

CHAPTER TWO
COMMUNITY VISION

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2.1	COMMUNITY CONCEPT	2.2
2.2	OVERALL GOALS	2.2
2.3	COMMUNITY CHARACTER GOALS AND OBJECTIVES	2.3
2.4	LAND USE GOALS AND OBJECTIVES	2.4
2.5	HOUSING GOALS AND OBJECTIVES	2.5
2.6	ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES	2.5
2.7	CIRCULATION GOALS AND OBJECTIVES	2.6
2.8	PUBLIC SERVICES GOALS AND OBJECTIVES	2.6
2.9	RESOURCE CONSERVATION GOALS AND OBJECTIVES	2.7

CHAPTER TWO: COMMUNITY VISION

2.1 COMMUNITY CONCEPT

Mountain House is envisioned as a new self-sufficient community offering employment, goods, services, and recreation to an expected population of around 39,000 people. Land use and circulation are designed to encourage walking, bicycling, and transit use through a highly landscaped, visually attractive community.

Residential development in Mountain House is contained in 12 neighborhoods, including ten family neighborhoods, and two mixed active adult and family neighborhoods (Neighborhood J and Neighborhood K). Each family neighborhood, and the Neighborhood K mixed active adult and family neighborhood, shall contain a K-8 school, a Neighborhood Park, and a Neighborhood Commercial area. The Neighborhood J mixed active adult and family neighborhood will not contain a K-8 school but will include proximate public recreational facilities. Neighborhoods A and B are consolidated to accommodate a college campus. The Neighborhoods will each have a separate identity, achieved through design and landscaping. A variety of types and prices of housing will be available.

Major weekly shopping and other services will be met by the Village Centers. A centrally located Town Center will be the civic and commercial focal point of the community. Employment centers will include office and industrial parks. Natural resources on the site will be enhanced to be an asset to urban development.

The goals and objectives in this chapter further identify the concept of Mountain House. Other chapters plan each element of the community and contain policies to guide the community's development.

The following assumptions provide the basic framework used in the formation of the community-wide Master Plan.

- a) Mountain House will have an expected population of approximately 39,000 people. It will include approximately 16,000 primary Expected Residential Units which will be encompassed in separate Neighborhoods generally organized around Neighborhood Centers.
- b) Approximately 21,000 jobs will be provided in Mountain House at full buildout of the community.
- c) Mountain House will develop in a manner consistent with this plan over a 20 to-40 year period.

2.2 OVERALL GOALS

Goal:

Create a high-quality environment where people of all economic levels can live and work.

Goal:

Develop a distinct and unique new community that is separate from existing communities.

Goal:

Develop Mountain House as a full service community that will accommodate a portion of the growth projected by the 2035 General Plan for San Joaquin County in an orderly, well-organized development pattern.

Goal:

Provide for a lifestyle that is less reliant on the automobile, more involved with activities within the local community and Neighborhoods, and more oriented to use of transit, bicycle and pedestrian transport.

2.3 COMMUNITY CHARACTER GOALS AND OBJECTIVES

Goal:

Create attractive and diverse environments for living, working and playing.

Objective: To develop ten pedestrian-oriented residential family neighborhoods, each organized around a Neighborhood Center consisting of a K-8 school, a Neighborhood Park, and a Neighborhood Commercial area and two mixed active adult and family neighborhoods.

Objective: To develop three Village Centers that will provide shopping centers, transit, and other services with easy access from the 12 residential Neighborhoods.

Objective: To develop the mixed use Town Center as an urban center for community activities that will support high density retail, civic, and office and residential development.

Objective: To use roadway landscaping as a primary method of establishing community character and of distinguishing between Neighborhoods.

Objective: To establish Neighborhood and community parks, and support regional recreation for Mountain House residents.

Objective: To contribute to regional recreation needs by creating one or more golf course(s) and providing public access to the Delta waterways through a linear park on Old River.

Goal:

Provide for a pedestrian-oriented character within and between residential Neighborhoods, village commercial centers, and the Town Center.

Objective: To locate a Neighborhood Center within 2,000 feet of the majority of residential units in each of the 10 family Neighborhoods.

Objective: To locate Neighborhood Parks of approximately five acres adjacent to schools for joint use of park and school facilities.

Objective: To utilize an interconnected network of relatively small-scale streets within Neighborhoods in order to create a pleasant and safe street environment for pedestrian use.

Objective: To orient important public buildings and land uses, including Neighborhood commercial and appropriate buildings or building facades within Village Centers, toward the street.

Objective: To connect the Town Center to the linear park and bikeway systems and provide pedestrian amenities within the Town Center.

Objective: To design Neighborhoods, village commercial centers and the Town Center to facilitate transit and bicycle use.

2.4 LAND USE GOALS AND OBJECTIVES

Goal:

Establish a balance of housing, employment, and a full range of services and infrastructure within the community, while encouraging interaction between land uses.

Objective: To develop a new community with its own balanced mix of housing, public services, employment opportunities, parks, schools, and shopping facilities to serve the projected residential population.

