

The Pathway to Job Growth and Prosperity in the Greater Modesto Area

King-Kennedy Memorial Center Board of Directors

Latino Community Roundtable

Modesto Chamber of Commerce

NAACP Modesto/Stanslaus Branch 1048

Young Modestans for Jobs

July 2, 2013

DRAFT

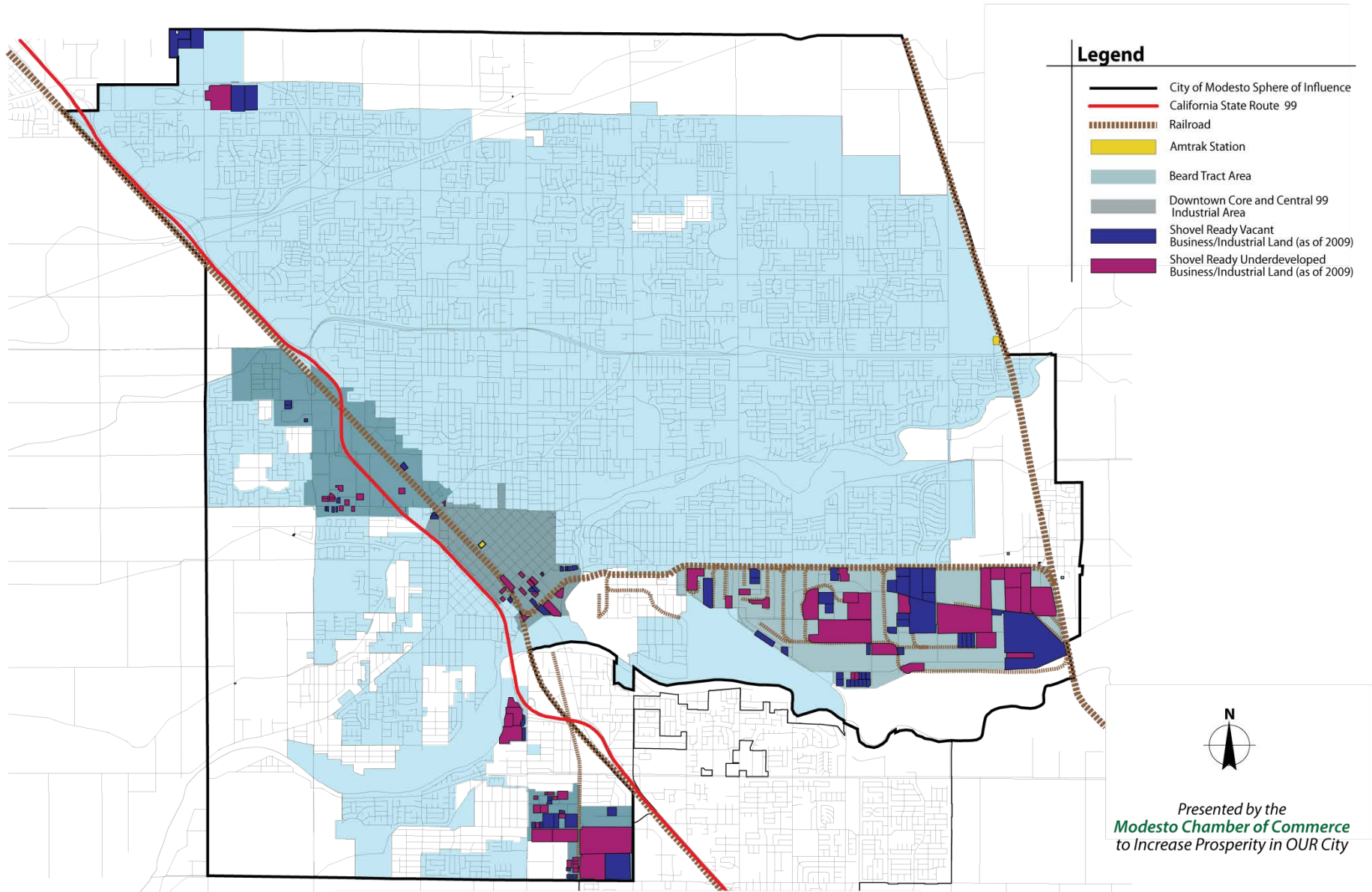
**Abridged
Version**

Notice:

- *The following is a **draft** analysis and **draft** plan subject to change.*
- *The following will be subject to continuous improvement as we share it with more and more individuals in our greater community who want to make our part of the world economically more competitive with the rest of the world and to increase the number and quality of jobs and to improve prosperity here for us, our children, our grandchildren and our posterity.*

What is our baseline condition? Local.

*Transportation and Job Creating Land
Conditions in Greater Modesto*

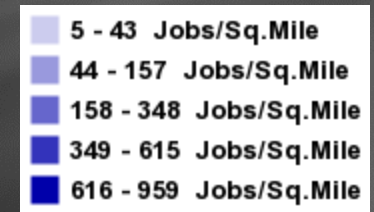
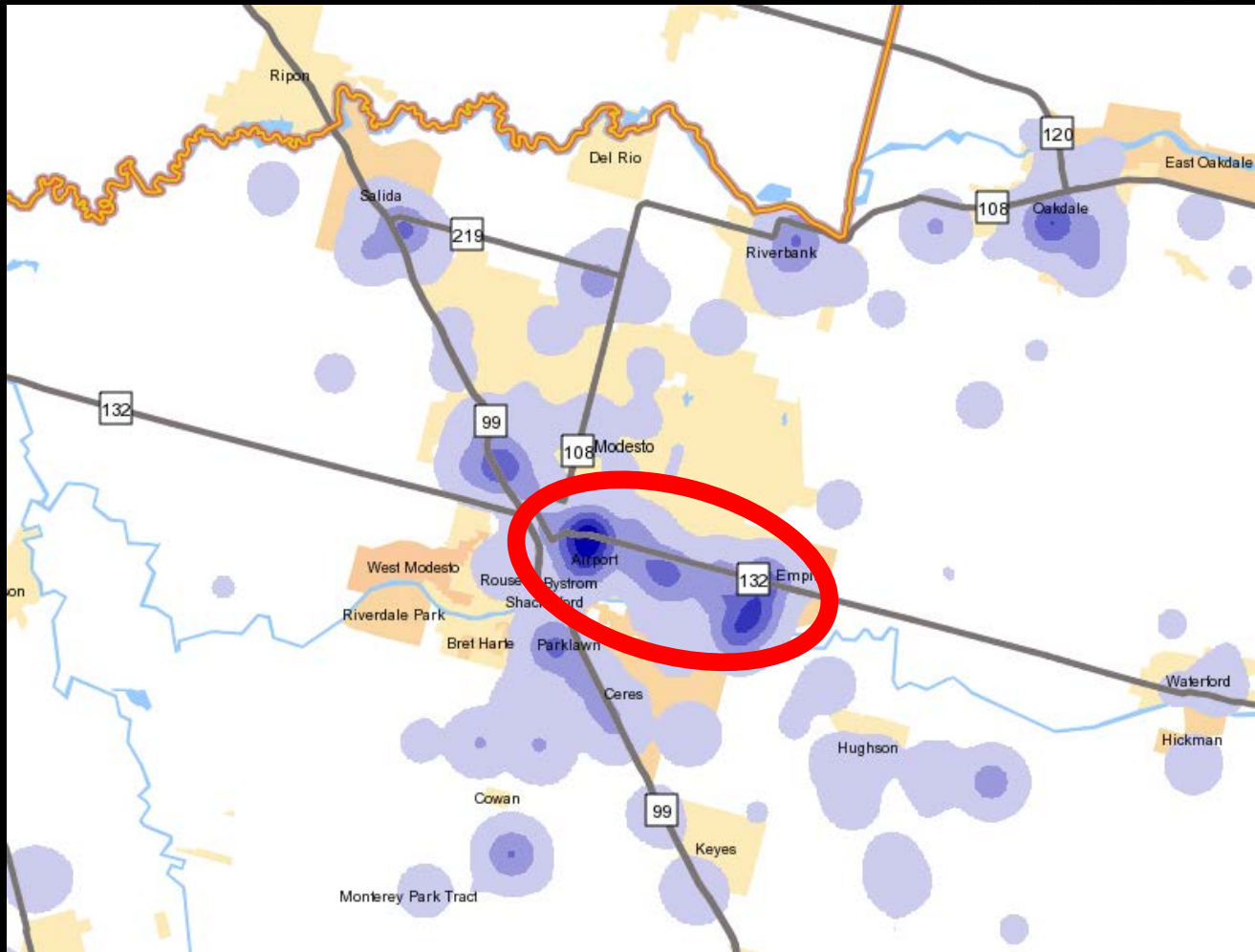


Shovel Ready Business Park/Industrial Land
 Within Greater Modesto

Are Our Jobs Where We Think They Are?

