



# Preferred Scenario

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Community Workshop

Wednesday, November 15, 2023

# Agenda

## » Presentation

- Our Goals Today
- What is the General Plan?
- Alternatives Process
- Land Use Alternatives
- Citywide Evaluation Results
- Questions and Answer
- Small Group Discussion Overview

## » Small Group Discussion

## » Small Group Reports Back

## » Next Steps/Closing Remarks



# Our Goals Today

- » **An inclusive and informed dialogue about potential future changes**
- » **A shared sense of possibility for the future**
- » **Get initial feedback on a preferred scenario**



- » **Understand this is one step, one source of input, into a larger and longer process**

# What is the General Plan?


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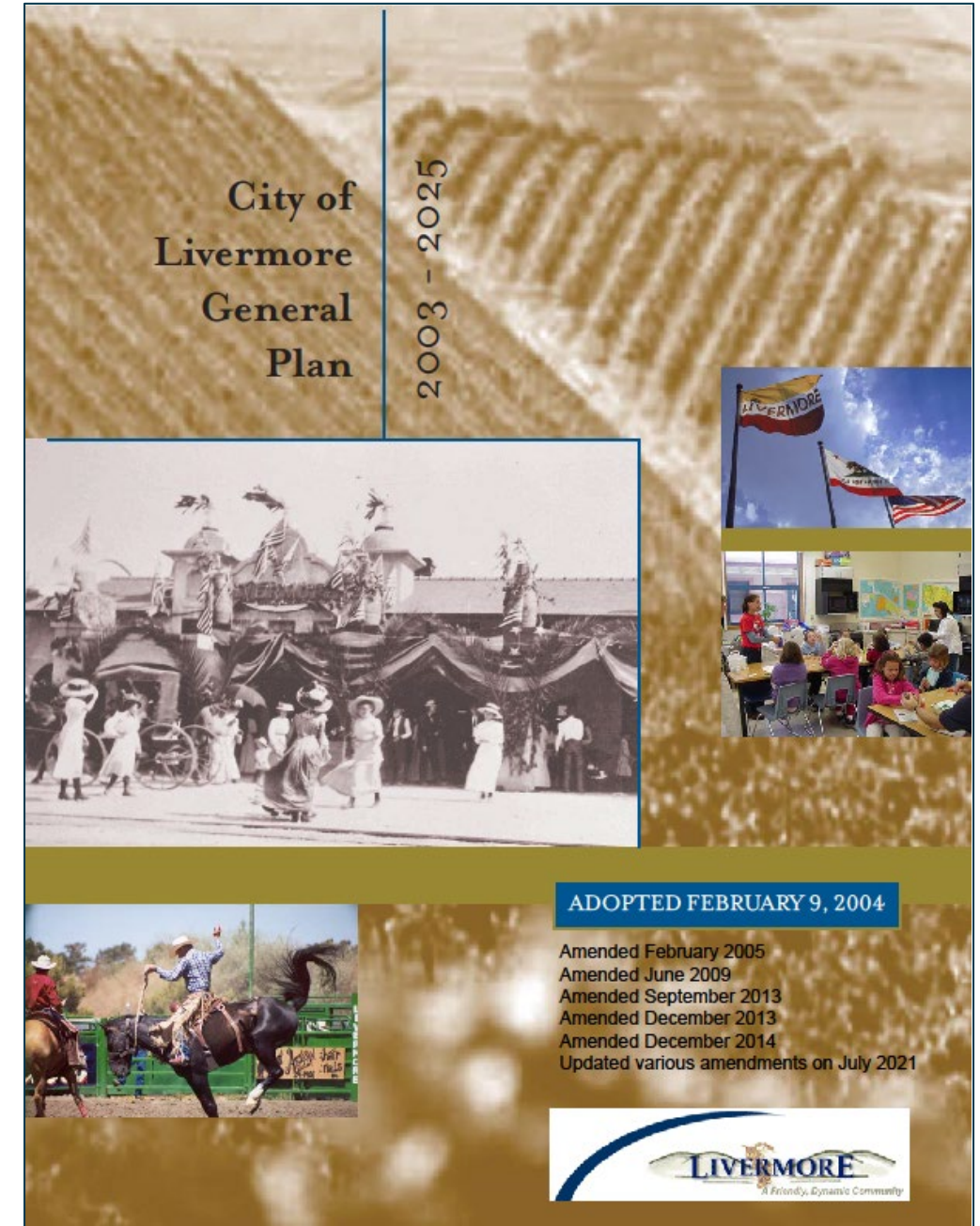
# Why is the General Plan important?

» The General Plan is YOUR chance to imagine what Livermore will be like in 2045.



# What is the General Plan?

- » **Fundamental land use and development policy document**
- » **Shows how the City will grow and conserve resources**
- » **Establishes community vision for the physical form of the city**
-  **» Guides fair and consistent decision-making**



# 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.



# General Plan “Elements”

## » Required:

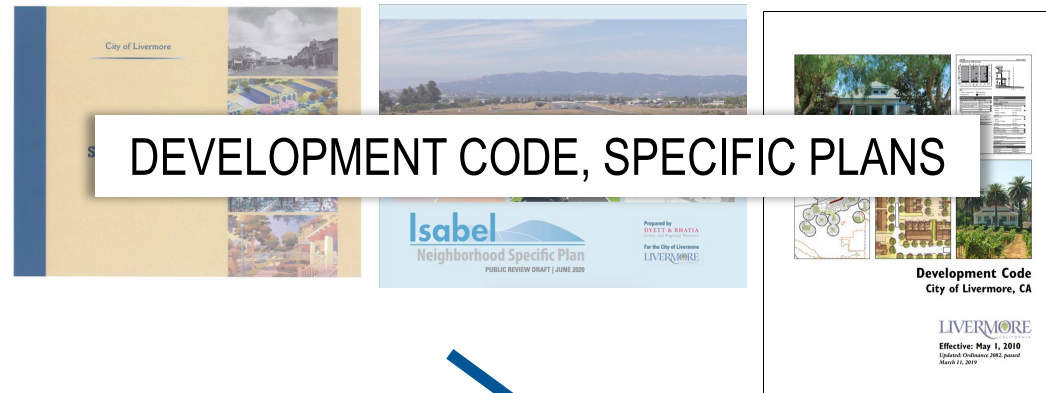
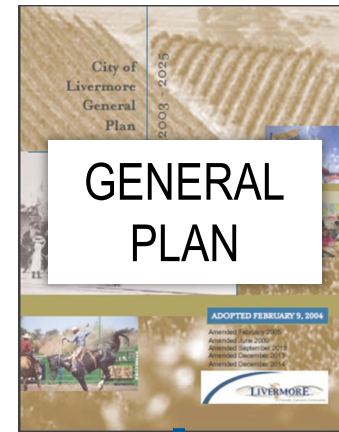
- Land Use
- Circulation (*transportation*)
- Housing
- Open Space and Conservation
- Noise
- Public Safety
- Environmental Justice (for cities that have disadvantaged communities)

## » Custom for Livermore:

- Community Character
- Infrastructure and Public Services
- Economic Development
- Climate Change

