



# Preferred Scenario

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Webinar

Saturday, November 18, 2023

# Agenda

## » Presentation

- What is the General Plan?
- Alternatives Process
  - **Questions and Answers**
- Land Use Alternatives: Vasco Row, Laughlin Road, and Las Positas Focus Areas
  - **Questions and Answers**
- Land Use Alternatives: Midtown and East of Greenville Road Focus Areas
  - **Questions and Answers**

## » Next Steps/Closing Remarks





# Questions

» Send Questions to “Project Questions – Carey.”



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The screenshot shows a Zoom meeting interface. At the top, it says "Zoom Meeting ID:" and "Speaker View". On the right, there is a "Participants (22)" list with names: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below the participants is a "Zoom Group Chat" section with a "To: Everyone" dropdown and a "Type message here..." input field. A red arrow points from the "Chat" icon in the bottom toolbar to the chat window. Another red arrow points from the text "Choose 'Project questions? Ask me!' or 'Zoom questions? Ask me!' in drop-down menu" to the "To: Everyone" dropdown. A third red arrow points from the text "Type Message Here" to the "Type message here..." input field. The bottom toolbar includes icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and Leave Meeting.

# Tell Us About Yourself

- » **Is this your first time joining us for a General Plan event?**
- » **How did you hear about this event?**
- » **What kind of stakeholder are you?**



# What is the General Plan?

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# Why is the General Plan important?

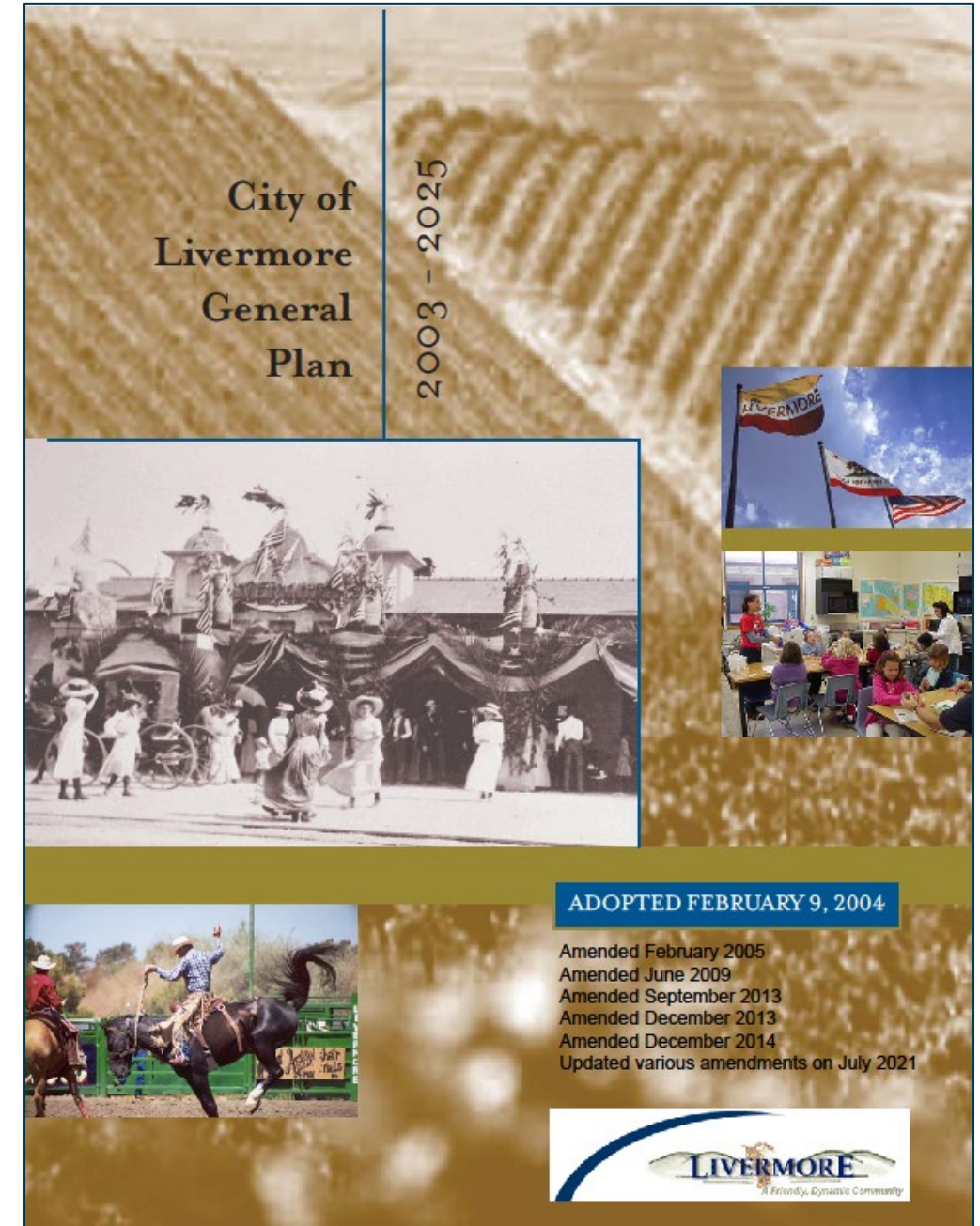
» The General Plan is YOUR chance to imagine what Livermore will be like in 2045.





# 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)**

# Alternatives Process

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# Why Plan for the Future?

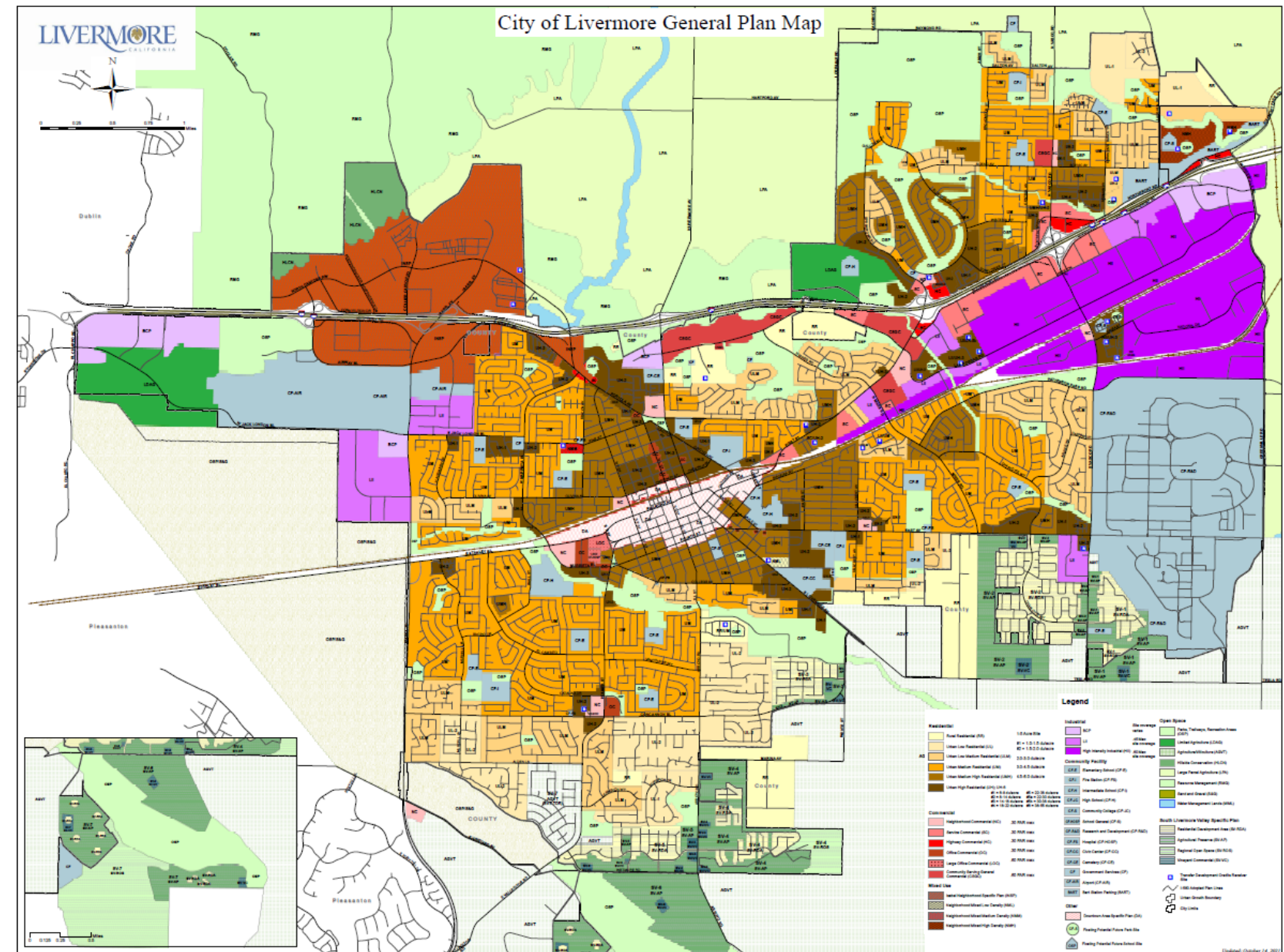
- » **Plan for adequate housing options**
  - State housing mandates
  - Housing for a range of household types and incomes
- » **Set the foundation for financially sustainable land use patterns that enable the City to maintain and improve public services**
- » **Foster high quality job creation**
-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



# General Plan Land Use Map

Map and designations determine:

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





# 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



# 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



# Questions?

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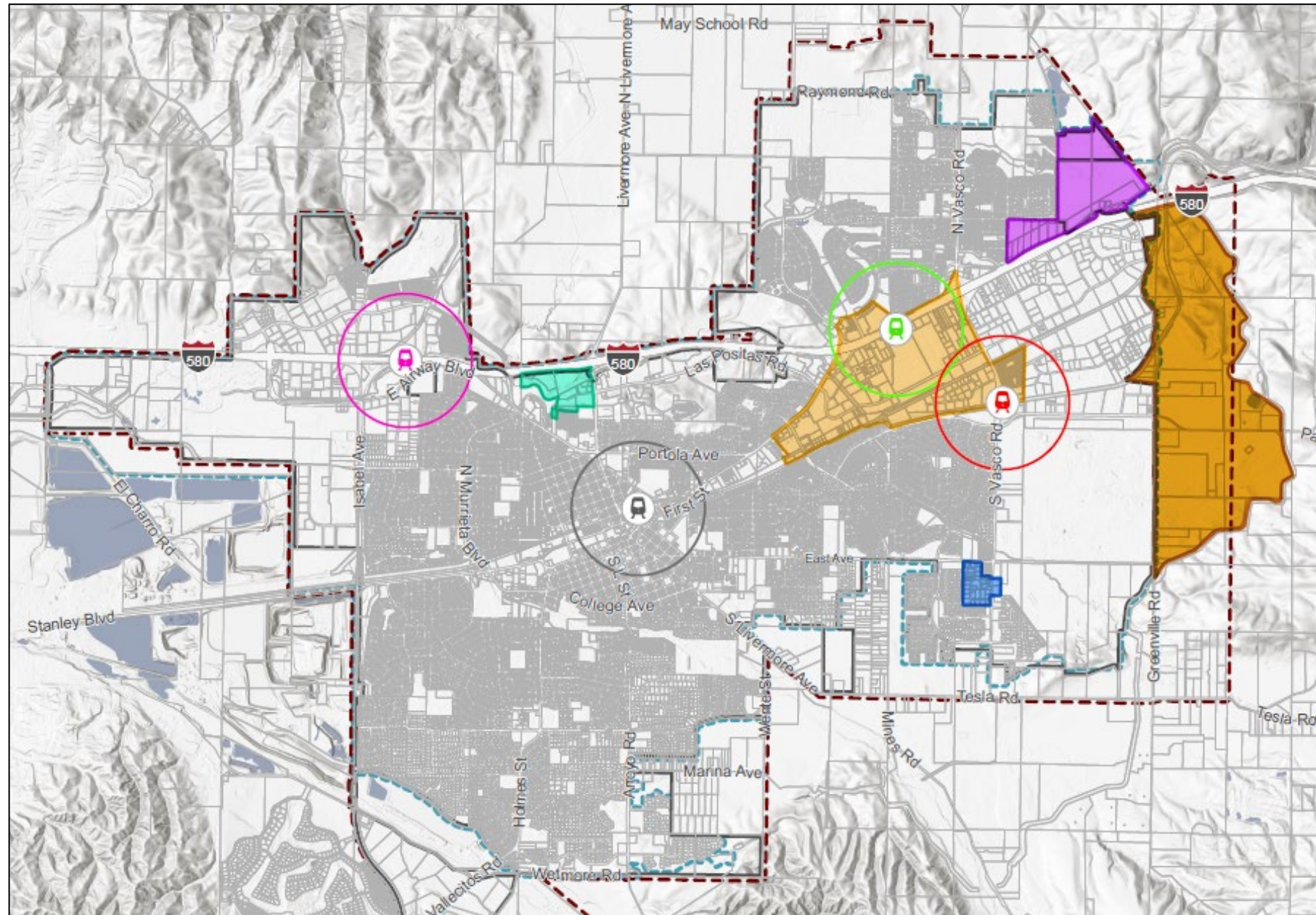
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# Land Use Alternatives

