



General Plan Advisory Committee

Wednesday, November 8, 2023

Preferred Scenario Meeting #2

Presentation Outline

- » **Project Overview**
- » **Land Use Alternatives Process**
- » **Citywide Land Use Alternatives**
- » **Citywide Evaluation**
- » **Small Group Discussion Overview**
- » **Next Steps**
- » **GPAC Questions**
- » **Public Comments**
- » **Small Group Discussion**



Project Overview

» Completed tasks:

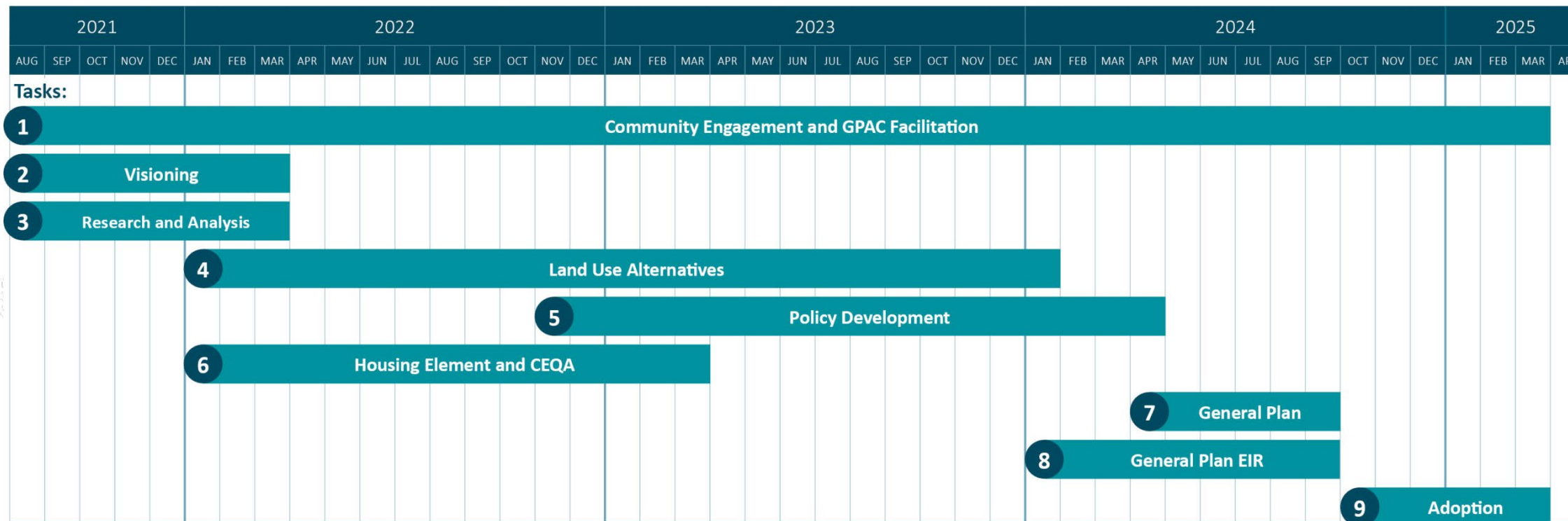
- Visioning
- Research and Analysis
- Housing Element Update
- Land Use Alternatives

» Current tasks:

- Preferred Land Use Scenario
- Policy Development
- General Plan EIR

» Upcoming task:

- Draft General Plan



Alternatives Process

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**



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 th	2015-2023	2,729 homes
6 th	2023-2031	4,570 homes
Future Housing Element Cycles – Estimates Only		
7 th	2031-2039	5,100 to 5,200 homes
8 th	2039-2047	5,900 to 6,000 homes

What Influences Development?

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



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



Preferred Scenario Community Outreach

- » October 13 - ITV Board Meeting Staff Presentation
- » October 14 - Livermore Valley Arts Artwalk Pop-up
- » October 15 - Sunday Farmers' Market Pop-up
- » October 17 - LDI Monthly Board Meeting Presentation
- » October 18 - Rotary Meeting Staff Presentation
- » October 21 - Livermore Pridefest Pop-up
- » October 24 - Wine Growers Association Staff Presentation
- » October 25 - Preferred Scenario Community Workshop
- » October 25 - Chamber of Commerce Staff Presentation
- » October 28 - Kidz Town Halloween Hay Day Pop-up
- » October 29 - Livermore Sunday Farmers Market
- » November 1 – Business Alliance Presentation
- » November 2 – Open Space Focus Group
- » November 4 - Dia de los Muertos Pop-up
- » November 5 - Livermore Sunday Farmers Market Pop-up
- » November 6 – Livermore Area Youth Advisory Commission
- » **November 14 - Preferred Scenario Webinar**
- » **November 15 - Preferred Scenario Workshop**
- » **November 18 - Preferred Scenario Webinar**
- » **Approximately 1,000 people**

