



General Plan Advisory Committee

Wednesday, November 9, 2022

Urban Design Principles

Presentation Outline

- » Project Overview
- » Livermore Community Characteristics
- » Key Urban Design Principles & Terms
- » Place Types Menu
- » Case Studies
- » Public Comments
- » GPAC Questions and Feedback



Project Overview



General Plan Vision

In 2045, Livermore will be a community with a big heart where families and individuals flourish, and people with diverse experiences and perspectives work together for the common good. Insightful land-use policies and wise resource management will ensure services and infrastructure for a high quality of life and enable Livermore to be safe and welcoming for all.

CO PLACEWORKS

General Plan Guiding Principles



Prosperity

Excellent city services and infrastructure support a thriving local economy with a wide spectrum of local jobs including those in science and technology, arts and trades, agriculture, and tourism.



Vibrancy

People enjoy a vibrant downtown, commercial districts, cultural venues, wineries and breweries, and parks throughout the city and surrounding areas to work, shop, dine, and have fun.



Mobility

A wide variety of convenient, comfortable zero- emission modes of transportation and interconnecting routes enable everyone to easily travel to meet their daily needs for work, errands, and play.



Sustainability

We live sustainably to preserve our vital resources, work to clean up our environment, protect open spaces and habitats, and integrate nature into the urban environment.



Resiliency

We prepare for emergencies and a changing climate, help those affected, and ensure the durability of our homes, businesses, and supporting infrastructure, while maintaining sufficient financial reserves.



Homes

Individuals and families of all types and income levels can find diverse housing choices close to jobs, exceptional schools, shopping, entertainment, and well-maintained parks.



Equity

Everyone can easily participate in civic life and have a voice in city decisions. We enable access to services and opportunities and provide for those who have been underserved so that everyone can be healthy and flourish.



Diversity

Neighbors feel connected to each other and their city, welcome and celebrate everyone, and respect differing viewpoints to foster a close-knit community where civic life and opportunity thrive.



Continuity

We honor our complex heritage, which began with the indigenous peoples, who were the original stewards of this land, and followed by the increasingly diverse community that is our future.



Arts

We foster a vibrant and thriving cultural arts community so that the arts, in all their beauty and variety, will enhance the lives of residents and visitors alike.

Land Use Alternatives Evaluation

» Alternatives evaluation will consider:

- Climate change and resilience
- Public safety from flooding and fires
- Equity
- Parks
- Housing supply
- Student generation and school capacity
- Infrastructure capacity
- Open space preservation and biological resources
- Historic resources
- Aesthetics and urban design
- Fiscal impacts
- Transportation impacts

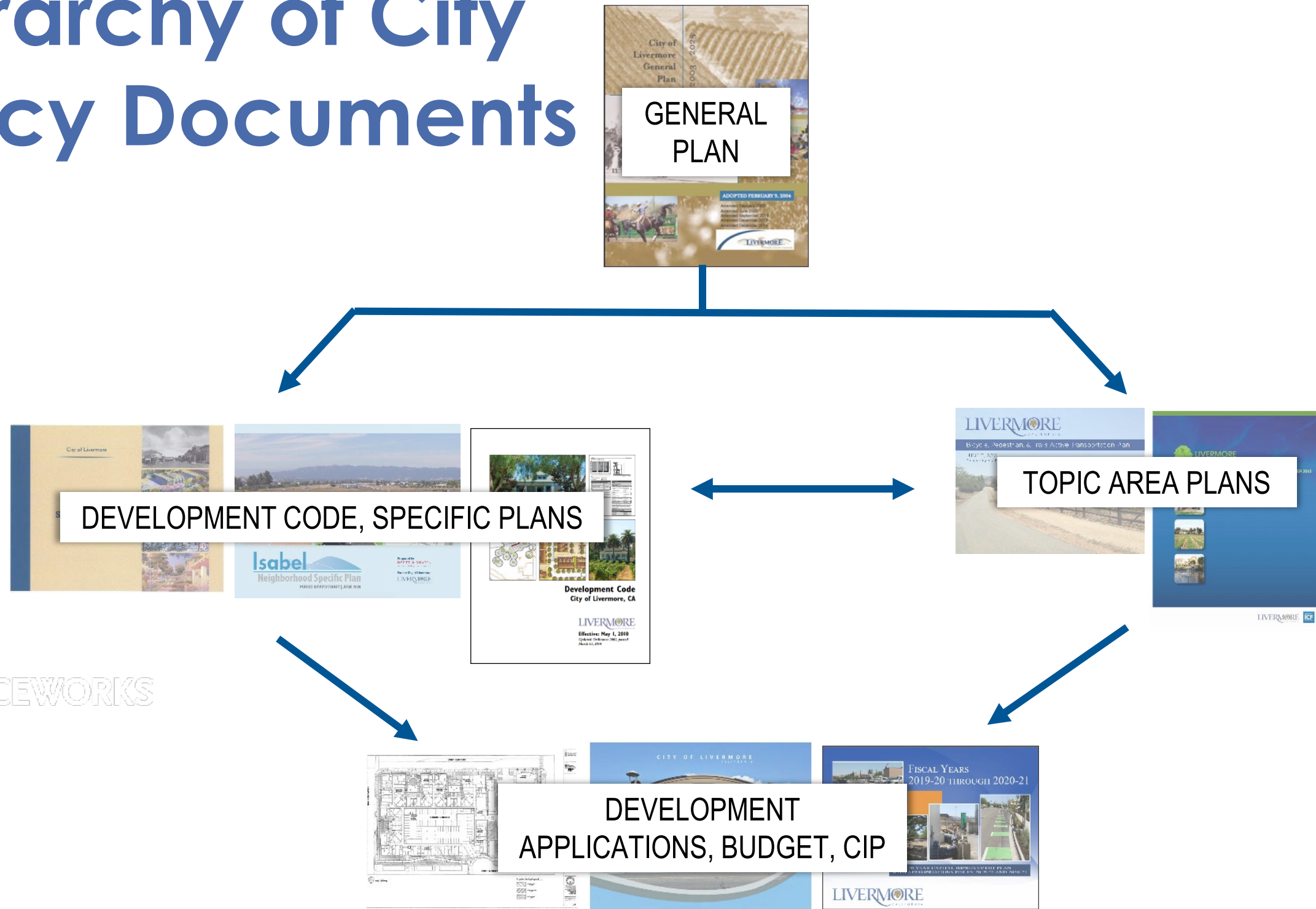
» **No decisions on a preferred land use scenario will be made until evaluation is complete and shared with community**



General Plan Elements

- » Land Use
- » Circulation
- » Housing
- » Open Space and Conservation
- » Noise
- » Public Safety
- » Environmental Justice
- » Community Character
- » Infrastructure and Public Services
- » Economic Development
- » Climate Change

Hierarchy of City Policy Documents



Urban Design 101 Overview

- » **Livermore Community Characteristics**
- » **Key Urban Design Principles & Terms**
- » **Place Types Menu**
- » **Case Studies**
- » **Public Comments**
- » **GPAC Questions and Feedback**



Livermore Characteristics

- » **Original street grid – nineteenth century– oriented to the railroad**
 - Block Size 250' x 350' and 350' x 350'
- » **Later residential development – post war - oriented to cardinal directions**
 - Block Size varies, 250' x 750' typical
 - Later blocks curve, start to include cul-de-sacs



