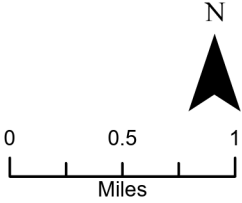
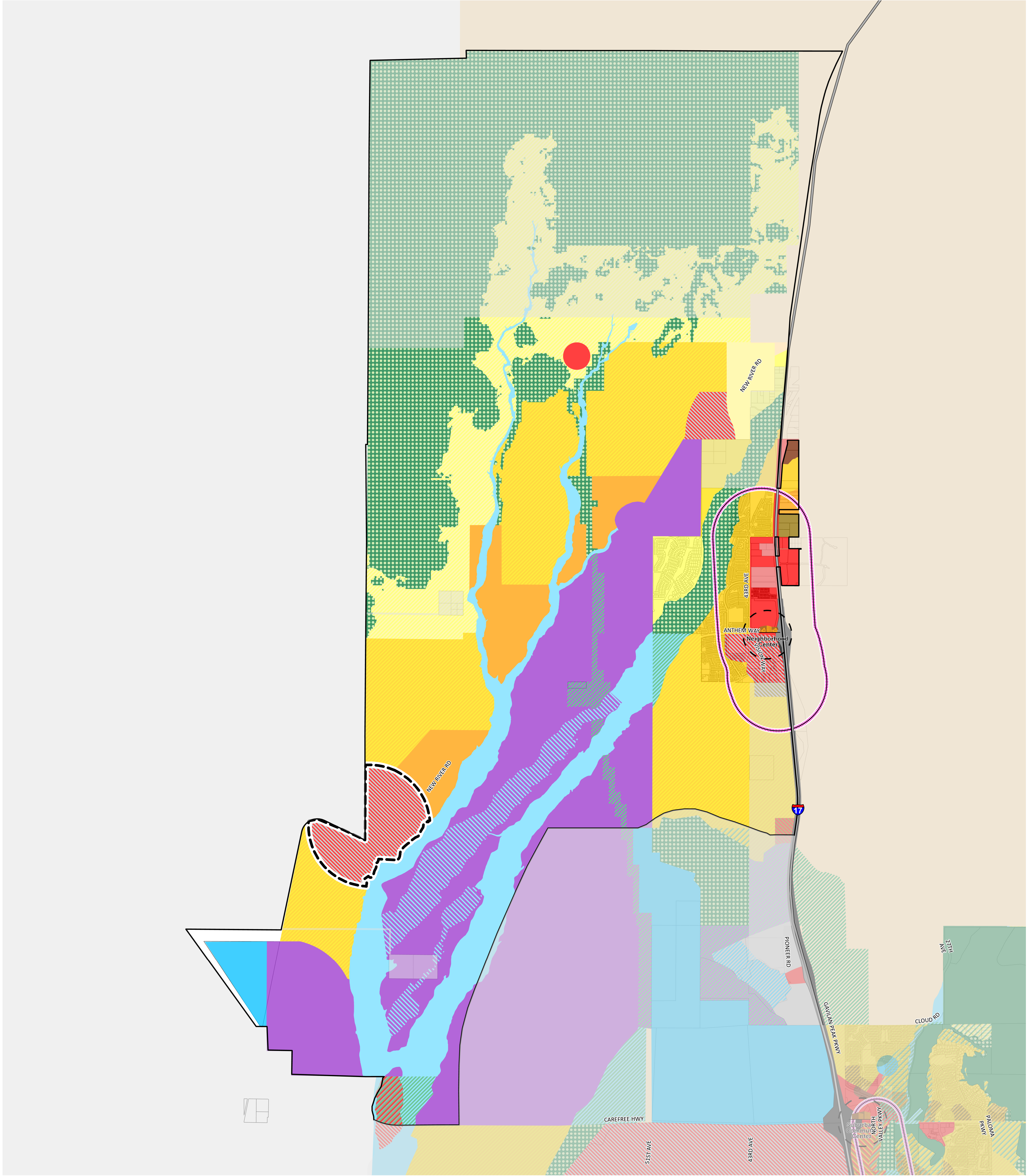


- Village
- Village Cores
- Centers (1/4 Mile Buffer)
- Arterial Street
- Collector Street
- Light Rail
- Proposed Light Rail
- Approved BRT Corridor





