

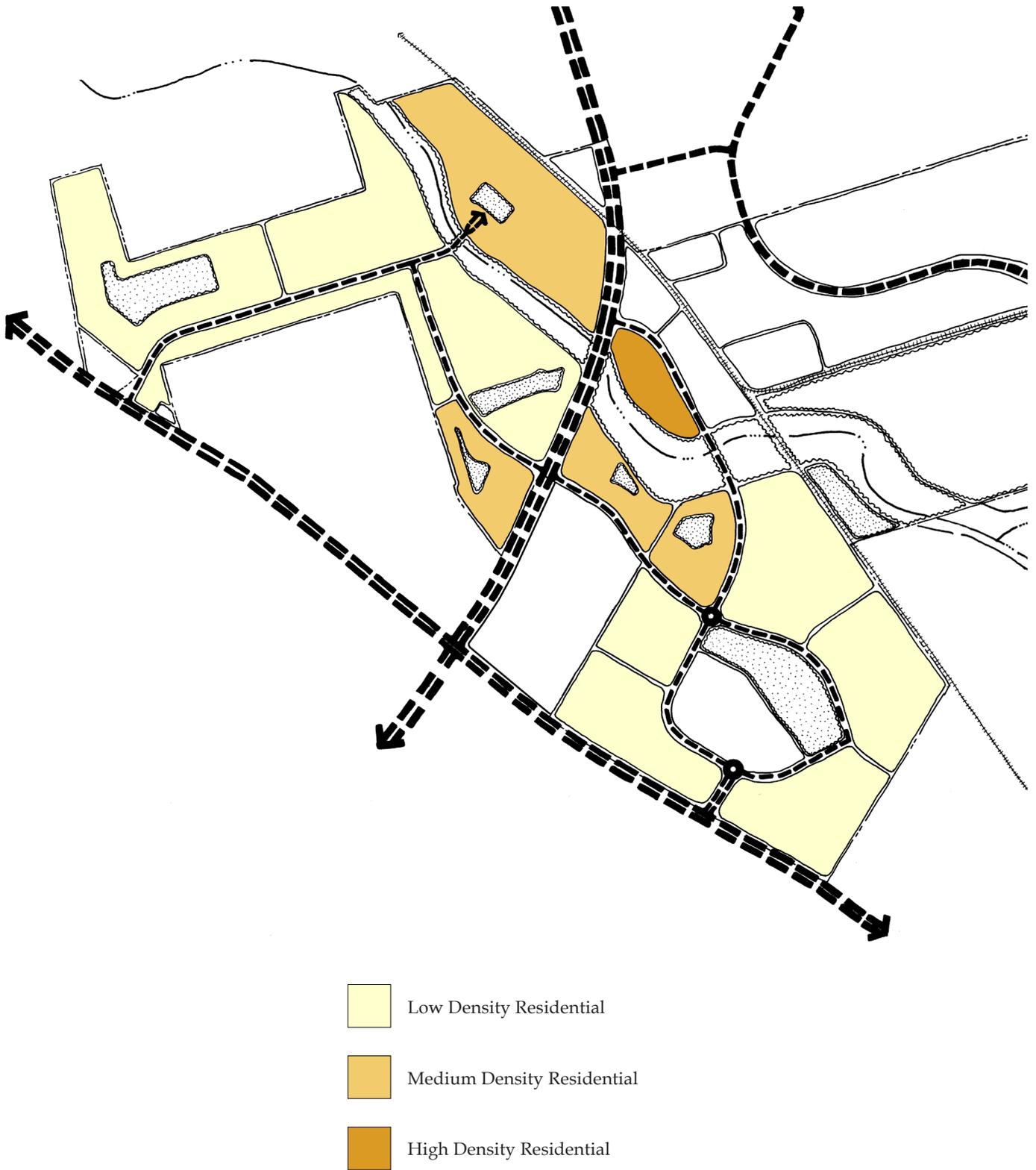
**CHAPTER FOUR: HOUSING PLAN**

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Concept  
Goals and Policies  
Consistency with the General Plan Housing Element  
Consistency with the Stockton General Plan (2035)

FIGURE 4.1 RESIDENTIAL AREAS WITHIN TIDEWATER CROSSING



## Chapter Four: Housing Plan

### 4.1 CONCEPT

Housing densities and lot sizes within Tidewater Crossing will reflect the City's desire for diverse and compact development, with services, transit, and open space readily accessible to all residents.

