



General Plan Advisory Committee

Wednesday, February 14, 2024

DRAFT Preferred Scenario Meeting #4 (Continued)

Presentation Outline

» GPAC Draft Preferred Land Use Scenario for Midtown

- Key Learning Review
- Visualize Placetypes
- Present Community and GPAC feedback
- GPAC Questions
- Public Comment
- GPAC Discussion
- GPAC Vote on Direction



GPAC Process

- » **GPAC Direction on Midtown tonight**
- » **Staff prepares a draft Land Use Map**
- » **Staff conducts further analysis**
- » **Return to General Plan Advisory Committee for review and further refinement**



Key Learnings

Overview of Key Learnings

» Policy Considerations

- Jobs/Housing Match
- State Housing Requirements
- MTC Transit Oriented Communities Policy
- Key Principles for Midtown

» Urban Design

» Visualizing Place Types



» Place Type Feasibility

Policy Considerations

Jobs/Housing Match

- » Measures how local economy provides jobs for local labor force
- » Mismatch increases congestion, pollution, noise, and GHGs.
- » Even with a jobs-to-employed residents ratio of 1.0, if job salaries can't attain housing costs, workers will commute.
- » Place types that more closely match the education and skill levels of most Livermore employed residents include:
 - Mixed Industrial – Commercial and Industrial
 - Mixed Industrial – Industrial/Office
 - General Industrial



State Housing Requirements

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

MTC Transit Oriented Communities Policy

- » **Voluntary policy that encourages housing and jobs within a 1/2 mile of transit**
- » **Complying with policy qualifies jurisdictions for discretionary MTC funding**



Midtown Policy Considerations

» A future Specific Plan would cover:

- Land use designation refinements
- Urban design and placemaking components
- Parks and other amenities
- Site constraints
- Connectivity, circulation, and infrastructure improvements
- Financing mechanisms

» General Plan could include an Action prepare a Specific Plan and policies to:

- Encourage a mix of land use types to create complete neighborhoods.
- Maintain and enhance the City's jobs/housing match to ensure adequate revenues.
- Promote quality design that reflects Livermore's character and encourages community connections.



Urban Design

Key Urban Design Terms

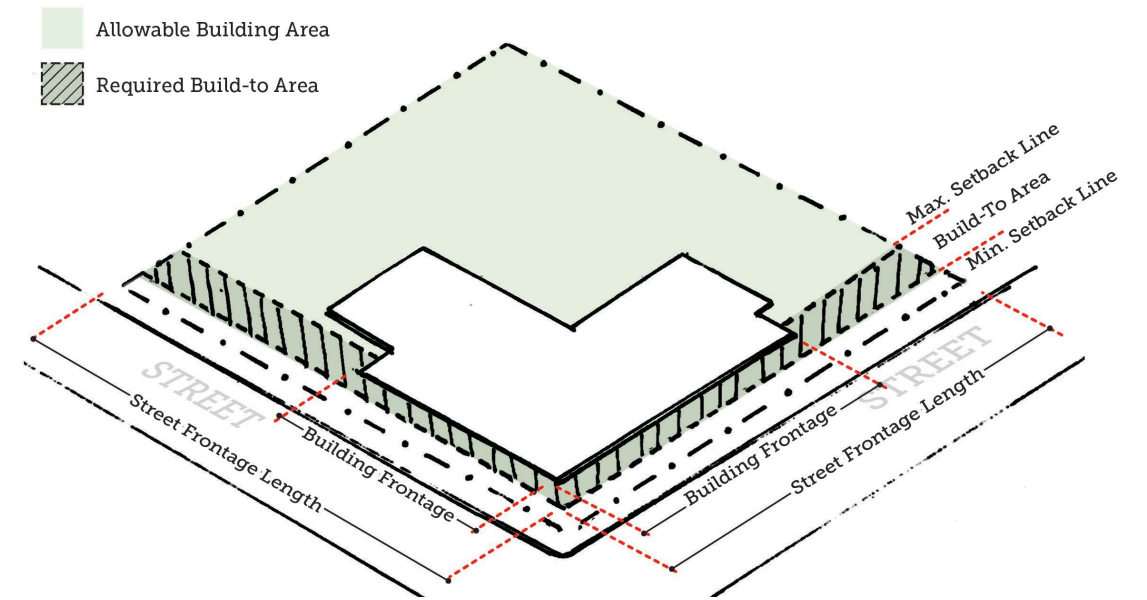
- » Land Use = the use of the property – residential, retail, industrial
- » Mix of Uses = provides choice, leads to more activity and interaction
- » Circulation Network = the backbone structure
- » Pedestrian Scale = walkable, interesting, defined
- » Auto Oriented = multi-lane arterials, easy to park



Key Urban Design Terms

Respecting Existing Character

- » **Setback and Build-to Lines = regulate where the building goes**
- » **Building Orientation = fronting the Public Realm**
- » **Massing, Scale and Modulation = relates buildings to its surroundings**
- » **Rhythm or Cadence = a regular arrangement of building features**
- » **Transparency = provides interest to passers-by**



Visualizing Place Types

Midtown Place Types

- » Residential Medium Density
- » Residential Medium-High Density
- » Residential High Density
- » Mixed Use High Density
- » Neighborhood Commercial
- » General Industrial
- » Park