» **Last Full Update: 2004**  
**(last amended in 2014)**

# Hierarchy of City Policy Documents



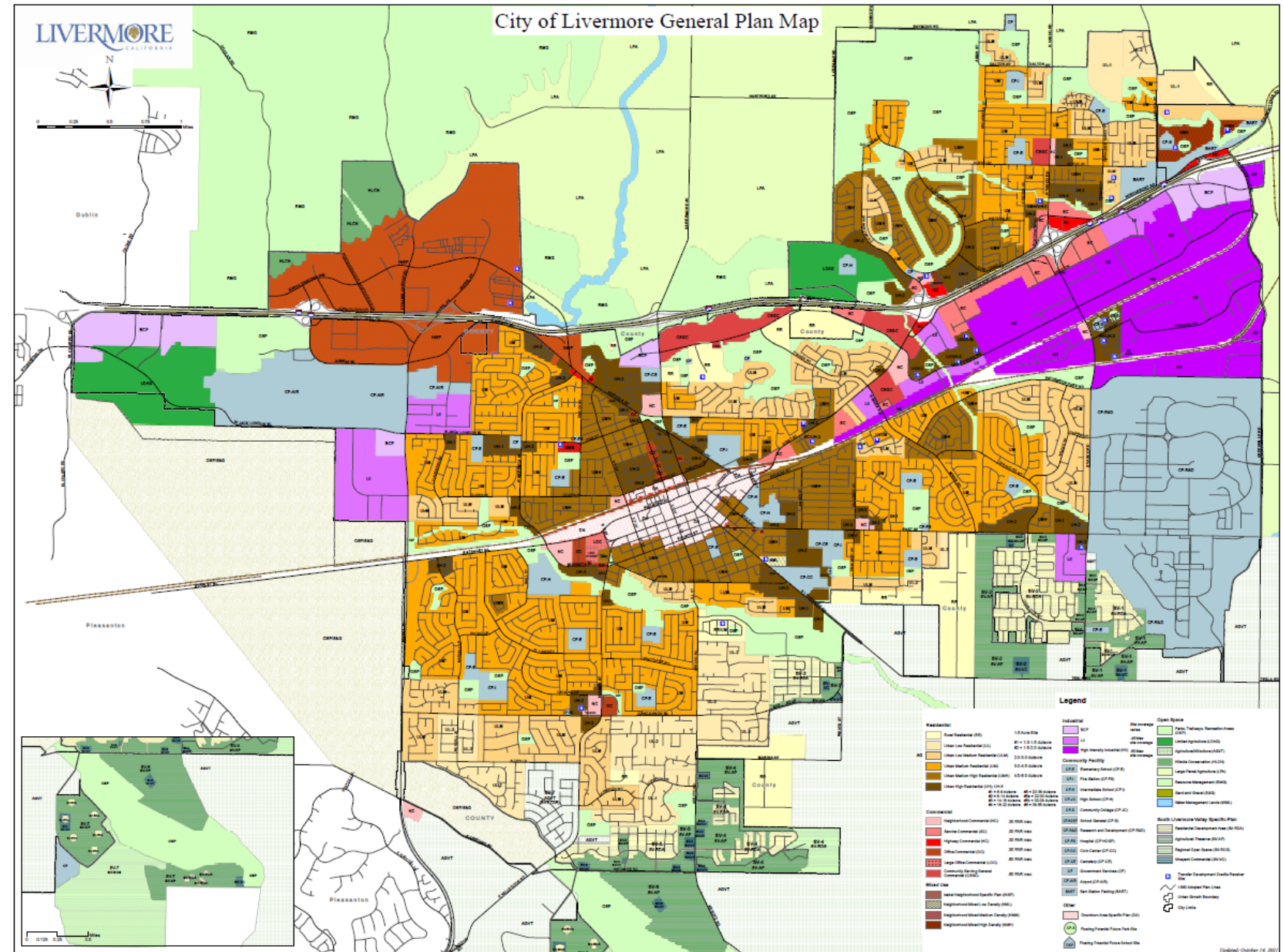
# Alternatives Process

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# General Plan Land Use Map

Map and designations determine:

- » What can be built
- » Where
- » At what intensity or density



# Why Plan for the Future?

- » **Plan for adequate housing options**
  - State housing mandates
  - Housing for a range of household types and incomes
- » **Set the foundation for land use patterns that enable the City to maintain and improve public services**
- » **Foster high quality job creation**
- » **Work to achieve the community's vision for 2045**

# Role of Land Use Alternatives

- » **Most General Plan Land Use designations will remain the same, but some may change**
- » **Five focus areas explore three alternative land use plans in areas where designations and uses might change more significantly**
- » **Explore different possible futures for how to accomplish the City's Vision and accommodate:**

## JobsWORKS

- Housing
- Services
- Parks and open space



# Role of Preferred Land Use Scenario

- » **Mix and match best ideas and new ideas from alternatives**
- » **Will become the basis of what is studied in the General Plan Environmental Impact Report (EIR)**
- » **Will ultimately become General Plan Land Use Map**
  - Established type and intensity of development that can occur



# Future Housing Needs

Past and Current Housing Element Cycles	Years	State Housing Requirements
5 <sup>th</sup>	2015-2023	2,729 homes
6 <sup>th</sup>	2023-2031	4,570 homes
Future Housing Element Cycles – Estimates Only		
7 <sup>th</sup>	2031-2039	5,100 to 5,200 homes
8 <sup>th</sup>	2039-2047	5,900 to 6,000 homes



# What Influences Development?

- » **City regulations**
- » **Public investment**
- » **Market forces**
- » **Private property owner decisions**
- » **Community input**



# What We've Heard So Far

- » **Maintain small town feel**
- » **Add a variety of affordable housing**
- » **Look at vacant infill sites as places to accommodate future growth**
- » **Foster a strong local economy**
- » **Add more parks and open space**
- » **Expand trails and bikeways**



# Land Use Alternatives Evaluation

## » Alternatives evaluation considered:

- Aesthetics
- Scenic Corridor Policy
- Historic Resources
- Archaeological Resources
- Agricultural Resources
- Biological Resources
- Climate Change Related Hazards
- Equity and Public Health
- Housing and Jobs
- Student Generation and School Capacity
- Park Service Standards
- Traffic and Multimodal Circulation

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

» Available at [ImagineLivermore2045.org](https://ImagineLivermore2045.org)

# Land Use Alternatives Process

Step	Timing
✓ 1. Identify focus areas	Winter to Spring 2022
✓ 2. Confirm land use alternatives for each focus area	Spring 2022 to Spring 2023
✓ 3. Evaluate and compare alternatives	Spring 2023 to Fall 2023
4. Select a preferred scenario for further study	Fall 2023 to Winter 2024
5. Refine the preferred scenario to become the updated General Plan Land Use map and analyze in General Plan EIR	Winter 2024

