



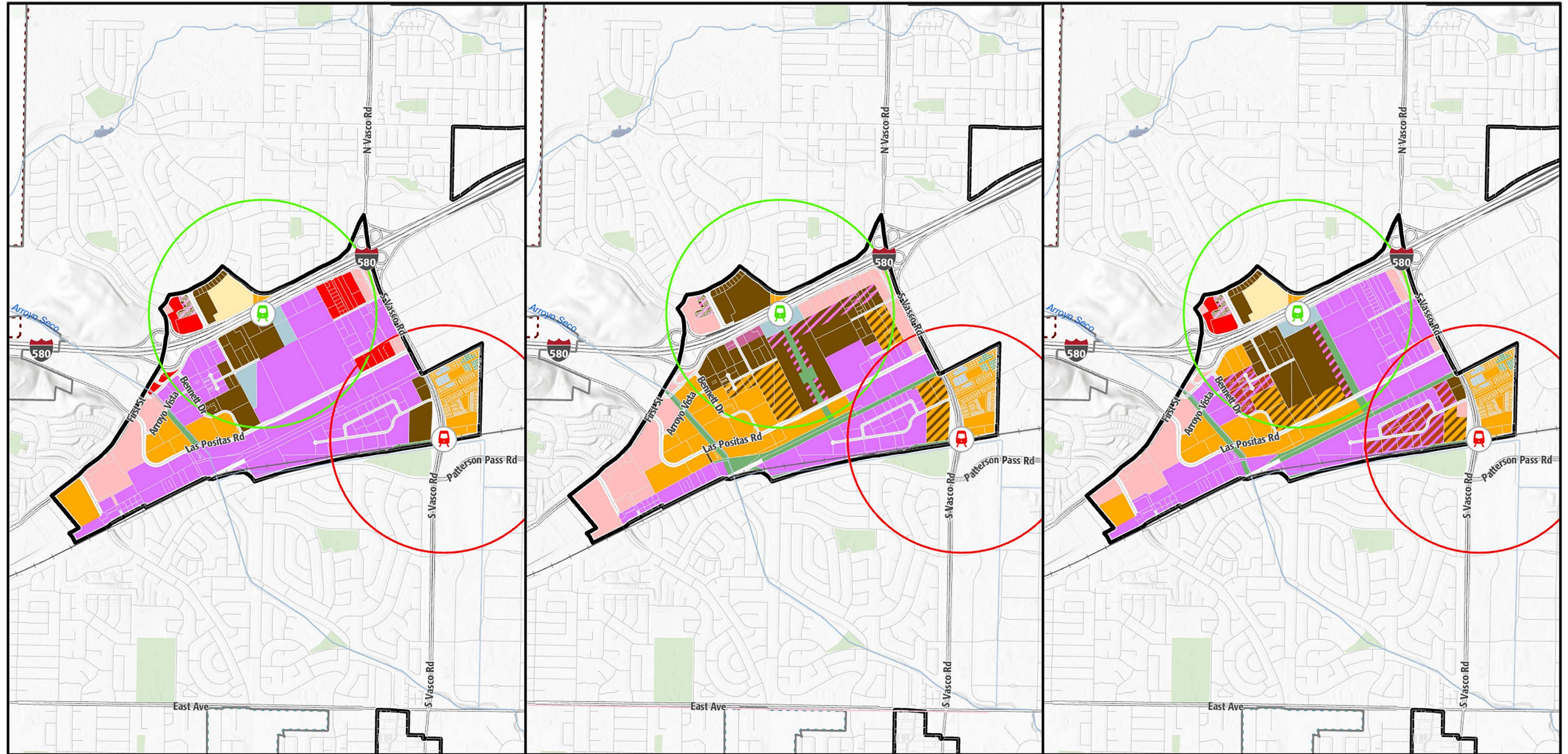
Draft General Plan Land Use Alternatives