Residential Medium Density

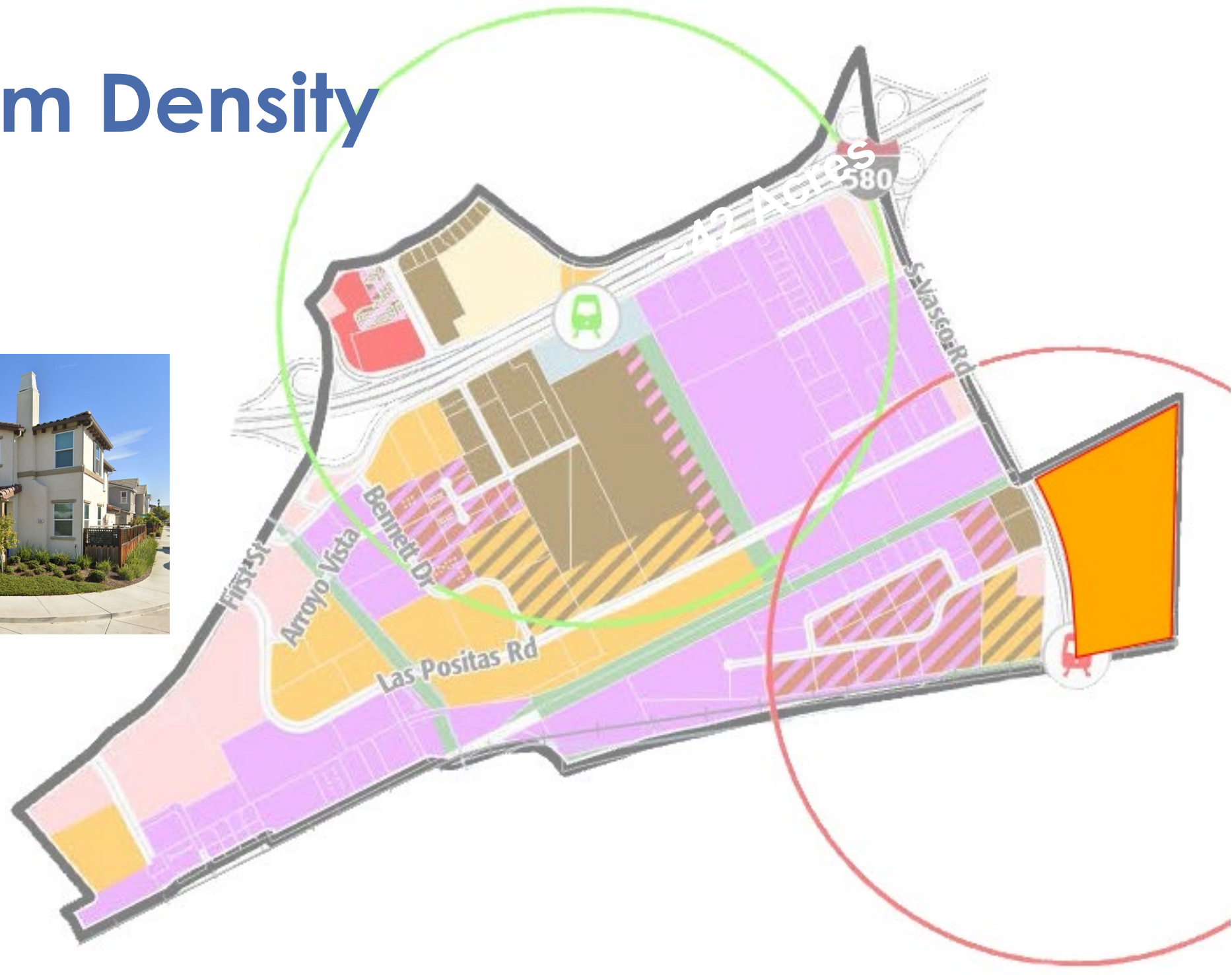
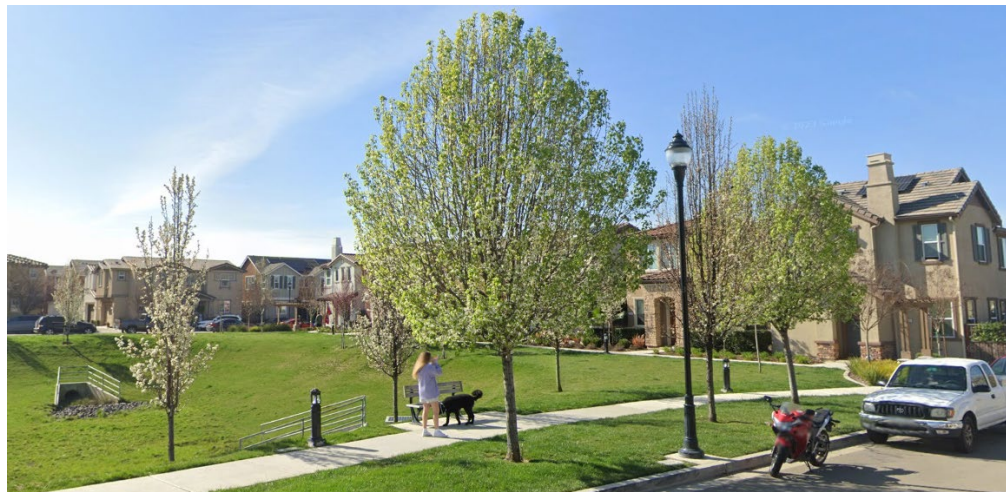
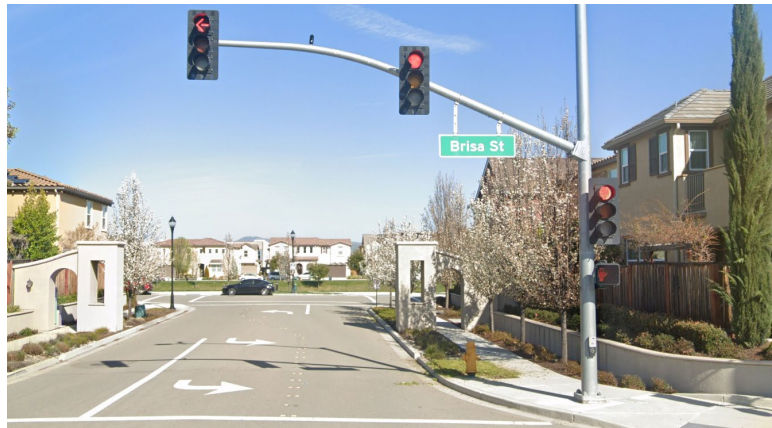
Brisa Neighborhood

- » 510 units, 38 acres
- » Mix of single family homes, townhomes, and apartments



Residential Medium Density

» Brisa Neighborhood




Residential Medium-High Density

1651 Chestnut Street, Livermore

- » 114 multi-family/senior units
- » 52 units/acre



 Residential Medium-High Density (30 to 59 DUA)