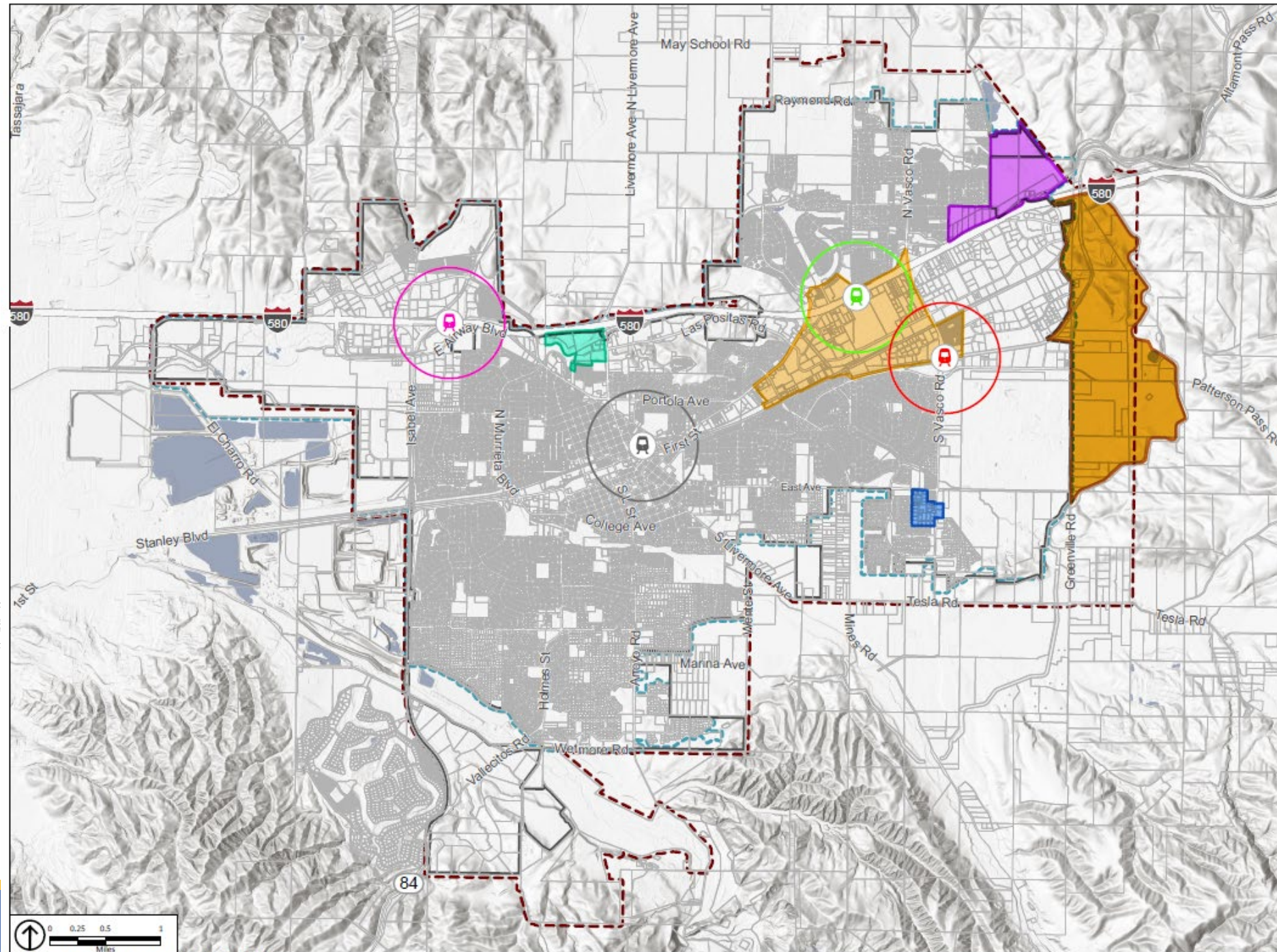


# Land Use Alternatives

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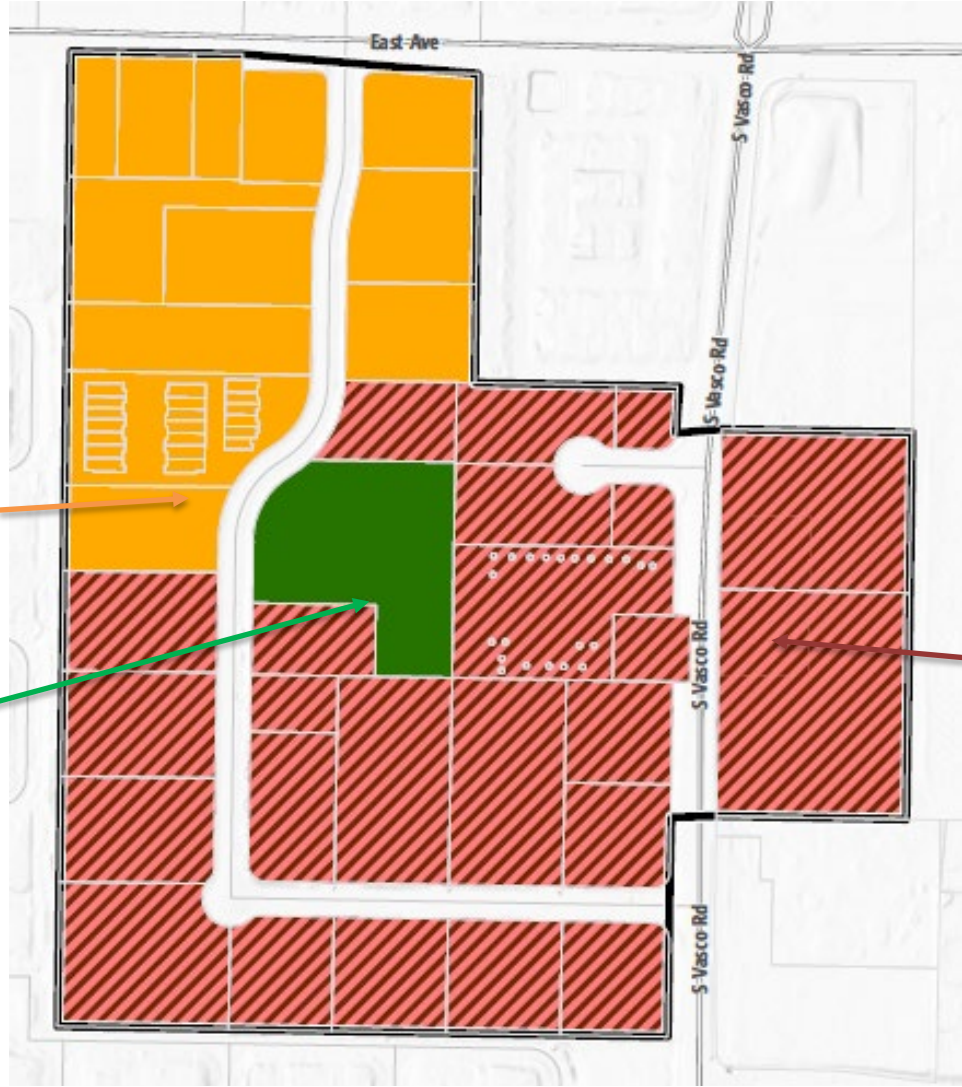
## Overview

# Focus Areas

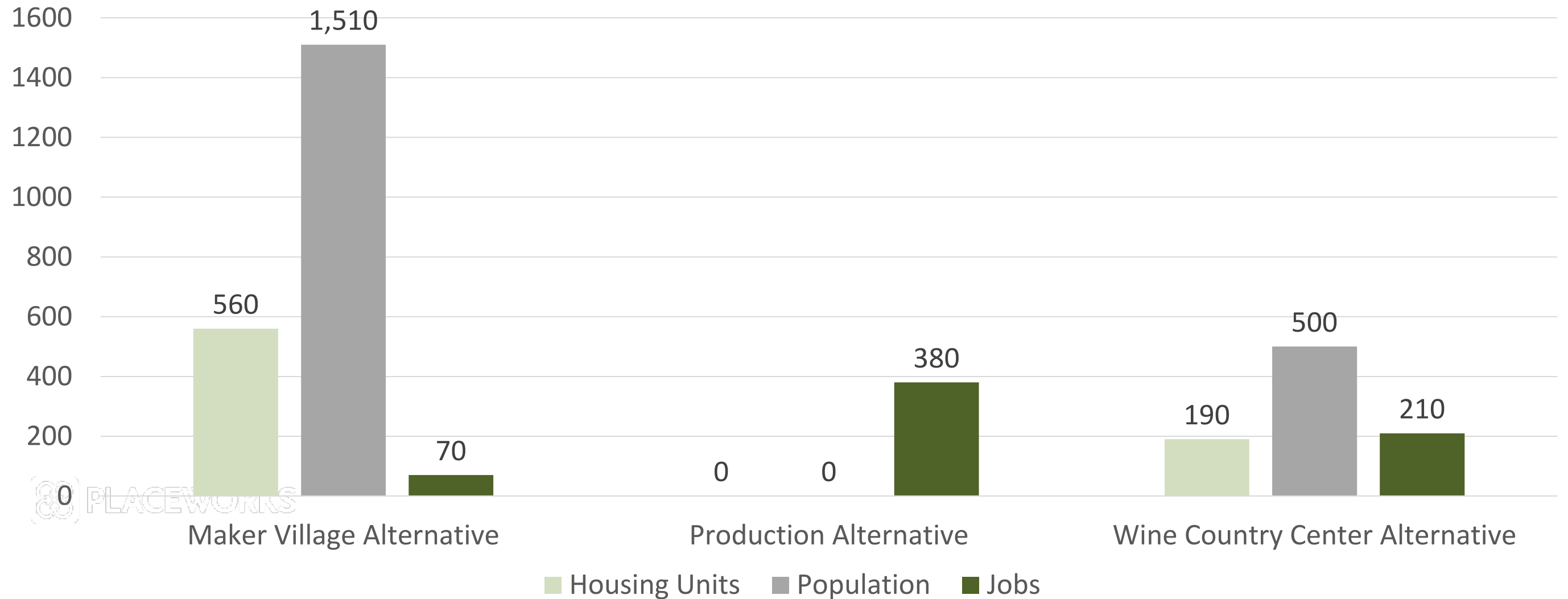


- City Limits
- Sphere Of Influence
- Urban Growth Boundary
- Parcels
- Vasco ACE Station (Existing)
- Midtown Valley Link Station (Future)
- Downtown ACE Station (Existing)
- Isabel Valley Link Station (Future)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Downtown ACE Station 1/2 Mile Radius (Existing)
- Isabel Valley Link Station 1/2 Mile Radius (Future)
- Focus Areas**
- Laughlin Road
- Vasco Row
- Midtown
- Las Positas Court
- East of Greenville

