



## GENERAL PLAN ADVISORY COMMITTEE

### AGENDA

WEDNESDAY, OCTOBER 18, 2023

## GENERAL PLAN ADVISORY COMMITTEE SPECIAL MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE  
AGENDA

CIVIC CENTER MEETING HALL  
WILLIAM H. MENDENHALL COMMUNITY ROOM  
1016 S. LIVERMORE AVENUE

NOTICE IS HEREBY GIVEN that the General Plan Advisory Committee of the City of Livermore will convene a special meeting on October 18, 2023, beginning at 7:00 pm, in the William H. Mendenhall Community Room, 1016 S. Livermore Avenue.

This special meeting is being called by the Chair Stephanie Shang /s/ Stephanie Shang

Stephanie Shang, Chair  
Jeremy Troupe-Masi, Vice Chair  
Krista M Alexy, Committee Member  
Arun Bhatia, Committee Member  
Alan K Burnham, Committee Member  
Carmelita (Mel) Chiong, Committee Member  
Paul Halvorsen, Committee Member  
David B Kent, Committee Member  
Timothy D Kingsbury, Committee Member  
Alana Laudone, Committee Member  
Ellen C Peete, Committee Member  
Heriberto Revuelta, Committee Member  
Asa Strout, Committee Member

**1. CALL TO ORDER**

**2. ROLL CALL**

Committee Member Krista M Alexy  
Committee Member Arun Bhatia  
Committee Member Alan K Burnham  
Committee Member Carmelita Chiong  
Committee Member Paul Halvorsen  
Committee Member David B Kent  
Committee Member Timothy D Kingsbury  
Committee Member Alana Laudone  
Committee Member Ellen C Peete  
Committee Member Heriberto Revuelta  
Committee Member Stephanie Shang  
Committee Member Asa Strout  
Committee Member Jeremy Troupe-Masi

**3. SPECIAL MEETING WORKSHOP ITEM**

AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE GENERAL PLAN ADVISORY COMMITTEE REGARDING THE SPECIAL MEETING ITEM WILL BE PROVIDED BY THE CHAIR.

3.1 Land Use Alternatives Evaluation materials and Community Outreach Schedule.

**Recommendation:**

Staff recommends the General Plan Advisory Committee receive a presentation overview of the Land Use Alternatives Evaluation materials and the planned outreach opportunities to seek community feedback on the preferred land use scenario.

**Staff Report**

**Attachments:**

- 1. [Staff Report](#)
- 2. [Focus Areas](#)
- 3. [Land Use Alternative Maps](#)
- 4. [Place Types Menu](#)

**4. ADJOURNMENT**

To a regular General Plan Advisory Committee meeting, on Wednesday, November 8, 2023, at 7:00 pm, William H. Mendenhall Community Room, Civic Center Meeting Hall, 1016 S. Livermore Avenue.

**5. HOW TO PARTICIPATE IN THE GENERAL PLAN UPDATE COMMITTEE**

You can participate in the meeting in a number of ways:

**Submission of Comments Prior to the Meeting:**

**Email Comments** may be submitted by the public to the Committee Liaison ([gpupdate@LivermoreCA.gov](mailto:gpupdate@LivermoreCA.gov)). Items received no later than 12:00 pm on the day of the meeting will be provided to the Committee and available on the City website prior to the

meeting. These items will NOT be read into the record.

**eComments** may be submitted by the public using the eComment link [here](#). Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the Committee and the public upon submittal.

### **Submission of Comments During the Meeting:**

Speakers are limited to a maximum of 3 minutes per person. To submit a comment, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the liaison prior to the start of the item. You should be aware that the General Plan Advisory Committee is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Committee may place it on a future agenda or direct staff to work with you and/or report to the Committee on the issue.

If you would like to deliver written materials to the General Plan Advisory Committee as part of your public comments, please provide 22 copies to the liaison with your speaker card.

The Committee Agenda and Agenda Reports are prepared by City staff and are available for public review on Friday evening, three days prior to the General Plan Advisory Committee meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, <http://livermoreca.gov/agenda>.

Under Government Code §54957.5, any supplemental material distributed to the members of the General Plan Advisory Committee after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at <http://livermoreca.gov/agenda>.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT [ADACOORDINATOR@LIVERMORECA.GOV](mailto:ADACOORDINATOR@LIVERMORECA.GOV) OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.



**GENERAL PLAN ADVISORY COMMITTEE STAFF REPORT**

**ITEM NO. 3.1**

---

**DATE:** October 18, 2023  
**TO:** Chairperson and Members of the General Plan Advisory Committee  
**FROM:** Andy Ross, Economic Development Manager  
**SUBJECT:** Land Use Alternatives Evaluation materials and Community Outreach Schedule.

**RECOMMENDED ACTION**

Staff recommends the General Plan Advisory Committee receive a presentation overview of the Land Use Alternatives Evaluation materials and the planned outreach opportunities to seek community feedback on the preferred land use scenario.

**SUMMARY**

**DISCUSSION**

**ATTACHMENTS**

1. [Staff Report](#)
2. [Focus Areas](#)
3. [Land Use Alternative Maps](#)
4. [Place Types Menu](#)

Prepared by: Andy Ross  
Economic Development Manager



## MEMORANDUM

DATE October 13, 2023  
TO Livermore General Plan Advisory Committee  
FROM Senior Planner Andy Ross and Joanna Jansen, PlaceWorks  
SUBJECT October 18, 2023 GPAC Meeting

### MEETING OBJECTIVES

At the October 18, 2023, meeting of the General Plan Advisory Committee (GPAC), the project team will:

- Provide an overview of the Land Use Alternatives Evaluation materials.
- Share the planned outreach opportunities to seek community feedback on the preferred land use scenario.

### GENERAL PLAN UPDATE OVERVIEW

The City kicked off the General Plan Update in August 2021. The General Plan team is currently working on two tasks:

- » **Task 4 - Land Use Alternatives.** This process will explore different possibilities for how to accommodate future jobs, services, entertainment, housing, and parks and open space through 2045.
- » **Task 5 - Policy Development.** On February 8, 2023, GPAC provided input on existing General Plan Goals, Objectives, Policies and Actions. The General Plan team is reviewing this feedback to inform new policy development and will return towards the end of the year with additional information.