Preferred Scenario Community Outreach



October 25 Community Workshop

» **50+ participants**

» **Key themes of input:**

- **Midtown** - Preference for Residential Neighborhood Alternative
- **Laughlin Road** - Preference for Mixed Use Alternative
- **Las Positas** - Preference for Neighborhood Center Alternative
- **Vasco Row** - Slight preference for Maker Village Alternative, but also support for Production and Wine Country Center Alternatives
- **East of Greenville Road** – opinions mixed; more support for Alternatives A and B; some participants also want to keep this area unchanged



Citywide Land Use

Alternatives Evaluation

Citywide Land Use Alternatives

» Citywide Land Use Alternative A

- Midtown Business Center Alternative
- Laughlin Road Mixed Use Alternative
- Las Positas Residential Alternative
- Vasco Row Production Alternative
- East of Greenville Alternative A

» Citywide Land Use Alternative B

- Midtown Blended Alternative
- Laughlin Road Industrial Alternative
- Las Positas Highway Oriented Alternative
- Vasco Row Wine Country Center Alternative
- East of Greenville Alternative B

» Citywide Land Use Alternative C

- Midtown Residential Neighborhood Alternative
- Laughlin Road Open Space Alternative
- Las Positas Neighborhood Center Alternative
- Vasco Row Maker Village Alternative
- East of Greenville Alternative C

Citywide Land Use Alternatives

» Evaluate the implications of citywide growth:

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

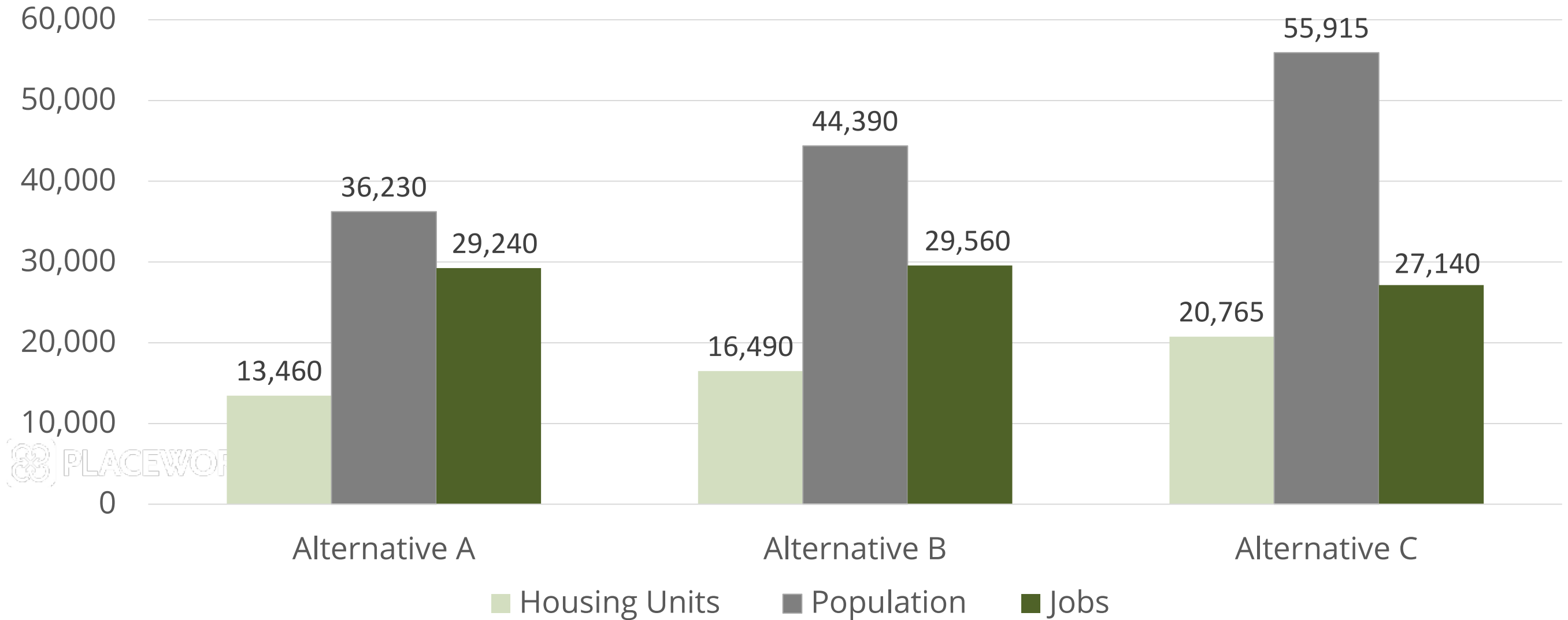
» Assume equal amounts of growth outside the Focus Areas

