



# General Plan Advisory Committee

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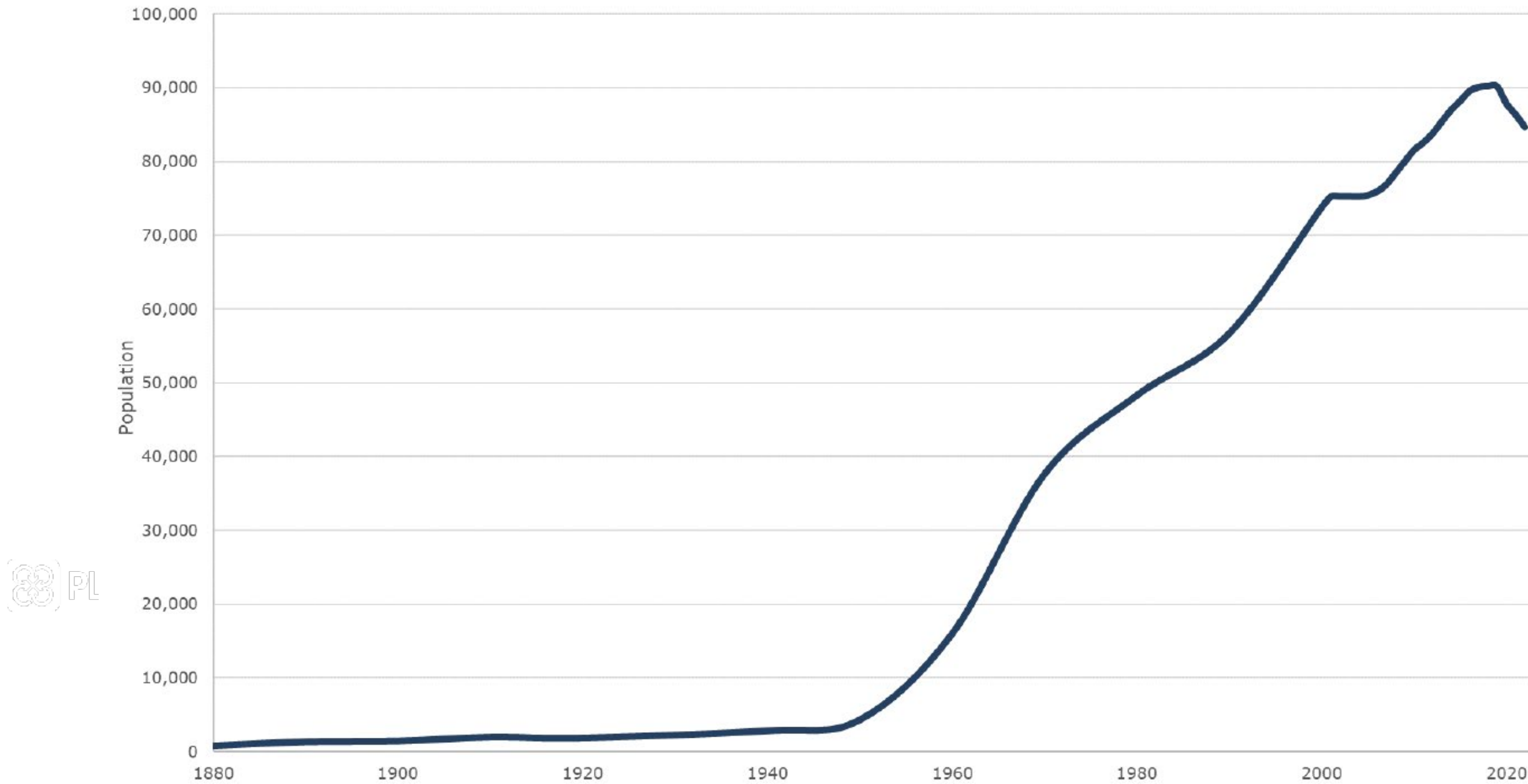
Wednesday, March 13, 2024

## DRAFT Preferred Scenario Meeting #5

# Item 4.1 Updated Population and Employment Projections

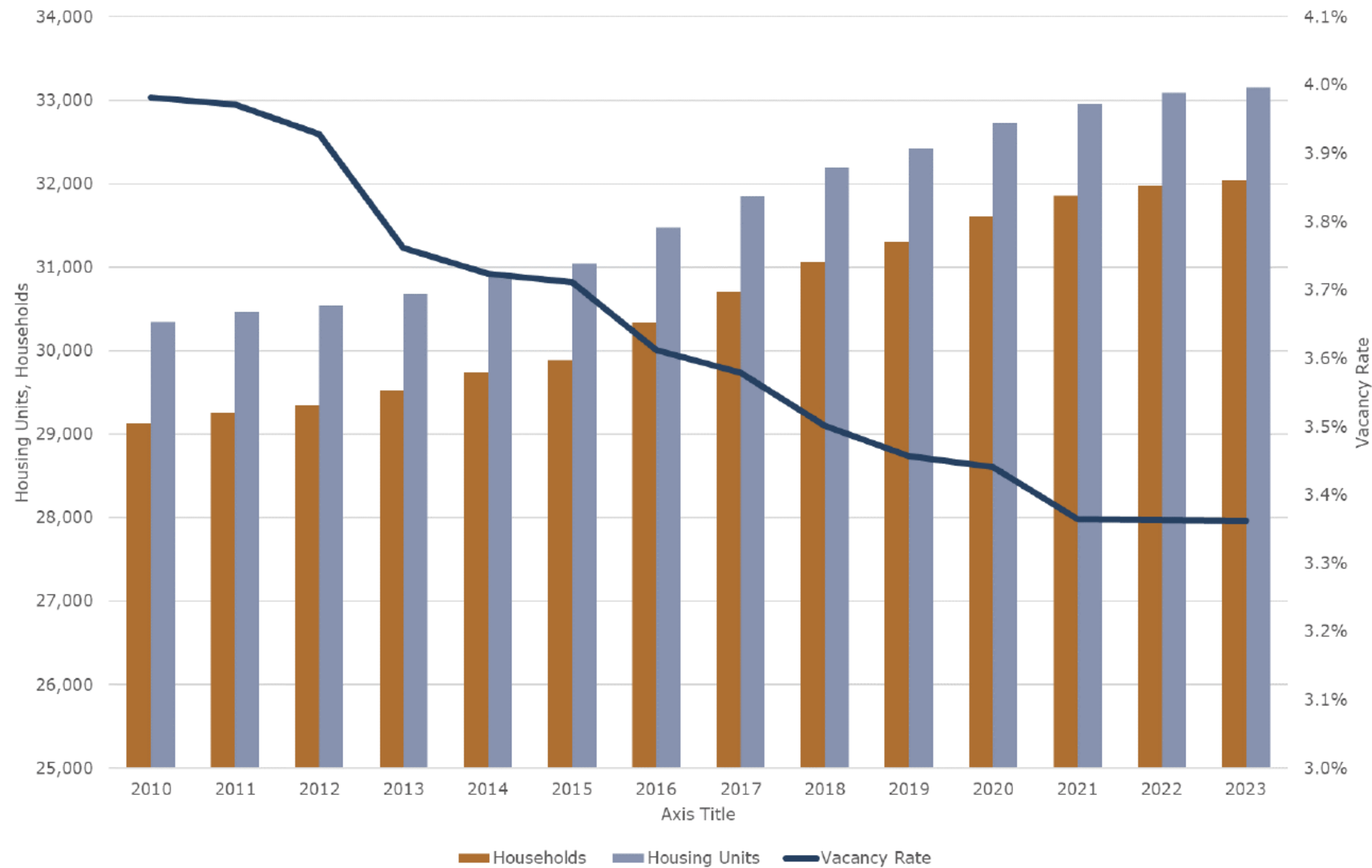
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# Livermore Population 1880 to 2023