### OVERVIEW OF DRAFT ALTERNATIVES PROCESS

The process to create the land use alternatives and to ultimately select a preferred land use scenario is a major task in the General Plan Update and will be shaped by community, General Plan Advisory Committee, and Planning Commission input. The City Council will ultimately provide direction on the preferred scenario. The process to create the draft land use alternatives and preferred scenario is described as follows:

1. **Choose focus areas.** Focus areas are large areas of undeveloped or underutilized land, are within proximity to existing or future transit and other infrastructure, are already starting to transition to other uses, and/or where property owners have expressed interest in considering redevelopment or change. Focus areas are typically a combination of many parcels and are many acres in size. From February to March 2022, Livermore community members were asked to provide input at eight pop ups, two property owner meetings, and an online activity to help identify areas of the city to study first for potential change over the next 20 years. At the

February and March, 2022 Committee meetings, GPAC also provided input on four draft focus areas and the mix of land uses within each focus area. Subsequent to the identification of the original four focus areas, the East of Greenville Focus Area was included as a potential new job area given consideration of the other Focus Areas inside City limits. At the February 8, 2023, GPAC meeting, the GPAC raised the idea of exploring geographic areas east of Greenville Road to ensure the City can balance new housing inside City limits with the need to maintain a supply of land for job-generating uses. Additionally, the General Plan team received input from the business and commercial brokerage community asking that the General Plan explore ways to maintain adequate supply of commercial/industrial land and consider evaluating areas currently outside the city, including the area east of Greenville Road, to provide opportunities for existing commercial/industrial businesses to continue to grow and expand in Livermore. On April 10, 2023, the City Council directed Staff to study the East of Greenville focus area and limited the land uses for consideration to non-residential uses such as industrial, commercial, parks, open space, and agriculture.

2. **Create land use alternatives.** After selecting the focus areas, the project team sent a letter to property owners to notify them about the focus areas and ask them if they have future plans for their property. Using GPAC, community, and property owner feedback, the General Plan team prepared three draft land use alternatives for each identified focus area that will consider a range of different intensities and types of development that could occur over the next 25 years. This phase included additional communication with property owners in the identified Focus Areas. The GPAC and Planning Commission reviewed and provided input on the draft alternatives, the City Council providing direction on the alternatives at the September 12, 2022, and April 10, 2023, Council meetings.
3. **Evaluate and compare alternatives.** Following Council direction, the General Plan team finalized the land use alternatives and evaluated the differing outcomes of these alternatives against a set of topics including:
  - Aesthetics
  - Scenic corridor policy
  - Historic resources
  - Agricultural resources
  - Biological resources
  - Climate hazards
  - Equity and public health
  - Housing and jobs
  - Community services
  - Traffic and multimodal circulation
  - Utilities
  - Fiscal impacts
4. **Create the preferred scenario.** Beginning in October 2023, the project team will present the results of the alternatives evaluation to the community, GPAC, Planning Commission, and City

Council to choose a preferred scenario for each focus area after considering the relative benefits, trade-offs, and potential impacts of each alternative. The preferred scenario can be created by mixing and matching different combinations of housing and commercial development in each focus area.

5. **Analyze the preferred scenario as part of the Draft General Plan.** Once the preferred scenario is finalized, the project consultant team will integrate it with the citywide General Plan land use map. The Draft General Plan will cover the entire city and analyze the proposed growth to understand the infrastructure improvements it would require, the net annual fiscal impacts, and the financing tools and policies available to the City to finance any public costs associated with the preferred scenario. The entire Draft General Plan, including policies and actions in all Elements, will undergo additional analysis in the Draft Environmental Impact Report.

## OVERVIEW OF THE LAND USE ALTERNATIVES

The land use alternatives explore a range of commercial, industrial, and residential growth within four focus areas to accommodate future commercial needs, support local job growth, and to respond to future State mandated RHNA cycles through 2045. The City must ensure that there is enough land zoned at appropriate intensities and densities to accommodate a suitable mix and balance of land use types. The General Plan team created three land use alternatives for each focus area:

1. Midtown (formerly known as Southfront)
2. Vasco Row (formerly known as Vasco and East Ave or Research Drive)
3. Laughlin Road
4. Las Positas Court
5. East of Greenville Road

The building blocks of the draft land use alternatives are the land use categories described and illustrated on the Place Types Menu. The Place Types are representative examples. The land use categories within the focus area are not existing General Plan land use designations. At a future phase when a preferred scenario is selected the land use categories will be refined to either use existing designations, modified designations, or new designations in the General Plan. The alternatives reflect approved or entitled projects and 6<sup>th</sup>-cycle Housing Element sites.

The alternatives provide the big picture land use ideas on what type and intensity of development could occur in the future. Once the Council selects the preferred land use scenario, the Draft General Plan will include additional policy guidance for topics such as circulation, community character, safety, natural resources protection, among others.

In addition to the focus areas, the City also anticipates future growth to occur in the Isabel Neighborhood Specific Plan area, Downtown, and other small infill sites scattered throughout the city. Further, the project team will also incorporate other smaller scaled land use designation changes into the overall Land Use Map. These may be initiated by property owners or needed to create consistency with existing land uses occurring within a specific area.

## OVERVIEW OF THE ALTERNATIVES EVALUATION MATERIALS

The General Plan team has published two documents to help the community understand the tradeoffs amongst the land use alternatives and help stimulate community conversations about the preferred land use scenario:

- **Alternatives Evaluation Summary Booklet.** The Alternatives Evaluation Summary Booklet provides an overview of the preferred scenario process, describes the land use alternatives, including projected growth and maps, and presents findings from the more detailed Alternatives Evaluation Background Report. The Summary Booklet to distill the key information to support the community’s review of the land use alternatives and decisions about a preferred scenario. The Summary Booklet highlights those topics where the land use alternatives result in different outcomes. The Summary Booklet is available on the project website: [www.ImagineLivermore2045.org](http://www.ImagineLivermore2045.org) .
- **Alternatives Evaluation Background Report.** This report provides a more detailed evaluation of the land use alternatives. It provides an overview of the General Plan, projected growth in Livermore, the land use alternatives, the alternatives evaluation results, and high-level policy solutions that could influence the outcomes of development under any of the land use alternatives. The Background Report is available on the project website: [www.ImagineLivermore2045.org](http://www.ImagineLivermore2045.org).

