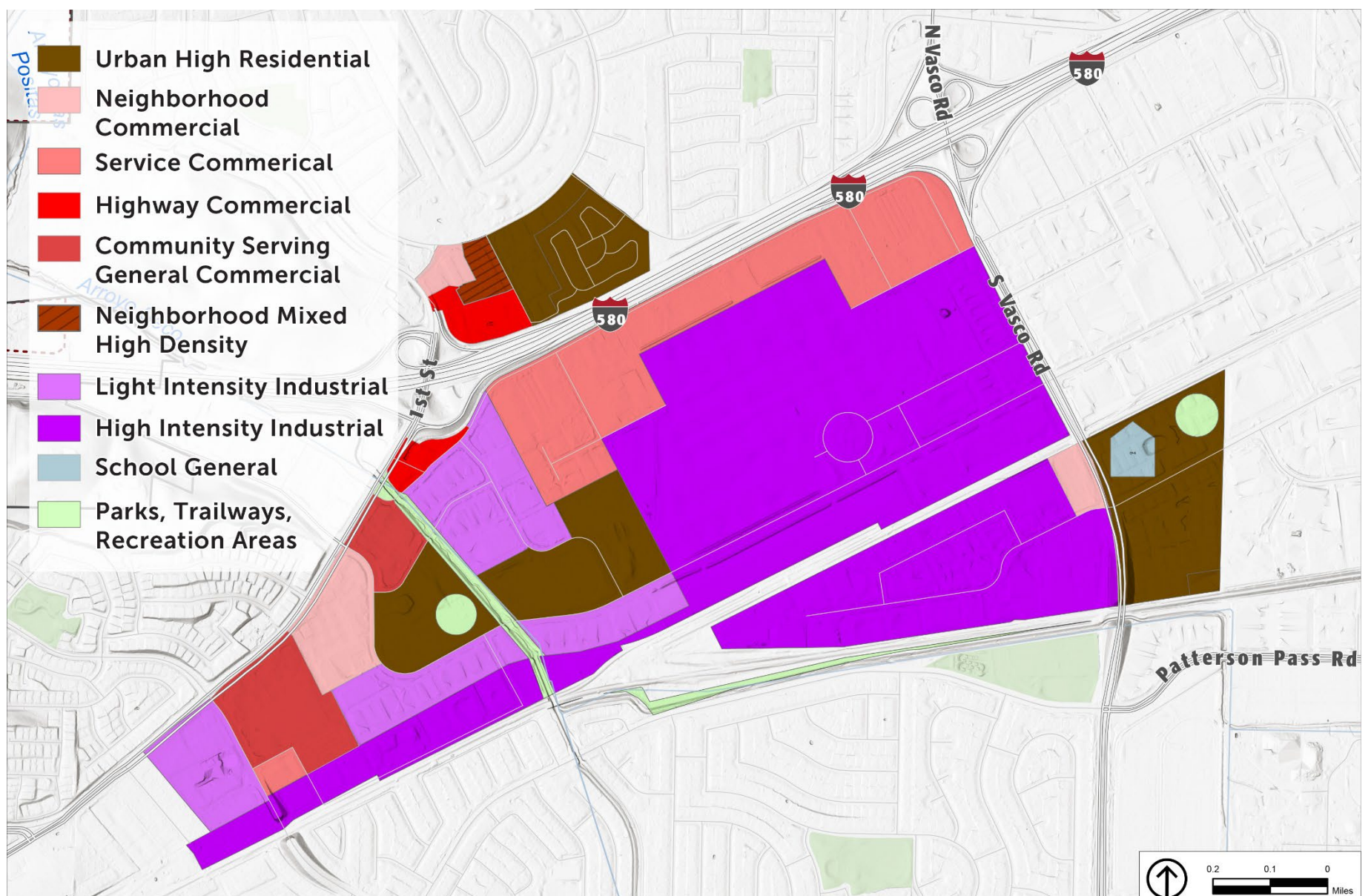


# Midtown Focus Area

Aerial Image – Looking North



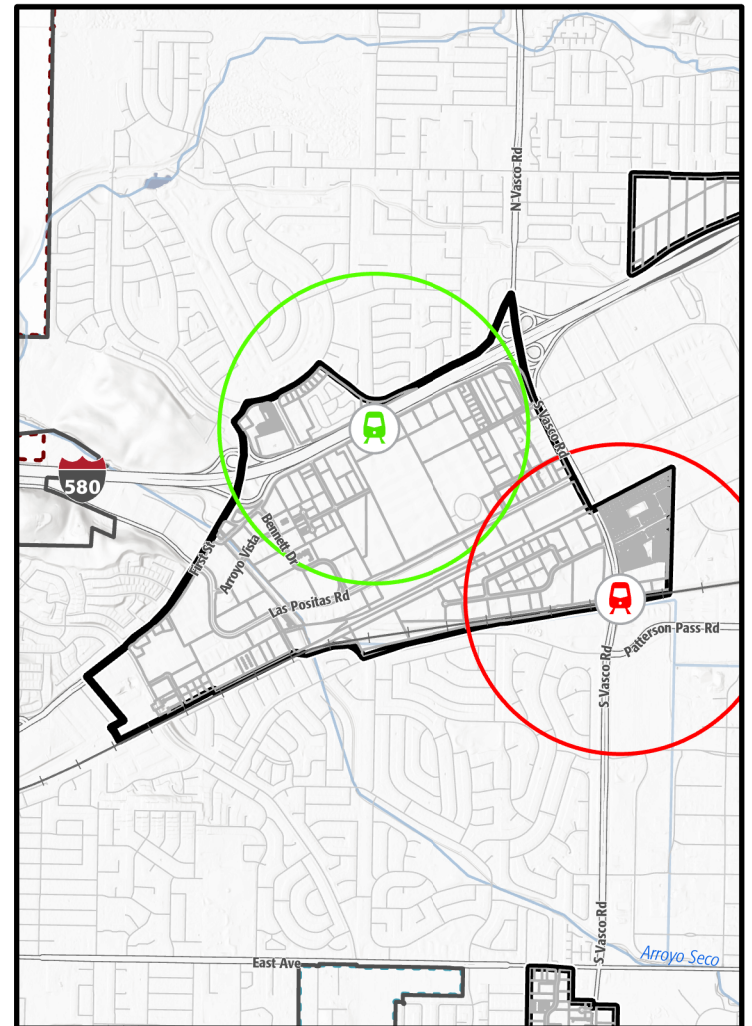
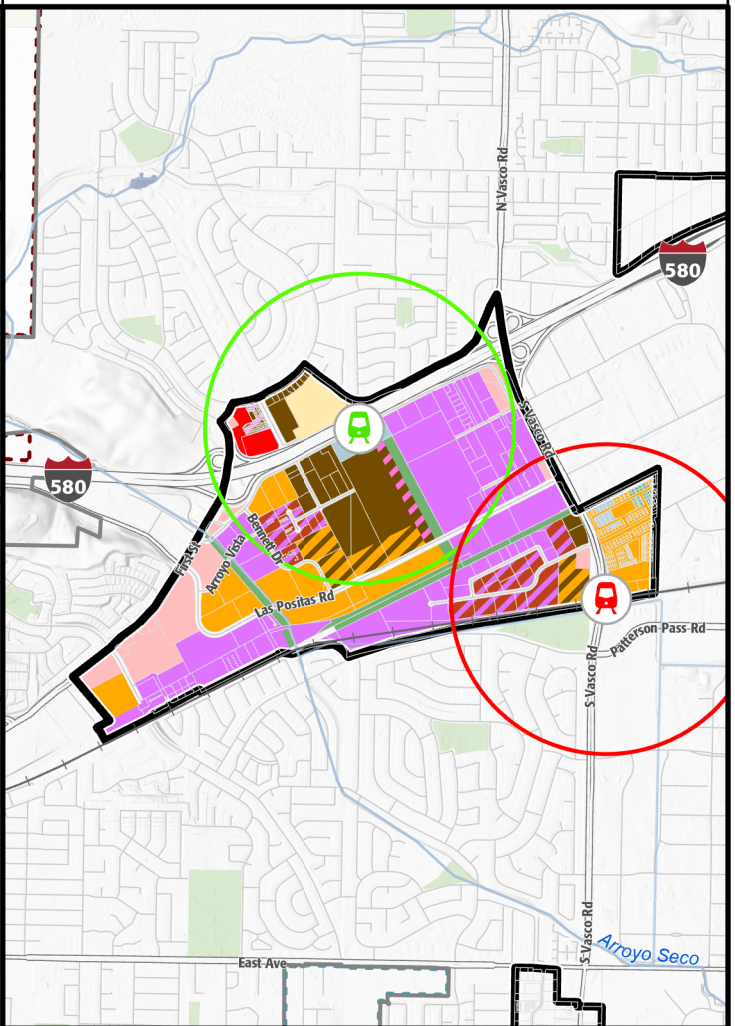
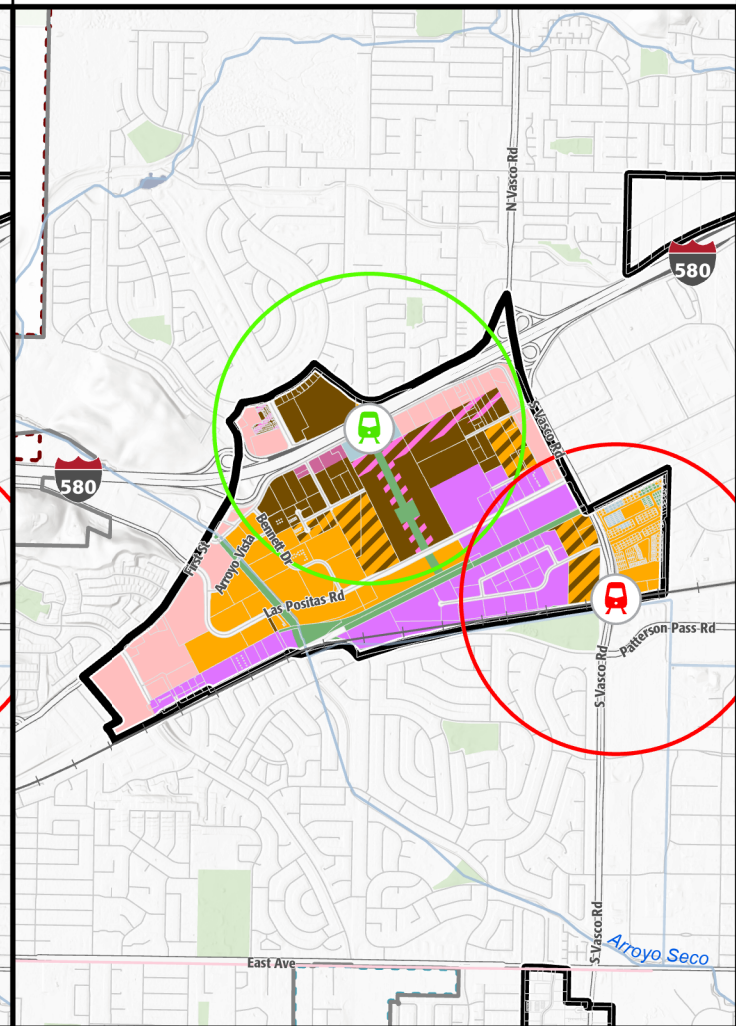
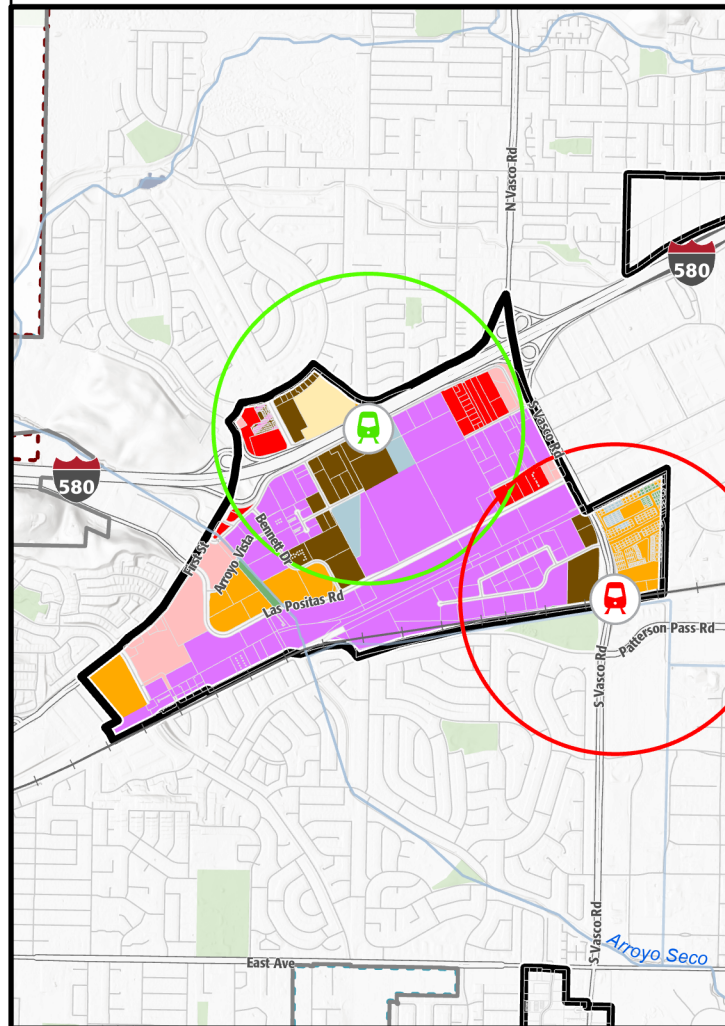
Existing General Plan Land Use



### BUSINESS CENTER ALTERNATIVE

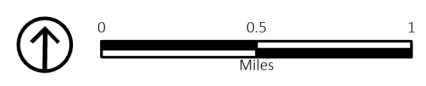
### RESIDENTIAL NEIGHBORHOOD ALTERNATIVE

### BLENDED ALTERNATIVE



- City Limits
- Sphere Of Influence
- Urban Growth Boundary
- Place Type Descriptions**
- Residential Low Density (2 to 14 DU/A)
- Residential Medium Density (15 to 29 DU/A)
- Residential Medium-High Density (30 to 59 DUA)
- Residential High Density (60 to 100 DU/A)
- Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)
- Commercial - Neighborhood (0.3 to 1.0 FAR)
- Commercial - Highway (0.3 to 1.0 FAR)
- Commercial - Wine-Country (0.3 to 1.0 FAR)
- Mixed Industrial - Commercial and Industrial (0.3 to 1.0 FAR)
- General Industrial (0.3 to 0.5 FAR)
- Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR)
- Agricultural
- Open Space
- Parks/Recreation
- Public
- Research Campus / Educational Facility

- Midtown Valley Link Station (Future)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Railroad