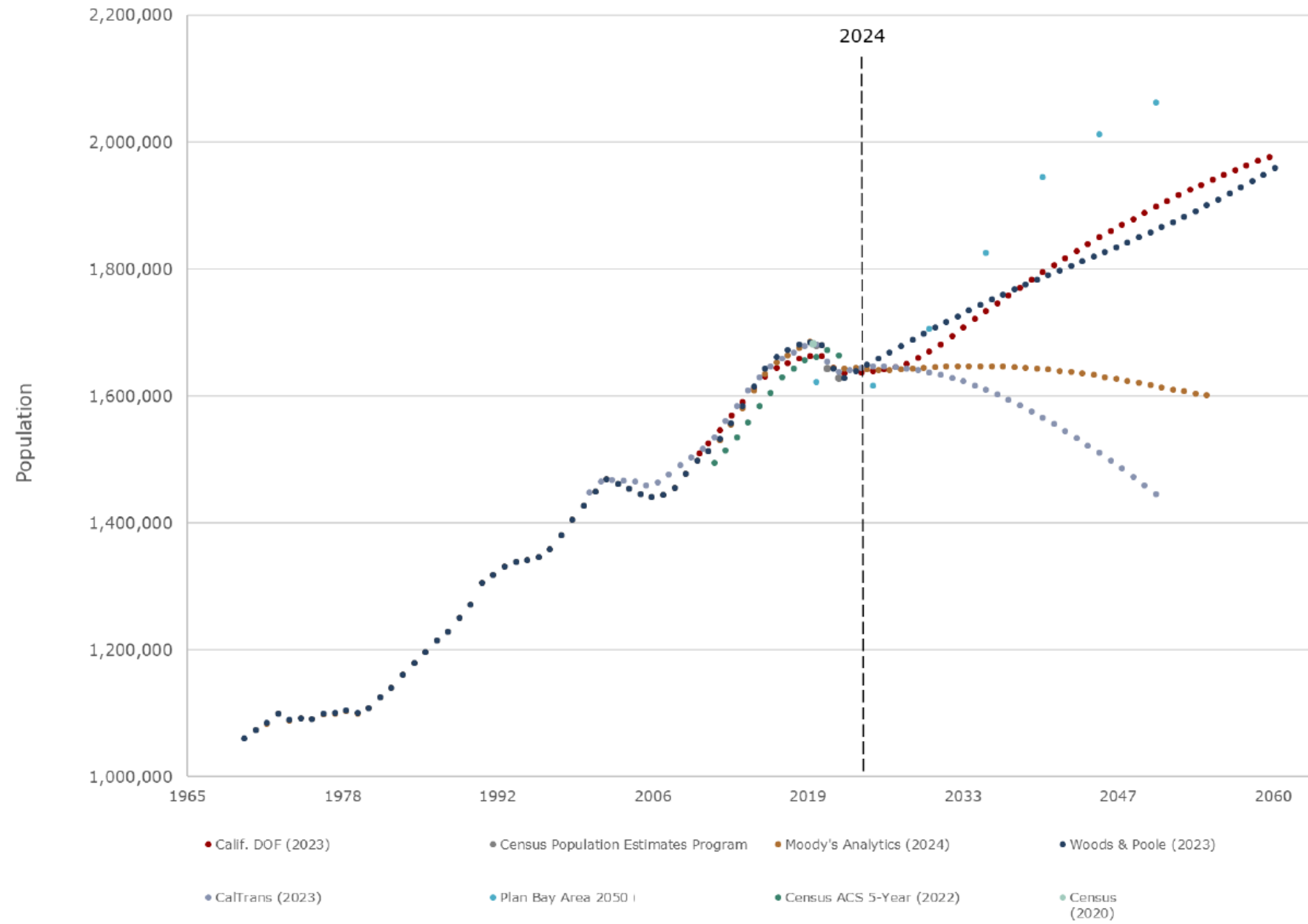
Source: US Census Bureau

# Livermore Housing and Vacancy 2010 to 2023



Source: California Department of Finance E-5

# Alameda Co Projected Population Growth



# Alameda Co Projected Job Growth



# Item 4.1 Process

» **GPAC Clarifying Questions**

» **Public Comments**



Item 4.2 GPAC Draft

Citywide Land Use Scenario



# GPAC Preferred Citywide Land Use Scenario

## » Context and Background

## » Summary of GPAC Direction

- Vasco Row
- East of Greenville
- Las Positas
- Laughlin Road
- Midtown

## » GPAC Citywide Preferred Land Use Scenario



- Projected Buildout
- Jobs to Employed Residents
- Ability to Accommodate Future RHNA
- Market Feasibility

