

2026 REGIONAL TRANSPORTATION PLAN & SUSTAINABLE COMMUNITIES STRATEGY

Working Group Meeting #5

SEPTEMBER 16, 2025



GOALS FOR TODAY'S MEETING

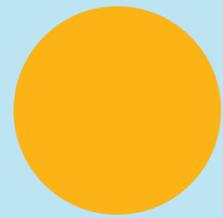
- Present draft results of the reference case and three alternative land use allocations for review and feedback.
- Share associated narratives and communication materials and gather feedback from working group members on how this information is being presented.



AGENDA

- **Presentation (15 min)**
 - Recap of Project Progress
 - Draft Allocation Results
 - Overview of Engagement Round 2
 - Overview of Group Activity
- **Break (5 min)**
- **Group Discussion (50 min)**
- **Next Steps (5 min)**

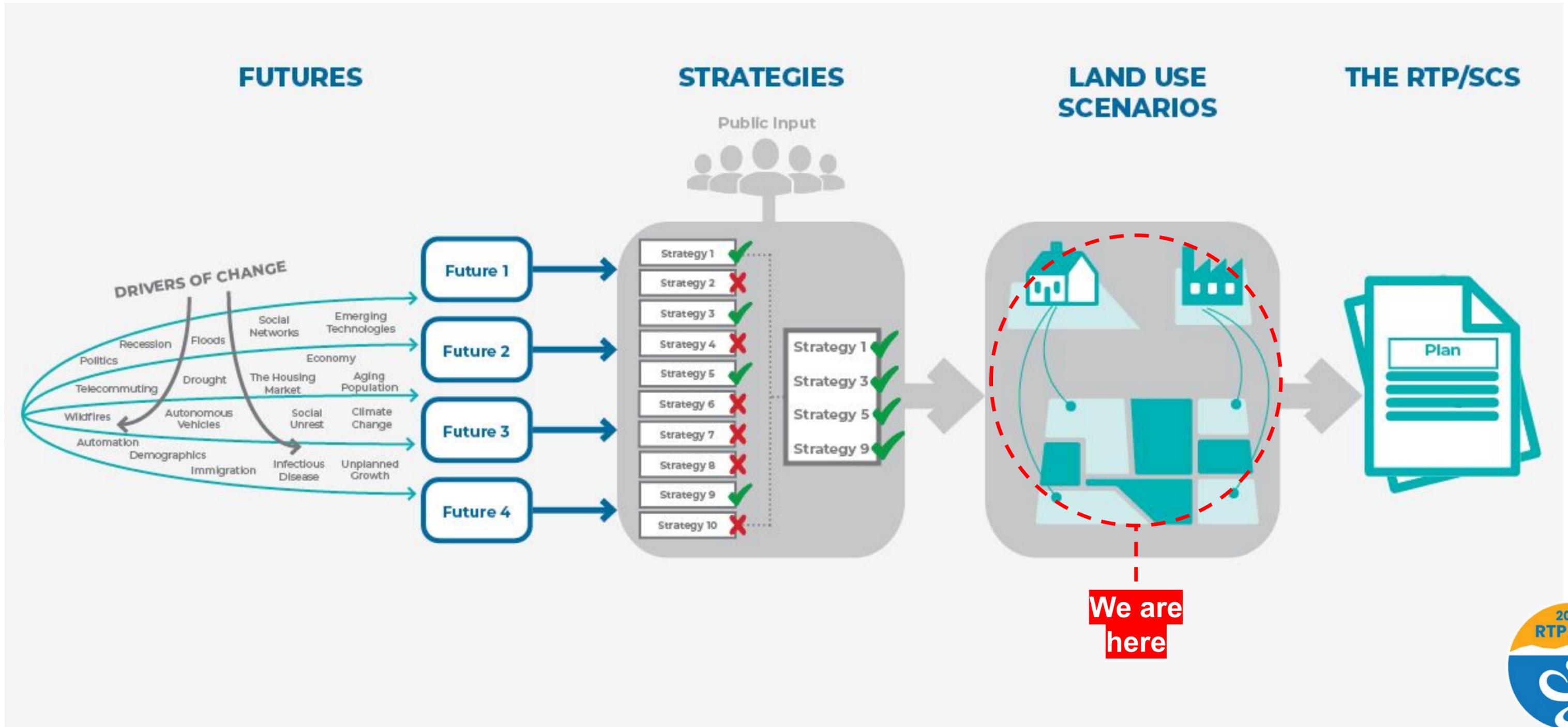




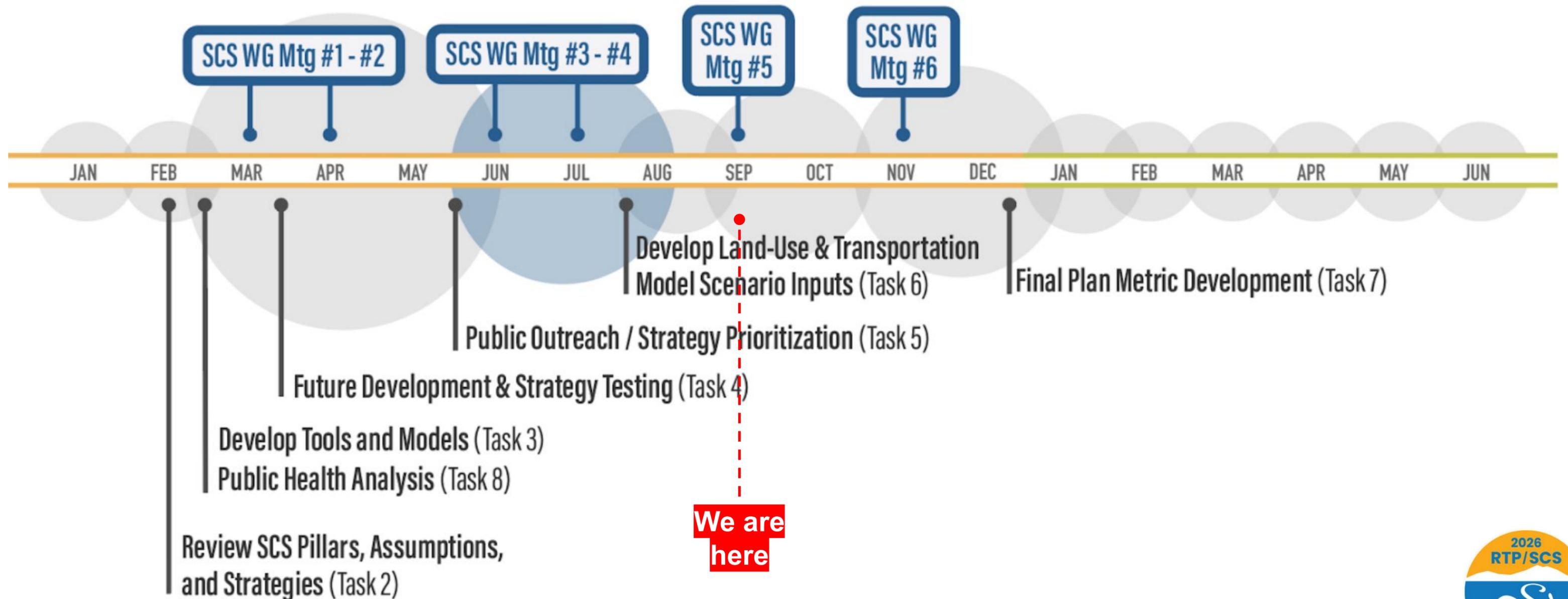
OVERVIEW OF PROJECT PROGRESS



THE SCS PROCESS



KEY TASKS & ENGAGEMENT PHASES



FUTURES

- In WG Meeting #2, participants refined futures.
- Futures help explore how San Joaquin County might respond to external forces.
- Each future presents unique opportunities and challenges.
- The goal isn't to choose one future, but to test which policies and projects perform well across them for the RTP/SCS.

CONTINUATION



Past trends continue, despite near term disruption

PIVOT



We adapt to disruption and find a way to move forward

TRANSFORMATION

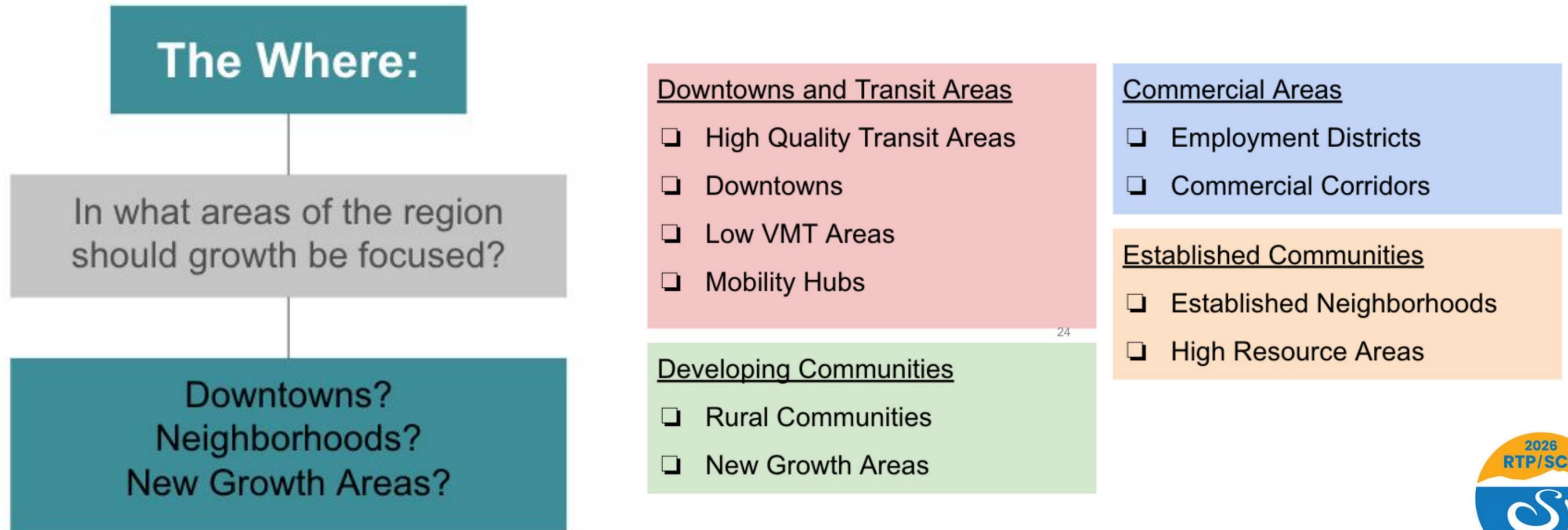


New knowledge leads to accelerated growth

STRATEGIES & PRIORITY AREAS

Where to Grow:

- In WG Meeting #3, we identified areas where growth may help the region achieve its greenhouse gas reduction targets



STRATEGIES & PRIORITY AREAS

How to Grow:

- We also reviewed a list of strategies that could support the growth areas



PRIORITIZATION ACTIVITY

- In Meeting #3, participants selected 3 areas of the region where they think growth should happen and selected up to 2 strategies from each pillar to support growth

DOWNTOWNS AND TRANSIT AREAS

LOW VMT AREAS

Areas where residents drive less than the regional average

Growth Potential: 3 red circles

ESTABLISHED COMMUNITIES

ESTABLISHED NEIGHBORHOODS

Areas inside of 2020 urban areas

Growth Potential: 3 orange circles, 1 white circle

COMMERCIAL AREAS

COMMERCIAL CORRIDORS

500 feet around major arterials as defined by road hierarchy classification.