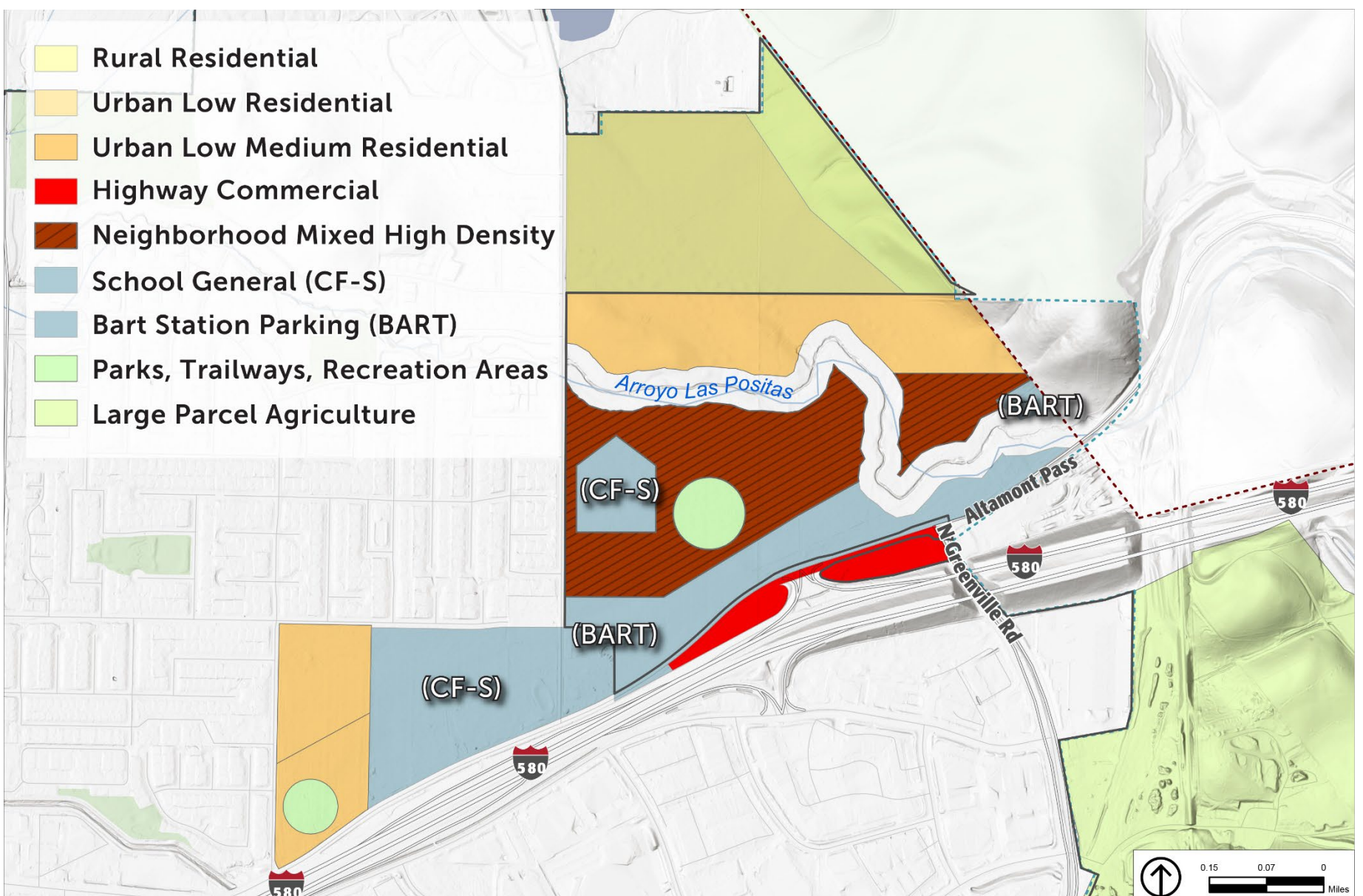
Midtown Focus Area

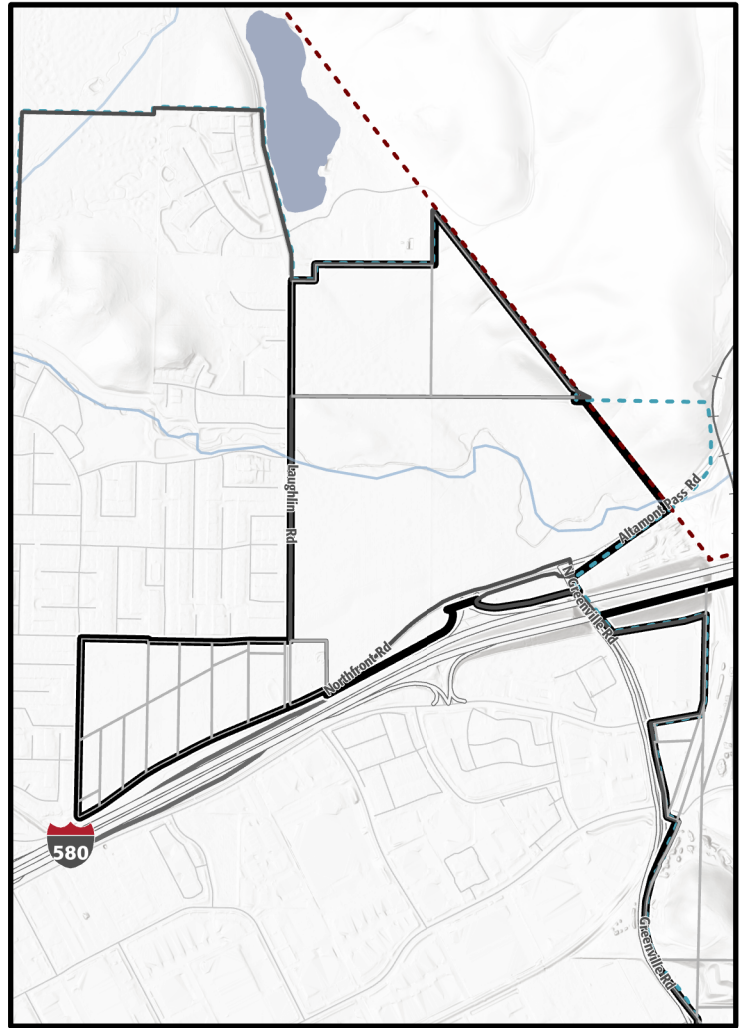
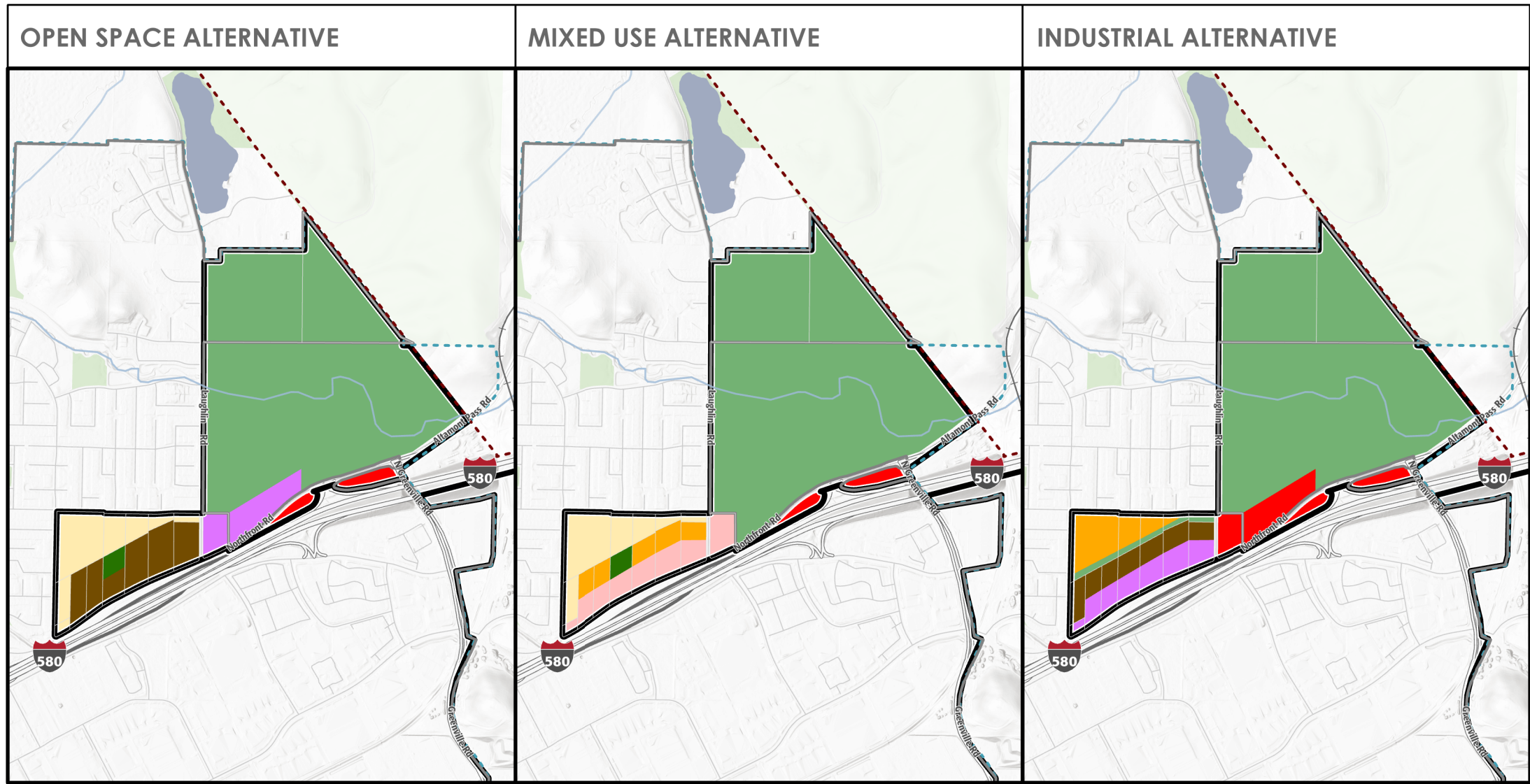
# Laughlin Road Focus Area