## OVERVIEW OF THE PREFERRED LAND USE SCENARIO OUTREACH PROGRAM

The objectives of the preferred land use scenario outreach program are twofold:

- Experiential Objectives:
  - All community members feel equally welcome and respected.
  - Community members interact in an environment that supports curiosity and exploration.
  - Community members understand this is one step, and one source of input, into a larger and longer process.
- Content Objectives:
  - Inform the community about the General Plan Update project, schedule, and alternatives evaluation results.
  - Let the community know how they can provide input on the preferred land use scenario.
  - Get community input on the preferred land use scenario.

To collect feedback on the preferred land use scenario, the General Plan team will undertake the following outreach activities:

- **Preferred Scenario Online Activity.** The online activity is available on [www.ImagineLivermore2045.org](http://www.ImagineLivermore2045.org) to allow community members an opportunity to share reactions and feedback on the draft alternatives. Respondents can choose to provide input on some or all of the focus areas.
- **Community Workshops.** The City will host the same in-person community workshops two times:



- Wednesday, October 25, 2023, from 6:00 to 8:00 pm at the Robert Livermore Community Center (Cresta Blanca Room, 4444 East Avenue.
- Wednesday, November 15, 2023, from 6:00 to 8:00 pm at the Croce Elementary School (Multi-Purpose Room), 5650 Scenic Avenue.

The same information will be presented at both workshops. Workshop participants will receive an overview of the alternatives evaluation report findings and work in small groups to create a preferred land use scenario for each focus area.

- **Pop-up Events.** Pop-up events will occur at locations throughout the city in places where the community is already gathering. The General Plan team will attend existing events throughout the City to explain the General Plan Update, provide an overview of the land use alternatives, and to solicit feedback about their concerns and ideas. In addition, City staff will publicize the upcoming workshops and encourage people to complete the online activity.
- **Staff Presentations.** City staff will make presentations at regularly scheduled meetings of local community groups to raise awareness about the project and to let people know how to get involved and provide feedback on the preferred land use scenario.
- **Written Comments.** Throughout the General Plan Update the City encourages people to submit written comments to [GPUUpdate@cityoflivermore.net](mailto:GPUUpdate@cityoflivermore.net).

The General Plan team requests the GPAC help spread the word about these events and encourage people to attend the workshops and complete the online activity.

## GPAC DISCUSSION

The purpose of the October 18, 2023, meeting is to:

- Orient the GPAC to the information available to help the community, including the GPAC, select a preferred land use scenario. The General Plan team does not expect the GPAC to have read and synthesized the alternatives evaluation results at this point. This meeting will provide context about the alternatives evaluation report that will support the GPAC's subsequent review of the documents.
- Inform the GPAC about upcoming outreach opportunities so they can help raise awareness of these events and encourage participation of their community contacts.

## NEXT STEPS

Following this GPAC Meeting, the next steps to finalize finalizing the preferred land use scenario include:

- Hold community workshops and events from October to November 2023 to gather input from the community for each focus area.
- Present a summary of the public input on the preferred scenario to the GPAC and work with the GPAC to create a preferred land use scenario by focus area.

- Present a summary of the public input on the preferred land use scenario at a public meeting before the Planning Commission in December 2023, to review the input from the community and GPAC, and provide a recommendation to the City Council.
- Present the Planning Commission recommendation and GPAC feedback on the preferred land use scenario and summary of public input at a public meeting before the City Council in Q1 2024, to review the input from the community, Planning Commission, GPAC and provide direction on the preferred scenario.
- Finalize the preferred circulation and land use scenario per Council direction.

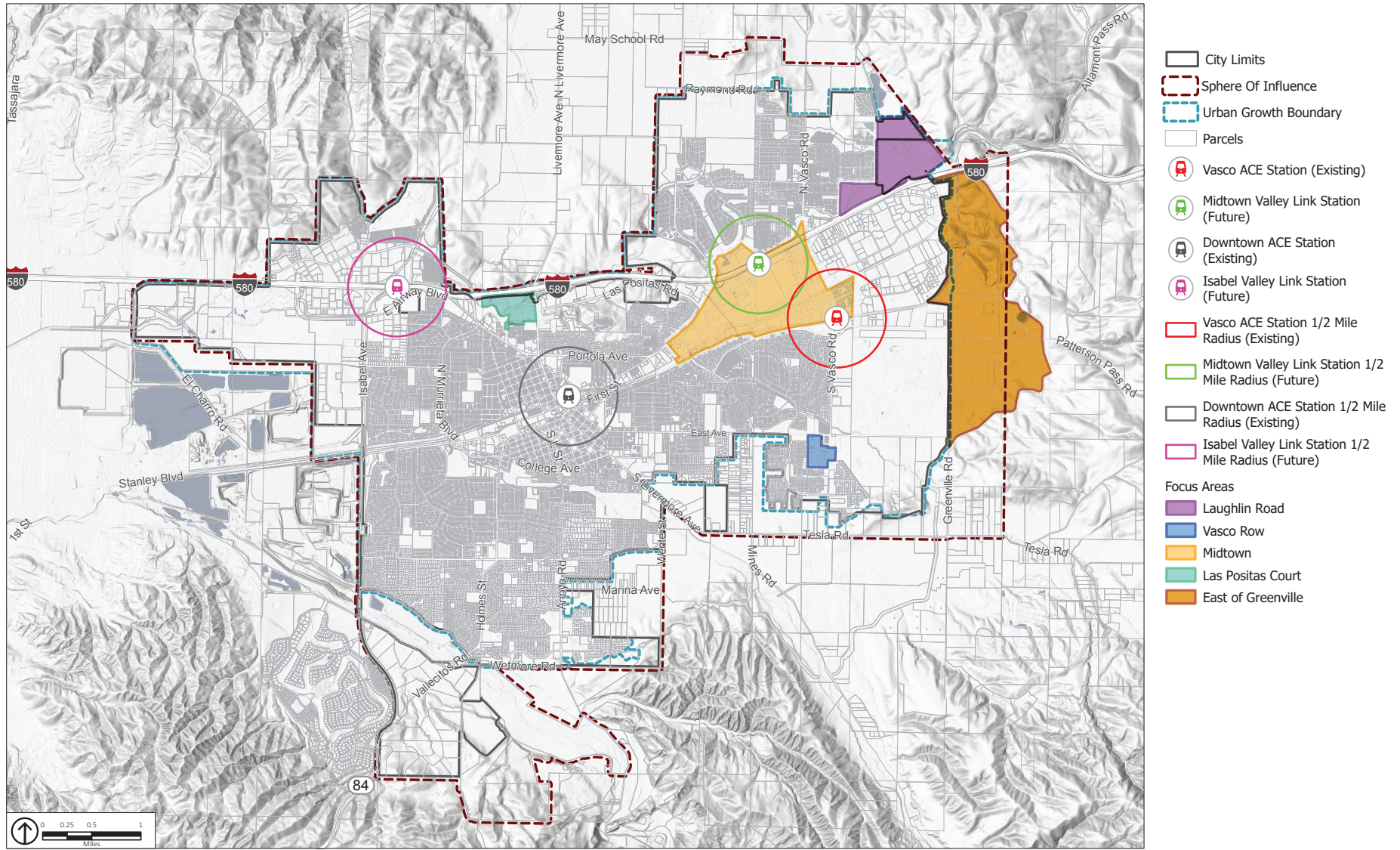
After Council provides final direction on the preferred land use scenario, the General Plan team will finalize the preferred land use scenario to become the basis of the Draft 2045 Land Use Map. The potential environmental impacts from the Draft 2045 Land Use Map along with the draft goals, policies and actions will be analyzed in the Draft General Plan EIR.

