing shopping, restaurant, and office uses	19.47%	22
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	18.58%	21
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	16.81%	19
Provide necessary buffer between sensitive uses	12.39%	14
Reducing effects of industrial, railroad, and other intense uses on homes and schools	11.50%	13
Providing more housing	10.62%	12
Decreasing the use of cars	7.96%	9
Providing more variety in housing	7.08%	8
Limiting growth of shopping, restaurant, and office uses	6.19%	7
Total Respondents: 113		

Q15 Please review the three land use alternatives for Area D and identify which alternative you prefer overall for Area D. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area D?

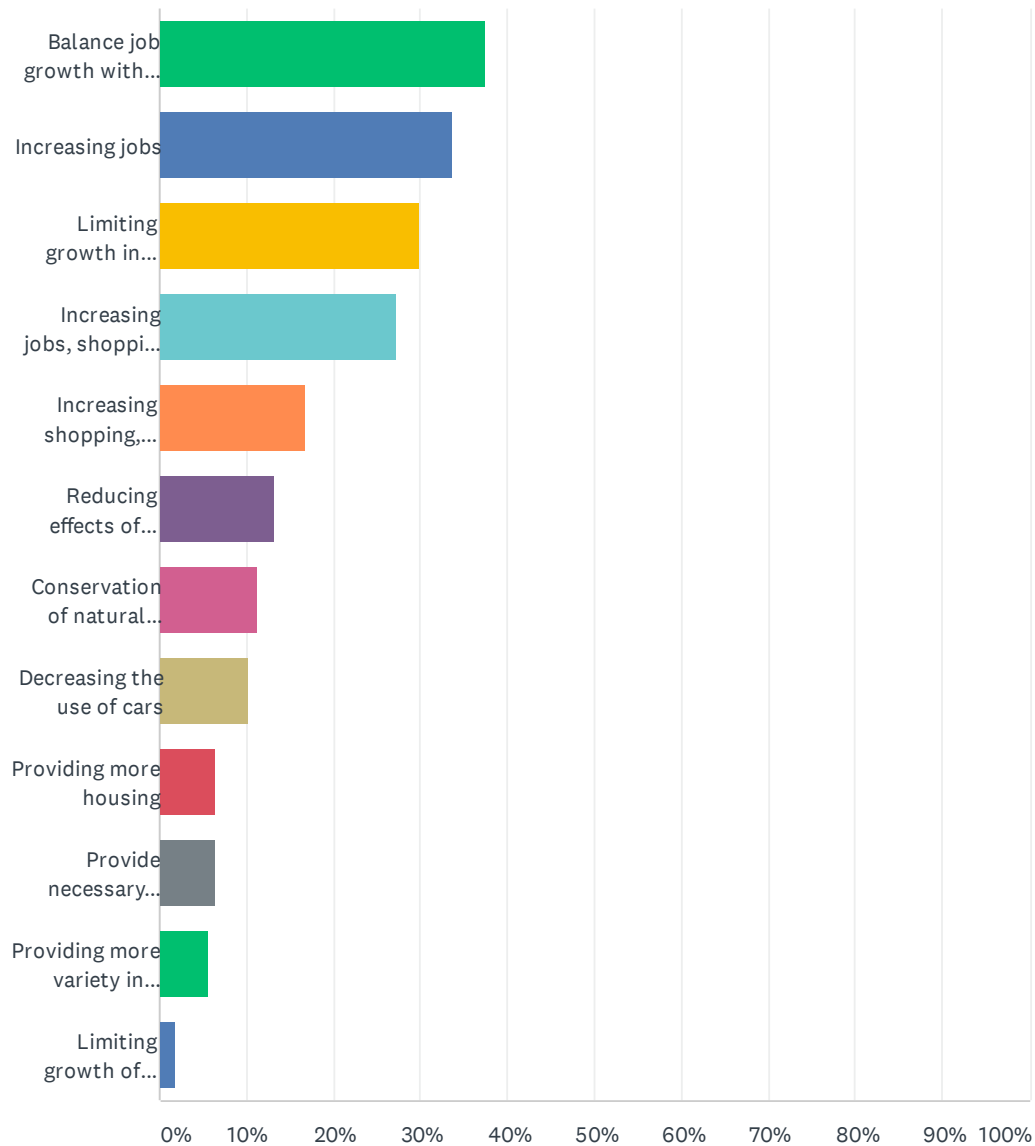
Answered: 107 Skipped: 52



ANSWER CHOICES	RESPONSES	
Alternative A	30.84%	33
Alternative B	42.99%	46
Alternative C	26.17%	28
TOTAL		107

Q16 Which two factors guided or most influenced your selection of a preferred alternative for Area D?

Answered: 107 Skipped: 52

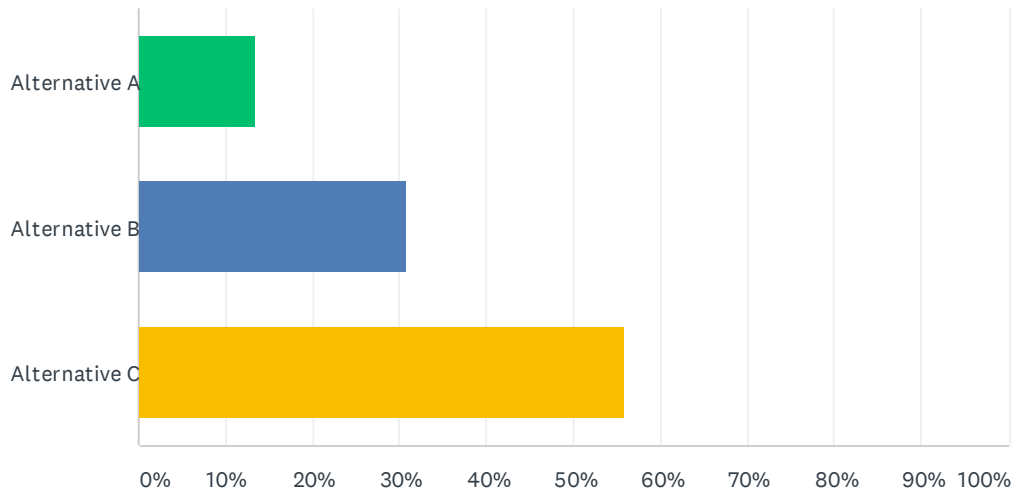


Envision Pittsburgh Land Use Alternatives Survey

ANSWER CHOICES	RESPONSES	
Balance job growth with residential growth	37.38%	40
Increasing jobs	33.64%	36
Limiting growth in housing	29.91%	32
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	27.10%	29
Increasing shopping, restaurant, and office uses	16.82%	18
Reducing effects of industrial, railroad, and other intense uses on homes and schools	13.08%	14
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	11.21%	12
Decreasing the use of cars	10.28%	11
Providing more housing	6.54%	7
Provide necessary buffer between sensitive uses	6.54%	7
Providing more variety in housing	5.61%	6
Limiting growth of shopping, restaurant, and office uses	1.87%	2
Total Respondents: 107		

Q17 Please review the three land use alternatives for Area E and identify which alternative you prefer overall for Area E. After you have identified your preferred alternative, please select up to two factors that guided your selection of the alternative. Which alternative do you prefer for Area E?

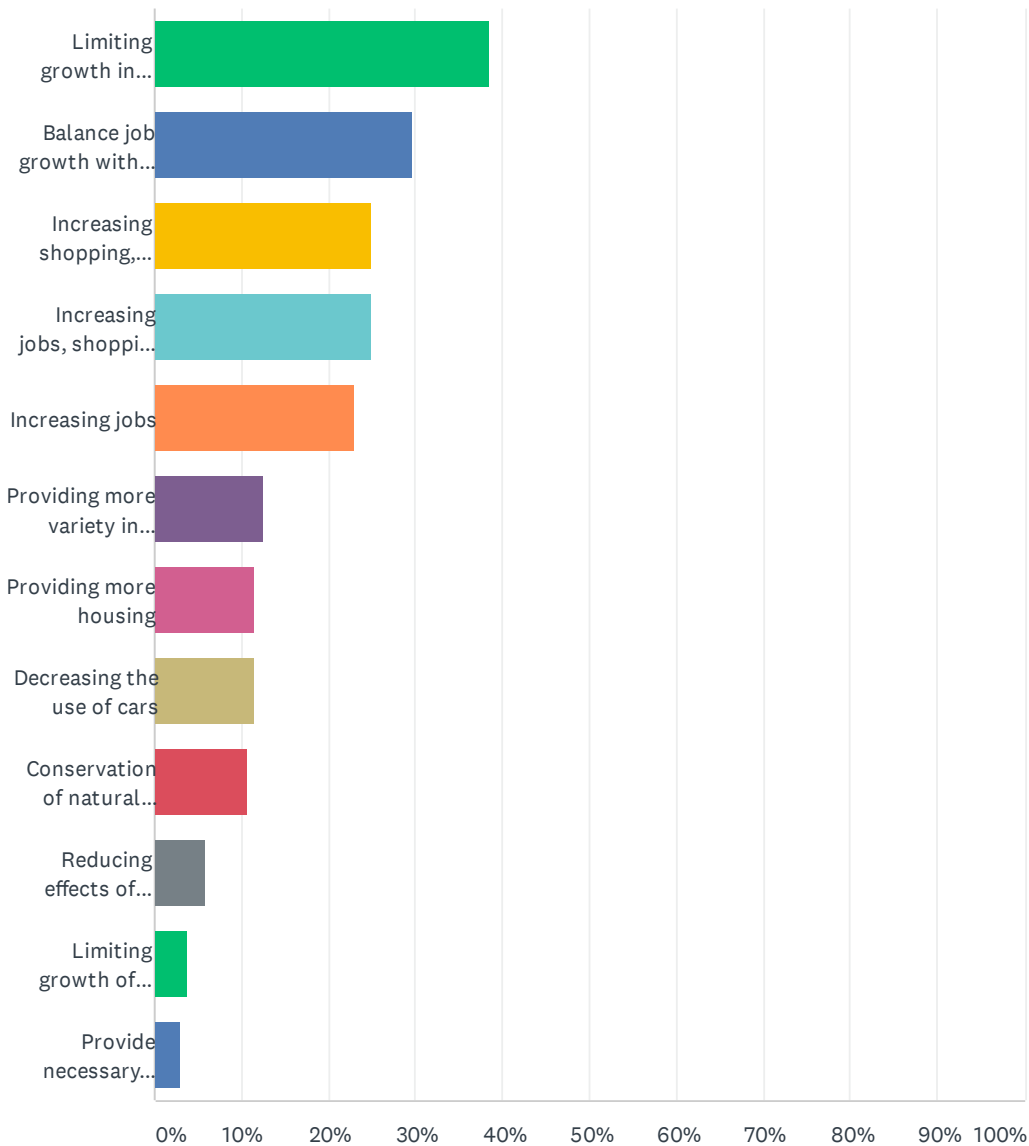
Answered: 104 Skipped: 55



ANSWER CHOICES	RESPONSES	
Alternative A	13.46%	14
Alternative B	30.77%	32
Alternative C	55.77%	58
TOTAL		104

Q18 Which two factors guided or most influenced your selection of a preferred alternative for Area E?

Answered: 104 Skipped: 55



Envision Pittsburgh Land Use Alternatives Survey

ANSWER CHOICES	RESPONSES	
Limiting growth in housing	38.46%	40
Balance job growth with residential growth	29.81%	31
Increasing shopping, restaurant, and office uses	25.00%	26
Increasing jobs, shopping, restaurants, and housing close to transit and major roads	25.00%	26
Increasing jobs	23.08%	24
Providing more variety in housing	12.50%	13
Providing more housing	11.54%	12
Decreasing the use of cars	11.54%	12
Conservation of natural resources (e.g., marsh and tidal lands, species habitat, etc.) and open space	10.58%	11
Reducing effects of industrial, railroad, and other intense uses on homes and schools	5.77%	6
Limiting growth of shopping, restaurant, and office uses	3.85%	4
Provide necessary buffer between sensitive uses	2.88%	3
Total Respondents: 104		

Q19 If you have any additional comments related to the land use alternatives, please enter your comments here.

Answered: 49 Skipped: 110

#	RESPONSES	DATE
1	It does appear to us that Housing growth...especially west of Bailey Rd...is out of control and approved without much thought to traffic needs.	4/22/2021 12:07 PM
2	There needs to be a balance in housing and businesses/jobs. This city is overdeveloped and there are not enough shopping, dining, community resources, or schools for the amount of growth. The roads are too congested and the police officers, first responders, and community workers such as educators are providers that are stretched too thin.	4/22/2021 11:59 AM
3	Thinking about growth, particularly economic growth, is a great thing for the city. However, I hope the city will prioritize maintaining what we currently have. Lots of busted sidewalks, lots of trash, neglected landscaping and neglected city-owned properties should be taken care of first.	4/20/2021 4:12 PM
4	I am writing on behalf of USS-POSCO Industries ("UPI") to express our concerns about the City's "Alternative B" General Plan proposal and the adverse impact it will have on our company's property and business. UPI owns and operates a steel manufacturing facility on 447 acres in Pittsburg, California. We employ over 580 employees and supply approximately 600,000 tons of steel per year to over 150 customers throughout North America. It is critical that UPI's property retain its current "heavy industrial" zoning designation -- not only to support our current and future manufacturing operations (as well as those of our tenants), but also to maximize the employment and economic development opportunities associated with our facility infrastructure -- which is uniquely designed to serve industrial operations and includes the following: • A deepwater port with three 68,000-lb capacity container cranes and an 891 foot-long dock; • A private industrial railway system that is dually served by BNSF and Union Pacific; and • A dedicated supply of steam and electricity from Los Medanos Energy Center, an on-site cogeneration facility. If Alternative B were to be adopted in its current form, it would convert approximately 200 acres of UPI's property from "heavy-industrial" to "employment center industrial", which would not only impair the utility and value of those particular areas, but also of UPI's broader industrial infrastructure described above. Such a zoning change would most notably conflict with the following highly-important manufacturing facilities, which are located directly within the affected areas: • A 37.2-acre steel-pipe manufacturing facility, which includes a 347,000 square-foot building, five overhead cranes, compressed air lines, heavy power capacity, grade level doors, thick concrete flooring, numerous manufacturing pits, and five rail spurs that are part of UPI's private industrial railway; and • A 9.68-acre steel-stud manufacturing plant, which is operated by California Expanded Metals Corporation (UPI's primary galvanized steel customer) and subject to a long-term land lease.	4/19/2021 6:29 PM
5	traffic flow, signal lights help people to take short cuts thru city and to stay off freeway and not use BART	4/17/2021 8:23 PM
6	It is ALREADY a NIGHTMARE attempting to get to Highway 4 from the Railroad/Bucannon area with the proposed additional housing it will be IMPOSSIBLE.	4/17/2021 10:28 AM
7	Grow Pittsburg with revenue from land in taxes, minimize land that cost Pittsburg to maintain.	4/16/2021 10:13 AM
8	We need more good shopping stores & restaurants. Everyone goes to brentwood because theres no selection of good stores here.	4/16/2021 8:26 AM
9	Consider safety and risk of increased work and housing population densities encroaching next to existing industrial development. This should be avoided in the plan.	4/15/2021 3:11 PM
10	I would like more grocery stores close to Bailey and San Marcos . The restoration of the golf course land and a better improvement for all the accidents Leland rd in fro the of the park	4/15/2021 9:41 AM
11	We would like to see a better library specifically moved and located downtown in one of the historic buildings instead of by the freeway. This will encourage more visitors downtown,	4/13/2021 6:23 PM

Envision Pittsburg Land Use Alternatives Survey

especially you g families that are not yet familiar with Pittsburg and what it offers. Also, better upkeep of parks offer families to stay close by instead of going to Walnut Creek, pleasant Hill, Concord, Clayton or Brentwood for family pastimes. Spending money on street island and downtown clean up is important to the face of Pittsburg as well.

12	In order to elevate Pittsburg we need less high density housing development and more access to better food and grocery stores; better access to BART (existing parking completely insufficient, too far and unsafe); more open space and recreational opportunities and better education. The alternatives as presented focus too much on growth while leaving existing residents with no real benefits.	4/12/2021 12:20 PM
13	I would like to see more protection of the Pittsburg Hills. Once built upon there is no turning back.	4/11/2021 9:05 PM
14	The proposals for the brownfield/ ex-power plant area is very exciting.	4/11/2021 6:39 PM
15	I think some clarity is needed when discussing Industrial vs. Technology use of space. I am very leery when the term industrial is used, because there is the connotation that there may be an environmental hazard, impact or concern to the communities nearby. Can this be better clarified in your presentation of options offered for our city's growth?	4/11/2021 6:26 PM
16	Why too much housing in this town already. Police response is very poor and lacking in sophistication. More open space and habitat and more jobs.	4/9/2021 10:36 AM
17	I live on Peachwillow St. in the Oak Hills subdivision. Leland Rd. runs behind my house and it seems like the city allows unlimited noise back there from cars and motorcycles. I long for the days when that part of Leland was a dirt path. Either manage what you've built or stop building! I personally enjoy a somewhat rural environment for Pittsburg.	4/9/2021 10:06 AM
18	Pittsburg has lagged behind as a job center for many years. Residents spend hours commuting, these plans are well thought out to balance more jobs and more housing	4/8/2021 11:43 AM
19	Pittsburg is a small city and building too many housing units and not enough schools to accommodate those houses is not a good thing.	4/8/2021 11:31 AM
20	Too much traffic, it is impossible to get to work without sitting in traffic even when leaving at 6 AM. Bailey is only one way, but thousands more housing are being built without ANY regards of widening the road. There is no point adding thousands more houses, if you don't widen or add more alternative roads. Not everyone wants to take BART, even if you hope or plan it that way.	4/5/2021 6:48 PM
21	There is more to review when adding business and residential units. Is Fire response time affected? Will Police force be increased to handle the additional demand? Will vehicle congestion be reviewed prior to the development or after?	4/5/2021 6:21 PM
22	Please preserve as much open space and parkland as possible.	4/5/2021 2:13 PM
23	I would prefer less people as in Plan C 6,085 and less jobs as in Plan A 13,515. I agree with the location of jobs in Plan C. I strongly disagree with any additional high density residential.	4/4/2021 9:00 PM
24	We live in paradise and want to keep it that way, but responsible housing growth and quality jobs is inevitable. Let's manage our God given resources responsibly, which seems to be the middle way of Alternative B.	4/4/2021 5:25 PM
25	Would like to see shoreline preserved for public use and enjoyment, also like the idea of a ferry terminal like the one used in Vallejo, that area is now very pretty with ample trails and parks for public enjoyment.	4/4/2021 4:45 PM
26	What is status and impact of possible KirkerPass to James Donlon bypass?	4/4/2021 12:12 PM
27	there's great potential at the corner of Leland and San Marco - there's already a fantastic park that would pair greatly with a coffee shop and a brewery and even a stage for summer concerts!!!	4/2/2021 8:57 PM
28	Too many people live here. Stop building houses	4/2/2021 7:57 PM
29	n/a	4/2/2021 7:06 PM
30	I understand why houses are being built brings money from property taxes!!!! Please we need commercial things!!! Restaurants!!!! Shopping!!!! That will bring housing market up which	4/2/2021 5:16 PM

Envision Pittsburg Land Use Alternatives Survey

makes property taxes higher! Make people want to move to Pittsburg and spend a lot of money!!!!!! Pleaseeeeee restaurants, shopping and fun!!!