Residential Medium-High Density

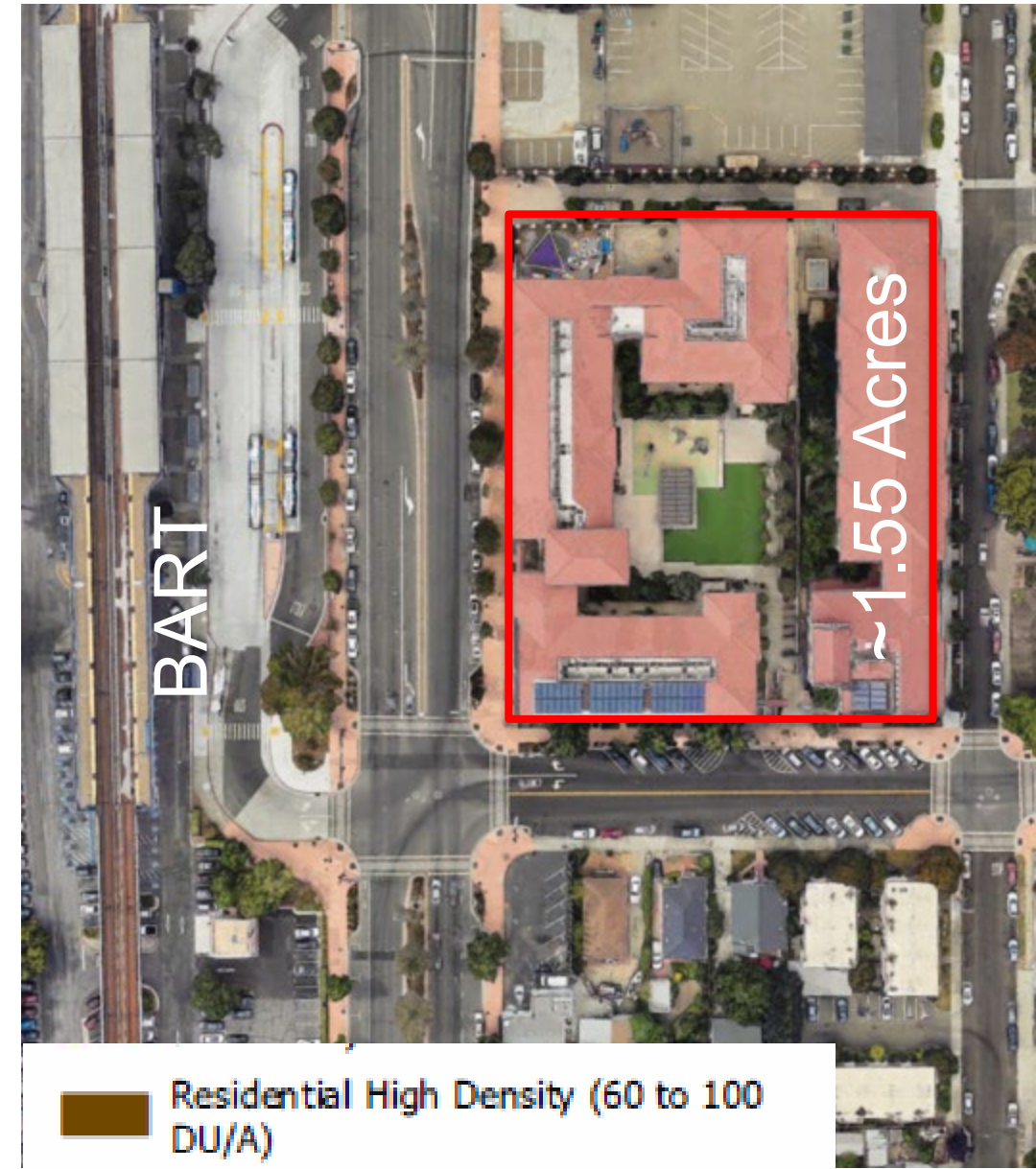
1651 Chestnut Street



Residential High Density

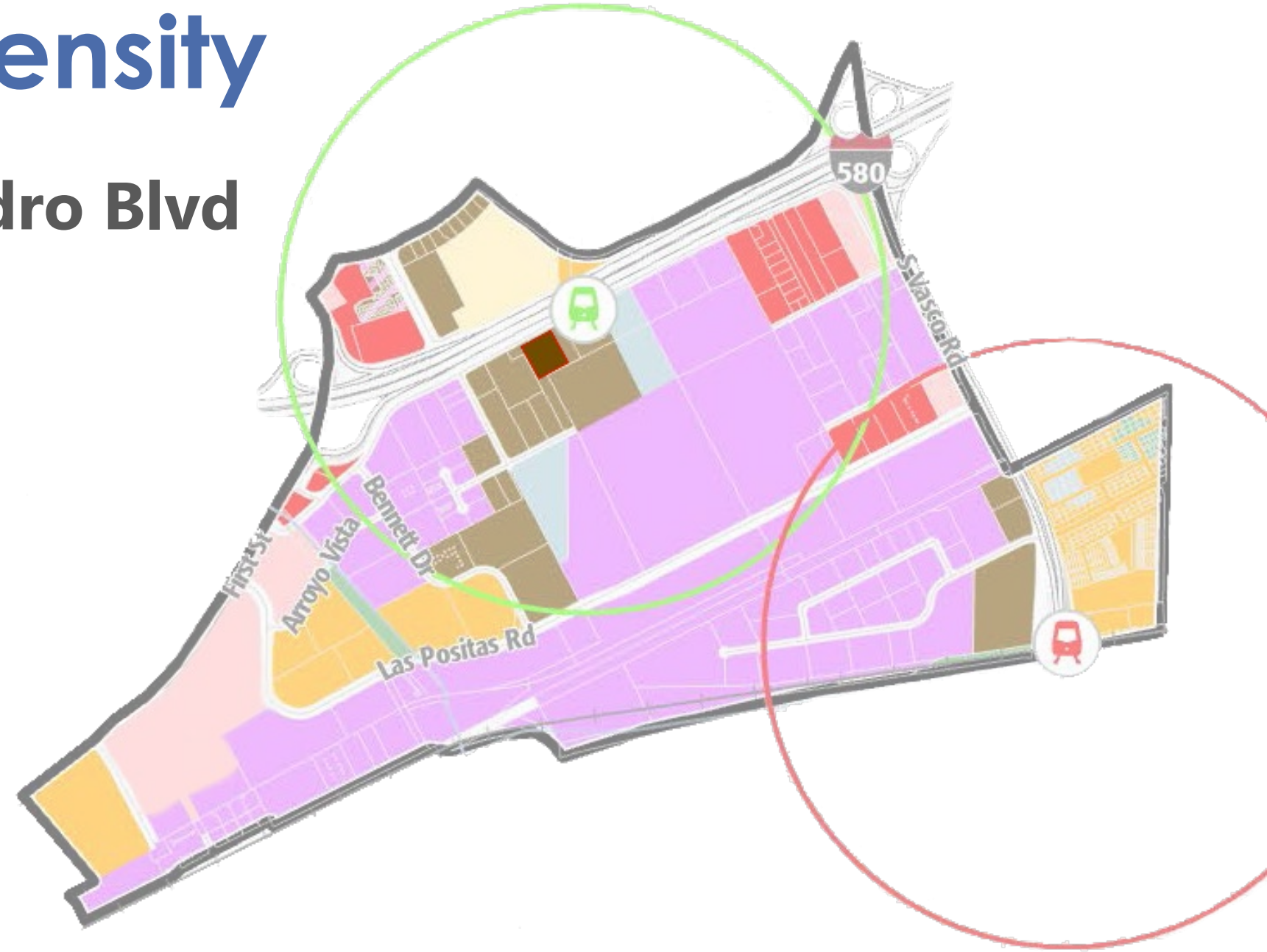
Marea Alta - 1400 San Leandro Blvd
San Leandro