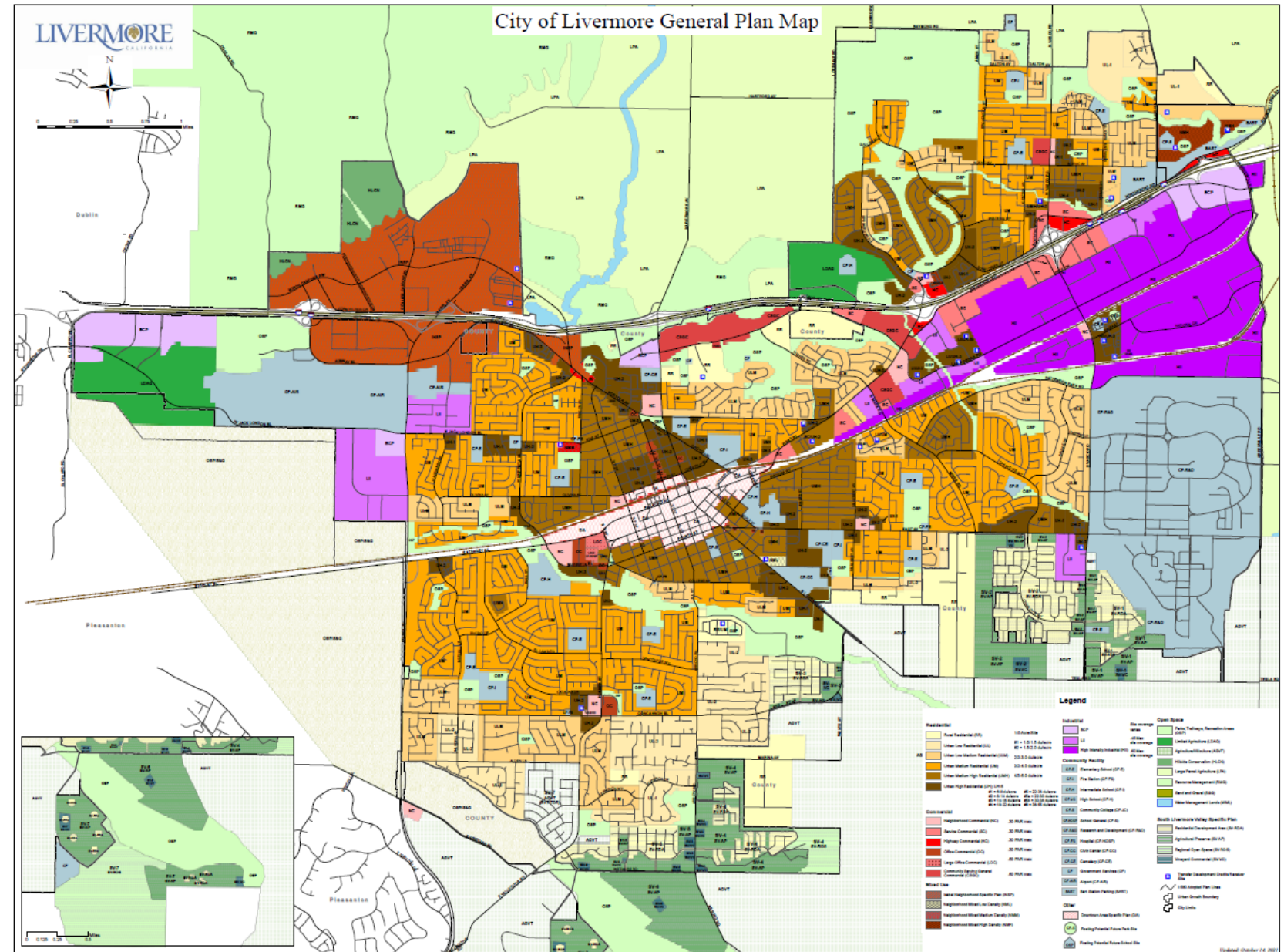
# Context and Background

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# General Plan Land Use Map

Map and designations determine:

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





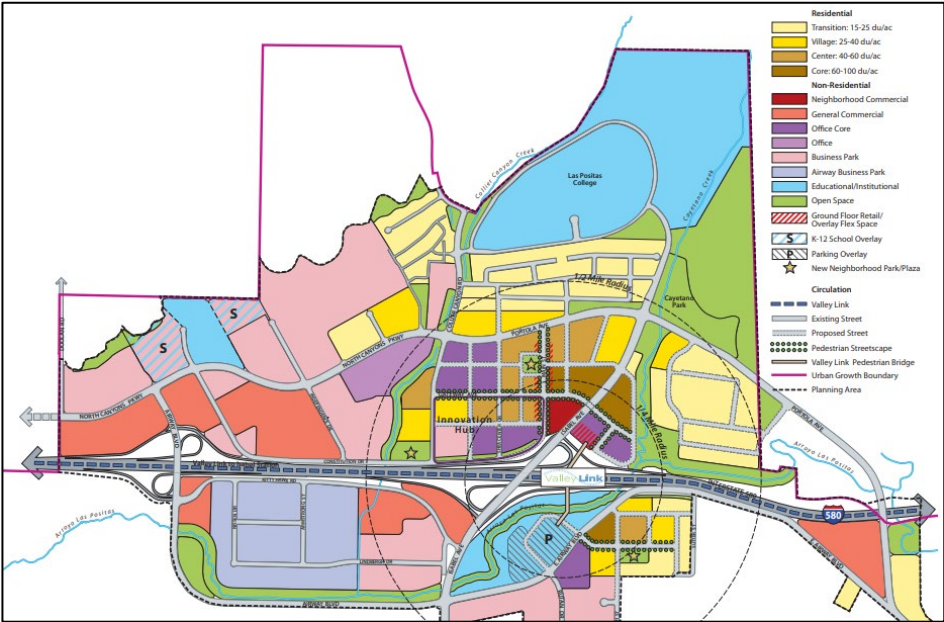




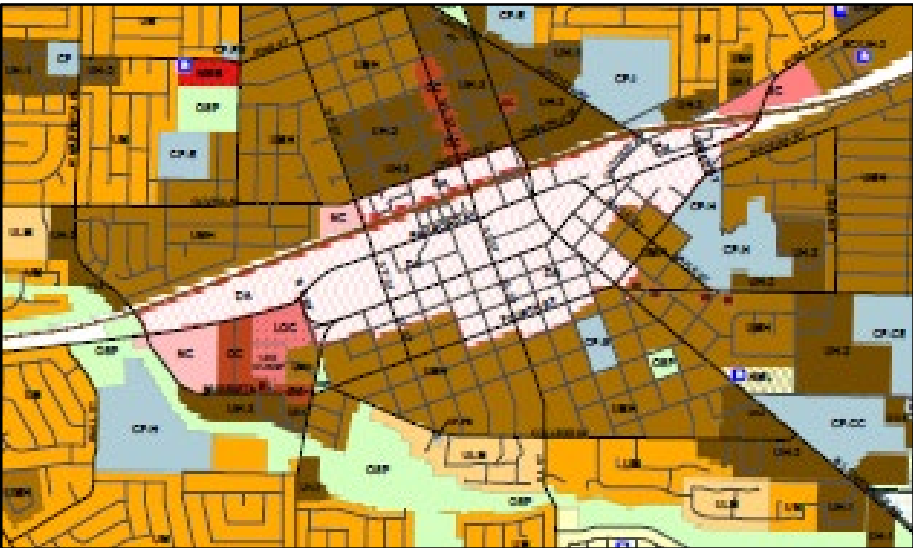
# General Plan – Isabel Designation



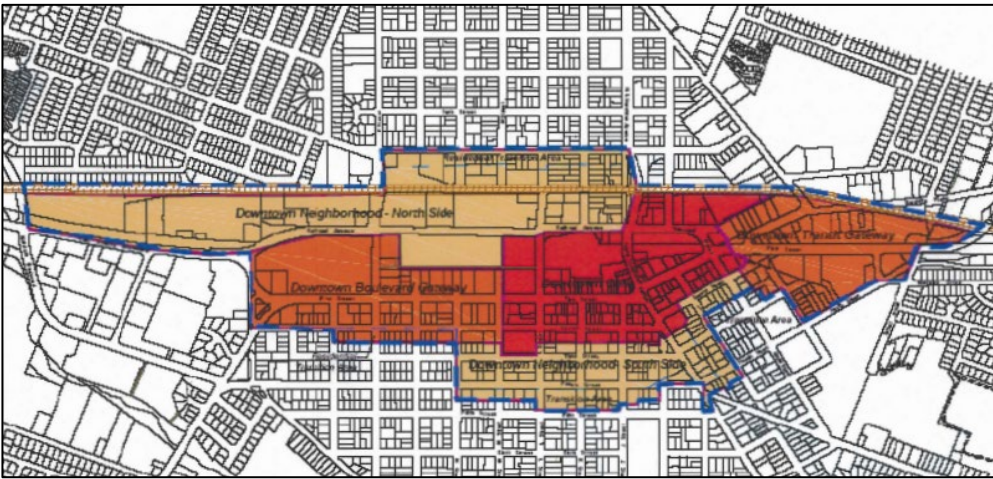
# Specific Plan Land Use Map



# General Plan – Downtown Area Designation



# Specific Plan Land Use Map

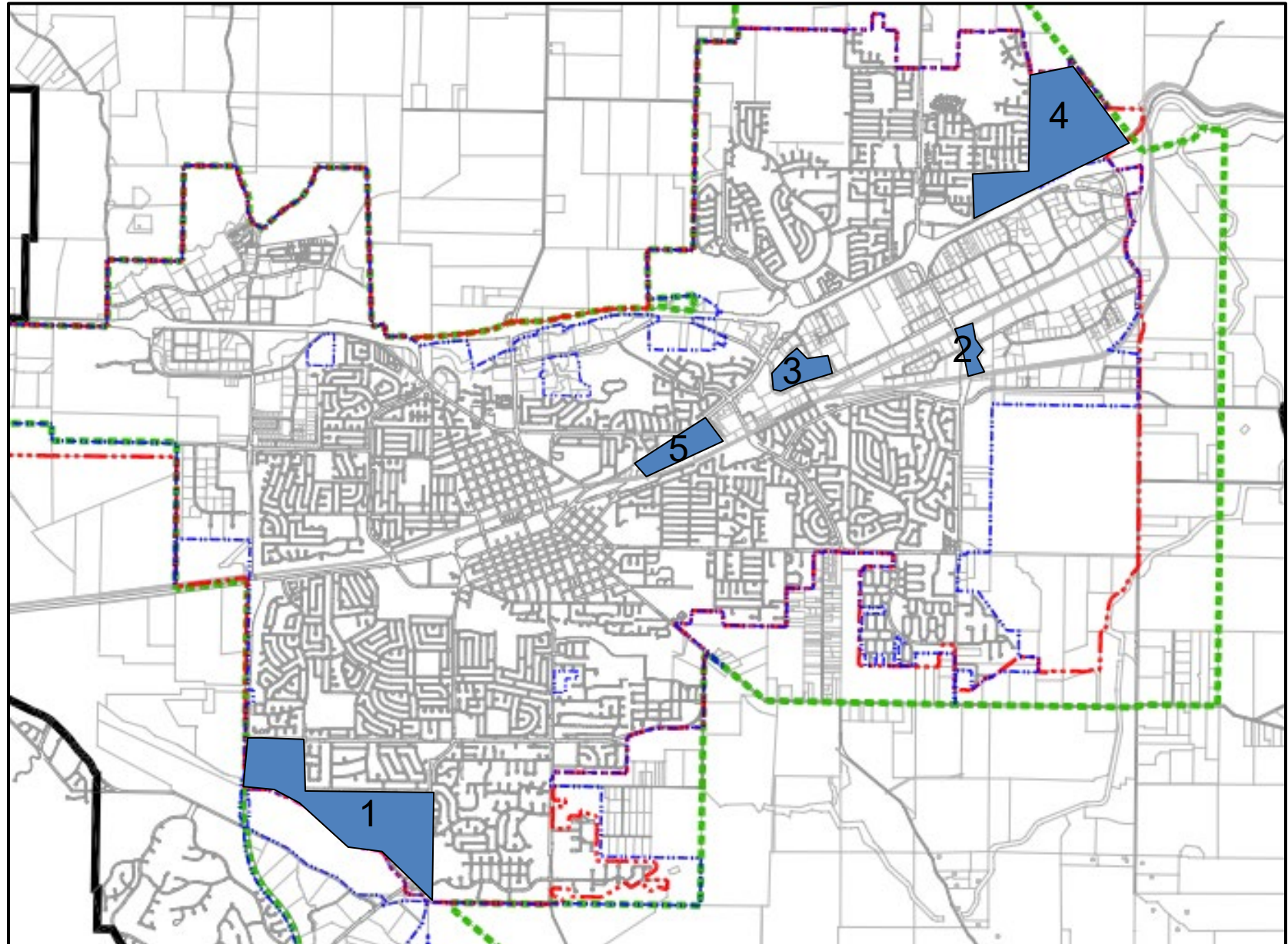




# 2003 General Plan Transition/Study Areas

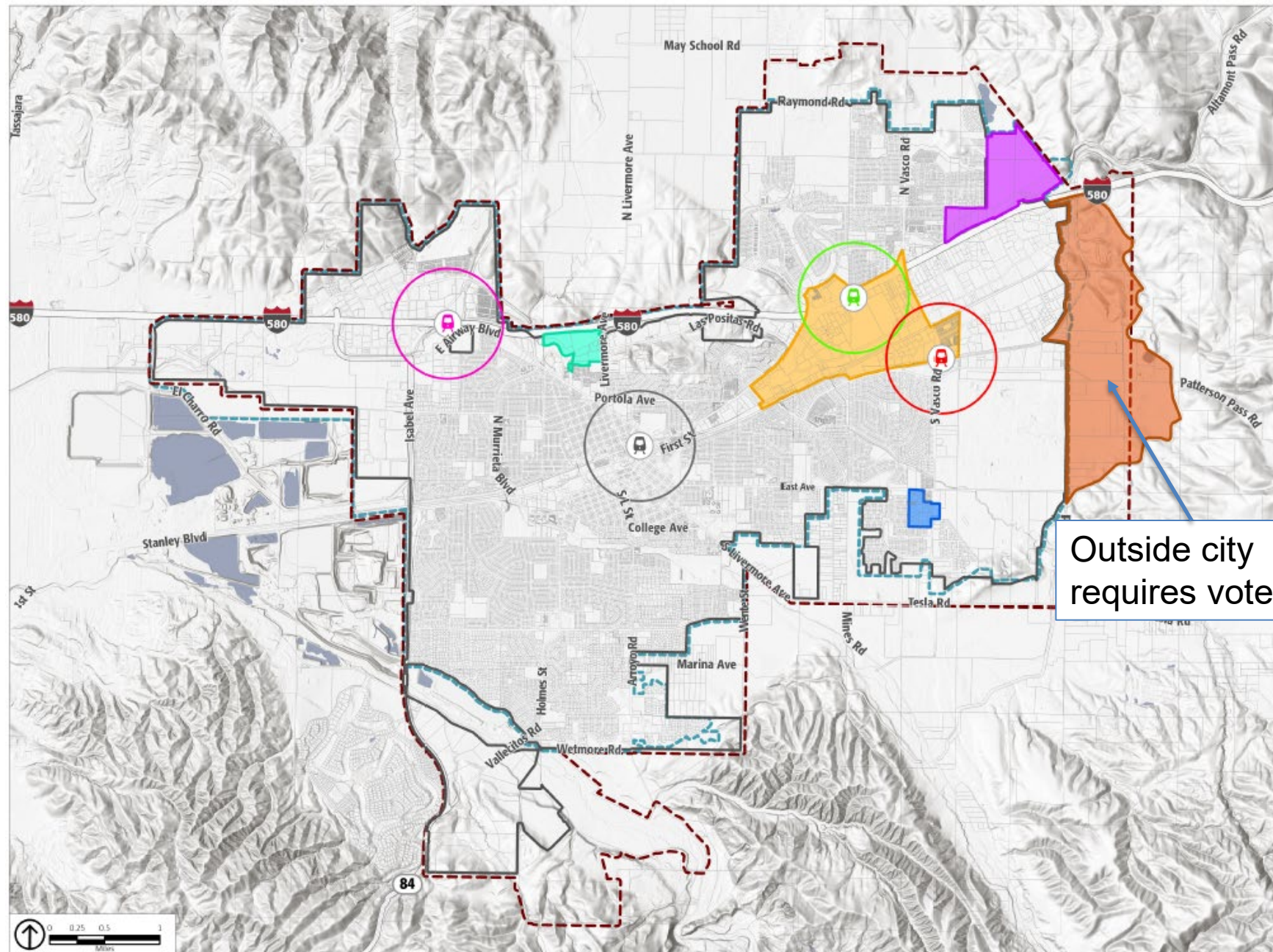
■ Transition/Study Area

- 1. Alden Lane
- 2. Brisa Neighborhood
- 3. Arroyo Vista Neighborhood
- 4. Greenville/TOD Study Area
- 5. First Street Transition Area