Courtesy of the Livermore Heritage Guild

Livermore Characteristics

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Livermore Characteristics

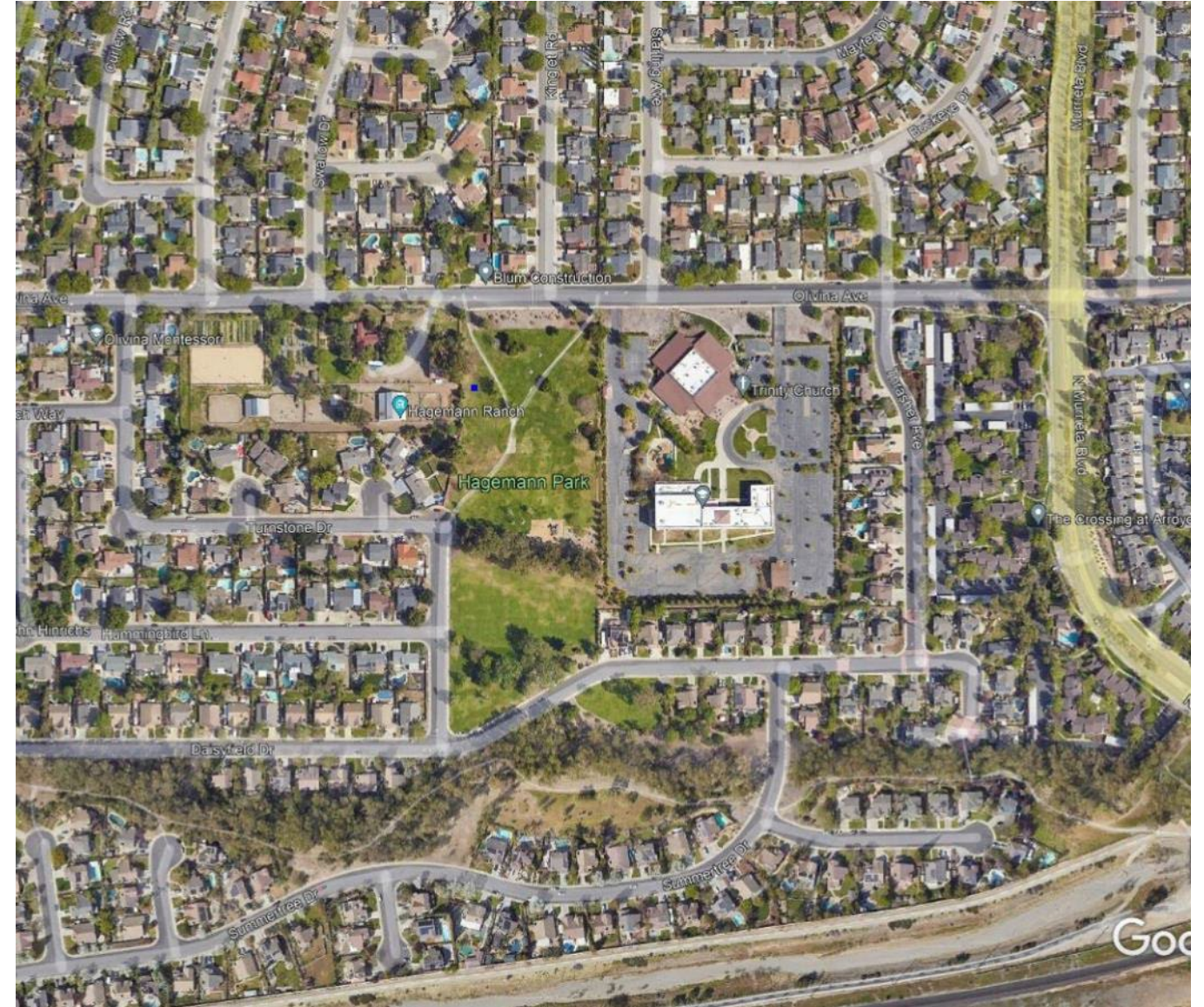
- » **Post-war development starts to be organized into separate districts, with fewer connections to surroundings**
 - LLNL, Las Positas Road, Airway, and others
 - Traffic engineering becomes organizing principal
- » **Interstate freeways become the new “main street” in Livermore and other places**
 - Commercial uses depend on visibility



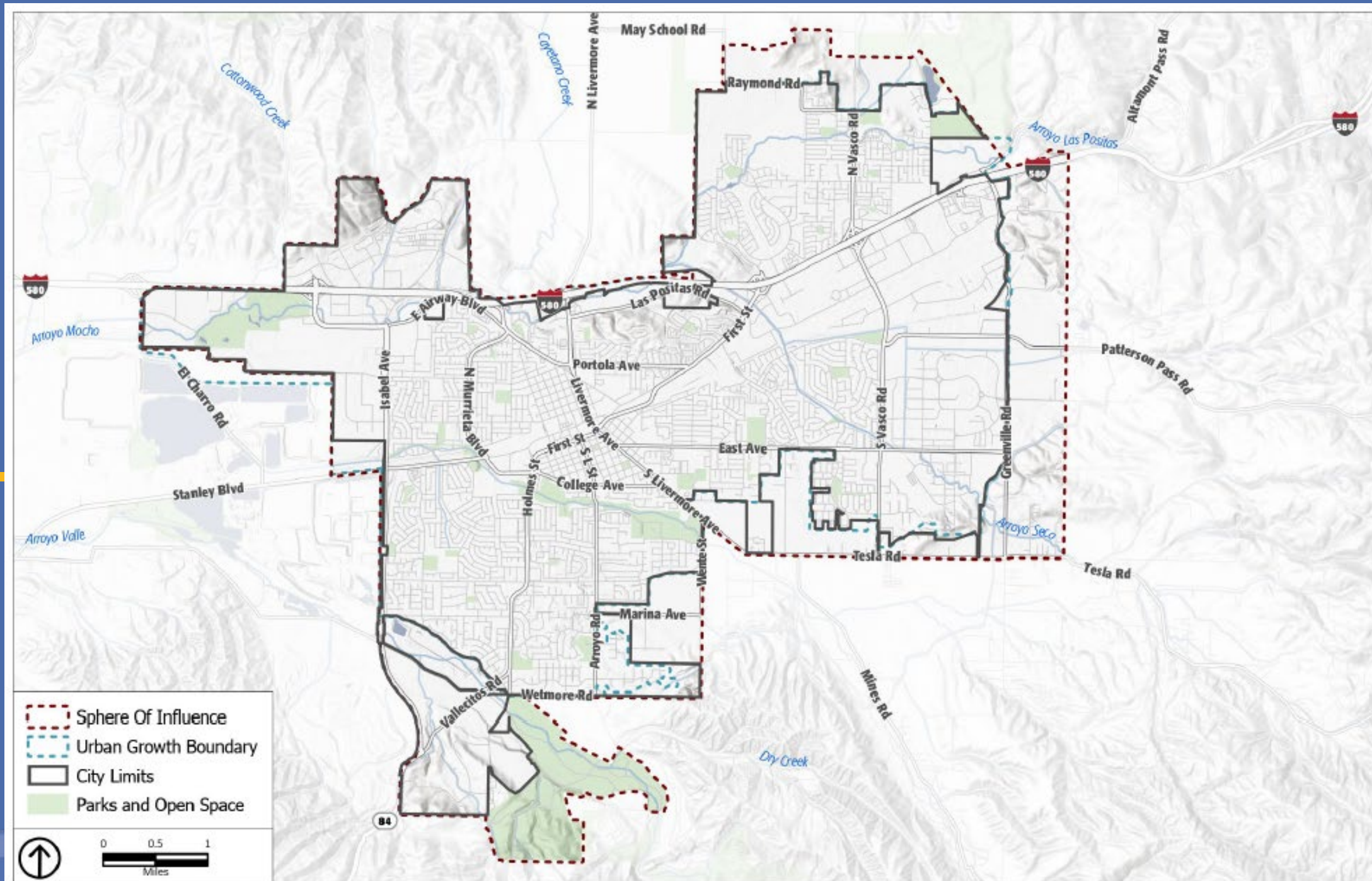
Livermore Characteristics

» Open Space threaded throughout

- Parks often neighborhood focal points:
 - Hagemann
 - Pleasure Island
- Larger parks are well distributed, often next to natural features:
 - Robertson
- Easy access to nearby Regional Parks:
 - Sycamore Grove Park



GPAC Questions



Source: City of Livermore, 2021; Esri, 2021.

Key Urban Design Terms

Jargon Alert!

- » Land Use = the use of the property – residential, retail, industrial
- » Mix of Uses = provides choice, leads to more activity and interaction
- » Circulation Network = the backbone structure
- » Pedestrian Scale = walkable, interesting, defined
- » Auto Oriented = multi-lane arterials, easy to park



Key Urban Design Terms

Creating Good Urban Places

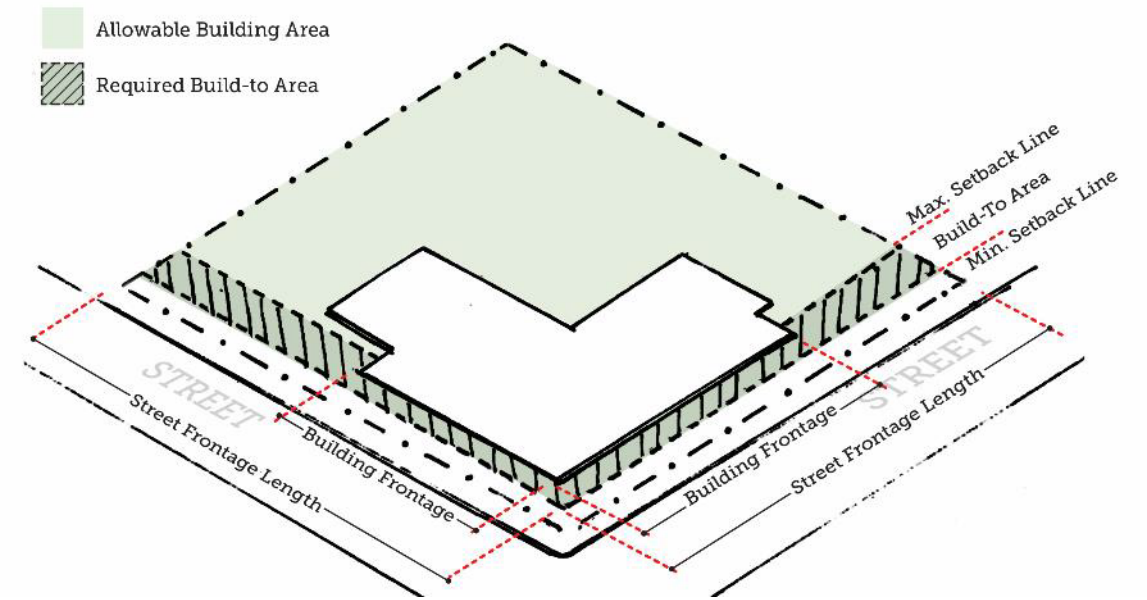
- » **Street Definition** = creates the sense one is “in” a place
- » **Focal Point or Landmark** = creates a point of reference
- » **Gateways and Nodes** = provides a sense of entry and place