Growth Potential: 4 blue circles, 1 white circle

SUMMARY TABLE

| PRIORITY GROWTH AREAS | | | | | |
|----------------------------------|-----------------------|---------------|---------------------------|------------|------------------------------------|
| | | | | | |
| STRATEGIES BY PILLAR | | | | | |
| AFFORDABLE HOUSING & DEVELOPMENT | WORKFORCE DEVELOPMENT | PUBLIC HEALTH | TRANSPORTATION & MOBILITY | TECHNOLOGY | CLIMATE & ENVIRONMENTAL RESILIENCY |
| | | | | | |

1 Reform Local Zoning to Encourage Diverse Housing Options

Support local jurisdictions with reforms to local zoning and streamlining development review processes to support and encourage a diverse set of housing types including middle housing and transit-oriented development (TOD).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

9 Study and Promote 15-Minute Communities

Promote 15-minute communities across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home. Consider coordination with mobility hubs.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

4 Active Transportation Network Improvements

Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Support Green Infrastructure

Integrate green infrastructure (green bikeways, green roofs, street trees) into transportation projects to improve air quality, reduce heat islands and improve physical and mental health.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities



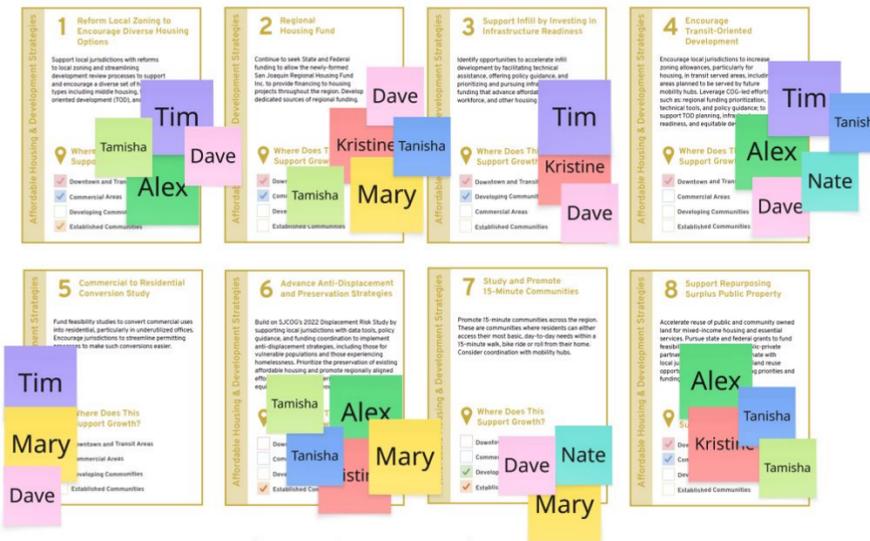
STRATEGIES & GROWTH AREAS

- In Focus Groups #2 and #3, the consultant team engaged with community members in an online strategy-focused activity. Participants reviewed and identified key housing and transportation strategies that support selected areas.

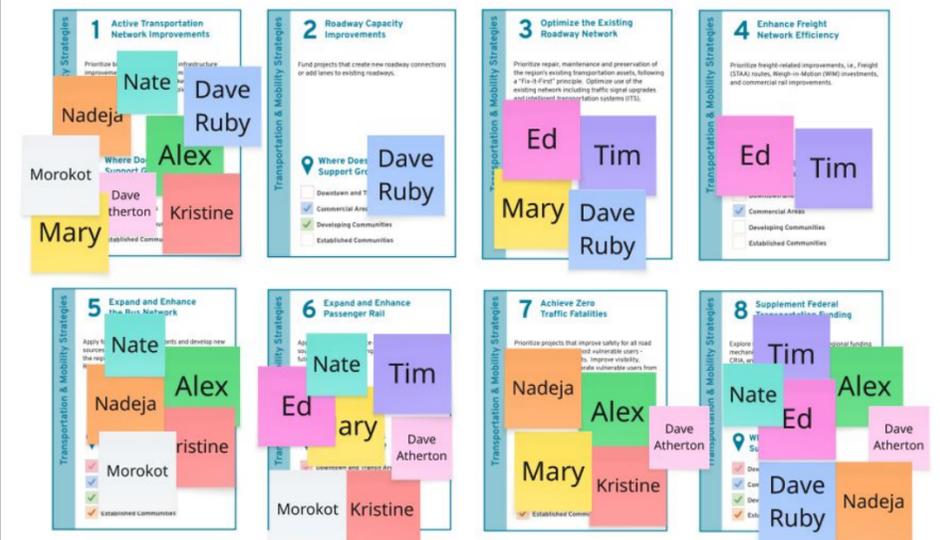
Select the strategies that best support growth areas



Housing Strategies

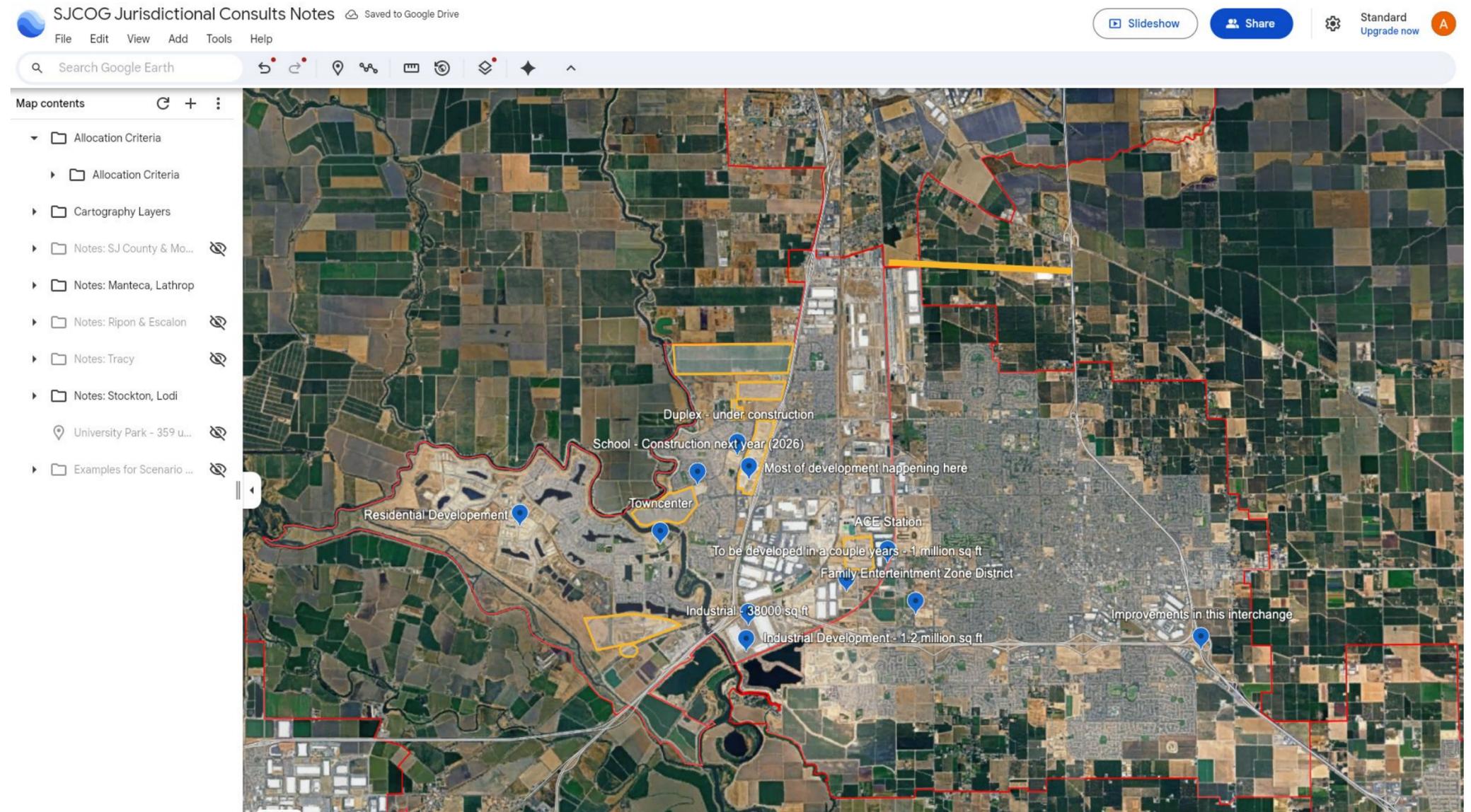


Transportation Strategies



INTERVIEWS WITH JURISDICTIONS

- The consultant team interviewed representatives from SJ County and eight cities to gather insights on recent development and upcoming projects.



SCENARIO CONCEPTS

- In Meeting #4, participants reviewed scenario concepts and provided feedback on growth areas and supporting strategies

Concept 3: Accelerate Infill

Growth Areas

Supporting Strategies

Themes Concept 1 supports

| | |
|--|---|
| Reimagine "Bedroom Communities" | |
| Level the Playing Field for Infill | ✓ |
| Prepare for the Economy of the Future | |
| Enable "Gentle Density" | ✓ |
| Double Down on Inter-Regional Transit | |
| Opportunities for All Future Residents | ✓ |

WHAT ARE THE PROS AND CONS OF THESE AREAS IN THIS SCENARIO?

ARE THERE OTHER STRATEGIES THAT COULD SUPPORT THESE SCENARIOS?

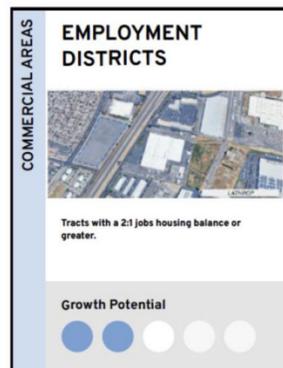
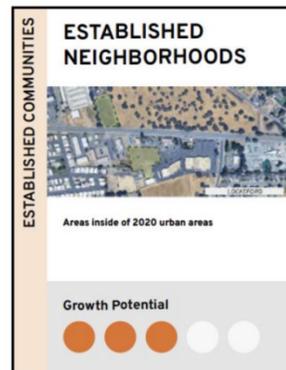
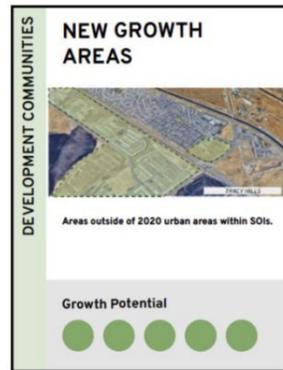
IDENTIFY PLACES WHERE THE SCENARIO MIGHT TOUCH DOWN

Scenario Concept 1: 15-Minute Communities

Growth Areas

Supporting Strategies

Themes Concept 1 supports



7 Study and Promote 15-Minute Communities
Promote 15-minute communities across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home. Consider coordination with mobility hubs.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Workforce Training
Support workforce training across industries, particularly transportation-related industries and those impacted by emerging technologies.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

4 High Speed Internet Infrastructure
Invest in High Speed Internet Infrastructure to support e-business and reduce commuting.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Active Transportation Network Improvements
Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

5 Expand and Enhance the Bus Network
Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Farmland Preservation and Productivity
Encourage the conservation and viability of agricultural lands to protect the regional and local food supply and ensure the sustainability of local agriculture as a vital part of the region's economy.

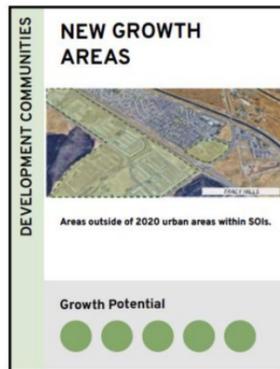
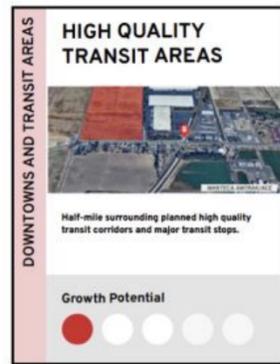
Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

| | |
|--|---|
| Reimagine “Bedroom Communities” | ✓ |
| Level the Playing Field for Infill | |
| Prepare for the Economy of the Future | ✓ |
| Enable “Gentle Density” | ✓ |
| Double Down on Inter-Regional Transit | |
| Opportunities for All Future Residents | ✓ |

Scenario Concept 2: Regional Connections

Growth Areas



Supporting Strategies

1 Reform Local Zoning to Encourage Diverse Housing Options
Affordable Housing & Development Strategies

Support local jurisdictions with reforms to local zoning and streamlining development review processes to support and encourage a diverse set of housing types including middle housing, transit oriented development (TOD), and more.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

4 Encourage Transit-Oriented Development
Affordable Housing & Development Strategies

Encourage local jurisdictions to increase zoning allowances, particularly for housing, in transit served areas, including areas planned to be served by future mobility hubs. Leverage COG-led efforts such as: regional funding prioritization, technical tools, and policy guidance, to support TOD planning, infrastructure readiness, and equitable development.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Support Small and Local Businesses
Workforce Development Strategies

Study and evaluate special district formation such as Enhanced Infrastructure Financing Districts (EIFD) and Business Improvement Districts (BID). Prioritize transportation investments that improve access to economic centers.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

6 Expand and Enhance Passenger Rail
Transportation & Mobility Strategies

Apply for federal and state grants and develop new sources of regional funding to build and expand future rail services.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

8 Supplement Federal Transportation Funding
Transportation & Mobility Strategies

Explore sustainable state, local, or regional funding mechanisms such as voter-approved bonds, EIFD, CRIA, and tolling.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

11 Mobility Hubs
Transportation & Mobility Strategies

Build from the recently completed Regional Mobility Hub Plan and fund the development of mobility hubs - locations where people can access multiple modes of transportation in one location.

Where Does This Support Growth?