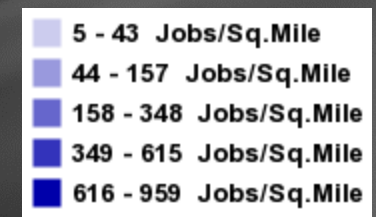
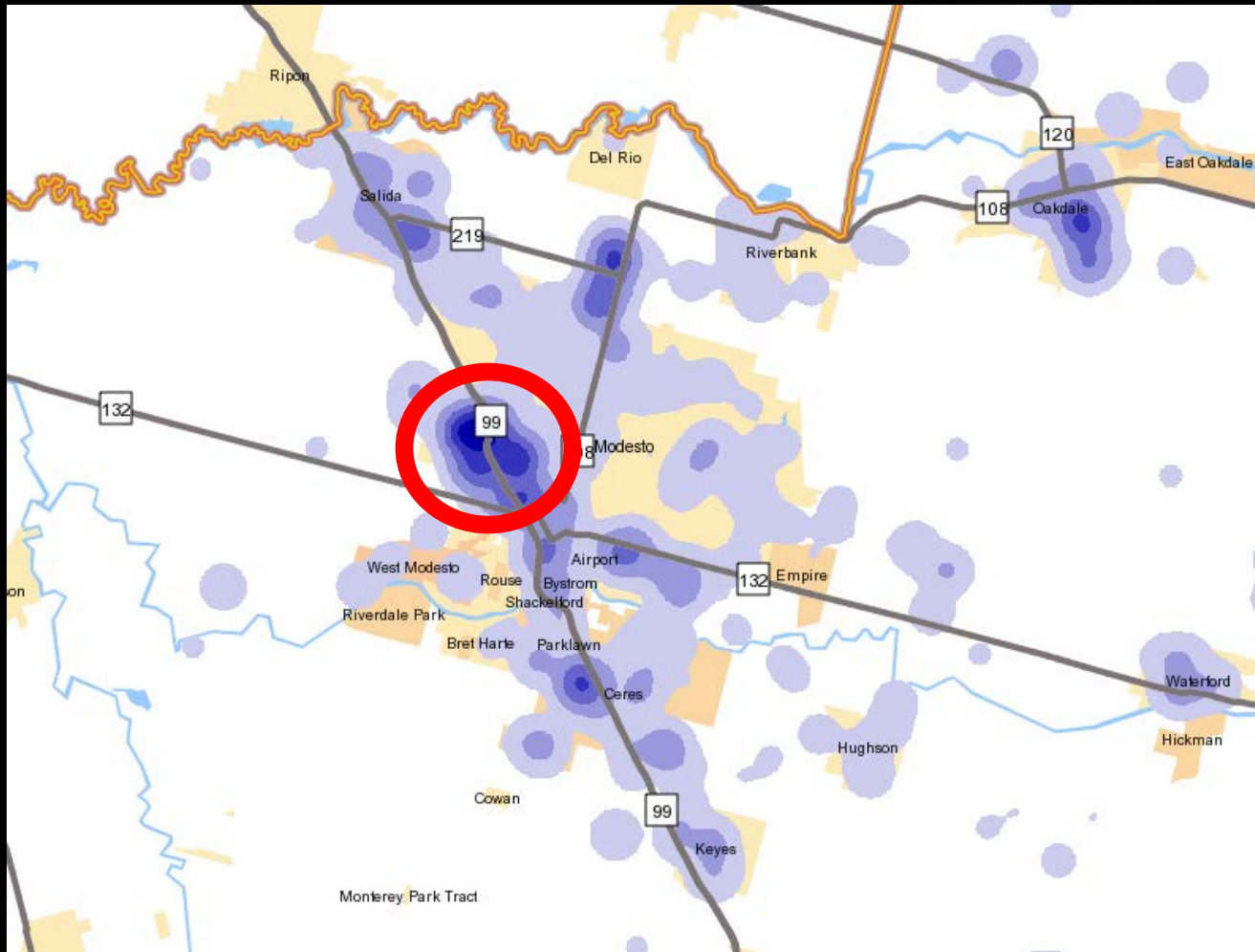


Photograph courtesy of Beard Land Improvement Company



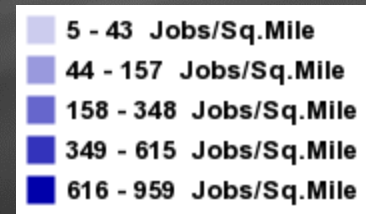
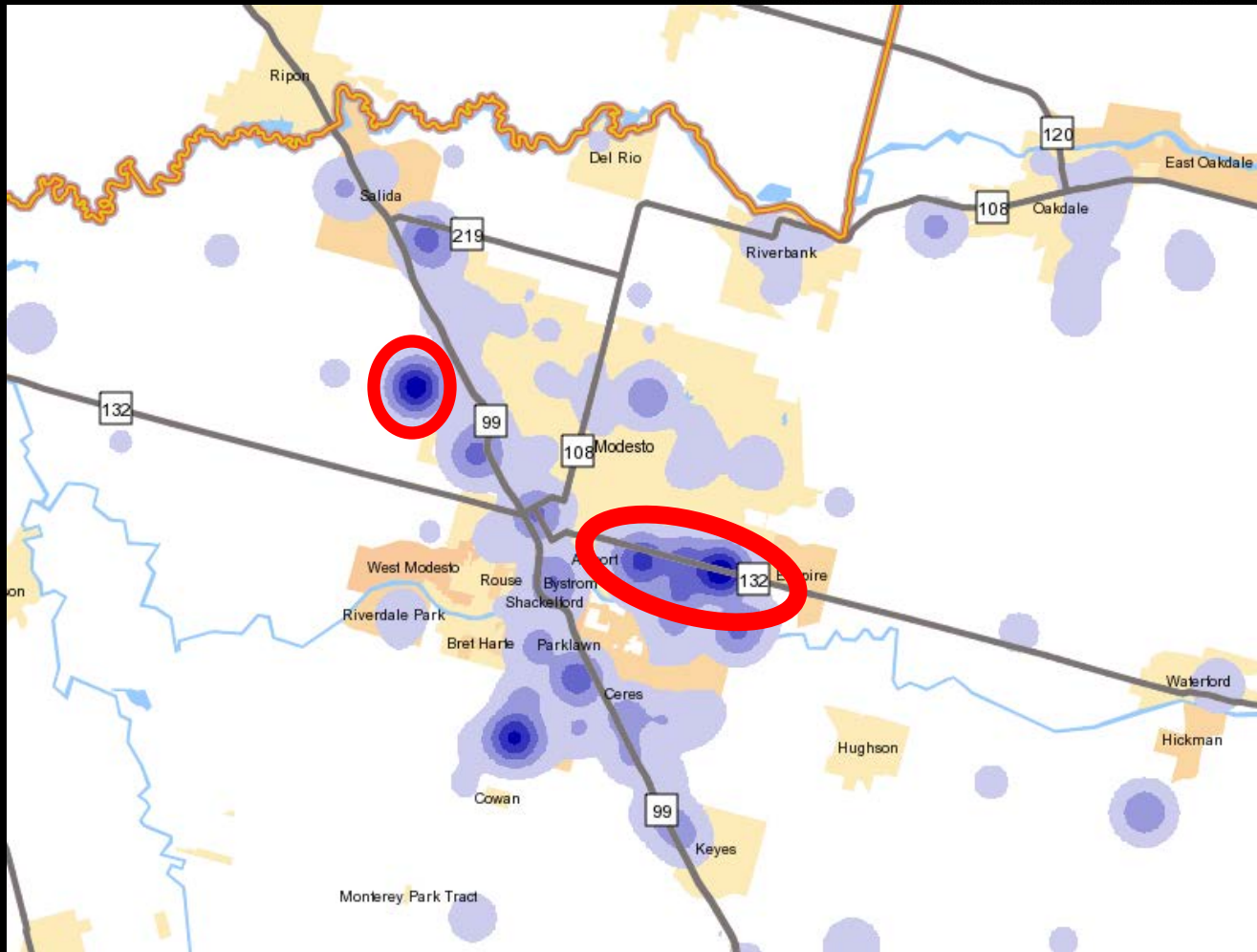
Manufacturing Jobs 2010

source: US Census OnTheMap at onthemap.ces.census.gov/
 (recommended by the Stanislaus Economic Development & Workforce Alliance)



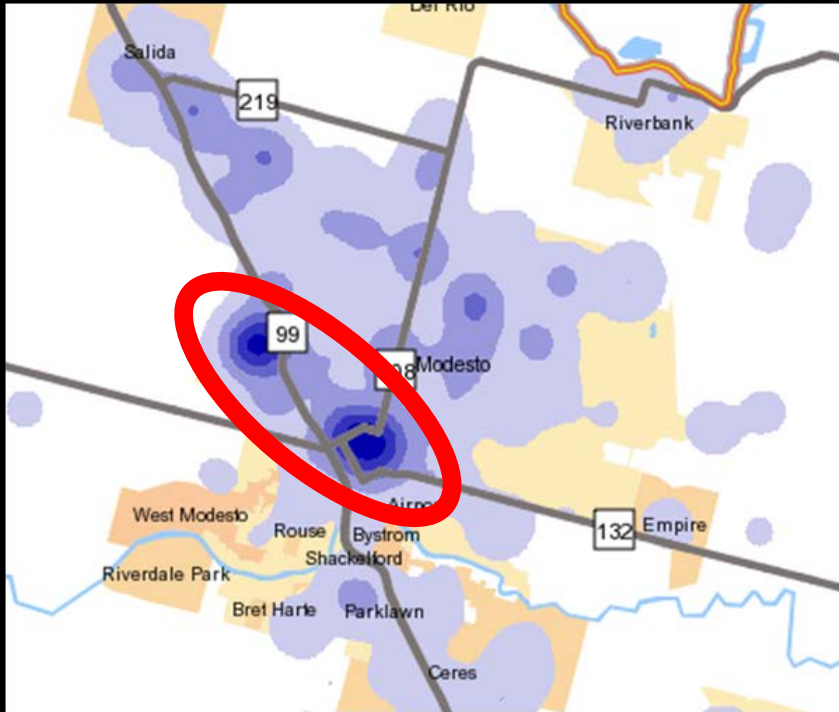
Contractor Jobs 2010

source: US Census OnTheMap at onthemap.ces.census.gov/
 (recommended by the Stanislaus Economic Development & Workforce Alliance)