Key Urban Design Terms

Respecting Existing Character

- » **Setback and Build-to Lines = regulate where the building goes**
- » **Building Orientation = fronting the Public Realm**
- » **Massing, Scale and Modulation = relates buildings to its surroundings**
- » **Rhythm or Cadence = a regular arrangement of building features**
- » **Transparency = provides interest to passers-by**



Key Urban Design Terms

Recent Urban Design Schools of Thought

- » **New Urbanism = a rethinking of city design**
- » **Traditional Neighborhood Design = uses older, proven principles**
- » **Smart Growth = increase mix of uses, walking, density**
- » **Placemaking = creating memorable places**



GPAC Questions

Place Types Menu

- » Simplified land use categories
- » Streamlines amount of information presented
- » Most place types are similar to General Plan land use designations
- » After preferred land use scenario selected, General Plan team will refine General Plan land use designations

MIXED USE

Medium High Density Mixed Use

- » Residential: Multi-story condominiums and apartment buildings
- » Non-residential: Neighborhood commercial or office
- » 3 stories or higher
- » 30 to 59 DU/A
- » 1.5 FAR (non-residential)



High Density Mixed Use

- » Residential: Multi-story condominiums and apartment buildings
- » Non-residential: Neighborhood commercial or office
- » 4 stories or higher
- » 60 to 100 DU/A
- » 2.0 FAR (non-residential)



COMMERCIAL

Wine-Country Commercial

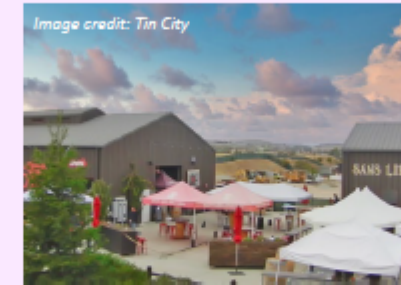
- » Includes uses such as wineries, production facilities, tasting rooms, small groceries, restaurants, bike rental facilities, lodging, and other visitor serving uses
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



MIXED INDUSTRIAL

Mixed Commercial and Industrial

- » Includes food or beverage production areas that come with a commercial component that include sales of products made on site, tasting rooms and event spaces, which could occur in the same building, such as a winery with production uses and a tasting room, cheese production, or coffee roasting; or could occur next to each other.
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



Case Studies

» Mixed Use and Transit-oriented Development Districts

- Downtown Livermore



Case Studies

» Mixed Use and Transit-oriented Development Districts

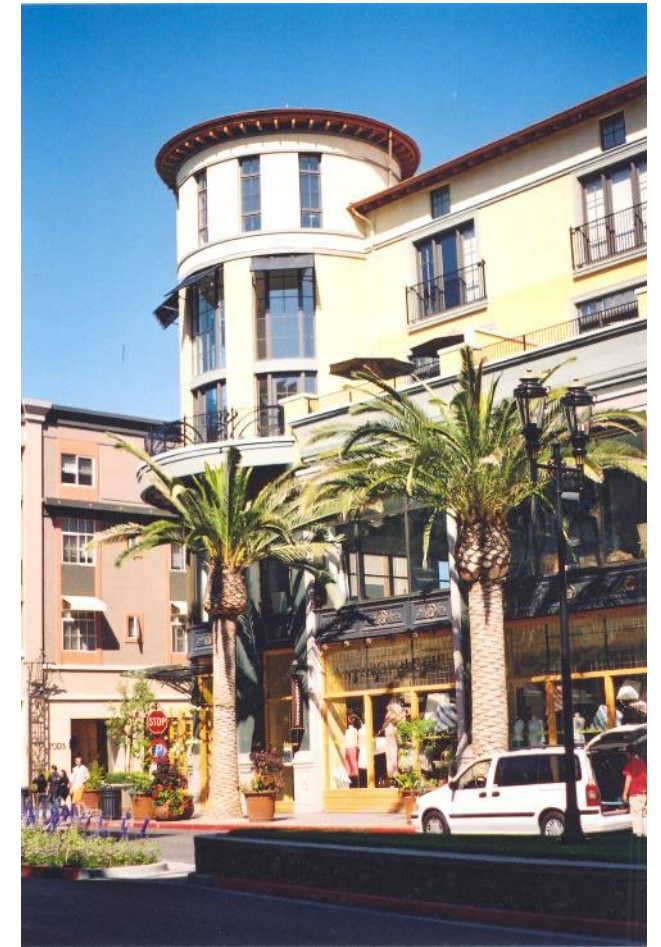
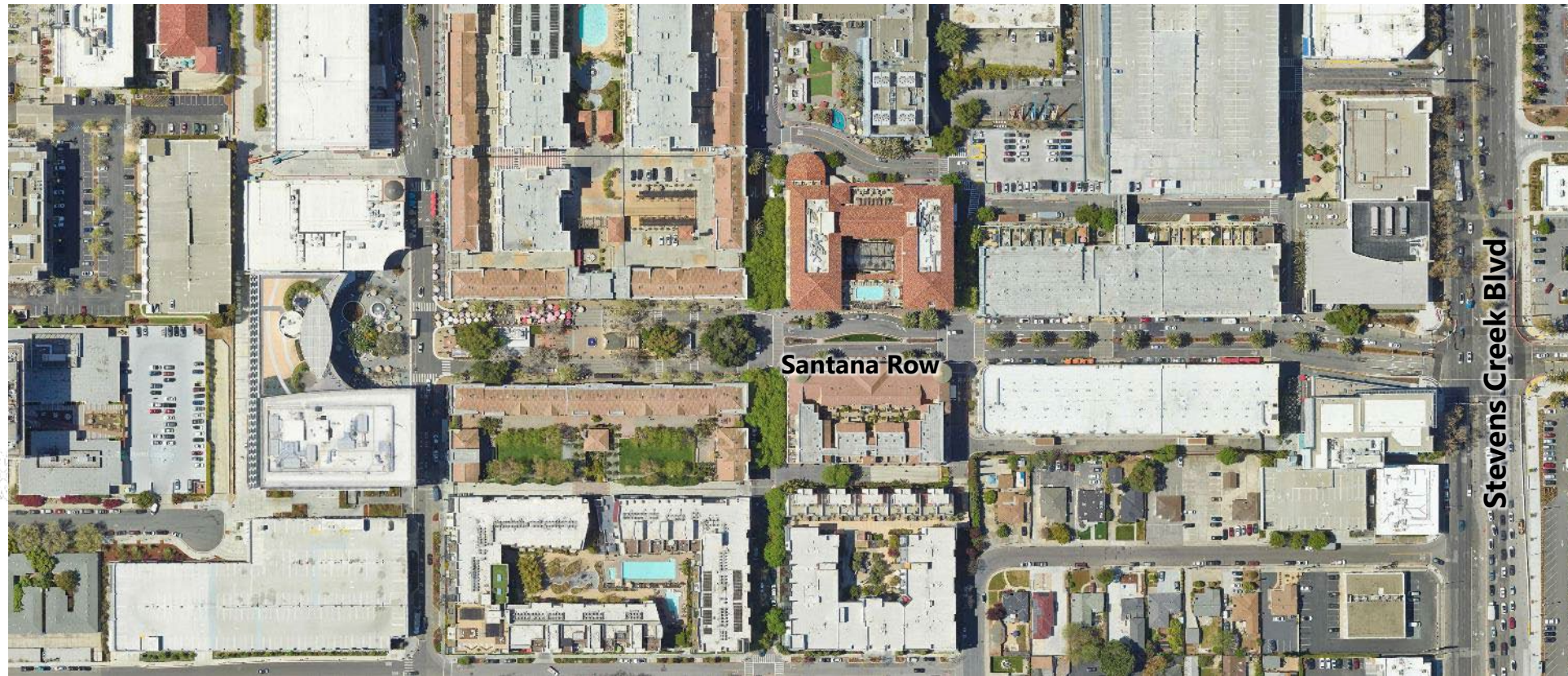
- Downtown Livermore