## UPCOMING GPAC MEETINGS

At the next GPAC meeting, the GPAC will work together to identify a preferred land use scenario by focus area.

## ATTACHMENTS

1. Focus Area Map
2. Land Use Alternatives
3. PlaceTypes Menu



Source: City of Livermore, PlaceWorks, 2021.

Focus Areas



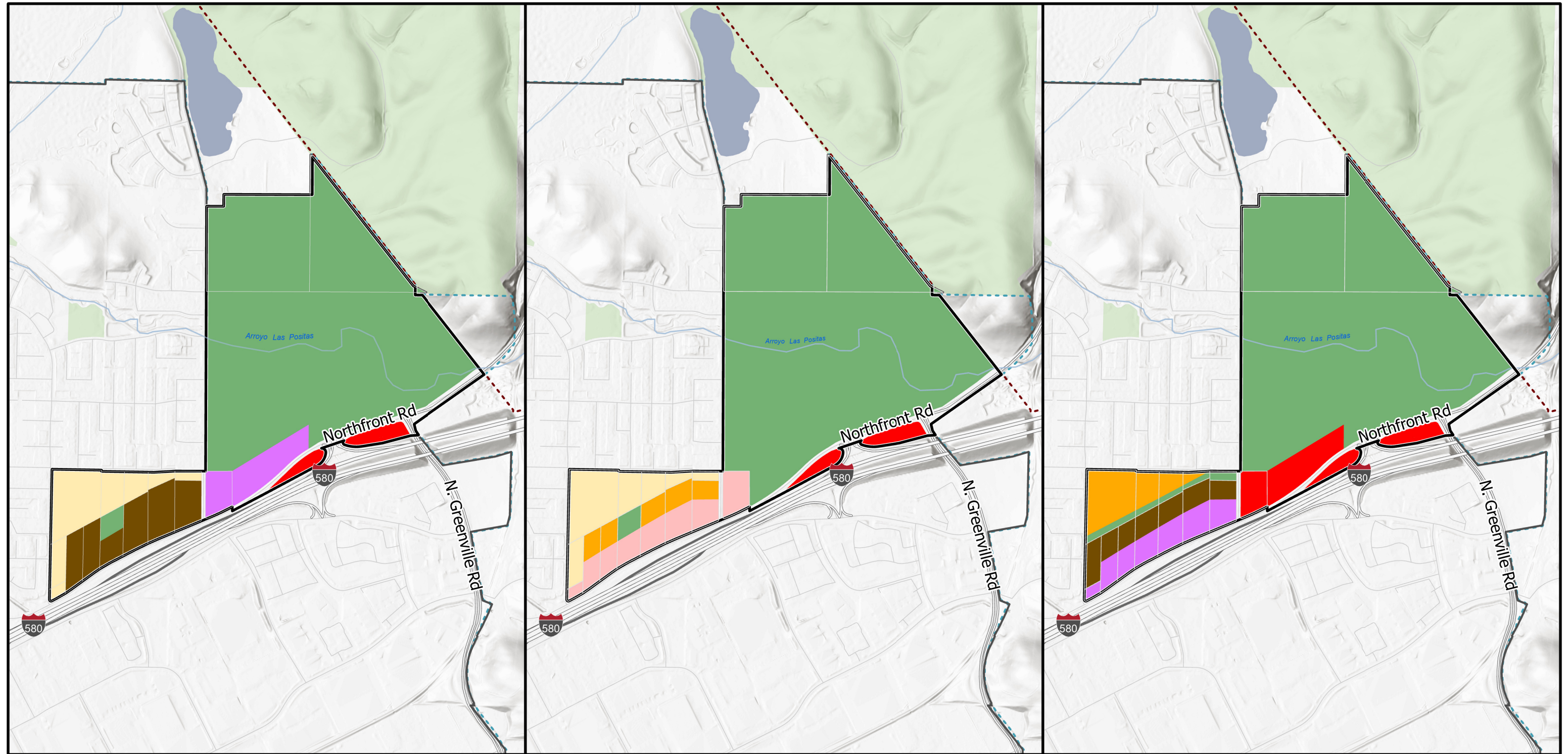
# Draft General Plan Land Use Alternatives

June 2023

OPEN SPACE ALTERNATIVE

MIXED USE ALTERNATIVE

INDUSTRIAL ALTERNATIVE



Land Use Descriptions

- Residential Low Density (1 to 2 stories, 2 to 14 DU/A)
- Residential Medium Density (2 to 3 stories, 15 to 29 DU/A)

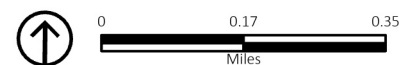
- Residential Medium-High Density (30 to 59 DUA)
- Residential High Density (4+ stories, 60 to 100 DU/A)
- Mixed-Use High Density (4+ stories, 60 to 100 DU/A, 0.5 FAR)

- Commercial - Neighborhood (0.3 to 1.0 FAR)
- Commercial - Service (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
- Public
- Southfront Valley Link Station (Future)

- Southfront Valley Link Station 1/2 Mile Radius (Future)
- Vasco Ace Station (Existing)
- Vasco Ace Station 1/2 Mile Radius (Existing)