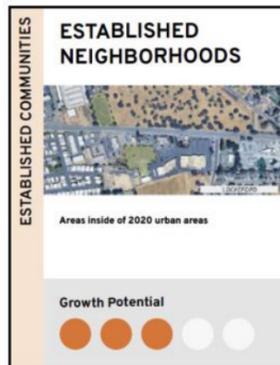
- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Themes Concept 2 supports

| | |
|--|---|
| Reimagine “Bedroom Communities” | |
| Level the Playing Field for Infill | ✓ |
| Prepare for the Economy of the Future | |
| Enable “Gentle Density” | |
| Double Down on Inter-Regional Transit | ✓ |
| Opportunities for All Future Residents | |

Scenario Concept 3: Accelerate Infill

Growth Areas



Supporting Strategies

3 Support Infill by Investing in Infrastructure Readiness

Identify opportunities to accelerate infill development by facilitating technical assistance, offering policy guidance, and prioritizing and pursuing infrastructure funding that advance affordable, workforce, and other housing solutions.

Where Does This Support Growth?

- Downtown and Transit Areas
- Developing Communities
- Commercial Areas
- Established Communities

5 Expand and Enhance the Bus Network

Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Support Small and Local Businesses

Study and evaluate special district formation such as Enhanced Infrastructure Financing Districts (EIFD) and Business Improvement Districts (BID). Prioritize transportation investments that improve access to economic centers.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

10 Vehicle Miles Traveled (VMT) Mitigation Bank

Create a regional mitigation "bank" whereby individual projects can purchase VMT reduction credits to allow their projects to meet CEQA requirements.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Active Transportation Network Improvements

Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
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6 Advance Anti-Displacement and Preservation Strategies

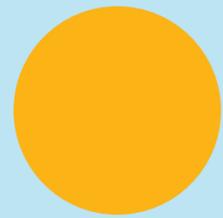
Build on S.J.COG's 2022 Displacement Risk Study by supporting local jurisdictions with data tools, policy guidance, and funding coordination to implement anti-displacement strategies, including those for vulnerable populations and those experiencing homelessness. Prioritize the preservation of existing affordable housing and promote regionally aligned efforts to increase long-term housing stability and equitable access to homeownership.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Themes Concept 3 supports

| | |
|--|---|
| Reimagine "Bedroom Communities" | |
| Level the Playing Field for Infill | ✓ |
| Prepare for the Economy of the Future | |
| Enable "Gentle Density" | ✓ |
| Double Down on Inter-Regional Transit | |
| Opportunities for All Future Residents | ✓ |



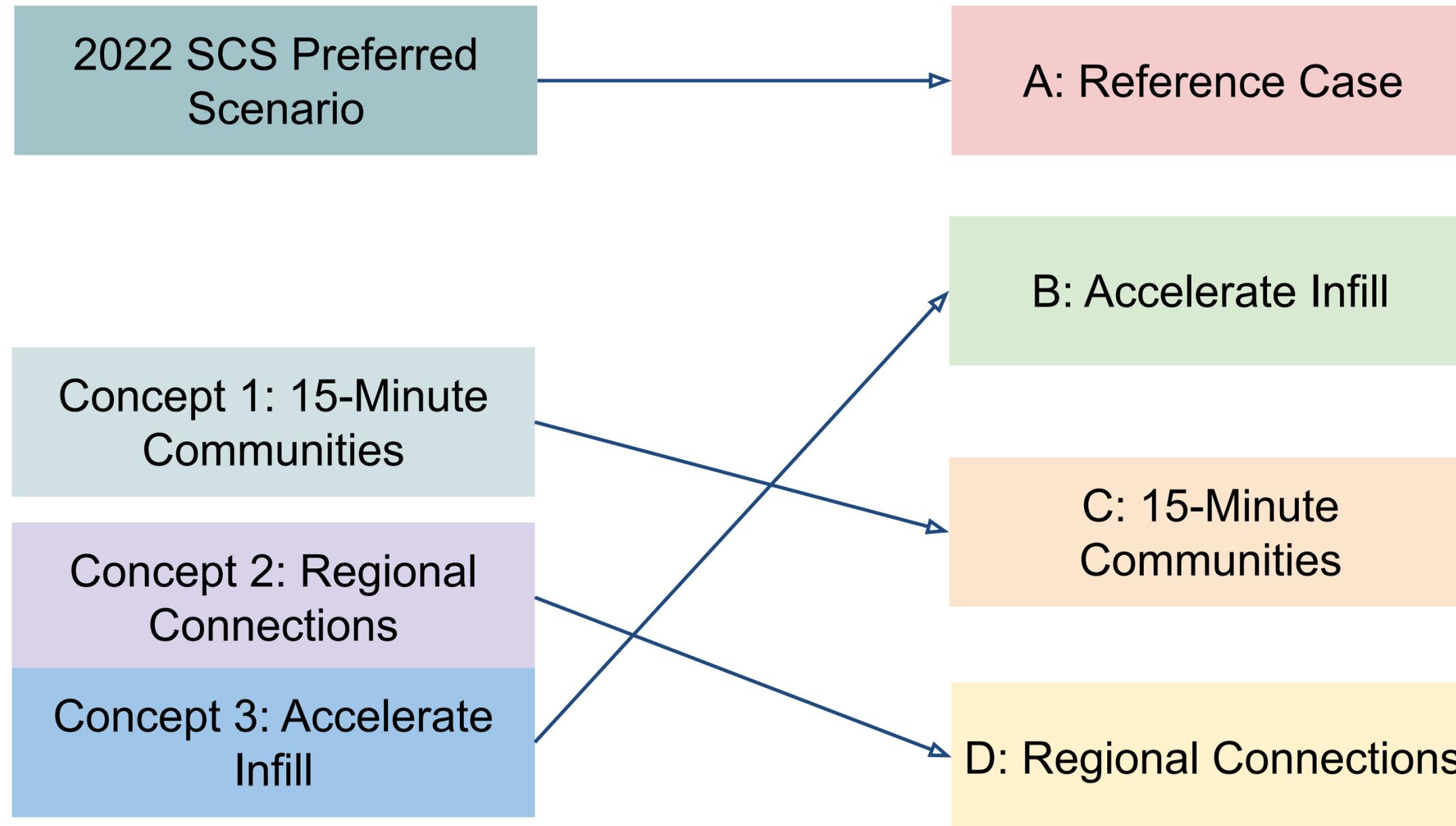
DRAFT ALLOCATION RESULTS



From Concepts to Allocations

Scenario Concepts

Land Use Allocations

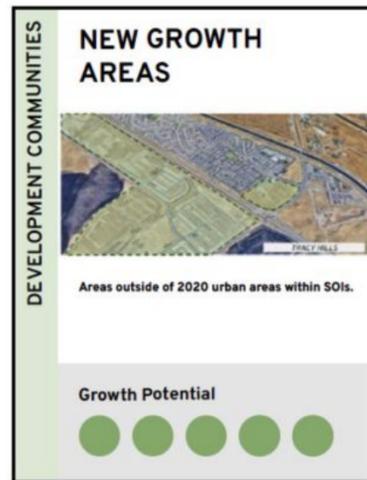
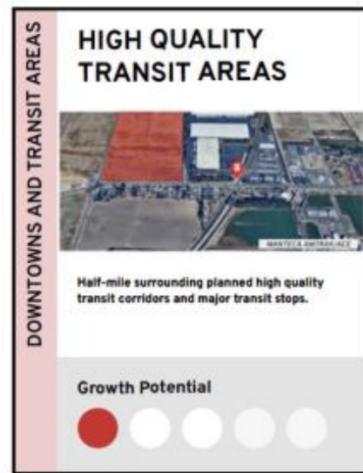


en**vision**
tomorrow™
a suite of urban and regional planning tools



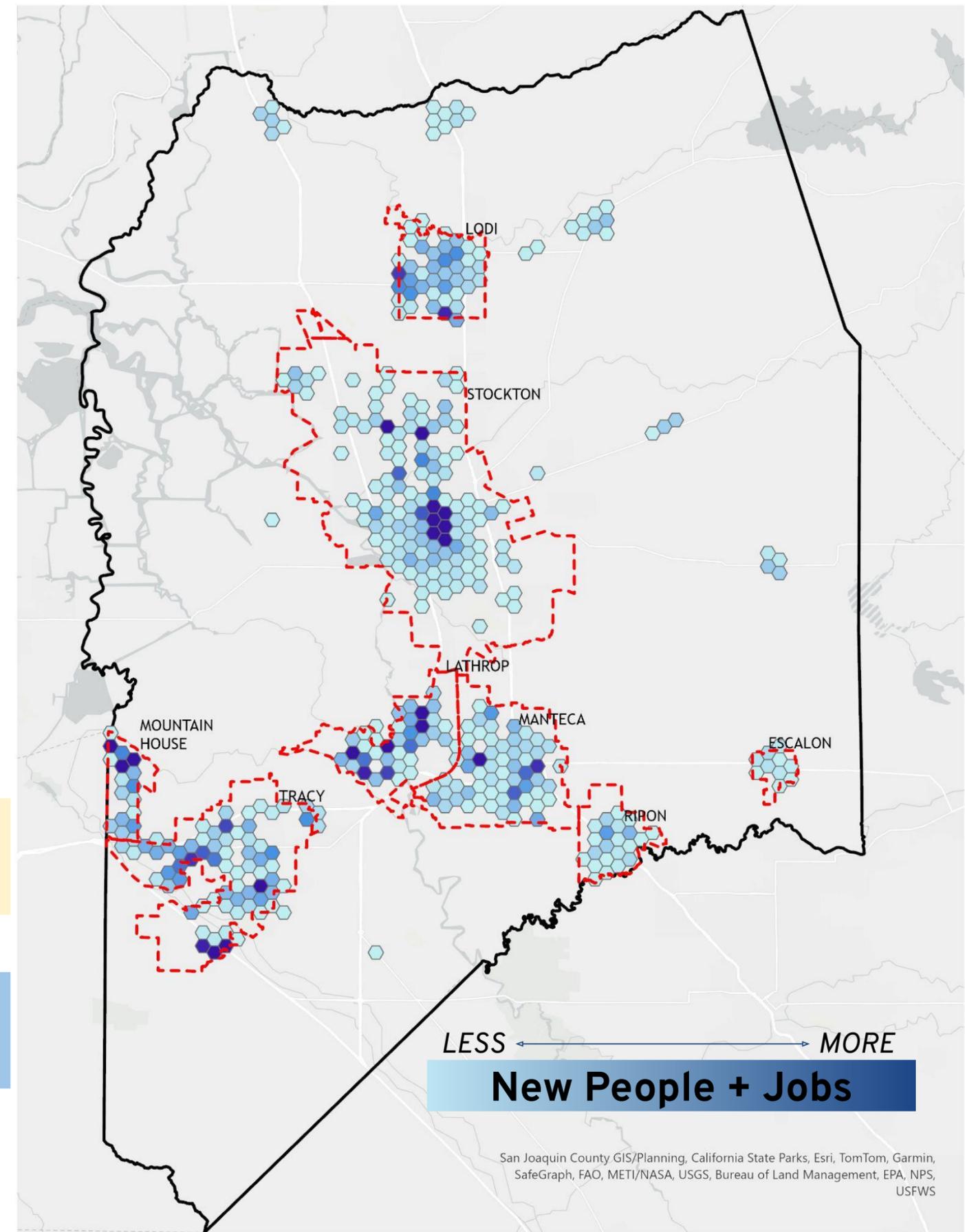
A: REFERENCE CASE

Percent of Growth by Placetype



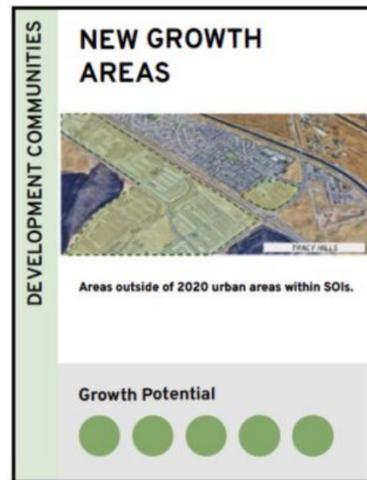
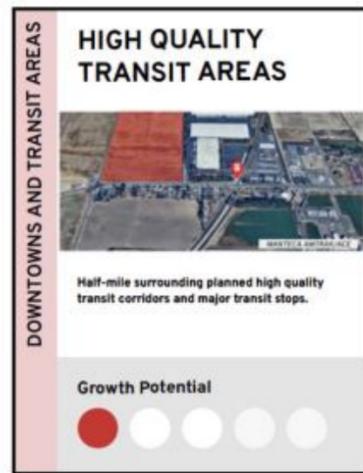
DUs 15% 48% 9%