Case Studies

» Mixed Use and Transit-oriented Development Districts

- Santana Row



Case Studies

» Mixed Use and Transit-oriented Development Districts

- Santana Row



Case Studies

» Traditional Single Family Residential

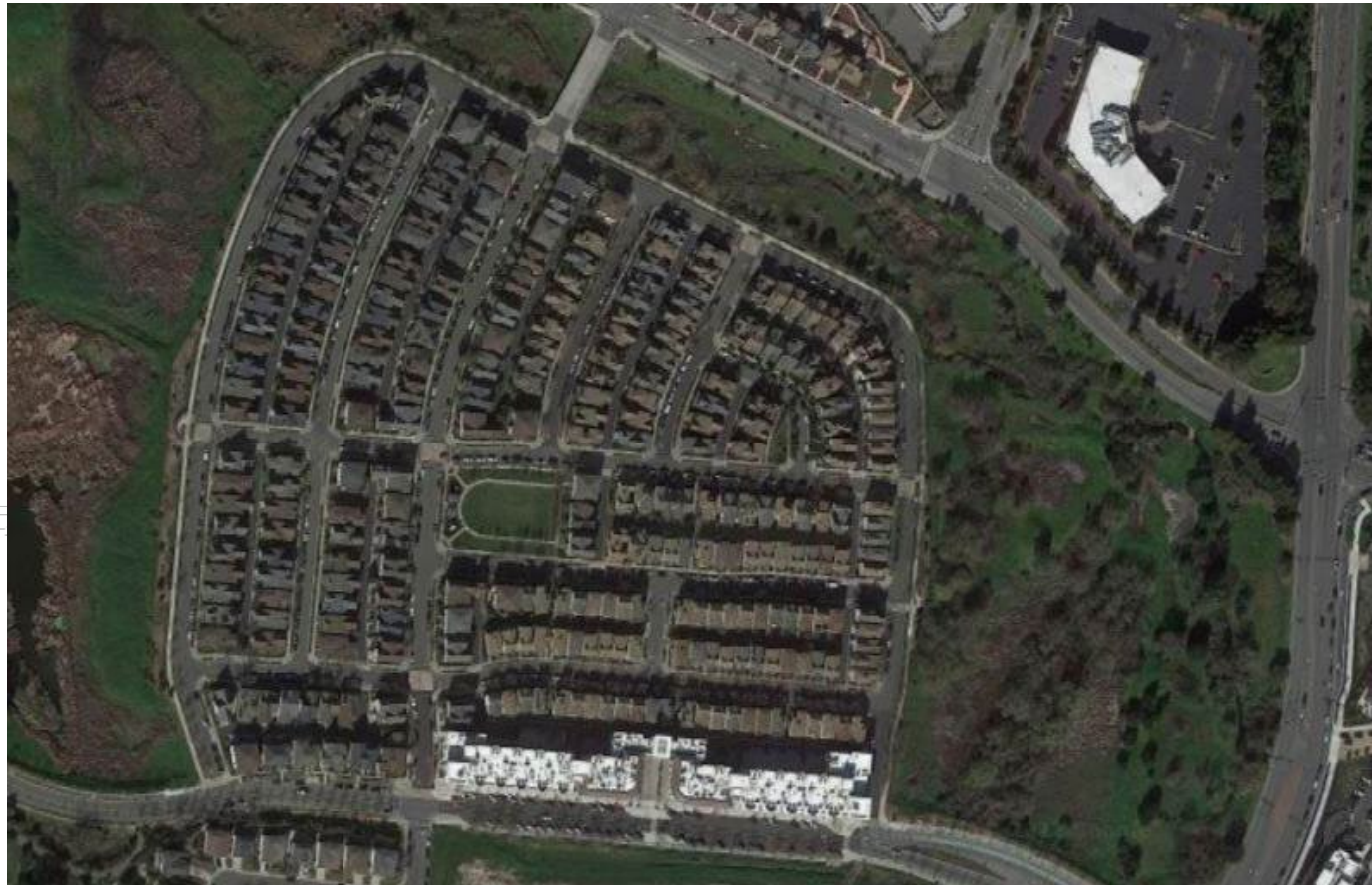
- Springtown and Sunset neighborhoods in Livermore