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

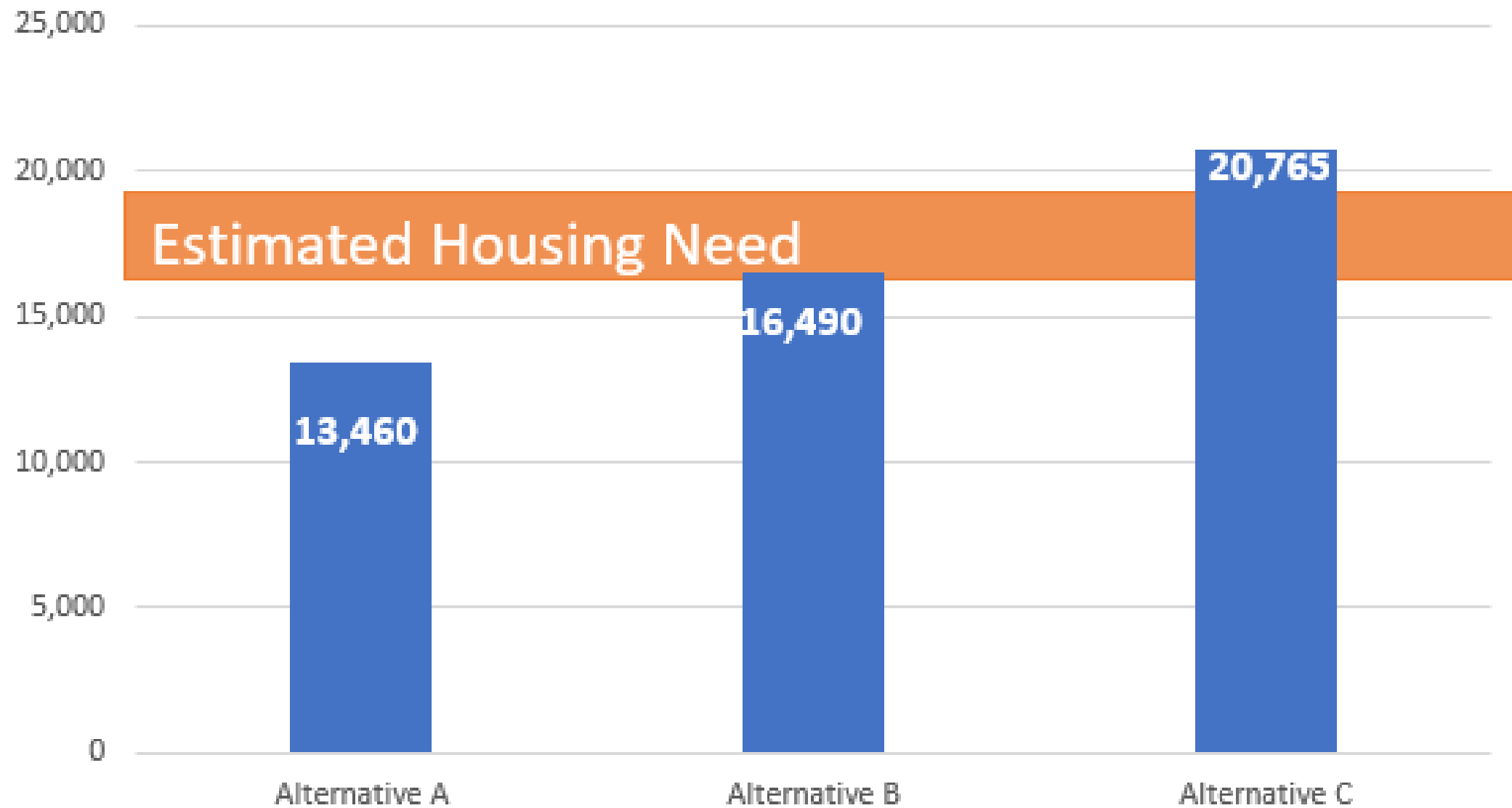


PLACEWORKS

Citywide Alternatives Net New Buildout



State Housing Mandates



Housing Supply and Types

Unit Type	2020 Units	% of Total	Alternative A		Alternative B		Alternative C	
			2045 Total Units	% of Total	2045 Total Units	% of Total	2045 Total Units	% of Total
Single Family Units	25,835	76.8%	26,775	56.8%	25,720	51.3%	27,005	49.6%
Multi-Family Units	7,805	23.2%	20,325	43.2%	24,410	48.7%	27,400	50.4%
Total	33,640	100%	47,100	100%	50,130	100%	54,405	100%



Jobs-Housing Balance

- » **Measures how local economy provides jobs for local labor force**