Jobs 26% 35% 8%



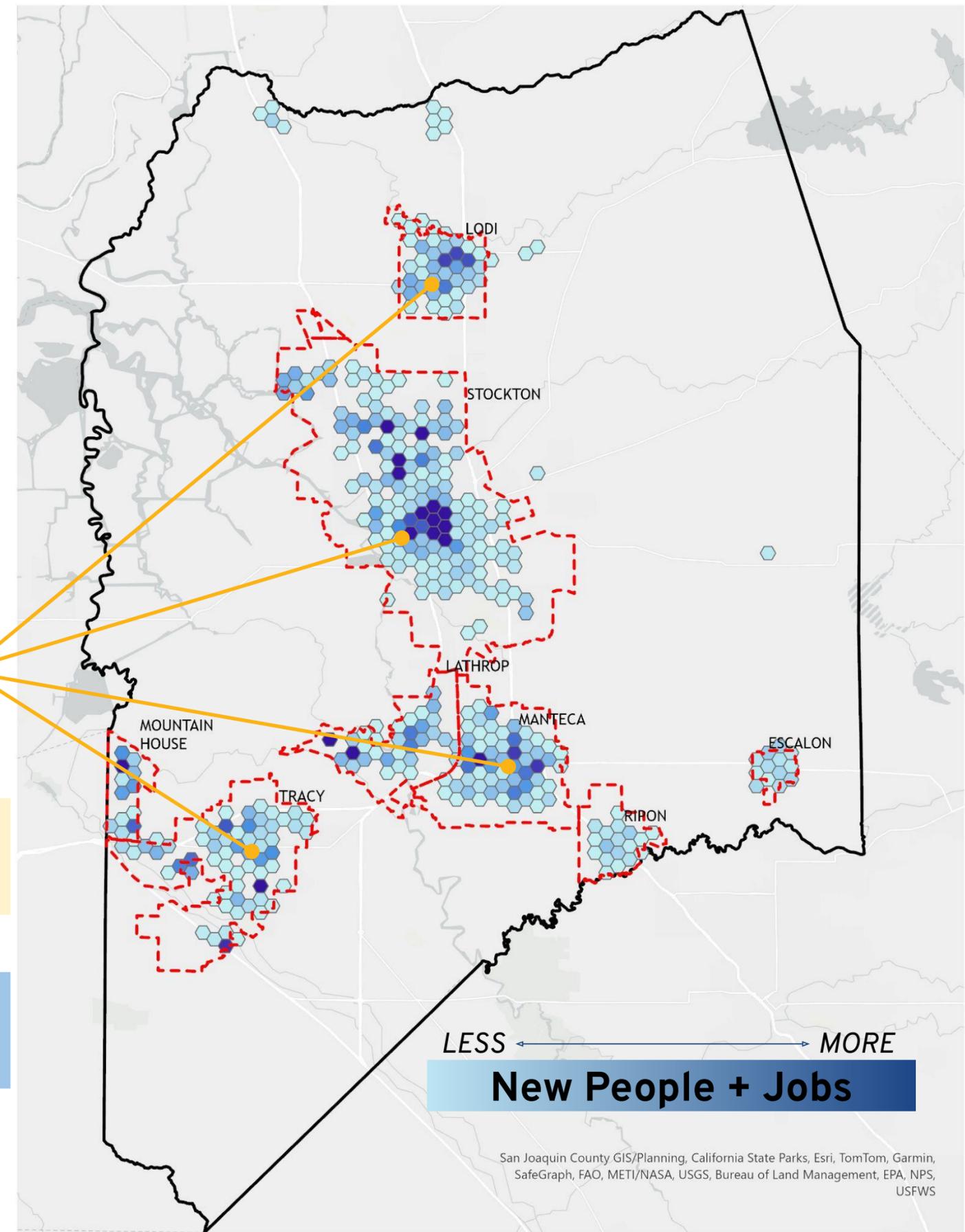
B: ACCELERATE INFILL

Percent of Growth by Placetype



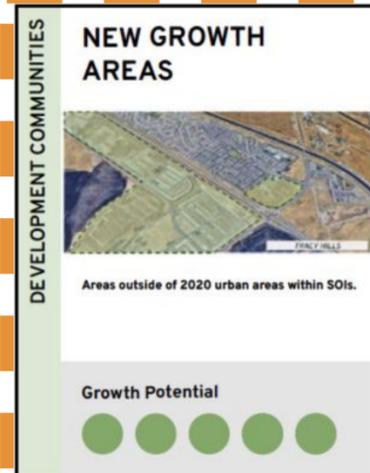
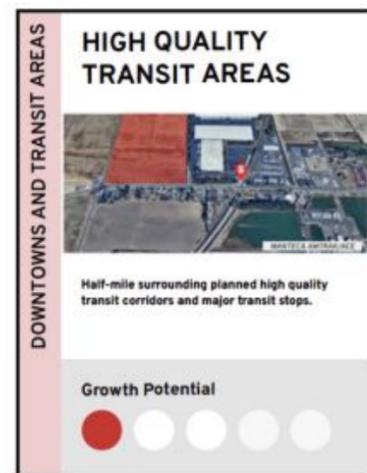
DUs 19% 28% 15%