Case Studies

» New Urbanist Single Family Residential

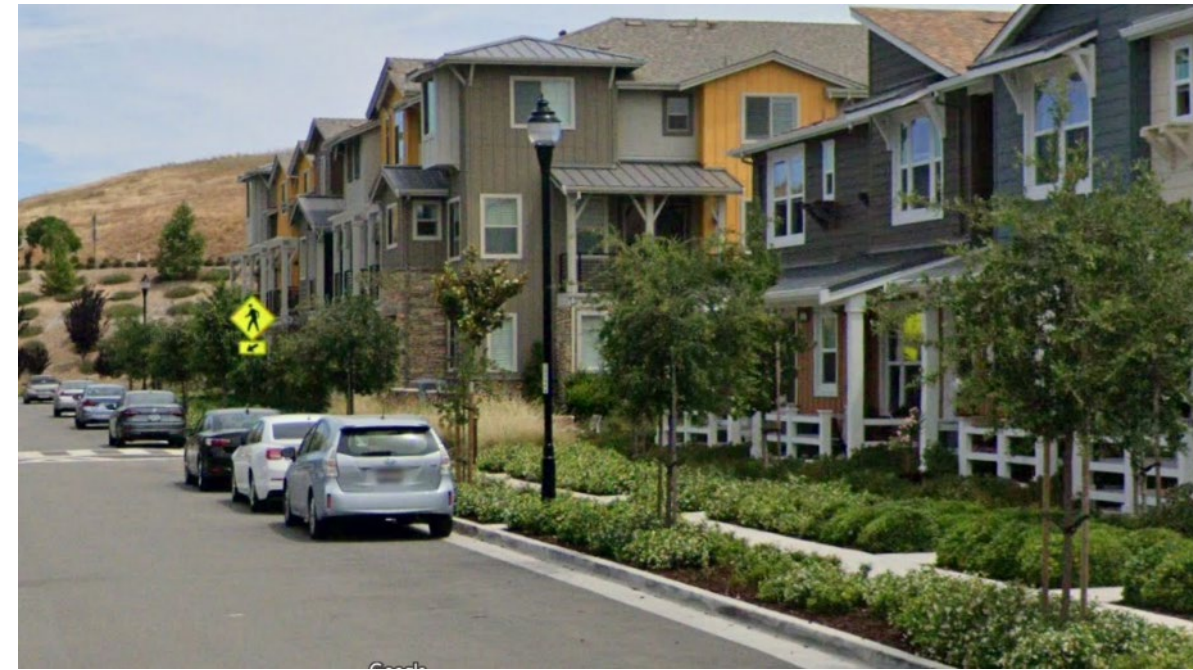
- Hercules Waterfront District



Case Studies

» New Single Family Residential Townhome

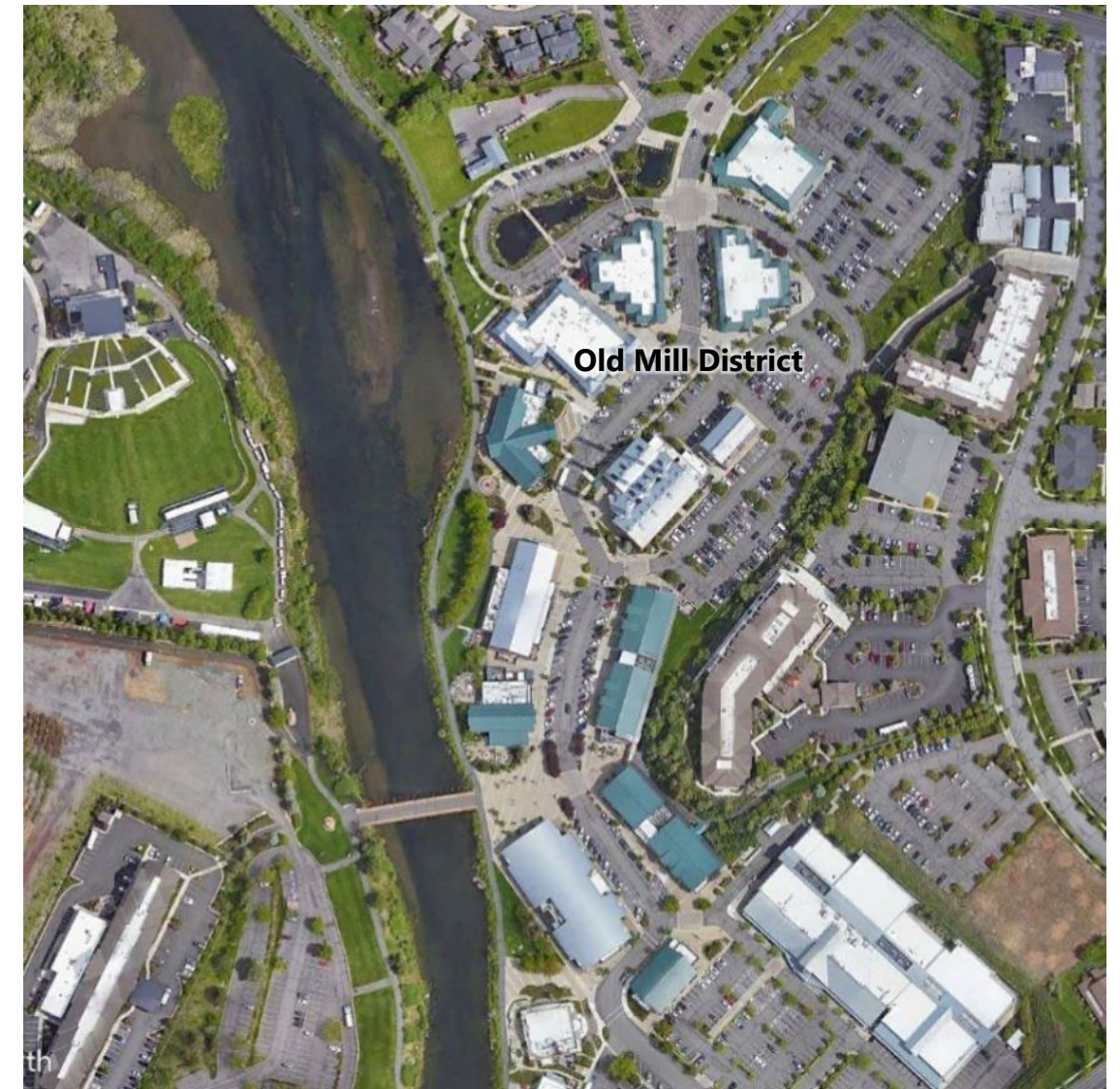
- Shae Sage



Case Studies

» Visitor Serving Commercial Districts

- Old Mill District, Bend, Oregon



Case Studies

» Visitor Serving Commercial Districts

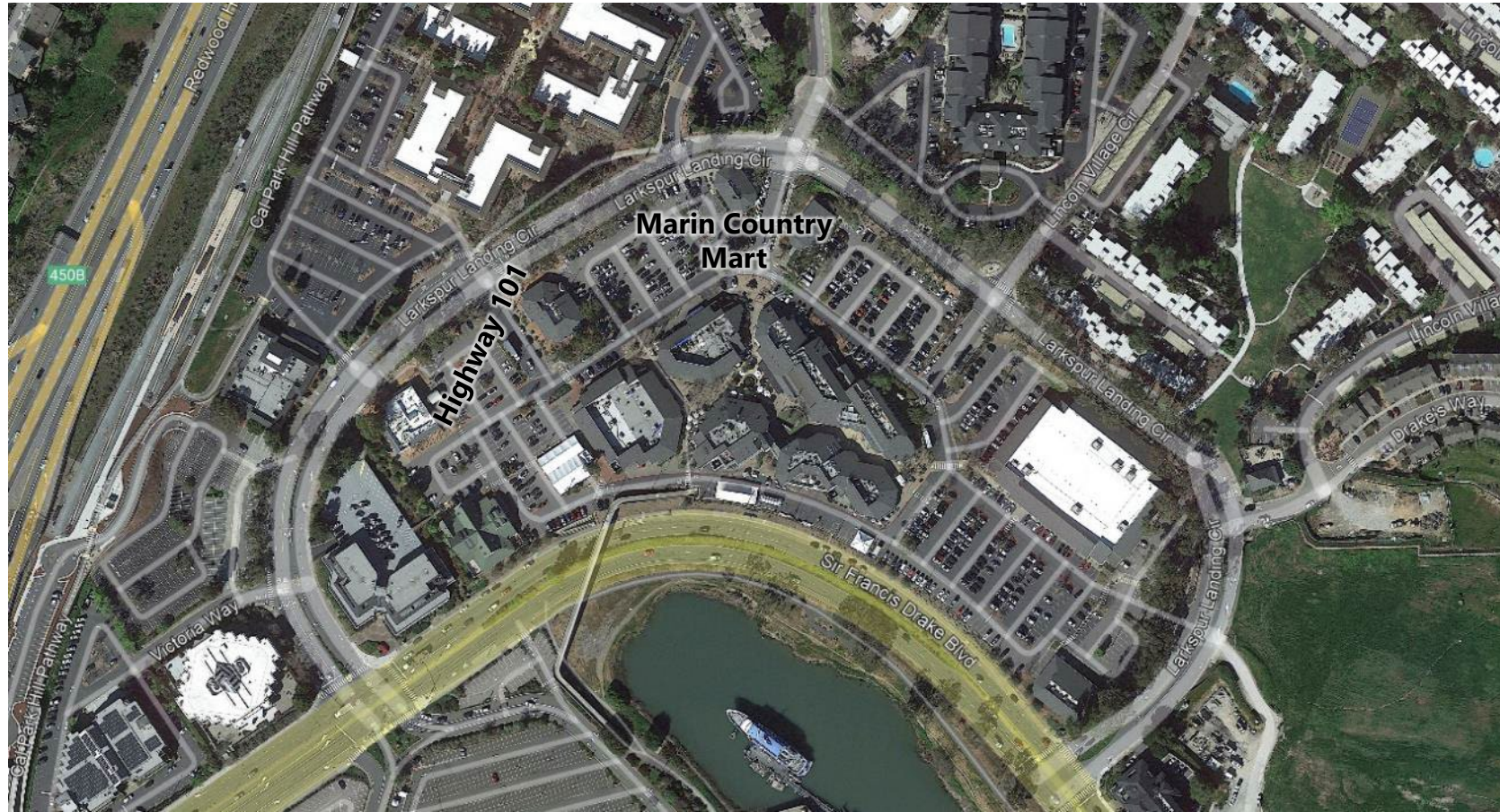
- Old Mill District, Bend, Oregon



Case Studies

» Visitor Serving Commercial Districts

- Marin Country Mart, Larkspur, CA



Specific Topics & Case Studies

» Visitor Serving Commercial Districts

- Marin Country Mart, Larkspur, CA



Specific Topics & Case Studies

» Maker Districts