- Village
- Village Cores
- Centers (Quarter Mile Buffer)
- Adopted TOC Corridors
- Proposed Growth Corridor

Existing General Plan Land Use Map Designations

- | | | | |
|----------------------------|---|---|---|
| Residential 0 to 1 du/ac | Parks/Open Space - Publicly Owned | Residential 10 to 15+ du/ac / Commerce / Business Park | Preserves / Residential 15+ du/ac |
| Residential 0 to 2 du/ac | Parks/Open Space - Future 1 du/ac | Commerce / Industrial / Commerce / Public/Quasi-Public / Parks/Open Space | Preserves / Commercial |
| Residential 1 to 2 du/ac | Floodplain | Commerce / Public / Quasi-Public | Preserves / Public / Quasi-Public |
| Residential 2 to 5 du/ac | Area C and Only / Floodplain | Commerce / Public / Quasi-Public | Preserves / Floodplain |
| Residential 2 to 3.5 du/ac | Commercial / Commerce / Business Park | Preserves / Residential 0 to 1 du/ac / Residential 1 to 2 du/ac | Preserves / Mixed Use / Commercial / Commerce |
| Residential 3.5 to 5 du/ac | Commercial / Residential 10 to 15 du/ac | Preserves / Residential 2 to 3.5 du/ac or Residential 3.5 to 5 du/ac | Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac |
| Residential 5 to 10 du/ac | Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac | Preserves / Residential 5 to 10 du/ac or Residential 10 to 15 du/ac | Preserves / Undesignated |
| Residential 5 to 15 du/ac | Mixed Use (North Gateway and Northwest Area only) | | Undesignated Area |
| Residential 10 to 15 du/ac | | | |
| Residential 15+ du/ac | | | |
| Commercial | | | |
| Commerce / Business Park | | | |
| Public/Quasi-Public | | | |
| Transportation | | | |



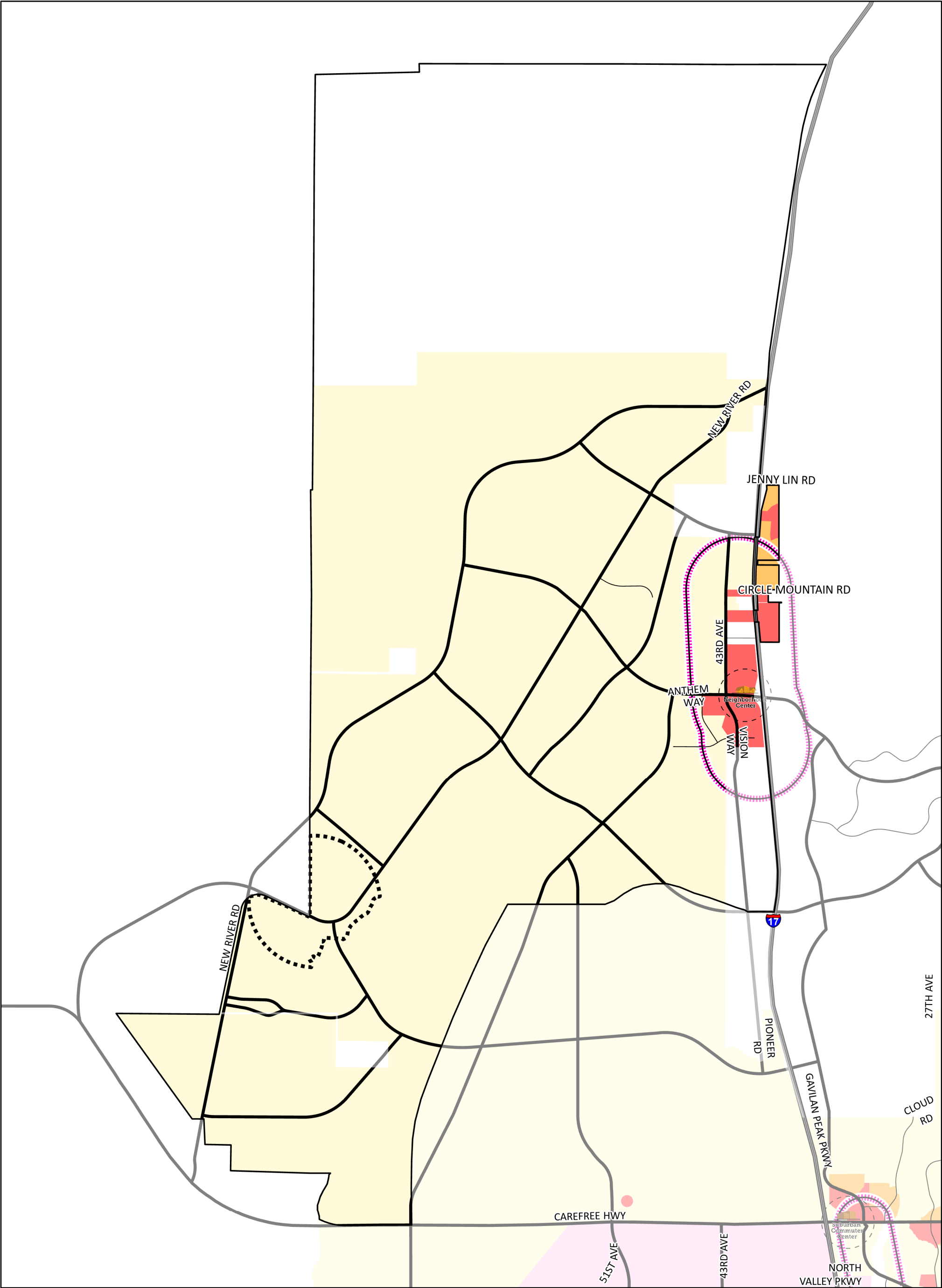
Create a Network
of Vibrant Cores,
Centers, and Corridors