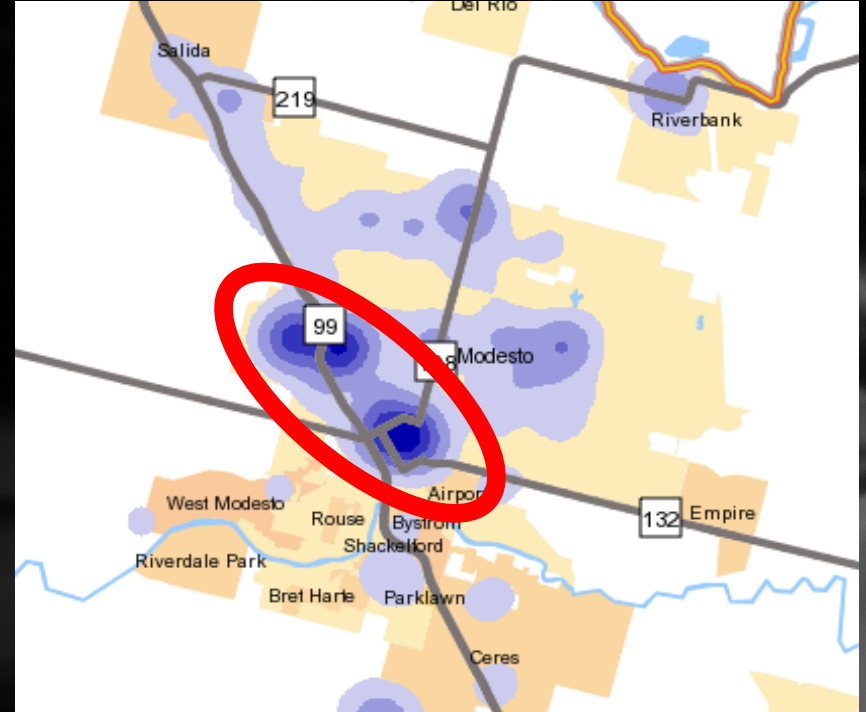


Transportation & Warehousing Jobs 2010

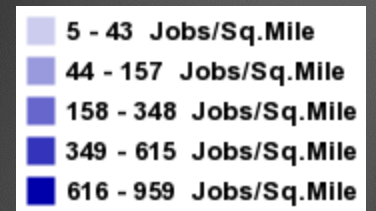
source: US Census OnTheMap at onthemap.ces.census.gov/
 (recommended by the Stanislaus Economic Development & Workforce Alliance)



Professional, Scientific & Technical Jobs 2010



Information Jobs 2010



source: US Census OnTheMap at onthemap.ces.census.gov/
 (recommended by the Stanislaus Economic Development & Workforce Alliance)

What is our baseline condition? Regional Freeways.

*Existing & Possible Freeway
Connections to World Markets*

Current Route

CURRENT ROUTE :