Objective: To create Neighborhoods that provide for the daily commercial, educational, and recreational needs of the residents within walking distance.

Objective: To provide light industrial and commercial office use areas suitable for the development of high quality business parks, allowing potential employers to relocate and expand in a strategic regional location with adequate transportation, services, moderate land costs, few site constraints and housing affordable to the jobs provided.

Objective: To allow for a diversity of residential areas and a hierarchy of commercial areas.

Objective: To provide sufficient employment areas to create a job for every resident of the community who is projected to be working.

Goal:

Minimize impact on the County's agricultural resources.

Objective: To minimize impacts on County agricultural lands by developing the community in an orderly and efficient manner, at average residential densities of at least 6.5 units per acre.

Objective: To establish strong community boundaries and reduce potential conflicts with adjacent agricultural lands by creating buffers along the western and eastern community boundaries.

2.5 HOUSING GOALS AND OBJECTIVES

Goal:

Provide an adequate supply of housing for all income groups in the community.

Objective: To establish Neighborhoods with varying levels of amenities and a mixture of housing densities, ranging from greenway loop park-related residential developments to entry-level Neighborhoods.

Objective: To designate an average density of between six and seven units per acre overall in order to achieve a higher density than is currently found in the County, thereby meeting market needs and achieving more affordability and entry-level housing opportunities.

Objective: To establish a balance of jobs and housing by matching projected income levels of jobs provided within the community with the projected cost of housing.

Objective: To ensure housing for a variety of income levels within the Master Plan area.

Objective: To provide multi-family housing within the community, to be concentrated adjacent to the Mountain House Creek corridor, in Village Centers, in and adjacent to the Town Center and adjacent to the I-205 corridor and the Delta Community College southern campus.

2.6 ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Goal:

Create a financially and fiscally viable community resulting in positive economic impact on the County.

Objective: To ensure fiscal protection of the County and future community residents by creating an independent and self-sustaining community.

Objective: To provide for efficient phasing in order to avoid potential fiscal impacts.

Objective: To plan for the location of new, expanding or relocating businesses serving the Central Valley and the Bay Area by designating areas for industrial and office commercial use.

Objective: To attract businesses to provide an economic base, provide jobs and serve residents.

Objective: To provide employment areas with arterial roadway access, transit service, nearby housing, and state-of-the-art telecommunication services.

Objective: To provide for efficient, cost effective community operations.

2.7 CIRCULATION GOALS AND OBJECTIVES

Goal:

Establish a safe and efficient circulation system to accommodate the movement of people and goods, reduce environmental impacts, and advance the quality of life in the community.

Objective: To minimize impacts on regional roadways and air quality by providing a community design that emphasizes trip length reductions, reduced off-site trips, pedestrian and bicycle travel, and access to regional transit facilities.

Objective: To provide a complete multi-modal transportation system, including on and off-site roadways, transit, bicycle and pedestrian facilities.

Objective: To minimize high-speed traffic through Neighborhoods by establishing a network of arterial streets which are located between Neighborhoods and effectively link residential, employment and commercial uses.

Objective: To locate collector and local streets to allow low-speed, alternative routes through Neighborhoods while linking school and other public destinations within the different Neighborhoods.

Objective: To provide major road access to trip generating uses such as commercial, employment, and recreational areas.

2.8 PUBLIC SERVICES GOALS AND OBJECTIVES

Goal:

Provide adequate public services and facilities to serve the new community.

Objective: To provide on-site water treatment and sewage treatment systems at quality standards which meet or exceed standards of regulatory agencies, and to re-use treated wastewater either on-site or off-site for the most economical and beneficial use.

Objective: To follow a pattern of contiguous residential growth that will provide each stage of development with adequate services and infrastructure, and to plan and construct infrastructure to avoid creation of excess capacity.

Objective: To size public services and facilities to maintain the community's boundaries by serving only the Master Plan area.

Objective: To minimize administrative impacts on the County by forming a self-sufficient Mountain House Community Services District (MHCSD) to provide on-site water, sewer, storm drainage, roads, parks and other necessary services.

2.9 RESOURCE CONSERVATION GOALS AND OBJECTIVES

Goal:

Minimize impact on sensitive environmental resources.

Objective: To preserve and enhance wetlands and riparian areas within the project, including wetlands along Mountain House Creek and Dry Creek.

Objective: To incorporate effective and feasible energy and water conservation techniques and procedures into the development.

Objective: To minimize and/or mitigate regional and site impacts to the extent possible by meeting the requirements of the Mitigation Monitoring Program.

Objective: To protect sensitive environmental and visual resources at the community's edges by establishing effective buffers along the northern boundary with Old River, the southern boundary with I-205, and the eastern and western boundaries with agricultural lands.

Objective: To maintain and enhance the habitat resources of Mountain House Creek as a park and wildlife corridor through the community.

Objective: To minimize air quality impacts by providing for more efficient transportation systems and Neighborhood design and services.