

Scenario 3 - Moderate

Moderate Development Patterns & Enhanced Transportation Improvements

LIFE IN 2042:

Increases Existing & Planned Bicycle, Pedestrian & Transit Systems as Factors to Further Attract New Development.

Fewer Street & Highway Widening Projects



Maintain & Repair Existing Roads



More Public Transit System Projects



More Bicycle & Pedestrian Improvements



- Increases County Areas & Chowchilla Residential Densities to Moderate Levels For Madera City & Rio Mesa
- Marginally Increases the Residential Density for Medium & Medium High Residential Categories
- Density Shifts are Marginally Higher in all Housing Categories Except Very Low & Low Categories
- The Employment FAR for Commercial High Further Increased by .25 for all Subareas Except County
- Includes the Same Number of Under-developed Parcels with the Potential to Redevelop as the 2015 Hybrid 2018 Update.

Further Increases Density for Single Family Residential-Madera & Rio Mesa



Moderate Density Increases in Chowchilla & Other Communities



FAR is Further Increased



Higher Patterns of Mixed Use



HOW WOULD WE BENEFIT?

If the strategies for this scenario are implemented, the following would result:

TRANSPORTATION



6,007,005
Vehicle Miles
Traveled



22,770
Weekday Trips
by Bike, Walk, or
Transit



3.33 %
Jobs Within
1/4 Mile of Transit

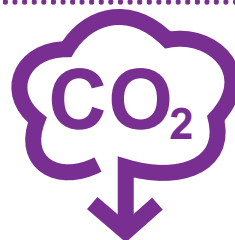


Average Travel
Time In Minutes
By Trip Purpose
Work Trips - 17.7
Other Home
Based Trips - 10.8
All Other Trips - 8.3



27.54 %
Housing Within
1/4 Mile of Transit

GHG REDUCTION

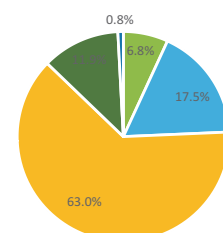


Per Capita Change:
2005-2020 = -12.3%
2005-2035 = -17.6%
GHG Targets:
2005-2020 = -5%
2005-2035 = -10%

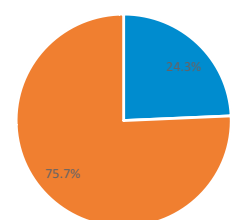
LAND USE



3,758 Acres
Important Farmland,
Tribal Lands, 100 Yr
Flood Plain, Environ-
mentally Sensitive
Consumed Due to New Growth



- High Density
- Medium High Density
- Medium Density
- Low Density
- Very Low Density



- Multi-Family
- Single Family