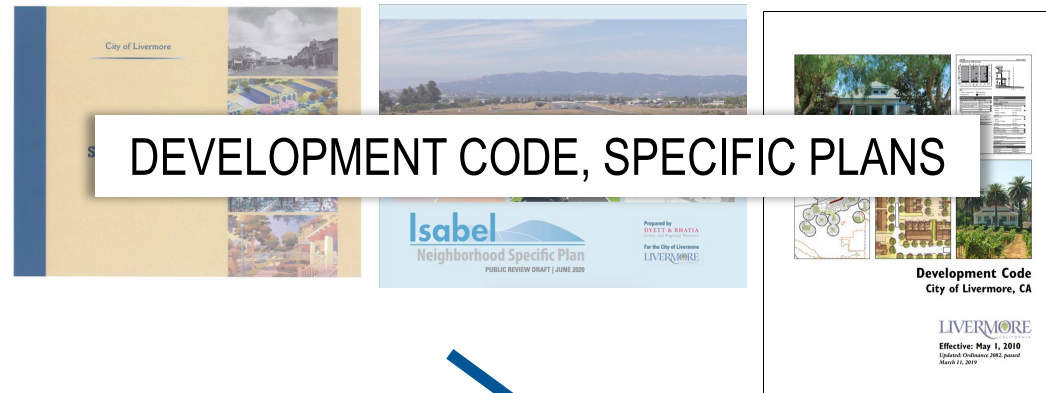
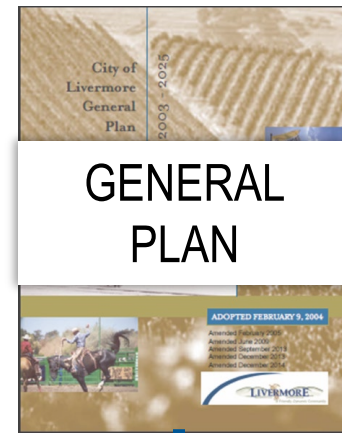
# Focus Areas



- City Limits
- Sphere Of Influence
- Urban Growth Boundary
- Parcels
- Vasco Ace Station (Existing)
- Southfront Valley Link Station (Future)
- Downtown Ace Station (Existing)
- Isabel Valley Link Station (Future)
- Vasco Ace Station 1/2 Mile Radius (Existing)
- Southfront 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)
- Suggested Focus Areas**
- Laughlin Road Area
- East Ave and South Vasco Road
- Southfront-Vasco PDA
- Las Positas Court
- East of Greenville Area

Source: City of Livermore, PlaceWorks, 2021.