31	The land use plans for the areas mentioned in the survey should provide a good jobs-housing balance a preclude any residential development in the hills on either side of Kirker Pass.	4/2/2021 3:56 PM
32	We need more grocery store options, especially if the city plans to grow more. Also,, please stop focusing on the downtown area as there is so much more to the city than that. And with all this housing, a new high school might need to be in the plans.	4/2/2021 3:54 PM
33	Need more stores and restaurants in the old downtown area. It is sad to see the area today! Pittsburg has great waterfront area, need to use it.	4/1/2021 12:26 PM
34	We need to stop building so many housing developments. We need to attract higher class businesses to the area so our residents don't have to commute so far for good paying jobs. We can't wait educate the kids in our schools as it is. Stop increasing the Pittsburg population and focus on making the current residents lives better with parks and jobs	4/1/2021 11:36 AM
35	Please build in the infrastructure before building any houses or commercial additions. Also, it would be great to add more parks for our kids.	4/1/2021 10:53 AM
36	We need more grocery stores, restaurants, coffee shops, breweries, barber shops and other small businesses. We could also use more parks and recreation for the family. There seem to be a lot of new houses being built and not enough businesses or jobs to support them. People end up traveling outside of Pittsburg for entertainment, dining, parks, etc.	3/31/2021 3:56 PM
37	Please do not overpopulate Pittsburg with residential rental properties nor with excessive commercial buildings that sit vacant. Use the vacant business commercial buildings we already have here.	3/31/2021 7:42 AM
38	Please designate community commercial/retail, regional retail, and employment center throughout the city (not just along Railroad) - including the southwestern (San Marco) edge of the City.	3/30/2021 7:12 PM
39	None	3/30/2021 3:08 PM
40	I have lived in Pittsburg for 25 years. I love my house but so all of my shopping in Concord and Pleasant Hill. Pittsburg needs to be a place where people want to live not a place where they "have to". The city needs to get in more retail stores such as Trader Joes, Dutch Bros Coffee, and Homegoods. The city should also put in more outdoor space i.e hiking, dog parks, and the YMCA.	3/29/2021 8:41 PM
41	Very important to bring high paying jobs to Pittsburg - go after medical and tech consider office park concept such as Shadelands or Bishop Ranch. Provide high density housing nearby all close to BART. Expand use of first floor retail with housing several stories above - look at downtown Walnut Creek.	3/26/2021 4:25 PM
42	We need to provide jobs for the existing local residents. If we keep adding sprawls of housing tracts those new residents will have to commute West and East for work. Plan C has the best balance. Massive increases in residential housing would increase crime rates and require increases in police, fire, social services, schools, roads to connect houses to highways- needing added lanes and on and on..... Let's not become an Antioch or Stockton!	3/26/2021 12:48 PM
43	Pittsburg needs more businesses to provide more jobs to locals and cut the commute over hwy 4. There's already plenty of homes/apartments incl those in the pipeline/future redev already approved	3/25/2021 5:34 PM
44	None	3/25/2021 12:19 PM
45	I made my choices because I had to. The survey doesn't allow you to comment or even have sufficient information to make a knowledgeable selection. how will equity be addressed, Climate Change, Carbon footprint, transporation and vehicle miles traveled, the cost of sea level rise---these are all all things that I would need to know about in order to make a selection. Leaving my selections in a silo. Based on only a couple criteria. and I imagine that those others required to select an alternative ---likely have these issues and other issues --and none of that was considered. making this survey a bit irrelevant without considering other factors.	3/24/2021 7:02 PM
46	I am very concerned that sea level rise and climate change were not mentioned throughout this document.	3/24/2021 6:53 PM

Envision Pittsburgh Land Use Alternatives Survey

47	We need more jobs in Pittsburgh. Generally, alternative B does a better job of doing that while also increasing housing stock. Alternative A increases housing stock too much in areas where it should not (e.g. NRG site). More Jobs in Pittsburgh will translate to more people visiting retail, which will attract more businesses to Pittsburgh. That is the key to economic growth. Simply increasing housing to have the residents commute out of Pittsburgh does not promote the greatest economic growth within the city.	3/24/2021 8:27 AM
48	More jobs means that people living in Pittsburgh have a higher probability of being able to work in Pittsburgh. This will reduce the need for commuting outside of Pittsburgh to work.	3/23/2021 8:35 PM
49	Given the disparity between number of jobs and available workforce, seems to me that increasing businesses is better than any projects that bring in more people to live here but work and shop outside of Pittsburgh. Need to balance big box and mom and pop business. While the latter has charm, they also do not have the resources to sustain cash flow fluctuations and therefore susceptible to losses.	3/17/2021 11:50 AM

Q20 Vision and Values. In 2019, the Envision Pittsburgh team hosted a series of community outreach events to identify the key themes and vision for the General Plan Update. The overarching values we heard from the community at that time identified eight key themes that centered around Community Character, Mobility, Growth and Development, Education and Youth, Shopping and Services, Parks Recreation, and Entertainment, Environment, and Community Services and Resources. These core values are described in more detail on pages 3 and 4 of the Vision and Opportunities Report ([download here](#)). In order to ensure that this effort continues to reflect the community's priorities and values, please identify the top two values that you feel are a priority for the General Plan Update to address and reflect.

Answered: 61 Skipped: 98

ANSWER CHOICES	RESPONSES
Value 1:	100.00% 61
Value 2:	100.00% 61

#	VALUE 1:	DATE
1	Education and Youth	5/1/2021 8:34 PM
2	I don't want Pittsburgh to lose it's smaller town feel.	4/25/2021 10:16 AM
3	Mobility	4/22/2021 12:07 PM
4	Environment	4/22/2021 11:59 AM
5	Community Character	4/20/2021 7:16 AM
6	Job growth	4/19/2021 6:29 PM
7	neighbor hood safety	4/17/2021 8:23 PM
8	LIMIT new housing	4/17/2021 10:28 AM
9	higher paying jobs	4/16/2021 10:13 AM
10	Public Safety	4/15/2021 3:11 PM
11	Community Character	4/15/2021 2:24 PM
12	Shopping and Services	4/14/2021 6:50 PM
13	more housing	4/14/2021 11:10 AM
14	Community character	4/13/2021 6:23 PM
15	Shopping and Services	4/12/2021 5:49 PM
16	Safety	4/12/2021 12:20 PM
17	Education and Youth	4/11/2021 9:05 PM
18	Education and youth	4/11/2021 7:11 PM

Envision Pittsburgh Land Use Alternatives Survey

19	Shopping and services	4/11/2021 6:39 PM
20	Environment	4/11/2021 6:26 PM
21	Parks & Recreation	4/11/2021 6:14 PM
22	Growth and development	4/11/2021 2:54 PM
23	Less Crime	4/9/2021 10:36 AM
24	Peace and quiet	4/9/2021 10:06 AM
25	education	4/8/2021 2:17 PM
26	Shopping and Services	4/8/2021 11:43 AM
27	Education and Youth	4/8/2021 11:31 AM
28	Consider climate change in all decisions	4/7/2021 11:31 AM
29	Controlled residential and commercial growth	4/6/2021 12:56 PM
30	Education	4/5/2021 6:48 PM
31	Mobility	4/5/2021 6:21 PM
32	Environment	4/5/2021 4:55 PM
33	Park and recreation	4/5/2021 4:41 PM
34	Environment	4/5/2021 3:34 PM
35	Parks, Recreation, and Entertainment	4/5/2021 2:13 PM
36	Reduced high density housing	4/4/2021 9:00 PM
37	Commercial Development	4/4/2021 6:16 PM
38	Shopping and services	4/4/2021 4:31 PM
39	Parks, Recreation and Entertainment	4/4/2021 12:12 PM
40	Protecting the environment	4/4/2021 10:50 AM
41	Shopping and Services	4/4/2021 9:33 AM
42	Grocery Stores	4/3/2021 11:07 AM
43	education and youth	4/2/2021 8:57 PM
44	growth and development	4/2/2021 7:06 PM
45	protect open space in hills and waterfront	4/2/2021 3:56 PM
46	Cant remember	4/2/2021 3:54 PM
47	Community Character	4/2/2021 3:00 PM
48	Shopping and Services	4/2/2021 2:39 PM
49	Natural	4/1/2021 8:15 PM
50	growth and development	4/1/2021 12:26 PM
51	Parks and recreation	4/1/2021 11:36 AM
52	Parks, Recreation and Entertainment	3/31/2021 3:56 PM
53	Education and youth- programs to improve youth and families. Upgrade existing schools in our community. Make what is established be better education wise and look better and more modern asthetically.	3/31/2021 7:42 AM
54	Parks and Recreation	3/30/2021 2:20 PM
55	Limit housing/traffic on 4	3/29/2021 8:41 PM

Envision Pittsburgh Land Use Alternatives Survey

56	Better access to healthy food	3/27/2021 10:31 AM
57	Growth and Development - high paying jobs	3/26/2021 4:25 PM
58	Better jobs / houses ratio in favor of our existing residence	3/26/2021 12:48 PM
59	Environment	3/25/2021 8:04 PM
60	Community Character	3/25/2021 5:34 PM
61	Equity	3/25/2021 12:19 PM
#	VALUE 2:	DATE
1	Growth and Development	5/1/2021 8:34 PM
2	Environmental preservation, restoration. Our green spaces so important and our marsh/wetlands symbiotic natural.	4/25/2021 10:16 AM
3	Parks and Recreation	4/22/2021 12:07 PM
4	Community Character	4/22/2021 11:59 AM
5	Growth and Development	4/20/2021 7:16 AM
6	Waterfront development	4/19/2021 6:29 PM
7	homeless are making a health and safety a major issue	4/17/2021 8:23 PM
8	Provide alternatives to the Spanish style Groceries that are all that exist in Pittsburgh CURRENTLY	4/17/2021 10:28 AM
9	more police	4/16/2021 10:13 AM
10	Mobility	4/15/2021 3:11 PM
11	Education and Youth	4/15/2021 2:24 PM
12	Parks and recreation	4/14/2021 6:50 PM
13	more jobs	4/14/2021 11:10 AM
14	Parks recreation	4/13/2021 6:23 PM
15	Parks Recreation	4/12/2021 5:49 PM
16	Education	4/12/2021 12:20 PM
17	Growth and Development	4/11/2021 9:05 PM
18	Environment	4/11/2021 7:11 PM
19	Environment	4/11/2021 6:39 PM
20	Growth & Development	4/11/2021 6:26 PM
21	Community Character	4/11/2021 6:14 PM
22	Community services and resources	4/11/2021 2:54 PM
23	No Homeless	4/9/2021 10:36 AM
24	Preservation of scenic views	4/9/2021 10:06 AM
25	environment	4/8/2021 2:17 PM
26	growth and development	4/8/2021 11:43 AM
27	Shopping and Services	4/8/2021 11:31 AM
28	Decrease car use	4/7/2021 11:31 AM
29	Ensure safety for residential units	4/6/2021 12:56 PM
30	Youth	4/5/2021 6:48 PM

Envision Pittsburg Land Use Alternatives Survey

31	Community Character	4/5/2021 6:21 PM
32	Shopping and Services	4/5/2021 4:55 PM
33	Environmental	4/5/2021 4:41 PM
34	Entertainment	4/5/2021 3:34 PM
35	Environment	4/5/2021 2:13 PM
36	Mobility	4/4/2021 9:00 PM
37	Employment Center	4/4/2021 6:16 PM
38	Education and youth	4/4/2021 4:31 PM
39	Mobility	4/4/2021 12:12 PM
40	Keeping crime low and well managed	4/4/2021 10:50 AM
41	Growth and Development	4/4/2021 9:33 AM
42	Cafe's/ Restaurants	4/3/2021 11:07 AM
43	parks, recreation and entertainment	4/2/2021 8:57 PM
44	community services	4/2/2021 7:06 PM
45	balance a variety of housing with likely job increased	4/2/2021 3:56 PM
46	That far back	4/2/2021 3:54 PM
47	Grpwth and Development	4/2/2021 3:00 PM
48	Community Character	4/2/2021 2:39 PM
49	Conservation	4/1/2021 8:15 PM
50	community services and resources	4/1/2021 12:26 PM
51	Jobs	4/1/2021 11:36 AM
52	Shopping and Services	3/31/2021 3:56 PM
53	Community character- celebrate Pittsburg's diversity, rich culture and historic heritage as the City grows create and preserve the high quality of life that the median-age homeowner here currently appreciates and continues to improve upon making Pittsburg, CA an enjoyable place to live.	3/31/2021 7:42 AM
54	Environment	3/30/2021 2:20 PM
55	Increase retail/outdoor space	3/29/2021 8:41 PM
56	Less housing	3/27/2021 10:31 AM
57	Upscale shopping and restaurants	3/26/2021 4:25 PM
58	Better control of tract house sprawl.	3/26/2021 12:48 PM
59	Shopping Services	3/25/2021 8:04 PM
60	Parks Recreation	3/25/2021 5:34 PM
61	Climate Change	3/25/2021 12:19 PM

ATTACHMENT B

LAND USE MAP ALTERNATIVES WRITTEN COMMENTS



4/1/2021

Re: Land Use Alternatives Survey and General Plan Process

Dear Mayor Craft, City Council, and City Staff,

We wanted to thank the city and city staff for making a commitment to a virtual public forum to continue the General Plan Update process. Pittsburg Youth Action recently attended an environmental stakeholders workshop with the Envision Pittsburg team focused on the Land Use Alternatives Survey. After reviewing the Land Use Alternatives report and survey and attending the workshop with city staff, we have strong concerns around the General Plan Update process.

First, the Land Use Alternatives Survey is difficult to digest. PYA found the survey to be challenging to understand and complete despite being engaged in this process for some time, reading the report, and attending the city-led workshop. We can not imagine how challenging and inaccessible the survey and its content can be for members of our community. During the previous Opportunity Areas survey, PYA simplified the survey questions and content for members of the community. If we are having to simplify the survey overview and questions for others in order to make the survey more approachable and understandable, then the survey is not designed to meet the community's needs. We are also concerned that the city is planning two Land Use Alternative workshops with the community this month but the dates have not been publicly released and there has been no publicizing of the workshops. We, as environmental stakeholders, were encouraged to bring the community to these workshops yet we don't know when they will be.

Second, PYA found the survey to create a false dichotomy between housing and jobs and it encouraged participants to select very specific answers despite having an incomplete understanding of the context. For example, the charts and numbers on almost every page of the survey consistently compared housing units to jobs created for each Area. This suggests that the options are either more housing or more jobs with no space for open comments, except at the conclusion of the survey. There was also no mention of environmental impacts of building homes in a certain area or whether jobs in a certain area were going directly to the community. In fact, Area A is shown as a huge opportunity area for new housing developments but there is

no mention of the fact that this is a possible flood zone. Making a decision on an area with just two-three factors is not adequate enough to assess the community's priorities.

As a youth led organization, Pittsburg Youth Action is committed to an equitable climate resilient and just future for our community. Unfortunately, climate change is disproportionately impacting communities of color like our own. Areas along Pittsburg's waterfront are expected to be threatened by rising sea levels. Our community also relies on heavy industries for local economic development. It is crucial that we begin to make a just transition for the preservation of both our planet and our community.

We found that the Land Use Alternatives Survey and the existing General Plan guiding principles do not prioritize climate change, equity, environmental justice, climate adaptation, resilience, just transition, and more. These priorities need to be explicitly named: they cannot be implied.

We suggest that the city and city staff restructure the current General Plan Update community participation process to allow for more input from the community. The current timeline for both the Land Use Alternatives Survey and the General Plan Update is too short to ensure equitable and adequate community engagement. We also suggest that the city references the language and commitments that other Contra Costa cities have made to equity and climate action in their General Plans and Climate Action Plans.

Thank you for your time and consideration and all that you do to uplift our community.

Pittsburg Youth Action

Manisha Rattu, Climate Action and Just Development Campaign Lead

Co-Signed By:

Mohammed Azeel

Clarisse Carpio

Dikshya Koirala

Fatima Salgado

Christine Carpio



A project of Generation Green - a 501(c) 3 nonprofit organization

Find Links to Other Local Government Policy Opportunities at: www.cccclimateleaders.org

March 29, 2021

Re: General Plan and Land Use Meeting and Survey

Honorable Mayor and Town Councilmembers:

I appreciate the work that your city and staff have done to engage the public in Pittsburg's General Plan Update. I have reviewed your recent documents, taken the land use survey and attended your workshop meeting last week.