» 115 units, 1.55 Acres, or 74.2 units / acre



Residential High Density

Marea Alta - 1400 San Leandro Blvd




Mixed-Use High Density

Firehouse Square - 1300 El Camino Real Belmont

- » 81 total units, .72 acres, or 112.5 DU/AC
- » 3,480 sq ft of retail



 Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)

Mixed Use High Density

Firehouse Square -
1300 El Camino Real, Belmont



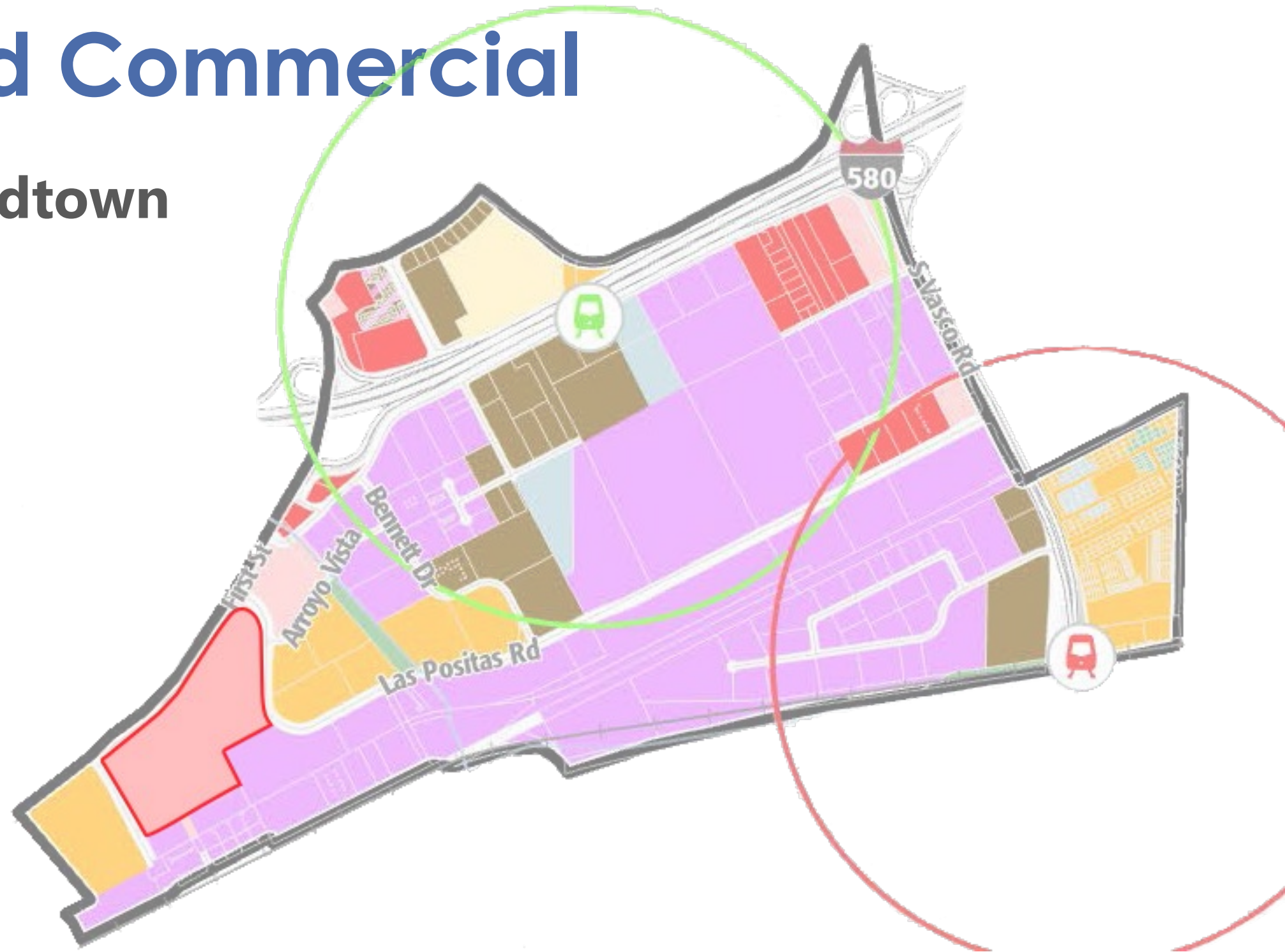
Neighborhood Commercial