# Vasco Row — Wine Country (example)



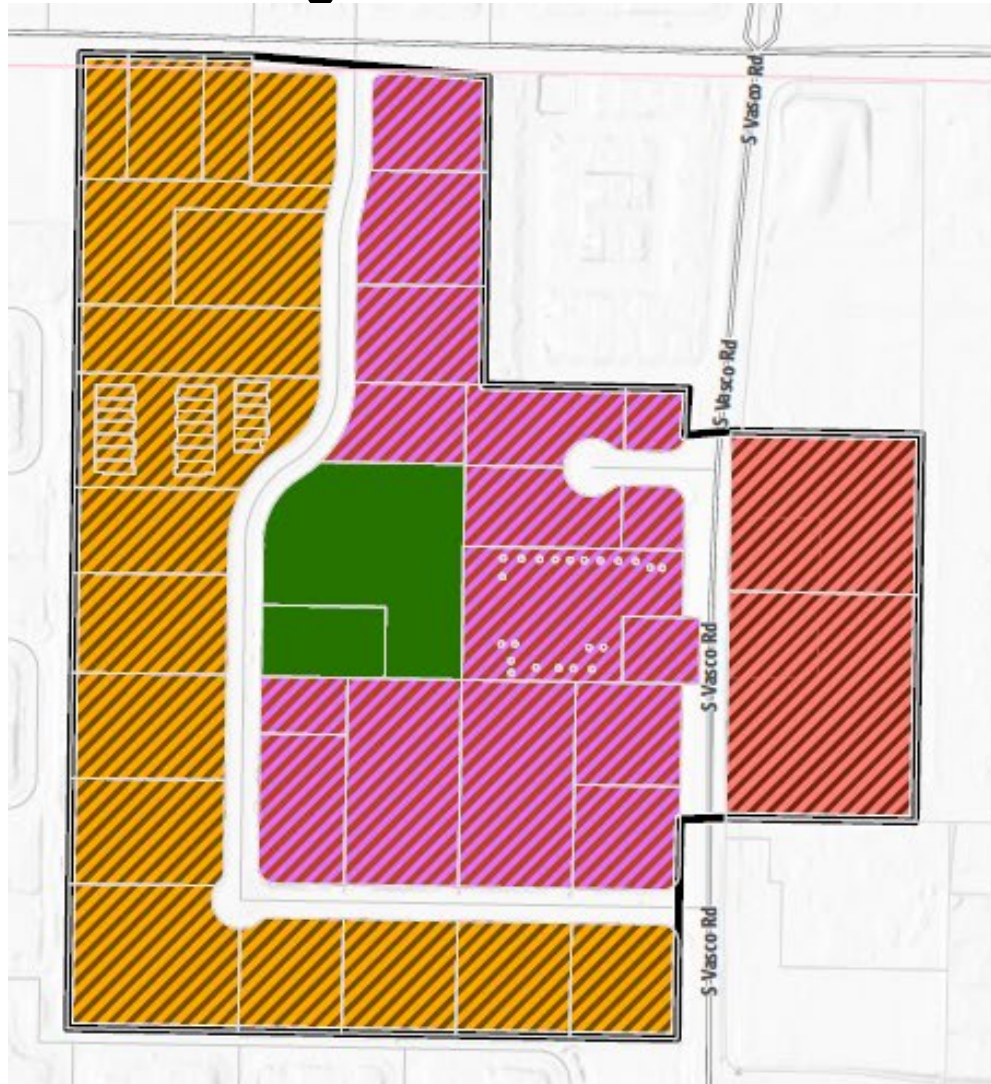
# Vasco Row 2045 Net New Buildout (example)