Thank you for considering the following comments regarding the update of the 2001 General Plan which will set the vision for the future of Pittsburg. pittsburg.generalplan.org

In our March 2020 letter and meetings, Contra Costa County Climate leaders joined a dozen other local groups and presented you with our comments on Pittsburg's General Plan Update (Attached). We do understand that the Land Use Element is just one piece of the process; however, we were quite disappointed that the words climate change, climate resilience, sea level rise, adaptation, and greenhouse gas emissions were not mentioned or considered during the most recent March 24th workshop.

- Surveys are an excellent way to collect information. However, without any mention these important issues the data will be irrelevant and lack a full robust analysis. The current survey does not go beyond number of jobs and residents. So the survey taker cannot begin to assess and select the best land use option. The survey taker is required to pick on of the options without full information. Leaving a space for comments only as one section at the very end of the survey.
- Please fully incorporate our March 2020 comments and fully consider:
 - How do the various land use scenarios impact Vehicle Miles Traveled (VMT)? Will there be more or less car trips, are they near or will they be near public transit? Will the jobs reduce or increase the car trips to the work place?
 - How will sea level rise be considered? Will extensive infrastructure be needed? Will sewer and water be impacted? Will the number of houses or businesses be impacted and need to be altered?
 - How will the intensity of greenhouse gas emissions compare and be considered? Or be mitigated? Is a resident or a job facility more likely to utilize more energy? Or might business rooftops be required to generate more electricity and be off the grid or maybe a microgrid?
 - What about waste, water, energy considerations?
 - In addition to considering the full impact of the land use options, what is the ability to adapt, mitigate or offset or sequester? More parks or more embodied carbon? 7
 - Equity. Will more houses or more jobs have more impact on ensuring an equitable plan to the climate crisis?

We currently have 7 other cities and the County, undergoing robust General Plan updates and each will include climate planning and environmental justice requirements.

We continue to advocate and encourage you to not only include policy to address the climate crisis, but to also please include a separate General Plan Element on Climate Change as well.



PO Box 6993 • Moraga, CA 94570 • Phone: (925) 631-0597 • info@cccclimateleaders.org

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Please review our materials and please consider adopting some of the more robust language that your neighboring cities have already incorporated into their General Plan Element regarding Climate Change. i.e. Land use, Safety, Open Space, Conservation, Emergency Planning, etc.

- A full report of every city and the county and links to their General Plans can be found here: www.cccclimateleaders.org
- Materials presented to local government leaders at past General Plan workshops can be found here <https://cccclimateleaders.org/workshops/general-plan-updating/>
- The City of Pittsburg currently ranks 14 out of 20. <https://cccclimateleaders.org/scores-bar-graph/> Please take a look at the latest County-wide report card for ideas on how to improve your overall sustainability score. [Page 21 of this report](#) indicates that Pittsburg is one of the few Contra Costa cities without a Climate Action Resilience and Restoration Plan.

Please Develop a Climate Action Plan and please ensure your outreach, workshops, and General Plan conversations fully addresses the Climate Crisis.

We join other Contra Costa County environmental organizations and implore the City of Pittsburg to take bold measurable action and lay out a future in your General Plan that will reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy. Land Use Decisions for the Land Use Element section must include a full evaluation prior to selecting options.

Further, given the current racial injustices happening around the world, putting people of color at risk, we also implore Hercules include a stand-alone Environmental Justice Element in the General Plan.

Thank you for your consideration, and all that you do to make our communities a better place to live.

Lynda Deschambault

Lynda Deschambault
Environmental Scientist and Educator
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Contra Costa County General Plan Update:

Policy Suggestions from Environmental Advocates

In order for Contra Costa County to adapt and thrive in the face of the climate crisis, the General Plan needs to set goals that are not just incremental, but ambitious and transformative. Clear measurables must be included to support the following concepts from our [original vision letter](#) that we shared in the Fall of 2019. Building on our original vision, below are some specific policy language suggestions for each item outlined in our vision

1. **Protect, restore and preserve our natural spaces and water: open space, hillsides, riparian habitats, vernal pools, waterways, shorelines, wetlands, sloughs, and green infrastructure.**

- Preserve and protect hillsides and vistas. Identify and create an inventory of areas in the County with significant natural habitat, open space and recreation resources and promote conservation, preservation and environmental rehabilitation of these lands. Work with property owners to acquire or dedicate those lands that could be preserved as open space.
- Develop hillside development guidelines that will ensure construction activities retain natural vegetation and topography and minimize grading of hillside. Minimize soil depletion and prevent erosion.
- Require all new construction to protect and restore natural features such as waterways, creeks & wetlands in urban areas as a means of connecting residents with nature and reversing damage to natural systems. Where feasible, restore creek corridors in urban areas. Creeks currently diverted in culverts or hardened channels should be restored to their natural state.
- Prohibit the use of invasive plant species such as broom and ivies, especially adjacent to wetlands, riparian areas, or other sensitive habitat. Require landscaping that incorporates native, drought-tolerant plants and sustainable maintenance practices and standards. Provide trees on residential & mixed-use streets. Ensure a 3 to 1 replacement of all trees removed. Plant trees to shade county buildings, businesses and residential homes to reduce energy use and sequester carbon. Require green infrastructure such as impervious surfaces to reduce stormwater runoff and provide swales and retention basins.
- Require new development and significant remodels to reduce the waste of potable water through the use of efficient technology, recycled water plumbing (purple pipe), and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.





2. Plan for more equitable outcomes for residents, prioritizing the needs of disadvantaged and historically marginalized communities

- Develop a plan to transition from toxic industries to clean industries that offer good-wage jobs that are accessible by biking, walking and public transportation. Include a local hiring incentive or requirement.
- **Mitigate historic and current toxic uses adjacent to frontline communities through brownfield clean up, buffer zoning for open space in and around disadvantaged communities, and developing high-quality urban parks in disadvantaged communities**
- Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites and to educate developers and the community at large about the connections between Native American history and the environmental features of our local landscape.

3. Take bold action to reduce greenhouse gas emissions, sequester carbon, and transition to a carbon-free economy;

- Require implementation of a Climate Action and Resiliency Plan, that includes a baseline greenhouse gas (GHG) emissions inventory for both community wide and county operations, that is reviewed and adjusted on an annual basis to ensure GHG reduction goals are met or exceeded. The Inventory shall provide a business-as-usual forecast for GHG emissions for 2020 and 2030 and beyond if needed. The GHG emissions reduction target will align with Executive Order B 55 80, committing to net zero carbon by 2045 and will include commitment to SB100, 100% zero carbon energy by 2045.
- Establish a goal: "County leadership in addressing the climate crisis". This goal will commit to 1) leadership in promoting new initiatives and innovative strategies that meet and exceed state requirements; 2) proactive education of residents and businesses about the importance of these actions; 3) Participation with other jurisdictions and organizations to develop effective regional solutions and regulation at regional, state and federal levels; 4) Collaboration with residents, businesses, public agencies and neighboring jurisdictions, in order to meet or exceed state requirements for reductions in greenhouse gas emissions.
- Establish a goal: "Climate-Resilient Communities". While the impacts of climate change on local communities are uncertain, to the extent possible, prepare to respond to and protect residents and businesses from increased risks of natural disasters and extreme weather events such as flooding or drought.

4. Strengthen community and natural environment resiliency through climate adaptation and emergency planning efforts

- Name and address climate action explicitly, and incorporate Climate Action Plan goals and strategies within the General Plan.
- Incorporate the climate adaptation and resilience strategies in the [San Francisco Bay Shoreline Adaptation Atlas](#), into all relevant policies to protect environmental quality and public health and safety, with a focus on disadvantaged communities.
- Identify all infrastructure, particularly industrial infrastructure, at risk of floods, seismic/liquefaction risk and enhanced wildfire risk due to climate change. Require needed safety upgrades identified in hazard mitigation assessment and emergency preparedness policies and procedures and hold public meetings to discuss these plans and ensure widespread understanding and confidence in these plans.

5. Protect and improve our agricultural lands and associated economy

- Implement the policy recommendations from "[Recommendations on Reforming Agricultural Land Use Policies in Contra Costa County](#)" document from Fall 2019.
- *Preserve agricultural lands for sustained crop production, grazing and farming. Encourage local organic food production on commercial farms and through micro farming in community gardens and private yards. Protect viable topsoils to ensure working landscapes. Incentivize regenerative farming practices.*
- *Adopt farmland mitigation programs aimed at preserving farmland while giving agricultural landowners the opportunity to recover equity in their property without developing it. These should be coordinated among localities so as to create a level playing field and prevent developers from playing one jurisdiction against its neighbors. LAFCOs can help do this by adopting their own policy of requiring cities to mitigate farmland loss as a condition of annexation.*
- *Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits, provided that the operations do not conflict with existing adjacent urban uses. Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*

- 6. Ensure transit-oriented development, focus economic development near housing or transit, reduce vehicle miles traveled and promote equitable access to jobs and services, especially for disadvantaged communities**
- Strengthen the urban limit line, and preserve lands along the line.
 - Create a jurisdiction-wide program for mitigating greenhouse gas emissions and vehicle miles traveled that incentivizes carbon sequestration, zero-emission buildings and vehicles, soil building agricultural activities, and natural based shoreline adaptation measures and social resilience;
 - Expand the green transportation network by encouraging the use of climate-friendly technology, planning growth around multiple modes of travel and reducing automobile reliance. In addition to promoting improved public transit, partner with private developers to undertake citywide improvements that make active modes of travel, such as walking and bicycling, more comfortable and preferable options. Establish an energy efficient fleet management and operation practices.
 - Reduce energy consumption by promoting sustainable land uses and development patterns. Pursue infill development opportunities and encourage the construction of higher-density, mixed-use projects around existing public transit infrastructure, schools, parks, neighborhood-serving retail and other critical services. Incorporate ecologically sustainable practices and materials into new development, building retrofits and streetscape improvements. In areas that are already built-up include affordable and deeply affordable housing, as a means to reduce vehicle miles traveled and greenhouse gas emissions, and facilitate walking, bicycling, and transit use, including through mixed-use corridors and activity centers.
 - Work with existing shuttle service providers to coordinate their services with other forms of transit, special events and work centers. Encourage home offices, live/work sites and satellite work centers in appropriate locations. Encourage telecommuting options through public outreach and with new and existing employers, as appropriate and modeled by County policies that encourage telecommuting whenever feasible.
 - Coordinate with ride-sharing programs to provide up-to-date lists of potential riders and to educate the public on commuting options. Encourage the development of employer-funded vanpool and shuttle bus services to new employment centers. Encourage employer provision of information on alternative modes of transit. Encourage employers to offer flextime arrangements to their employees in order to reduce the percentage of trips made during peak hours.

7. Prioritize efficient land use and house every resident ethically and affordably through new housing production, tenant protection, and existing housing preservation

- We recognize that the housing element is not part of this current update and will have more comments when the housing element is updated in the future.

8. Ensure accountability to the goals and priorities laid out in the General Plan.

- Add a section to all staff reports that reviews impact on sustainability, resiliency, and equity; as well as fiscal impact.
- Mandate annual reporting on general plan progress be posted on the front page of the county website with a clear dashboard that indicates progress on implementation plans. And clear visuals of how the county is meeting its greenhouse gas reduction goals.
- Conduct annual outreach events to the communities identified as disadvantaged per SB1000 to update on progress and elicit community comment and guidance for future action.
- Provide for systematic reviews of General Plan progress and associated metrics that are transparent, engage the community, and demonstrate measurable equitable outcomes consistent with the Plan's intent.



April 29, 2021

City Council
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

RE: City of Pittsburg General Plan Update

Dear City Council Members:

I am writing on behalf of USS-UPI, LLC (“UPI”) to state our opposition to the City of Pittsburg’s “Alternative B” General Plan proposal, which contemplates rezoning nearly half of UPI’s property from “Industrial” to “Employment Center Industrial”. For the reasons set forth in this letter, we believe such a change will significantly harm UPI’s existing and long-term business prospects while also eliminating key opportunities for local business investment and job growth.

By way of background, UPI (formerly known as USS-POSCO Industries) owns and operates a steel manufacturing plant located on 447 acres in Pittsburg, California. We employ over 580 employees and supply approximately 600,000 tons of steel per year to customers throughout North America. For over 35 years, we have been the pre-eminent steel manufacturer in the Western United States and a vital contributor to the City’s economy.

A critical part of UPI’s success and sustainability has been its unique infrastructure, which has been developed at great expense to support not only our own manufacturing operations, but also the current and future operations of other industrial occupants. Our Pittsburg plant consists of many valuable manufacturing-centered assets, including the following:

- A deep-water port with three 68,000-lb capacity container cranes and an 891 foot-long dock;
- A private industrial railway system (42,926 linear feet) that includes two sets of tracks running across the length of UPI’s dock;
- Dual rail service by BNSF and Union Pacific via major rail lines that bisect UPI’s property;
- A dedicated supply of steam and electricity from Los Medanos Energy Center, an on-site cogeneration facility consisting of two combustion turbines, two heat recovery steam generators, one steam turbine, and one auxiliary boiler;
- Appropriative rights to use water from the New York Slough to serve industrial processes; and

- A plant-wide network of industrial utilities, including sewer, power, natural gas, and water distribution and treatment systems.

If the City of Pittsburgh were to adopt “Alternative B” in its current form, it would convert approximately 200 acres of UPI’s industrial property to an “Employment Center Industrial” classification, thereby prohibiting the use of that particular land for steel manufacturing or any other heavy-industrial operations. Such a change would substantially dilute the utility and economic value of UPI’s industrial assets and infrastructure, as it would (a) restrict the potential expansion of UPI’s steel-making facilities and capabilities; (b) negate UPI’s ability to attract and accommodate new manufacturing businesses (which stand to benefit immensely from UPI’s surplus industrial property and intermodal capacity); and (c) obstruct UPI’s current manufacturing operations and facilities within the rezoned areas, including the following:

- A 37.2-acre former pipe-manufacturing facility located at 900 East Third Street, which is currently listed for sale and consists of a 347,000 square-foot building, five overhead cranes, compressed air lines, heavy power capacity, grade level doors, thick concrete flooring, numerous manufacturing pits, and five rail spurs that are part of UPI’s private industrial railway; and
- A 9.68 acre steel-stud manufacturing plant located at 1001-A Pittsburgh-Antioch Highway, which is currently being operated by California Expanded Metals Corporation (UPI’s primary galvanized steel customer) pursuant to a long-term land lease.

For these reasons, we urge the City Council to either reject or modify the “Alternative B” General Plan proposal in order to preserve UPI’s ability to use its property for heavy industrial purposes. Such a result will enable UPI to maximize the value and potential benefits of its extraordinary industrial assets -- which will not only serve UPI’s long-term business interests, but also strengthen the City of Pittsburgh’s manufacturing sector through increased business investment and job growth.

Thank you for your time and consideration.

Sincerely,

USS-UPI, LLC



Cory Anderson
Secretary & General Counsel

cc: Garrett Evans
Jordan Davis
Hector Rojas
Sara Bellafronte

From: Cristina Aviles [[email address redacted](#)]
Sent: Thursday, April 8, 2021 7:56 PM
To: Hector Rojas <HRojas@ci.pittsburg.ca.us>
Subject: Envision Pittsburg

****External Sender: Use caution before opening links or attachments****

Hi, as a long time resident I recommend building more schools for our Pittsburg children. Pittsburg continues to build more homes and not enough schools to accommodate all students from Kindergarten to High School. This has been a BIG problem for many years.

Please Envision more schools in Pittsburg.

Sincerely,

Cristina Aviles

April 1st, 2021

Re: Land Use Alternatives Survey and General Plan Process

Dear Mayor Craft, City Council, and City Staff,

We appreciate the work your city and staff have done to not only continue the General Plan Update process, but help facilitate public engagement. Greenbelt Alliance recently attended the Pittsburg's General Plan Update and Land Use Alternatives Workshop geared towards environmental stakeholders. After reviewing the Land Use Alternatives report and survey, in addition to hearing the presentation by city staff and the Envision Pittsburg team, we have strong concerns that we hope you take into consideration when moving forward.

It is critical to center environmental justice and climate change throughout the General Plan and as a consideration in every decision Pittsburg makes. There was no mention of sea level rise or other climate related issues during the workshop or survey, you cannot imply they will be taken into consideration. Of all the cities in Contra Costa County, Pittsburg faces one of the highest risks of sea level rise and there are many vulnerable communities and toxic sites along the shoreline with potential for disastrous impacts. We understand there are other documents on the website that go into detail about these issues, but with no mention of the impending climate risks and its impact on Pittsburg, citizens are unable to make a truly informed decision on what land use alternative best suits their needs and wants. The threat of rising sea levels will soon put many communities of color in Pittsburg's waterfront properties at risk of displacement. **It is pivotal that both the Land Use Alternatives Survey, General Plan Update, and future public forums prioritize climate change mitigation and environmental justice.**

The city's engagement process and timeline does not prioritize widespread involvement or allow for enough time for meaningful feedback. We support the city's effort to get widespread feedback on the land use alternatives through two upcoming workshops, but publishing them with just over a weeks notice is not enough time to do meaningful outreach to get a diverse range of community members to attend. As of writing this on April 2nd, an invitation has not gone out through the mailing list so it is unclear how people will know about these workshops. Our engagement concerns extend through the whole process. We understand you have a short timeline but we recommend extending the timeline for review of the policies themselves when they are ready. **The General Plan will guide the city's future for generations and it is essential to make sure the public has provided feedback in a meaningful way.**

With our concerns associated with the Land Use Alternatives Survey, particularly how difficult it is to follow and the lack of language surrounding the environmental impacts, we do not feel the

survey adequately meets the community's needs and adds to our concern for the city's community engagement approach.

Greenbelt Alliance is committed to ensuring the Bay Area's lands and communities are resilient to a changing climate. We ask the city and staff to re envision their current timeline for the General Plan Update to allow for more robust community engagement. An increased timeline will ensure that civic participation is both equitable and sincere. We also urge the city to incorporate language surrounding sea level rise and prioritize this when drafting their General Plan, Housing Element Update, and Climate Action Plans.