Livermore to Modesto

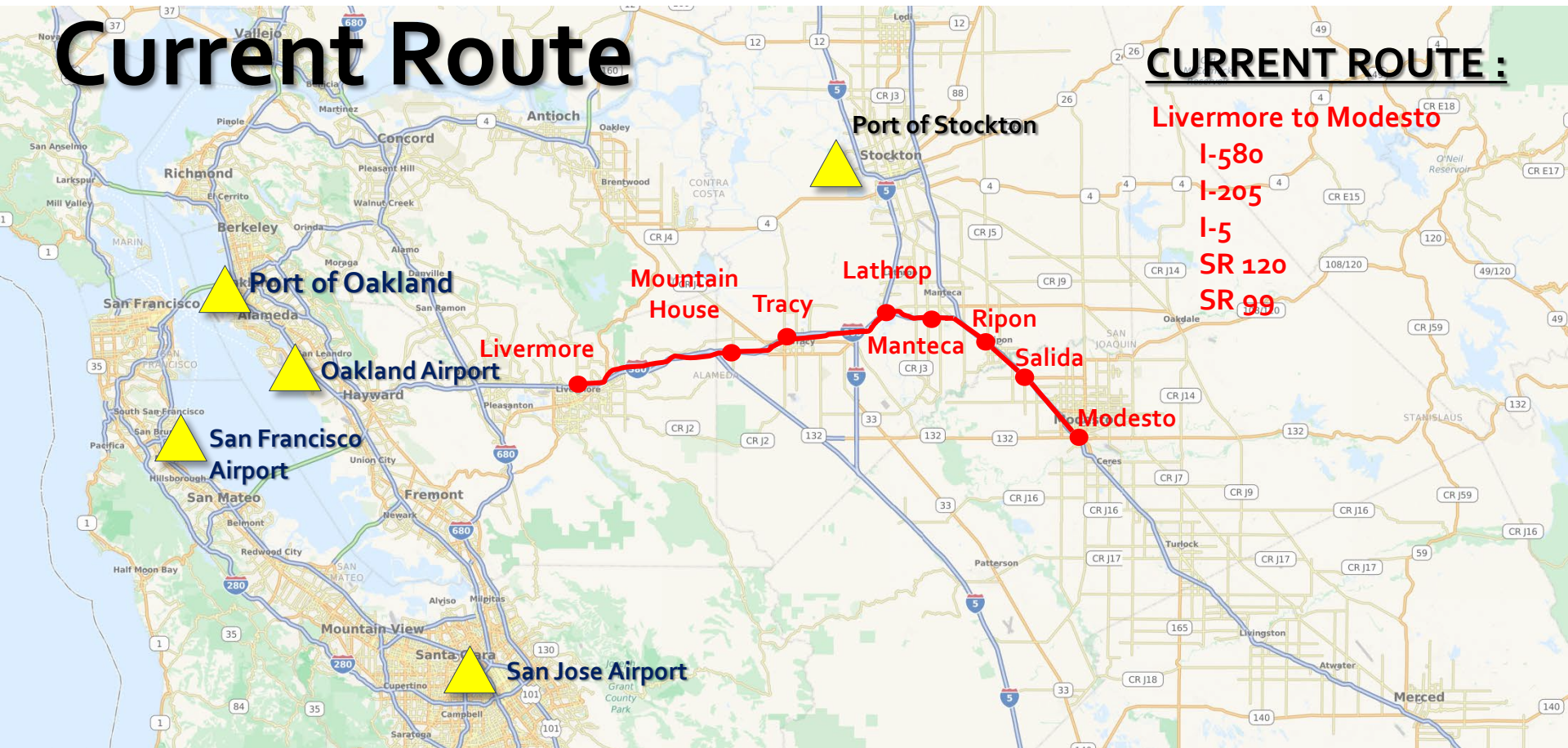
I-580

I-205

I-5

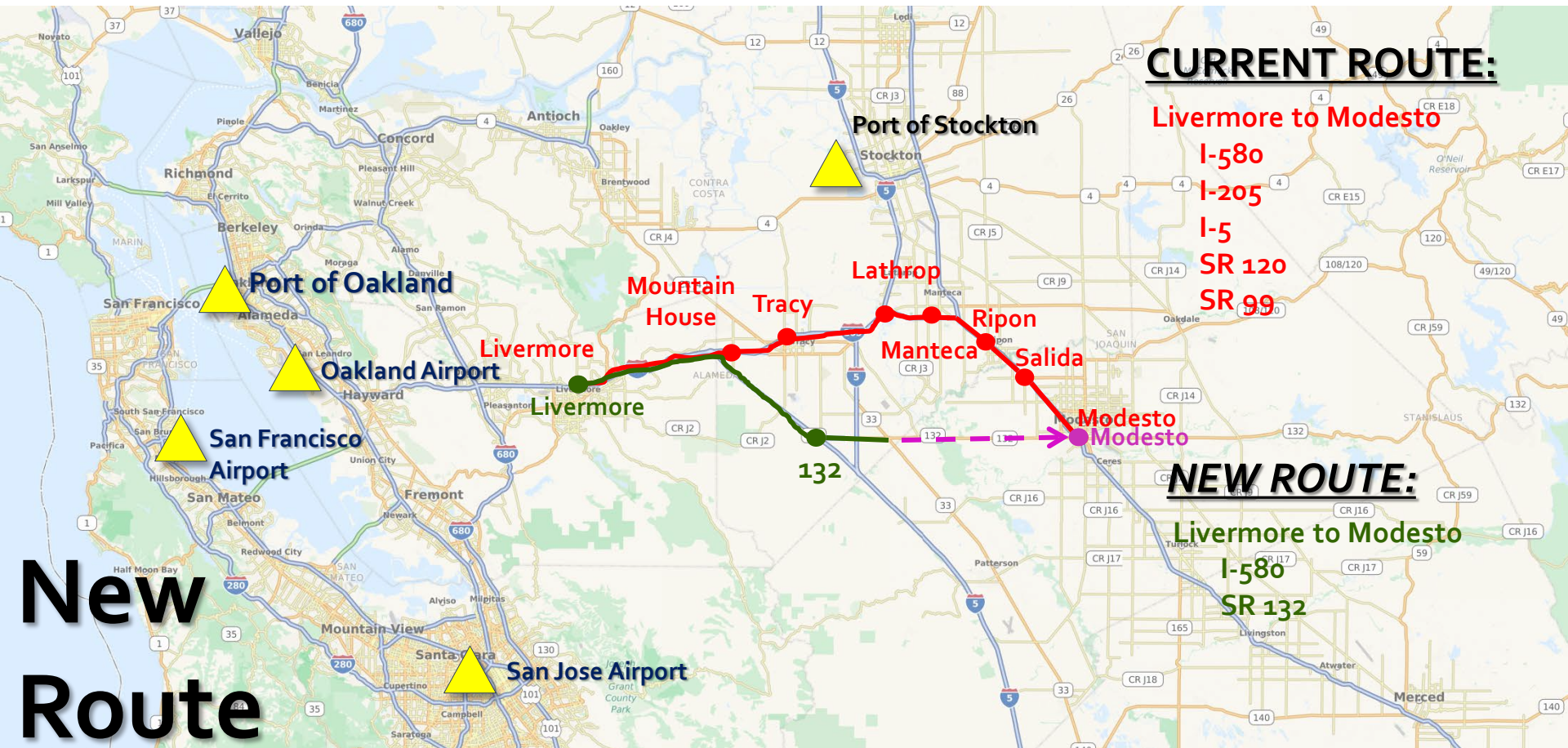
SR 120

SR 99



Bay Area to Modesto Freeway Routes

Presented by the
Modesto Chamber of Commerce
to Increase Prosperity in OUR City

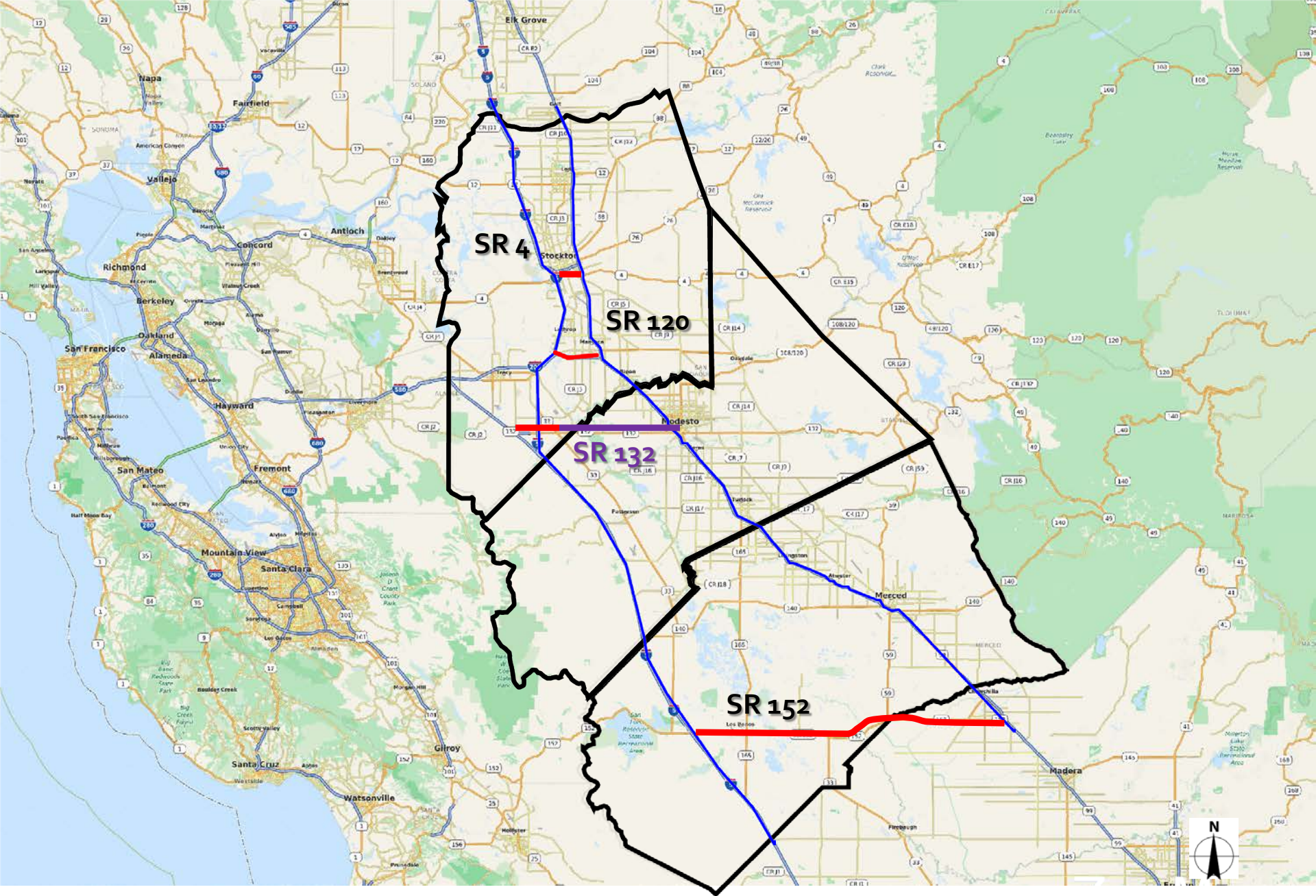


**New
Route**



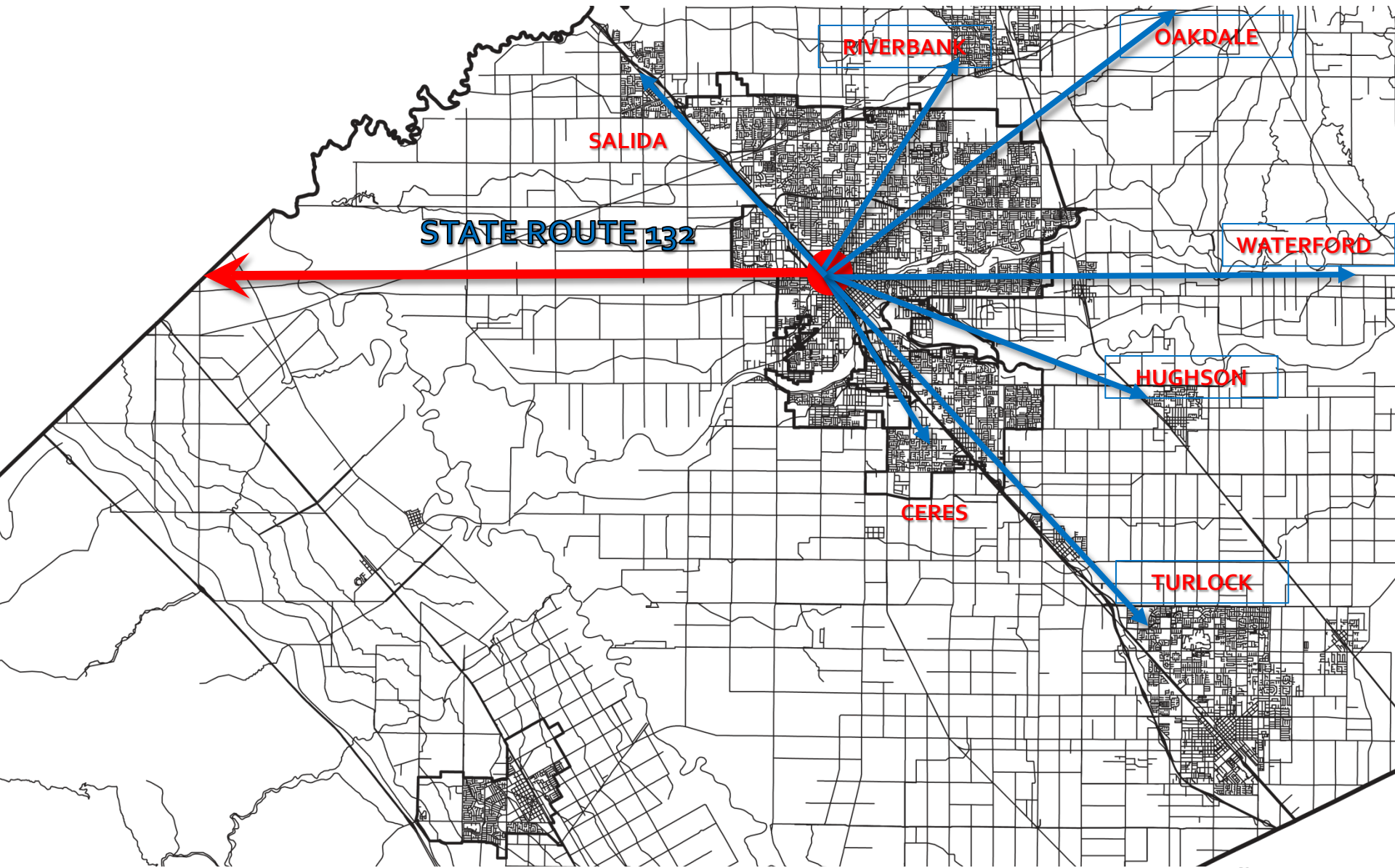
Bay Area to Modesto
Freeway Routes

*Presented by the
Modesto Chamber of Commerce
to Increase Prosperity in OUR City*



Connection Routes to Bay Area

Presented by the
Modesto Chamber of Commerce
 to Increase Prosperity in OUR City



Regional Importance of State Route 132

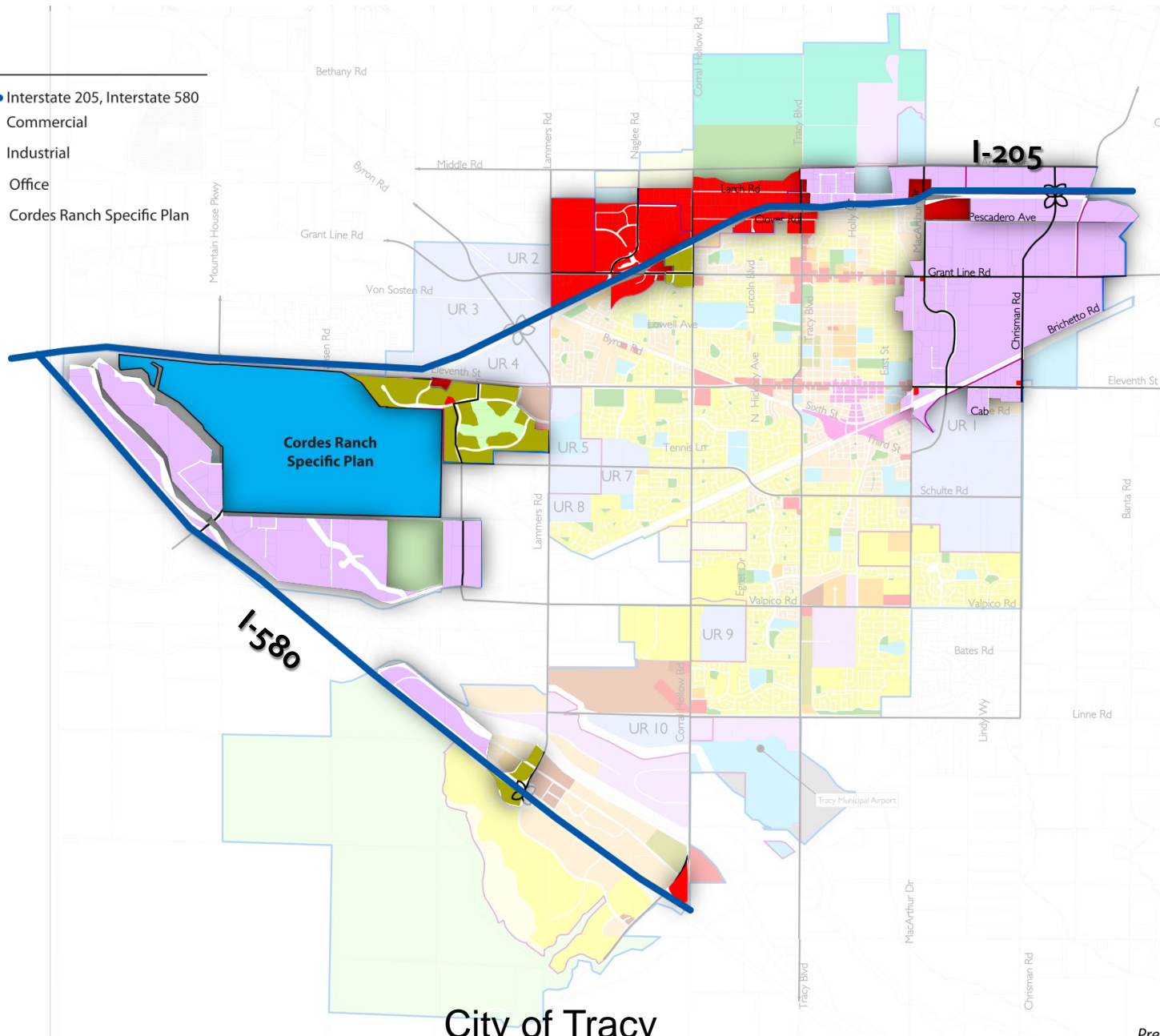
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to Increase Prosperity in OUR City