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## Overview

# Focus Areas

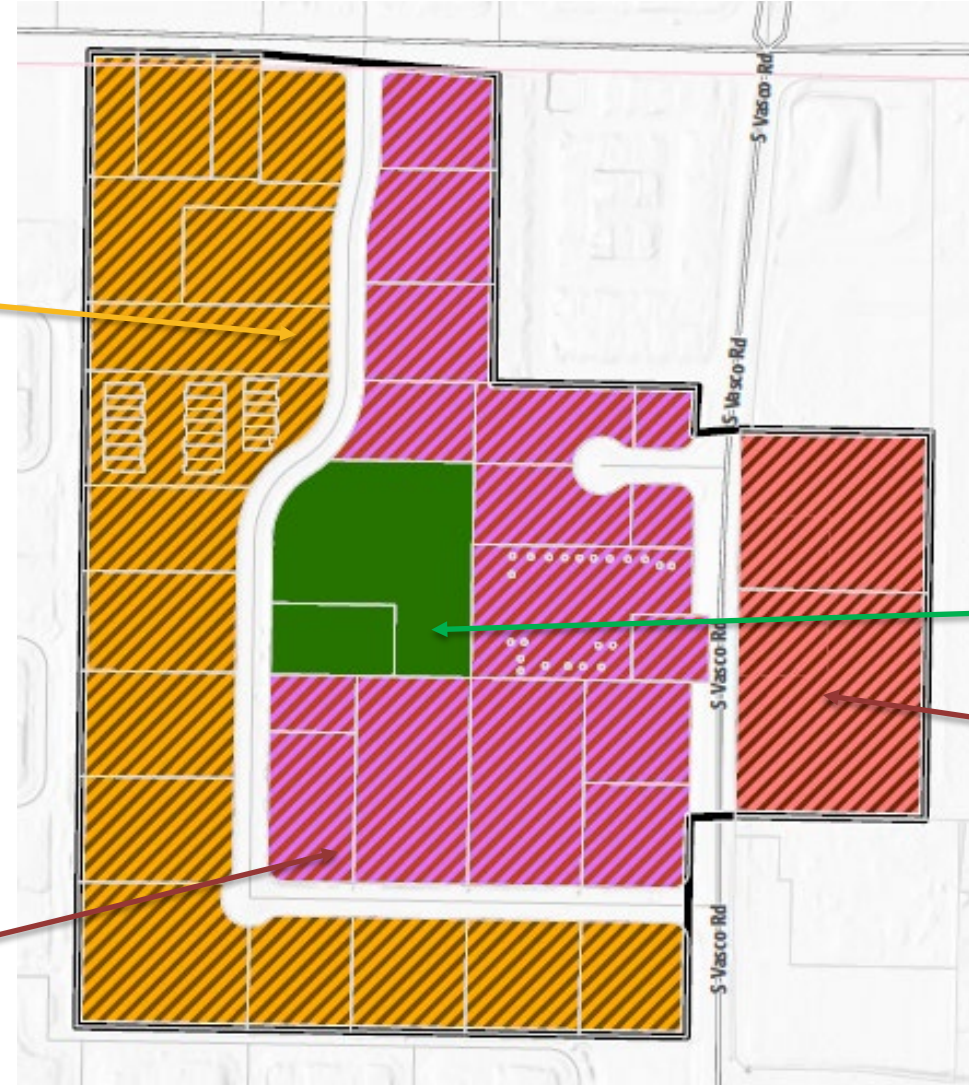


- City Limits
- Sphere Of Influence
- Urban Growth Boundary
- Parcels
- Vasco ACE Station (Existing)
- Midtown Valley Link Station (Future)
- Downtown ACE Station (Existing)
- Isabel Valley Link Station (Future)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Midtown Valley Link Station 1/2 Mile Radius (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



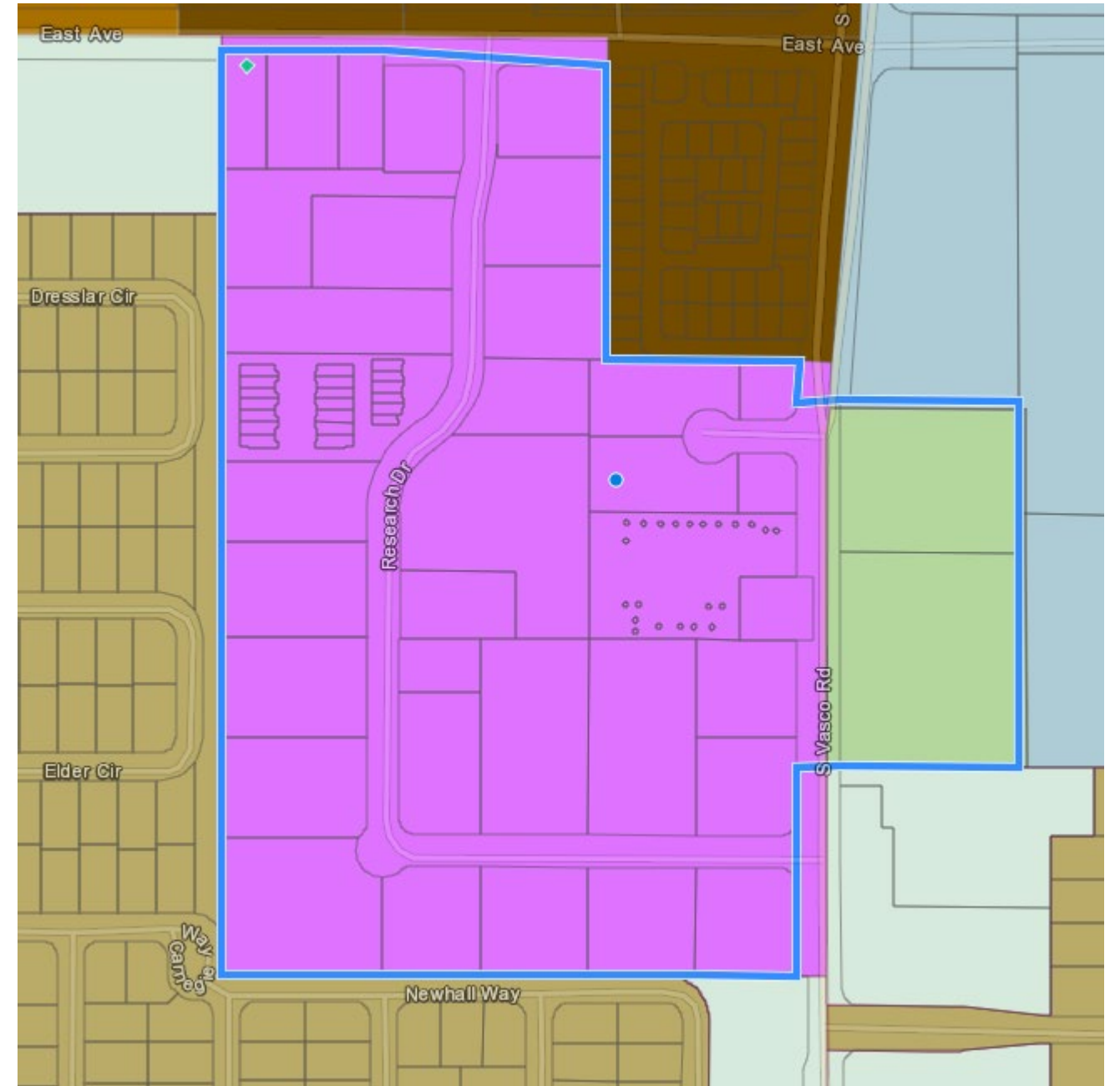
# Vasco Row – Maker Village

Maker Village	Existing (2020)	2045 Net New	2045 Total
Housing Units	5	560	565
Population	15	1,510	1,525
Jobs	440	70	510