Laughlin Road Area

## LAUGHLIN ROAD AREA DRAFT ALTERNATIVES 2045 BUILDOUT

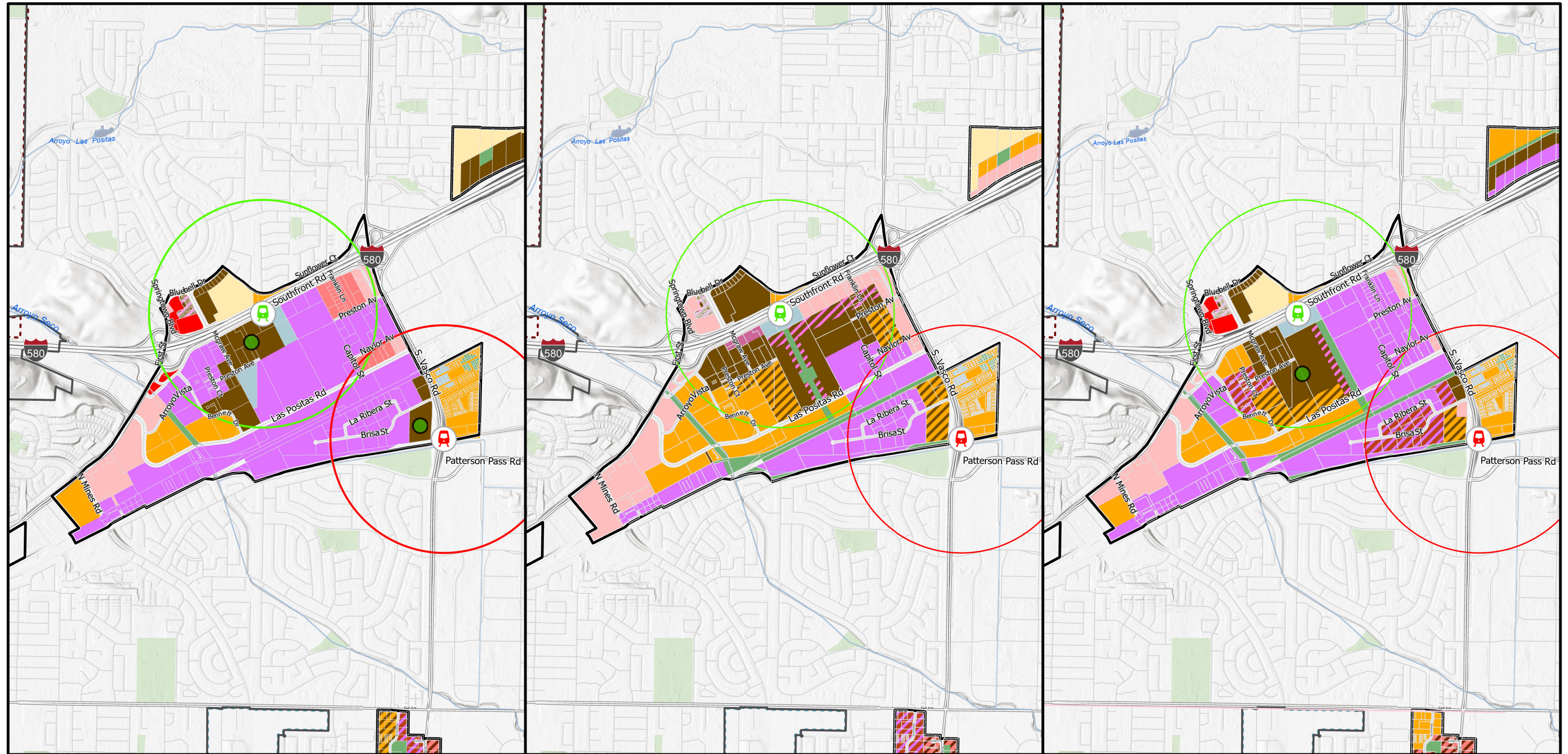
	Existing (2020)*	Open Space Alternative (Net New)			Mixed Use Alternative (Net New)			Industrial Alternative (Net New)		
		<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>
Households	0	1,137	1,608	2,079	141	291	441	820	1,116	1,413
Population	0	3,024	4,277	5,530	375	774	1,174	2,181	2,970	3,759
Jobs	0	136	257	378	711	1,540	2,370	464	781	1,009

\*Source: Existing housing units are based on the 2020 Alameda County Assessor's Office data. The estimated number of 2020 jobs are based Traffic Analysis Zone (TAZ) data used for the City's Traffic Model.



**BUSINESS CENTER ALTERNATIVE**




**RESIDENTIAL NEIGHBORHOOD ALTERNATIVE**




**BLENDED ALTERNATIVE**







**Land Use Descriptions**




-  Residential Low Density (1 to 2 stories, 2 to 14 DU/A)
-  Residential Medium Density (2 to 3 stories, 15 to 29 DU/A)

-  Residential Medium-High Density (30 to 59 DUA)
-  Residential High Density (4+ stories, 60 to 100 DU/A)
-  Mixed-Use High Density (4+ stories, 60 to 100 DU/A, 0.5 FAR)

-  Commercial - Neighborhood (0.3 to 1.0 FAR)
-  Commercial - Service (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
-  Public
-  Southfront Valley Link Station (Future)

-  Southfront Valley Link Station 1/2 Mile Radius (Future)
-  Vasco Ace Station (Existing)
-  Vasco Ace Station 1/2 Mile Radius (Existing)



## SOUTHFRONT-VASCO PDA DRAFT ALTERNATIVES 2045 BUILDOUT

	Existing (2020)*	Business Center Alternative (Net New)			Residential Neighborhood Alternative (Net New)			Blended Alternative (Net New)		
		<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>
Homes	773	3,521	4,734	5,948	7,741	10,564	13,387	4,763	6,542	8,322
Population	2,053	9,365	12,593	15,821	20,592	28,101	35,610	12,669	17,403	22,136
Jobs	2,956	2,726	5,807	8,889	1,469	4,871	8,274	1,489	4,248	7,007