- » **Mismatch of employed residents to local jobs can increase:**
 - Traffic congestion
 - Air pollutant emissions
 - Noise
 - Greenhouse gas emissions

Alternative	Jobs-to-Employed Residents Ratio
Existing (2020)	1.07
Citywide Alternative A	1.19
Citywide Alternative B	1.12
Citywide Alternative C	1.00



Community Services

» School Capacity

- All alternatives could be accommodated within existing schools
- However, School District indicated a new school might be needed in the Midtown Focus Area

» Park Service Standards

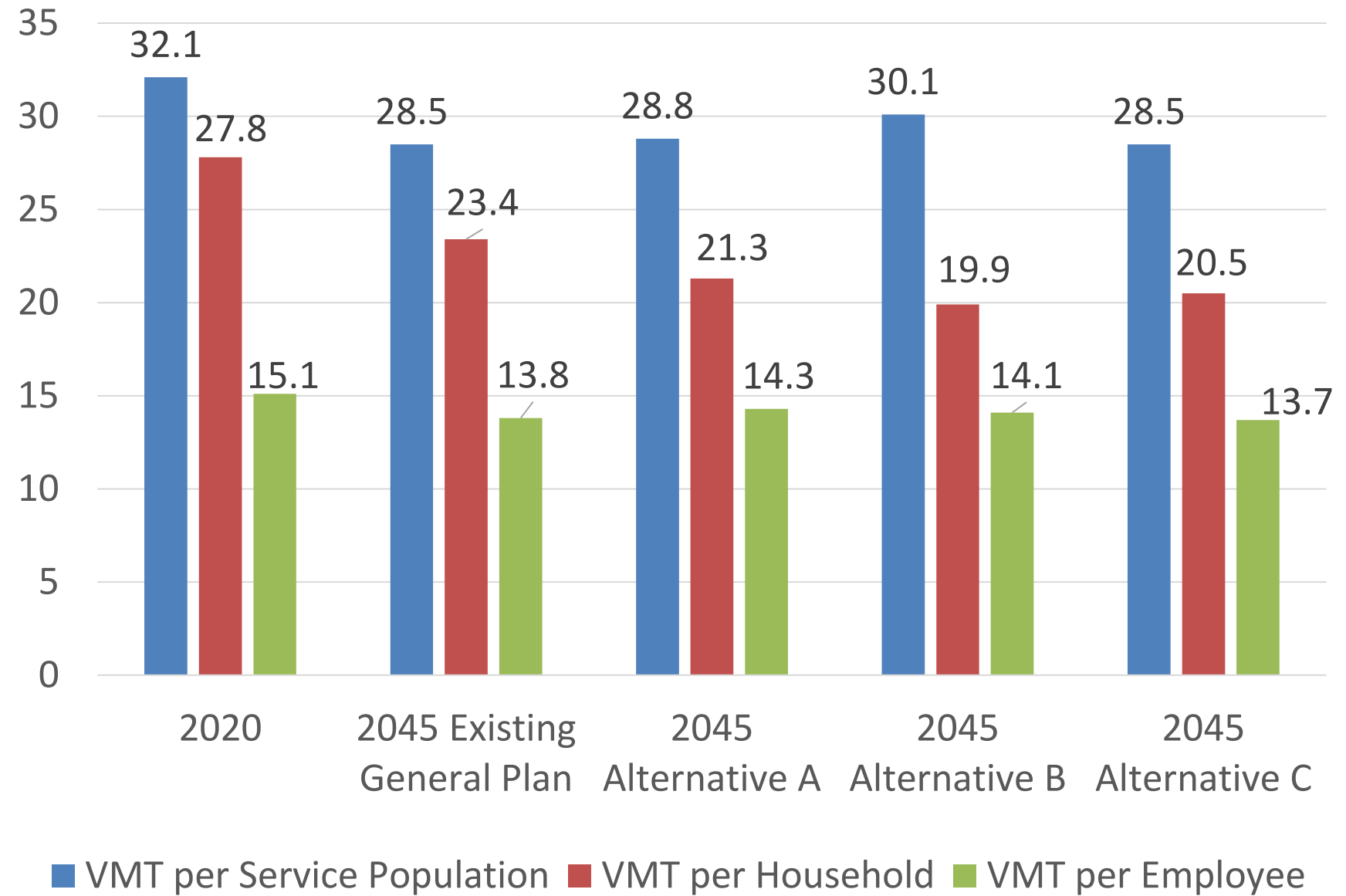
- Alternative A creates least new park demand
- Alternative C creates most new park demand