Lowes/Safeway in Midtown



Neighborhood Commercial

Lowes/Safeway in Midtown



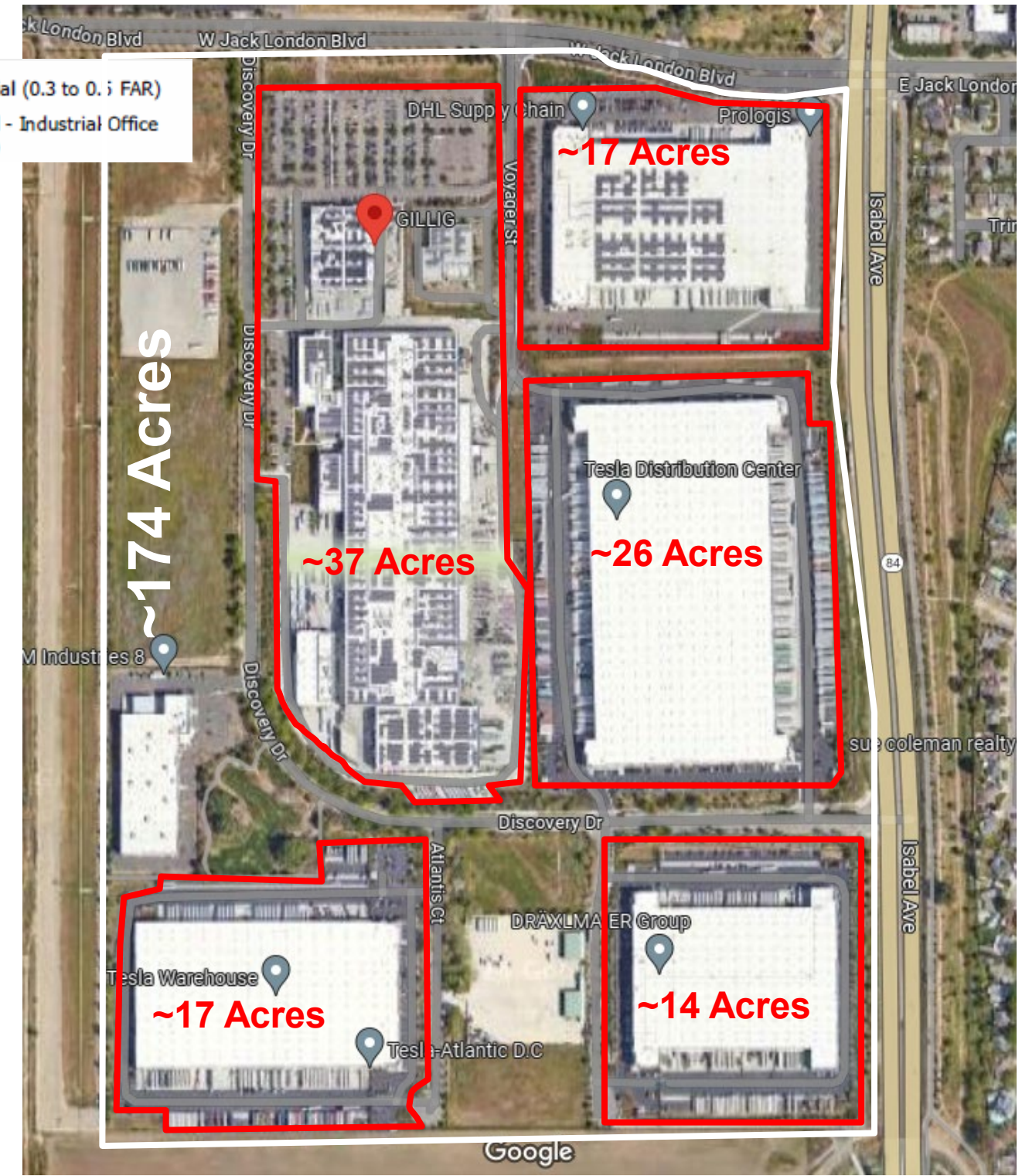
General Industrial

Oaks Business Park

- » Gillig (921 jobs as of 2020)
- » Tesla (705 jobs as of 2020)
- » DHL Supply Chain (467 jobs as of 2020)
- » Draxlmaier Group
- » Prologis
- » Approximately 170 acres

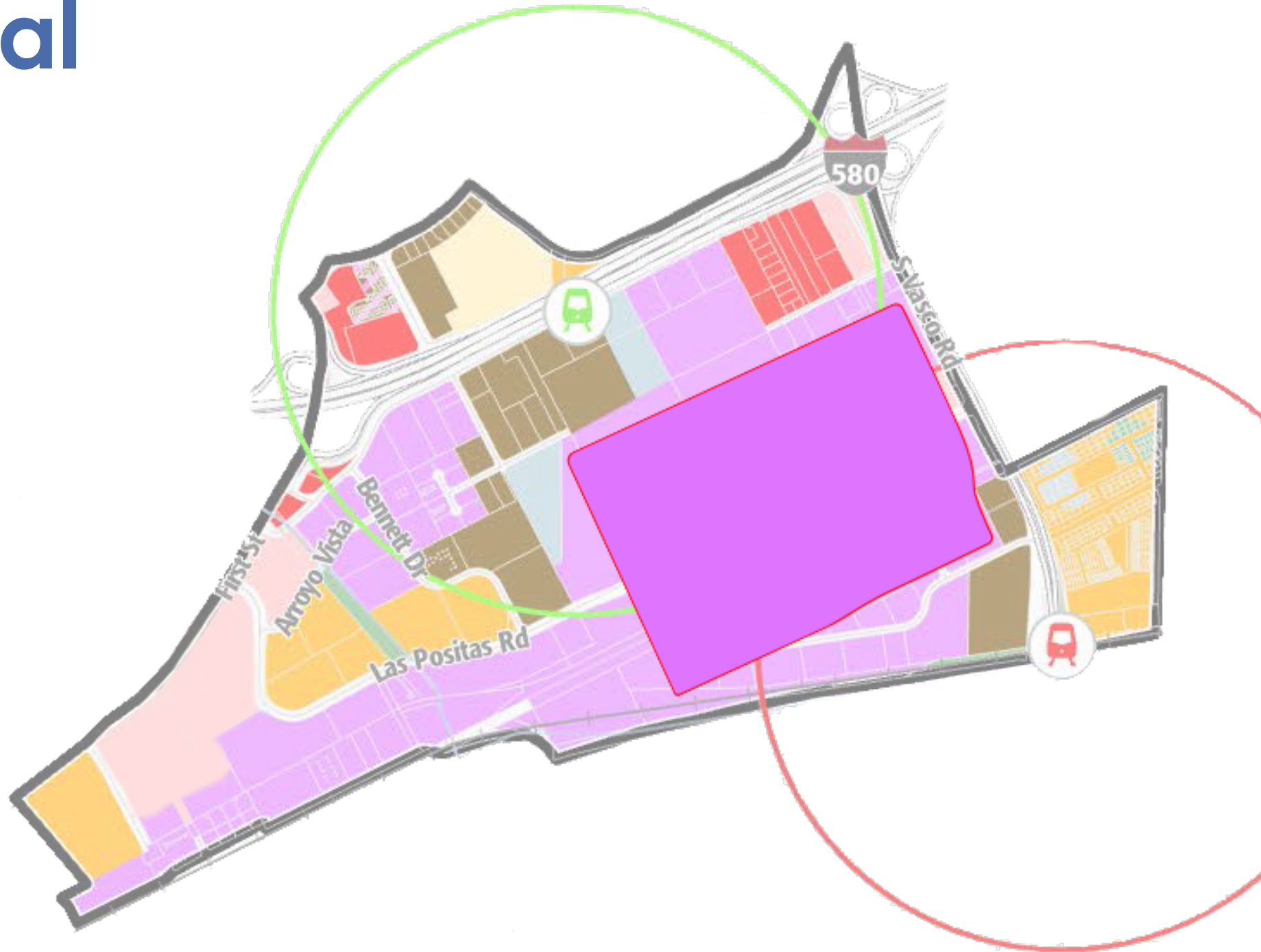


General Industrial (0.3 to 0.5 FAR)
Mixed Industrial - Industrial Office (0.5 to 2.0 FAR)