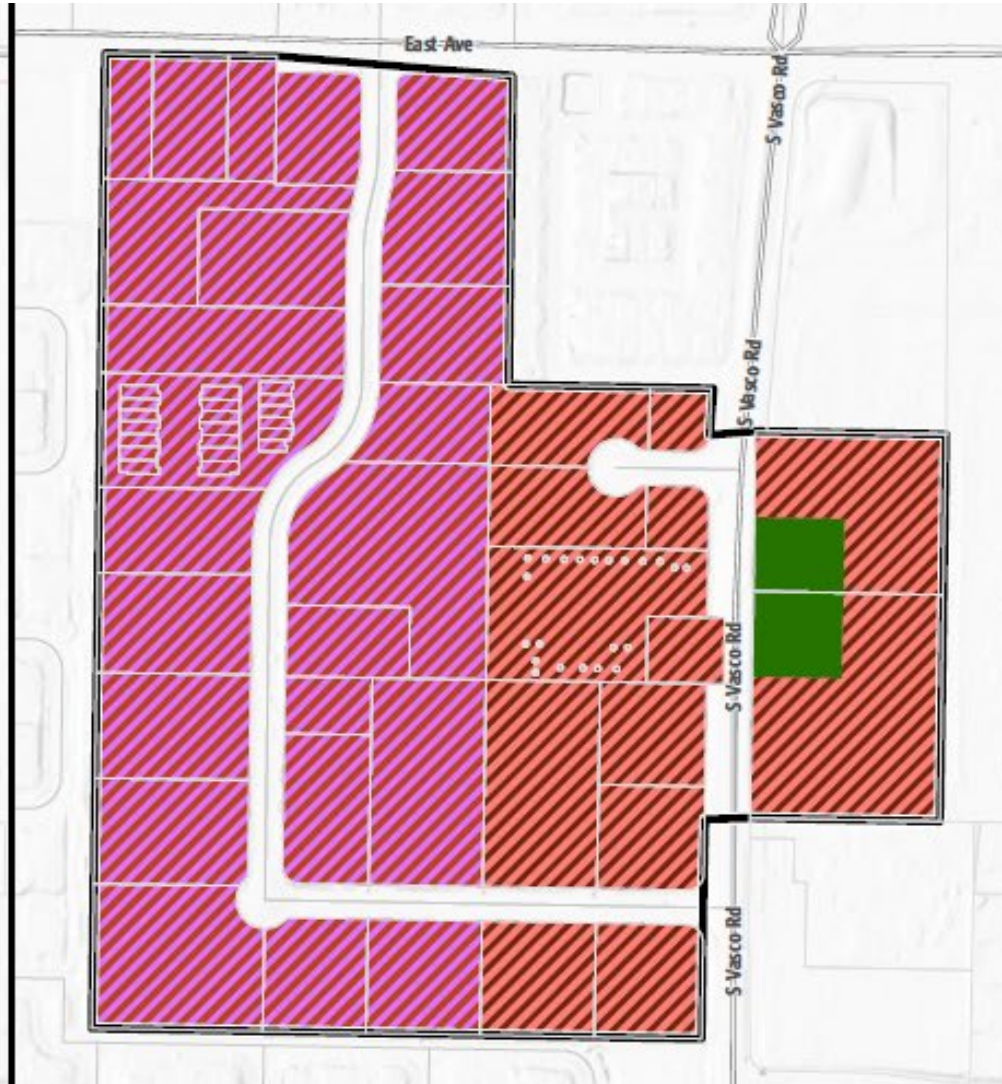


# Vasco Row Alternatives

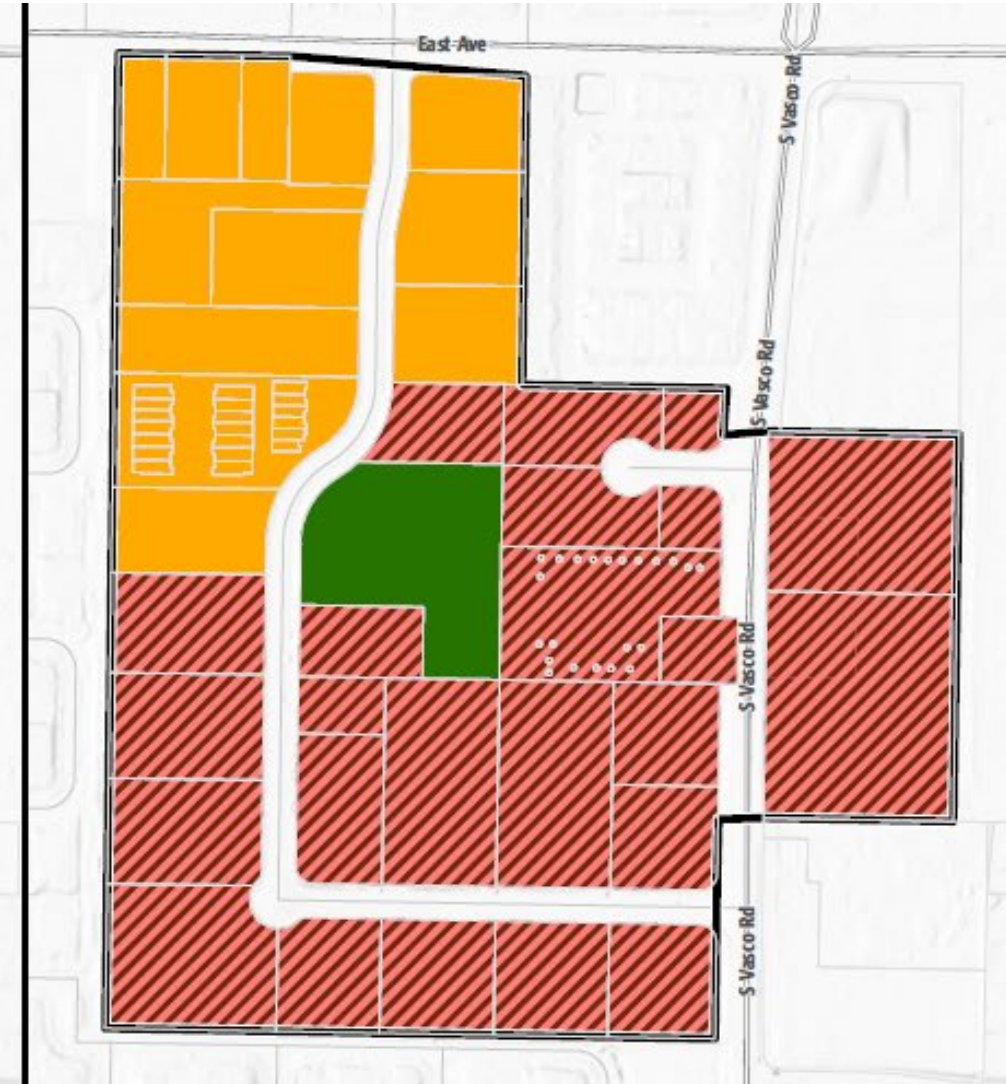
Maker Village Alternative



Production Alternative



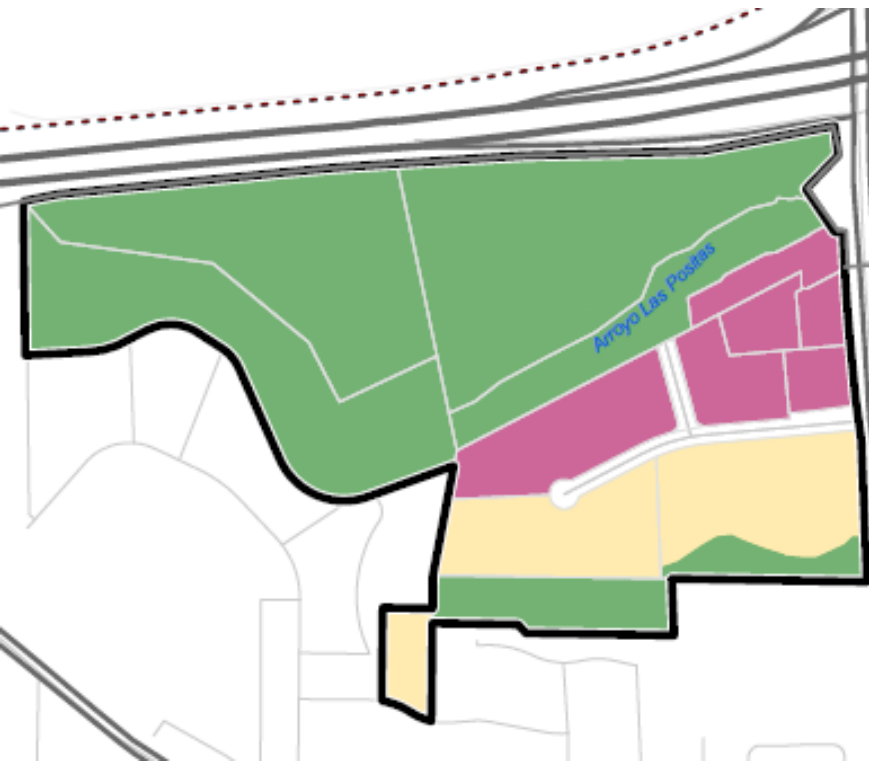
Wine Country Center Alternative



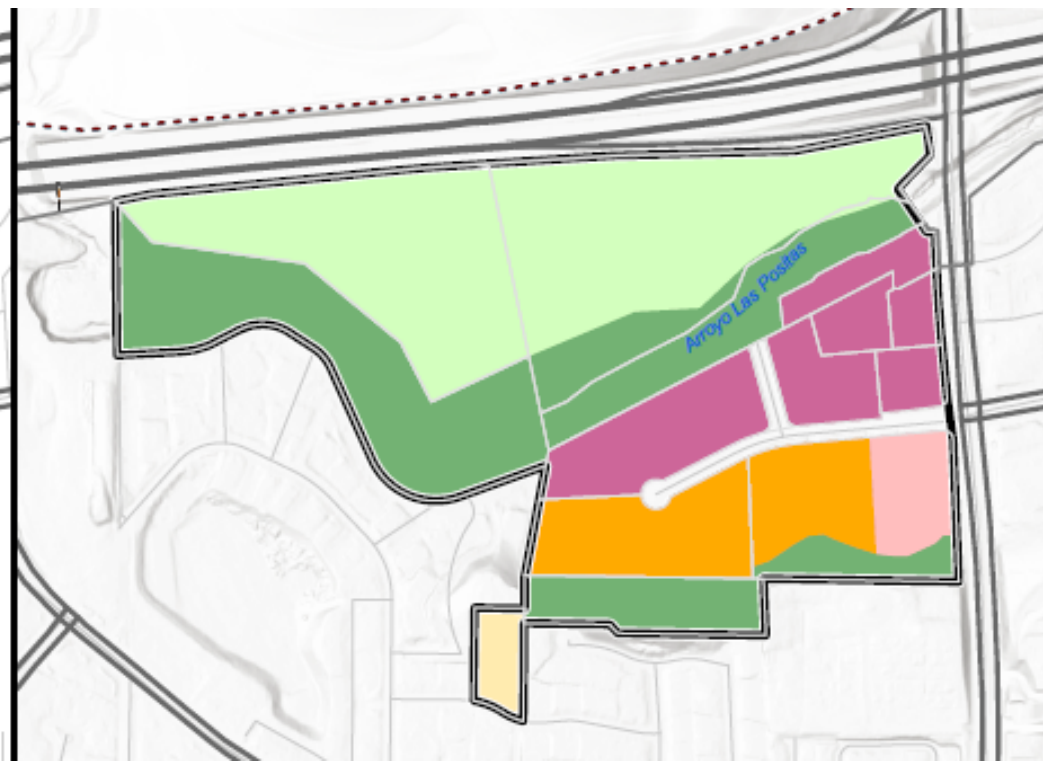
*Vision: Create a visitor destination that supports production and maker spaces that serve as a gateway to South Livermore Wine Country.*