October 2023

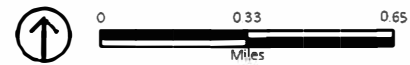
BUSINESS CENTER ALTERNATIVE

RESIDENTIAL NEIGHBORHOOD ALTERNATIVE

BLENDED ALTERNATIVE



- | | | | | | |
|--|--|--|--|--|--|
| <ul style="list-style-type: none"> City Limits Sphere of Influence Urban Growth Boundary | <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> General Industrial (0.3 to 0.5 FAR) Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR) Agricultural Open Space Parks/Recreation Public | <ul style="list-style-type: none"> Research Campus / Educational Facility Vasco ACE Station (Existing) Vasco ACE Station 1/2 Mile Radius (Existing) Midtown Valley Link Station (Future) | <ul style="list-style-type: none"> Midtown Valley Link Station 1/2 Mile Radius (Future) Railroad |
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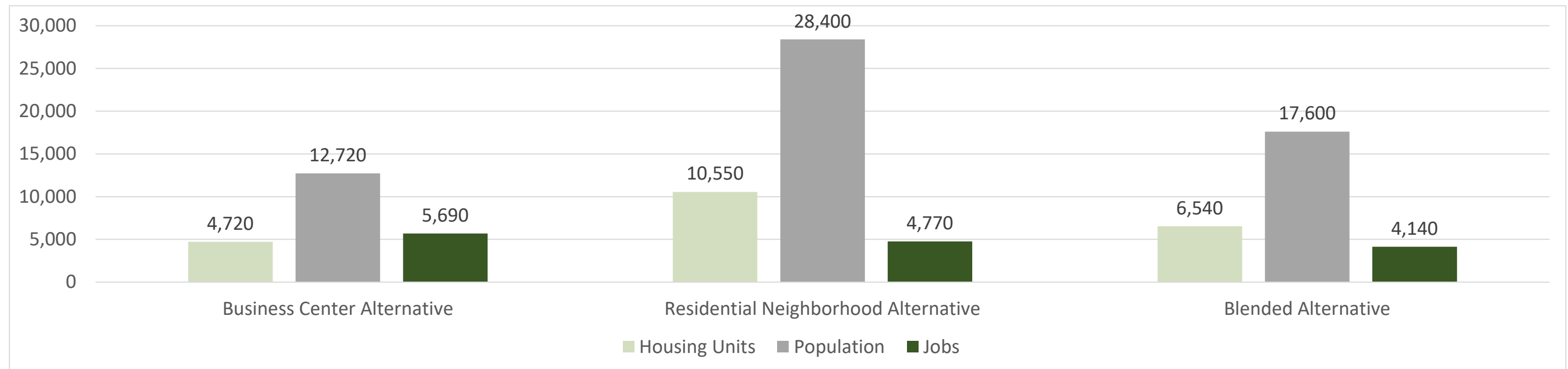
Midtown

Midtown Focus Area Vision: Establish a transit oriented, complete neighborhood, with a mix of housing, jobs, and services.

Midtown Focus Area 2045 Buildout

Midtown		Business Center Alternative		Residential Neighborhood Alternative		Blended Alternative	
Housing Units	770	4,720	5,490	10,550	11,320	6,540	7,310
Population	2,070	12,720	14,790	28,400	30,470	17,600	19,670
Jobs	2,960	5,690	8,650	4,770	7,730	4,140	7,100