- Tin City, Paso Robles, CA



Specific Topics & Case Studies

» Maker Districts

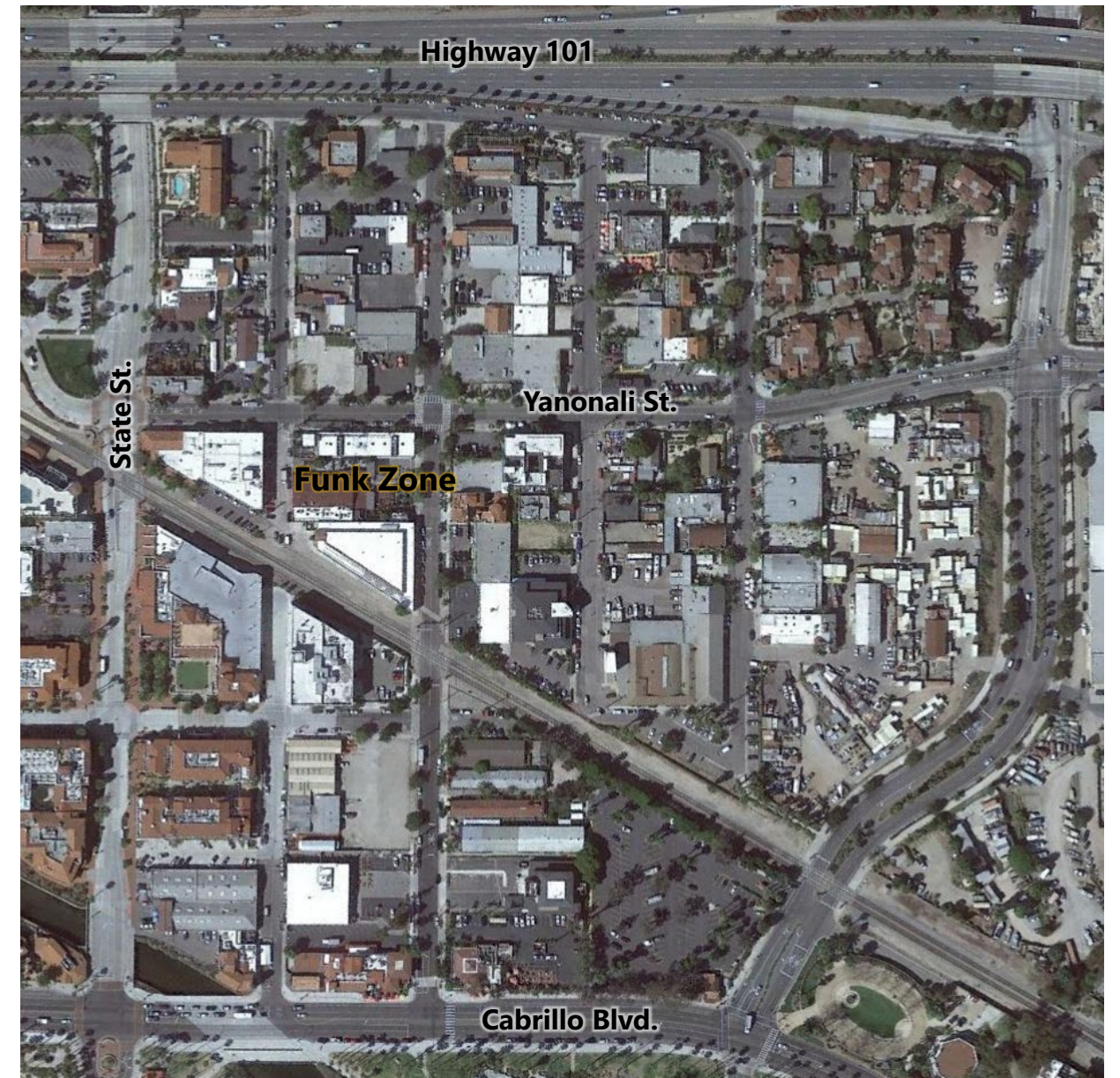
- Tin City, Paso Robles, CA



Specific Topics & Case Studies

» Maker Districts

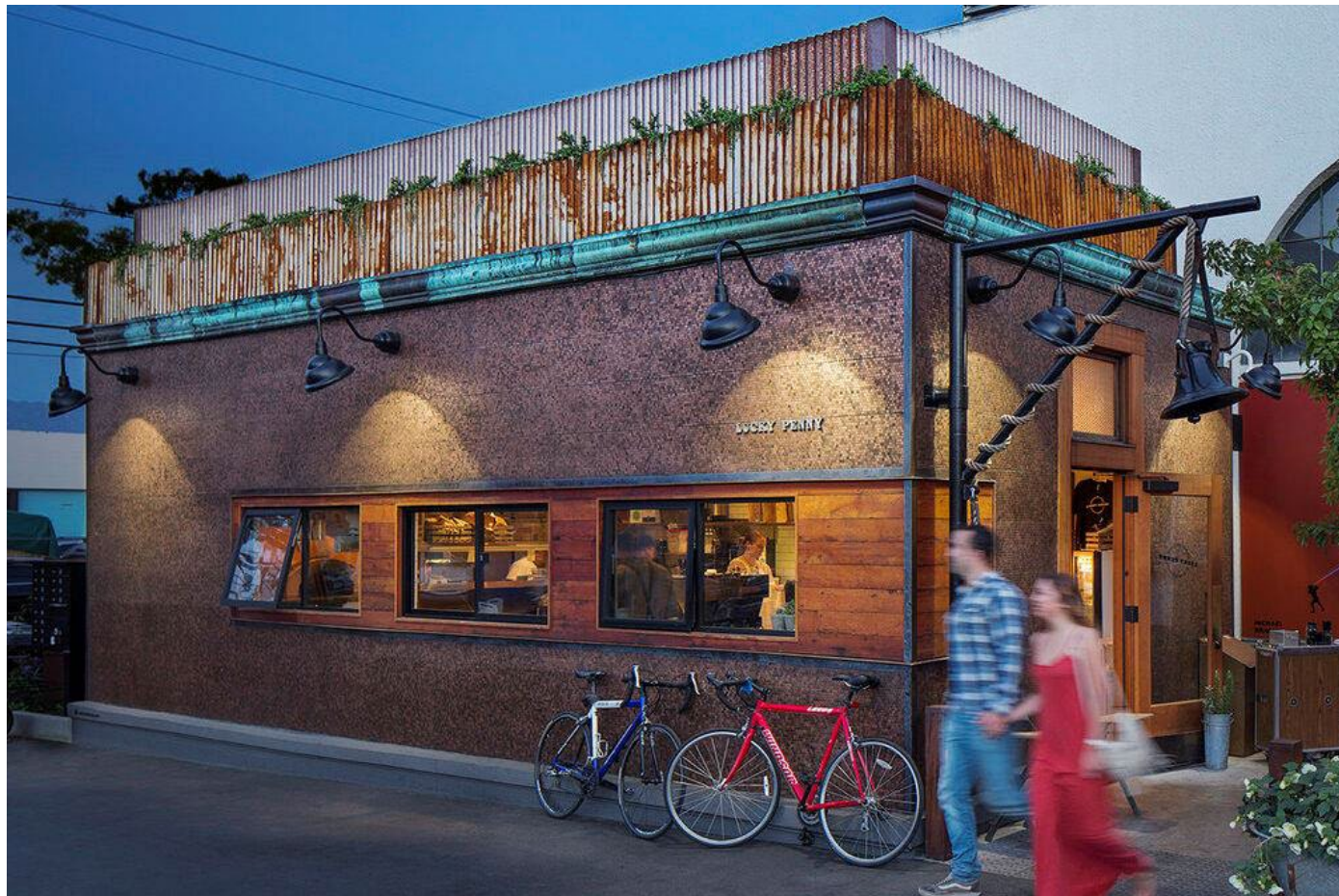
- “Funk Zone” in Santa Barbara



Specific Topics & Case Studies

» Maker Districts

- “Funk Zone” in Santa Barbara



GPAC Questions

Public Comments



GPAC Questions

Next Steps

- » **Future GPAC meetings will continue to focus on key learnings to prepare for review of alternatives analysis**



Back-up Slides

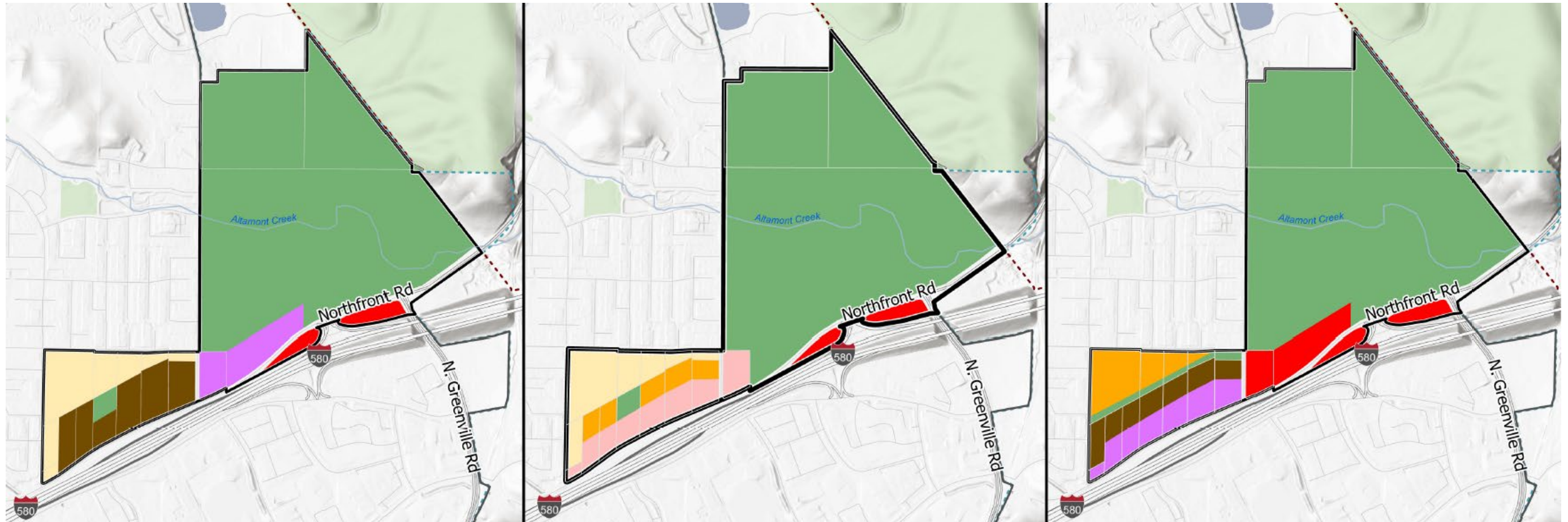
Laughlin Road Focus Area

Vision: preserve open space, facilitate new compatible residential and commercial uses