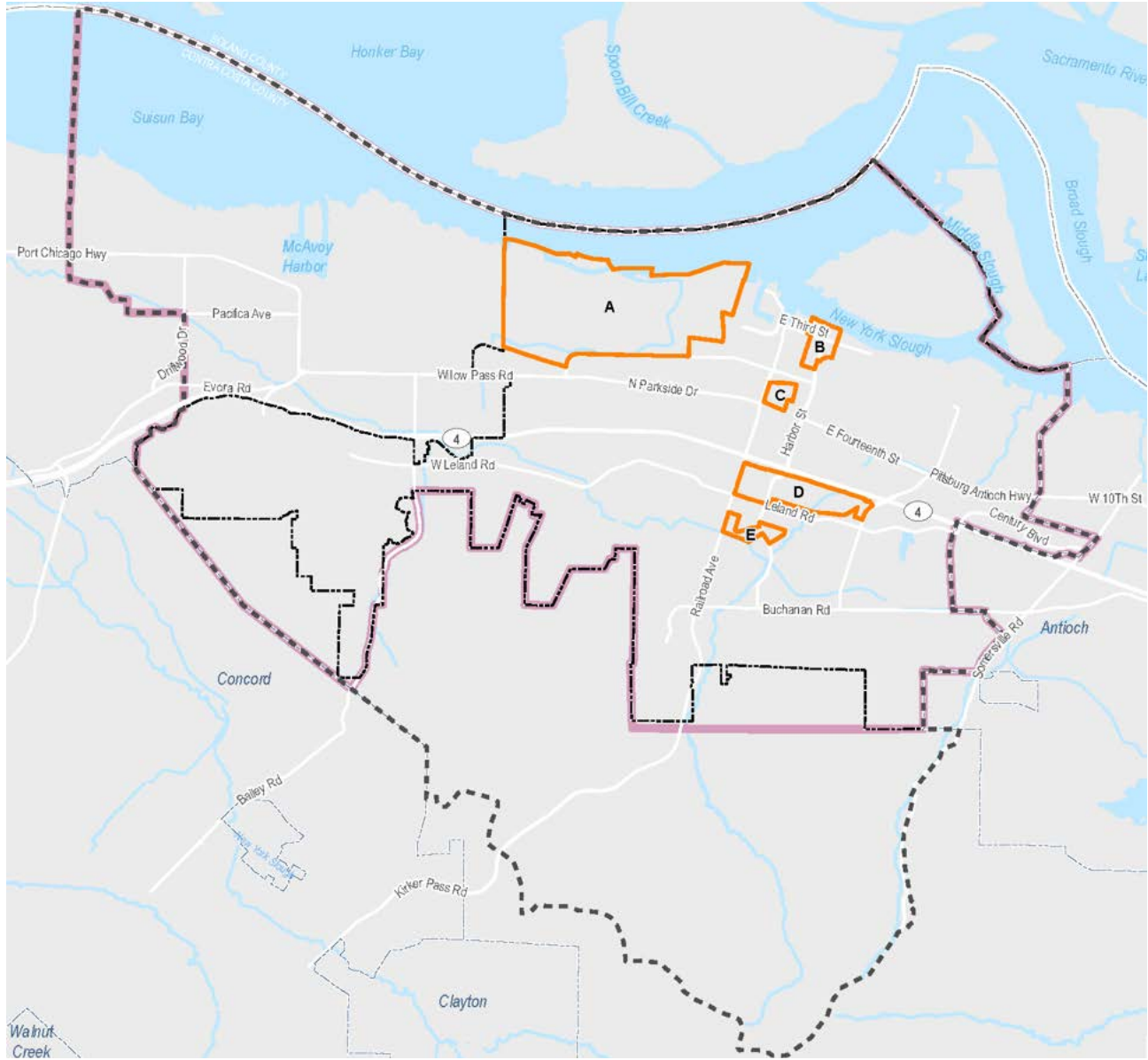
Thank you for your time and consideration and commitment to ensuring our community thrives.

A handwritten signature in black ink, appearing to read "Zoe Siegel".

Zoe Siegel
Director of Climate Resilience
Greenbelt Alliance



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 Pittsburgh 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 Pittsburgh hosted three visioning workshops, a series of pop-up events, and an on-line Envision Pittsburgh survey to understand the community's vision for the future of Pittsburgh. 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 Pittsburgh survey. The Visioning Report includes attachments with the results of community participation activities from the Visioning Workshops and a complete report of all Envision Pittsburgh 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 Pittsburgh 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 Pittsburgh, and their long-term visions for the future of Pittsburgh.

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 Pittsburgh 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 Pittsburgh 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

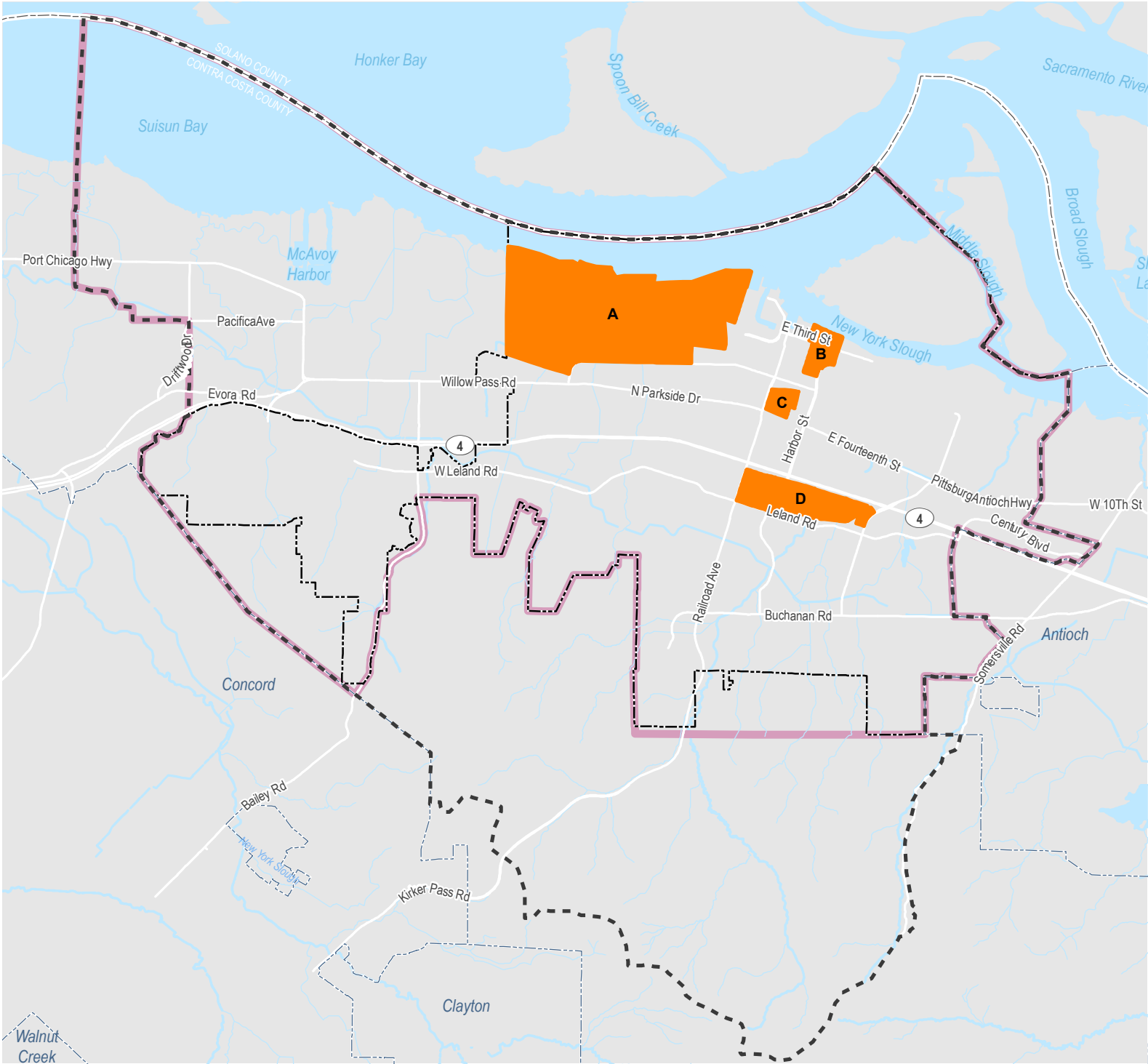
Community input on potential future land uses and growth in four opportunity areas was gathered through the Brownfield Revitalization Planning and Opportunity Sites Virtual Workshop and survey. In total, 216 residents, workers, property owners, and other interested parties responded to the survey. Of 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
• 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)	• Housing accessible to disabled persons • Live/work housing • Traditional single-family residential • Mixed use residential	• Research and development • Advanced manufacturing • Sustainable energy production • Medical facilities	• Community-serving commercial • Commercial recreation • Neighborhood-serving commercial • Commercial entertainment	• 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
• Provide recreational opportunities • Conserve natural resources (e.g., marsh and tidal lands, species habitat, etc.) • Increase access to healthy foods • Improve environmental health	• Housing accessible to disabled persons • Live/work housing • Senior housing • Traditional single-family residential	• Research and development • Medical facilities • Sustainable energy production • Technology-related/emerging industries	• Commercial recreation • Community-serving commercial • Neighborhood-serving commercial • Commercial entertainment	• 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
• Provide employment opportunities • Increase public safety/reduce crime • Provide goods and services • Support inclusive economic development	• Live/work housing • Housing accessible to disabled persons • Mixed use residential • Senior housing	• Community services • Technology-related/emerging industries • Research and development • Medical facilities	• Neighborhood-serving commercial • Community-serving commercial • Commercial entertainment • Commercial recreation	• 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
• Provide employment opportunities • Provide goods and services • Increase public safety/reduce crime • Increase access to healthy foods	• Live/work housing • Housing accessible to disabled persons • Senior housing • Mixed use residential	• Research and development • Technology-related/emerging industries • Community services • Sustainable energy production	• Community-serving commercial • Neighborhood-serving commercial • Commercial entertainment • Commercial recreation	• 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

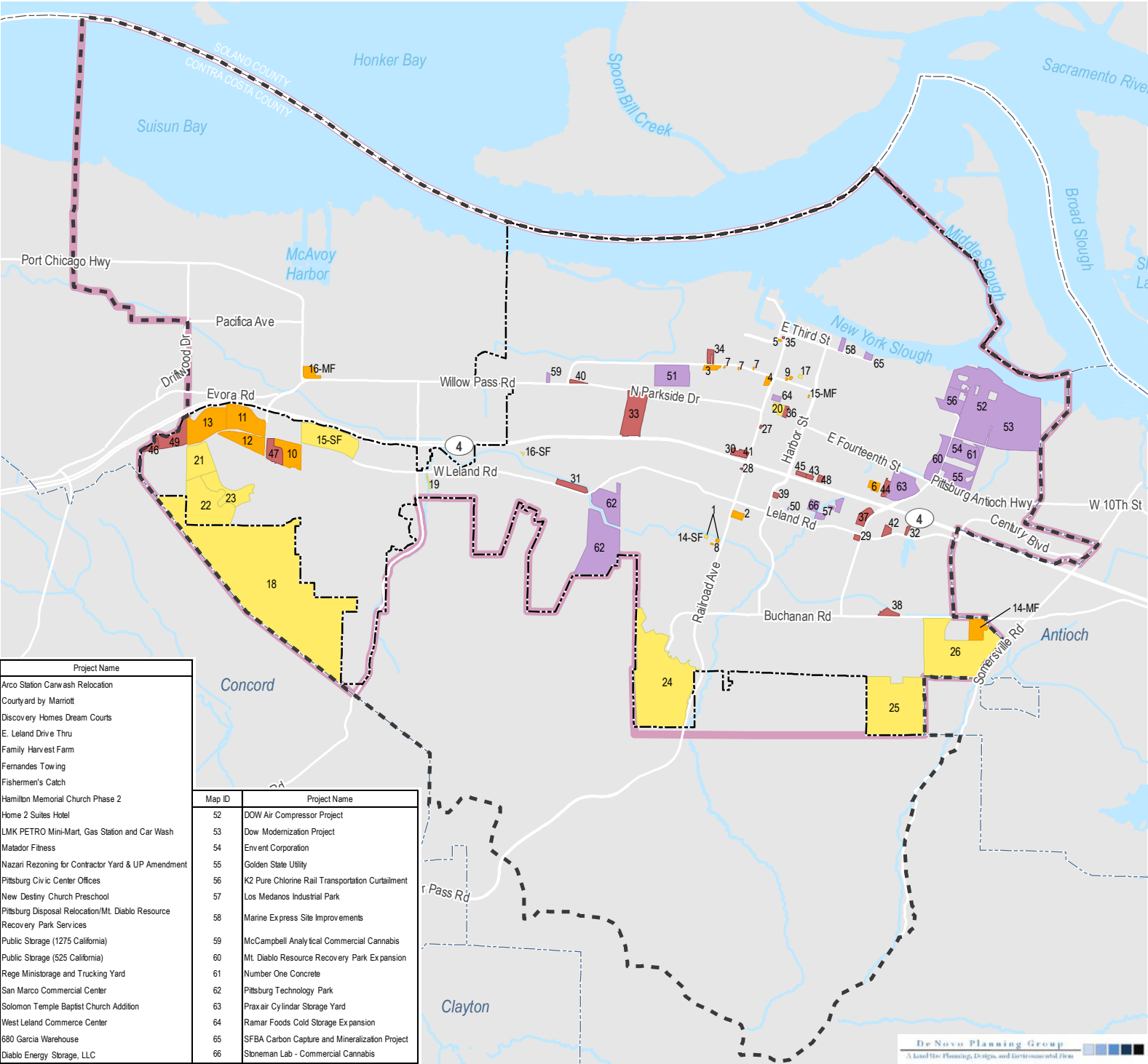
- Single Family Residential
- Multi-Family
- Commercial/Institutional
- Industrial



Map ID	Project Name
1	Alturus Triplexes
2	Alchison 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	Matador 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 Ministorage 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
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 Pittsburgh/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 ½-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			
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.	Density: Not specified FAR: Non-residential ¹ : 0.5 Residential ² : 0.25	No change	No change
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	Density: Not specified FAR: Non-residential ¹ : 0.5 Residential ² : 0.25	No change	No change
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.	Density: Not specified FAR: Non-residential: Minimum 1.0 Non-residential and residential: 2.0	No change	No change
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.	Density: - FAR: 1.0	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
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.	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	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	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
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.	Density: Not specified FAR: Residential and non-residential: 0.5	No change	No change
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.	New designation	1.5 FAR; accommodate professional, office, medical, research/technology, business park, service commercial, and warehousing uses; industrial uses allowed subject to performance standards	1.5 FAR; accommodate professional, office, medical, research/technology, business park, service commercial, and warehousing uses; industrial uses allowed subject to performance standards

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
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.	Density: - FAR: Non-residential: 0.5, except 0.8 allowed for low-employment-intensity uses	Increase maximum FAR to 1.0 for uses with low employment intensities	Increase maximum FAR to 1.0 for uses with low employment intensities
Other Designations			
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.	Density: None specified FAR: None specified	Total residential and non-residential FAR: 0.6	Total residential and non-residential FAR: 0.6
Parks/Recreation Provides for parks, recreation complexes, community fields, public golf courses, stadiums, greenways, and local and regional trails.	Density: - FAR: None specified	No change	No change
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.	Density: 1 unit per 20-acre or larger parcel on agricultural and resource management land FAR: None specified	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
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 Pittsburgh 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

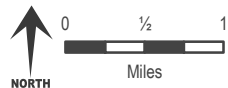
Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

Figure 3:

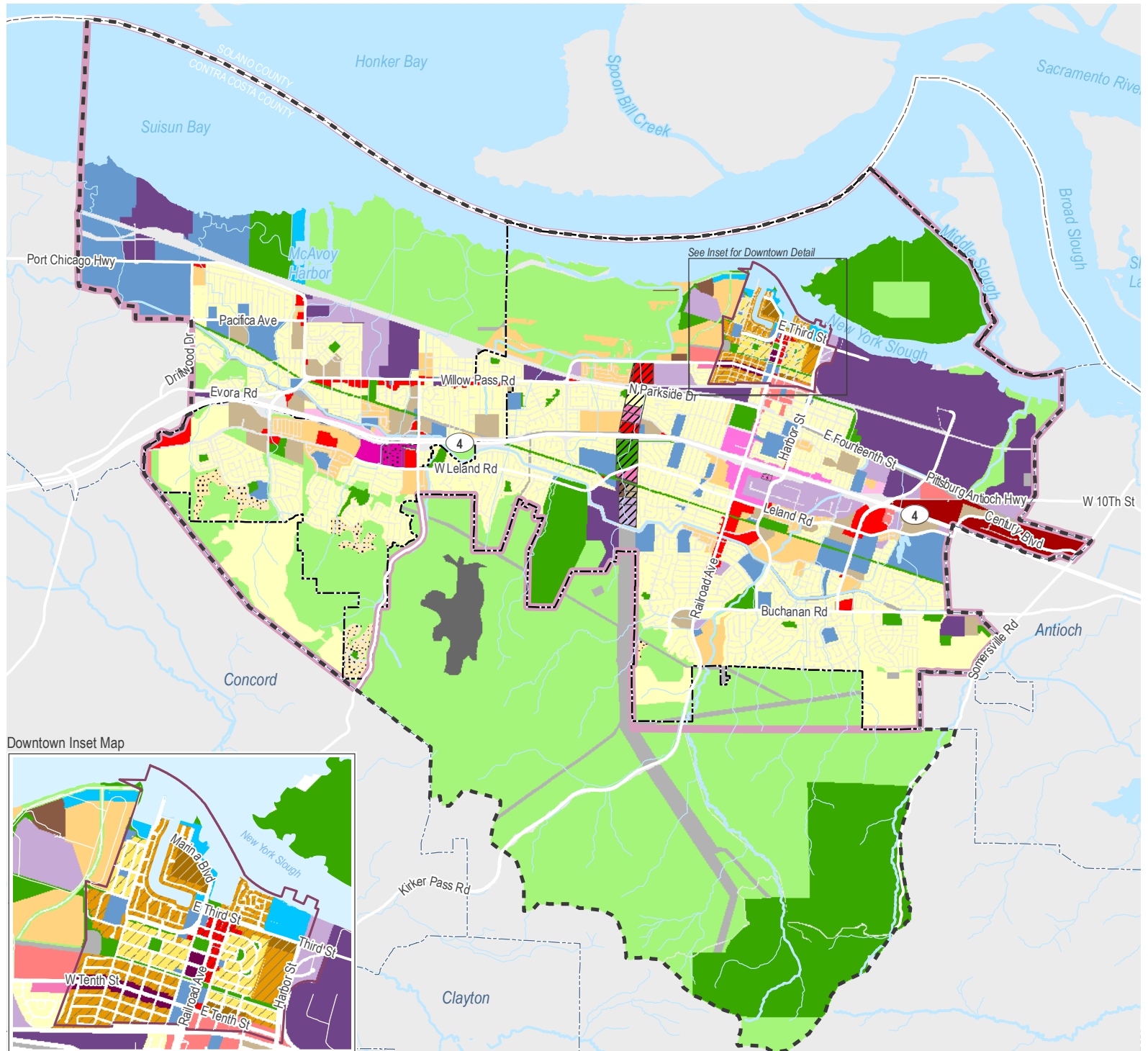
ALTERNATIVE A

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



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



Sources: City of Pittsburg, Contra Costa County. Map date: February 15, 2021.