Rio Vista Village General Plan Centers Analysis

DRAFT



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

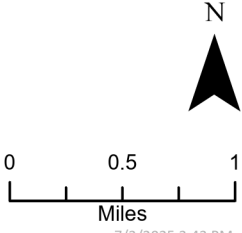


- | | | | |
|--|---------------------------|--|---------------------------|
| | Village | | Proposed Growth Corridors |
| | Village Cores | | Light Rail |
| | Centers (1/4 Mile Buffer) | | Proposed Light Rail |
| | Adopted TOC Corridors | | Approved BRT Corridor |

- | | |
|--|---|
| | Redevelopment Area |
| | Infill and/or Special Plan or Area Plan that promotes increase of scale and intensity |

- Generalized Zoning
- | | |
|--|----------------|
| | SF Residential |
| | MF Residential |
| | PUD |

- | | |
|--|---------------|
| | WU Code |
| | Downtown Code |
| | Commercial |
| | Industrial |



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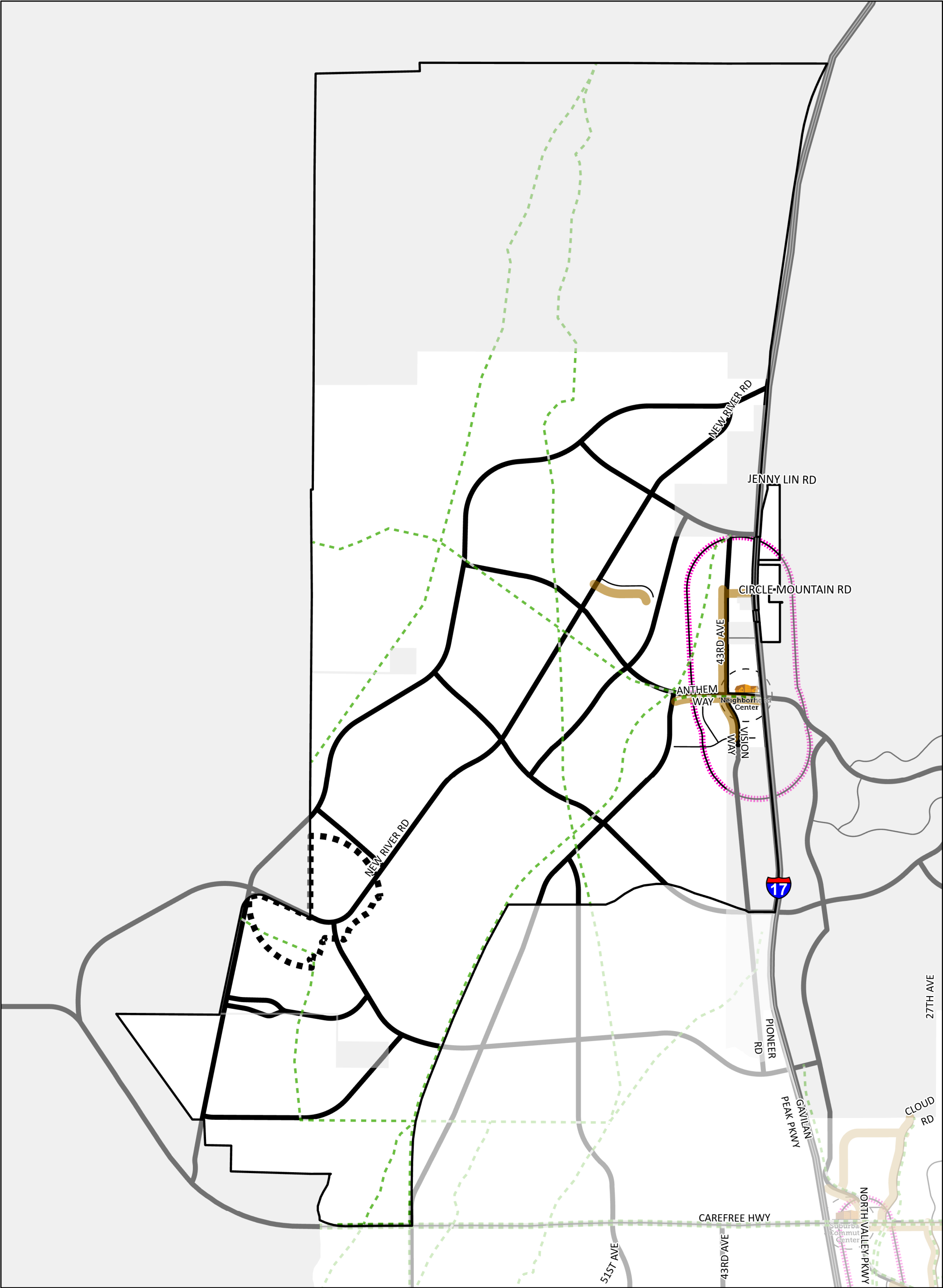
Connect People
& Places


Rio Vista Village General Plan Centers Analysis


DRAFT






PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**





-  Village


 Village Cores



 Centers (1/4 Mile Buffer)