General Industrial

» Oaks Business Park



Park

Bruno Canziani Neighborhood Park

- » Linear Park and open space
- » Dog park, trails, a playground & picnic tables



Park

Bruno Canziani Neighborhood Park



Place Type Feasibility

Place Type Feasibility

» Some factors that affect feasibility:

- Land cost
- Construction cost
- Infrastructure availability and capacity
- Catalyzing event (e.g., arrival of Valley Link train service)
- Economic shifts
- National/international events
- Property ownership patterns
- Parcel size/shape/location/access



Place Type Feasibility

» Residential

- Small-lot single family housing and townhomes continues to be attractive
- Downtown multifamily housing shows market potential for denser housing types
- Multifamily projects at higher densities might not be feasible until the next market cycle

» Commercial

- City well served by its current retail supply
- New local offerings may be appropriate to serve new and growing neighborhoods

» Office

- Minimal new office development in Livermore and the Tri-Valley since the early 2000s
- Future Valley Link train service in Livermore and possible rise of satellite offices could create new market opportunities

» Industrial

- Seems likely that modern industrial and “flex” space will remain in strong demand in Livermore

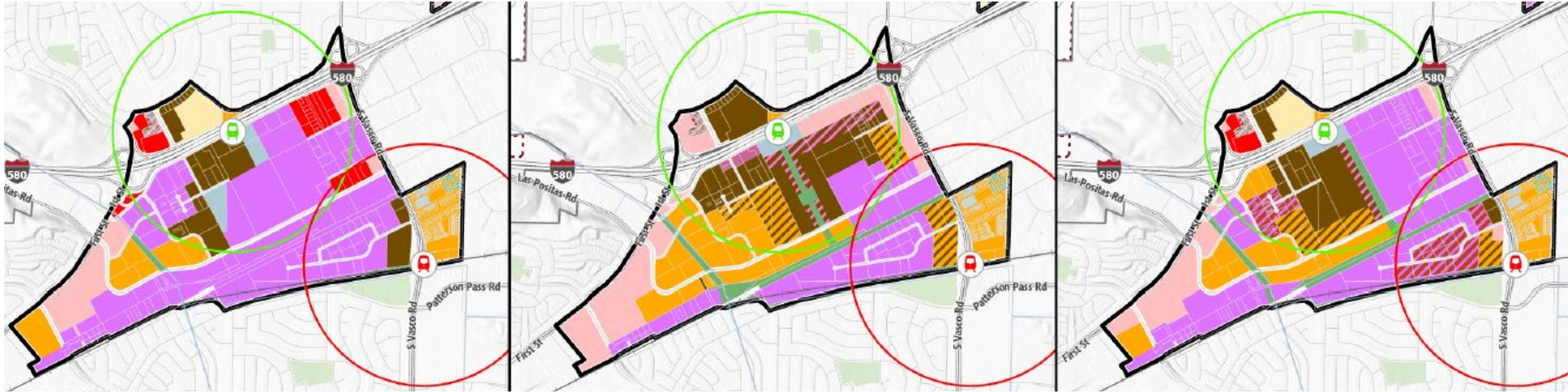
Midtown

Midtown Alternatives

Business Center Alternative

Residential Neighborhood Alternative

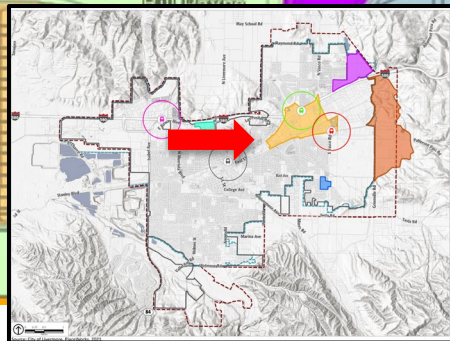
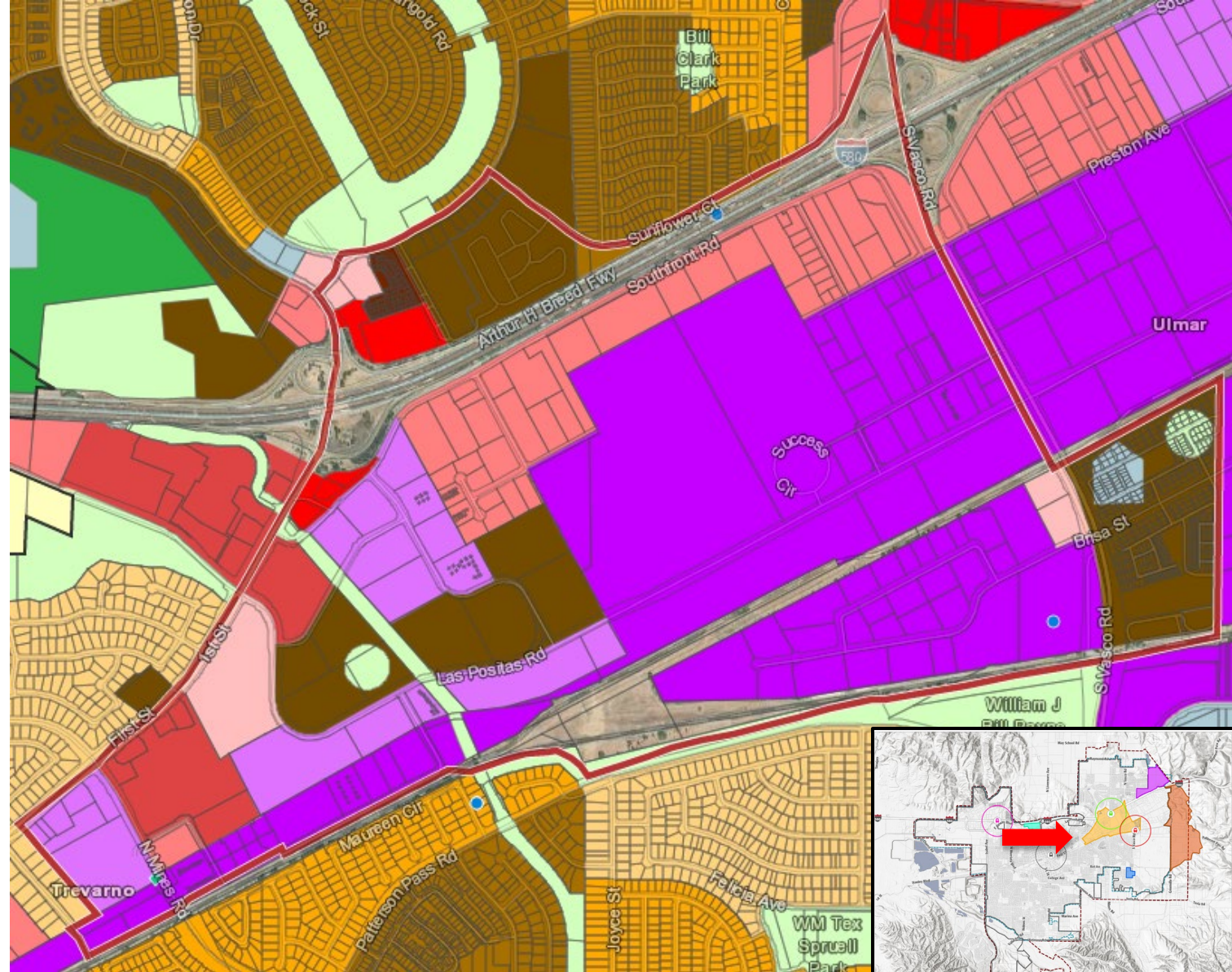
Blended Alternative