# Las Positas Court Alternatives

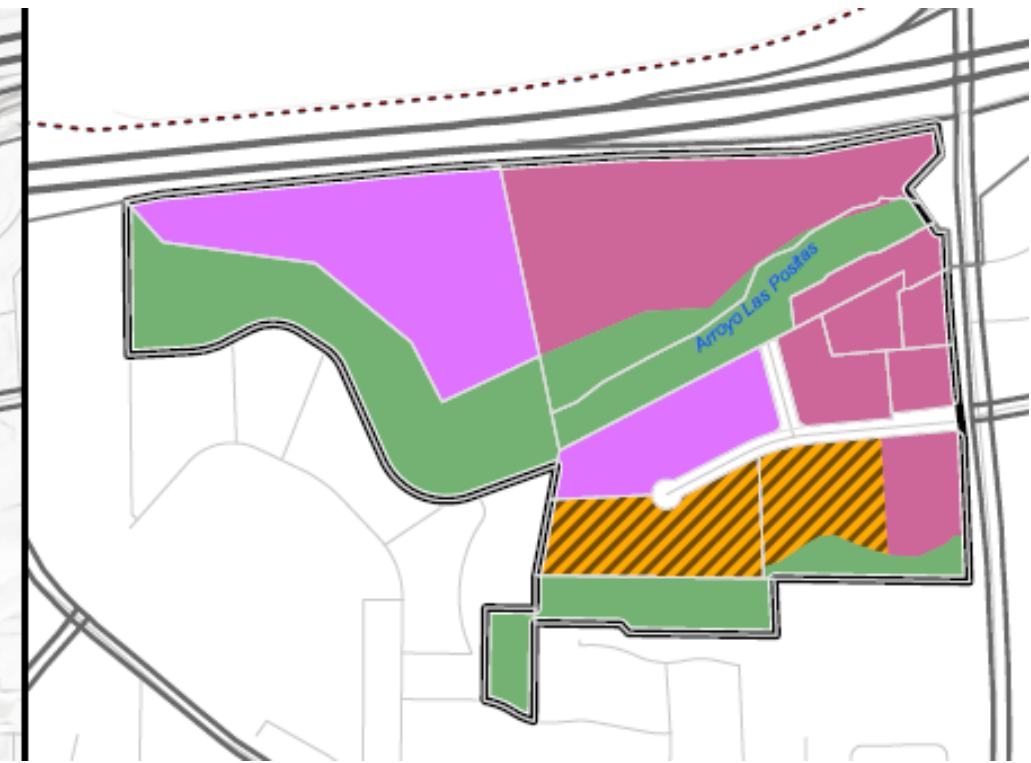
Residential Alternative



Neighborhood Center Alternative



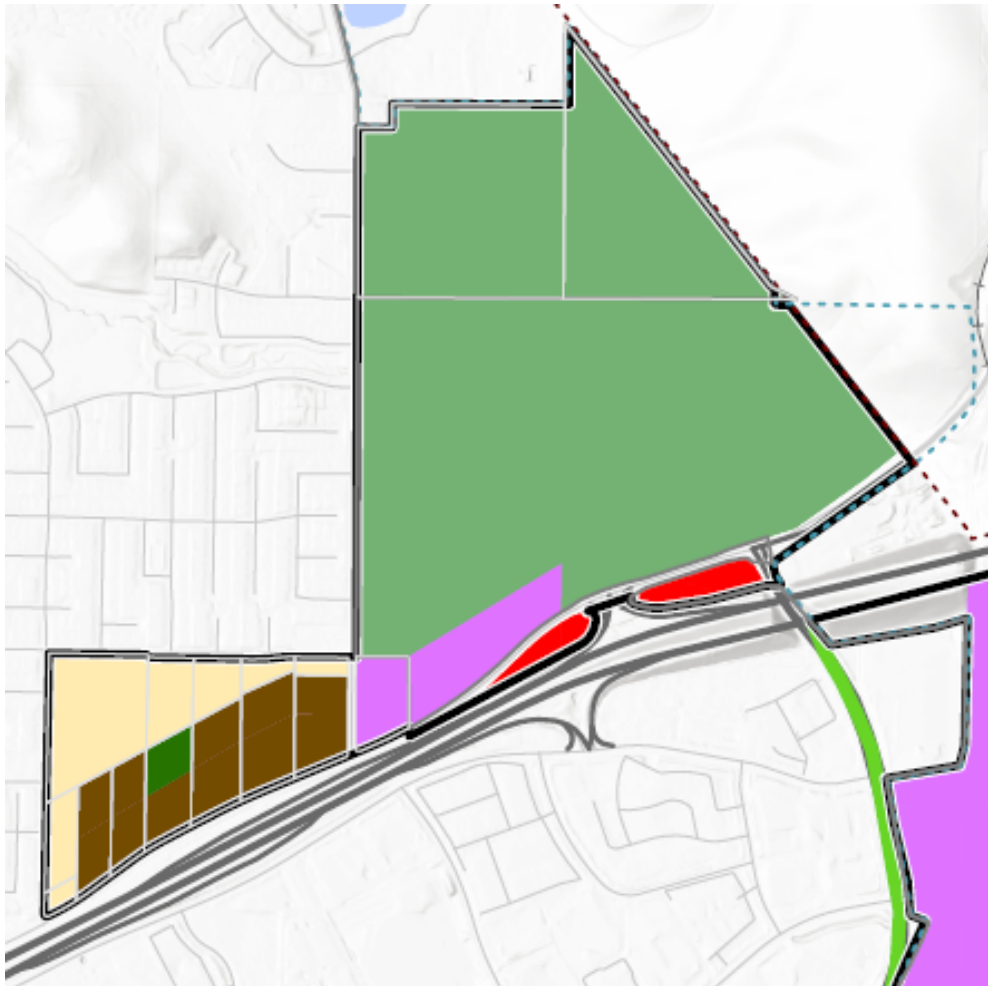
Highway Oriented Alternative



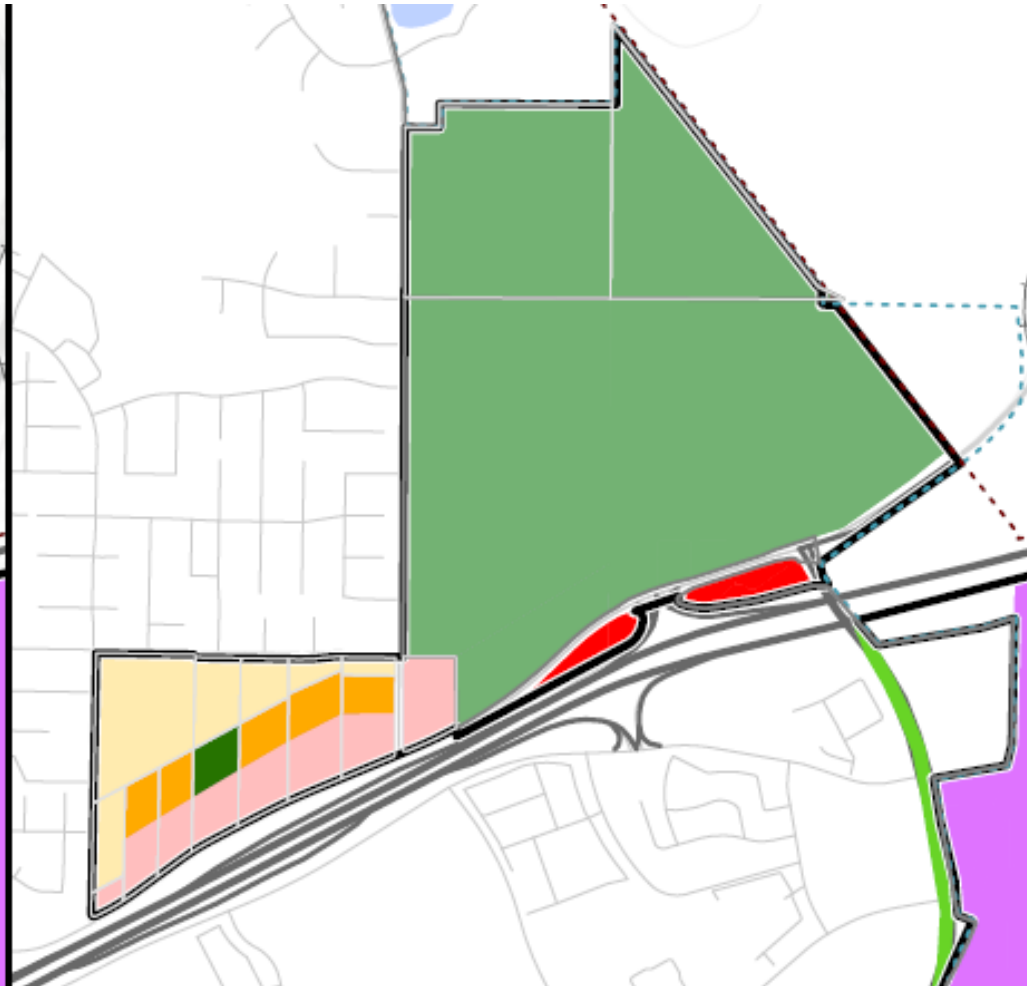
*Vision: Revitalize underutilized industrial office spaces, facilitate housing, improve connectivity to existing services, and create a strong entryway.*