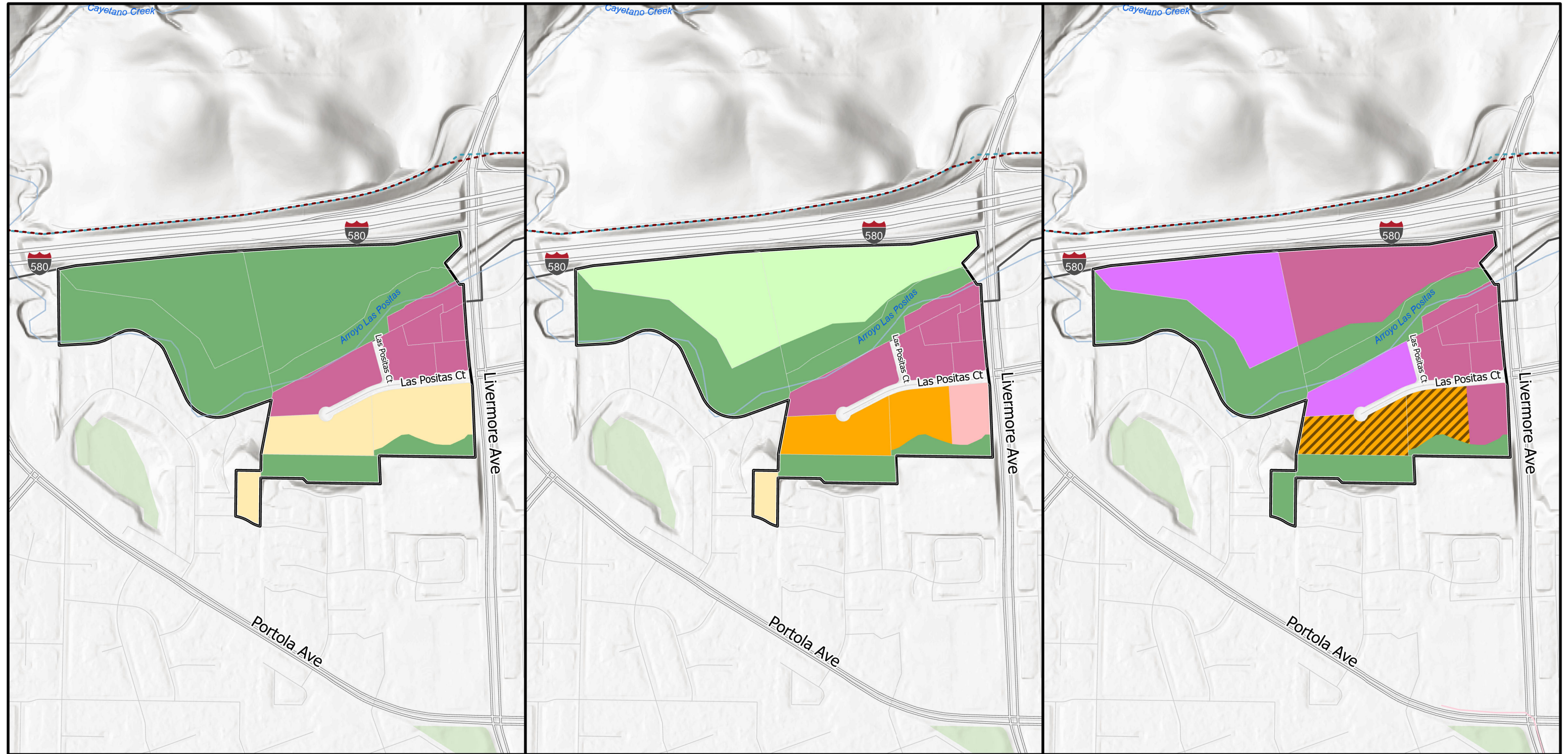
\*Source: Existing housing units are based on the 2020 Alameda County Assessor's Office data. The estimated number of 2020 jobs are based Traffic Analysis Zone (TAZ) data used for the City's Traffic Model.



# RESIDENTIAL ALTERNATIVE

# NEIGHBORHOOD CENTER ALTERNATIVE

# HIGHWAY ORIENTED ALTERNATIVE



## Land Use Descriptions

- Residential Low Density (1 to 2 stories, 2 to 14 DU/A)
- Residential Medium Density (2 to 3 stories, 15 to 29 DU/A)

- Residential Medium-High Density (30 to 59 DU/A)
- Residential High Density (4+ stories, 60 to 100 DU/A)
- Mixed-Use High Density (4+ stories, 60 to 100 DU/A, 0.5 FAR)

- Commercial - Neighborhood (0.3 to 1.0 FAR)
- Commercial - Service (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
- Public
- Southfront Valley Link Station (Future)

- Southfront Valley Link Station 1/2 Mile Radius (Future)
- Vasco Ace Station (Existing)
- Vasco Ace Station 1/2 Mile Radius (Existing)