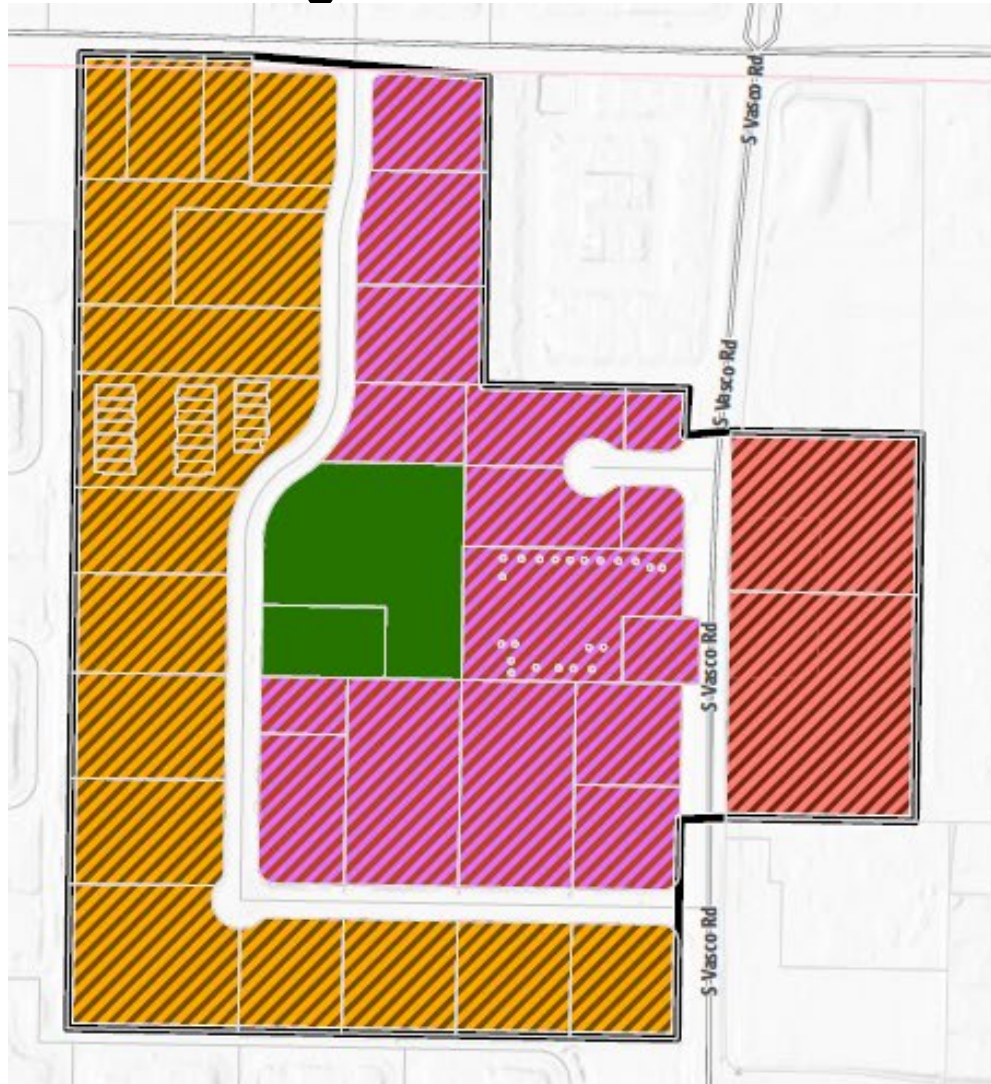
# Vasco Row Focus Area



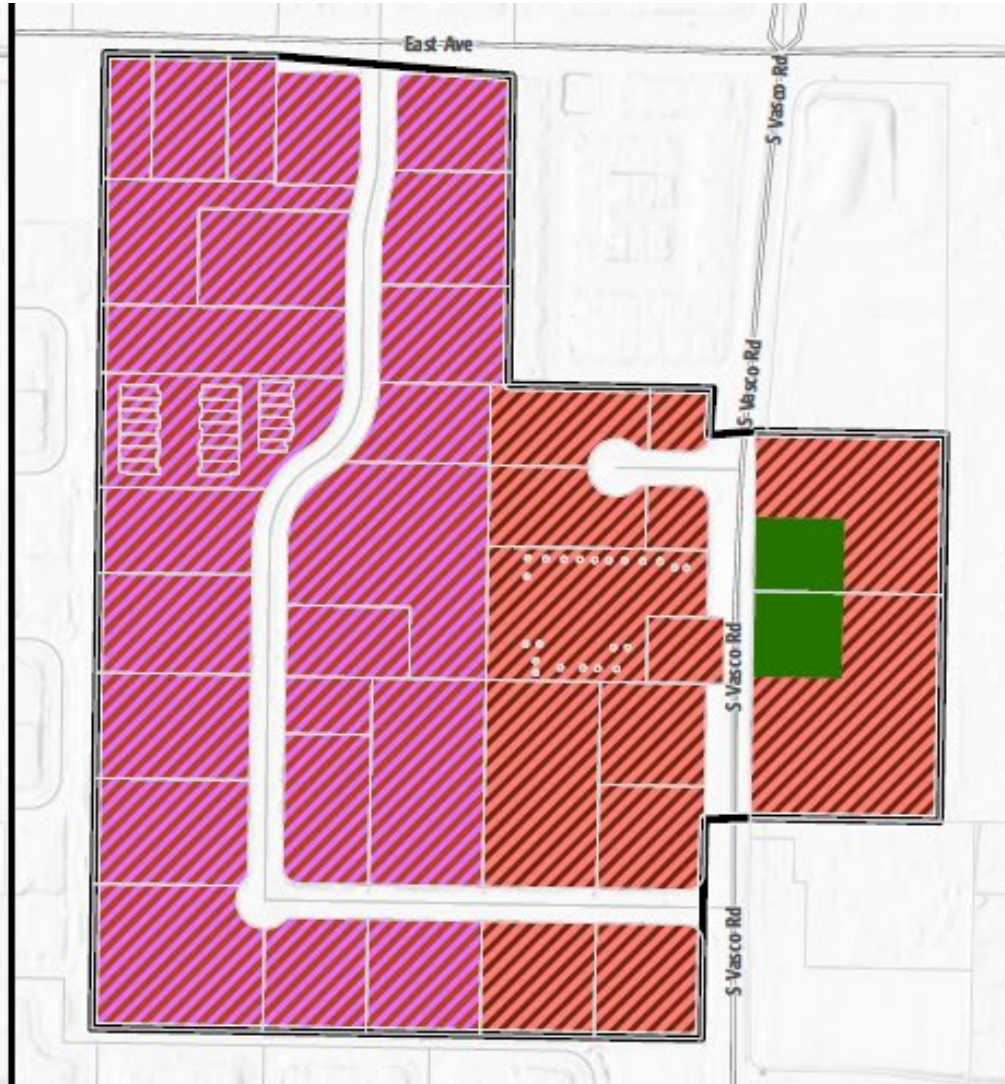


# Vasco Row Alternatives

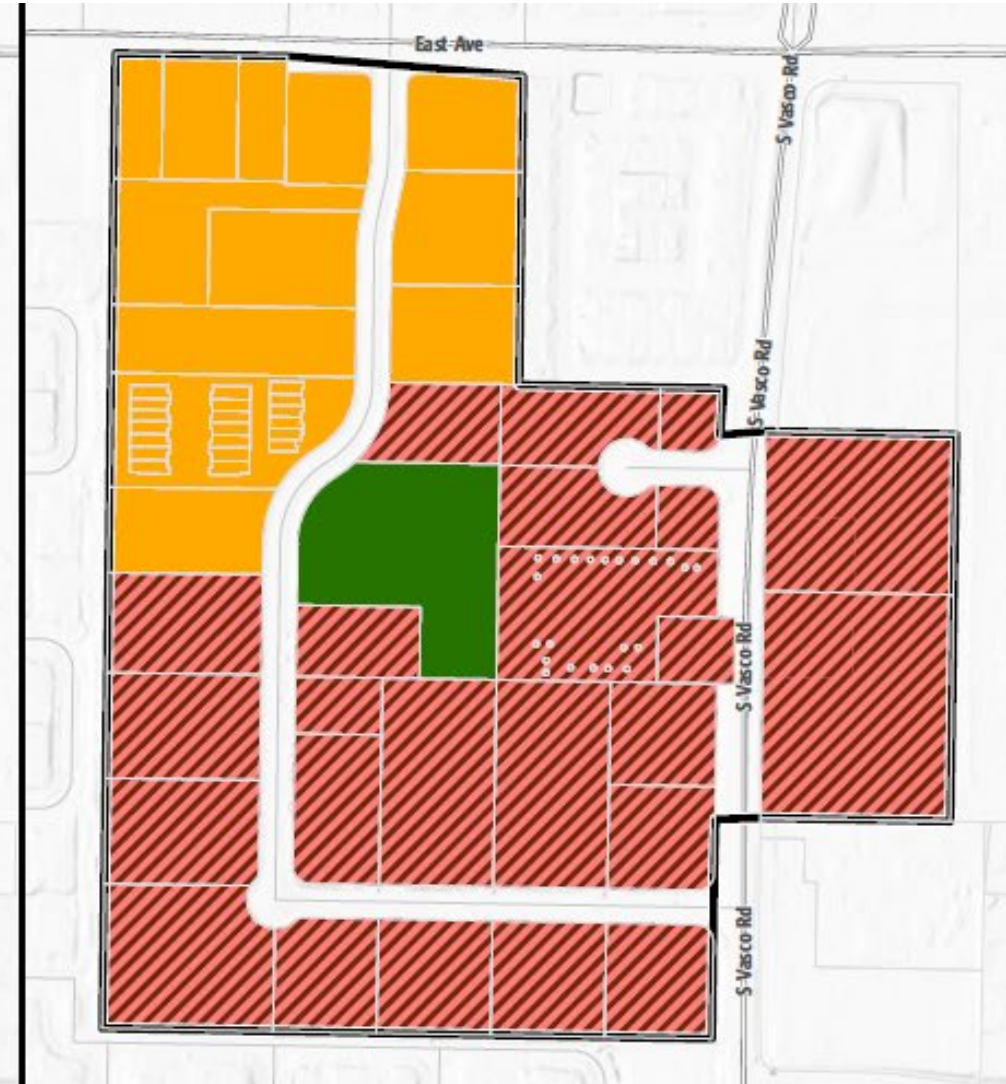
**Maker Village Alternative**



**Production Alternative**



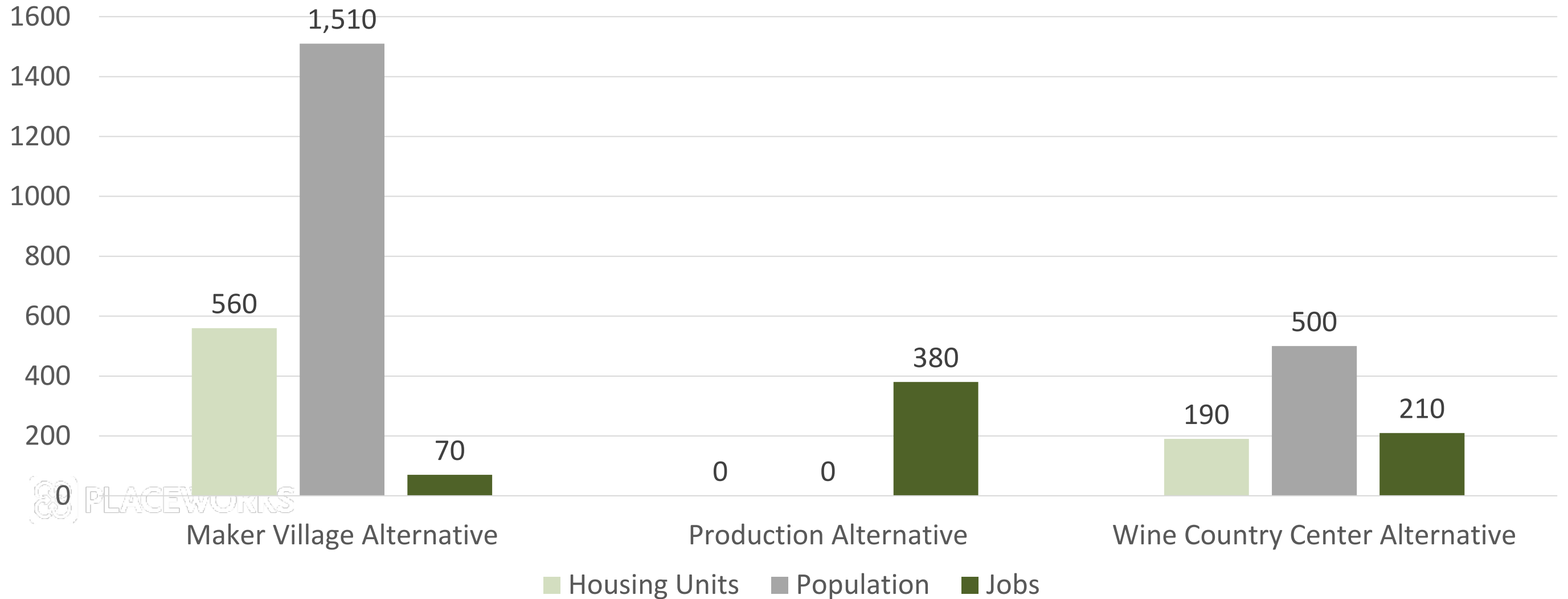