Citywide Alternative	Neighborhood Park	Community Park	Special-Use Park
2015 Park Acres	153.31	152.4	199.02
2015 Park Deficit	-32.1	-33.01	-13.61
Alternative A	68.16	68.16	40.94
Alternative B	84.48	84.48	57.26
Alternative C	107.53	107.53	80.31

Vehicle Miles Traveled

- » All alternatives decrease VMT per Service Population from 2020 conditions.
- » Alternative B has the highest overall VMT per Service Population primarily due to highest proportion of retail jobs and development.
- » Alternative C has the lowest overall VMT per Service Population by a slight margin due to concentration of growth and density.



Water Supply

» Sufficient water supply in Cal Water service area

- Las Positas is only Focus Area in Cal Water

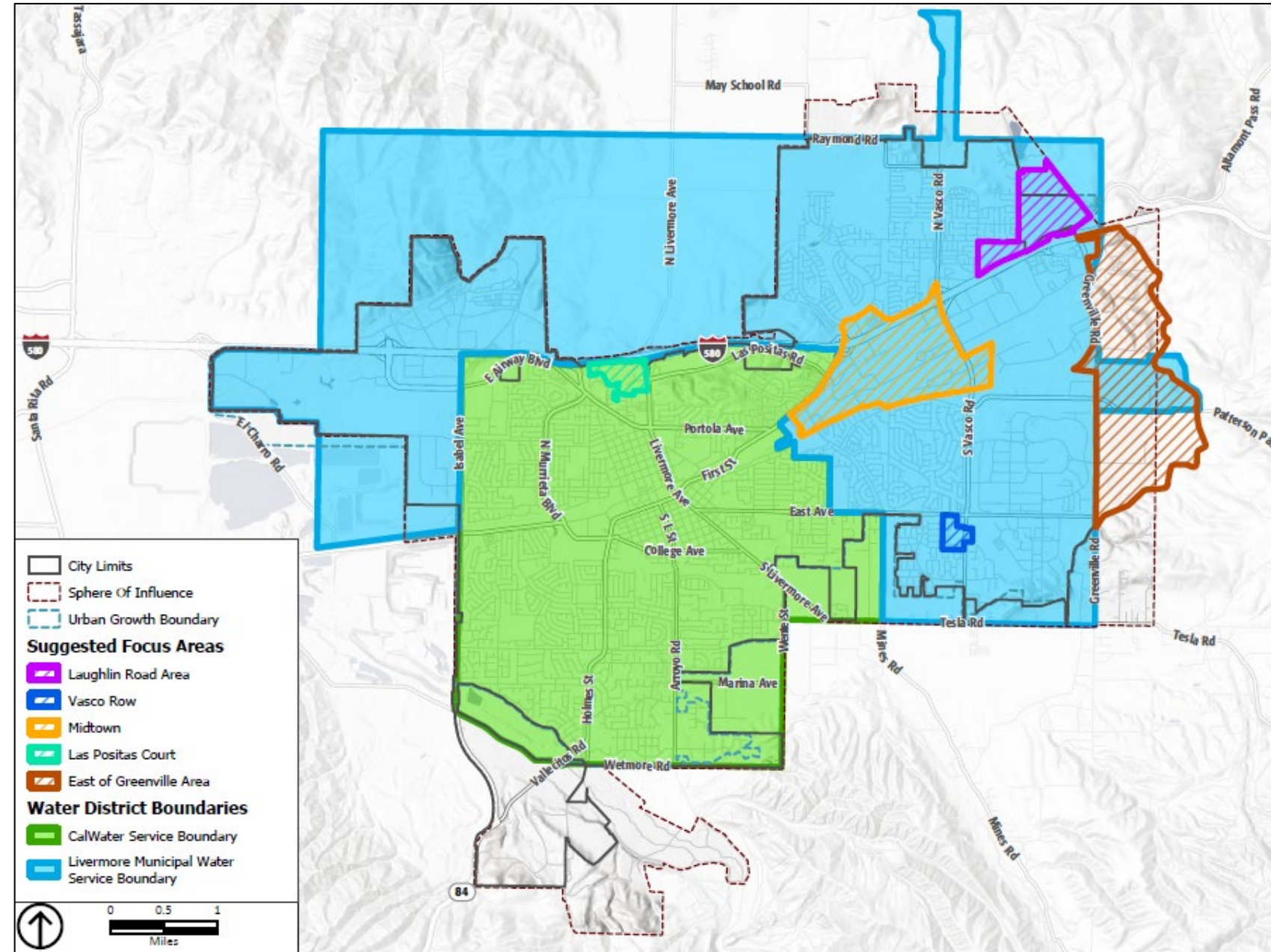
» Livermore Municipal Water District

- Alternative A - greatest demand for water
- Alternative B - would result in the least demand for water
- Alternative C - would result in a medium demand for water (comparatively)