Jobs 24% 13% 11%



C: 15-MINUTE COMMUNITIES

Percent of Growth by Placetype



DUs 20%

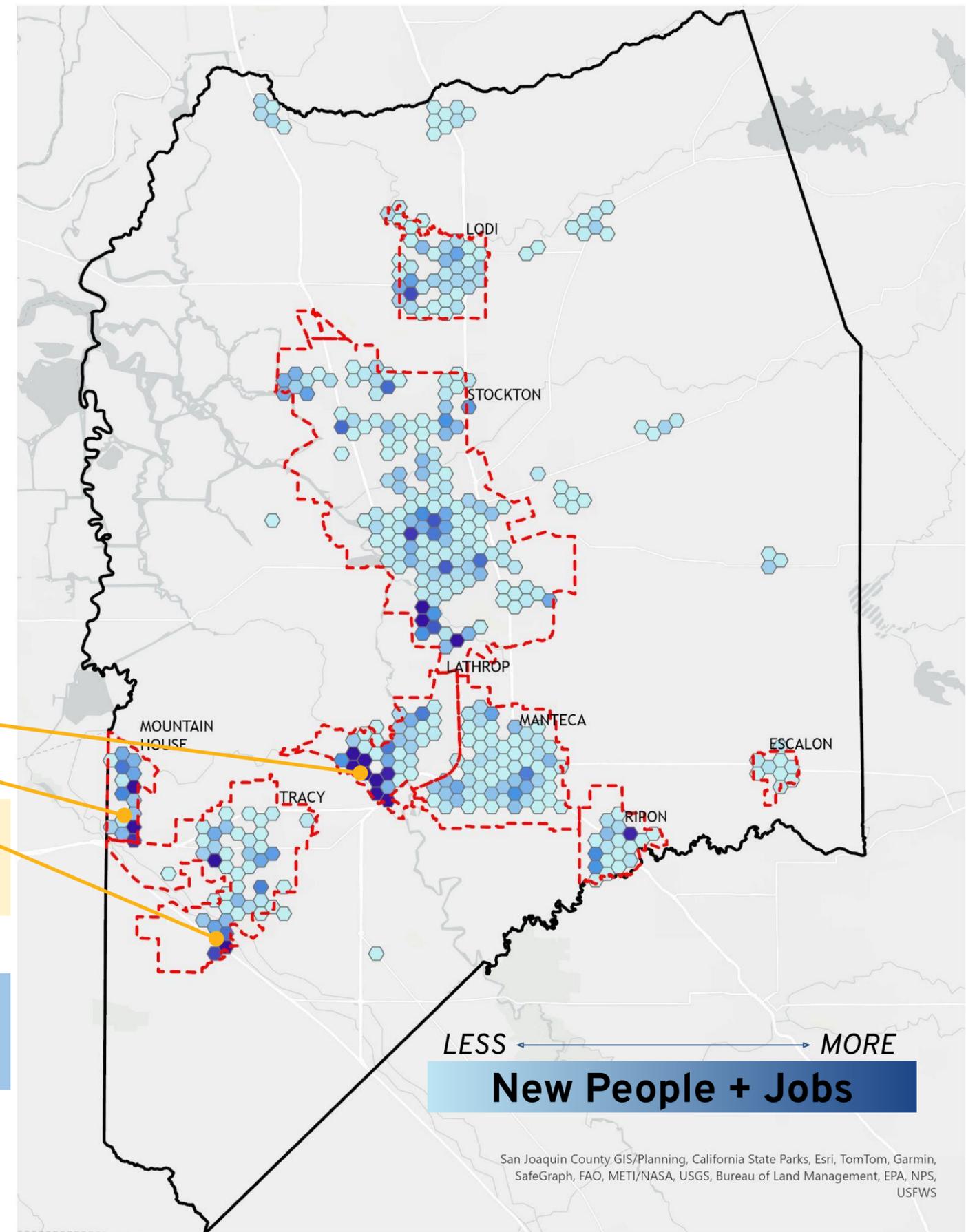
60%

5%

Jobs 16%

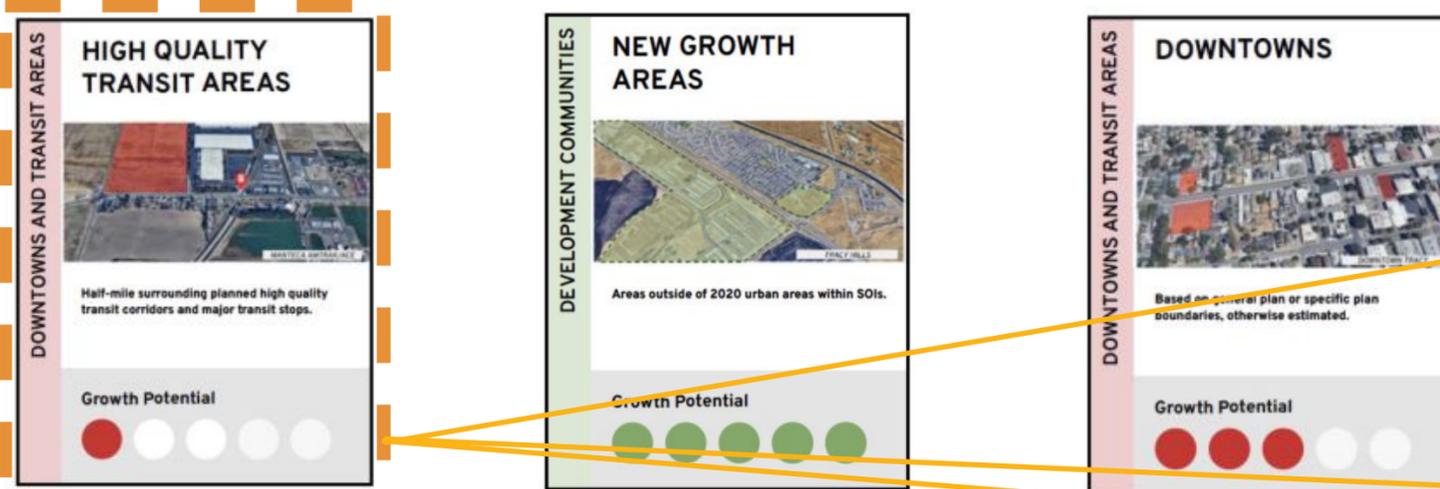
35%

4%

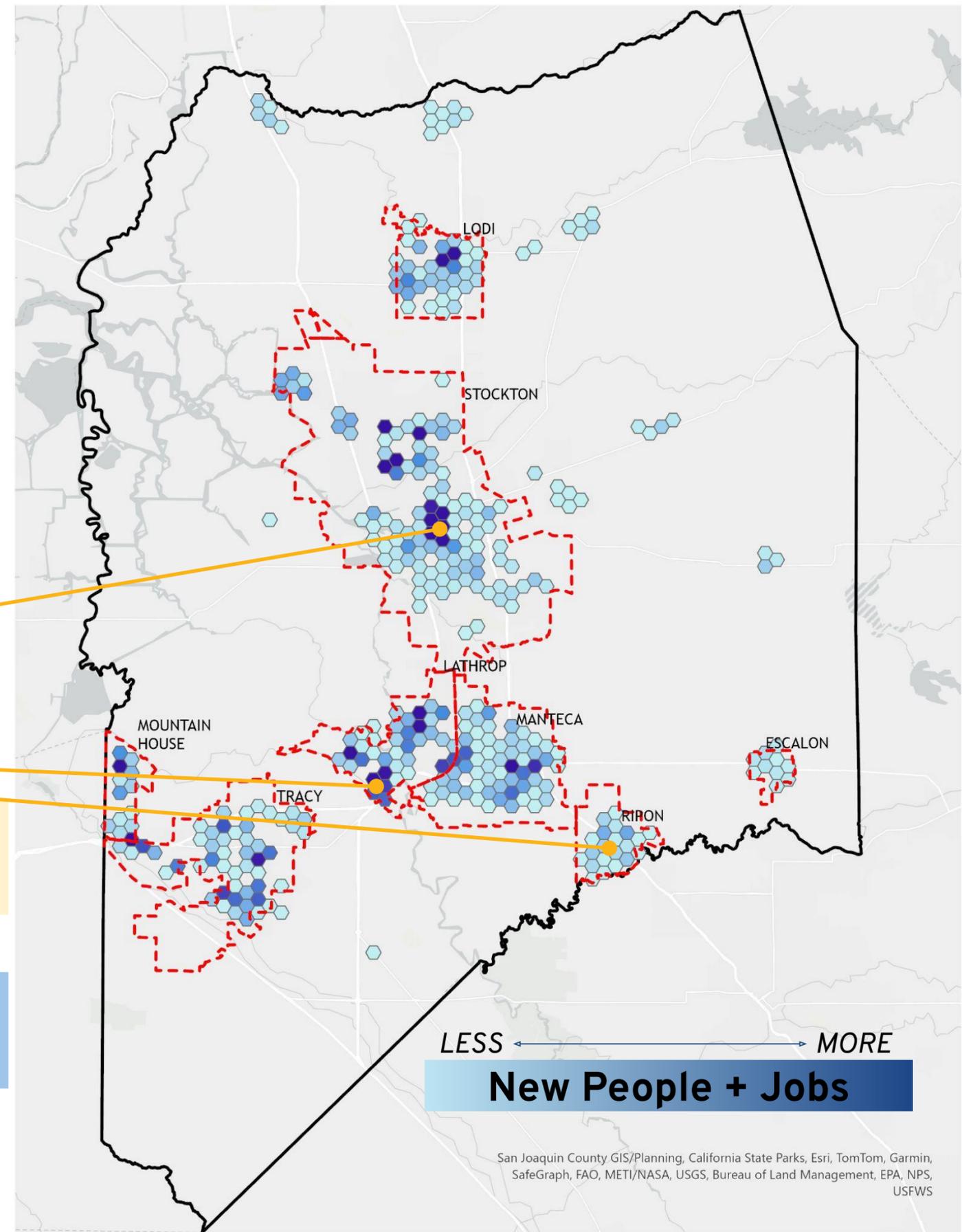


D: REGIONAL CONNECTIONS

Percent of Growth by Placetype

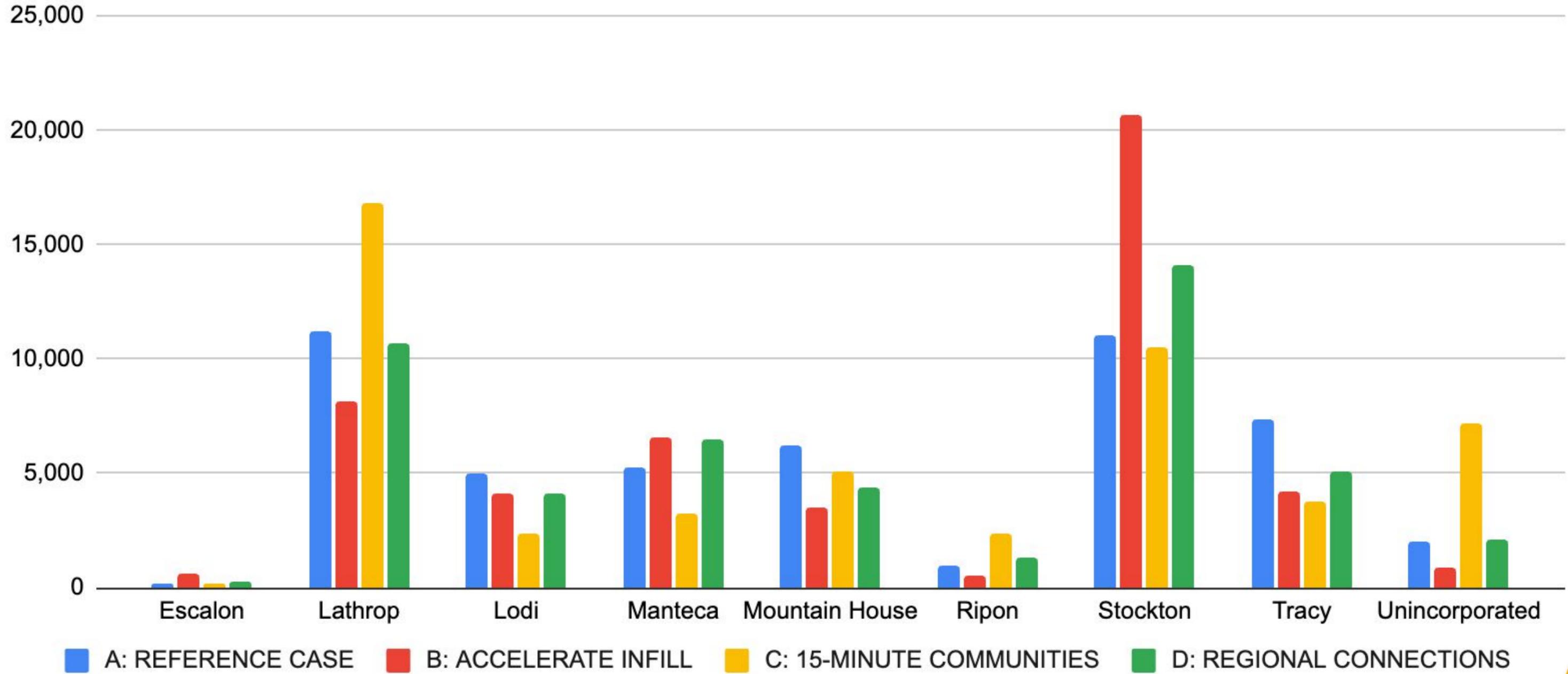


| | | | |
|-------------|------------|------------|------------|
| DUs | 36% | 37% | 12% |
| Jobs | 43% | 17% | 10% |

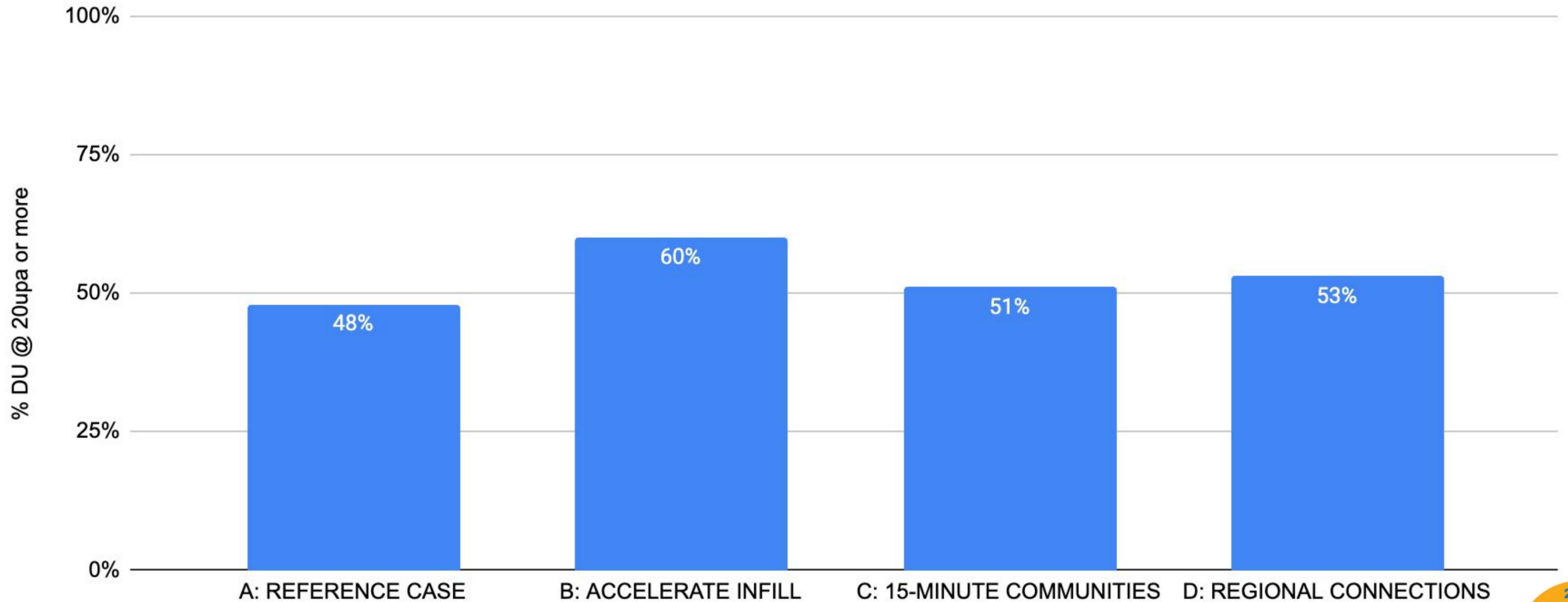


San Joaquin County GIS/Planning, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