What is our baseline condition? Regional Competitors.

How have our regional neighbors & competitors prepared?

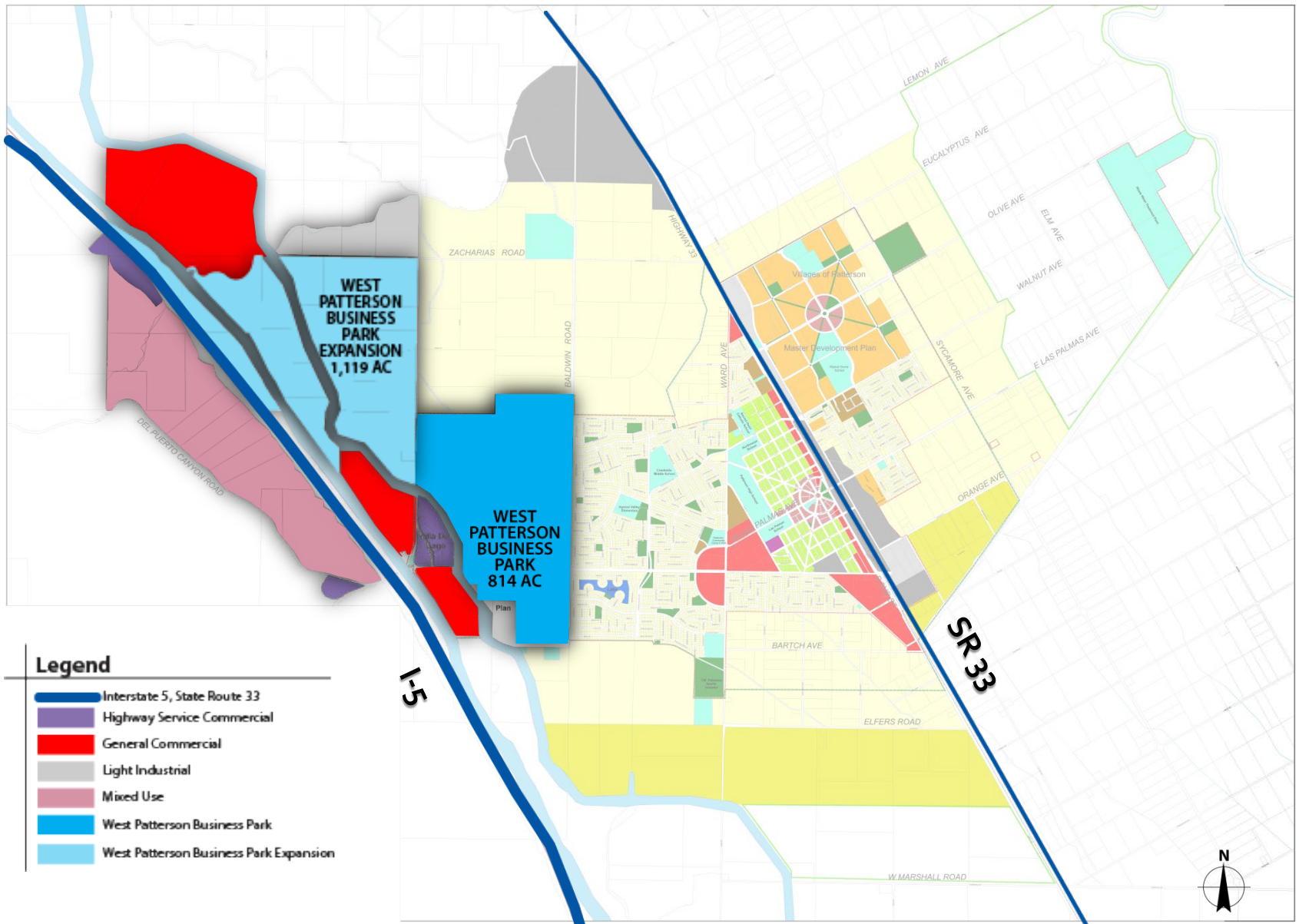
Legend

- Interstate 205, Interstate 580
- Commercial
- Industrial
- Office
- Cordes Ranch Specific Plan



City of Tracy Job Land Along Freeways

Presented by the
Modesto Chamber of Commerce
to Increase Prosperity in OUR City



Legend

- Interstate 5, State Route 33
- Highway Service Commercial
- General Commercial
- Light Industrial
- Mixed Use
- West Patterson Business Park
- West Patterson Business Park Expansion

**City of Patterson
General Plan**



*Presented by the
Modesto Chamber of Commerce
to Increase Prosperity in OUR City*



West Patterson Business Park

POR. S. 1/2 SECTION 26 T.5S. R.7E. M.D.B. & M.

THIS MAP FOR ASSESSMENT PURPOSES ONLY

AMAZON
60.62 AC +/-

SPERRY ROAD

I-5

U.S.A. DELTA MENDOTA CANAL

021 - 026

SHEARWATER DRIVE

064

061

055

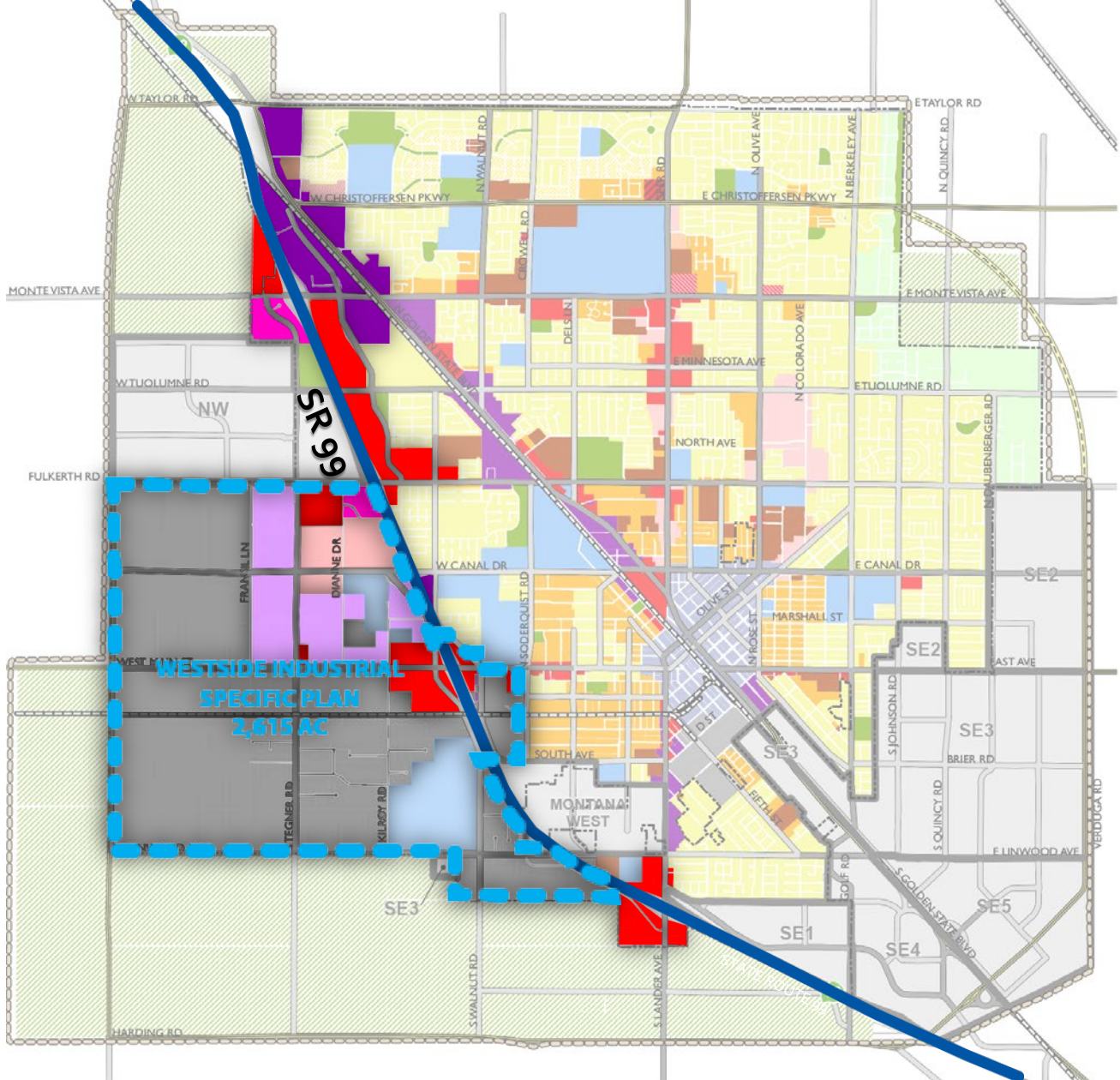
049

054











Amazon Distribution Center City of Patterson

Presented by the
Modesto Chamber of Commerce
to Increase Prosperity in OUR City



Legend

-  State Route 99
-  Community Commercial
-  Highway Commercial
-  Heavy Commercial
-  Office
-  Business Park
-  Industrial
-  Westside Industrial Specific Plan