Las Positas Court

## LAS POSITAS COURT DRAFT ALTERNATIVES 2045 BUILDOUT

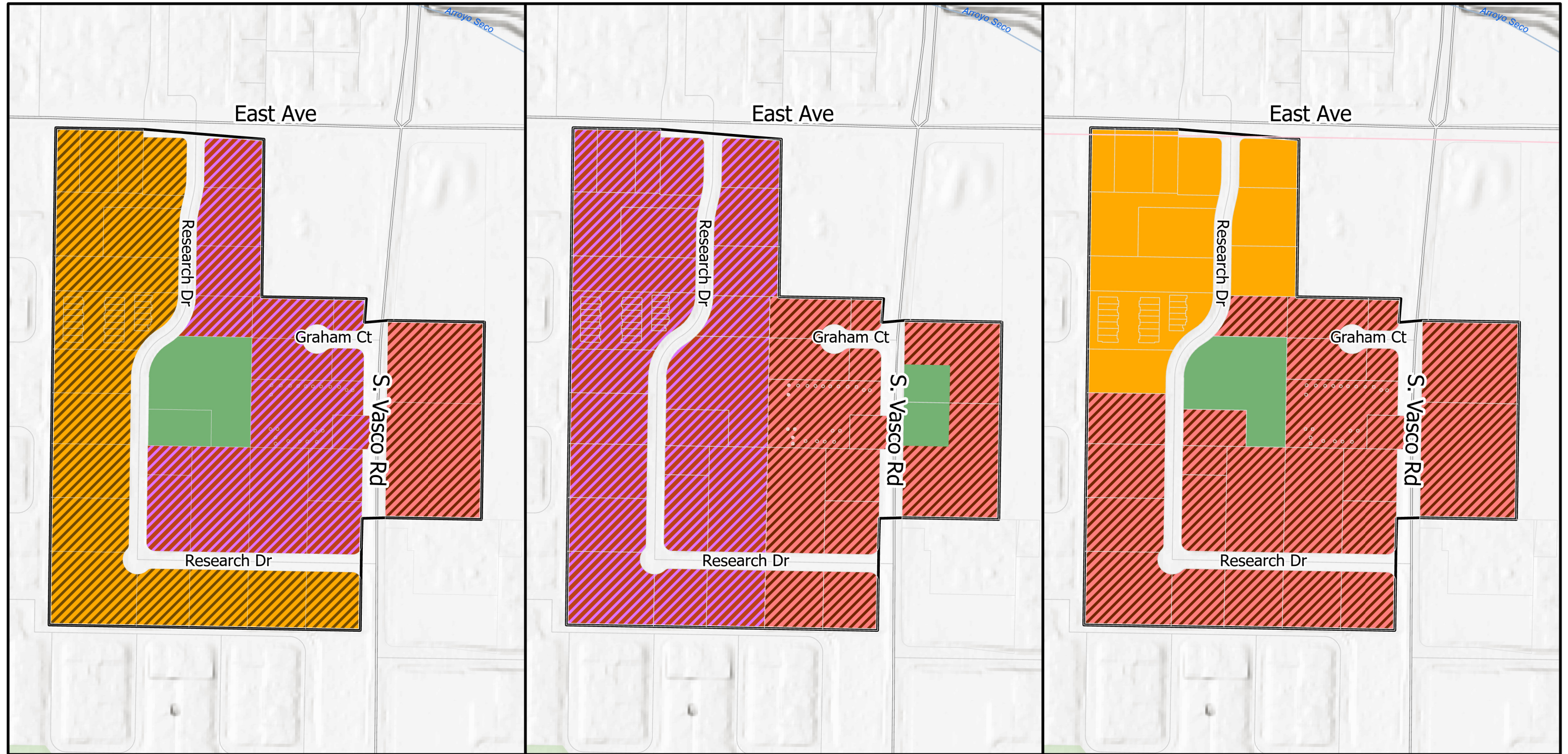
	Existing (2020)*	Residential Alternative (Net New)			Neighborhood Center Alternative (Net New)			Highway Oriented Alternative (Net New)		
		<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>
Households	0	18	74	129	97	147	197	189	281	373
Population	0	49	196	343	258	391	524	503	747	992
Jobs	253	247	996	1,745	296	1,102	1,909	992	2,665	4,338

\*Source: Existing housing units are based on the 2020 Alameda County Assessor's Office data. The estimated number of 2020 jobs are based Traffic Analysis Zone (TAZ) data used for the City's Traffic Model.

MAKER VILLAGE ALTERNATIVE

PRODUCTION ALTERNATIVE

WINE COUNTRY CENTER ALTERNATIVE



Land Use Descriptions

- Residential Low Density (1 to 2 stories, 2 to 14 DU/A)
- Residential Medium Density (2 to 3 stories, 15 to 29 DU/A)

- Residential Medium-High Density (30 to 59 DUA)
- Residential High Density (4+ stories, 60 to 100 DU/A)
- Mixed-Use High Density (4+ stories, 60 to 100 DU/A, 0.5 FAR)

- Commercial - Neighborhood (0.3 to 1.0 FAR)
- Commercial - Service (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
- Public
- Southfront Valley Link Station (Future)

- Southfront Valley Link Station 1/2 Mile Radius (Future)
- Vasco Ace Station (Existing)
- Vasco Ace Station 1/2 Mile Radius (Existing)



East Ave and South Vasco Road

## EAST AVENUE AND SOUTH OF VASCO ROAD DRAFT ALTERNATIVES 2045 BUILDOUT

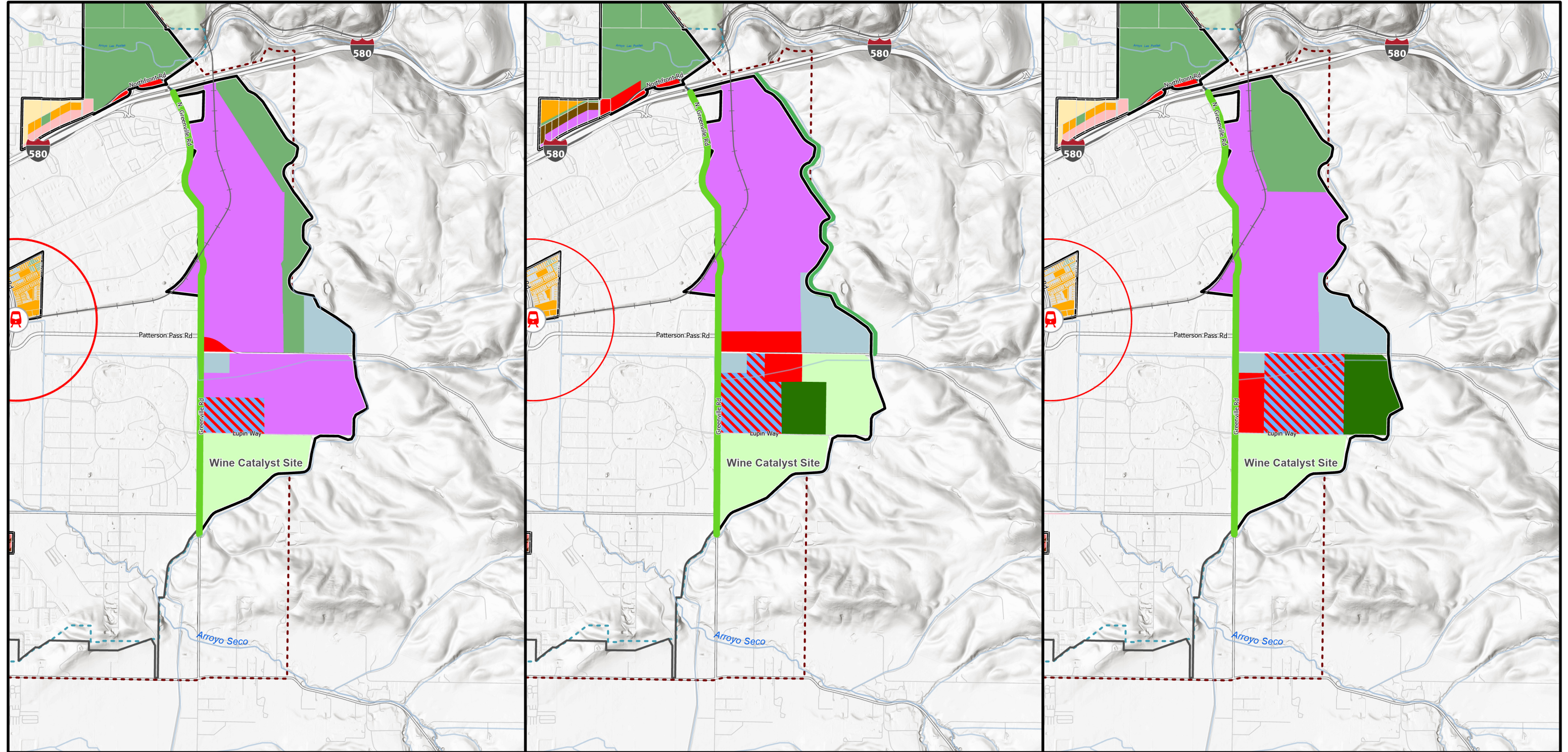
	Existing (2020)*	Maker Village Alternative (Net New)			Production Alternative (Net New)			Wine Country Center Alternative (Net New)		
		<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>	<i>Min</i>	<i>Mid</i>	<i>Max</i>
Households	5	373	556	738	-5	-5	-5	118	175	233
Population	13	992	1,478	1,963	-13	-13	-13	314	466	619
Jobs	442	-205	72	349	0	412	825	-141	210	561