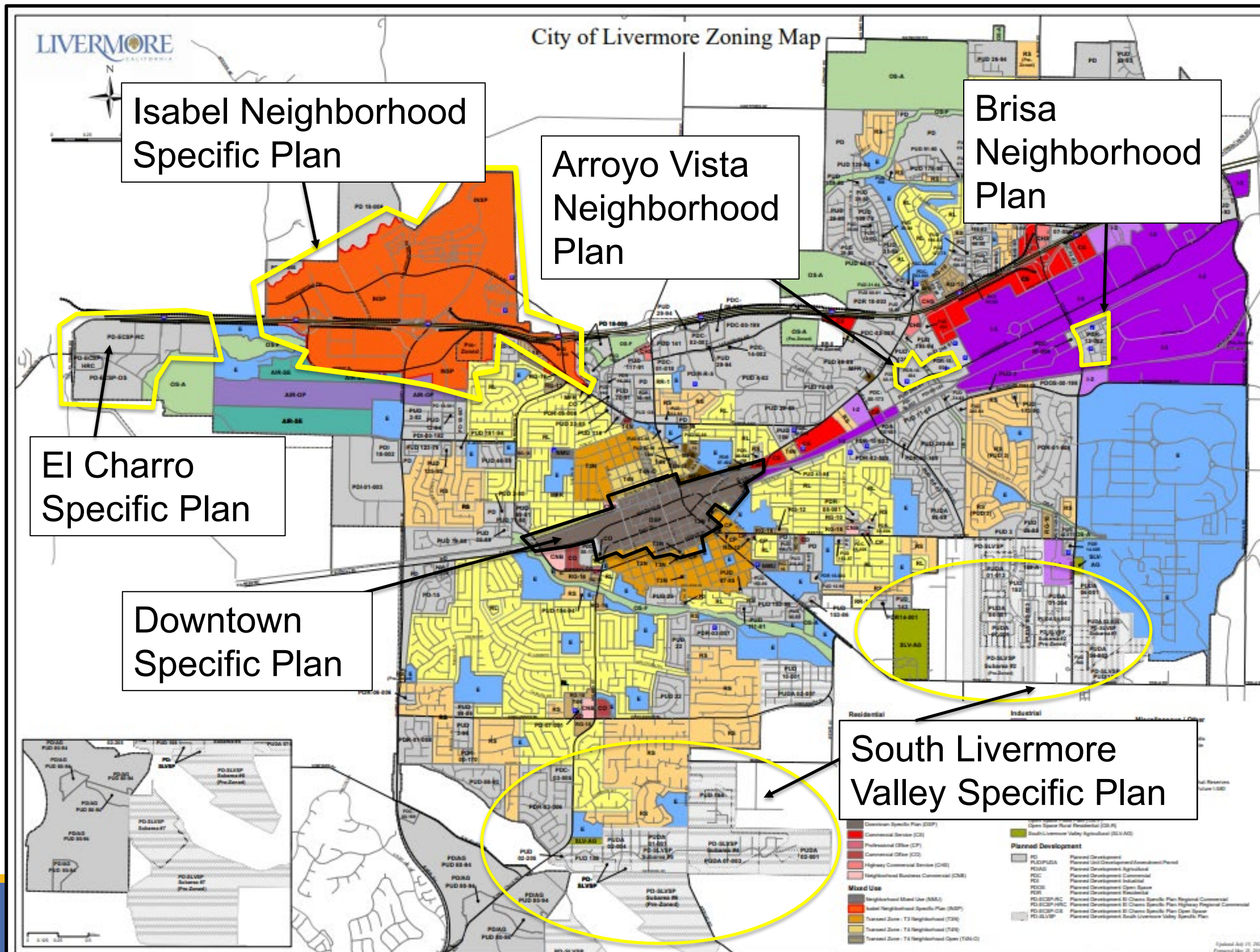
PLACEWORKS

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

Midtown Focus Area



Specific Plans



Midtown Compared to Downtown



Community Input - Midtown

» **Business Center Alternative**

- Participants liked that this alternative limited exposure to I-580 noise and air pollution and that it retained existing industrial uses

» **Residential Neighborhood Alternative**

- Most participants preferred the Residential Neighborhood Alternative
- Support for adding housing and jobs near the future Valley Link station
- Need to protect residential uses from I-580 noise and air pollution
- Some participants requested more park space and adding a hotel

» **Blended Alternative**

- Participants liked that this alternative preserved most of the industrial uses
- Support for the amount of housing in this alternative
- Add more park space and locate commercial and industrial along I-580 to protect residential uses

» **Other Input**

- Improve circulation and parking
- Support adding housing and jobs
- Consider a Research Campus here
- Plan for a new K-8 school