City of Turlock Job Land Along SR 99



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**BLUE DIAMOND
ALMOND
GROWERS
88 AC +/-**

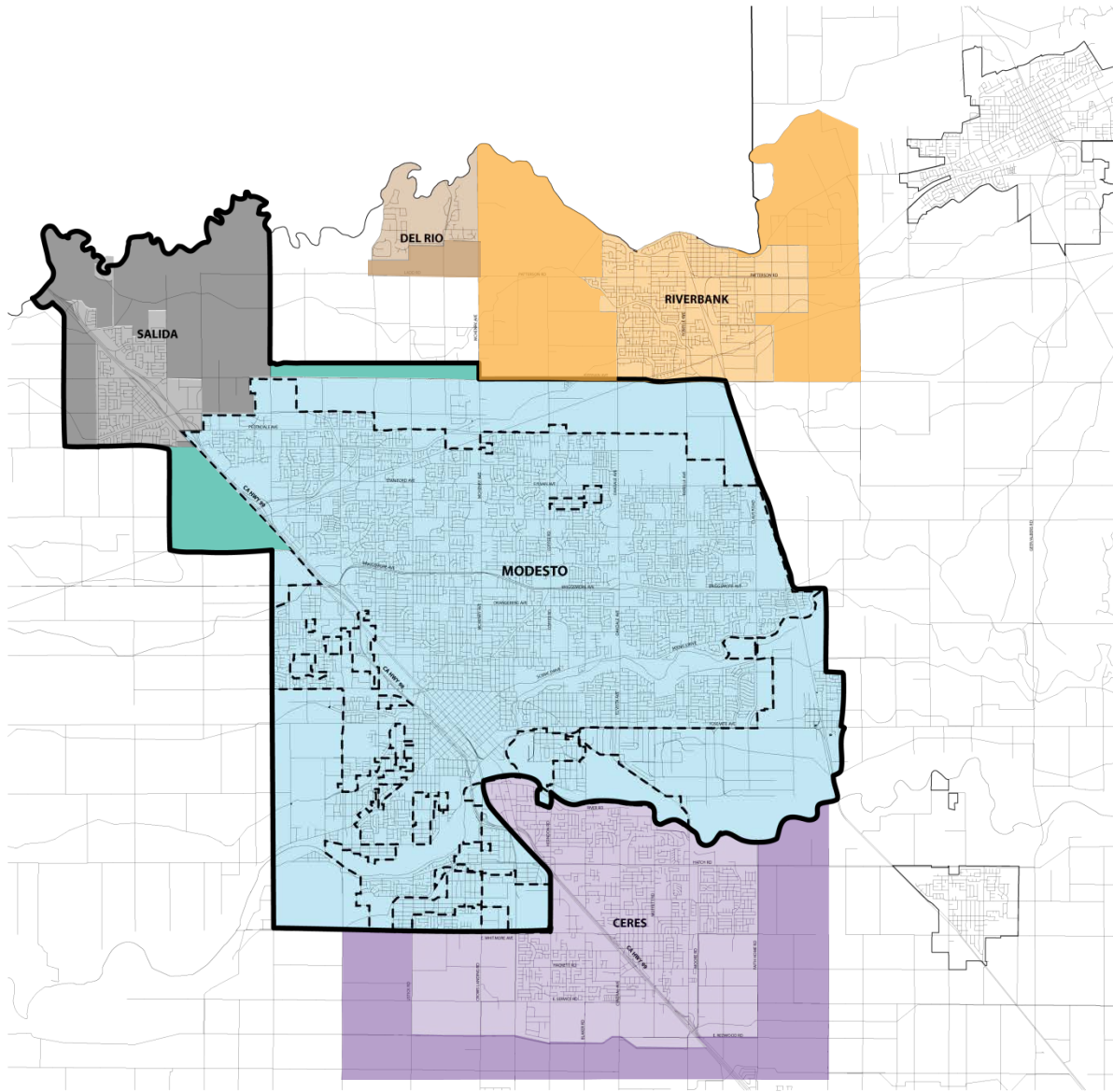
Westside Industrial Specific Plan

Blue Diamond Almond
City of Turlock




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to Increase Prosperity in OUR City

What is our baseline condition? Neighbors.

What have our immediate neighbors planned?



Legend

-  Modesto Incorporated Area - City Limits
-  City of Modesto General Plan Area
-  City of Modesto Sphere of Influence
-  Salida Community Plan
-  Salida Sanitary District Sphere of Influence
-  Del Rio Community Plan Area I
-  Del Rio Community Plan Area II
-  City of Riverbank General Plan Area
-  City of Riverbank Sphere of Influence
-  City of Ceres General Plan Area
-  City of Ceres Sphere of Influence



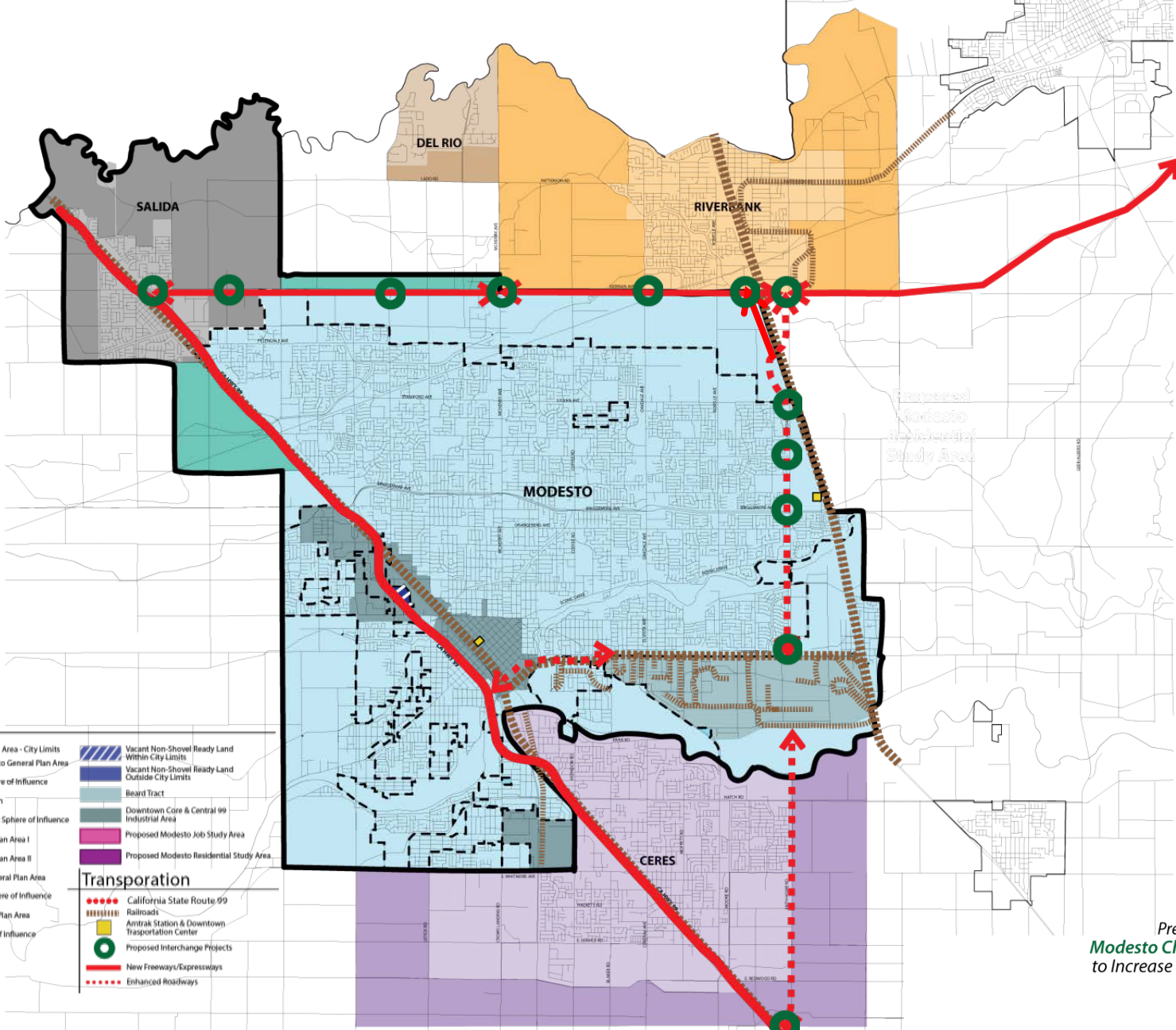
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Planning Areas for City of Modesto & Neighboring Communities

The Plan.