\*Source: Existing housing units are based on the 2020 Alameda County Assessor's Office data. The estimated number of 2020 jobs are based Traffic Analysis Zone (TAZ) data used for the City's Traffic Model.

### ALTERNATIVE A

### ALTERNATIVE B

### ALTERNATIVE C



#### Land Use 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 - 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
- Southfront Valley Link Station (Future)
- Southfront 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 DRAFT ALTERNATIVES 2045 BUILDOUT

	Existing (2020)*	Alternative A		Alternative B		Alternative C	
		<i>2045 Net New</i>	<i>2045 Total</i>	<i>2045 Net New</i>	<i>2045 Total</i>	<i>2045 Net New</i>	<i>2045 Total</i>
Households	20	0	20	0	20	0	20
Housing Units	21	0	21	0	21	0	21
Population	55	0	55	0	55	0	55
Jobs	270	12,240	12,510	14,460	14,730	12,480	12,750

\*Source: Existing housing units are based on the 2020 Alameda County Assessor's Office data. The estimated number of 2020 jobs are based Traffic Analysis Zone (TAZ) data used for the City's Traffic Model.



# Place Types Menu

## RESIDENTIAL

### Low Density Residential

- » Single-family homes, duplexes
- » 1 to 2 stories
- » 2 to 14 DU/A



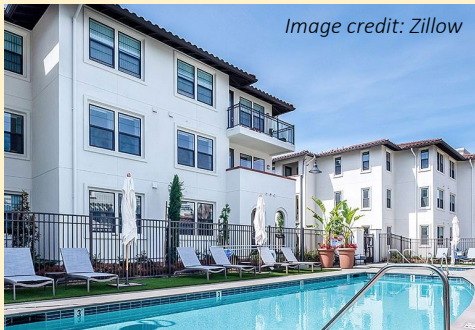
### Medium Density Residential

- » Townhomes, low-rise garden apartments, and condominiums
- » 2 to 3 stories
- » 15 to 29 DU/A



### Medium High Density Residential

- » Multi-story condominiums and apartment buildings with structured or below-ground parking
- » 3 stories or higher
- » 30 to 59 DU/A



### High Density Residential

- » Multi-story condominiums and apartment buildings with structured or below-ground parking
- » 4 stories or higher
- » 60 to 100 DU/A





# Place Types Menu

## 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)







# Place Types Menu

## COMMERCIAL

### Highway Commercial

- » Includes uses such as hotels and motels, restaurants, and motor vehicle and gasoline service stations
- » 1 to 4 stories
- » 0.30 to 1.0 FAR



Image credit: GHMG Hotel

### Neighborhood Commercial

- » Includes uses such as dry cleaners, nail salons, grocery stores, and in-line retail
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



### Service Commercial

- » Includes uses such as auto sales and service, nurseries, home maintenance centers, and kennels
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



Image credit: Google



### 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



Image Credit: Guzzardo Partnership



Image credit: NorCal Wine



# Place Types Menu

## 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



### Industrial-Office

- » Includes office, Research & Development (R&D), and high-tech processing uses, such as life science; but not heavy industrial uses such as traditional manufacturing
- » 1 to 2 stories
- » 0.5 to 2.0 FAR



## INDUSTRIAL

### Industrial-General

- » Includes manufacturing, warehousing, R&D, recycling facilities, and heavy industry that uses, stores, or processes raw materials
- » 1 to 2 stories
- » 0.60 FAR





# Place Types Menu

## OPEN SPACE AND PARKS

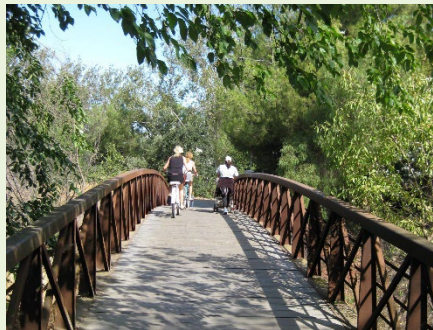
### Community Park

- » Includes active recreation areas, playgrounds, landscaped trails, and paths



### Open Space

- » Includes passive recreation areas, trails, scenic buffers from I-580, and open space for floodplain and environmental conservation



### Agriculture

- » Includes agricultural uses such as vineyards and orchards in areas suitable for cultivated agriculture



## PUBLIC

### Public

- » Includes public and quasi-public uses, such as schools, transit facilities, public and private meeting facilities, park and recreation areas, administrative and professional offices





## Place Types Menu

### INSTITUTIONAL

#### Research Campus

» A public or private research campus affiliated with a university or academic institution to support startup or existing companies in various fields, including energy, engineering, software development, food science, agriculture, and the life sciences sector.