# Laughlin Road Alternatives

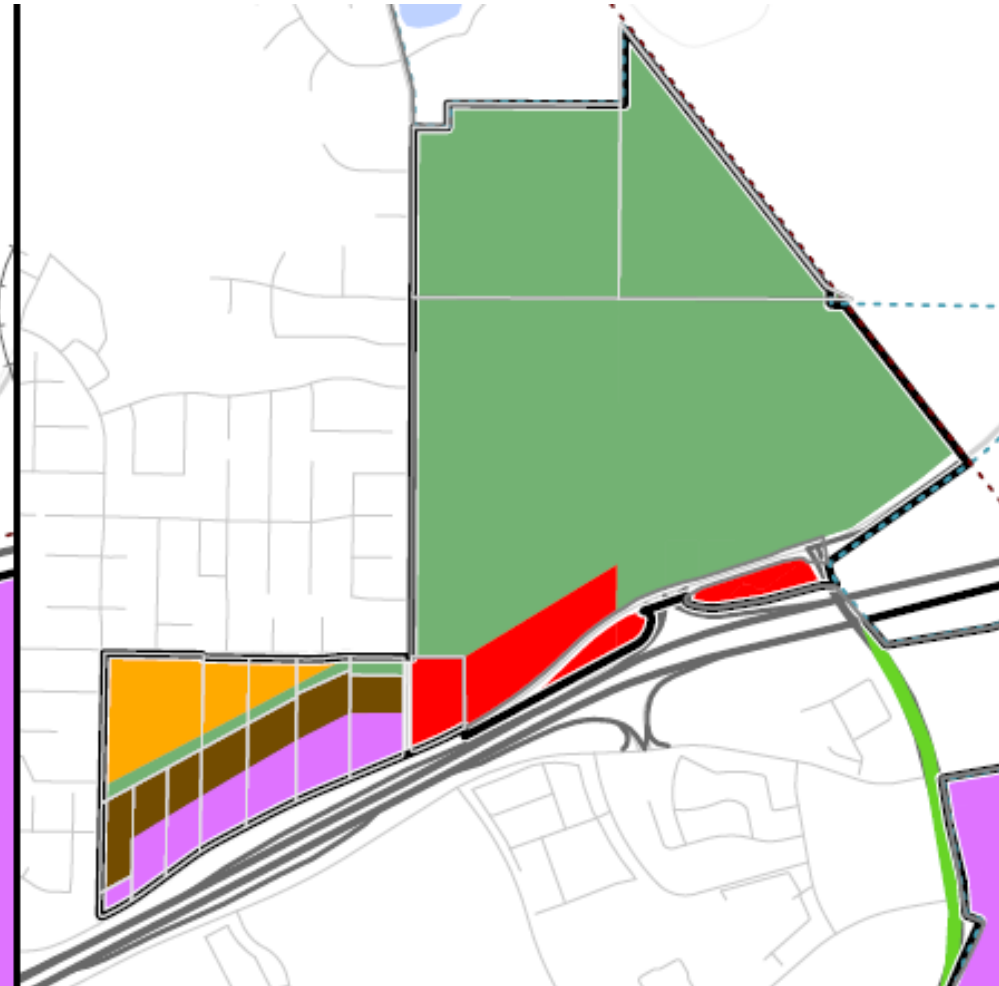
Open Space Alternative



Mixed Use Alternative



Industrial Alternative



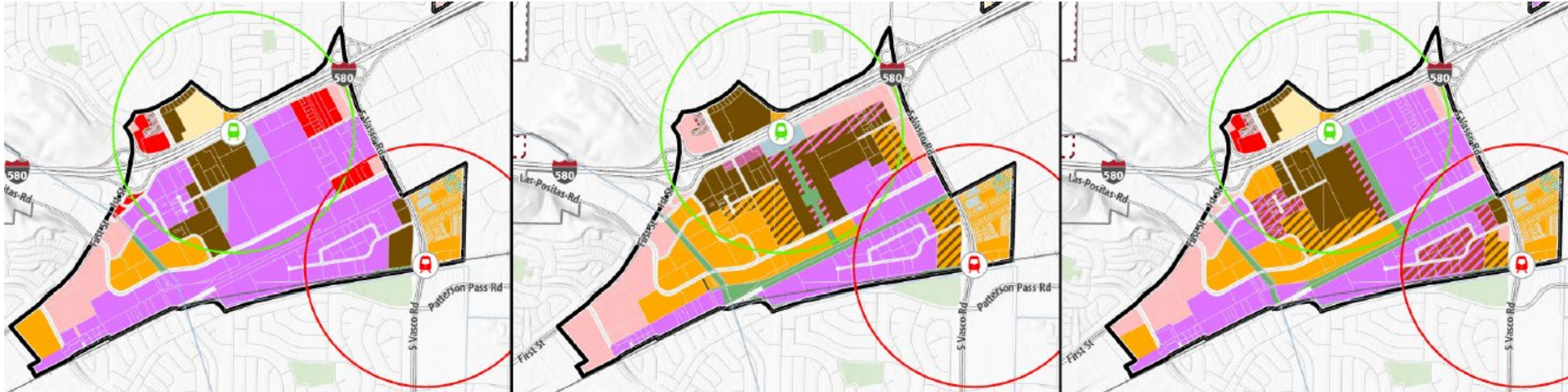
*Vision: Preserve open space and facilitate new compatible residential and commercial uses.*