Aerial Image – Looking West



Existing General Plan Land Use





- City Limits
- Sphere Of Influence
- Urban Growth Boundary

**Place Type Descriptions**

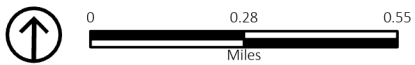
- Residential Low Density (2 to 14 DU/A)
- Residential Medium Density (15 to 29 DU/A)

- Residential Medium-High Density (30 to 59 DU/A)
- Residential High Density (60 to 100 DU/A)
- Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)
- Commercial - Neighborhood (0.3 to 1.0 FAR)

- Commercial - Highway (0.3 to 1.0 FAR)
- Commercial - Wine-Country (0.3 to 1.0 FAR)
- Mixed Industrial - Commercial and Industrial (0.3 to 1.0 FAR)
- General Industrial (0.3 to 0.5 FAR)

- Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR)
- Agricultural
- Open Space
- Parks/Recreation
- Public
- Research Campus / Educational Facility

- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Midtown Valley Link Station (Future)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Railroad



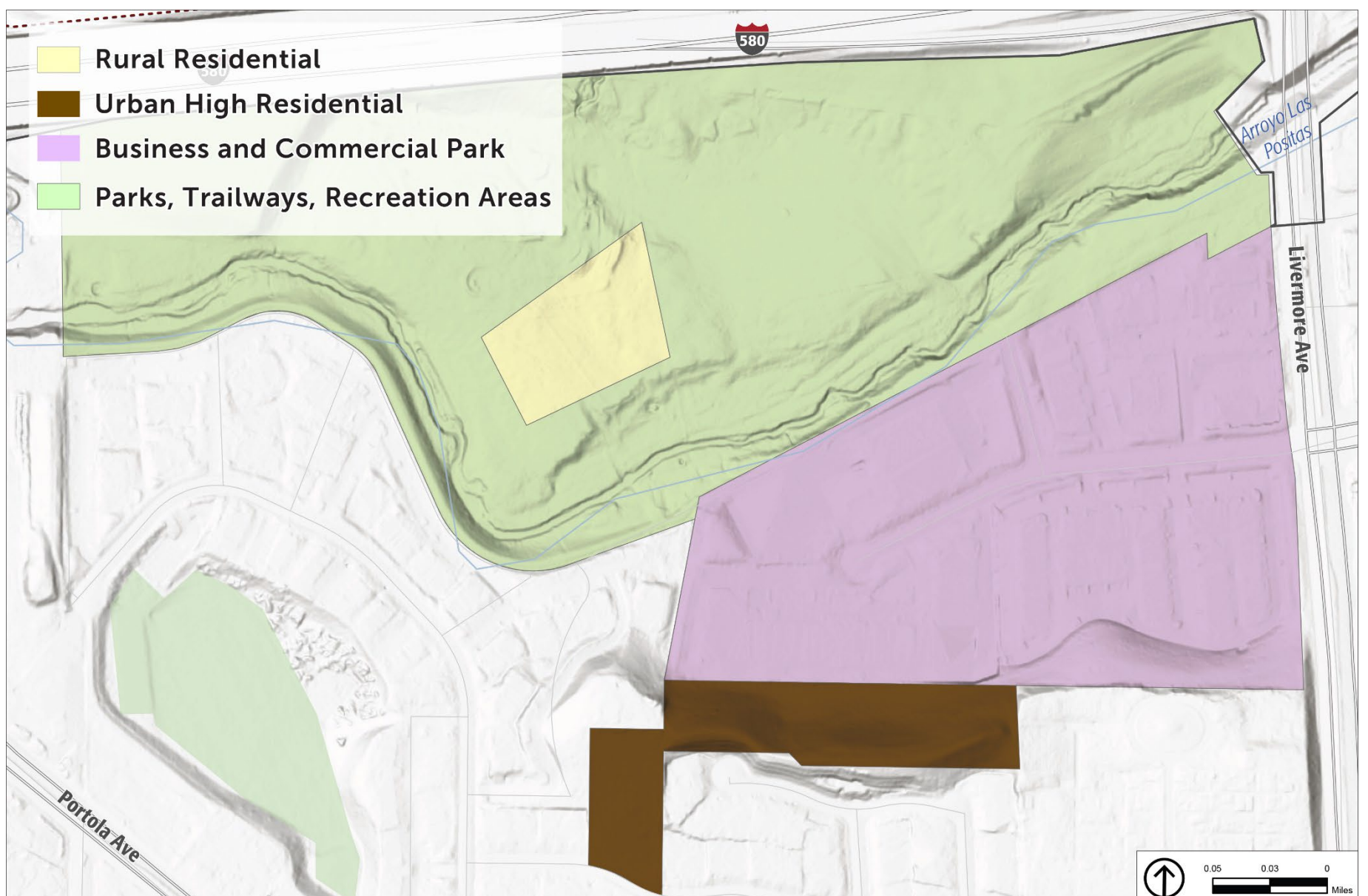
Laughlin Road Focus Area

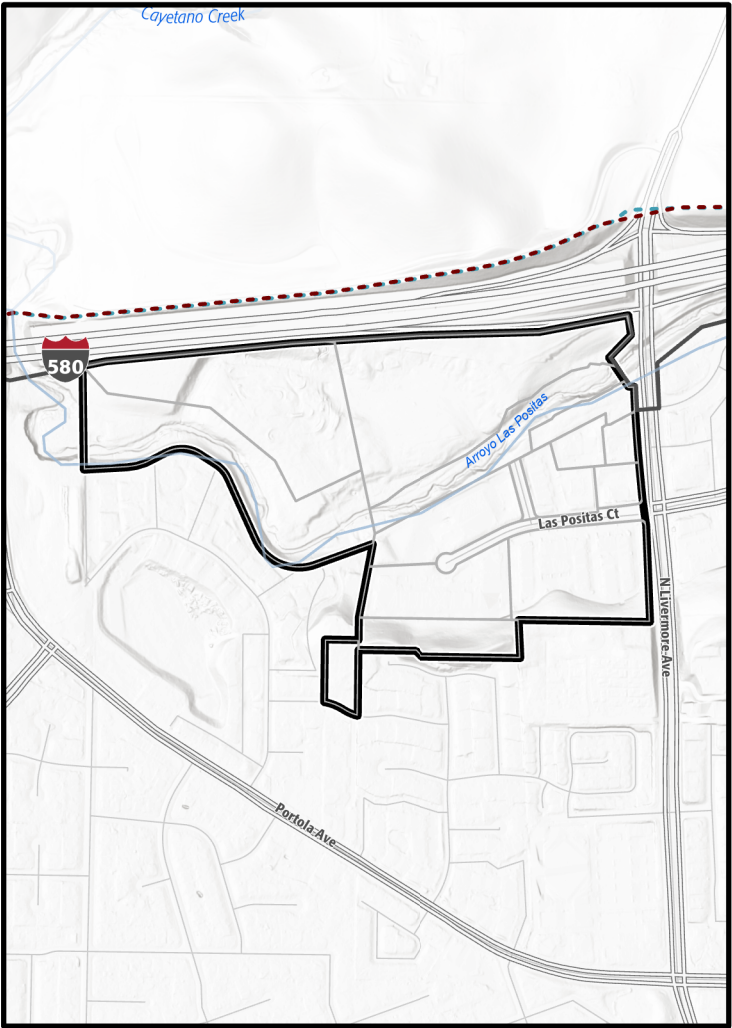
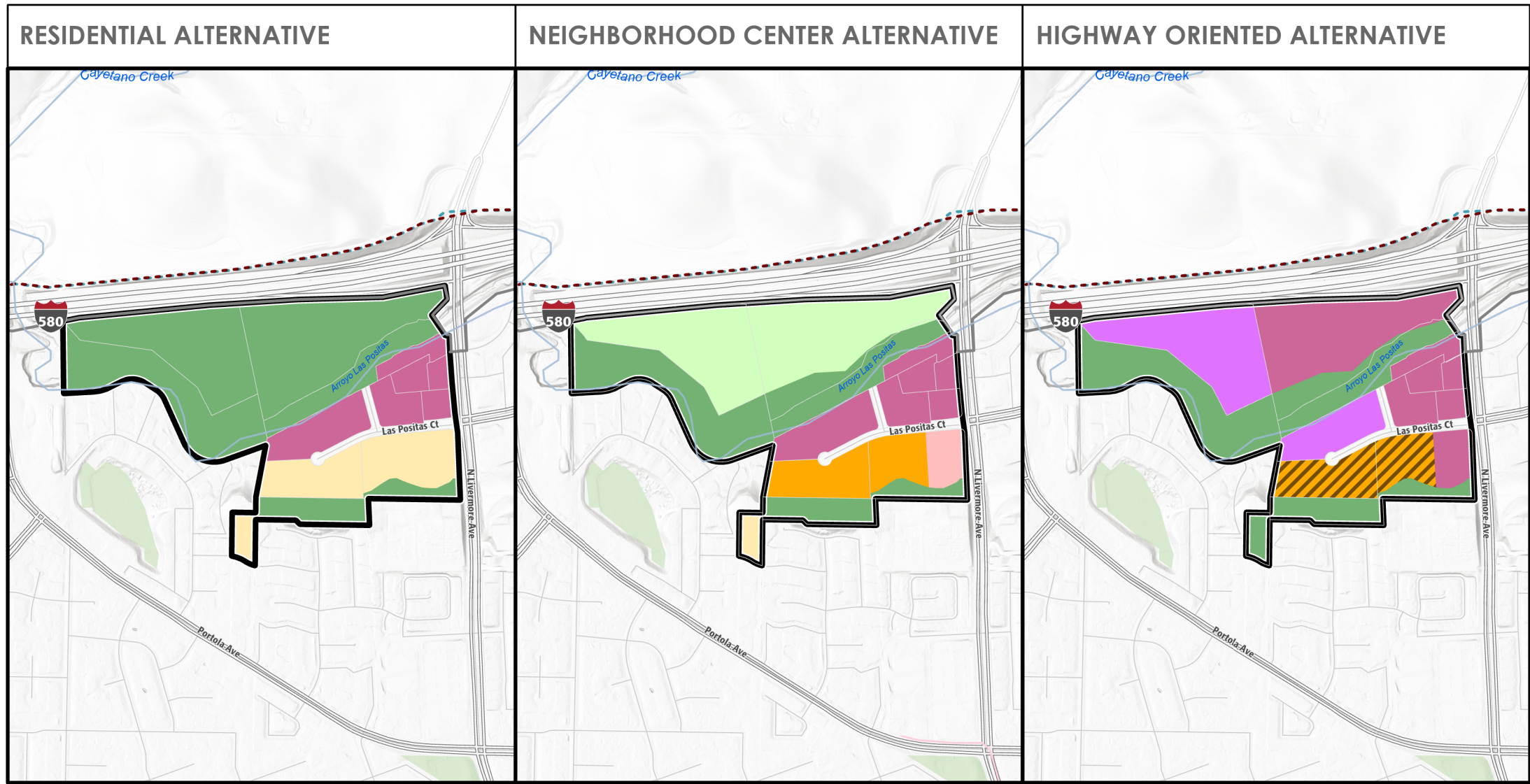
# Las Positas Focus Area