TABLE 4.1 ESTIMATED POPULATION BY HOUSING TYPE			
	Gross Acres	Units	People
LDR	265.3	1,331	4,144
MDR	94.1	752	2,341
HDR	10.4	264	822
<b>TOTAL</b>	<b>369.8</b>	<b>2,347</b>	<b>7,307</b>

The Tidewater Crossing Community will provide housing for Stockton's projected growth areas in the southern portion of the City. The residential portion of the project will have a generous amount of recreational facilities, parks, and open spaces. The Master Development Plan includes lot sizes and housing densities that will generate housing products that are affordable to individuals and families. Densities in the residential neighborhoods will vary from 7.2 to 25.4 dwelling units per net acre.

TABLE 4.2 COMPARISON OF RESIDENTIAL DENSITIES			
DENSITY (PER NET ACRE)	CITY OF STOCKTON	STOCKTON VILLAGE CONCEPT	TIDEWATER CROSSING
	<i>range</i>	<i>avg net density</i>	<i>avg net density</i>
Low-Density	0-8.7	5.7	7.2
Medium-Density	8.8-17.4	10.6	10.6
High-Density	17.5-29	25	31.8

Higher and lower density neighborhoods have been intermixed throughout the Plan Area, permitting the entire range of development within the community similar proximity and equal enjoyment of the Tidewater Crossing amenities.

## **4.2 GOALS AND POLICIES**

### **4.2.1 Goals**

**Goal 4.1:** Ensure the adequate provision of sites for housing of all types, recognizing the importance of a jobs-to-housing ratio that encourages living and working in our community. (HE-1)

**Goal 4.2:** Promote housing opportunities for all residents. (HE-5)

### **4.2.2 Policies**

**Policy 4.1:** Tidewater Crossing shall contribute to meeting the City of Stockton's goal of providing affordable housing to all income levels by planning for small-lot and multi-family neighborhoods.

**Policy 4.2:** Locate higher density housing in the Plan Area in such a way that it benefits from the proximity to community services and amenities, is easily accessible from primary collector and arterial streets, and is designed to be compatible with surrounding development and available throughout all phases of development.

## **4.3 CONSISTENCY WITH THE GENERAL PLAN HOUSING ELEMENT**

The City's Housing Element, adopted by Stockton in 2003, suggests that diverse housing types will make housing more affordable to all segments of the population. Approximately 40% of the total units anticipated in Tidewater Crossing will be within medium- or high-density neighborhoods.

### **4.3.1 Provisions for Economic Segments**

The range of housing densities results in a product mix that targets a variety of economic segments. Higher density areas will include more affordable multi-family units (e.g., apartments, condominiums, or townhomes). Medium density areas will offer cluster housing, duplexes, alley-loaded units, zero-lot lines, and small-lot single family detached homes for mid-range economic segments. The higher end housing products will be in the low density areas.

#### 4.4 CONSISTENCY WITH THE STOCKTON GENERAL PLAN (2035)

Chapter Seven of the 2035 Stockton General Plan Goals and Policies Report identifies the Tidewater Crossing Master Development Plan Area as part of Village L. The residential land distribution within Tidewater Crossing is similar to the suggested Village Housing Mix.

TABLE 4.3 COMPARISON TO SUGGESTED VILLAGE HOUSING MIX			
Designation	Acres	% of Acreage	Suggested Village Housing Mix
RE	0.0	0%	> 5%
LDR	265.3	72%	72 - 78%
MDR	94.1	25%	13 - 17%
HDR	10.4	3%	4 -6%
<b>TOTAL</b>	<b>369.8</b>	<b>100%</b>	

The majority of residential development will be in low-density neighborhoods. Tidewater Crossing will have 25% of its residential acreage in medium-density neighborhoods, and 3% in high-density neighborhoods.