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

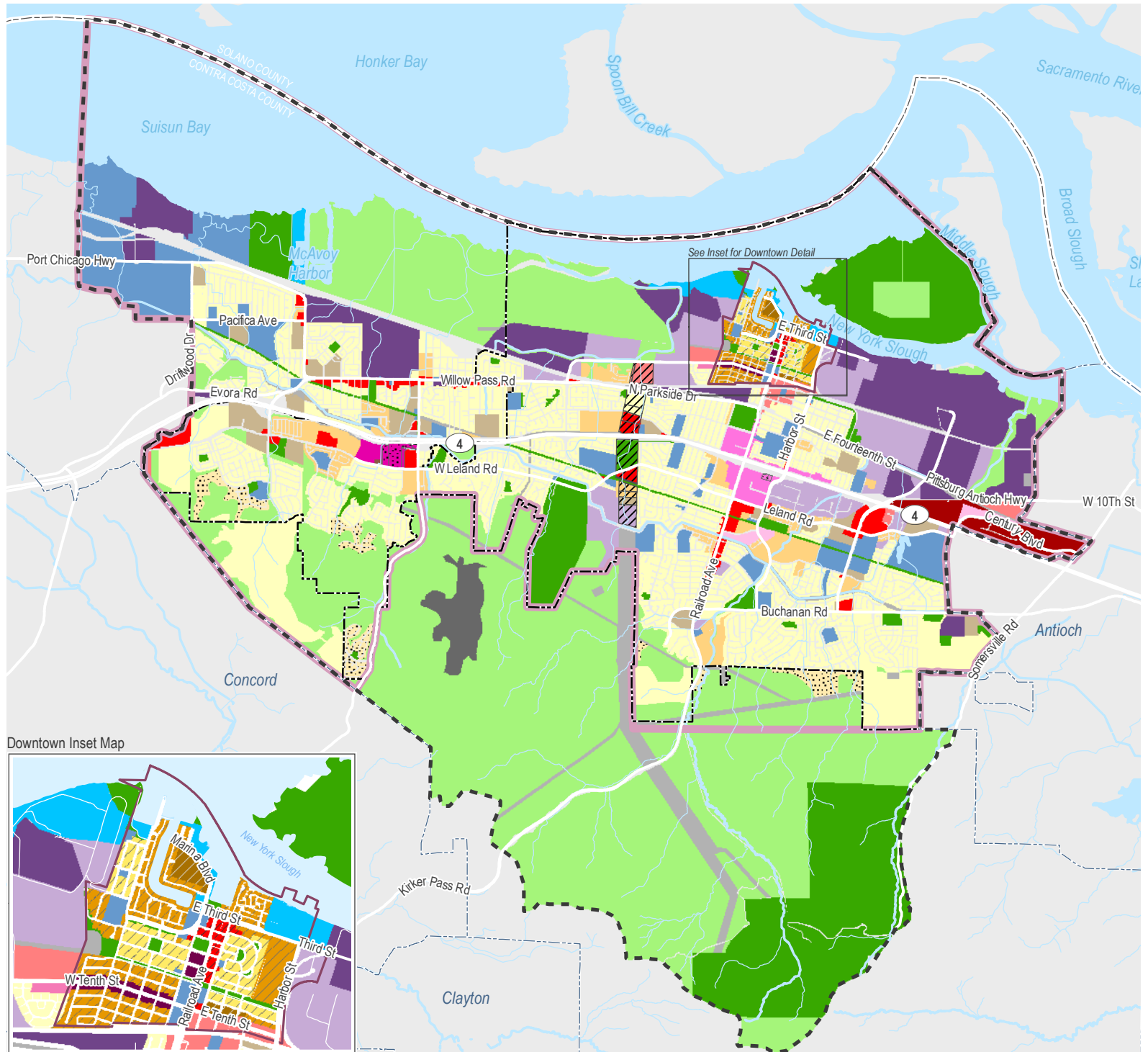
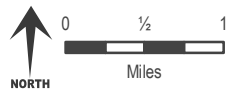
Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2021

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:

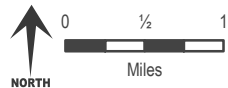
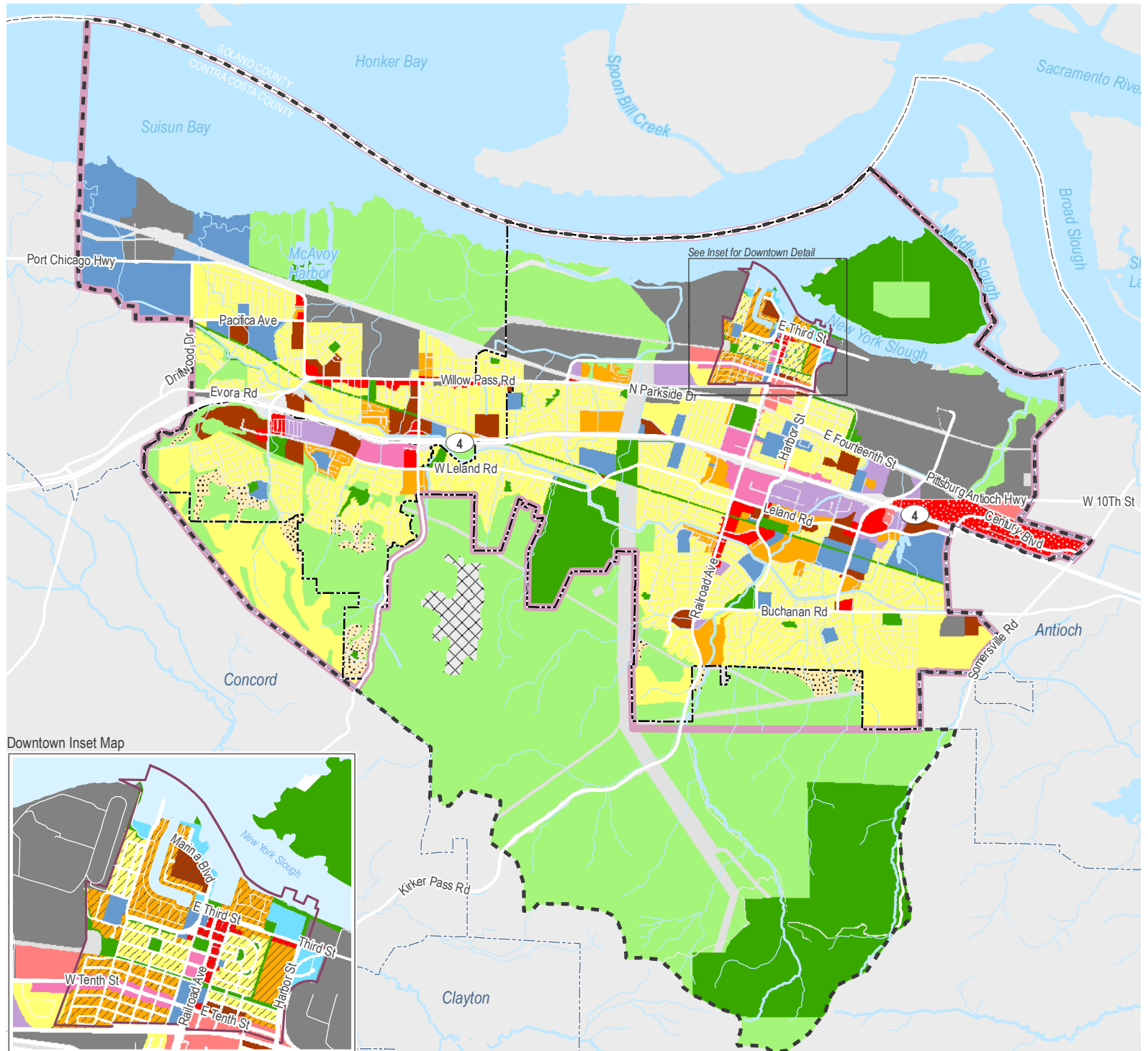
ALTERNATIVE C

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



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 Pittsburgh 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)								TOTAL
	Commercial		Office		Industrial		Other		
	#	%	#	%	#	%	#	%	
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.

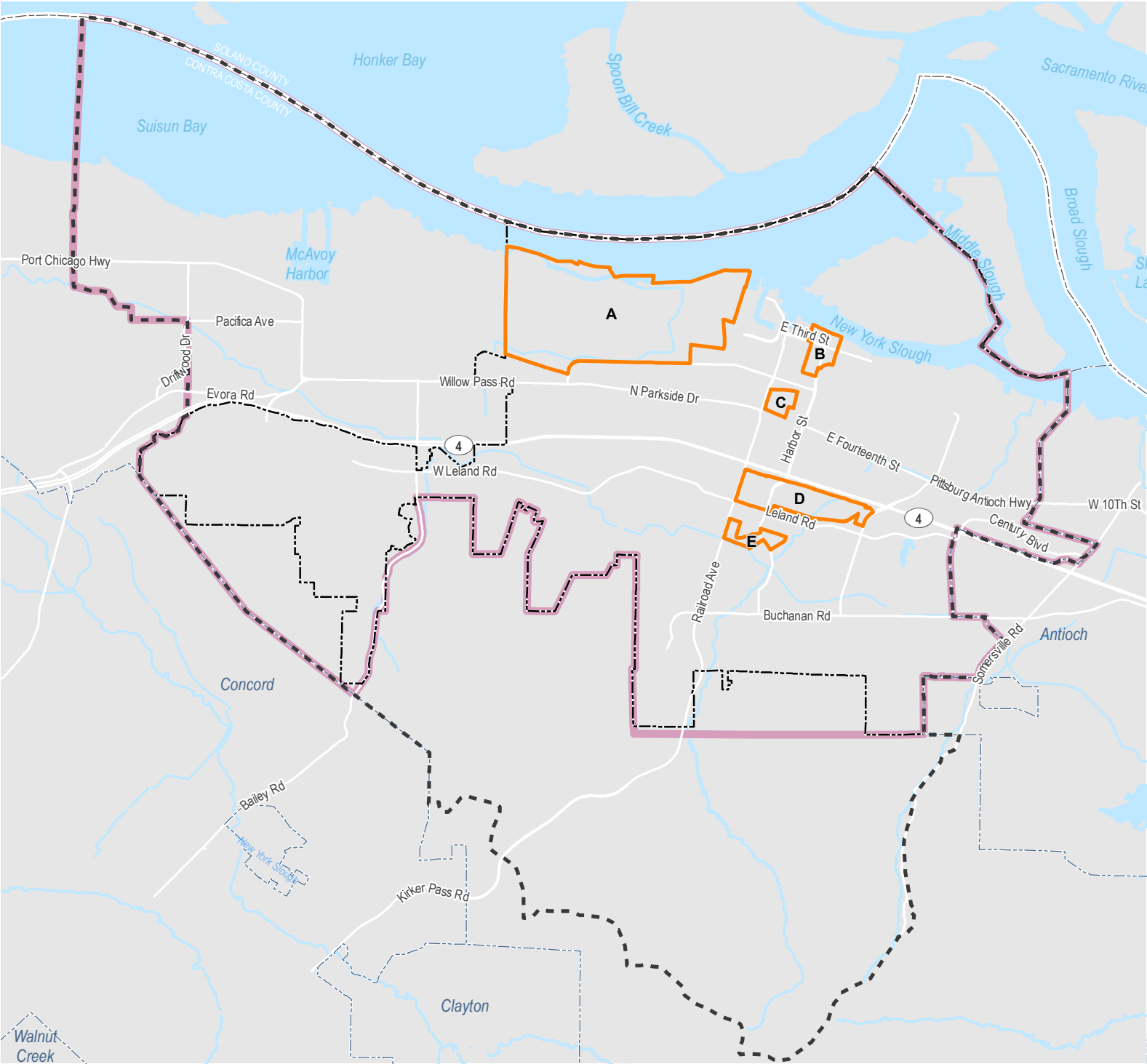
All Land Use Alternatives explored for the five focus areas would include General Plan policies that provide for buffers and thoughtful transitions between residential and nonresidential development. The location and amount of future commercial, residential, and other growth reflected in each alternative 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 - Pittsburgh 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