# Hierarchy of City Policy Documents





# Project Overview

## » Completed tasks:

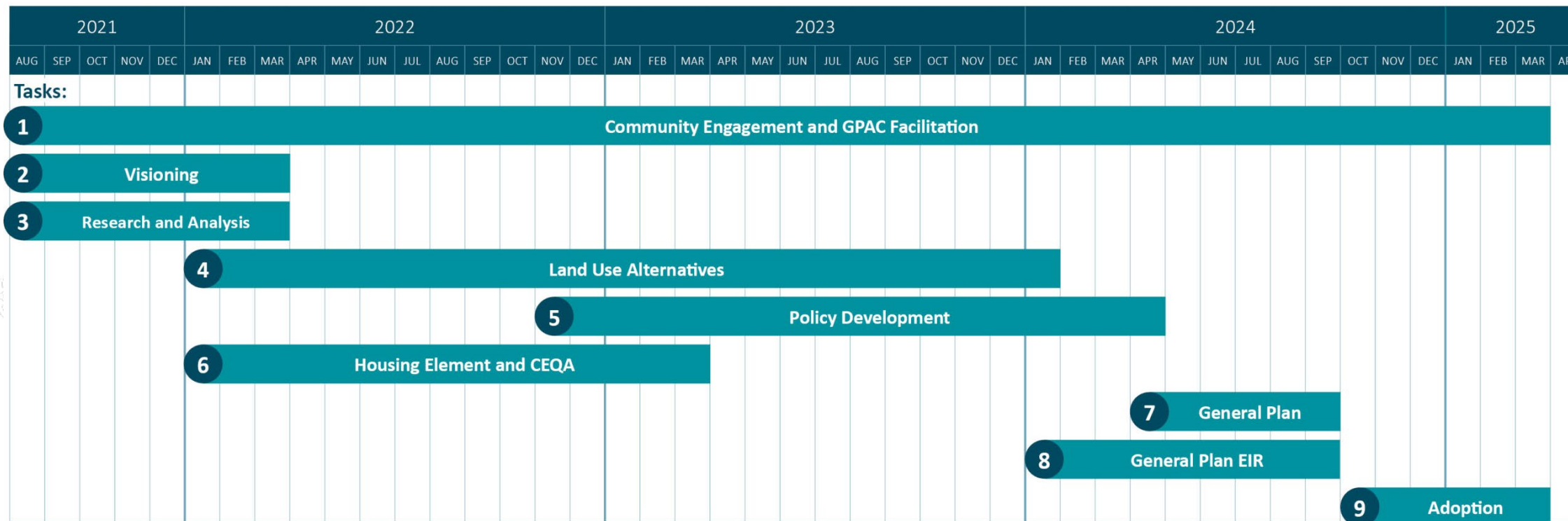
- Visioning
- Research and Analysis
- Housing Element Update
- Land Use Alternatives