**Wine Country Center Alternative**



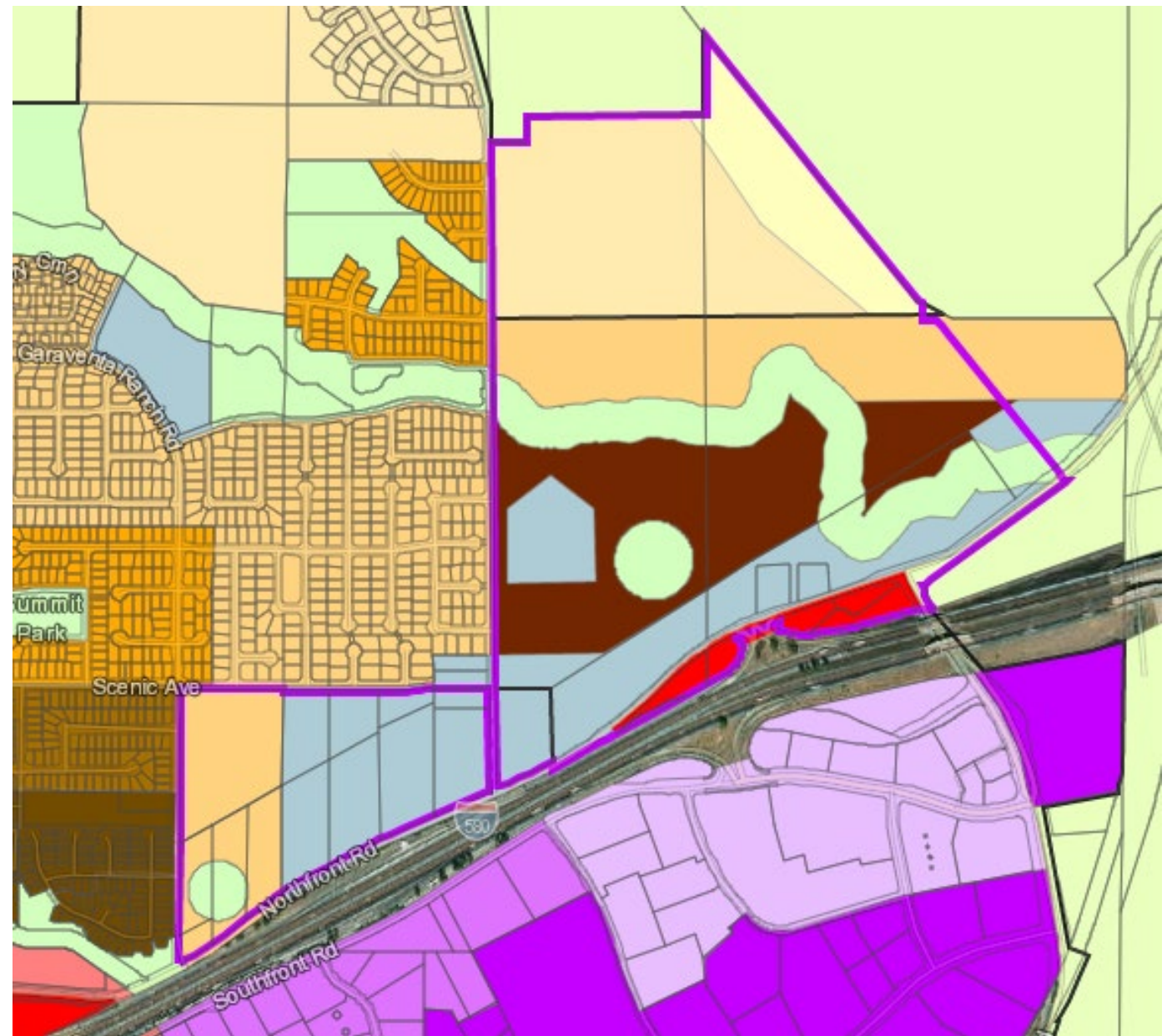
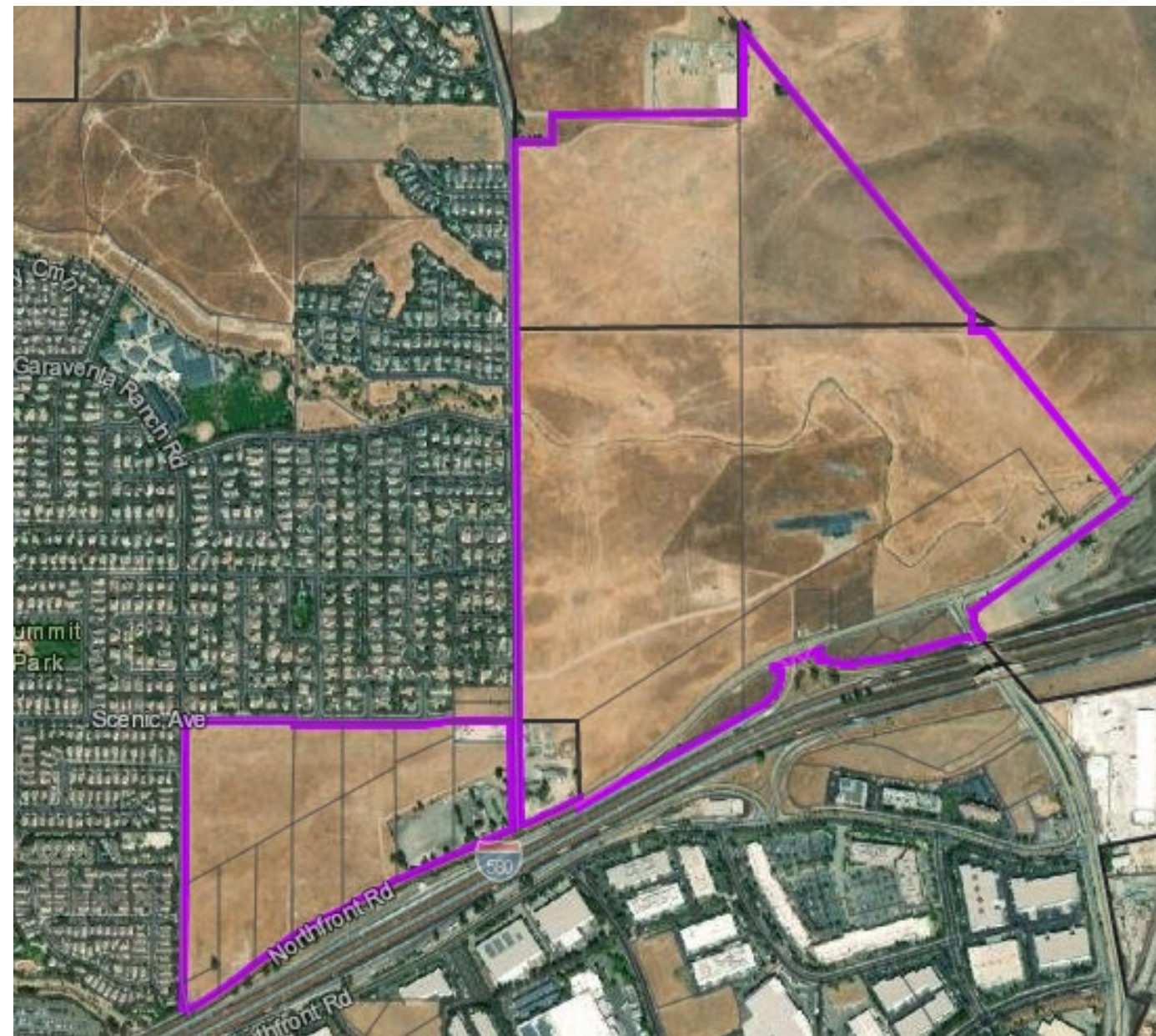
*Vision: Create a visitor destination that supports production and maker spaces that serve as a gateway to South Livermore Wine Country.*