 Adopted TOC Corridors
-  Proposed Growth Corridors


 Arterial Street


 Collector Street

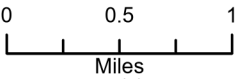
 Light Rail

 Proposed Light Rail
-  Approved BRT Corridor

 Canal

 Bikeways

 Trails



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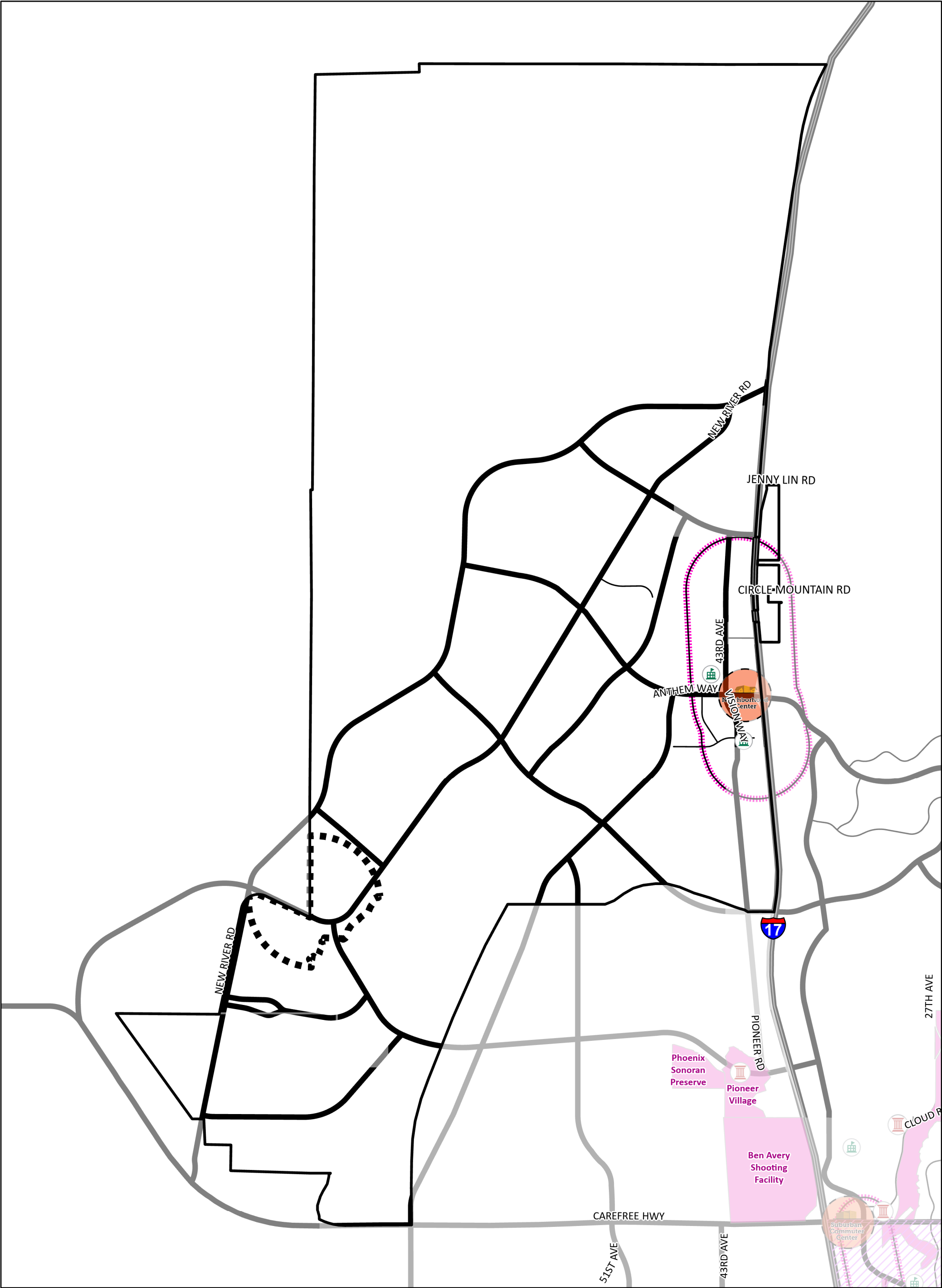
Strengthen Our
Local Economy

Rio Vista Village General Plan Centers Analysis

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PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



Village

Village Cores

Centers (1/4 Mile Buffer)

Adopted TOC Corridors

Proposed Growth Corridors

Light Rail

Proposed Light Rail

Approved BRT Corridor

Points of Pride

Employment Center

Trade Schools

Cultural Facilities

Library

College/University

Pre-School, Elementary, Middle, High Schools

Airport Noise - 65 DNL*

*Subject to change in 2025

Employers % Change (2020-2050)