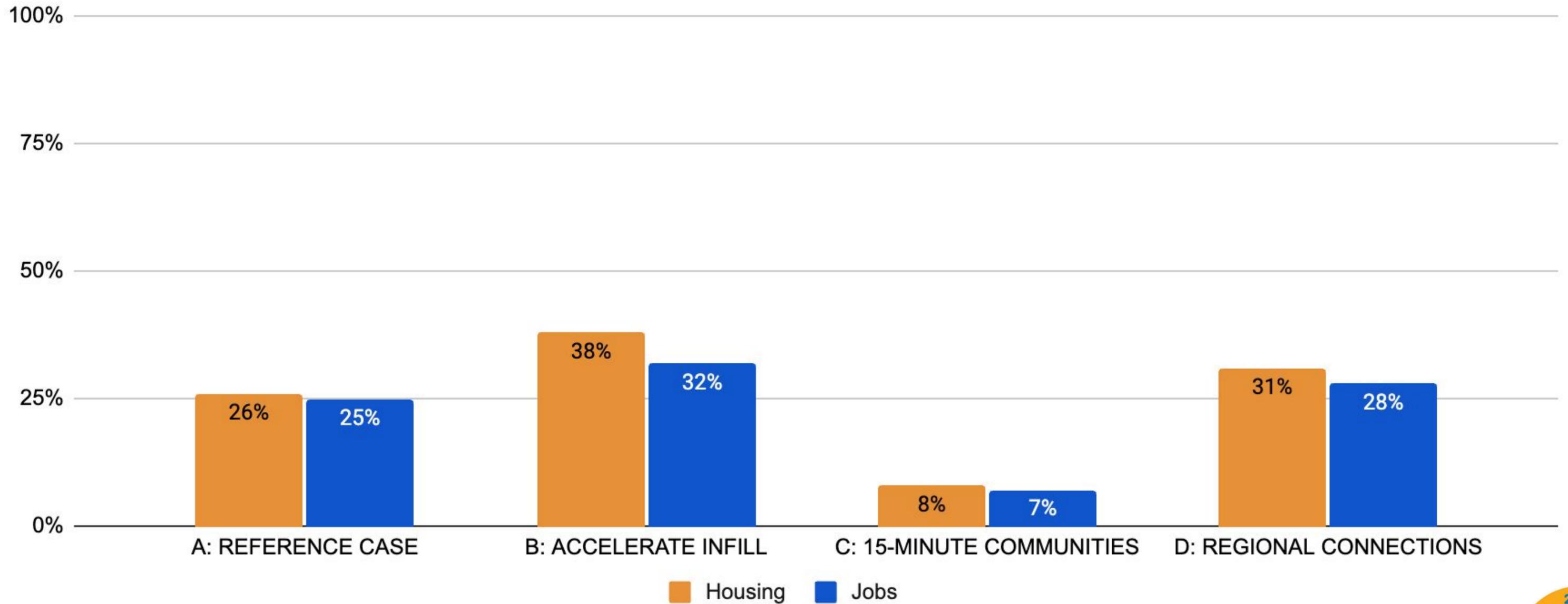
DWELLING UNIT GROWTH BY SCENARIO



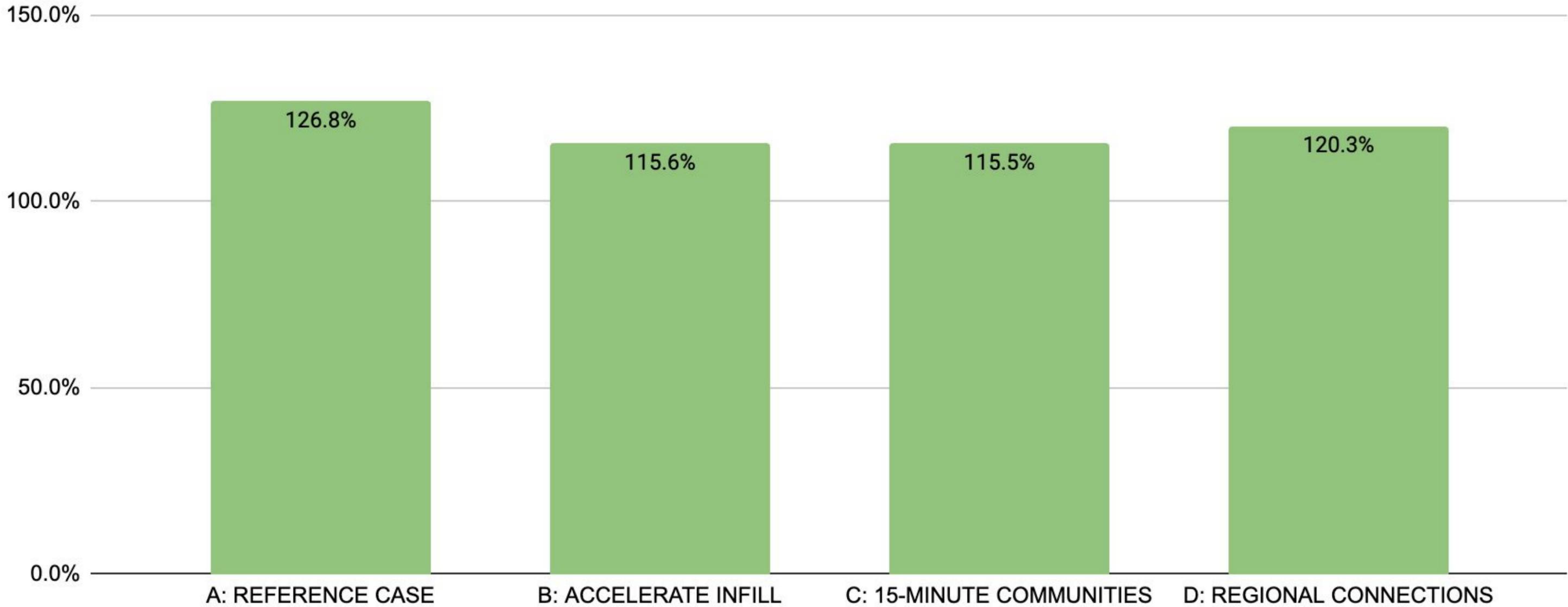
PERCENT OF DWELLING UNITS @ 20 DU/AC OR MORE



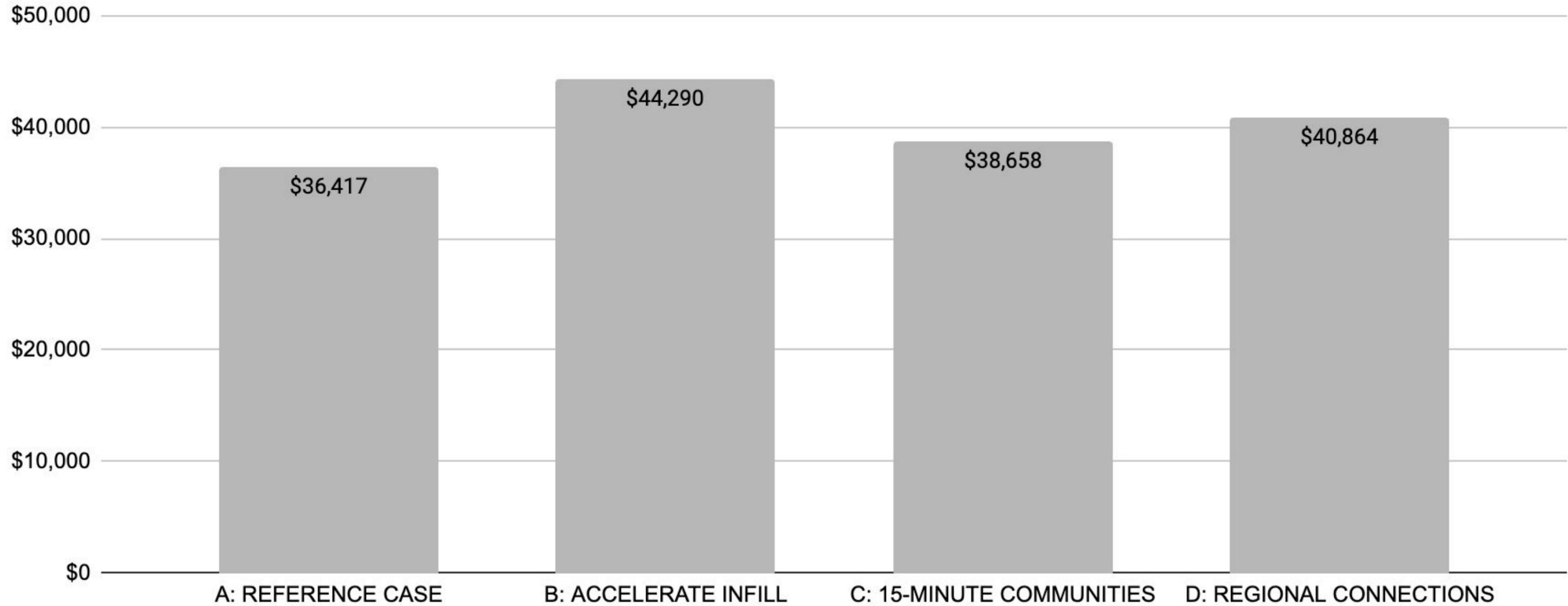
NEW DEVELOPMENT ON REDEVELOPED PARCELS



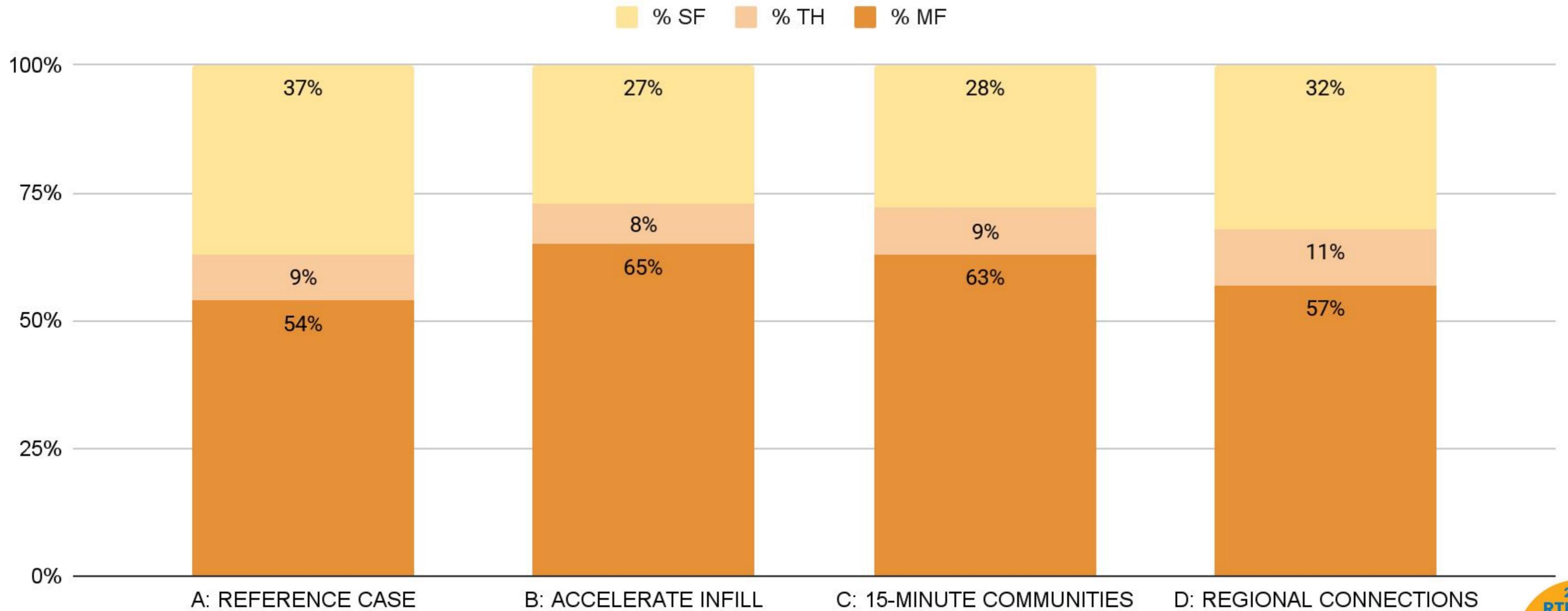
% OF MFI NEEDED TO AFFORD THE AVERAGE HOME



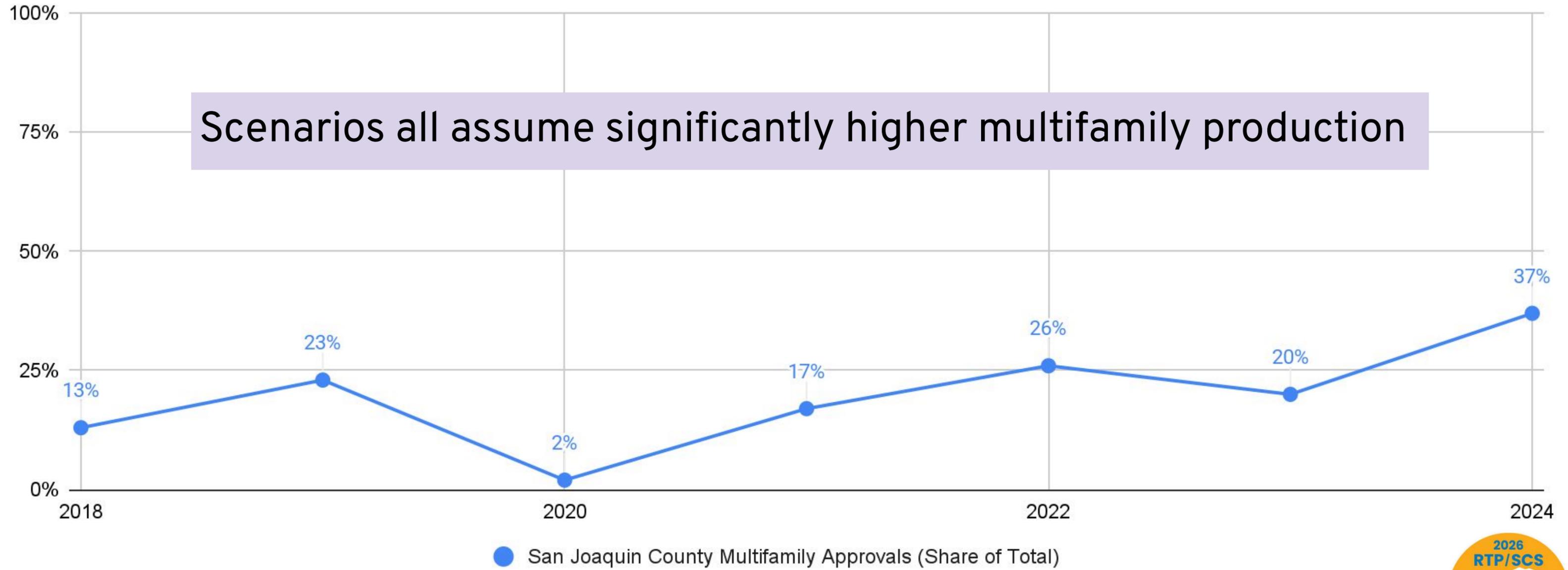
PROPERTY TAX REVENUE PER ACRE

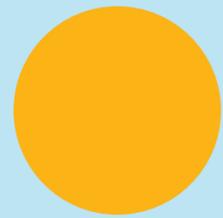


HOUSING MIX BY ALLOCATION



MULTIFAMILY PRODUCTION HISTORICAL VS FUTURE





OVERVIEW OF ENGAGEMENT ROUND 2



COMMUNITY WORKSHOP AND POP-UP EVENTS

- SJCOG staff and the consultant team will be presenting scenario alternatives to the general public.
- The goal is to get input on each alternative scenario and its associated strategies to help the team arrive at a hybrid preferred land use allocation.

Community Workshop

October 25, 10:00 a.m. - noon

Magnolia Room at the Reinvent South Stockton
Coalition (RSSC) offices

121 E Weber Ave, Stockton, CA 95202

Please help us spread the word!

Pop-Up Events:

- **Lodi Street Faire**
 - S School St, Lodi, CA 95240
 - October 5th
 - 8am - 4pm
- **Downtown Tracy Farmers Market**
 - N Central Ave, Tracy, CA 95376
 - October 18th
 - 8am - 1pm
- **Weberstown Farmers Market**
 - Sears parking lot, Pacific Ave, Stockton, CA 95207
 - November 2nd
 - 8am - 1pm



COMMUNICATION MATERIALS

Scenario Narrative

- “Story” of the scenario.
- Narrative, not data.
- Identifies growth areas and strategies supporting the scenario.
- Identifies specific themes that each scenario supports.