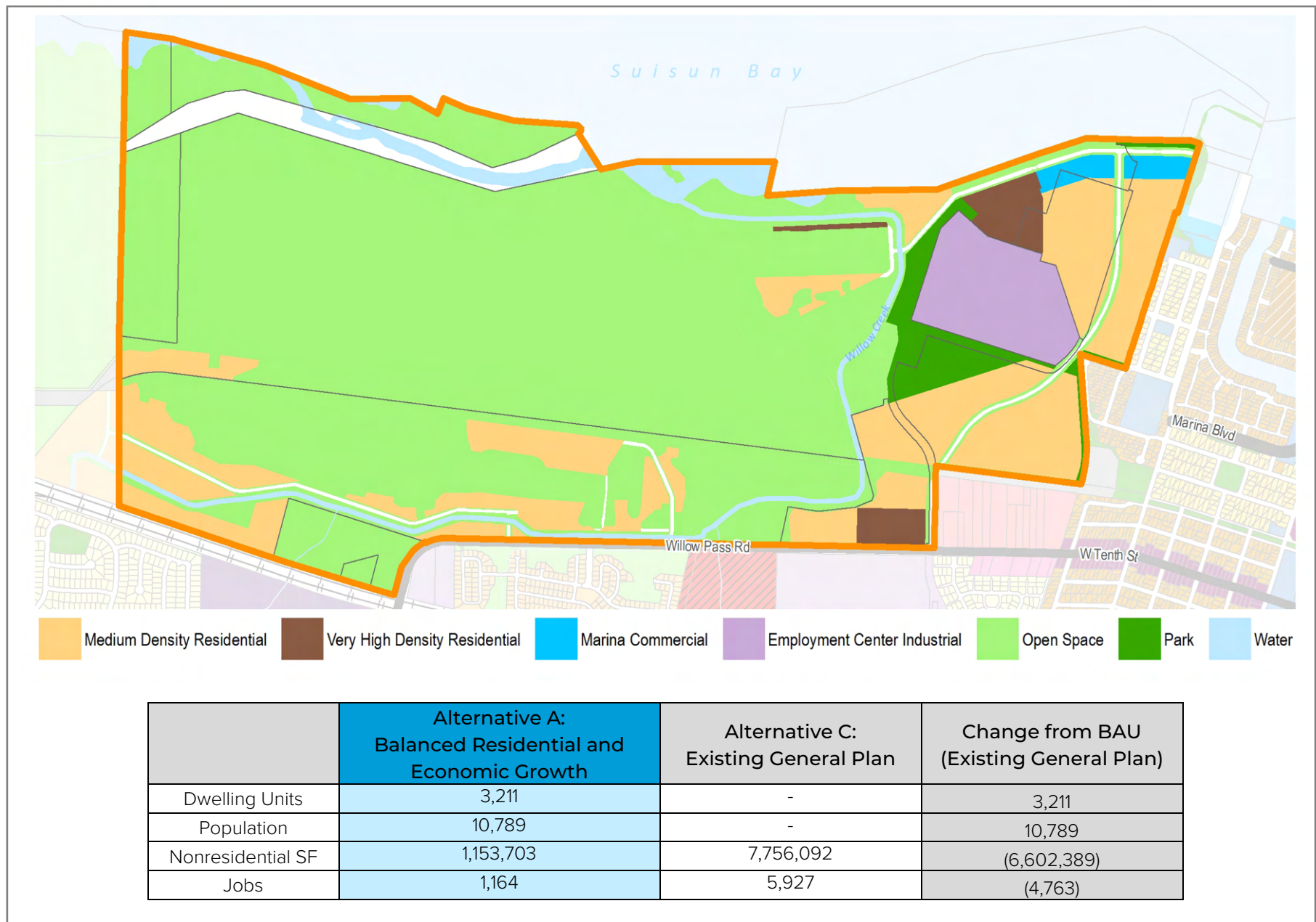
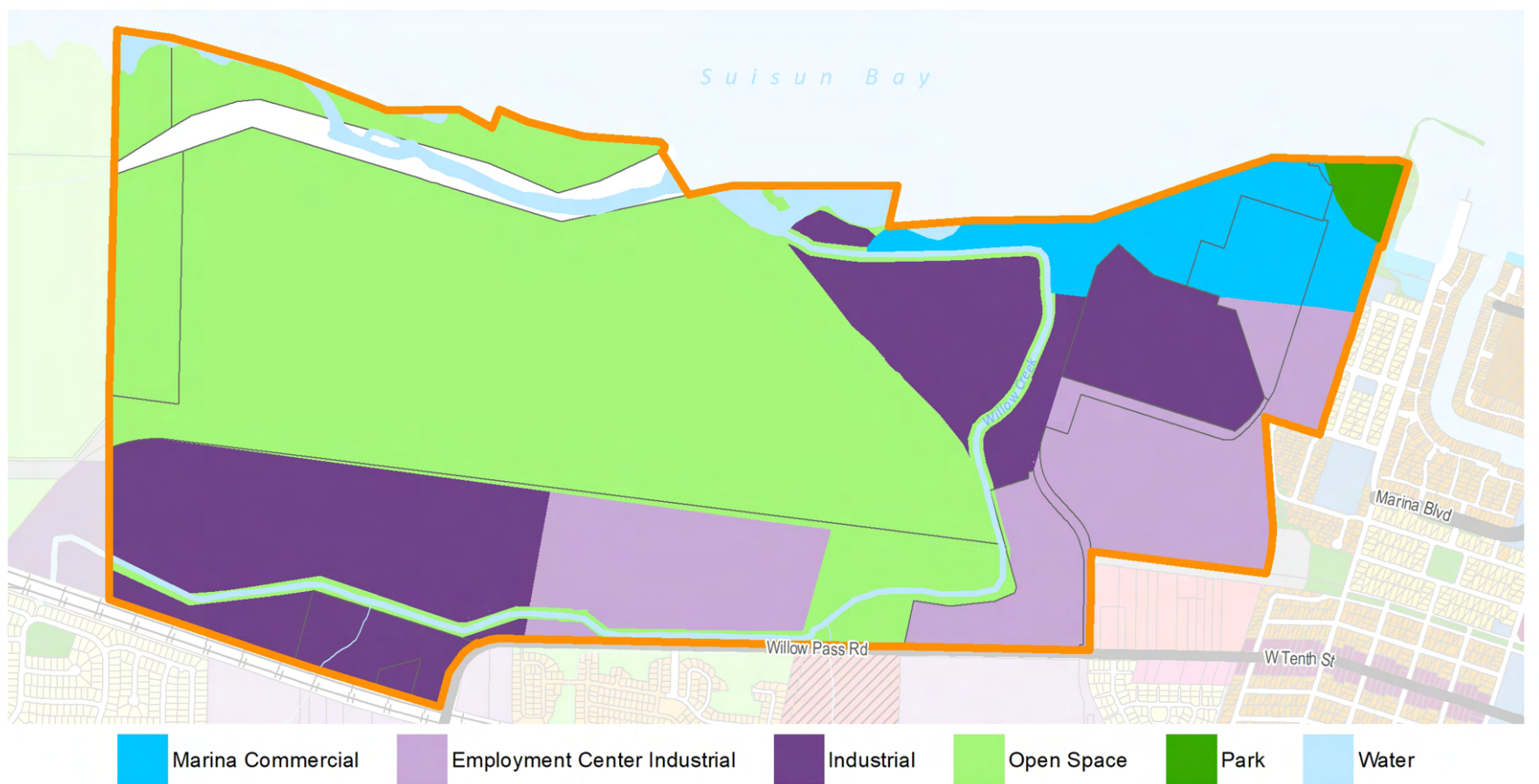
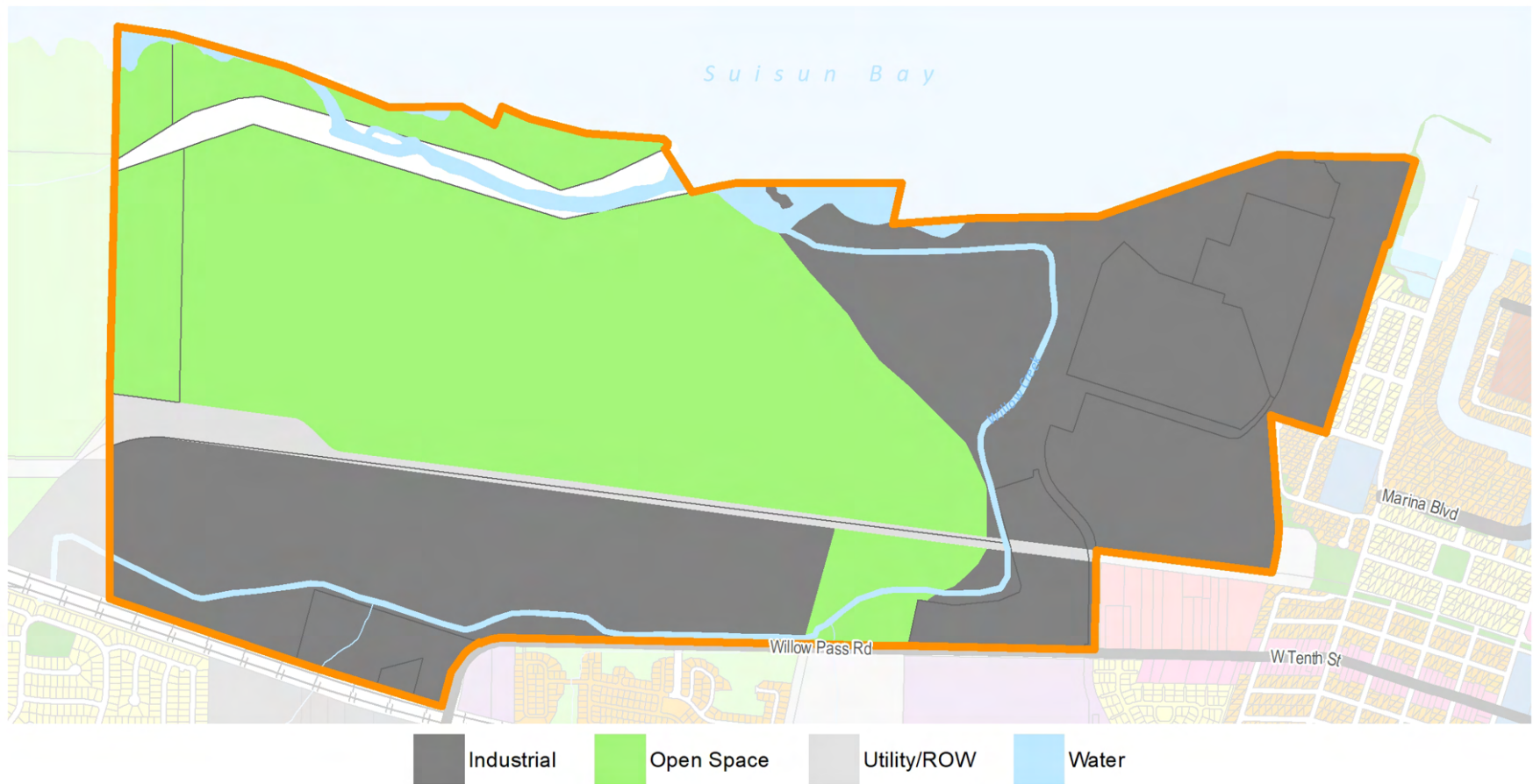


Figure 8: Area A - NRG Revitalization Site Alternative B



	Alternative B: Employment Focused Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	837	-	837
Population	2,812	-	2,812
Nonresidential SF	9,012,008	7,756,092	1,255,916
Jobs	8,215	5,927	2,288

Figure 9: Area A - NRG Revitalization Site Alternative C



	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	-	--
Population	-	-
Nonresidential SF	7,756,092	-
Jobs	5,927	-

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

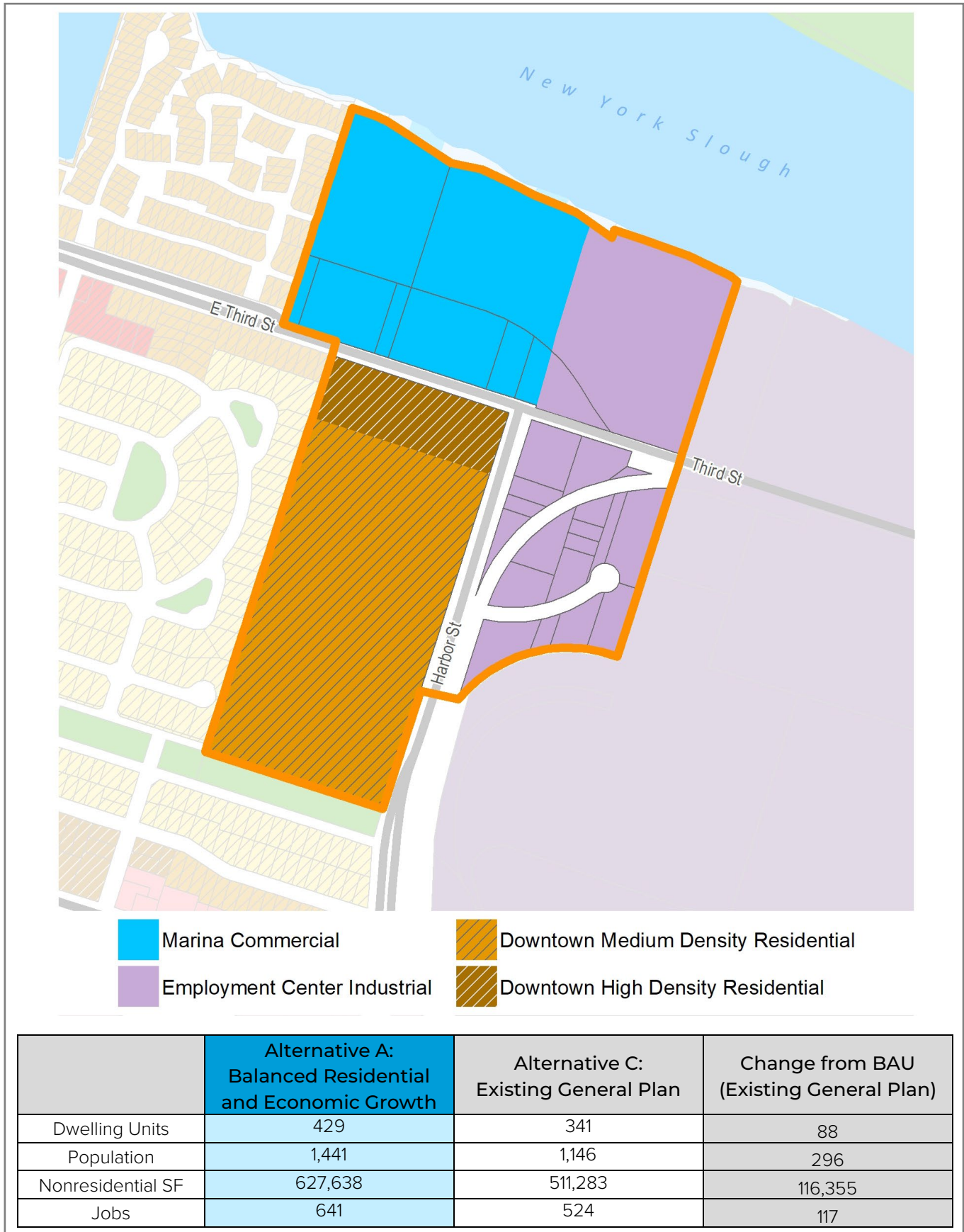


Figure 11: Area B - Johns Manville/E. 3rd Street/Waterfront Area Alternative B

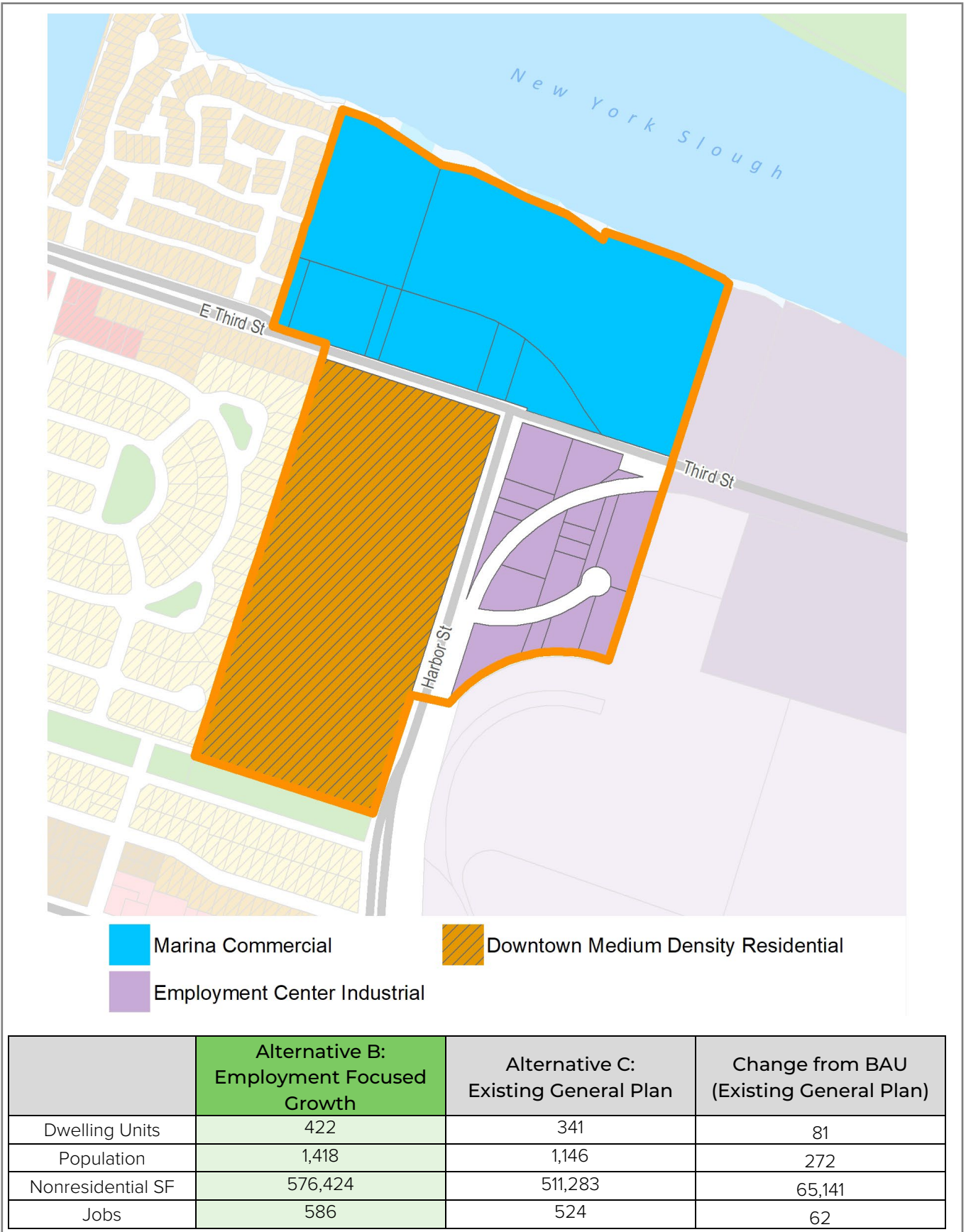
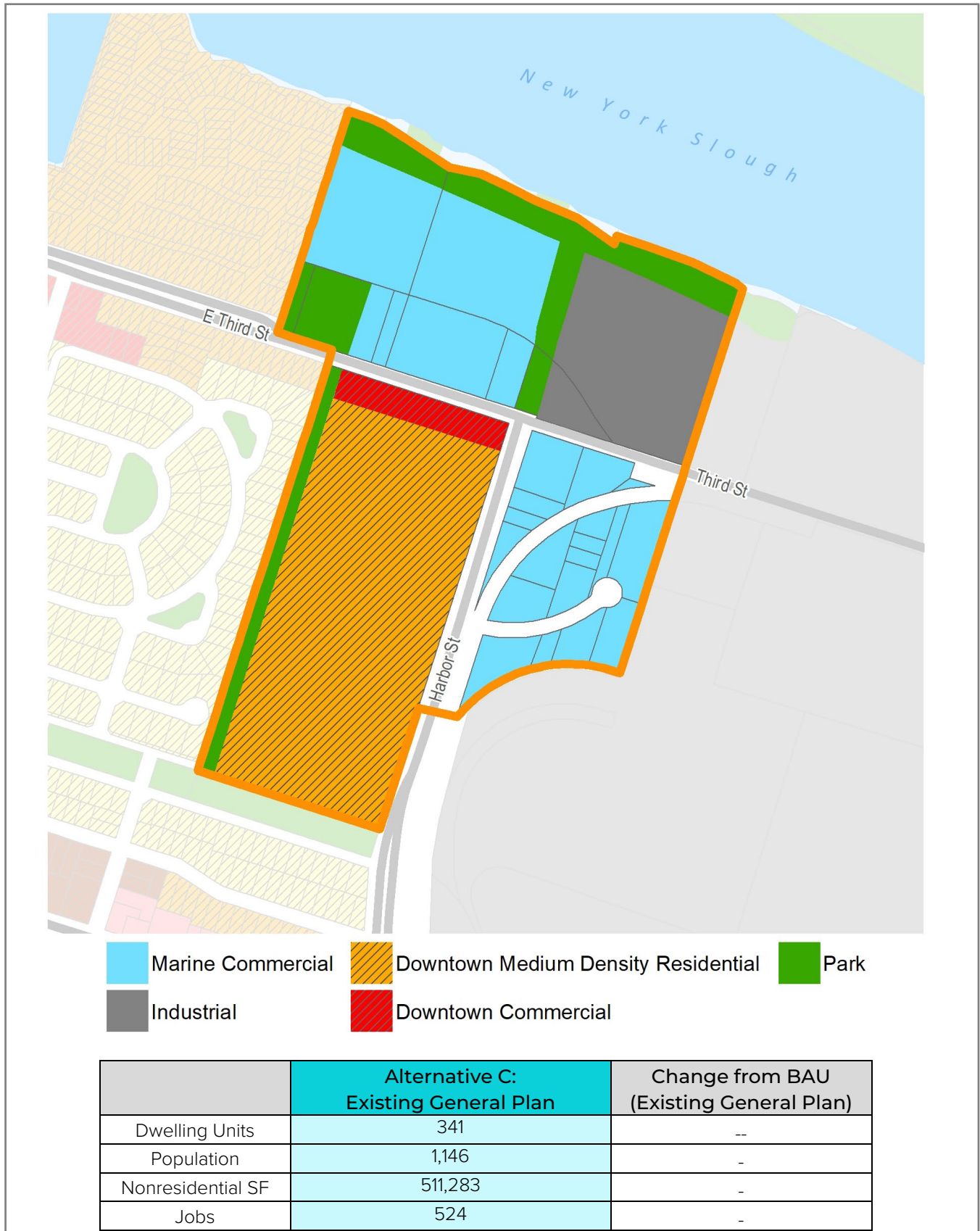