Aerial Image – Looking West



Existing General Plan Land Use





- City Limits
- Sphere Of Influence
- Urban Growth Boundary

**Place Type Descriptions**

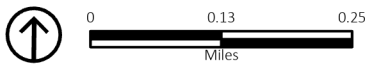
- Residential Low Density (2 to 14 DU/A)
- Residential Medium Density (15 to 29 DU/A)

- Residential Medium-High Density (30 to 59 DU/A)
- Residential High Density (60 to 100 DU/A)
- Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)
- Commercial - Neighborhood (0.3 to 1.0 FAR)

- Commercial - Highway (0.3 to 1.0 FAR)
- Commercial - Wine-Country (0.3 to 1.0 FAR)
- Mixed Industrial - Commercial and Industrial (0.3 to 1.0 FAR)
- General Industrial (0.3 to 0.5 FAR)

- Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR)
- Agricultural
- Open Space
- Parks/Recreation
- Public
- Research Campus / Educational Facility

- Midtown Valley Link Station (Future)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Railroad



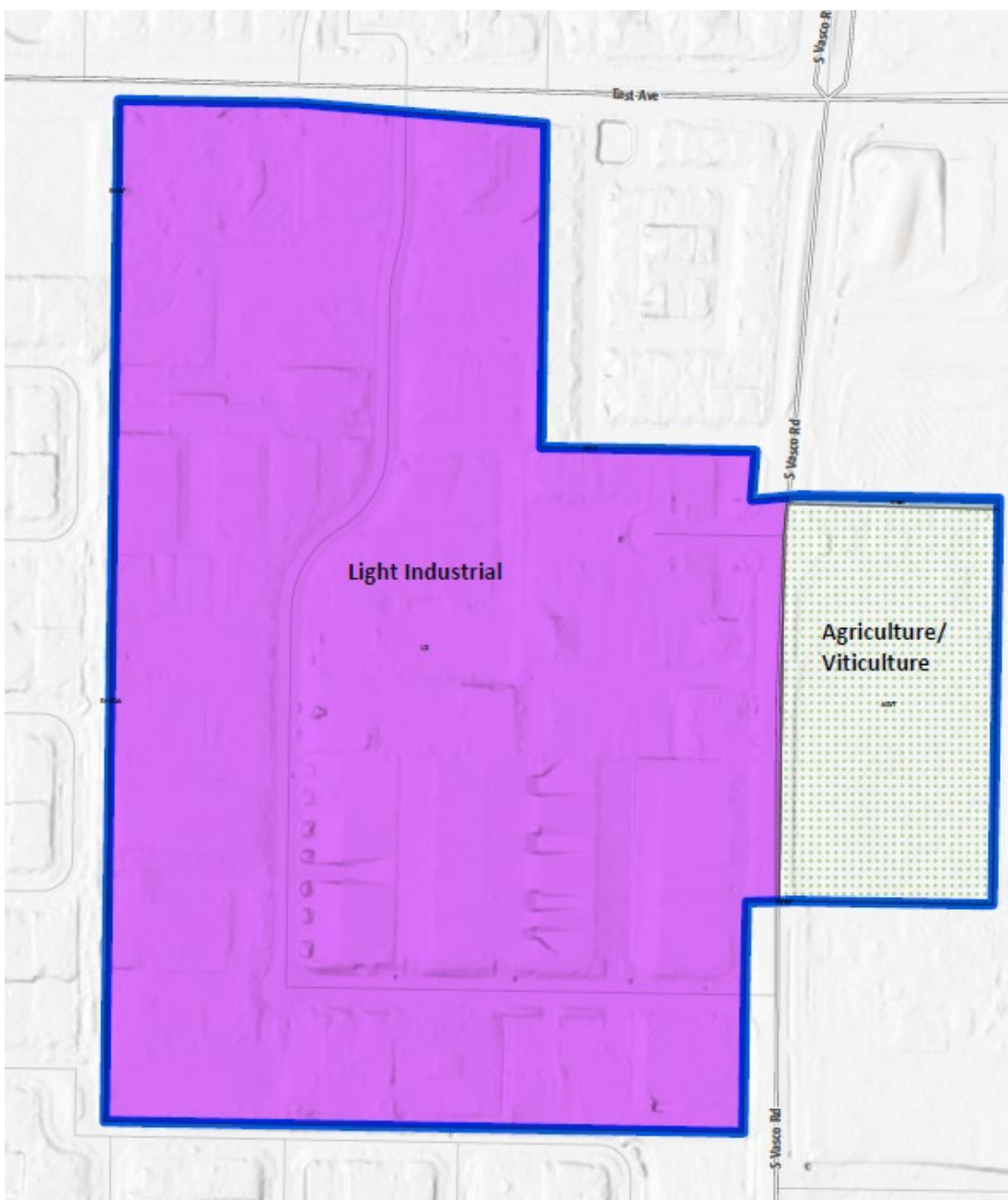
Las Positas Court Focus Area

# Vasco Row Focus Area

Aerial Image – Looking South



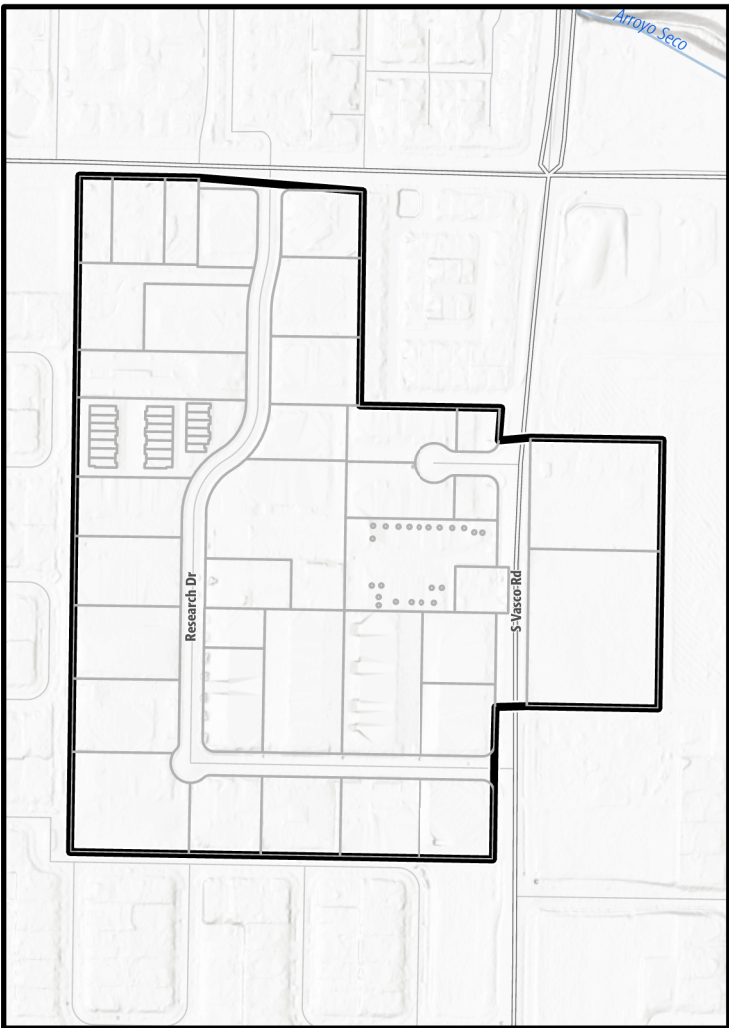
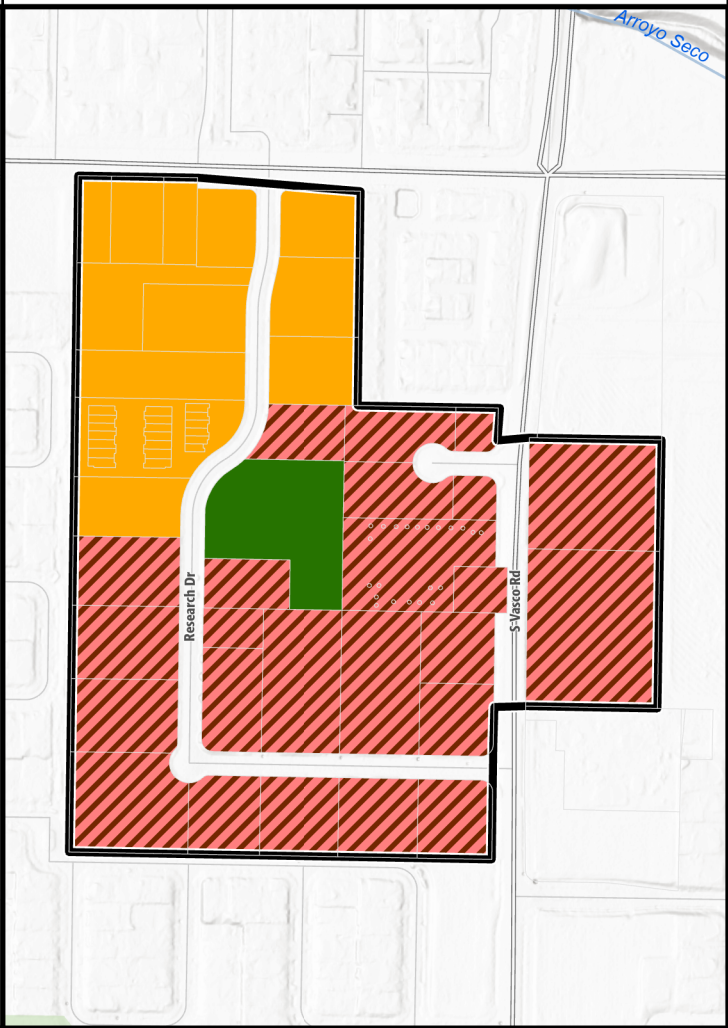
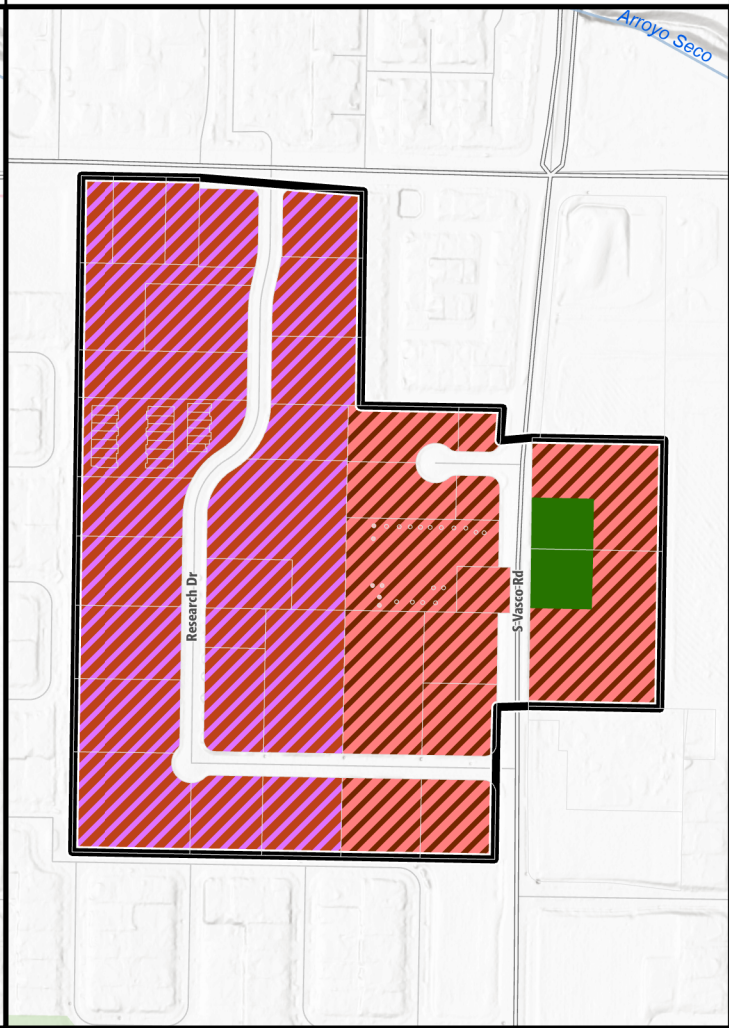
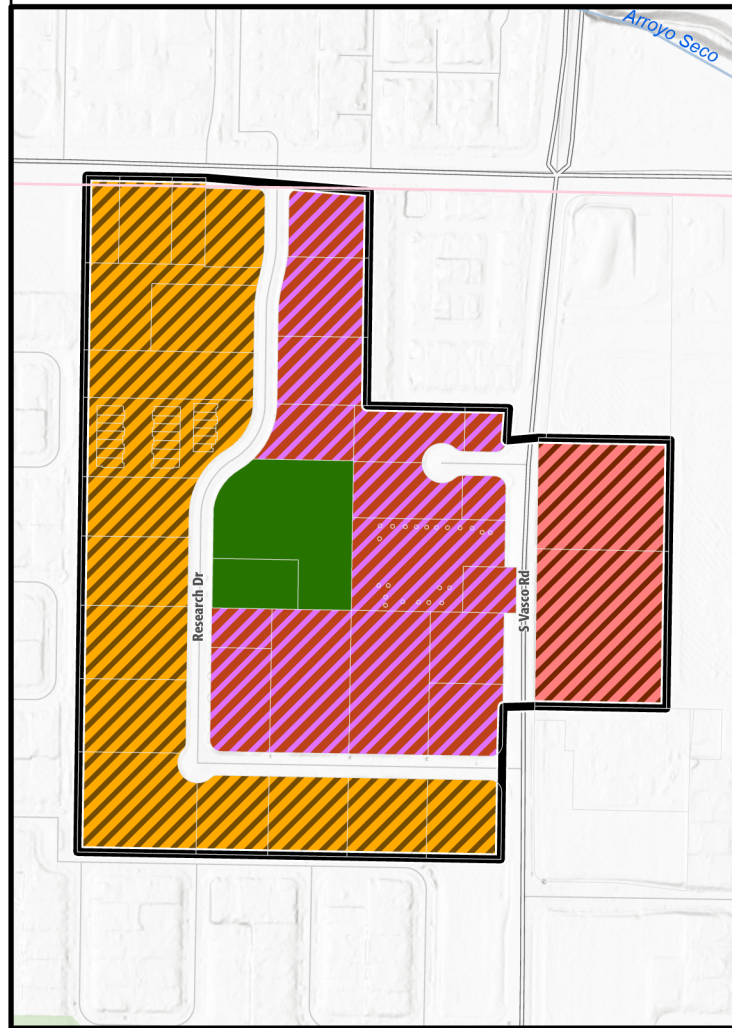
Existing General Plan Land Use