Land Use Allocation

- Modeled land use scenario.
- Maps of where growth is occurring
- Performance metrics such as density, mix of uses, location of growth comparison

Daily Life Snapshot

- “Story” from the point of view of a fictional person in the year 2049
- Combines narrative, data, and visualizations from a modeled land use scenario to illustrate how growth, development, and transportation choices could shape daily life.
- Quantitative results are paired with plain-language descriptions and visual depictions that help people imagine what the future might look and feel like.

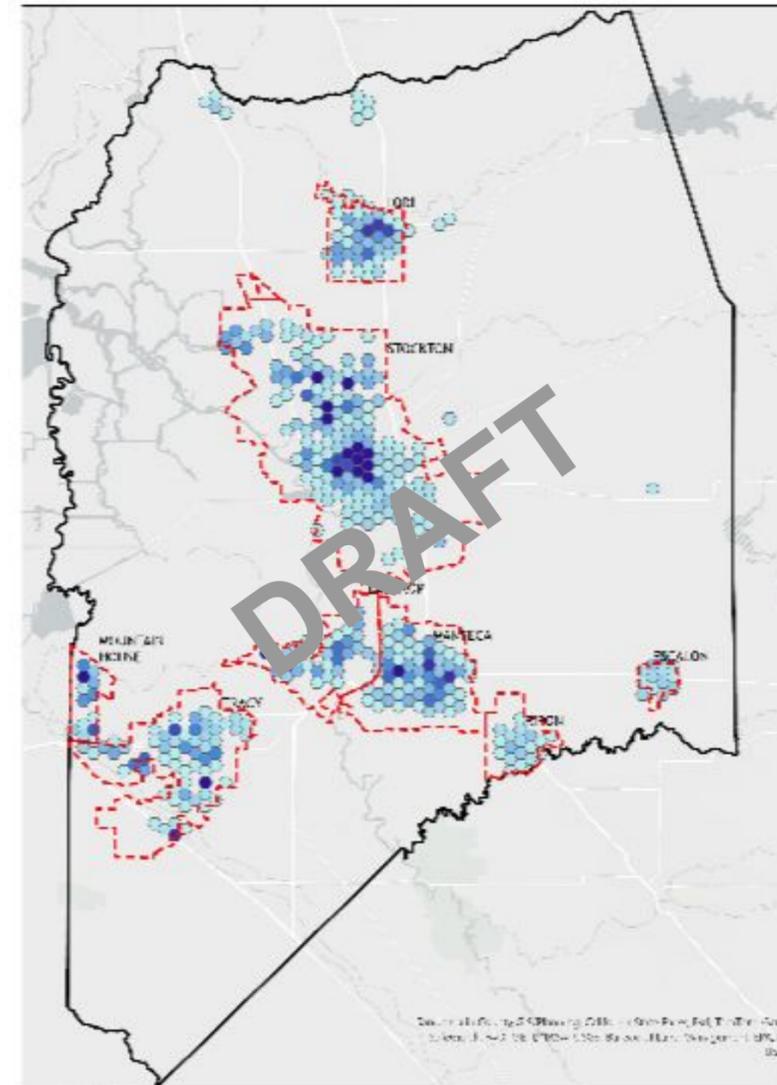
COMMUNICATION MATERIALS Land Use Allocation Board

Scenario B: Accelerated Infill

Allocation Land Use Map

Overview

Instead of expanding outward, growth is directed to downtowns, making the most of existing infrastructure while creating walkable places where more people can live close to work, transit, and daily needs.



Scenario Highlights

- Development Focused on Downtowns.
- Mixed Uses and Antidisplacement Strategies
- Enhanced Transit Services
- Improved bike/ped infrastructure

Livability & Affordability

- All Multifamily X%
- Townhomes X%
- Small Lot Detached X%
- Large Lot Detached SFH X%

Jobs

- All Multifamily X%
- Townhomes X%
- Small Lot Detached X%
- Large Lot Detached SFH X%

What would it take to achieve the outcomes in Scenario B?

| | | |
|--|---|--|
| Workforce Training | Study and Promote 15-Minute Communities | Active Transportation Network Improvements |
| Expand and Enhance the Transit Network | High Speed Internet Infrastructure | Farmland Preservation and Productivity |

COMMUNICATION MATERIALS

Daily Life Snapshot - Live, work, play

Scenario B: Accelerated Infill
Year: 2049
Location: Downtown Tracy

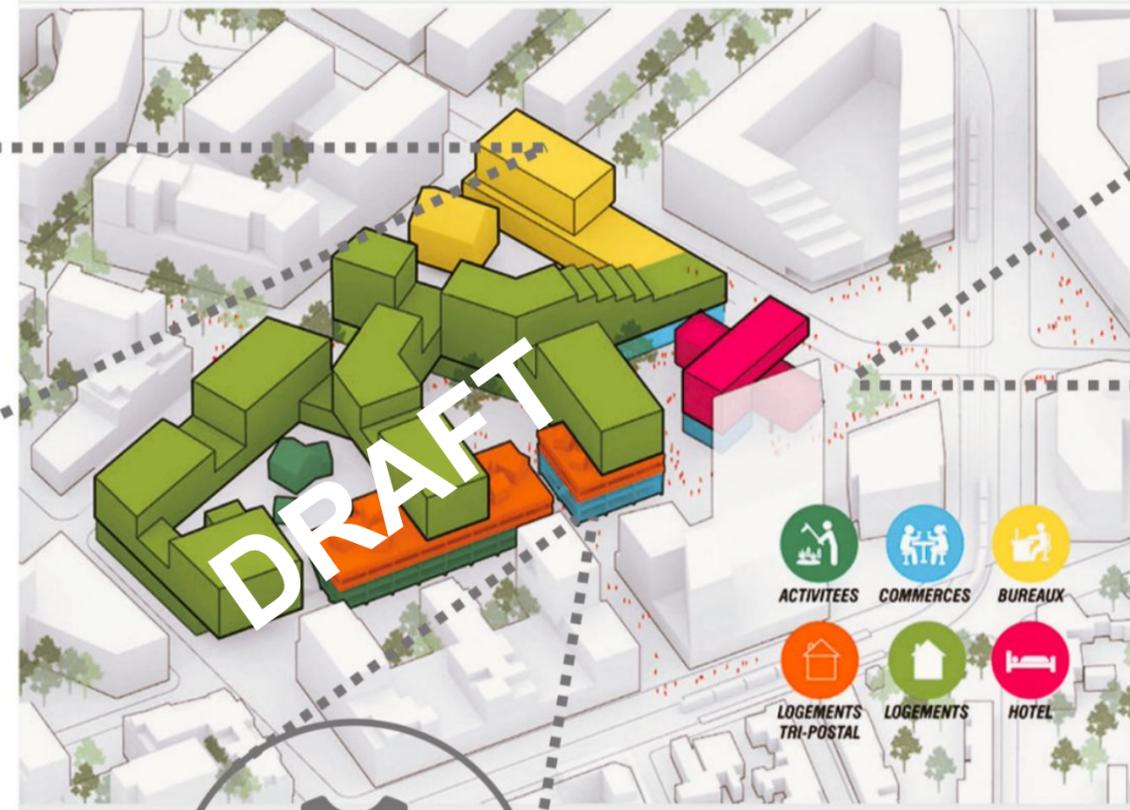
My name is Lola, and I've lived in Tracy for over 30 years. My husband and I bought an old house just south of Downtown, and we've loved watching the neighborhood grow and change.



Live

At first, we were skeptical when the City talked about investing taxpayer dollars into the big vacant lots north of us. But the new Bow Tie District turned out to be a perfect addition. Now we're just a short walk to the park, and there are plenty of new places to eat.

We once worried new development would mean only pricey housing and push out longtime residents. Instead, the City's strategies struck a healthy balance—welcoming new neighbors while making sure families like ours could stay.



Play

On Thursday nights, we hop on the Tracer for salsa class at the Bow Tie District. Any route —A, B, or C—takes us straight to the Transit Center. The service is frequent and reliable, so we can head out for a fun evening and still be home in under 10 minutes.

Weekends are slower. We hit the farmers' market for fresh produce, and sometimes explore local wineries. For trips beyond transit's reach, we just take our EV.



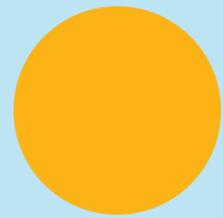
Work

Tracy used to be more of a bedroom community, but now there are a lot of new employers in town. I can ride my e-bike to the medical office where I work Downtown and my husband switches off between riding the bus or driving to his office at a logistics company in Manteca.

COMMUNICATION MATERIALS Daily Life Snapshot Feedback Board

Which future story resonates most with you and your community?

| | | Scenario B: Accelerated Infill  Mrs. and Mr. Gonzalez | Scenario C: 15-Min Communities  Anna | Scenario D: Regional Connections  Jennifer & James |
|---|--|---|--|--|
| Live  | | 5 stars, 1 sticky note | 5 stars, 2 sticky notes | 5 stars, 3 sticky notes |
| Work  | | 3 stars, 1 sticky note, DRAFT watermark | 10 stars, 2 sticky notes | 15 stars |
| Play  | | 3 stars | 5 stars, 1 sticky note | 6 stars |



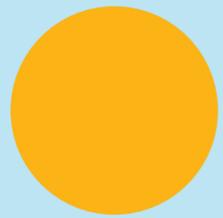
OVERVIEW OF GROUP DISCUSSION



PURPOSE

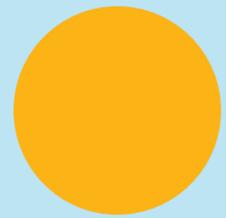
- **Share associated narratives and communication materials with WG members and gather their feedback on how this information is being presented**





BREAK





GROUP DISCUSSION



DAILY LIFE SNAPSHOT BOARD CONCEPT:

Daily Life Snapshots



Lola

Scenario B: Accelerated Infill

Year: 2049

Location: Downtown Tracy

My name is Lola, and I've lived in Tracy for over 30 years.



Live

At first, we were skeptical when the City talked about investing taxpayer dollars into the big vacant lots north of us. But the new Bow Tie District turned out to be a perfect addition. Now we're just a short walk to the park, and there are plenty of new places to eat.

We once worried new development would mean only pricey housing and push out longtime residents. Instead, the City's strategies struck a healthy balance—welcoming new neighbors while making sure families like ours could stay.



Work

Tracy used to be more of a bedroom community, but now there are a lot of new employers in town. I can ride my e-bike to the medical office where I work Downtown and my husband switches off between riding the bus or driving to his office at a logistics company in Manteca.



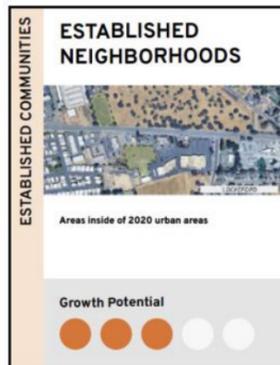
Play

On Thursday nights, we hop on the Tracer for salsa class at the Bow Tie District. Any route —A, B, or C—takes us straight to the Transit Center. The service is frequent and reliable, so we can head out for a fun evening and still be home in under 10 minutes.

Weekends are slower. We hit the farmers' market for fresh produce, and sometimes explore local wineries. For trips beyond transit's reach, we just take our EV.

Concept 3 (Scenario B): Accelerate Infill

Growth Areas



Supporting Strategies

3 Support Infill by Investing in Infrastructure Readiness

Identify opportunities to accelerate infill development by facilitating technical assistance, offering policy guidance, and prioritizing and pursuing infrastructure funding that advance affordable, workforce, and other housing solutions.

Where Does This Support Growth?

- Downtown and Transit Areas
- Developing Communities
- Commercial Areas
- Established Communities

5 Expand and Enhance the Bus Network

Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Support Small and Local Businesses

Study and evaluate special district formation such as Enhanced Infrastructure Financing Districts (EIFD) and Business Improvement Districts (BID). Prioritize transportation investments that improve access to economic centers.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

10 Vehicle Miles Traveled (VMT) Mitigation Bank

Create a regional mitigation "bank" whereby individual projects can purchase VMT reduction credits to allow their projects to meet CEQA requirements.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Active Transportation Network Improvements

Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

6 Advance Anti-Displacement and Preservation Strategies

Build on S.J.COG's 2022 Displacement Risk Study by supporting local jurisdictions with data tools, policy guidance, and funding coordination to implement anti-displacement strategies, including those for vulnerable populations and those experiencing homelessness. Prioritize the preservation of existing affordable housing and promote regionally aligned efforts to increase long-term housing stability and equitable access to homeownership.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Themes Concept 3 supports

| | |
|--|---|
| Reimagine "Bedroom Communities" | |
| Level the Playing Field for Infill | ✓ |
| Prepare for the Economy of the Future | |
| Enable "Gentle Density" | ✓ |
| Double Down on Inter-Regional Transit | |
| Opportunities for All Future Residents | ✓ |

SCENARIO B: ACCELERATED INFILL

Lola



LIVE

*Hi I'm Lola, and I've seen a lot of change in Tracy during 30+ years living here. At first, we were skeptical when the City talked about **investing taxpayer dollars** to improve the vacant lots north of our house. We worried new development would push out longtime residents. Instead, the City struck a healthy balance—welcoming new neighbors while **making sure families like ours could stay**. Now we're just a short walk to a new park, with plenty of **new local businesses nearby**.*

SUPPORTING STRATEGIES

3 Support Infill by Investing in Infrastructure Readiness

Identify opportunities to accelerate infill development by facilitating technical assistance, offering policy guidance, and prioritizing and pursuing infrastructure funding that advance affordable, workforce, and other housing solutions.