Figure 12: Area B - Johns Manville/E. 3rd Street/Waterfront Area Alternative C



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

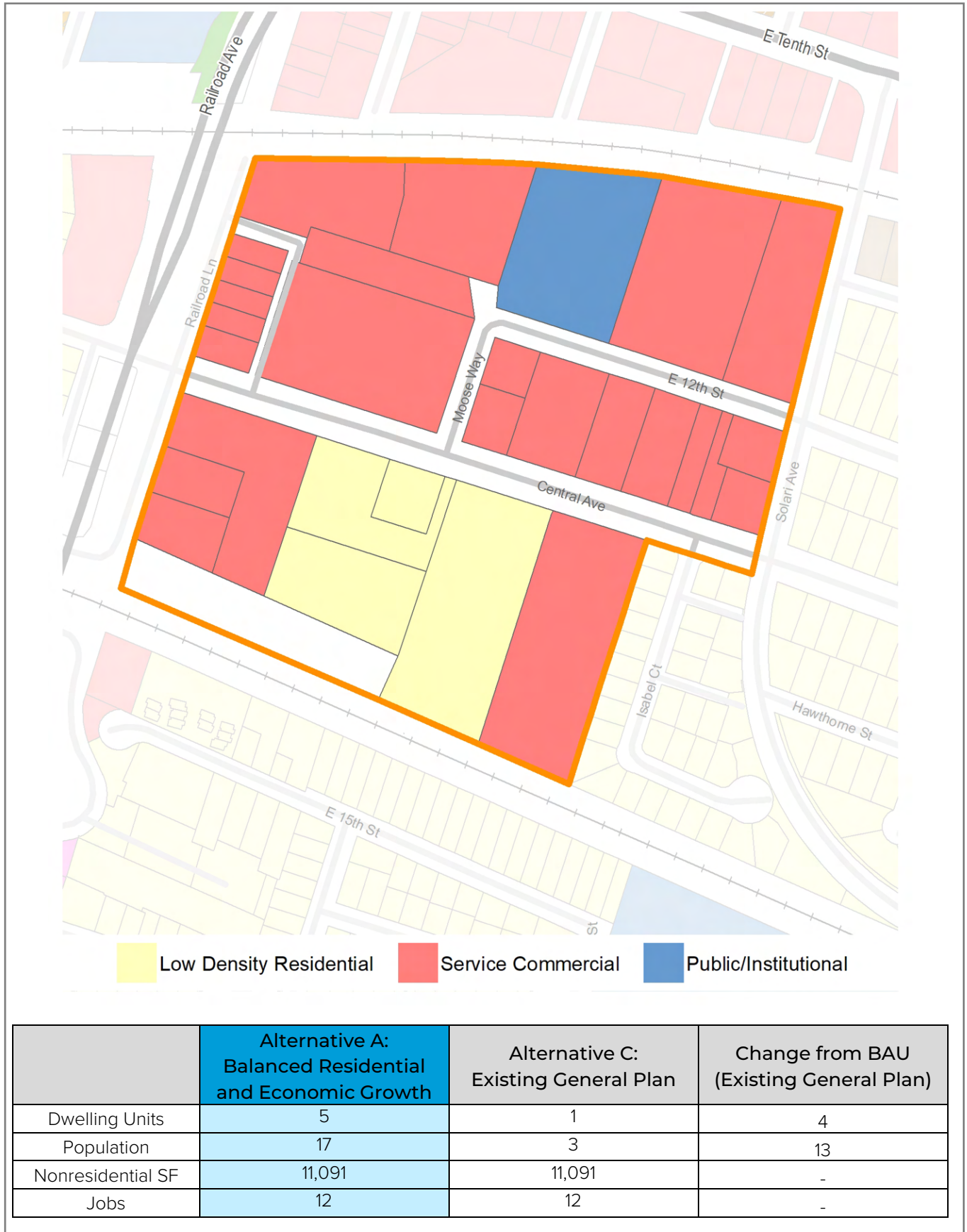


Figure 14: Area C - Railroad Ave/Central Ave/E. 12th St/Solari Ave Area Alternative B

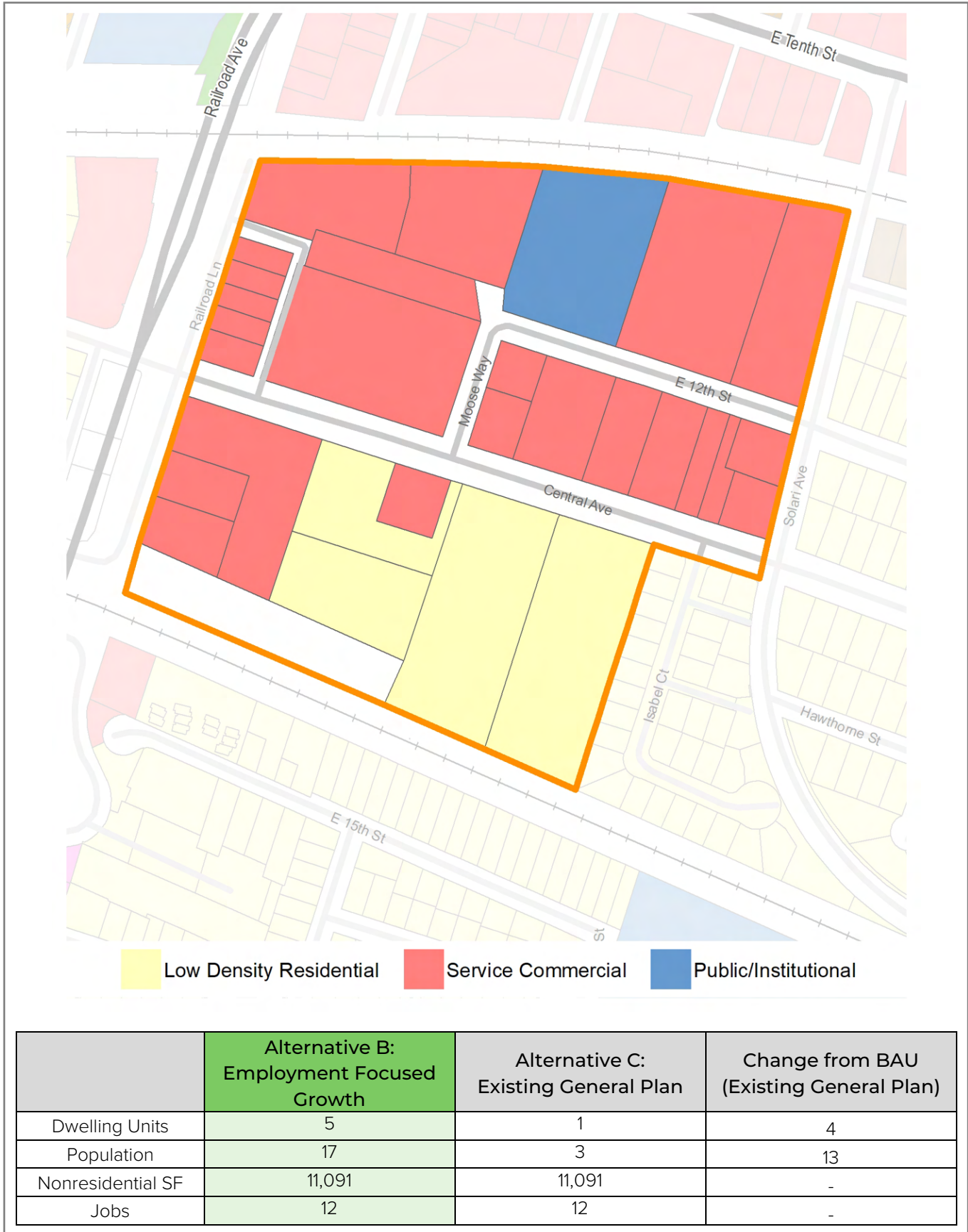
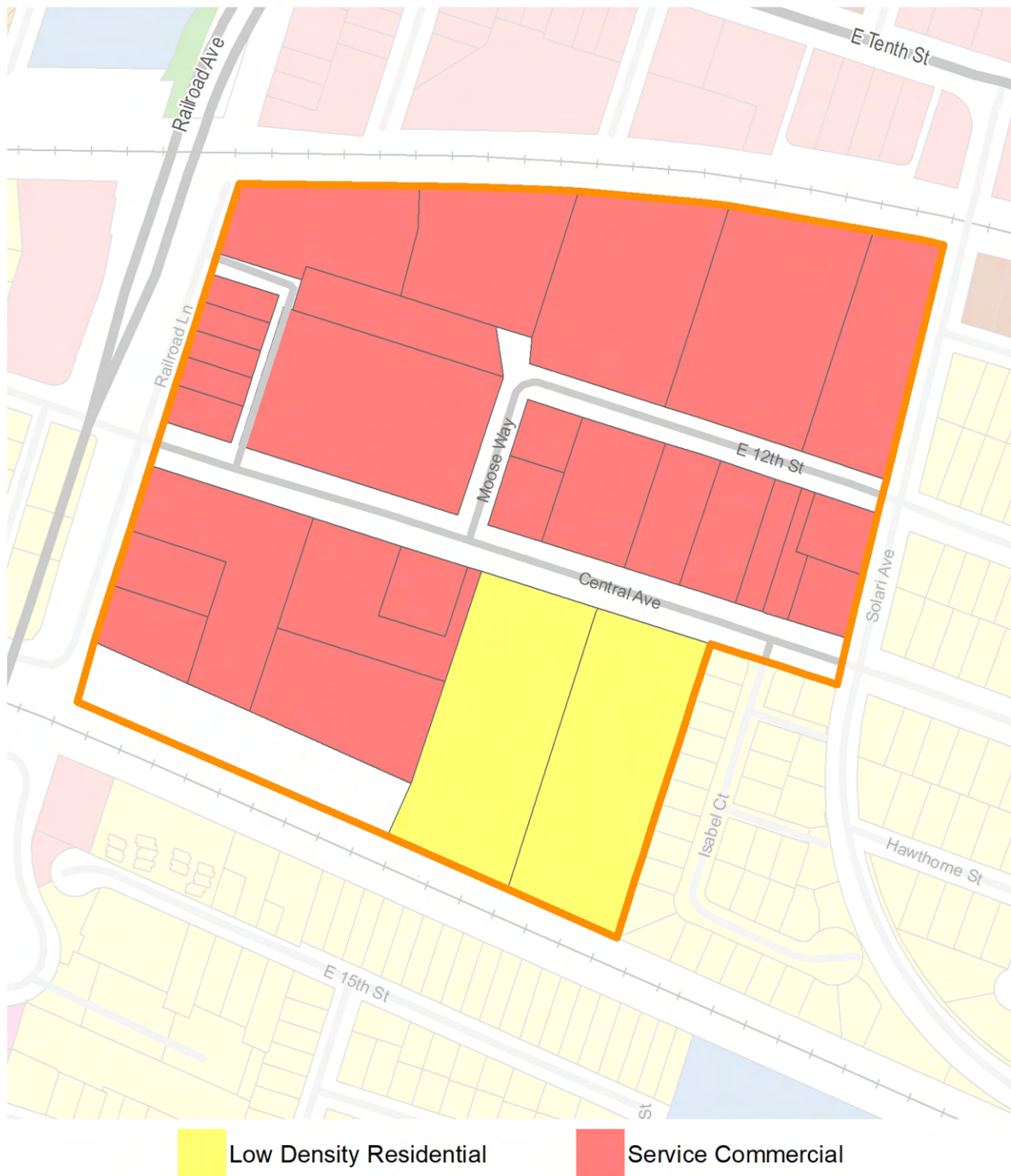


Figure 15: Area C - Railroad Ave/Central Ave/E. 12th St/Solari Ave Area Alternative C