Residential Alternative

Neighborhood Center Alternative

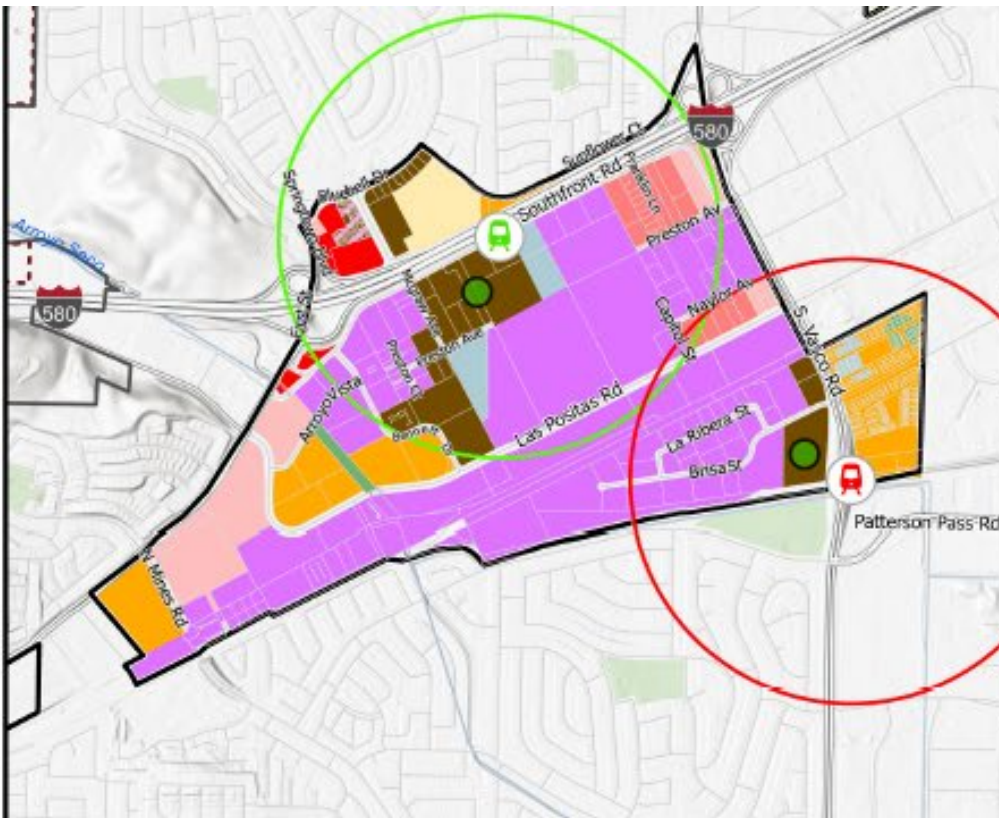
Highway Commercial Alternative



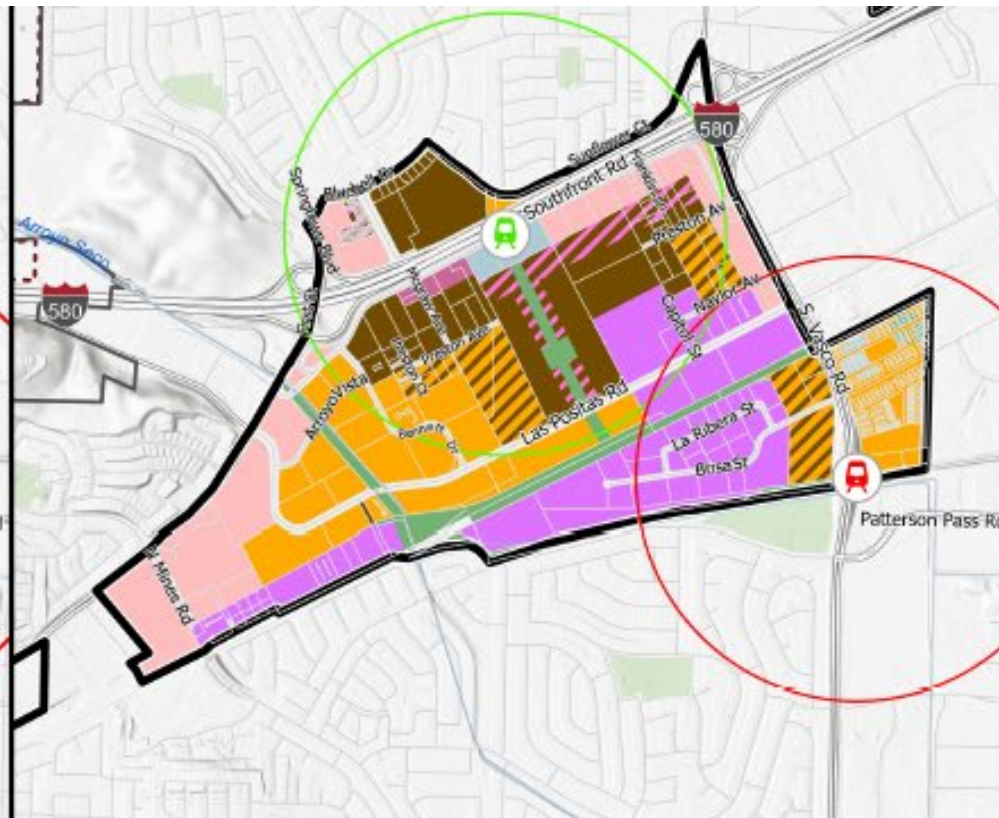
Southfront-Vasco Focus Area

Vision: transit oriented, complete neighborhood, with a mix of housing, jobs, and services