## » Current tasks:

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

## » Upcoming task:

- Draft General Plan



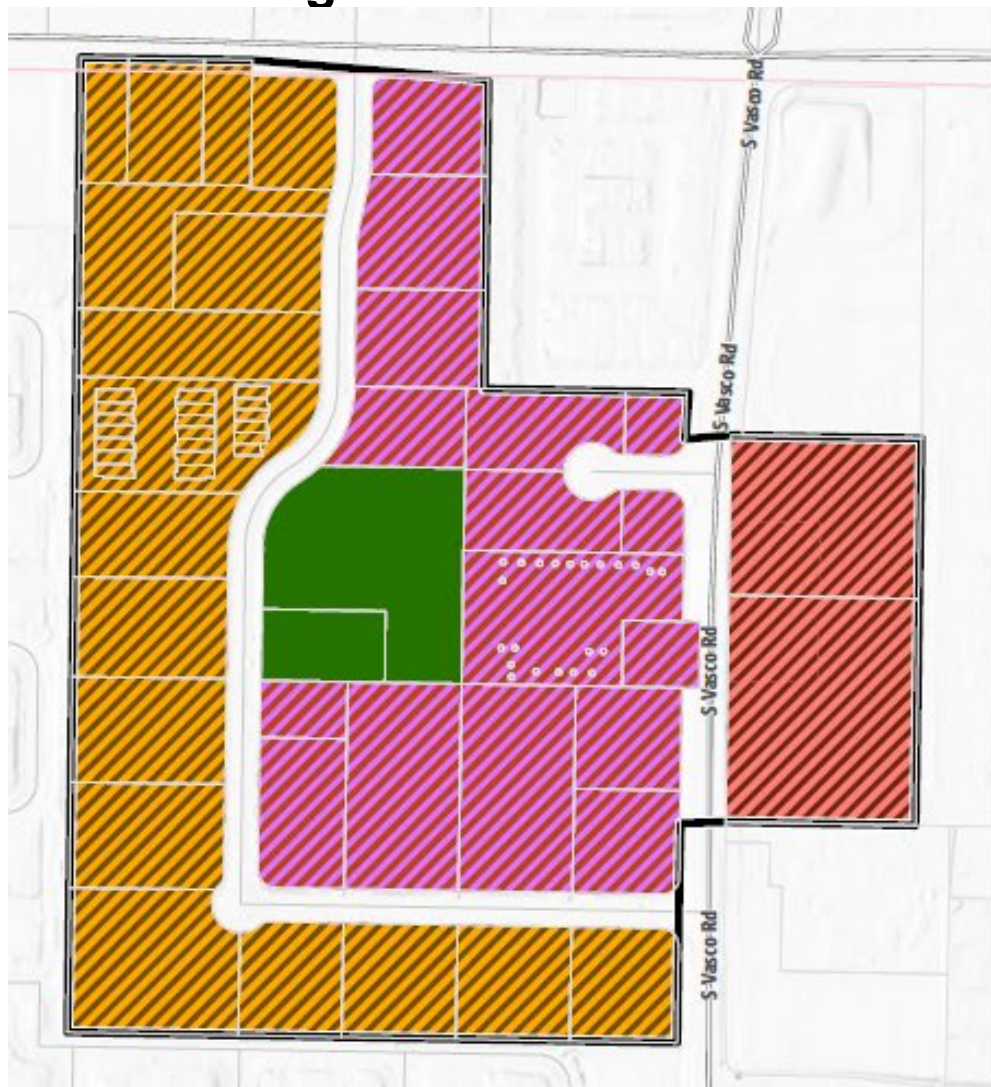
# Vasco Row

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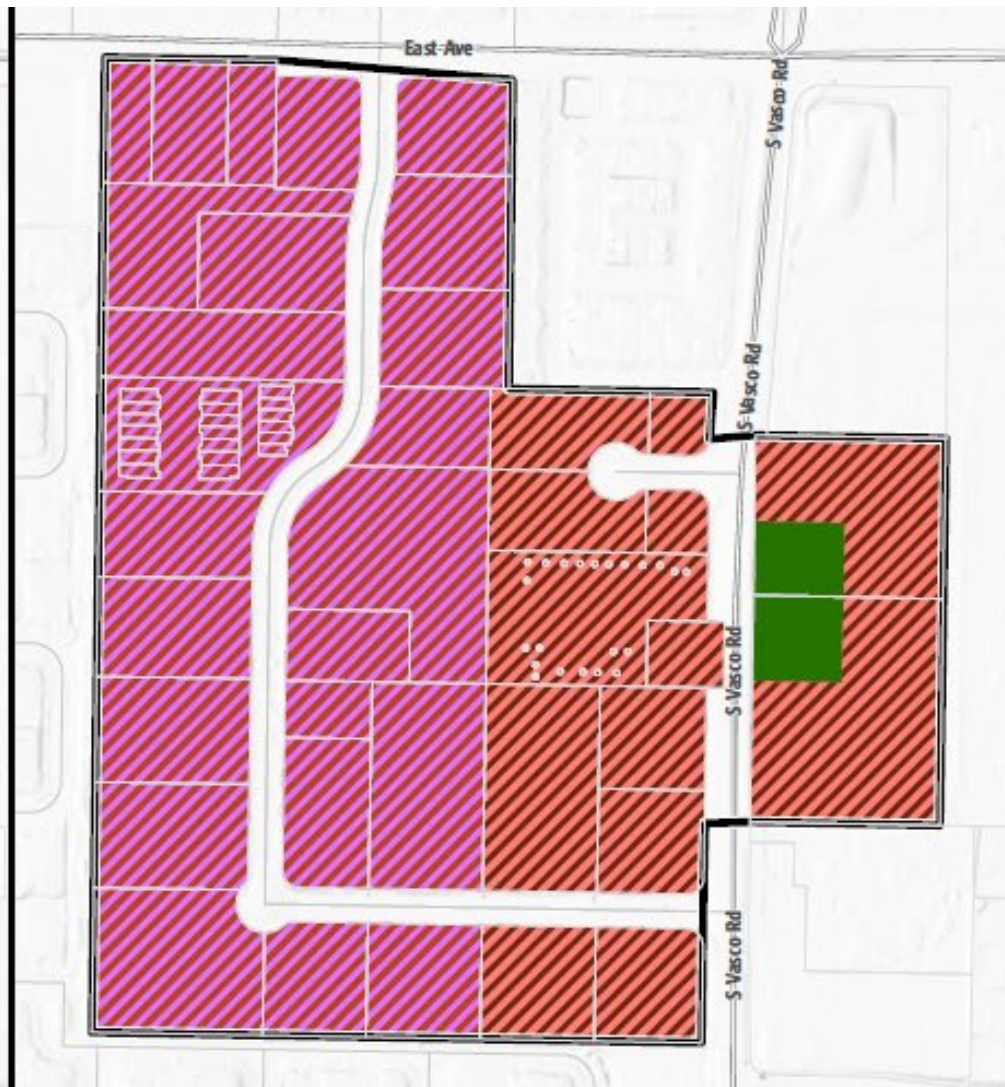