GPAC Input – Group 1

- » Start with Blended Alternative
- » Replace Residential Low Density north of I-580 with a higher density housing type
- » Save space for a school



GPAC Input – Group 2

- » This Focus Area should have the highest concentration of housing and a mix of housing types
- » Include green space buffers between I-580 and residential uses
- » Retain most of the existing industrial uses
- » Do not change Brisa Neighborhood



GPAC Input – Group 3

- » **Start with the Residential Alternative**
- » **Add a sports park to the west of the Focus Area**



Midtown Core Area

Business Center Alternative

Residential Neighborhood Alternative

Blended Alternative



GPAC Direction

- » **Narrow Focus Area boundary to core area which represents the most intense change areas**
- » **Start with the spirit of the Blended Alternative, with a goal of increasing the housing**
- » **Replace residential uses fronting I-580 south of the freeway with Mixed Industrial-Office**
- » **Indicate on map a future school site is needed**

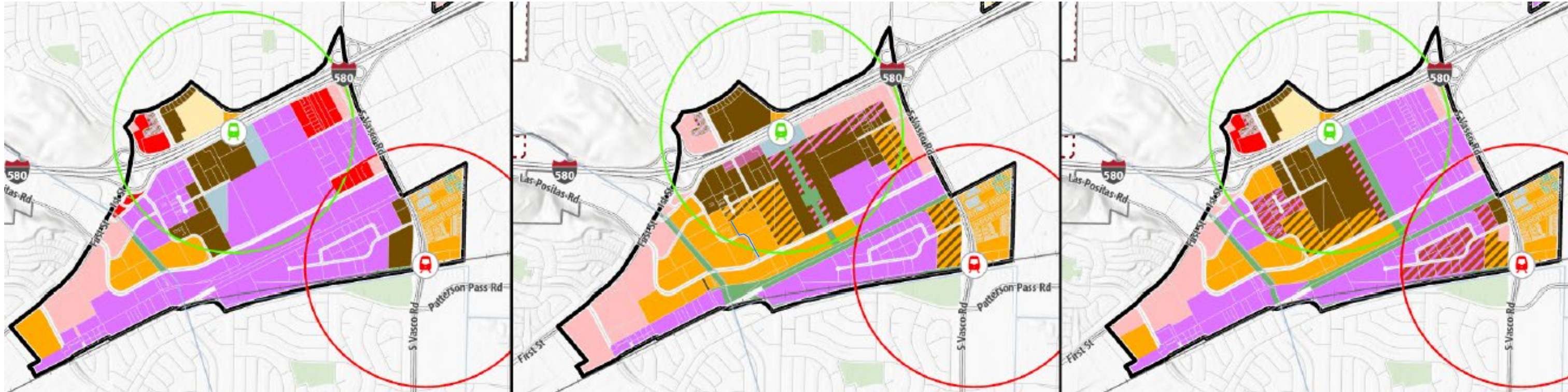


Midtown Alternatives

Business Center Alternative

Residential Neighborhood Alternative

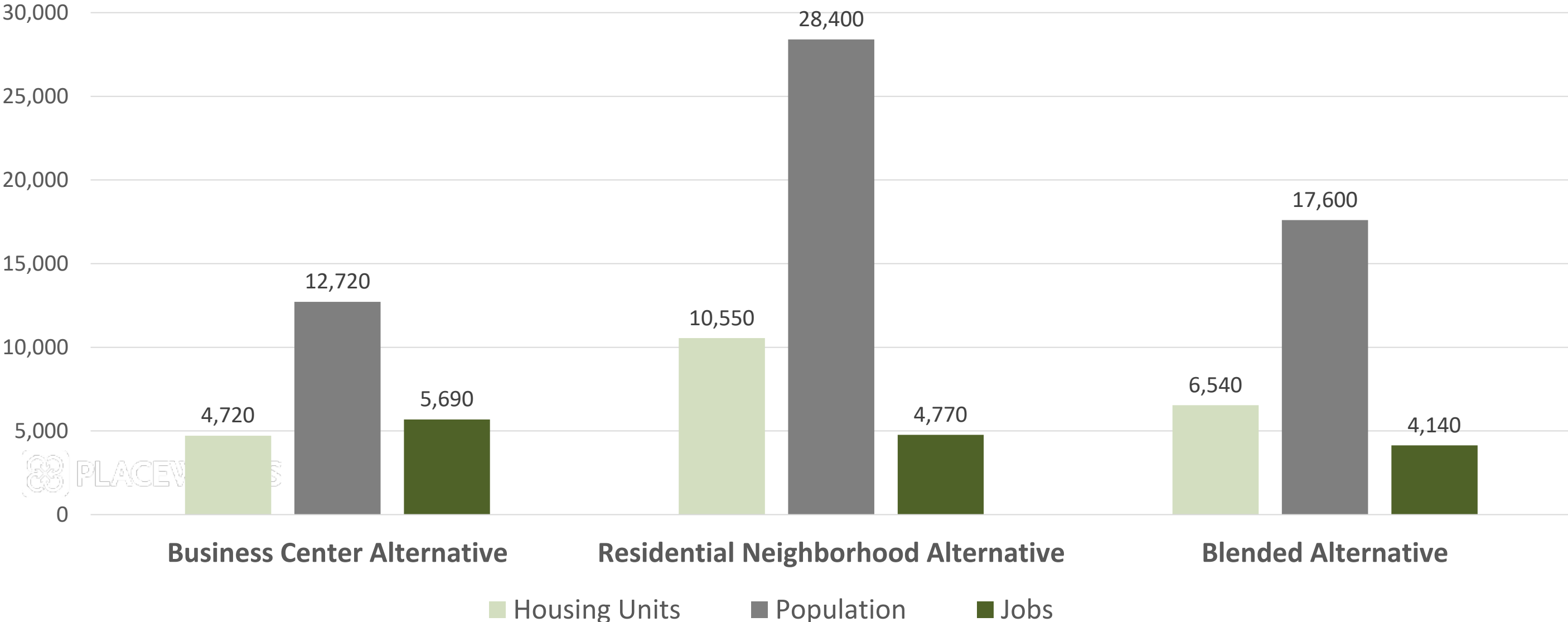
Blended Alternative



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

Adjournment

Midtown 2045 Net New Buildout



Midtown 2045 Buildout

Midtown	Business Center Alternative		Residential Neighborhood Alternative		Blended Alternative		
	Existing (2020)	2045 Net New	2045 Total	2045 Net New	2045 Total	2045 Net New	2045 Total
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