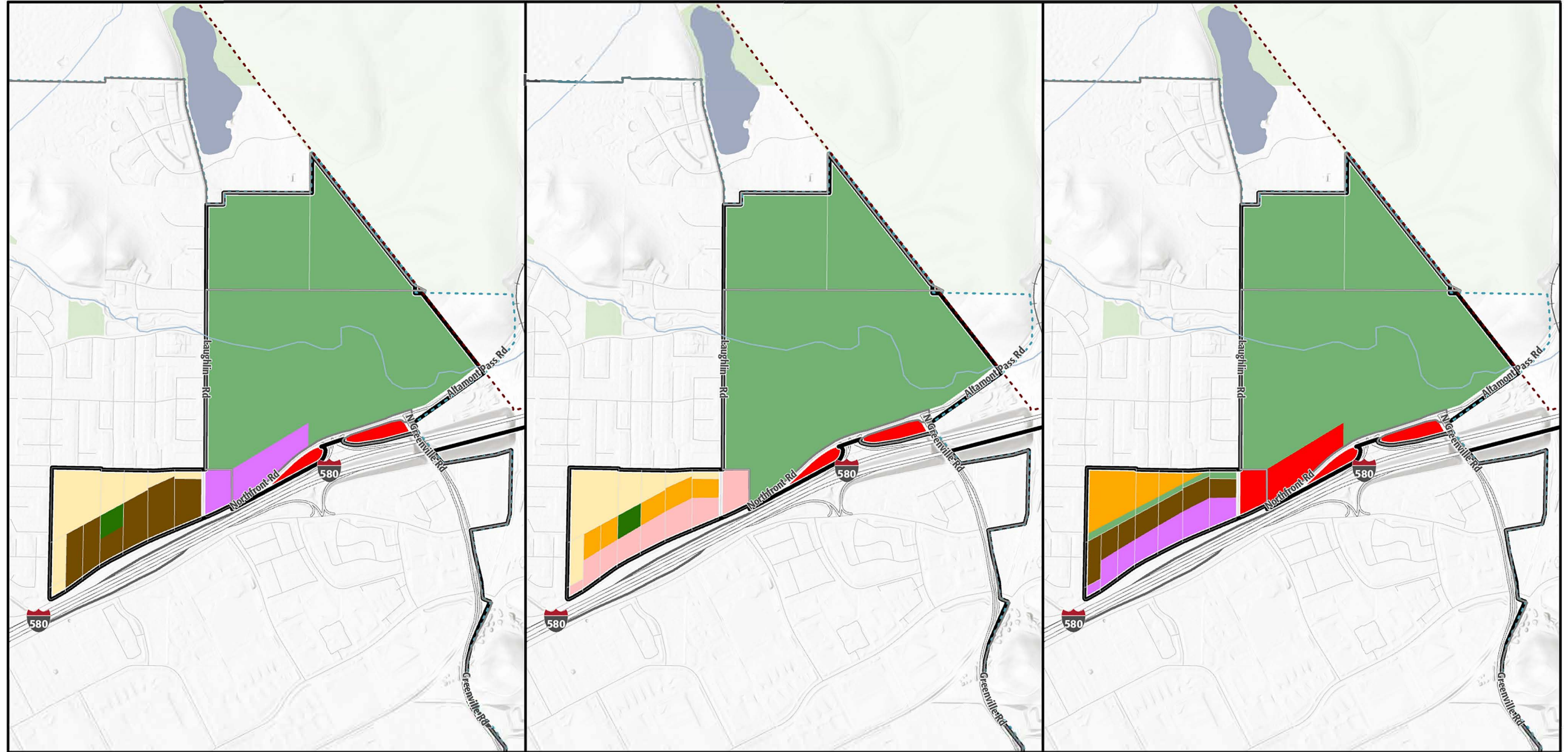
Midtown Focus Area Net New Development by 2045



OPEN SPACE ALTERNATIVE

MIXED USE ALTERNATIVE

INDUSTRIAL 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

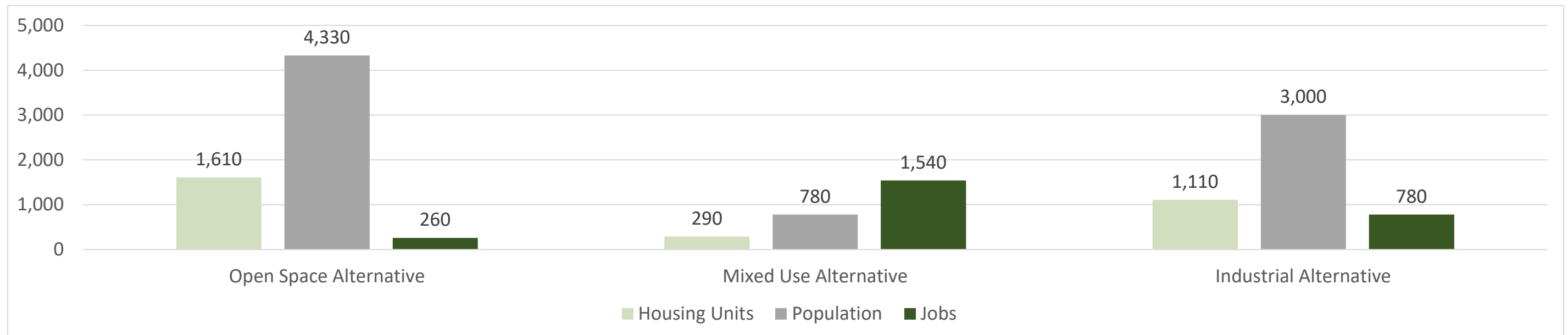


Laughlin Road Focus Area Vision: Preserve open space and facilitate new compatible residential and commercial uses.