	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

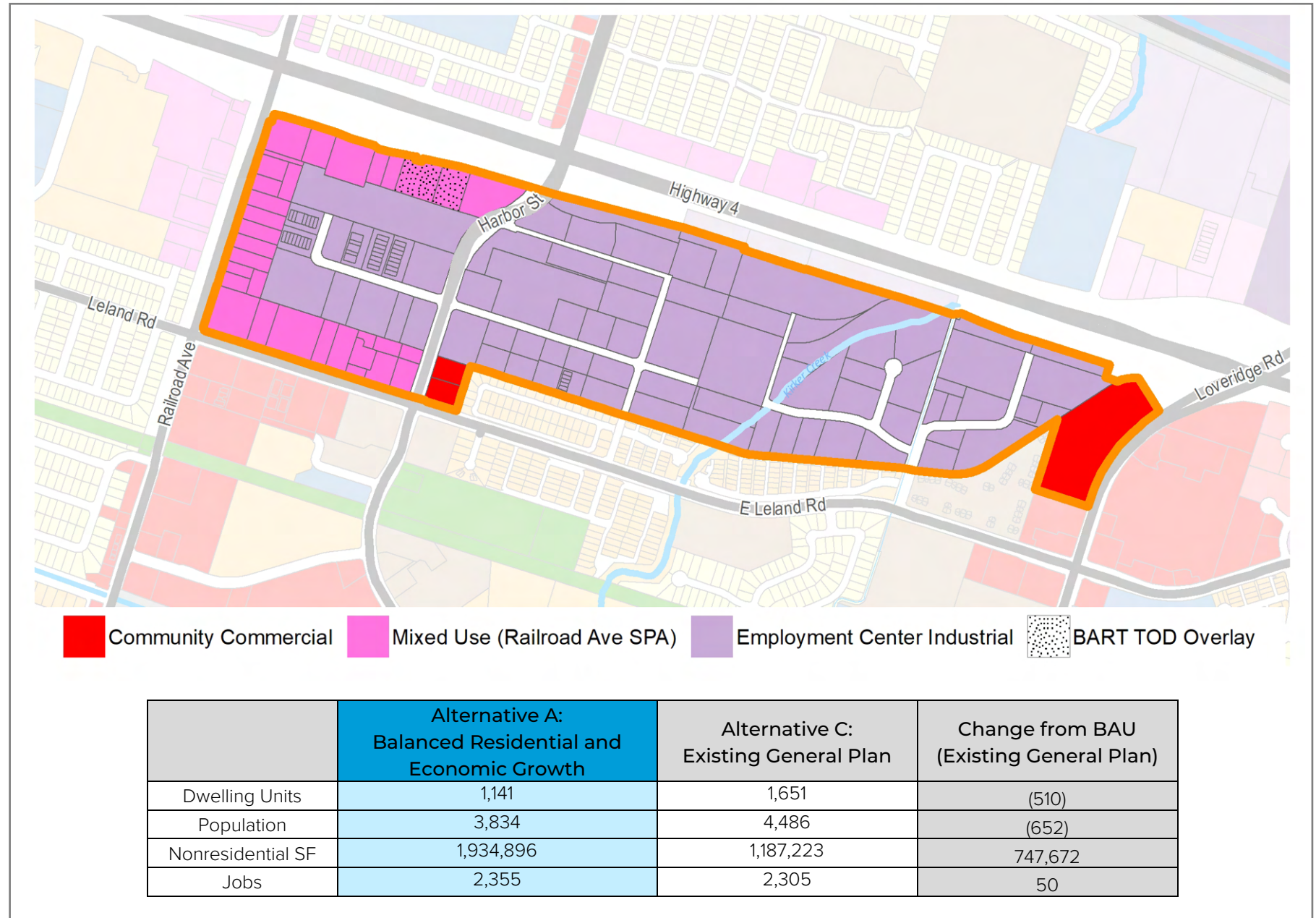


Figure 17: Area D - Bliss/Clark/Garcia Area Alternative B

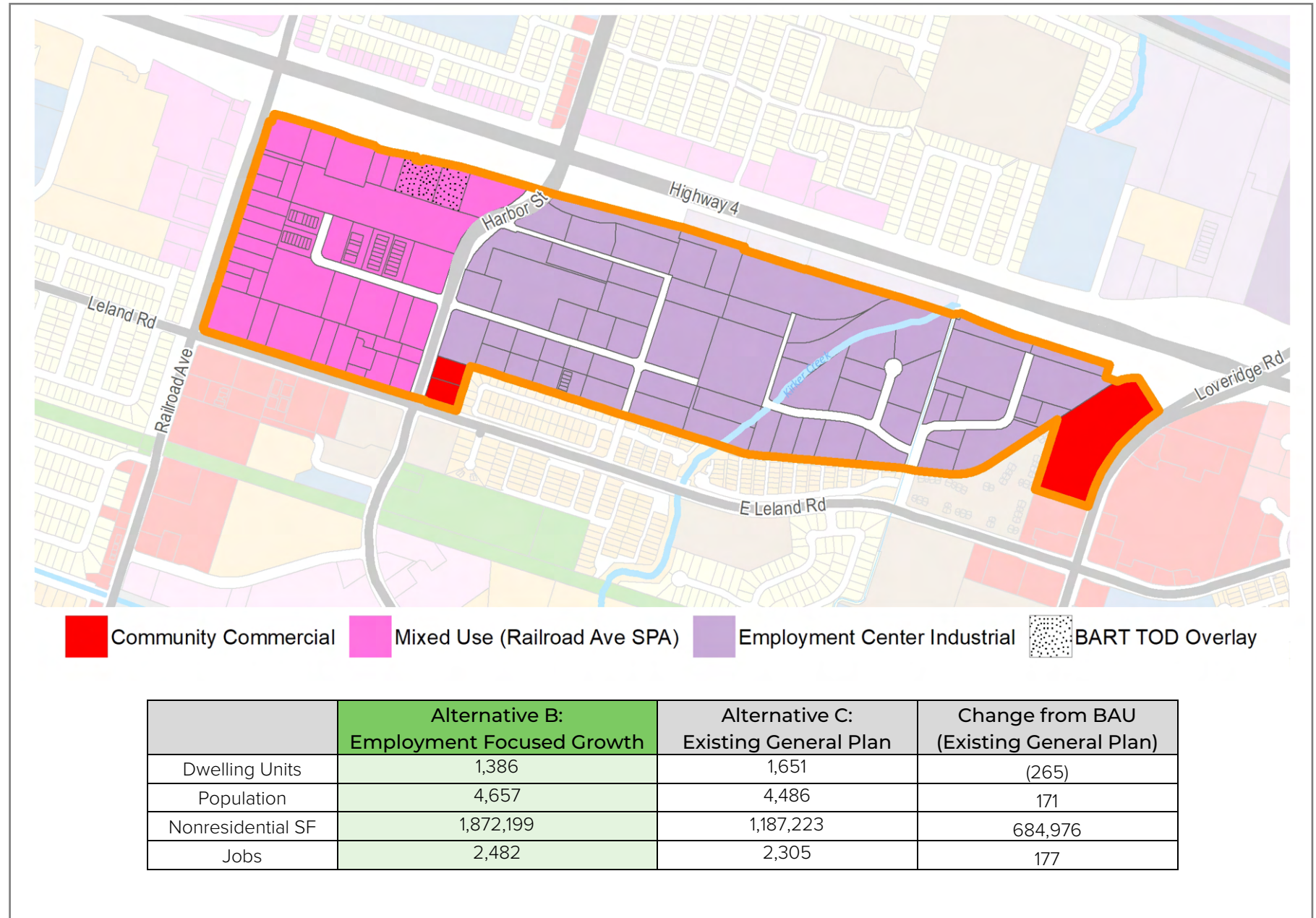
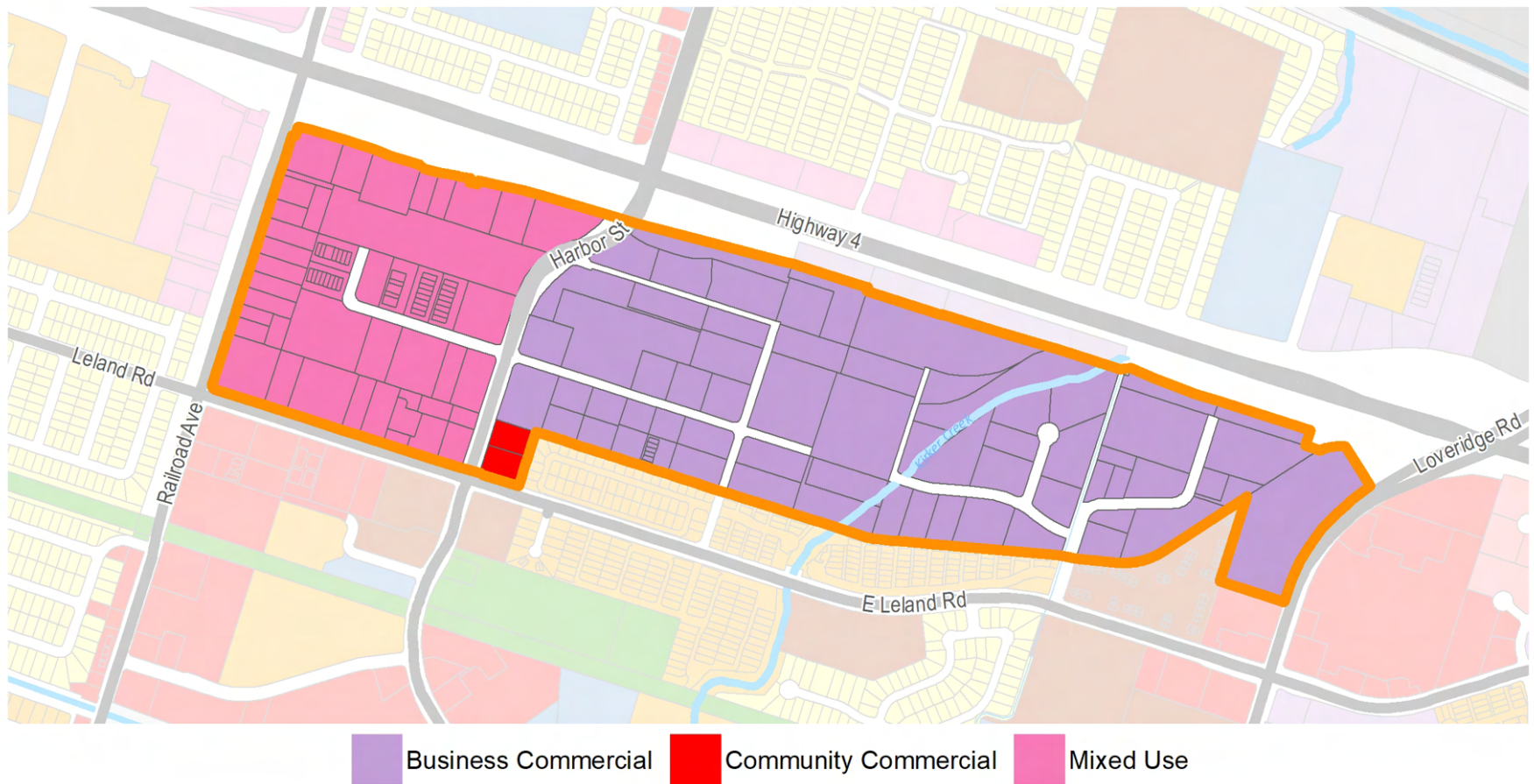


Figure 18: Area D - Bliss/Clark/Garcia Area Alternative C



	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	1,651	--
Population	4,486	-
Nonresidential SF	1,187,223	-
Jobs	2,305	-

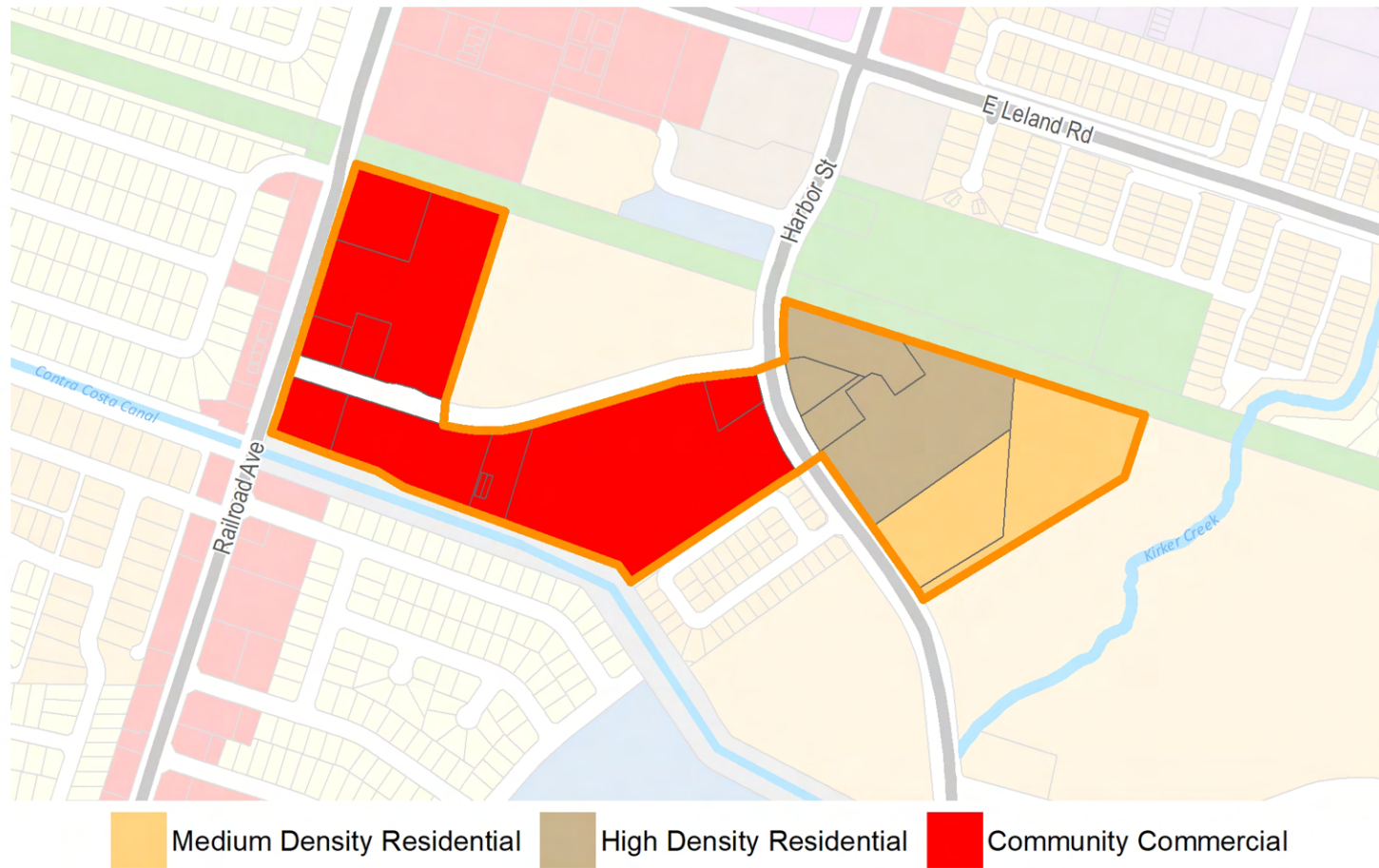
AREA E - PITTSBURG CITY PLAZA AND ATLANTIC PLAZA AREA

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.

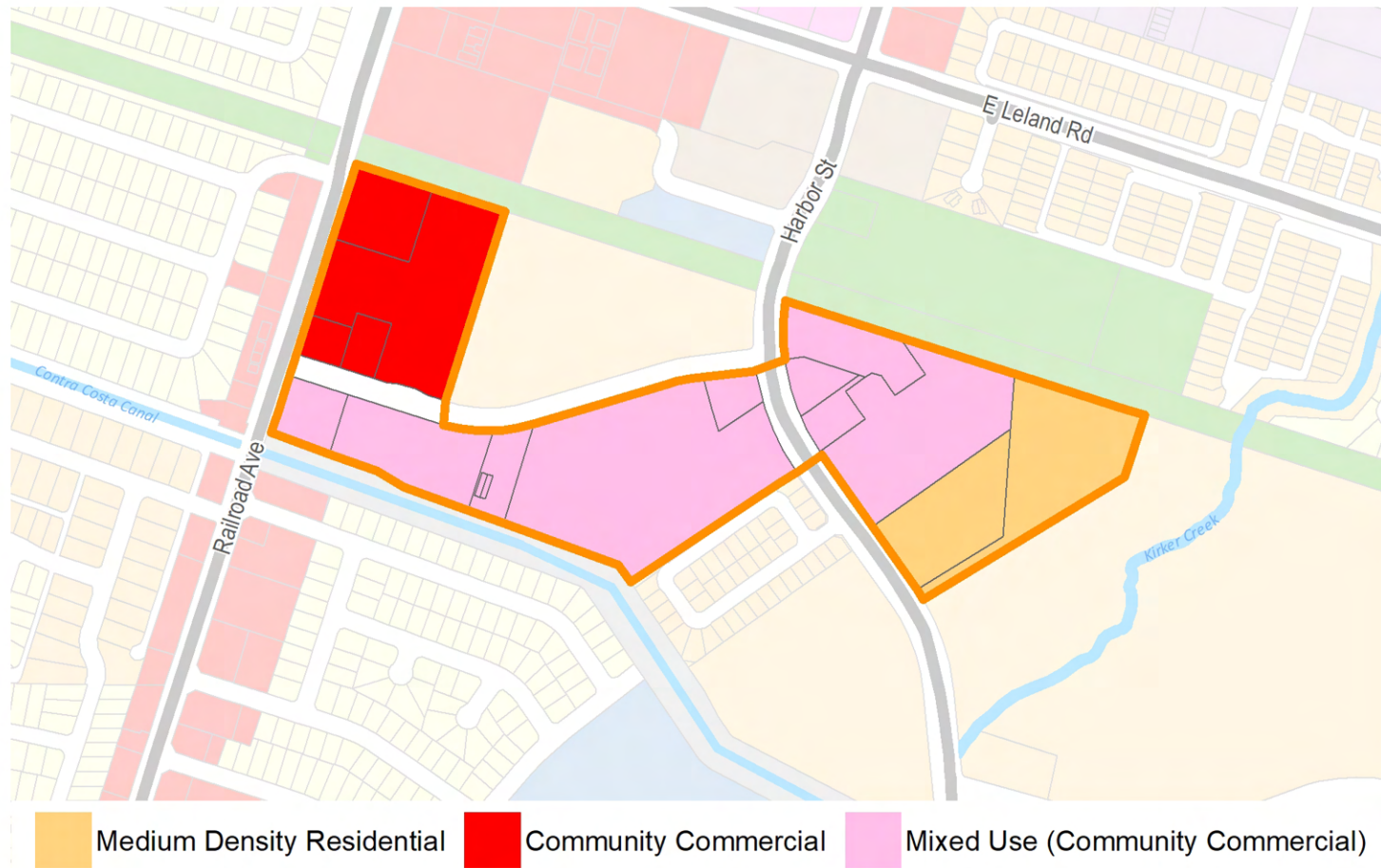
TABLE 19: AREA E LAND USE ALTERNATIVES ACREAGE COMPARISONS						
Land Use Designation	Alternative A		Alternative B		Alternative C	
	Acres	%	Acres	%	Acres	%
Residential Land Use Designations						
Medium Density Residential	6.7	19%	0.0	0%	0.0	0%
High Density Residential	7.5	21%	6.7	19%	0.0	0%
Total Residential 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



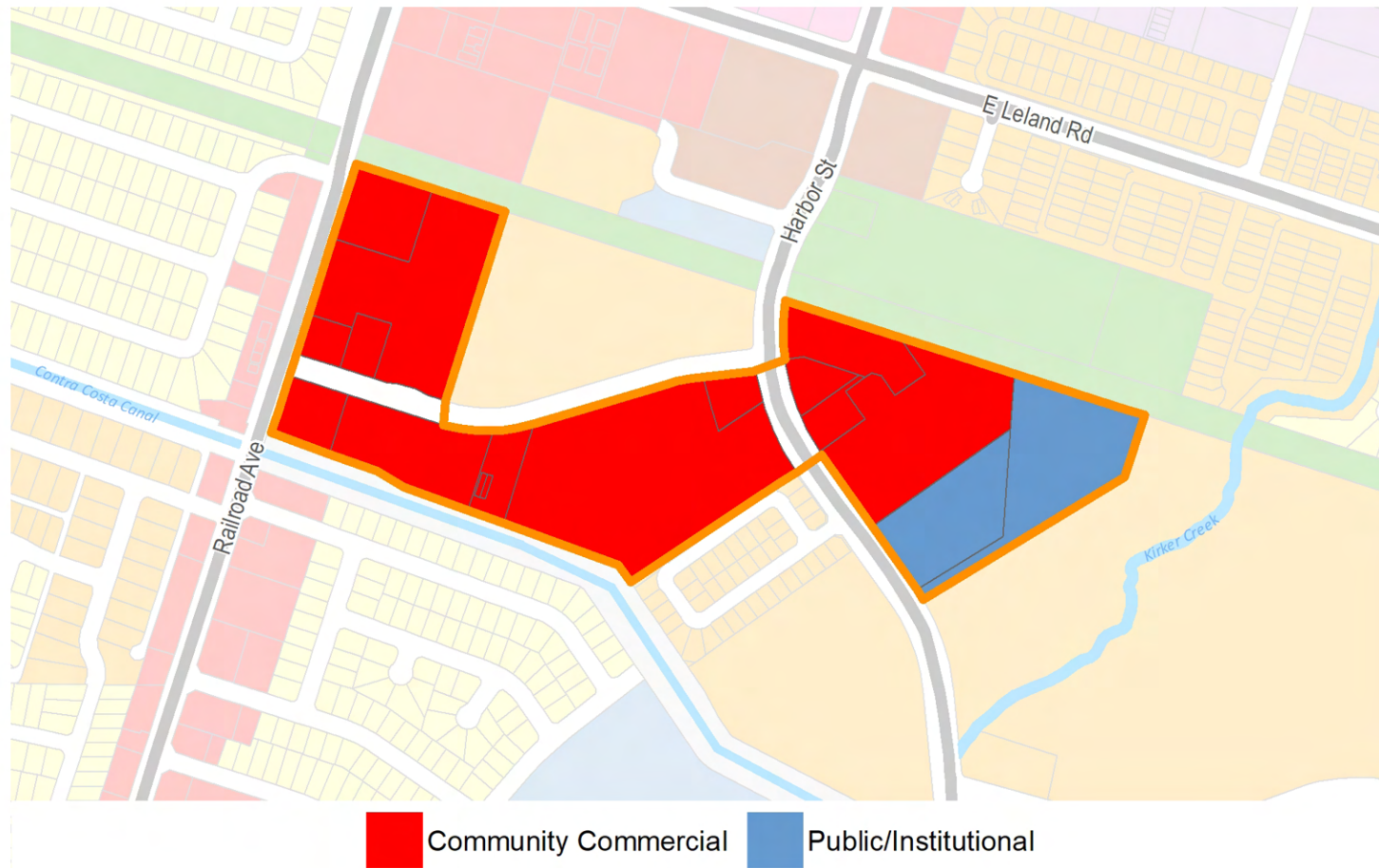
	Alternative A: Balanced Residential and Economic Growth	Alternative C: Existing General Plan	Change from BAU (Existing General Plan)
Dwelling Units	295	58	3,211
Population	991	195	10,789
Nonresidential SF	10,147	181,755	(6,602,389)
Jobs	21	232	(4,763)

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



	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 - Pittsburgh City Plaza and Atlantic Plaza Area Alternative C



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