*Improving Transportation and
Increasing Shovel-Ready Land to
Compete Against the World*

DRAFT



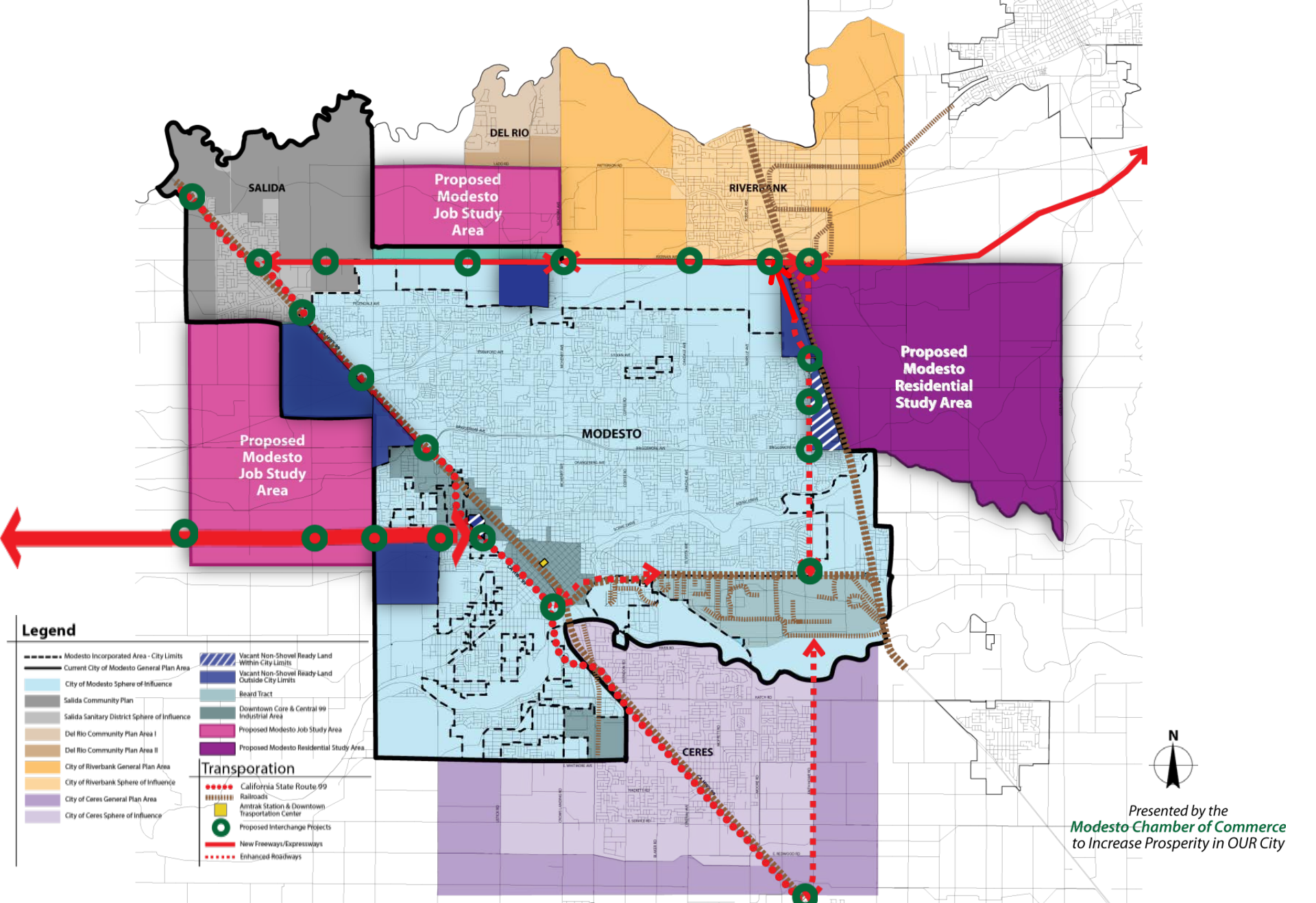
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 - Del Rio Community Plan Area II
 - City of Riverbank General Plan Area
 - City of Riverbank Sphere of Influence
 - City of Ceres General Plan Area
 - City of Ceres Sphere of Influence
 - Vacant Non-Showel Ready Land Within City Limits
 - Vacant Non-Showel Ready Land Outside City Limits
 - Reard Tract
 - Downtown Core & Central 99 Industrial Area
 - Proposed Modesto Job Study Area
 - Proposed Modesto Residential Study Area
- Transportation**
- California State Route 99
 - Railroads
 - Amtrak Station & Downtown Transportation Center
 - Proposed Interchange Projects
 - New Freeways/Expressways
 - Enhanced Roadways



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**Proposed General Plan Update
 for City of Modesto**



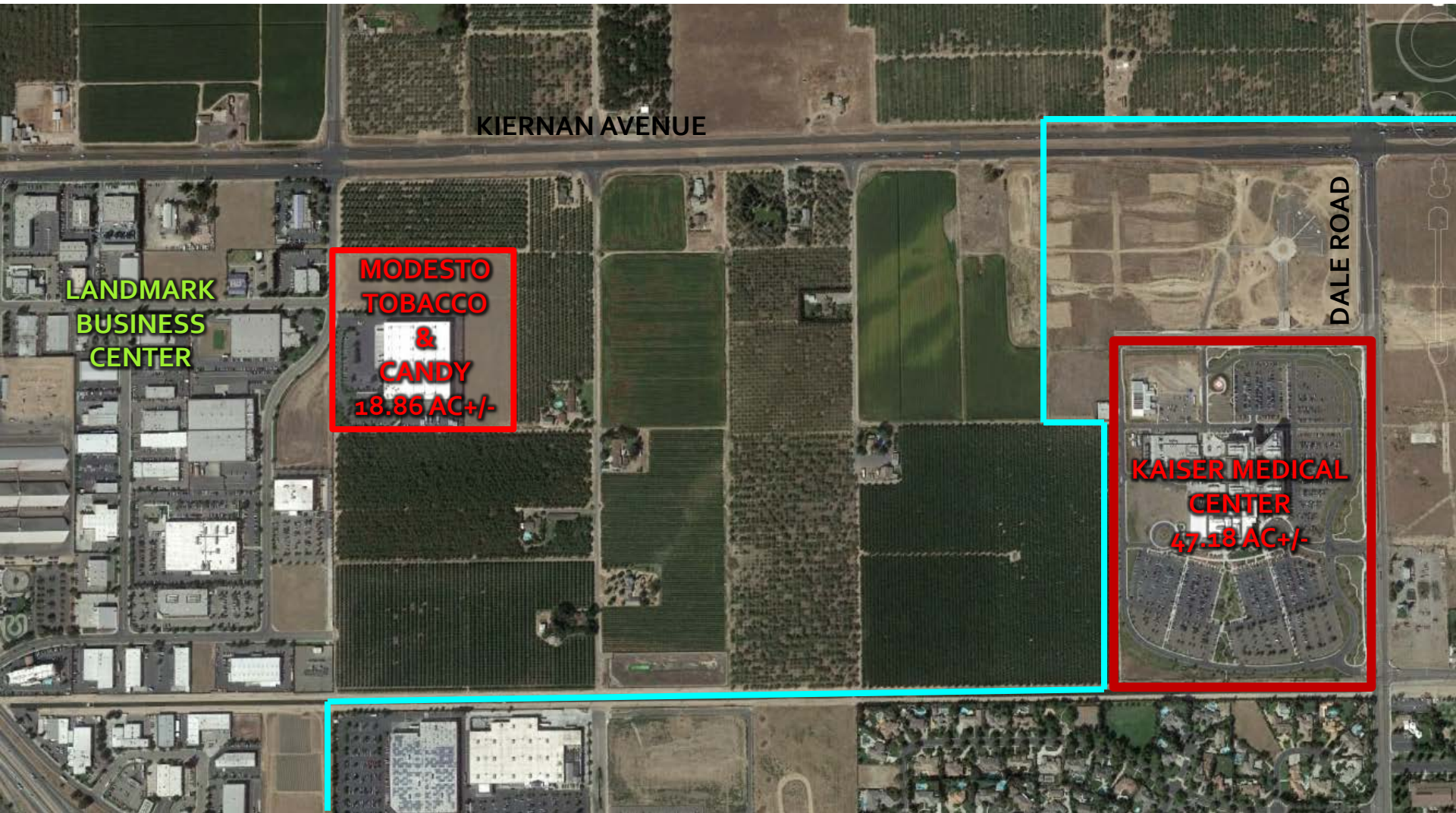
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**Proposed General Plan Update
 for City of Modesto**