Laughlin Road Focus Area 2045 Buildout

Laughlin Road Area		Open Space Alternative		Mixed Use Alternative		Industrial Alternative	
	<i>Existing (2020)</i>	<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>
Housing Units	0	1,610	1,610	290	290	1,110	1,110
Population	0	4,330	4,330	780	780	3,000	3,000
Jobs	0	260	260	1,540	1,540	780	780

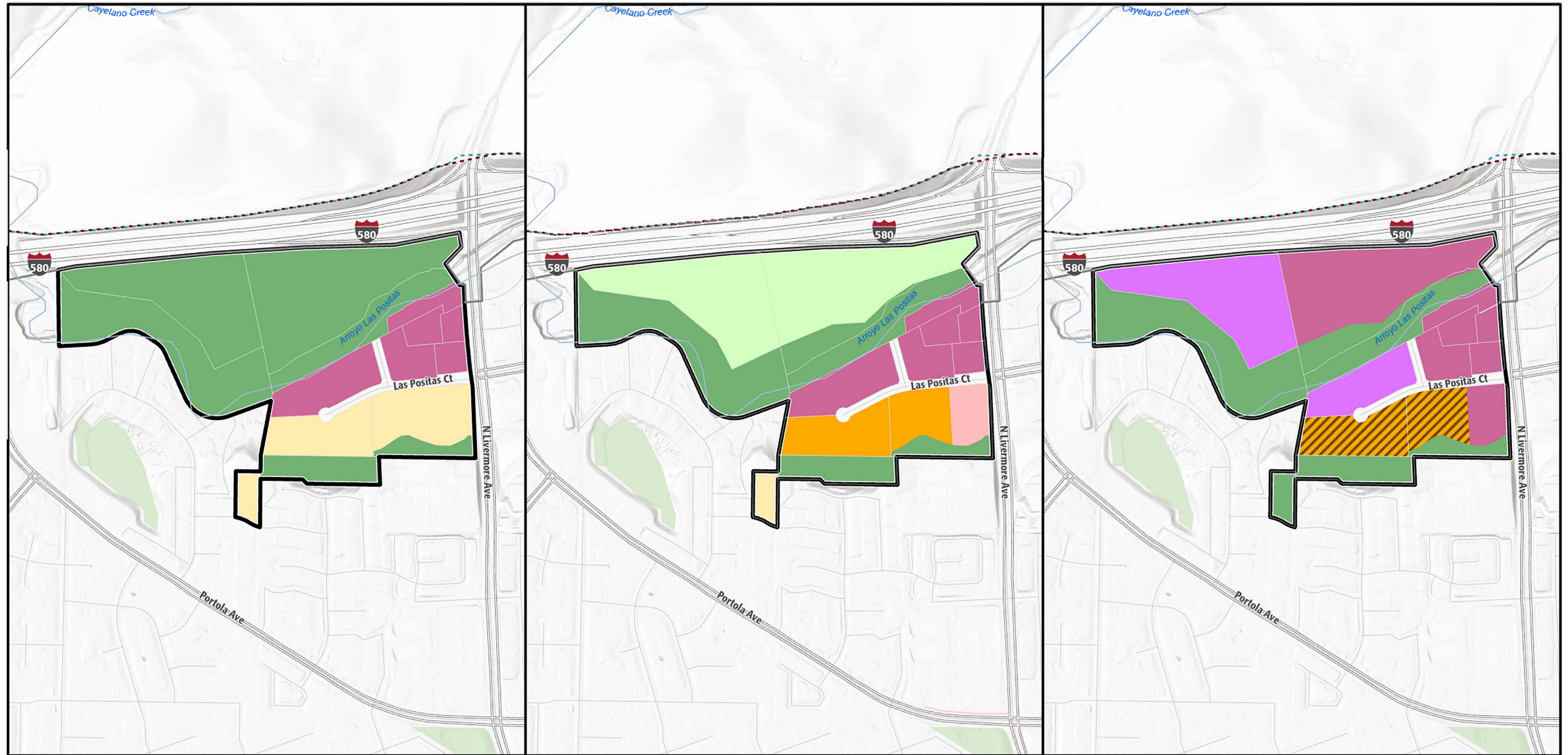
Laughlin Road Focus Area Net New Development by 2045