**MAKER VILLAGE ALTERNATIVE**

**PRODUCTION ALTERNATIVE**

**WINE COUNTRY CENTER ALTERNATIVE**



- City Limits
- Sphere Of Influence
- Urban Growth Boundary

**Place Type Descriptions**

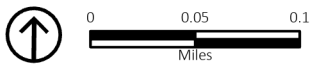
- Residential Low Density (2 to 14 DU/A)
- Residential Medium Density (15 to 29 DU/A)

- Residential Medium-High Density (30 to 59 DU/A)
- Residential High Density (60 to 100 DU/A)
- Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)
- Commercial - Neighborhood (0.3 to 1.0 FAR)

- Commercial - Highway (0.3 to 1.0 FAR)
- Commercial - Wine-Country (0.3 to 1.0 FAR)
- Mixed Industrial - Commercial and Industrial (0.3 to 1.0 FAR)
- General Industrial (0.3 to 0.5 FAR)

- Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR)
- Agricultural
- Open Space
- Parks/Recreation
- Public
- Research Campus / Educational Facility

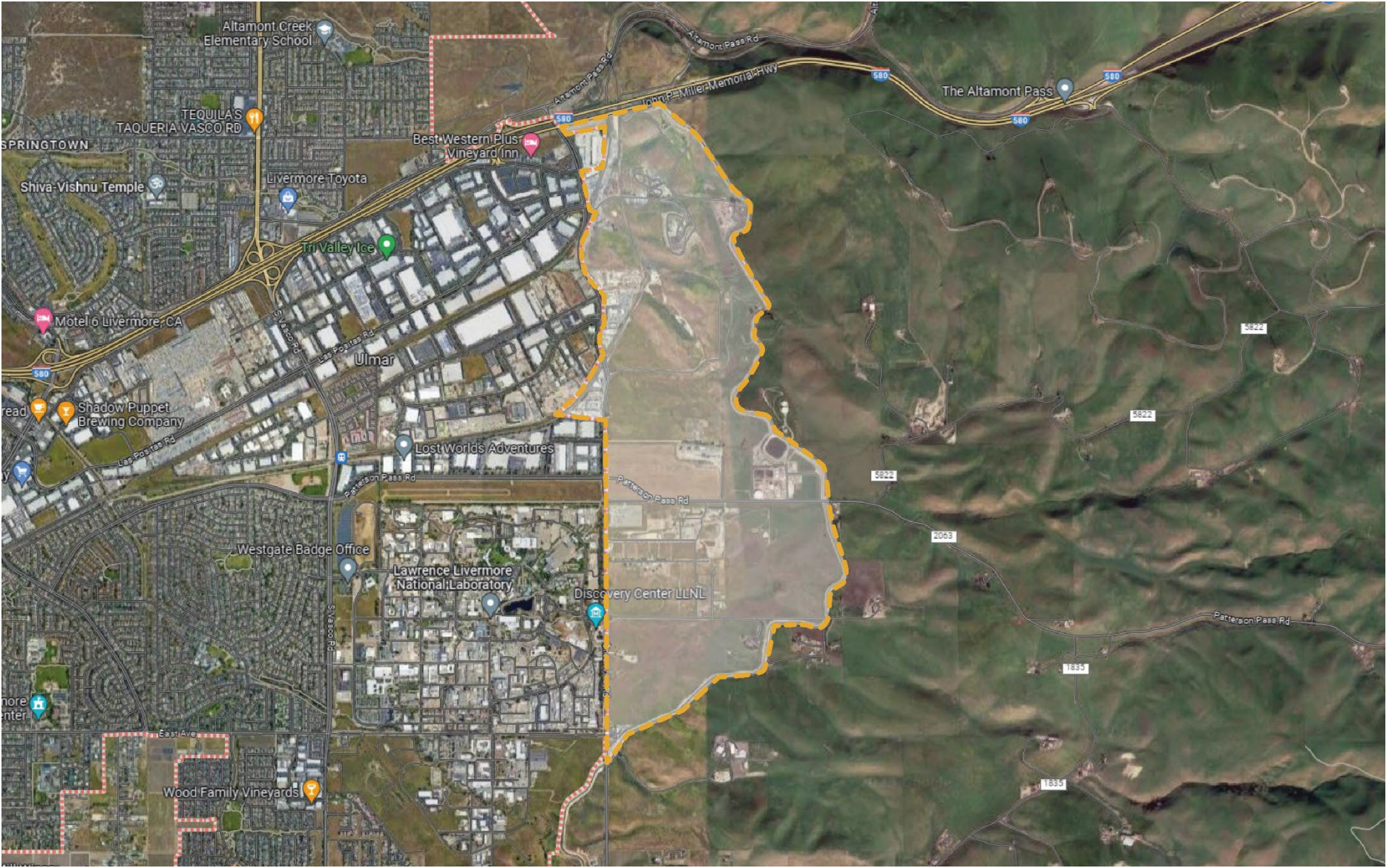
- Midtown Valley Link Station (Future)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Railroad