# Midtown Alternatives

**Business Center Alternative**

**Residential Neighborhood Alternative**

**Blended Alternative**

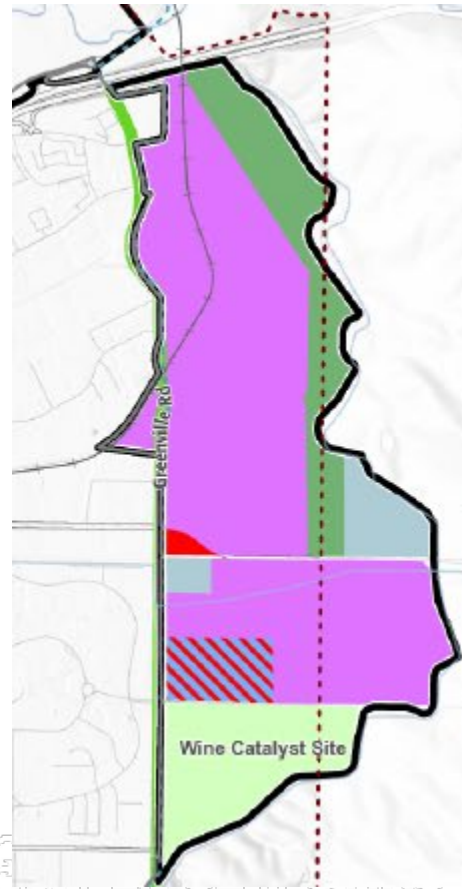


PLACEWORKS

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

# East of Greenville Alternatives

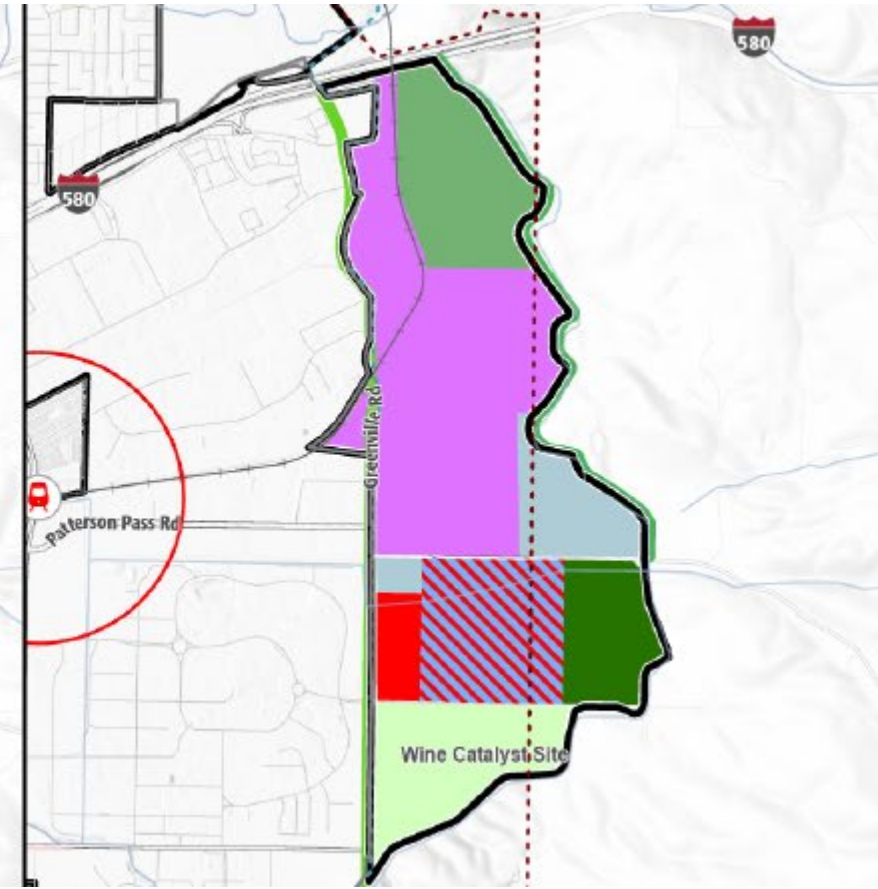
Alternative A



Alternative B



Alternative C



*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.*

# Citywide Alternatives

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# Citywide Land Use Alternatives

## » Evaluate the implications of citywide growth:

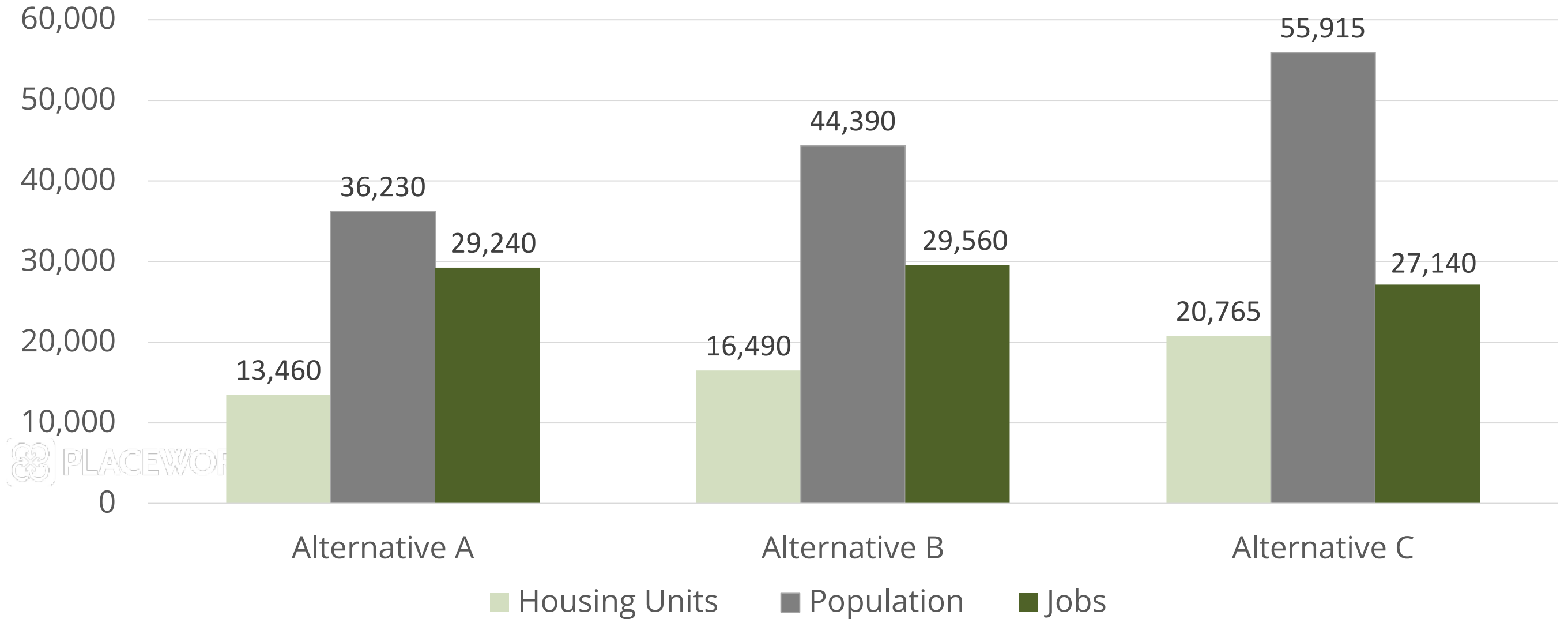
- State housing requirements
- Jobs-housing balance
- School capacity
- Park service standards
- Traffic and mobility
- Utilities
- Fiscal Impacts

## » Combine different Focus Area alternatives

## » Assume equal amounts of growth outside the Focus Areas

- Isabel Neighborhood Specific Plan
- Downtown Specific Plan
- Other infill sites

# Citywide Alternatives Net New Buildout





# Small Group Discussion

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# Small Group Discussion Agenda

**1. Brief introductions**

**2. Review materials**

**3. Identify a spokesperson**

**4. Preferred land use discussion by Focus Area**

- Decide as a group the Focus Area discussion order
- Identify your preferred land use scenario by Focus Area

 • Discuss your selections with the small group

**5. Reports back to large group**

# Small Group Materials

- » **Focus Area Alternatives Maps**
- » **Alternatives Evaluation Summary Booklet**
- » **Place Types Menu**
- » **Existing General Plan Land Use Map**
- » **Notepad**
- » **Pens and Markers**
- » **Comment Card (on back of Agenda)**
- » **Demographic Survey**

# Building Your Preferred Land Use Scenario

- » **Circle the alternative you like best and jot notes about why**
- » **Mark up one or more of the alternative maps to show how you would change it**
- » **Draw a new alternative on the blank map of the Focus Area**
  - Mix and match concepts from the three alternatives
  - Add new ideas not represented in any of the alternatives
- » **Make a list of pros and cons**
- » **Remember, that for the City to function as a complete community, it requires a mix and balance of many different uses**



# Questions?

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# Next Steps

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# Online Activity

» [www.ImagineLivermore2045.org](http://www.ImagineLivermore2045.org)

## Help Imagine Livermore's Future!

Livermore General Plan Land Use Alternatives Online Activity

Imagine Livermore 2045 Land Use Alternatives



# Next Steps

- » **Online activity:** [www.ImagineLivermore2045.org](http://www.ImagineLivermore2045.org) through Dec. 15
- » **Questions and comments:** [GPUUpdate@cityoflivermore.net](mailto:GPUUpdate@cityoflivermore.net)
- » **Community Outreach**
  - November 18<sup>th</sup> – Webinar #2
- » **General Plan Advisory Committee Feedback – Dec. 13, 2023**
- » **Planning Commission Recommendation**
- » **Council Direction**