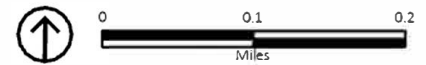
RESIDENTIAL ALTERNATIVE

NEIGHBORHOOD CENTER ALTERNATIVE

HIGHWAY ORIENTED 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)
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- Public
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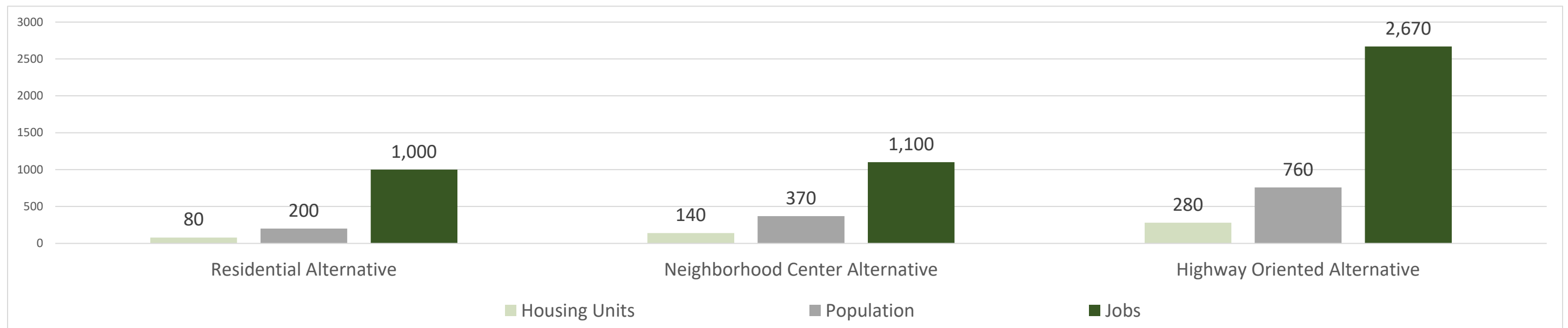
Las Positas Court

Las Positas Court Focus Area Vision: Revitalize underutilized industrial office spaces, facilitate housing, improve connectivity to existing services, and create a strong entryway.

Las Positas Court Focus Area 2045 Buildout

	Existing (2020)	2045 Net New	2045 Total	2045 Net New	2045 Total	2045 Net New	2045 Total
Housing Units	0	80	80	140	140	280	280
Population	0	200	200	370	370	760	760
Jobs	250	1,000	1,250	1,100	1,350	2,670	2,920

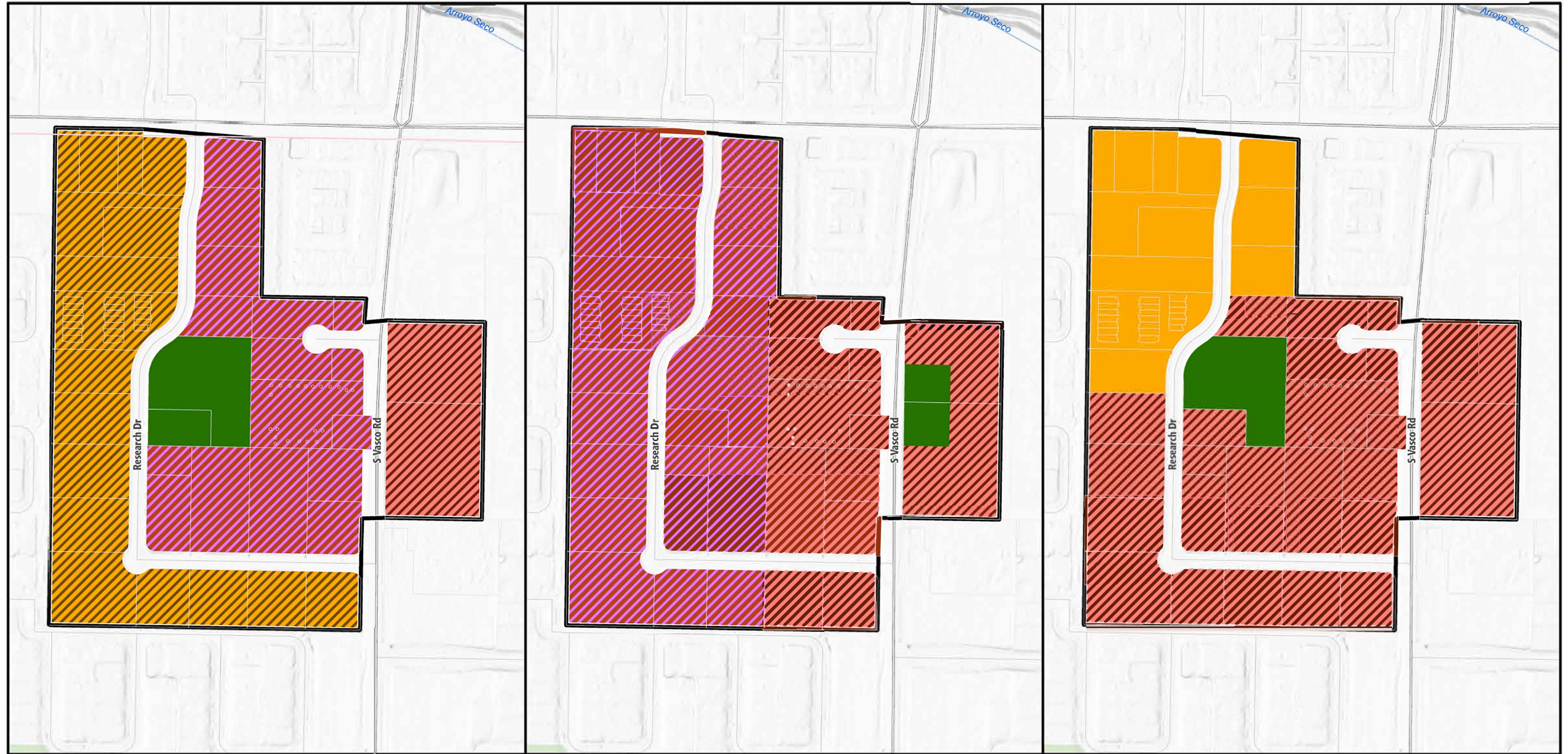
Las Positas Court Net New Development by 2045