# Vasco Row 2045 Net New Buildout



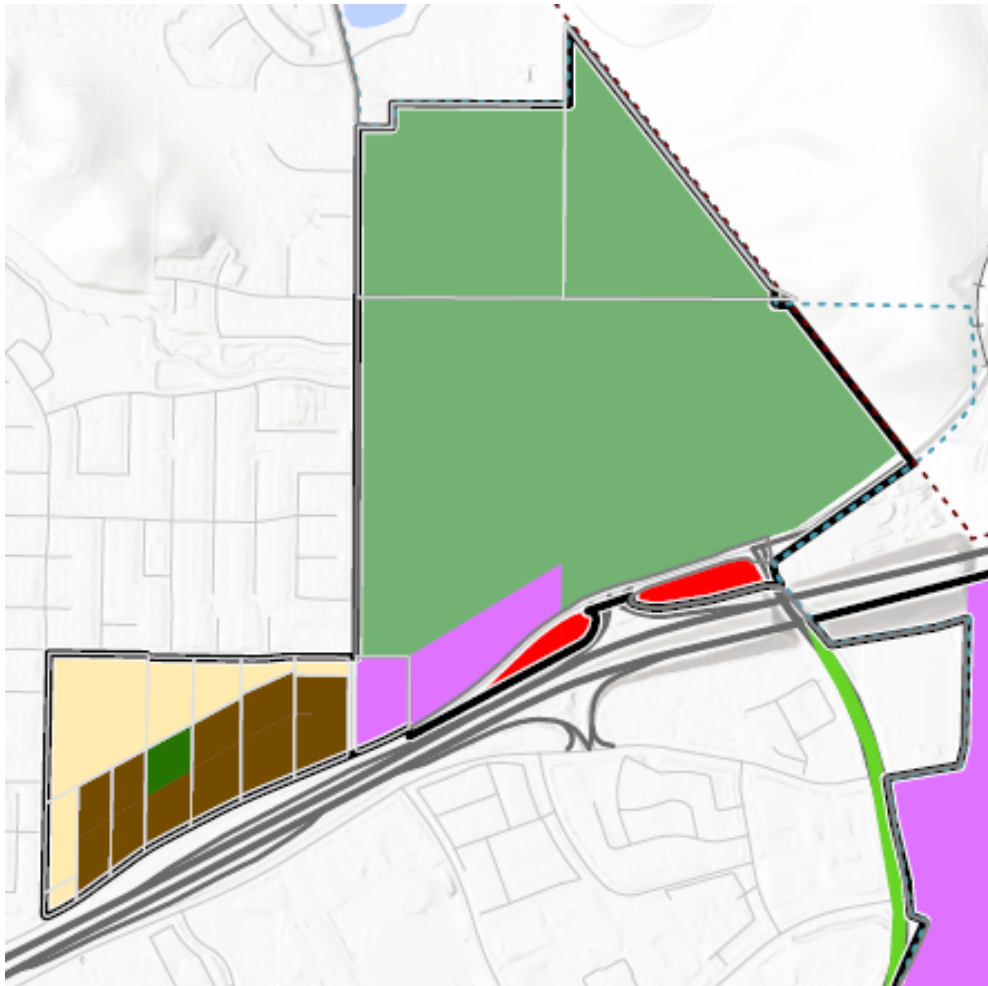
# Laughlin Road Area



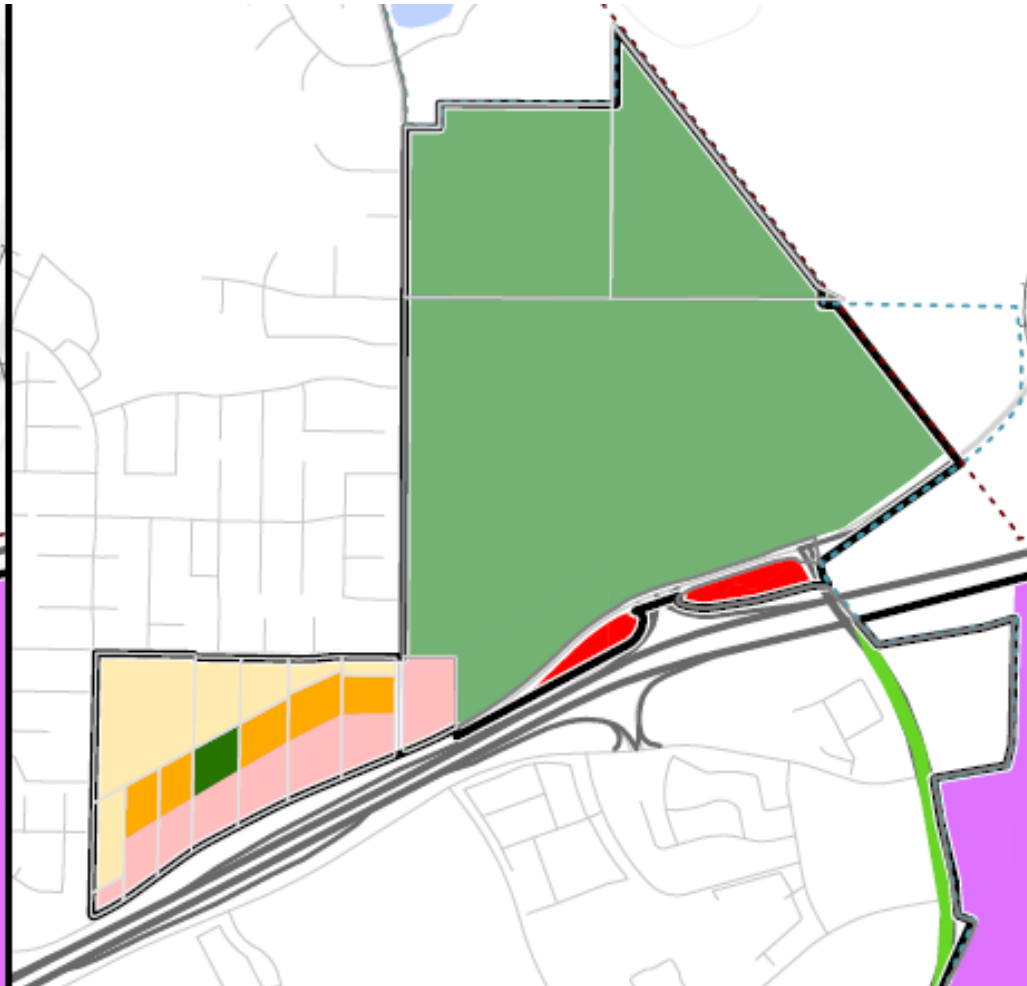


# Laughlin Road Alternatives

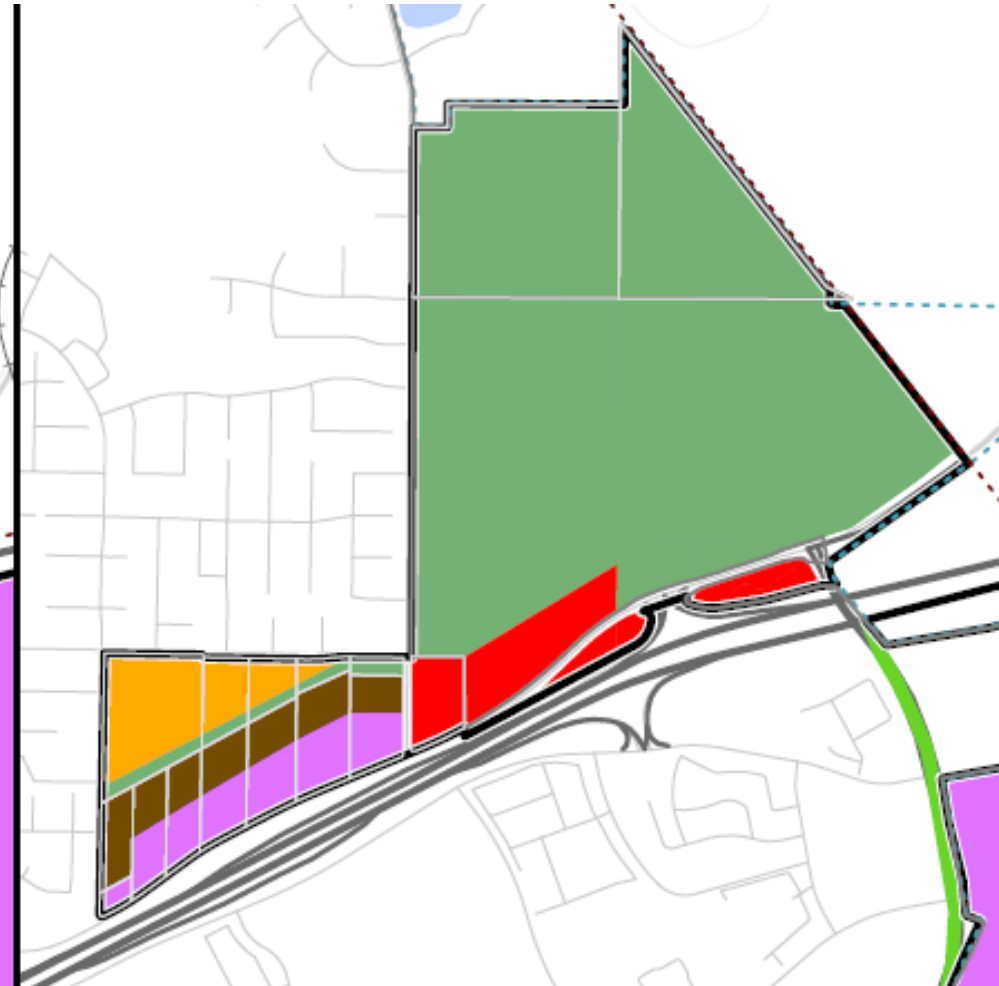
Open Space Alternative



Mixed Use Alternative



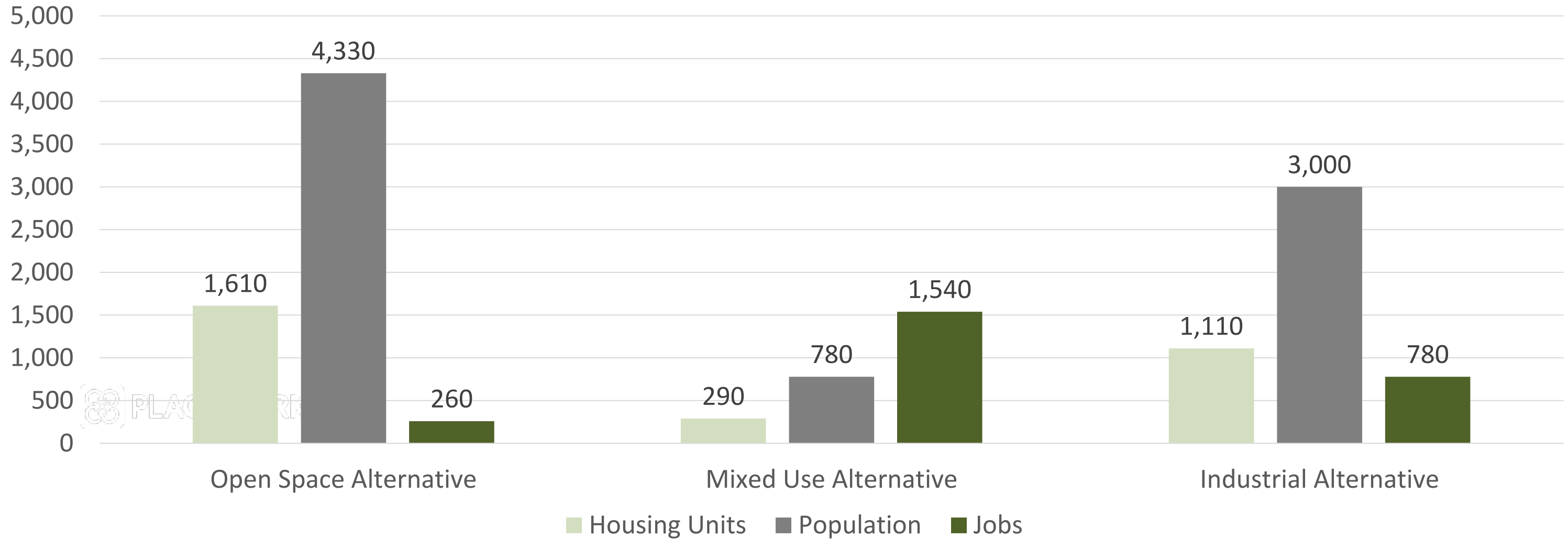
Industrial Alternative



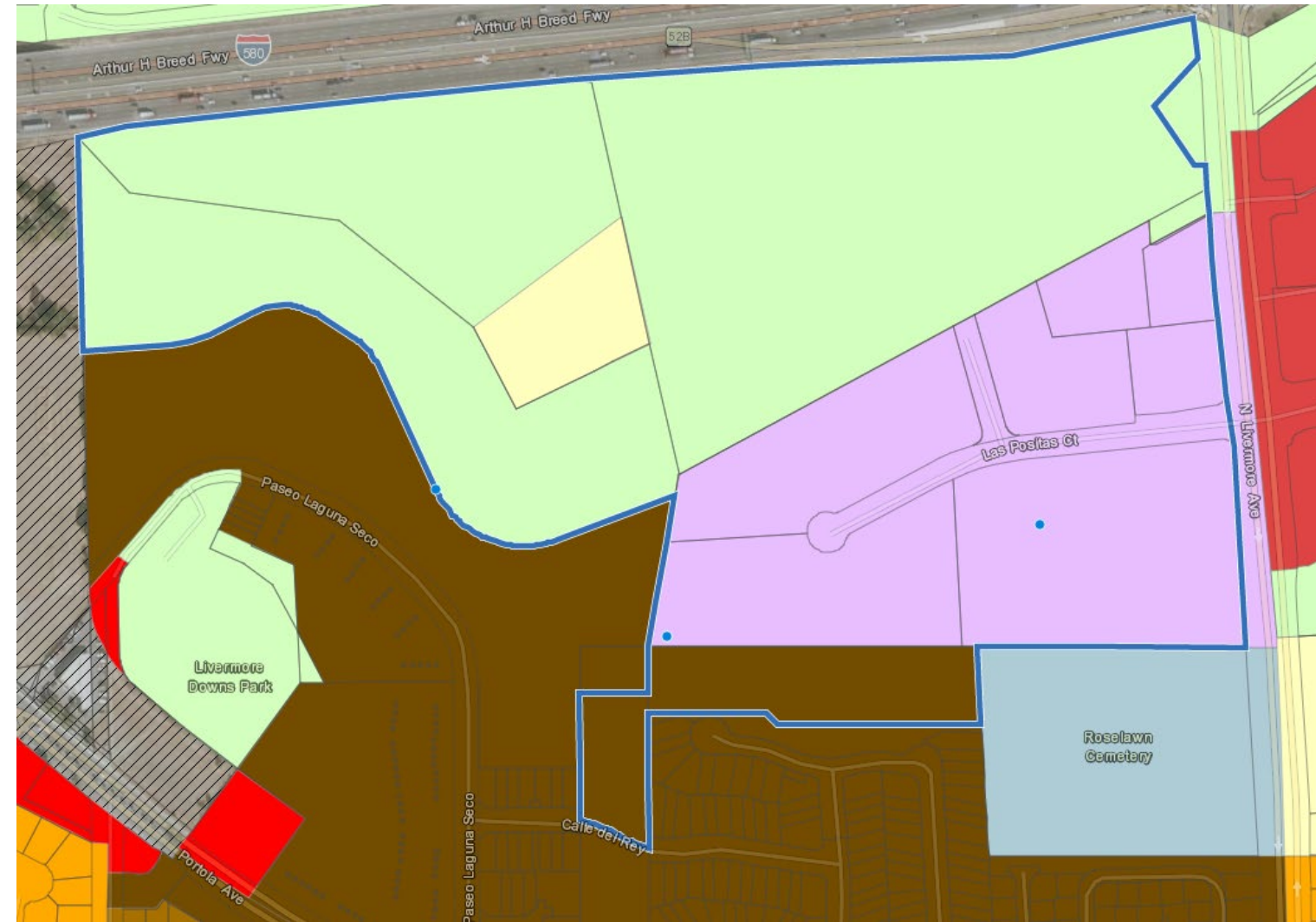
*Vision: Preserve open space and facilitate new compatible residential and commercial uses.*