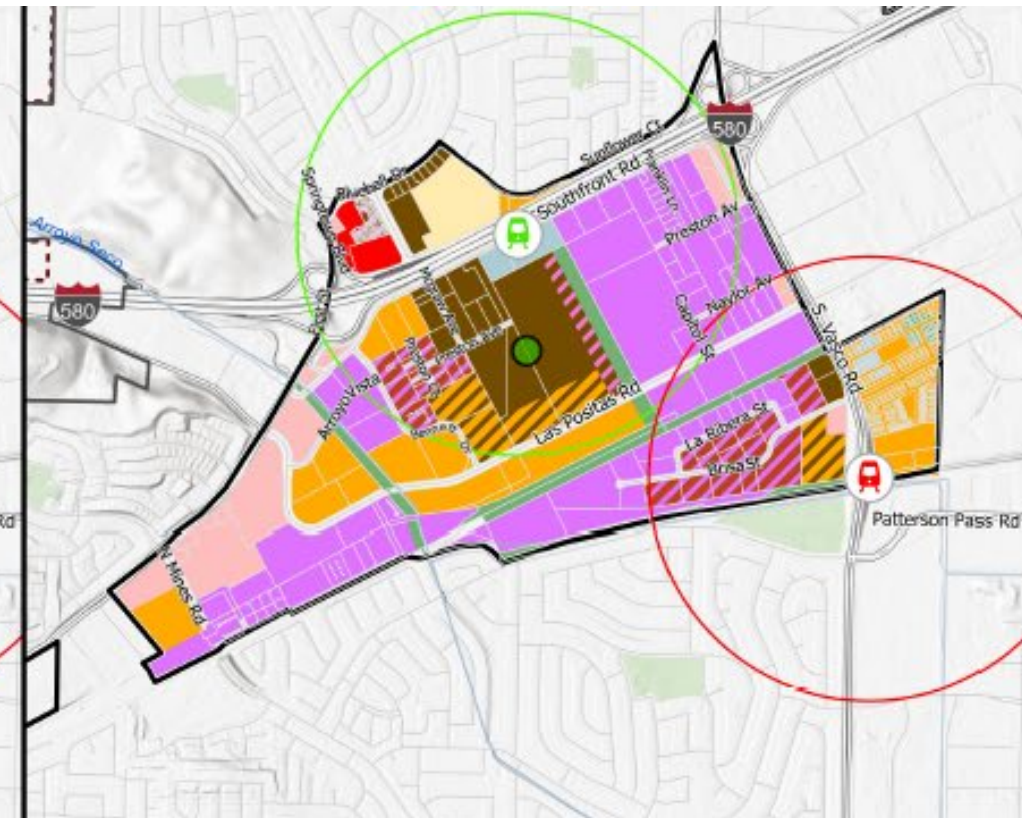
Business Center Alternative



Residential Neighborhood Alternative



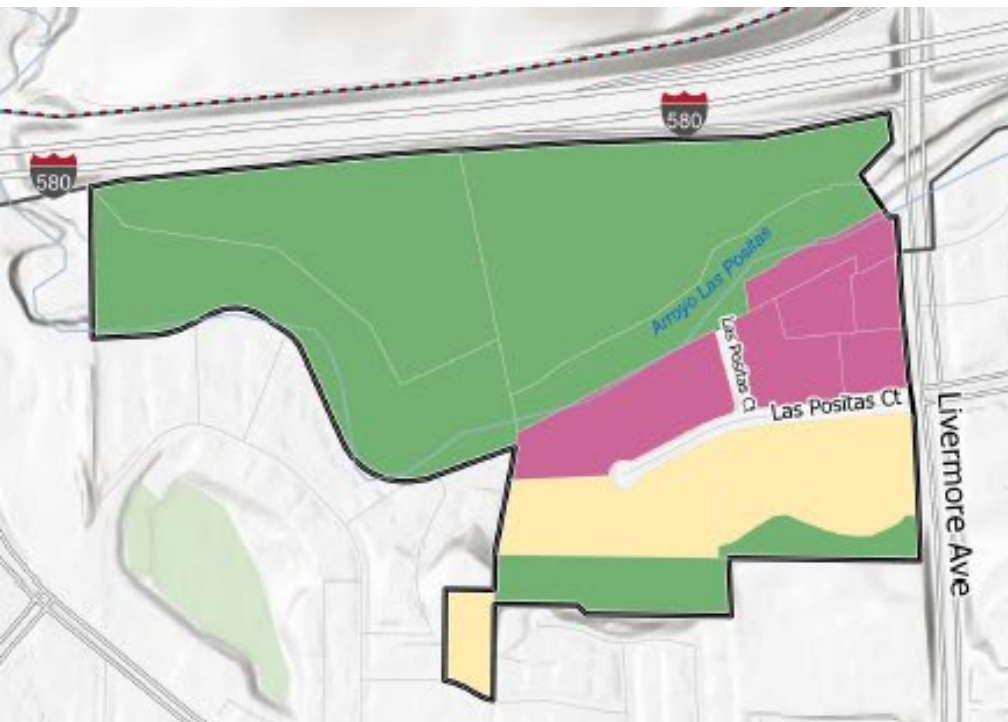
Blended Alternative



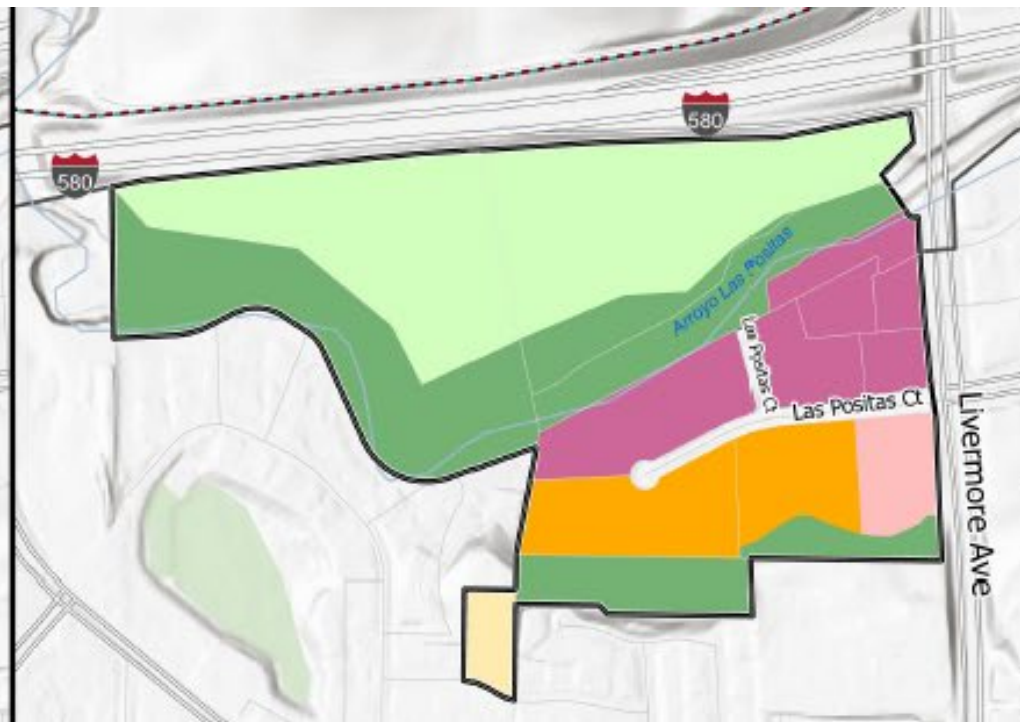
Las Positas Court Focus Area

Vision: Revitalize underutilized industrial office spaces, facilitate housing, improve connectivity to existing services, and create a strong entryway

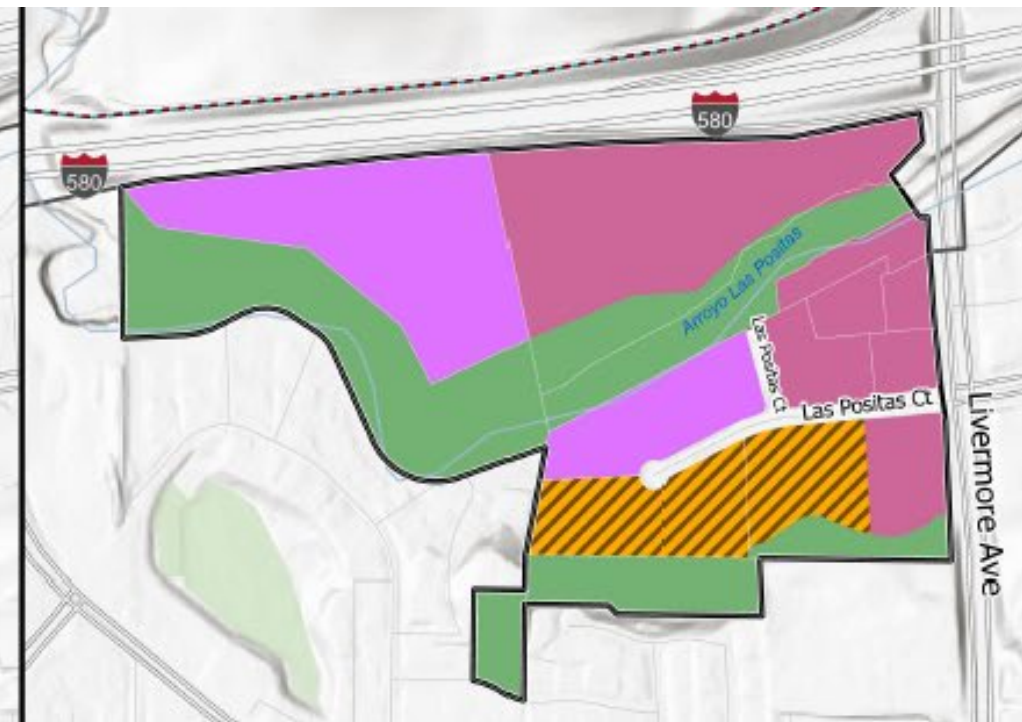
Open Space Alternative



Mixed Use Alternative



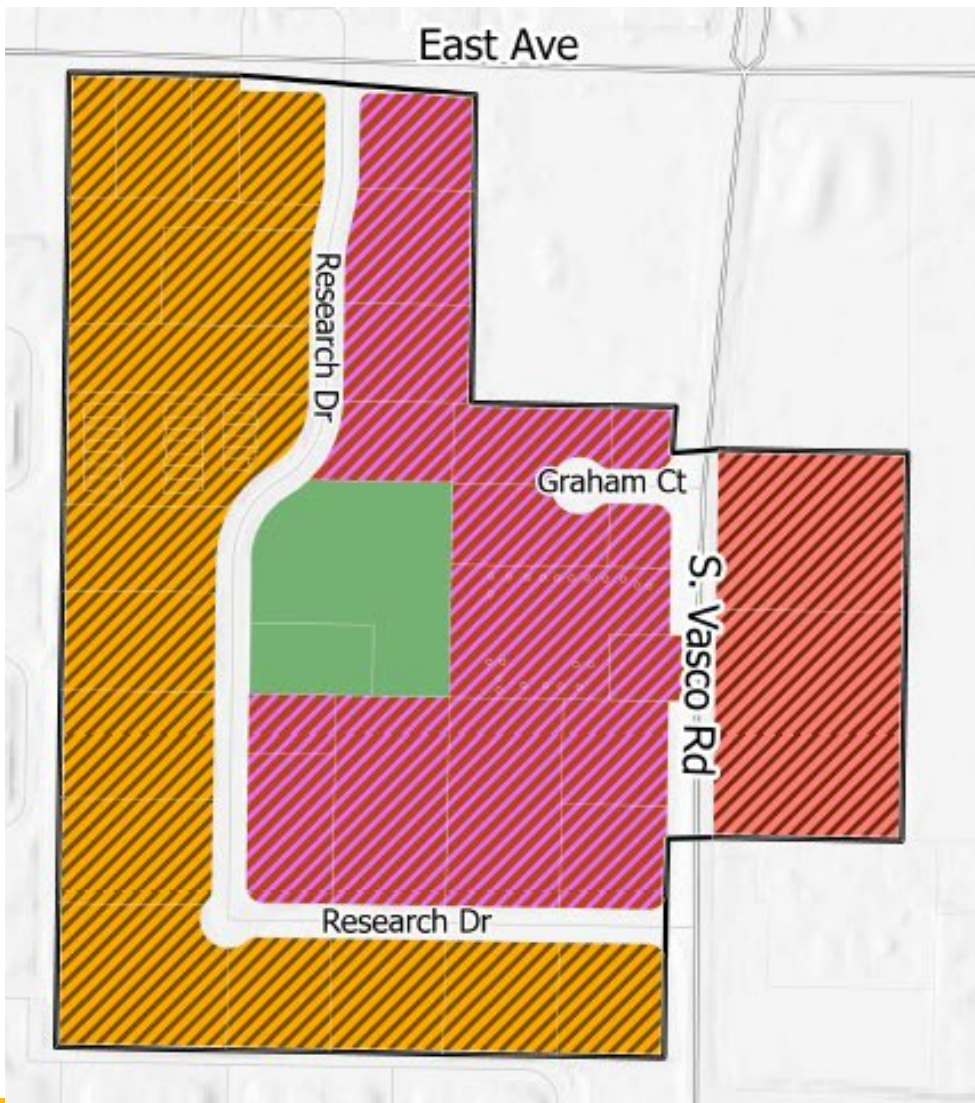
Industrial Alternative



East Avenue and South Vasco Road

Vision: visitor destination that supports production spaces and serves as a gateway to South Livermore Wine Country

Maker Village Alternative



Production Alternative



Wine County Center Alternative