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)
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General Industrial (0.3 to 0.5 FAR)
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 Agricultural
 Open Space
 Parks/Recreation
 Public

Research Campus / Educational Facility

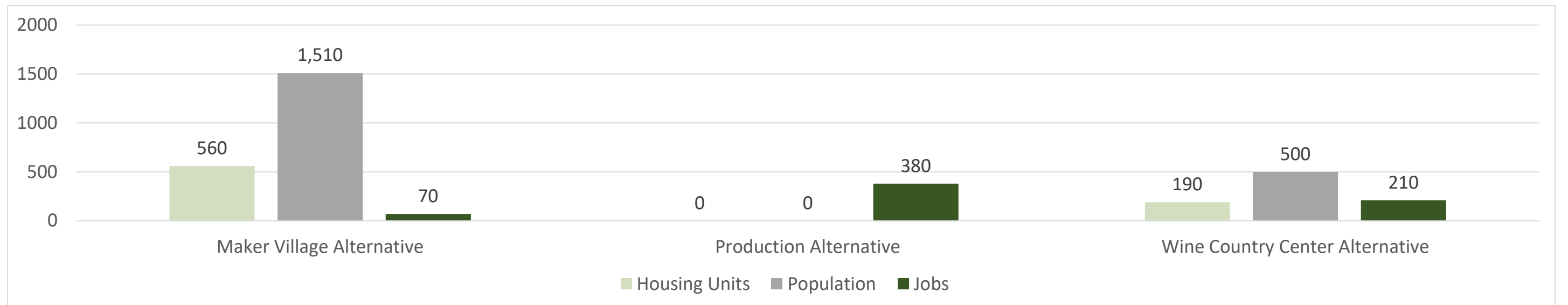


Vasco Row Vision: Create a visitor destination that supports production and maker spaces that serve as a gateway to South Livermore Wine Country.

Vasco Row Focus Area 2045 Buildout

	East Ave and South Vasco Rd.		Maker Village Alternative		Production Alternative		Wine Country Center Alternative	
	Existing (2020)	2045 Net New	2045 Total	2045 Net New	2045 Total	2045 Net New	2045 Total	
Housing Units	5	560	565	0	5	190	195	
Population	15	1,510	1,525	0	15	500	515	
Jobs	440	70	510	380	820	210	650	