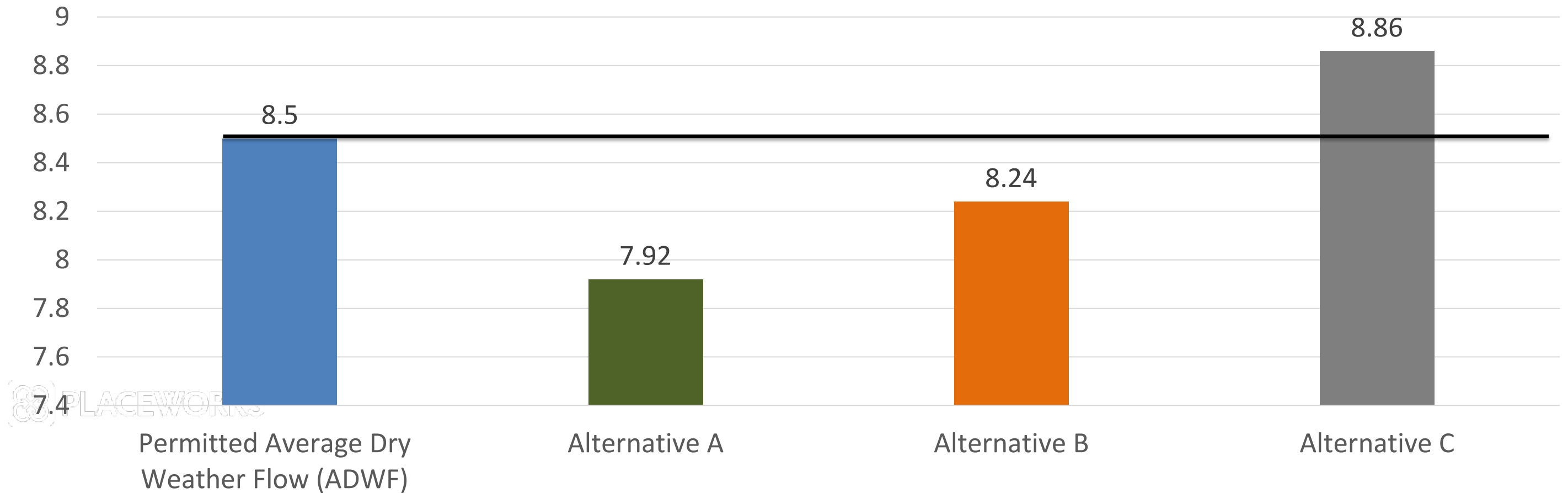
» Regional Coordination



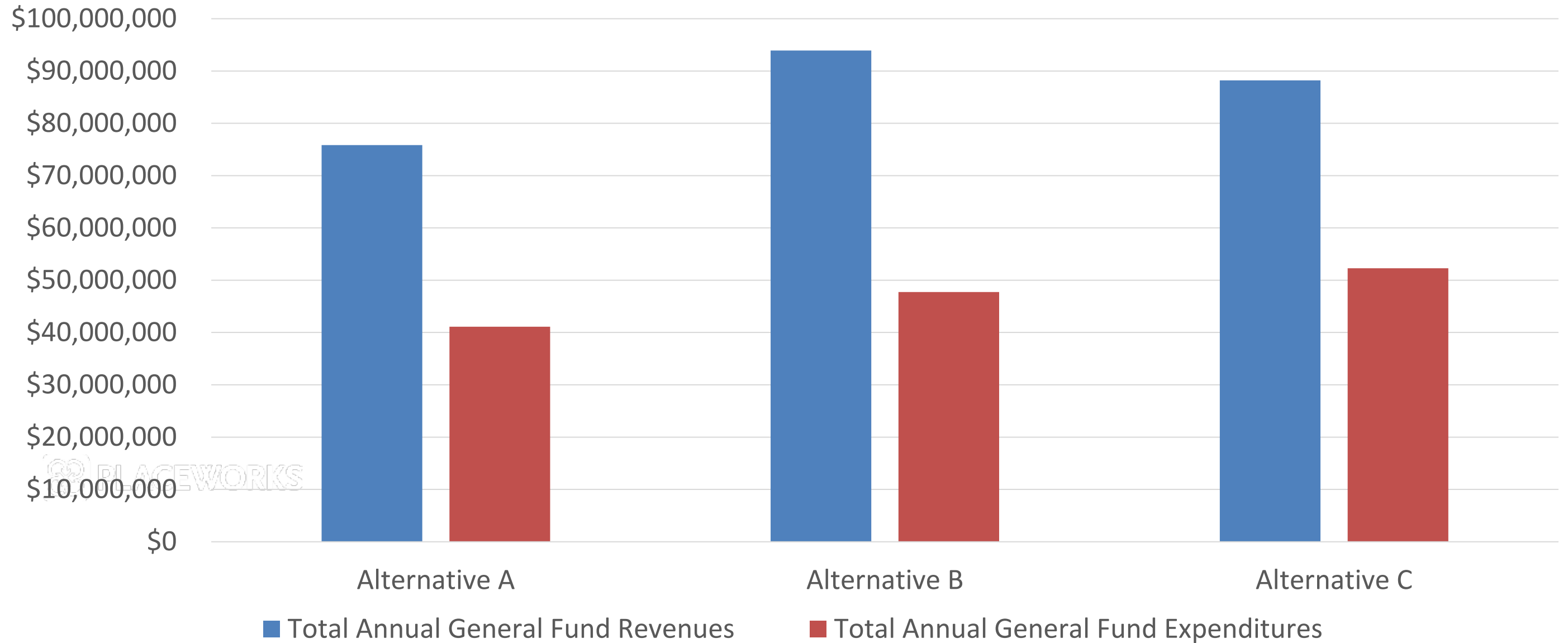
- Each scenario requires coordination with water purveyors
- Conservation and new sources will change over time



Wastewater



Fiscal Impacts



Small Group Discussion

Small Group Discussion Agenda

- 1. Review materials**
- 2. Discuss your preferred land use scenario with your group**
- 3. Report back to full GPAC**
- 4. Discuss small group outcomes with full GPAC**



Small Group Materials

- » **Citywide Land Use Alternatives Maps**
- » **Alternatives Evaluation Summary Booklet**
- » **Place Types Menu**
- » **Focus Area Alternative Map Packets**
- » **Notepad**
- » **Pens and Markers**



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 Citywide Alternatives**
 - 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**
- » **Think Citywide. Remember, that for the City to function as a complete community, it requires a mix and balance of many different uses**



Next Steps

Online Activity

» 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

» Questions and comments: GPUUpdate@cityoflivermore.net

» Community Outreach

- November 14th – Preferred Scenario Webinar
- November 15th – Community Workshop #2
- November 18th – Preferred Scenario Webinar

» **December 13th - General Plan Advisory Committee**

» **Planning Commission Recommendation**

» **Council Direction**

GPAC Questions?

Public Comment

Small Group Discussion