Where Does This Support Growth?

- Downtown and Transit Areas
- Developing Communities
- Commercial Areas
- Established Communities

6 Advance Anti-Displacement and Preservation Strategies

Build on SJCOG's 2022 Displacement Risk Study by supporting local jurisdictions with data tools, policy guidance, and funding coordination to implement anti-displacement strategies, including those for vulnerable populations and those experiencing homelessness. Prioritize the preservation of existing affordable housing and promote regionally aligned efforts to increase long-term housing stability and equitable access to homeownership.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Support Small and Local Businesses

Study and evaluate special district formation such as Enhanced Infrastructure Financing Districts (EIFD) and Business Improvement Districts (BID). Prioritize transportation investments that improve access to economic centers.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities



SCENARIO B: ACCELERATED INFILL

Lola



WORK

Tracy used to be more of a bedroom community, but now there are a lot of new employers in town. I can ride my e-bike to the medical office where I work Downtown and my husband switches off between riding the bus or driving to his office at a logistics company in Manteca.

Transportation & Mobility Strategies

1 Active Transportation Network Improvements

Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Transportation & Mobility Strategies

5 Expand and Enhance the Bus Network

Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities



SCENARIO B: ACCELERATED INFILL



Lola

PLAY

*On Thursday nights, we take the Tracer Bus to Downtown Tracy for salsa class. The service is **frequent and reliable**, so we can head out for a fun evening and still be home in under 10 minutes.*

Transportation & Mobility Strategies

5 Expand and Enhance the Bus Network

Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

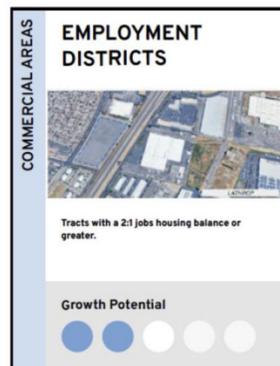
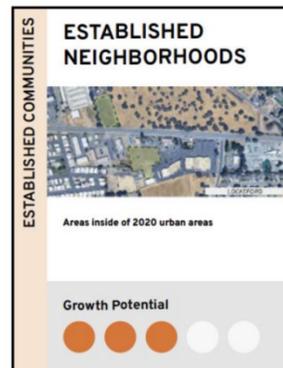
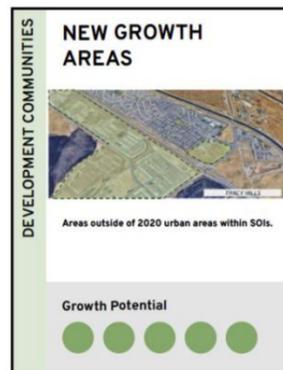
- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Concept 1 (Scenario C): 15-Minute Communities

Growth Areas

Supporting Strategies

Themes Concept 1 supports



7 Study and Promote 15-Minute Communities

Promote 15-minute communities across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home. Consider coordination with mobility hubs.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Workforce Training

Support workforce training across industries, particularly transportation-related industries and those impacted by emerging technologies.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

4 High Speed Internet Infrastructure

Invest in High Speed Internet Infrastructure to support e-business and reduce commuting.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Active Transportation Network Improvements

Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

5 Expand and Enhance the Bus Network

Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Farmland Preservation and Productivity

Encourage the conservation and viability of agricultural lands to protect the regional and local food supply and ensure the sustainability of local agriculture as a vital part of the region's economy.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

| | |
|--|---|
| Reimagine “Bedroom Communities” | ✓ |
| Level the Playing Field for Infill | |
| Prepare for the Economy of the Future | ✓ |
| Enable “Gentle Density” | ✓ |
| Double Down on Inter-Regional Transit | |
| Opportunities for All Future Residents | ✓ |



SCENARIO C: 15-MIN COMMUNITIES

LIVE

*Hi I'm Anna and I live in River Islands. I moved here with my daughter a few years ago to be closer to my job. Our neighborhood is great and I love that my daughter **can safely ride her bike to school**. We were thrilled to find a spacious apartment we could afford that has **most of the things we need close by**.*

SUPPORTING STRATEGIES

Affordable Housing & Development Strategies

7 Study and Promote 15-Minute Communities

Promote 15-minute communities across the region. These are communities where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home. Consider coordination with mobility hubs.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Transportation & Mobility Strategies

1 Active Transportation Network Improvements

Prioritize bicycle and pedestrian infrastructure improvements such as sidewalk improvements, safer crossings, and protected bike lanes, especially when they improve access to public transit.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities





SCENARIO C: 15-MIN COMMUNITIES

WORK

*When I lost my job at a distribution center, I was worried I wasn't going to be able to provide for my family. I was able to go through a **workforce training program** at my local civic center and now have a new job at a local solar company. The best part is, I can **take the bus to work!***

SUPPORTING STRATEGIES

Workforce Development Strategies

1 Workforce Training

Support workforce training across industries, particularly transportation-related industries and those impacted by emerging technologies.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Transportation & Mobility Strategies

5 Expand and Enhance the Bus Network

Apply for federal and state grants and develop new sources of regional funding to expand and improve the region's bus network and implement the Regional Transit Systems Plan (RTSP).

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities





SCENARIO C: 15-MIN COMMUNITIES

PLAY

*We love all the fun things we can do close to home - our favorites are playing soccer at the park or paddleboarding on sunset lake. On the weekends we love driving around and stopping at **local farmstands** for fresh produce.*

SUPPORTING STRATEGIES

Climate & Environmental Resiliency Strategies

3 Farmland Preservation and Productivity

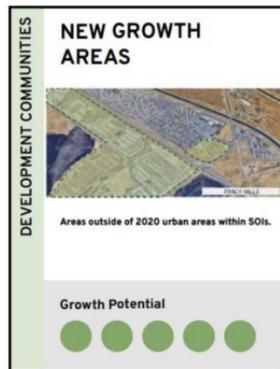
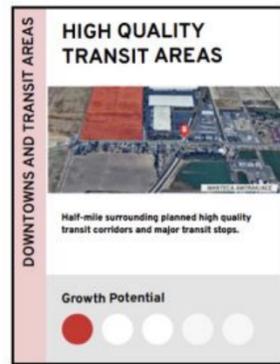
Encourage the conservation and viability of agricultural lands to protect the regional and local food supply and ensure the sustainability of local agriculture as a vital part of the region's economy.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Concept 2 (Scenario D): Regional Connections

Growth Areas



Supporting Strategies

1 Reform Local Zoning to Encourage Diverse Housing Options
Affordable Housing & Development Strategies

Support local jurisdictions with reforms to local zoning and streamlining development review processes to support and encourage a diverse set of housing types including middle housing, transit oriented development (TOD), and more.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

4 Encourage Transit-Oriented Development
Affordable Housing & Development Strategies

Encourage local jurisdictions to increase zoning allowances, particularly for housing, in transit served areas, including areas planned to be served by future mobility hubs. Leverage COG-led efforts such as: regional funding prioritization, technical tools, and policy guidance, to support TOD planning, infrastructure readiness, and equitable development.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

3 Support Small and Local Businesses
Workforce Development Strategies

Study and evaluate special district formation such as Enhanced Infrastructure Financing Districts (EIFD) and Business Improvement Districts (BID). Prioritize transportation investments that improve access to economic centers.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

6 Expand and Enhance Passenger Rail
Transportation & Mobility Strategies

Apply for federal and state grants and develop new sources of regional funding to build and expand future rail services.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

8 Supplement Federal Transportation Funding
Transportation & Mobility Strategies

Explore sustainable state, local, or regional funding mechanisms such as voter-approved bonds, EIFD, CRIA, and tolling.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

11 Mobility Hubs
Transportation & Mobility Strategies

Build from the recently completed Regional Mobility Hub Plan and fund the development of mobility hubs - locations where people can access multiple modes of transportation in one location.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Themes Concept 2 supports

| | |
|--|---|
| Reimagine “Bedroom Communities” | |
| Level the Playing Field for Infill | ✓ |
| Prepare for the Economy of the Future | |
| Enable “Gentle Density” | |
| Double Down on Inter-Regional Transit | ✓ |
| Opportunities for All Future Residents | |

SCENARIO D: REGIONAL CONNECTIONS

Jennifer



LIVE

*I'm Jennifer and I live in Ripon with my husband and three children. We love our block - it's in a brand new development right next to downtown and the **ACE Rail station**, but the way it fits into the surrounding neighborhood, it feels like it's been here forever. We love that our house has a backyard, and we get along great with our neighbors in the **triplex next door**.*

SUPPORTING STRATEGIES

4 Encourage Transit-Oriented Development

Encourage local jurisdictions to increase zoning allowances, particularly for housing, in transit served areas, including areas planned to be served by future mobility hubs. Leverage COG-led efforts such as: regional funding prioritization, technical tools, and policy guidance; to support TOD planning, infrastructure readiness, and equitable development.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

1 Reform Local Zoning to Encourage Diverse Housing Options

Support local jurisdictions with reforms to local zoning and streamlining development review processes to support and encourage a diverse set of housing types including middle housing, transit oriented development (TOD), and more.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities



SCENARIO D: REGIONAL CONNECTIONS

Jennifer



WORK

*Before our kids were born, we rented an apartment in the Bay Area that was close to our jobs. When our family grew, we knew we needed more space, but couldn't afford to buy in the Bay. Long car commutes were out of the question, but when **ACE rail** opened in Ripon, it changed everything!*

SUPPORTING STRATEGIES

6 Expand and Enhance Passenger Rail

Apply for federal and state grants and develop new sources of regional funding to build and expand future rail services.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Transportation & Mobility Strategies



SCENARIO D: REGIONAL CONNECTIONS

Jennifer



PLAY

*We love how walkable our neighborhood is. It has a small main street that is full of **local businesses**. Anything we can't get within walking distance is just a short bikeshare trip or bus ride away from our **local mobility hub**.*

SUPPORTING STRATEGIES

Workforce Development Strategies

3 Support Small and Local Businesses

Study and evaluate special district formation such as Enhanced Infrastructure Financing Districts (EIFD) and Business Improvement Districts (BID). Prioritize transportation investments that improve access to economic centers.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

Transportation & Mobility Strategies

11 Mobility Hubs

Build from the recently completed Regional Mobility Hub Plan and fund the development of mobility hubs - locations where people can access multiple modes of transportation in one location.

Where Does This Support Growth?

- Downtown and Transit Areas
- Commercial Areas
- Developing Communities
- Established Communities

**COMMUNICATION
MATERIALS
Daily Life
Snapshot
Feedback Board**

Which future story resonates most with you and your community?

| | | Scenario B: Accelerated Infill  Lola | Scenario C: 15-Min Communities  Anna | Scenario D: Regional Connections  Jennifer |
|---|--|---|---|---|
| Live  | |  |  |  |
| Work  | |  |  |  |
| Play  | |  |  |  |

DRAFT

COMMUNITY WORKSHOP AND POP-UP EVENTS

- SJCOG staff and the consultant team will be presenting scenario alternatives to the general public.
- The goal is to get input on each alternative scenario and its associated strategies to help the team arrive at a hybrid preferred land use allocation.

Community Workshop

October 25, 10:00 a.m. - noon

Magnolia Room at the Reinvent South Stockton Coalition (RSSC) offices

121 E Weber Ave, Stockton, CA 95202

Please help us spread the word!

Pop-Up Events:

- **Lodi Street Faire**
 - S School St, Lodi, CA 95240
 - October 5th
 - 8am - 4pm
- **Downtown Tracy Farmers Market**
 - N Central Ave, Tracy, CA 95376
 - October 18th
 - 8am - 1pm
- **Weberstown Farmers Market**
 - Sears parking lot, Pacific Ave, Stockton, CA 95207
 - November 2nd
 - 8am - 1pm



Thank you for your participation!

For more information about the 2026 RTP/SCS,
you can visit :

<https://www.sjcog.org/710/2026-Draft-RTPSCS-Update>



S J C O G

San Joaquin Council of Governments