# Laughlin Road 2045 Net New Buildout



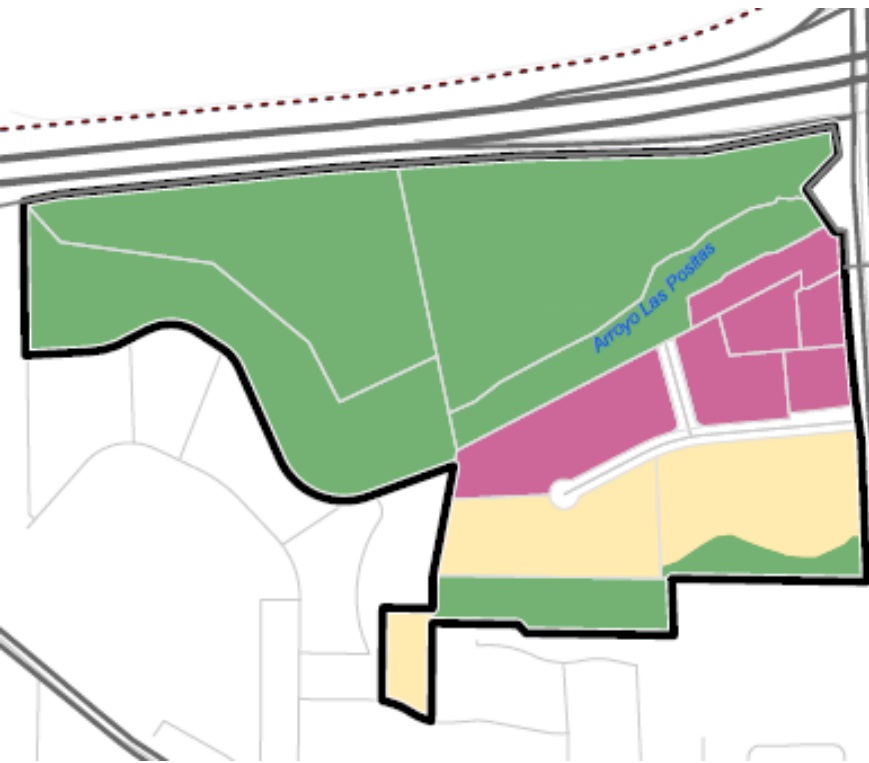
# Las Positas Court Focus Area



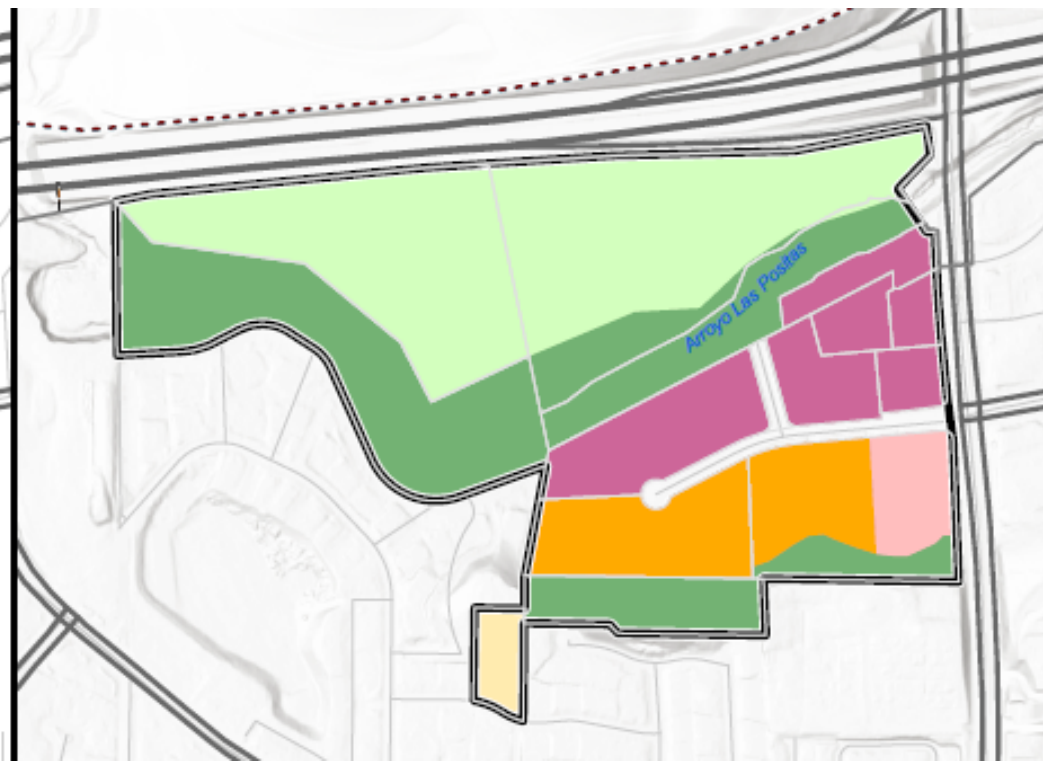


# Las Positas Court Alternatives

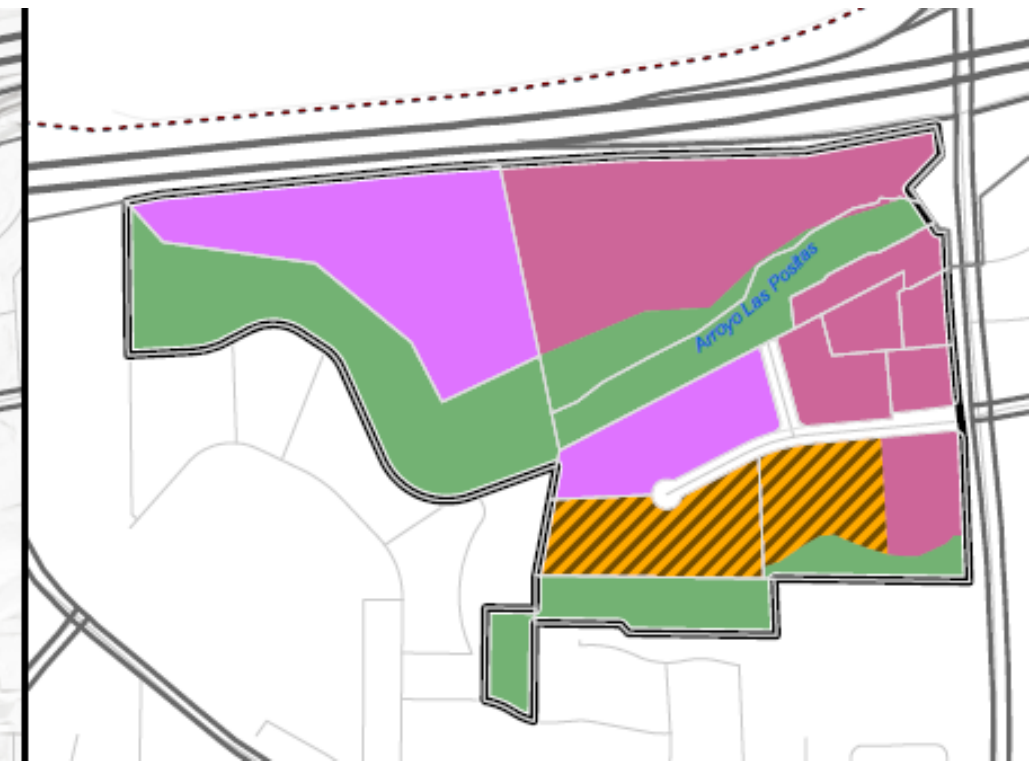
Residential Alternative



Neighborhood Center Alternative



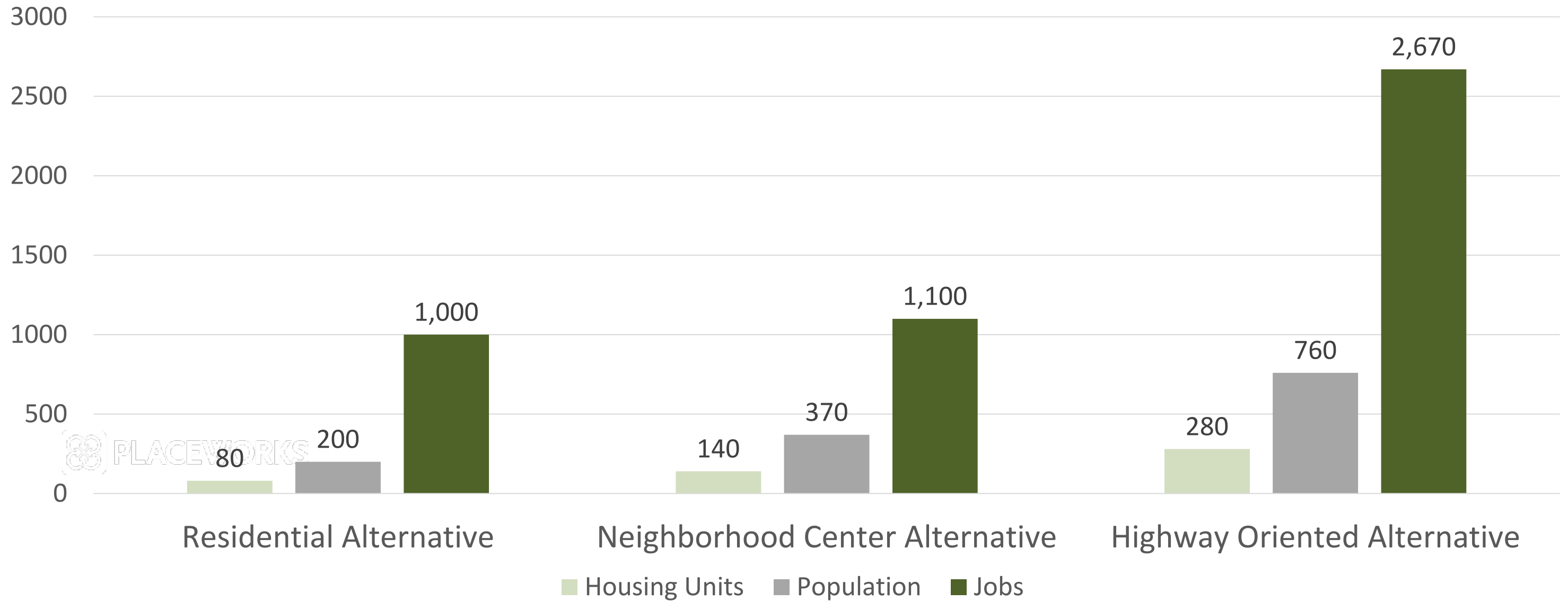
Highway Oriented Alternative



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



# Las Positas Court 2045 Net New Buildout

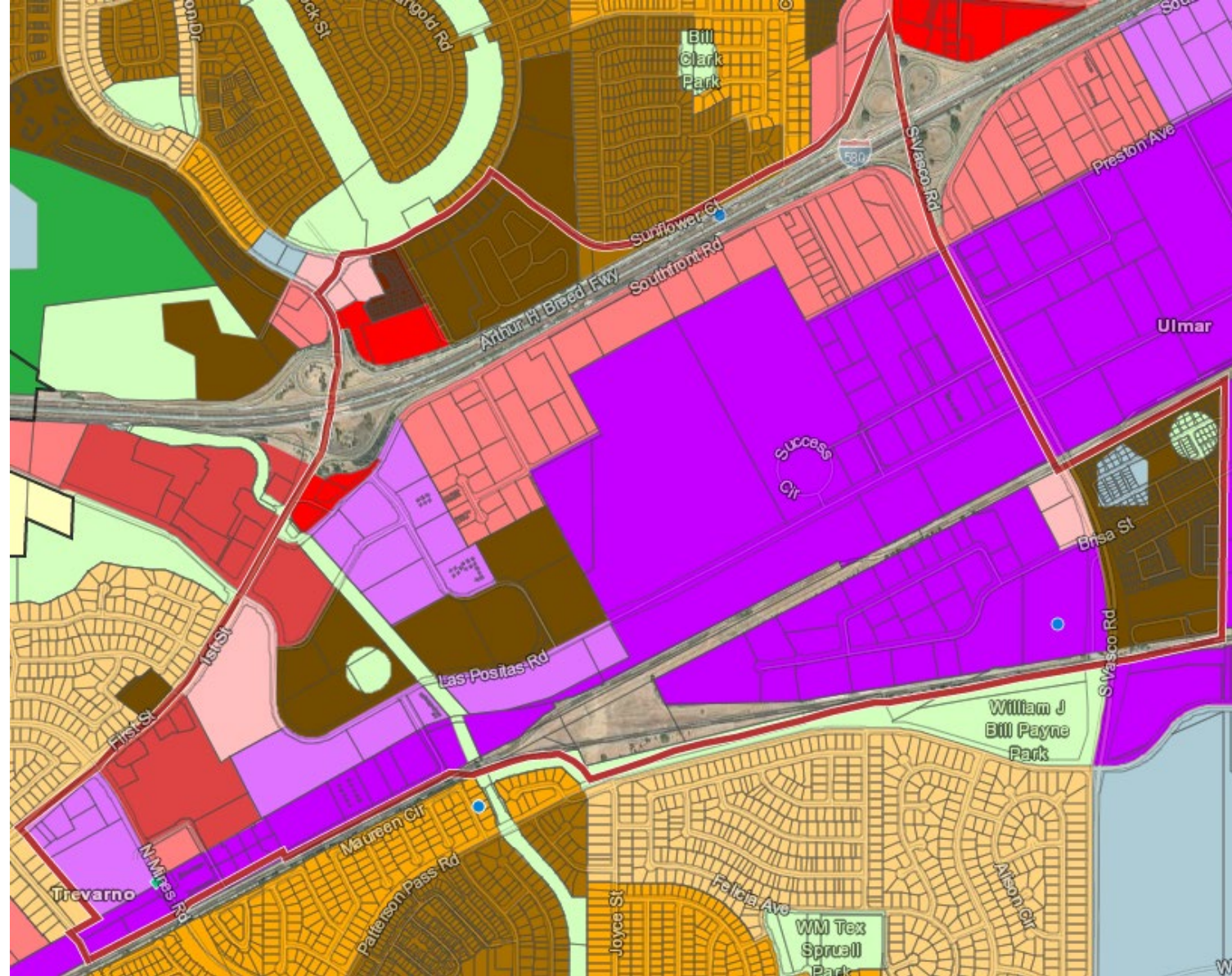