0 - 23.19

23.20 - 42.98

42.99 - 90.37

90.38 - 438.94

438.95 - 1,051.08

N

0

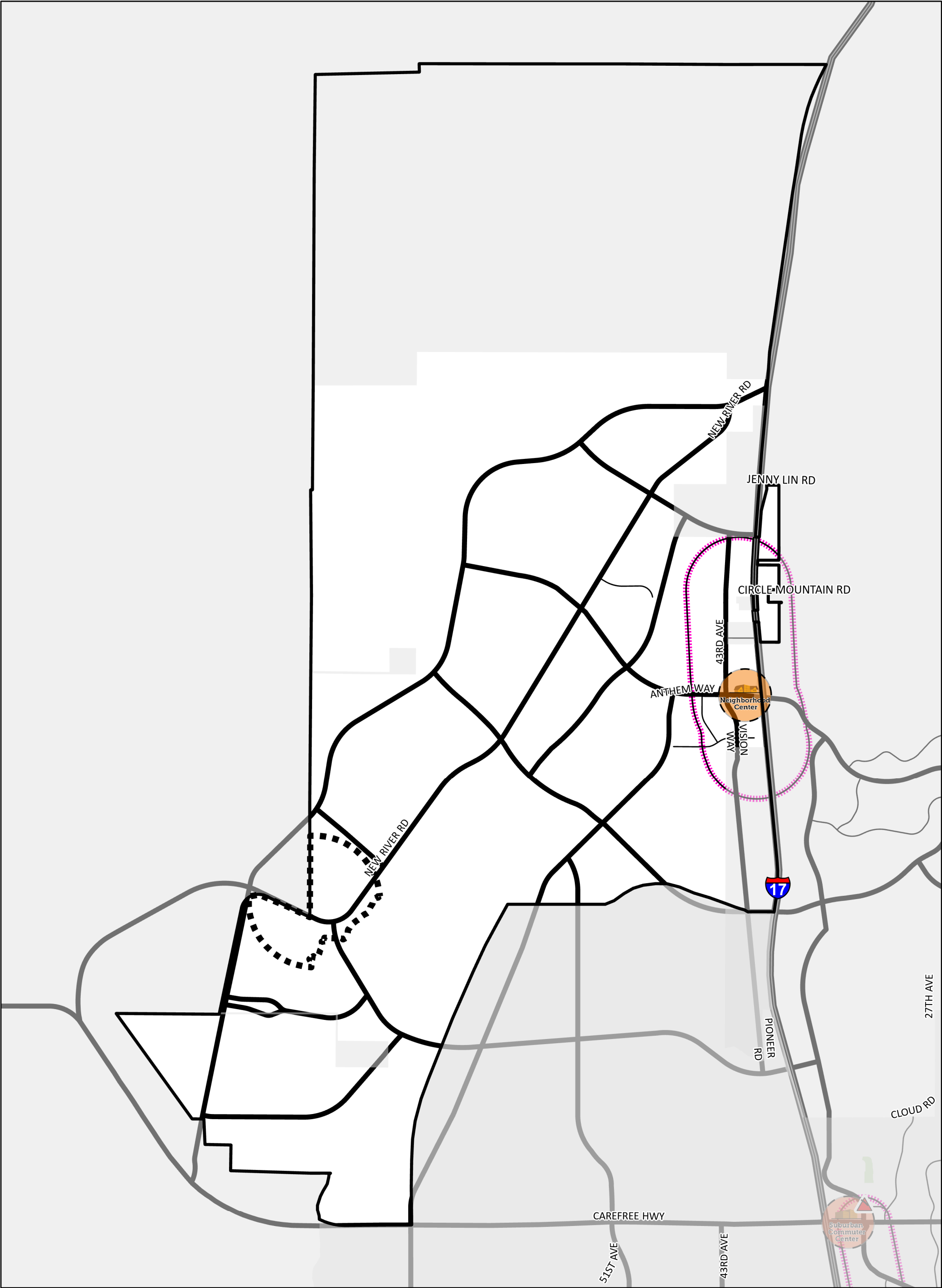
0.5

1

Miles

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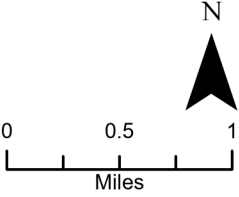


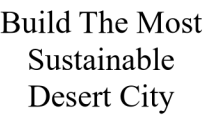
- Village
- Village Cores
- Centers (1/4 Mile Buffer)
- Adopted TOC Corridors
- Proposed Growth Corridors

- Light Rail
- Proposed Light Rail
- Approved BRT Corridor
- Police Station
- Fire Station

- Parks
- Historic Properties/Overlays
- Commercial Historic District – National Register

- Population % Change (2020-2050)
- 0- 14.86
 - 14.87 - 32.74
 - 32.75 - 57.16
 - 57.17 - 111.22
 - 111.23 - 239.88





Rio Vista Village General Plan Centers Analysis

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PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

-
- Village
 Village Cores
 Centers (1/4 Mile Buffer)
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 Light Rail
 Proposed Light Rail
 Approved BRT Corridor
 High Injury Network Intersection
 High Injury Network Segment

- Water 41" +
Sewer 16" +
Stormwater 48" +

- Green Stormwater Infrastructure Prioritization Index
- 0.00 - 12.60
- 12.61 - 17.40
- 17.41 - 22.40
- 22.41 - 28.20
- 28.21 - 38.00