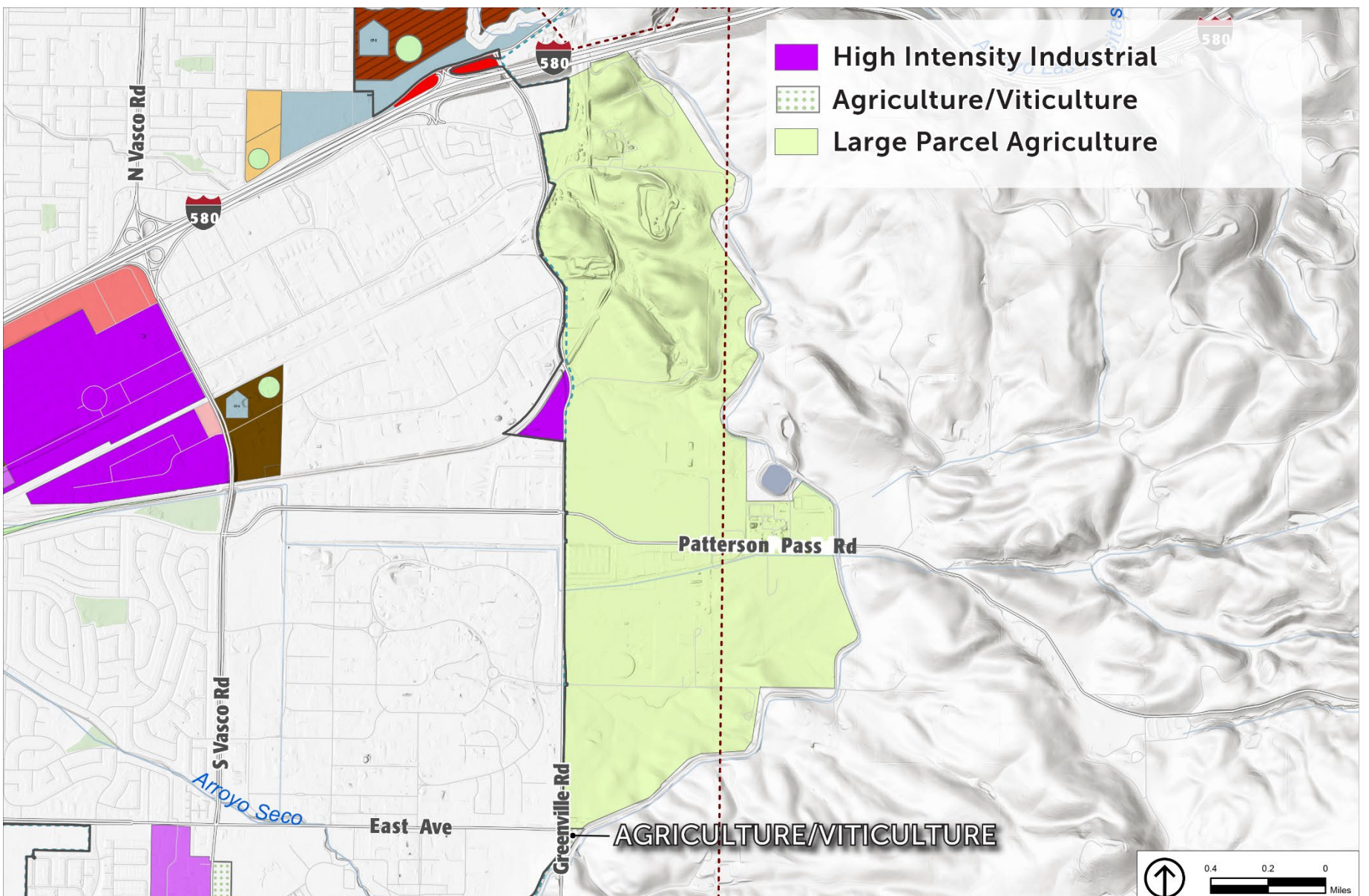


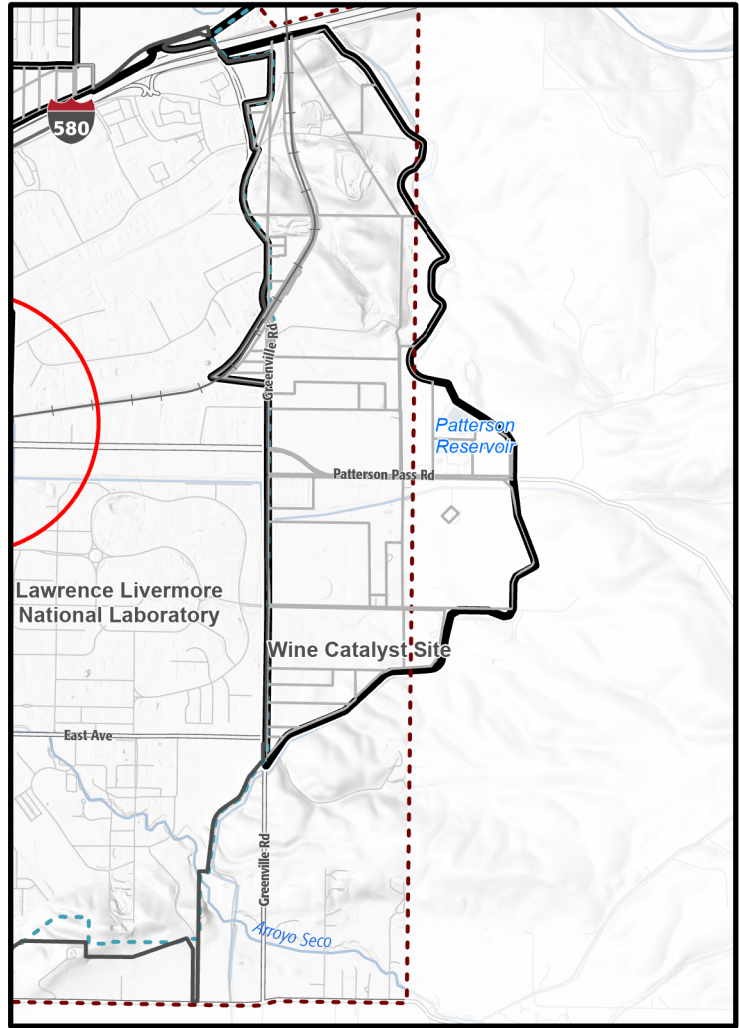
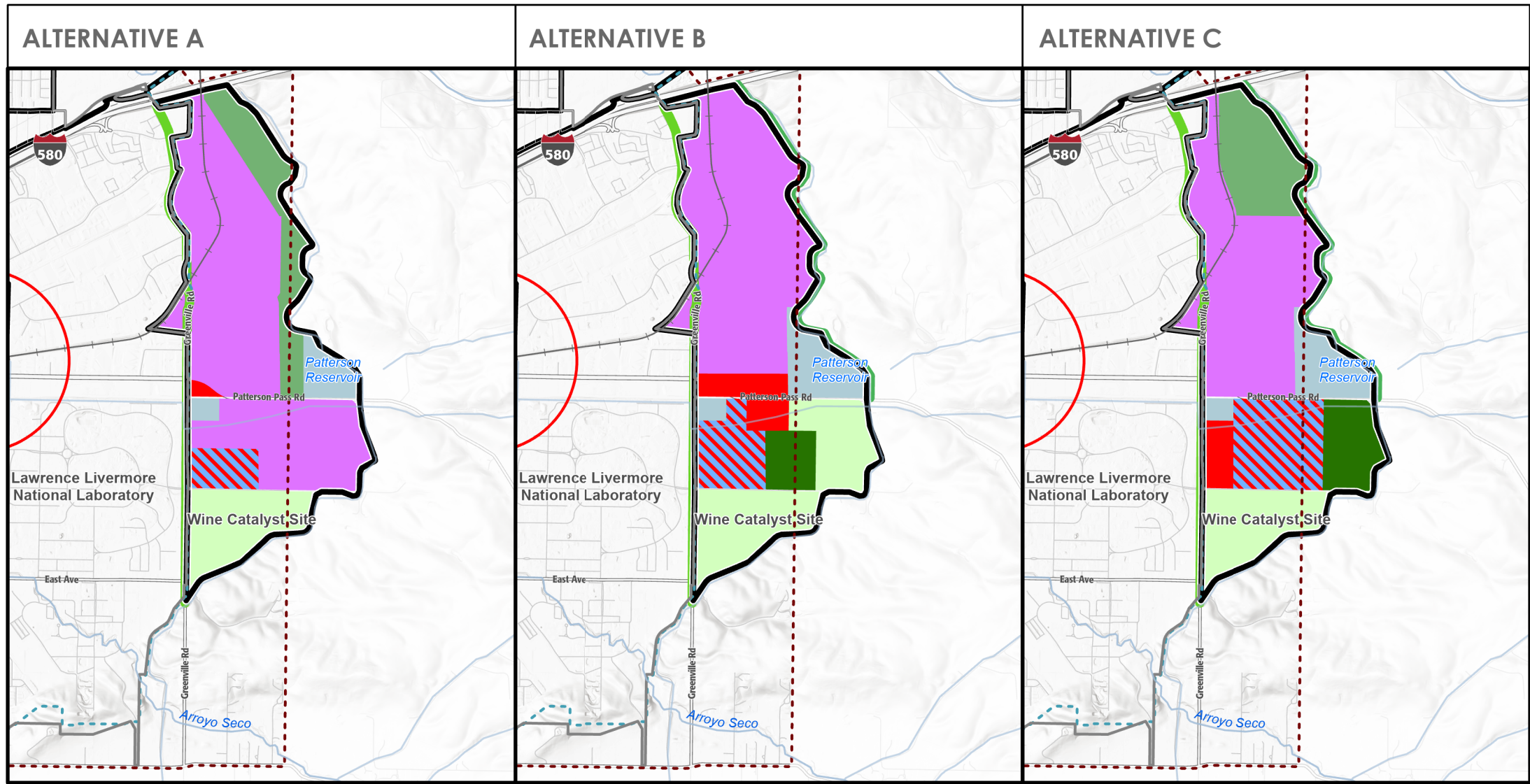
# East Greenville Focus Area

## Aerial Image



## Existing General Plan Land Use





- City Limits
- Sphere Of Influence
- Urban Growth Boundary

**Place Type Descriptions**

- Residential Low Density (2 to 14 DU/A)
- Residential Medium Density (15 to 29 DU/A)

- Residential Medium-High Density (30 to 59 DU/A)
- Residential High Density (60 to 100 DU/A)
- Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)
- Commercial - Neighborhood (0.3 to 1.0 FAR)

- Commercial - General (0.3 to 1.0 FAR)
- Commercial - Wine-Country (0.3 to 1.0 FAR)
- Mixed Industrial - Commercial and Industrial (0.3 to 1.0 FAR)
- General Industrial (0.3 to 0.5 FAR)
- Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR)

- Agricultural
- Open Space
- Parks/Recreation
- Public
- Research Campus / Educational Facility
- Midtown Valley Link Station (Future)

- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Railroad
- Agricultural-Gateway Buffer
- Wildlife Corridor - Open Space



East of Greenville Road Focus Area