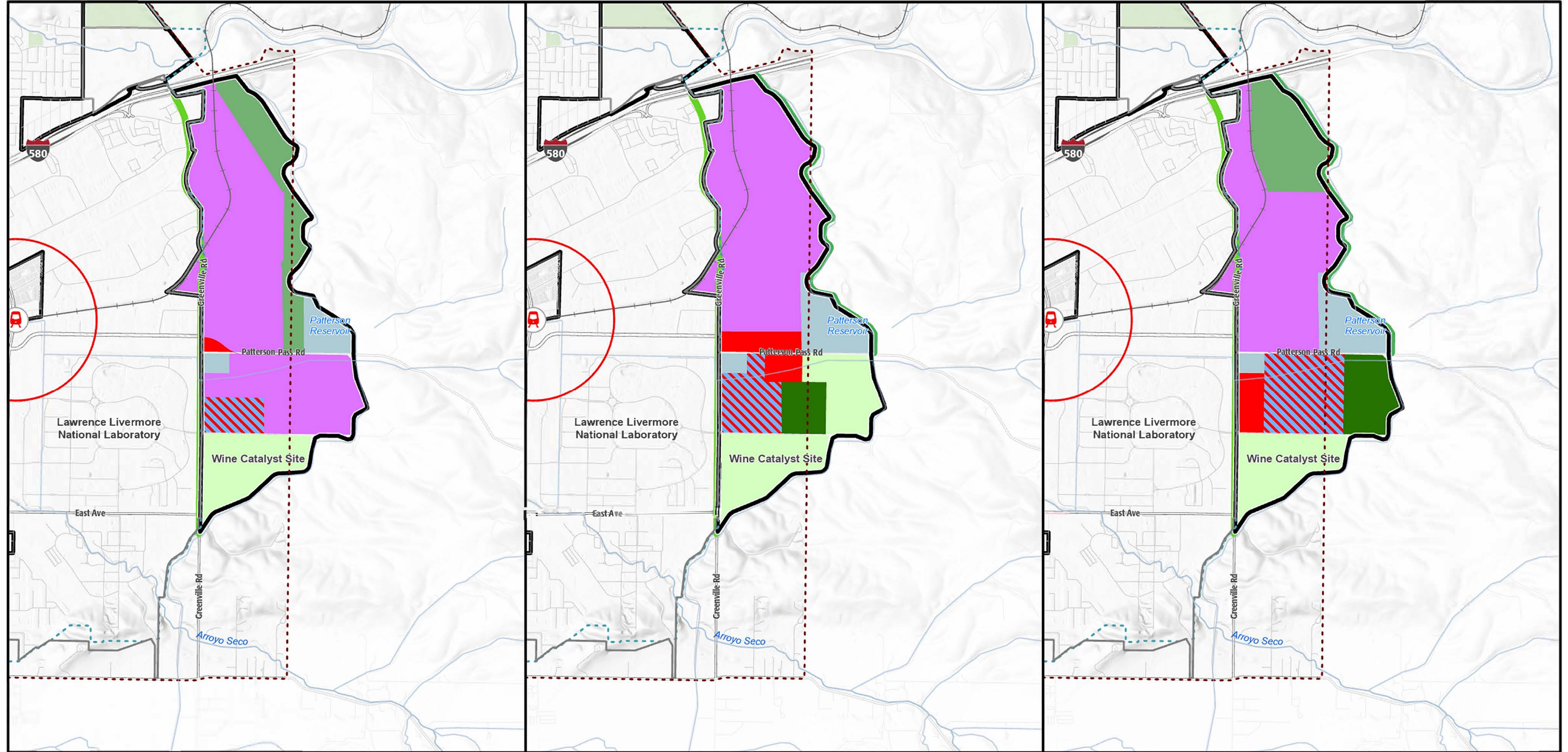
Vasco Row Net New Development by 2045



ALTERNATIVE A

ALTERNATIVE B

ALTERNATIVE C



- | | | | | | |
|--|---|--|--|---|---|
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|--|---|--|--|---|---|



East of Greenville Area

East of Greenville Road Vision: Establish land uses that support innovation and technology-based companies in a complete district, hosting a mix of jobs, services, and amenities, which collectively help the community achieve long term fiscal sustainability and serves as an inviting gateway that transitions into South Livermore Wine Country.

East of Greenville Road Focus Area 2045 Buildout

East of Greenville Road		Alternative A		Alternative B		Alternative C	
	Existing (2020)	2045 Net New	2045 Total	2045 Net New	2045 Total	2045 Net New	2045 Total
Housing Units	21	0	21	0	21	0	21
Population	55	0	55	0	55	0	55
Jobs	270	10,200	10,470	11,330	11,600	9,350	9,620

East of Greenville Road Focus Area Net New Development by 2045