# Questions?

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# Midtown Focus Area



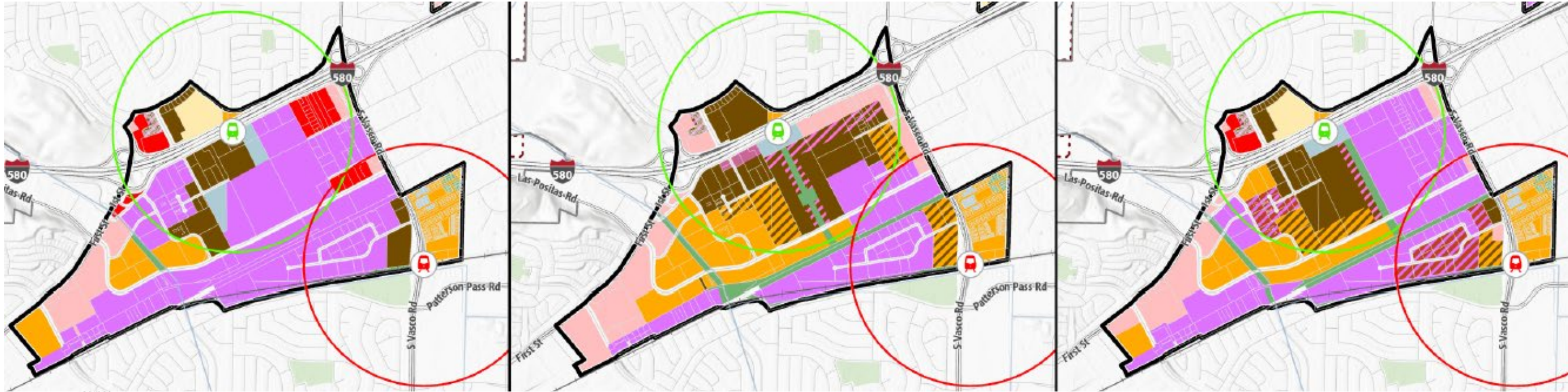


# Midtown Alternatives

**Business Center Alternative**

**Residential Neighborhood Alternative**

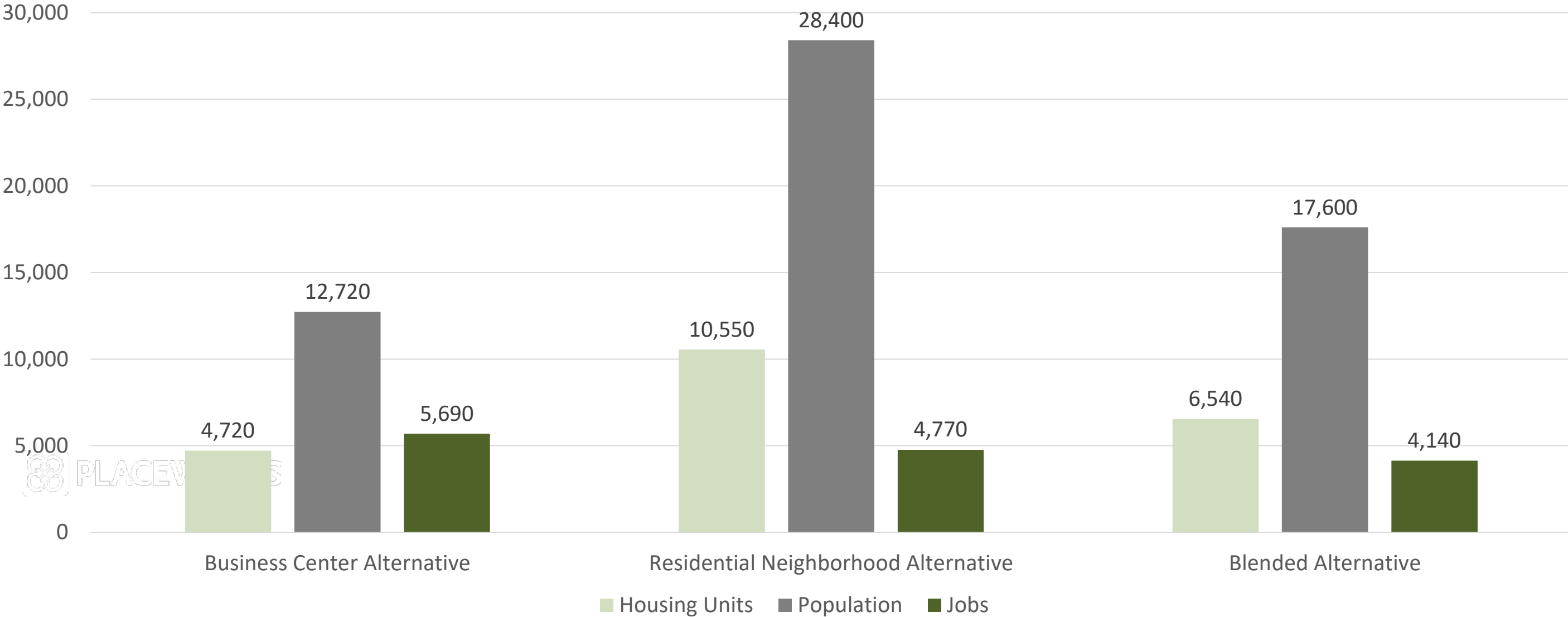
**Blended Alternative**



PLACEWORKS

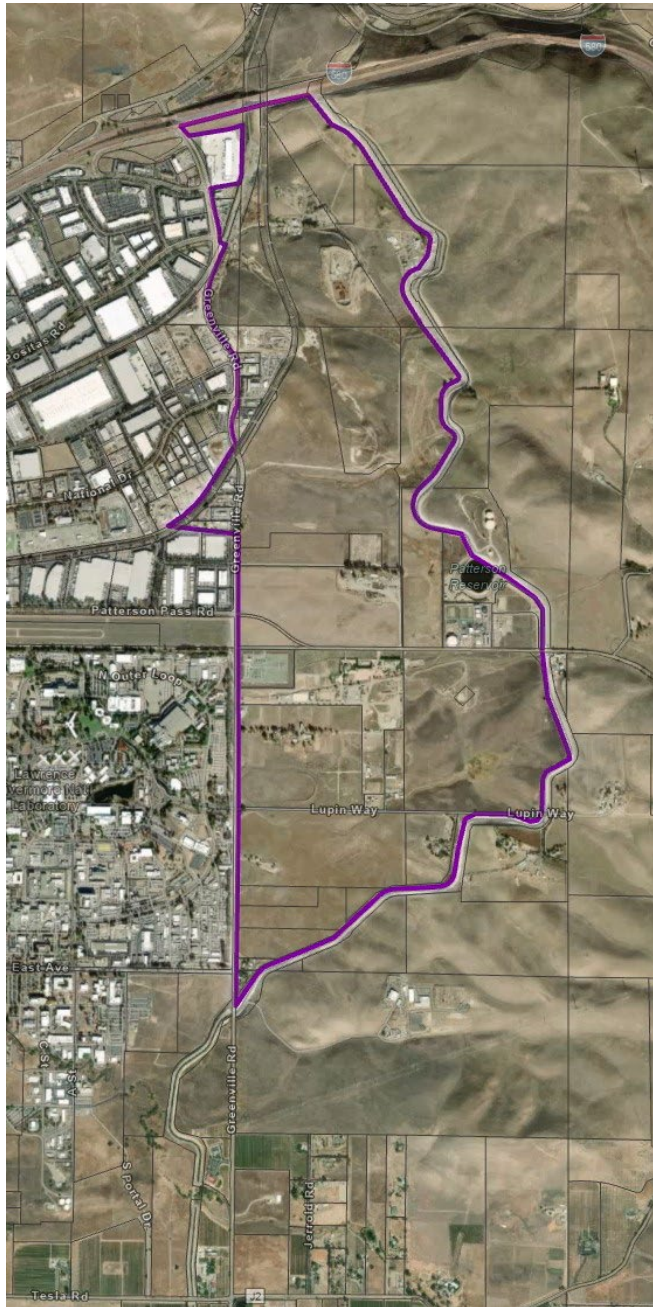
*Vision: Establish a transit oriented, complete neighborhood, with a mix of housing, jobs, and services.*