KIERNAN AVENUE

DALE ROAD

LANDMARK
BUSINESS
CENTER

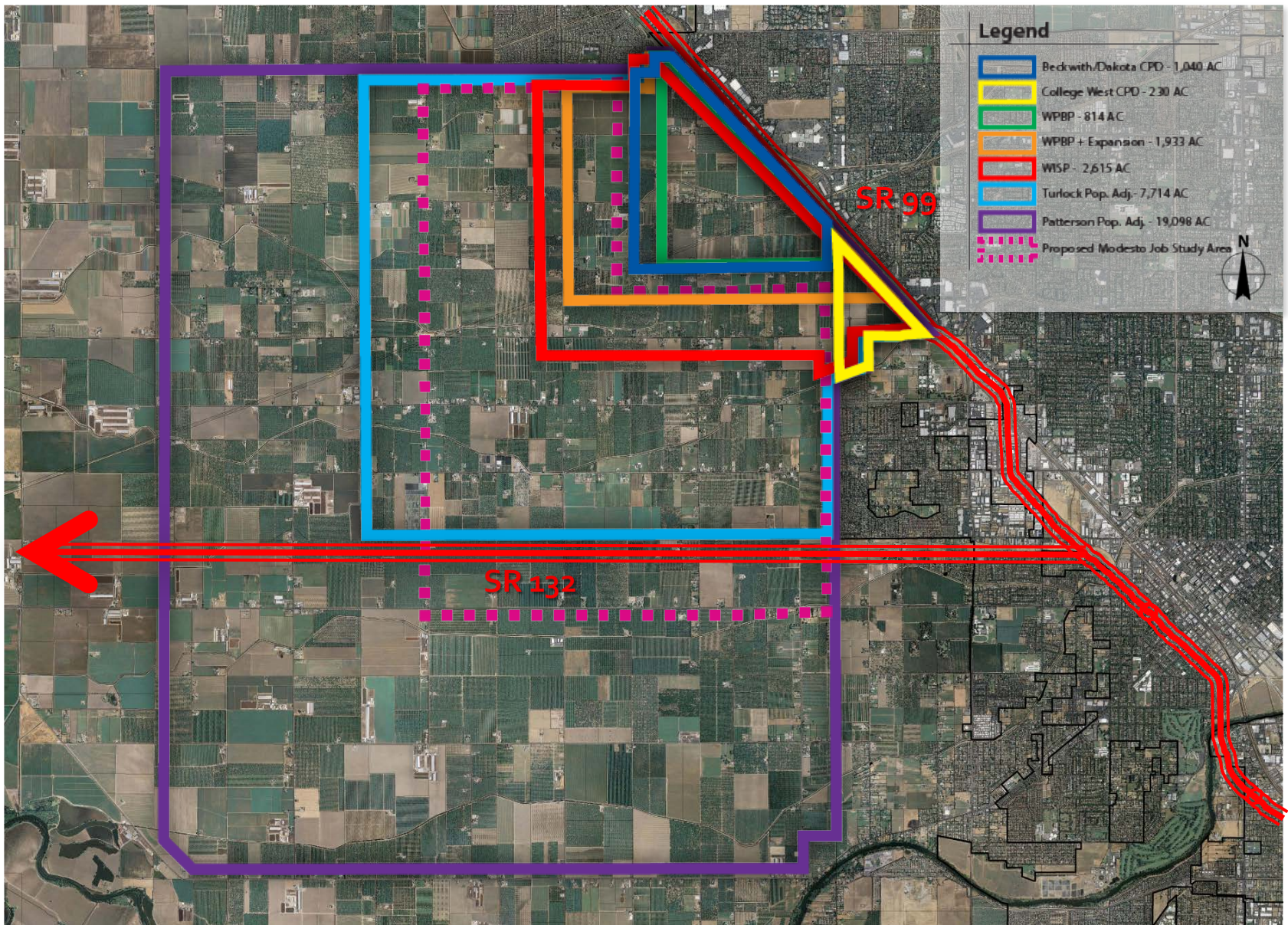
**MODESTO
TOBACCO
&
CANDY**
18.86 AC+/-

**KAISER MEDICAL
CENTER**
47.18 AC+/-

Kiernan West Business Park
Or Salida Community Plan?

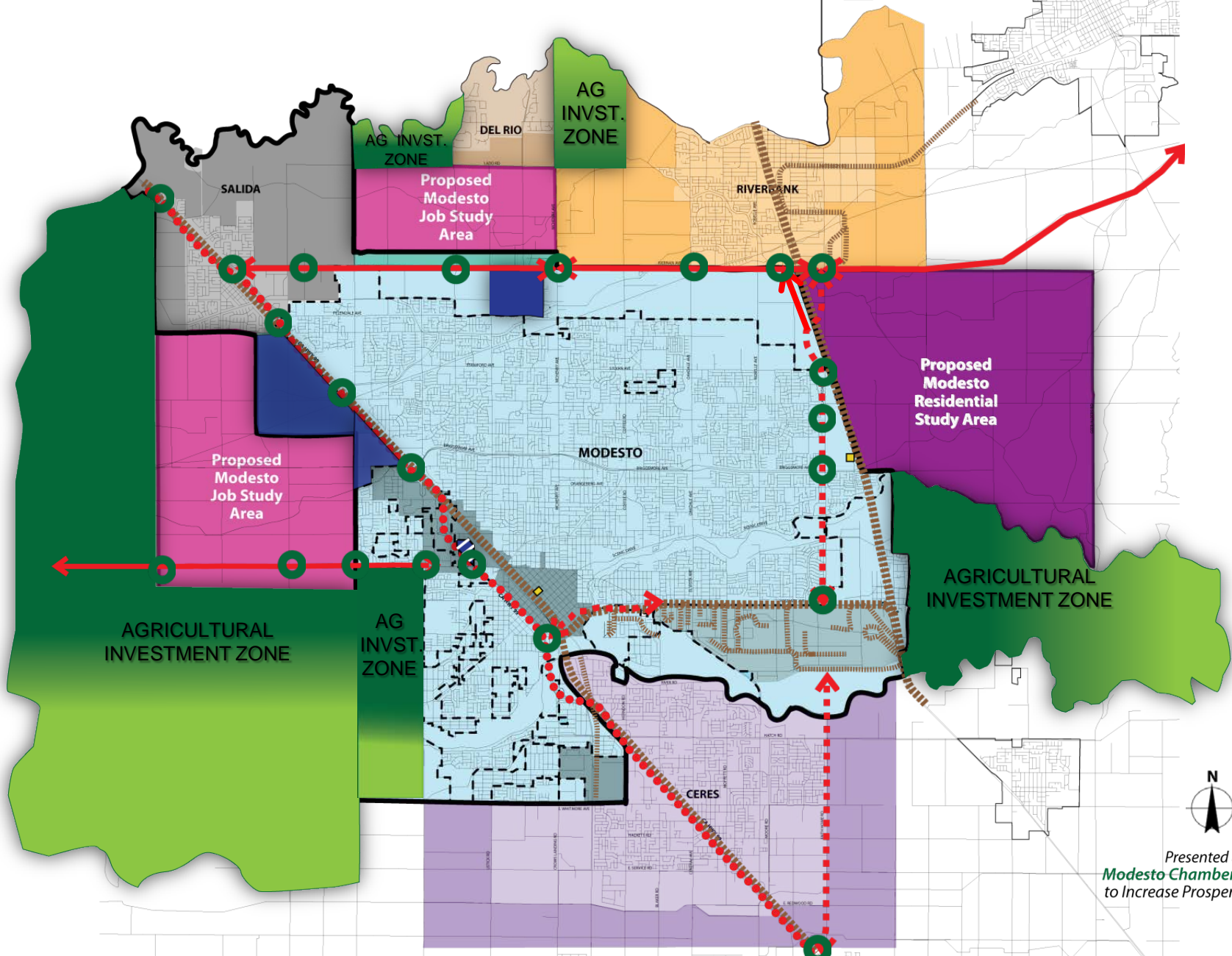


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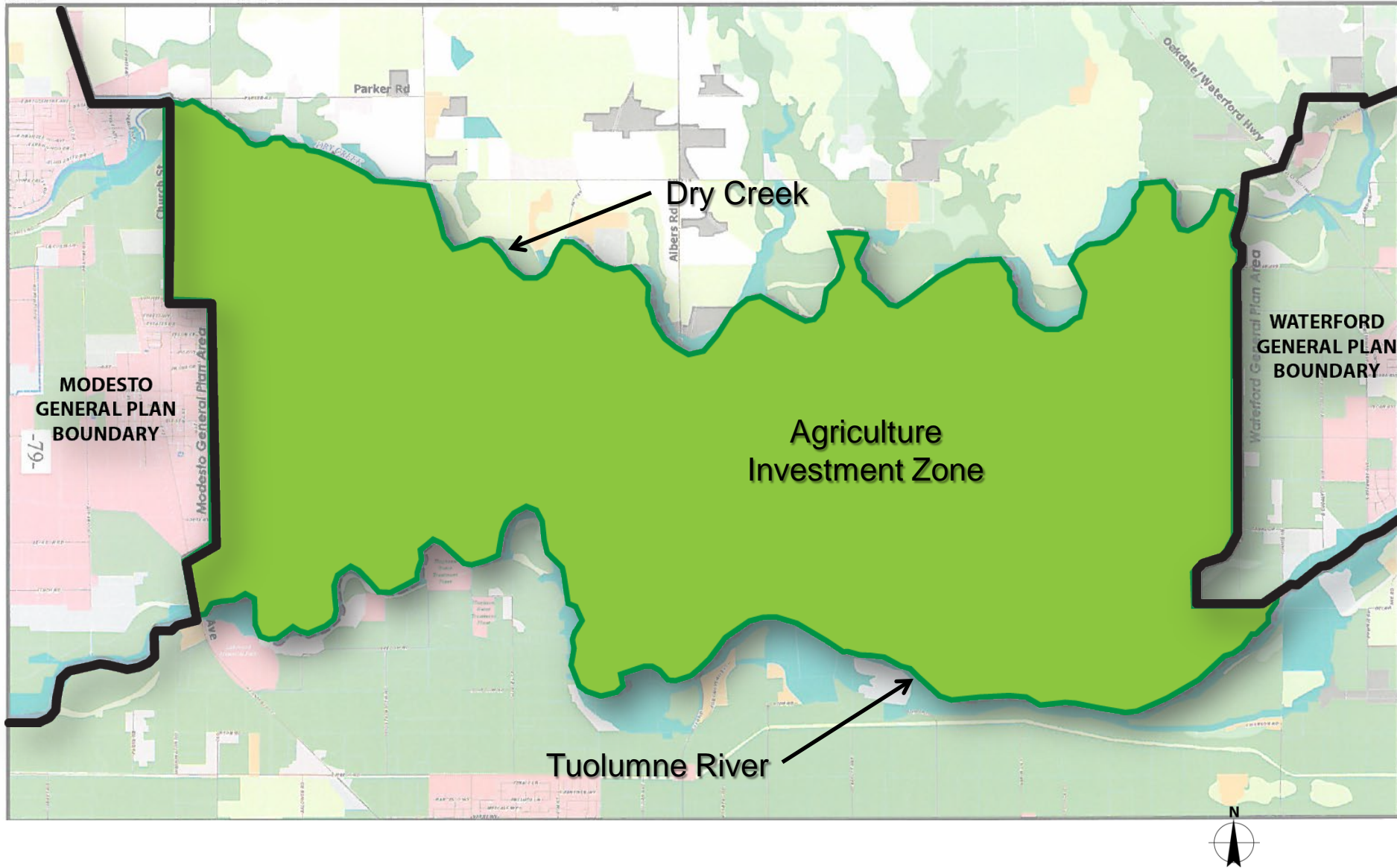
Why is Modesto held to a Double Standard?

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 Modesto Chamber of Commerce
 to Increase Prosperity in OUR City



Agricultural Investment Zones
Around the City of Modesto

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Modesto Chamber of Commerce
to Increase Prosperity in OUR City



Modesto - Waterford Agriculture Investment Zone

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