# Midtown 2045 Net New Buildout

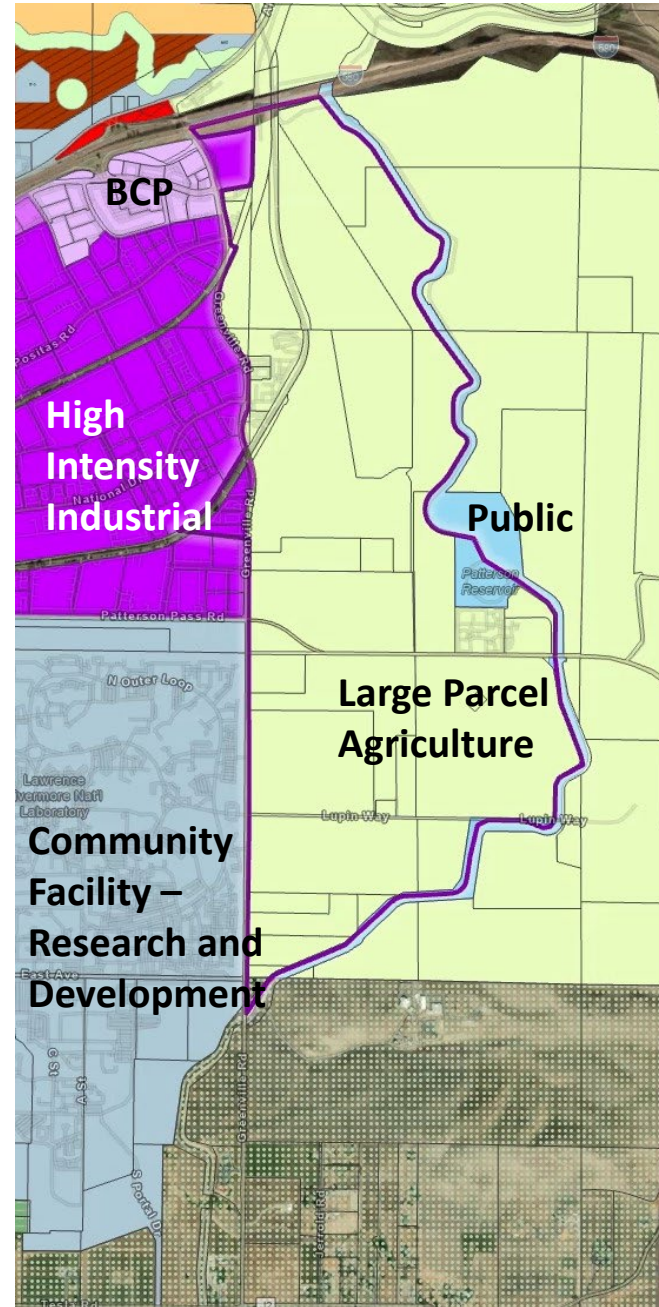




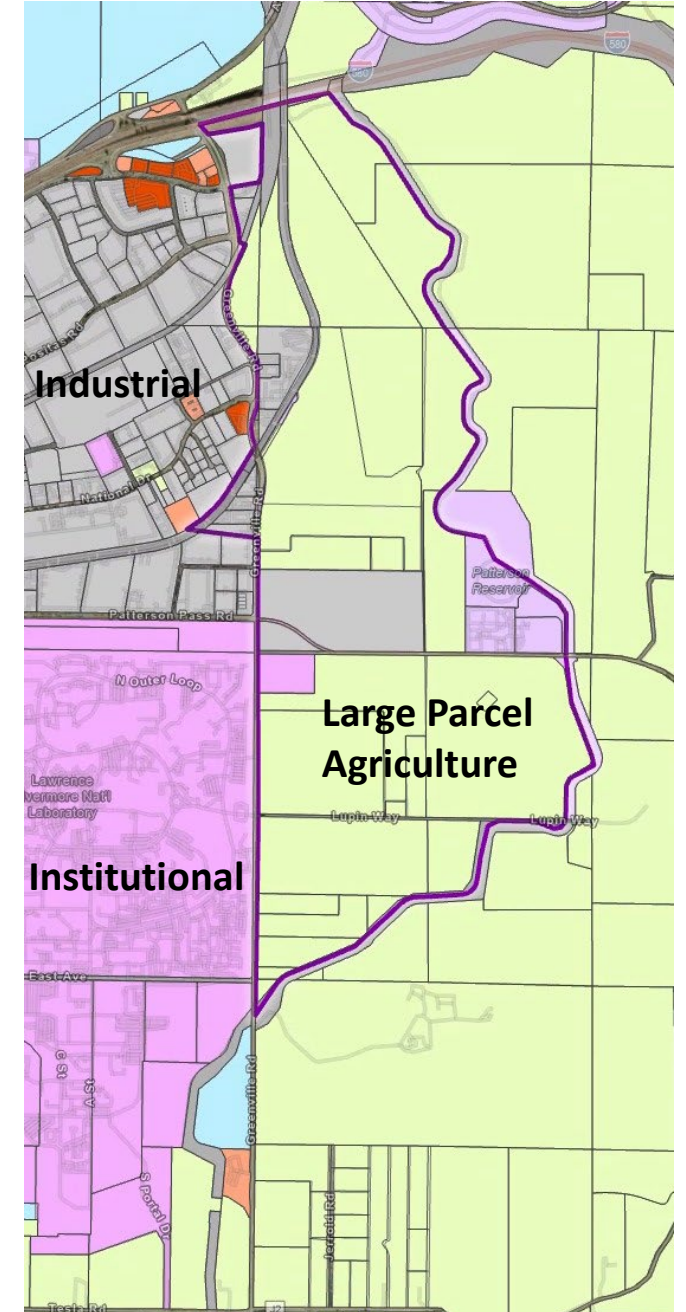
# East of Greenville Road Focus Area



**City General  
Plan Land Use**



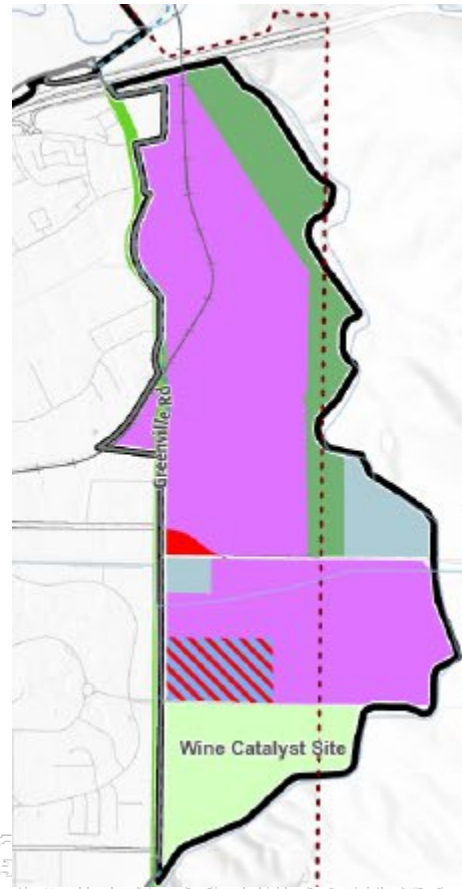
**County General  
Plan Land Use**





# East of Greenville Alternatives

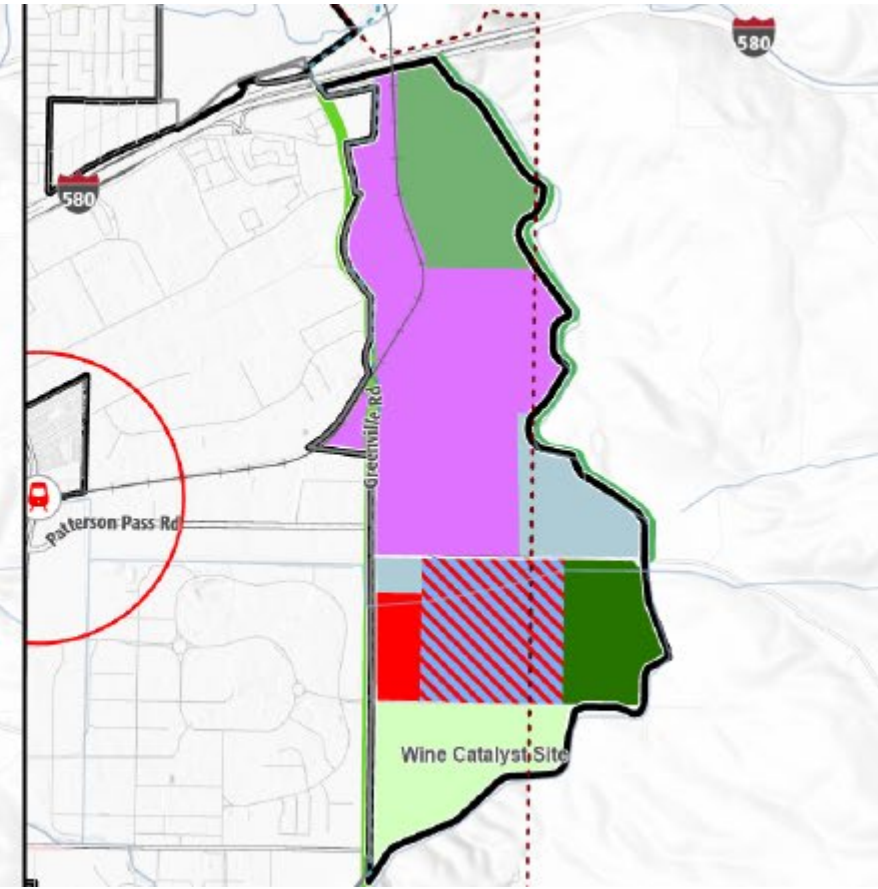
Alternative A



Alternative B

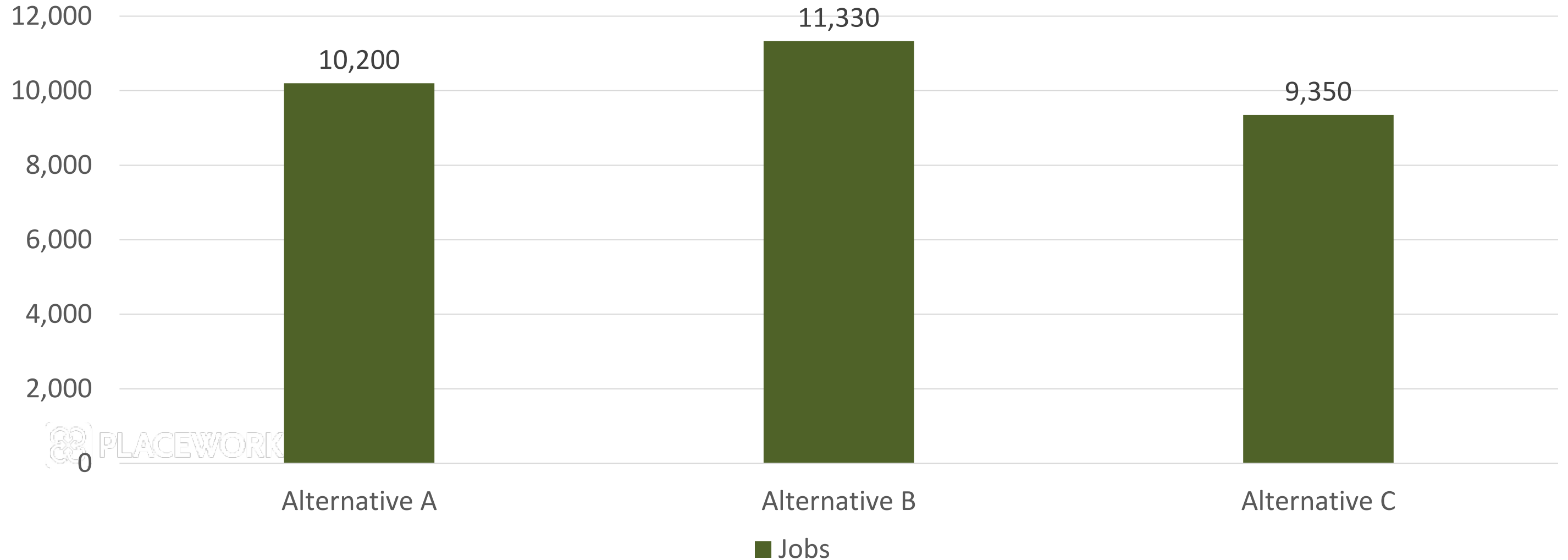


Alternative C



*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.*

# East of Greenville Road 2045 Net New Buildout





# Questions?

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# Next Steps

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# Choose or Create YOUR Preferred Scenario

**Imagine LIVERMORE 2045**

## Imagine Livermore 2045

Home Learn More Get Involved Documents Housing Element East Of Greenville Existing Conditions StoryMaps Meetings Contact

**Preferred Scenario Online Activity**

**Check out Episode 2 of the video series about Climate Change!**

[Watch the Video](#)



# Choose or Create YOUR Preferred Scenario



## Preferred Alternative

Which Alternative do you prefer for the Las Positas Court Focus Area? Required

- Residential Alternative
- Neighborhood Center Alternative
- Highway Oriented Alternative
- A mix of different pieces from multiple alternatives

Are there any additional comments you would like to share?

Submit

Highway Oriented Alternative

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

# Next Steps

- » **Online activity:** [www.ImagineLivermore2045.org](http://www.ImagineLivermore2045.org) through Dec. 15
- » **Questions and comments:** [GPUUpdate@cityoflivermore.net](mailto:GPUUpdate@cityoflivermore.net)
- » **General Plan Advisory Committee Feedback – Dec. 13, 2023**
- » **Planning Commission Recommendation**
- » **Council Direction**



THANK YOU!

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