# Vasco Row Alternatives

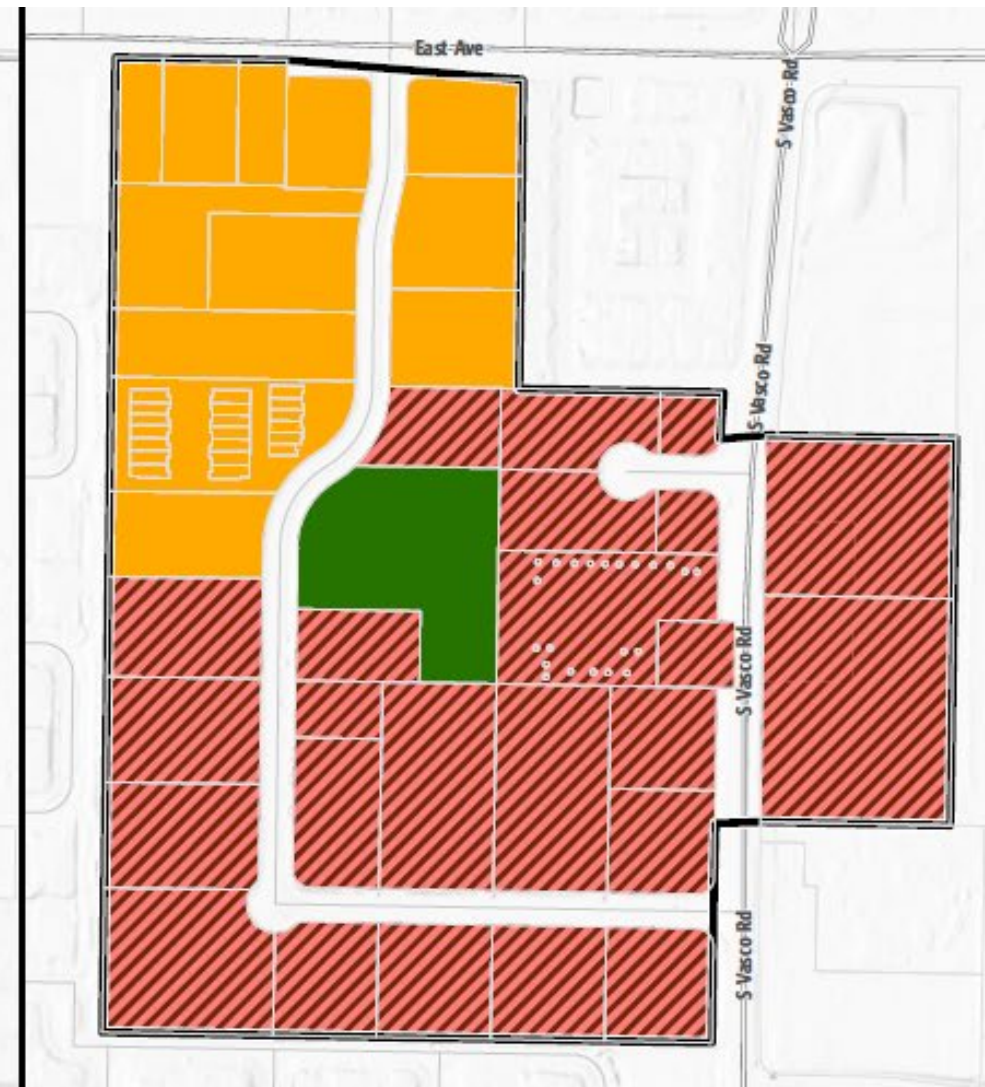
**Maker Village Alternative**



**Production Alternative**



**Wine Country Center Alternative**

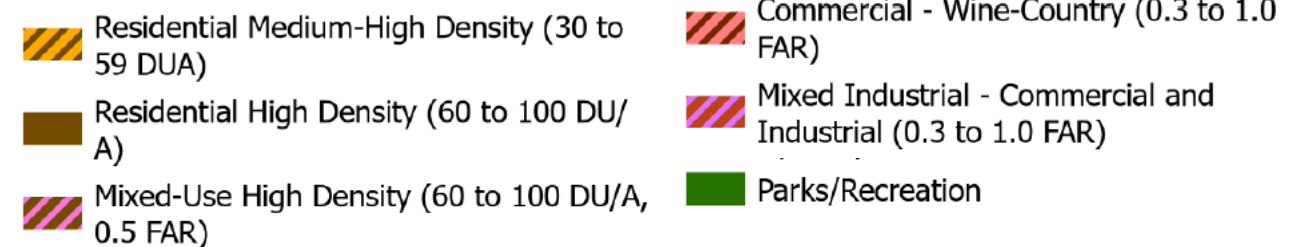


*Vision: Create a visitor destination that supports production and maker spaces that serve as a gateway to South Livermore Wine Country.*



# GPAC Direction

- » Start with Maker Village Alternative
- » Increase Wine-Country Commercial somewhere near the park by removing some Mixed Industrial in the core
- » Increase housing density by replacing half of the Residential Medium High Density with Residential High Density in the northwest corner on both sides of Research Drive to the north and replace housing to the south with mixed use



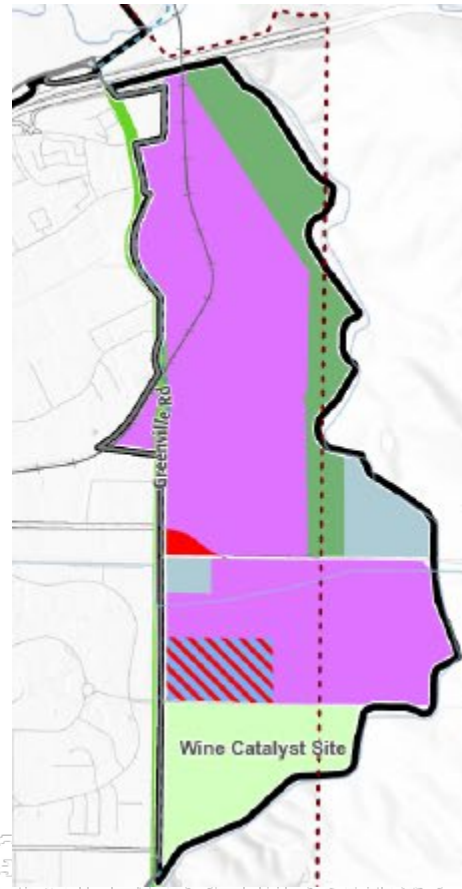
# East of Greenville

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# East of Greenville Alternatives

(Outside City Requires Vote)

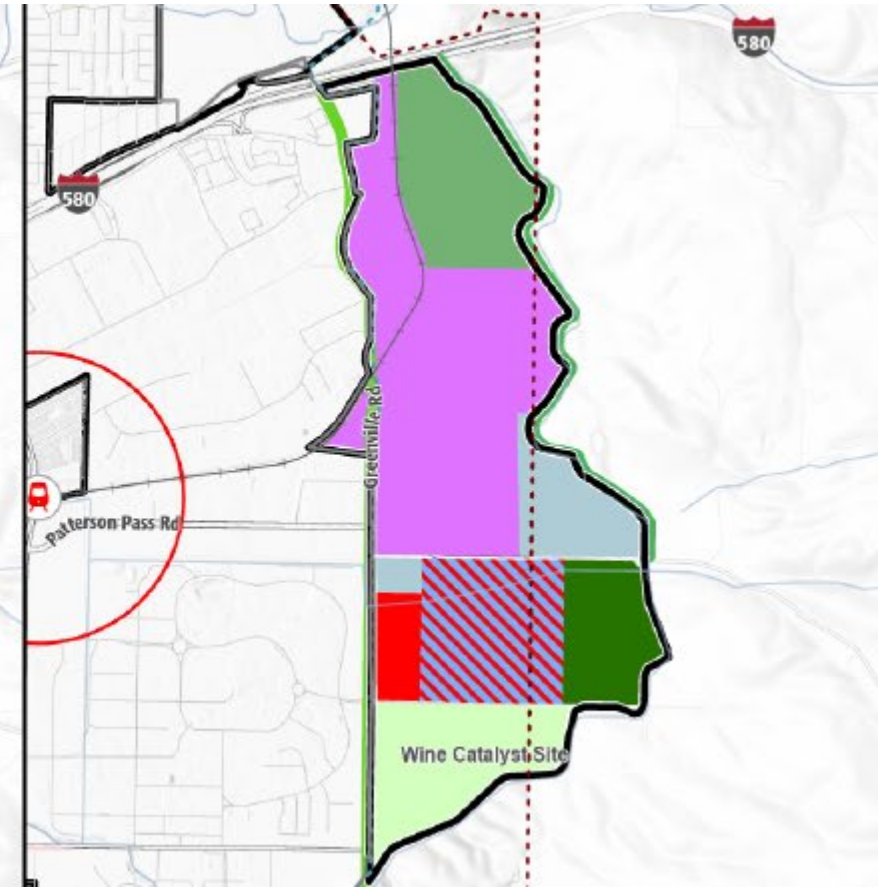
Alternative A



Alternative B




Alternative C












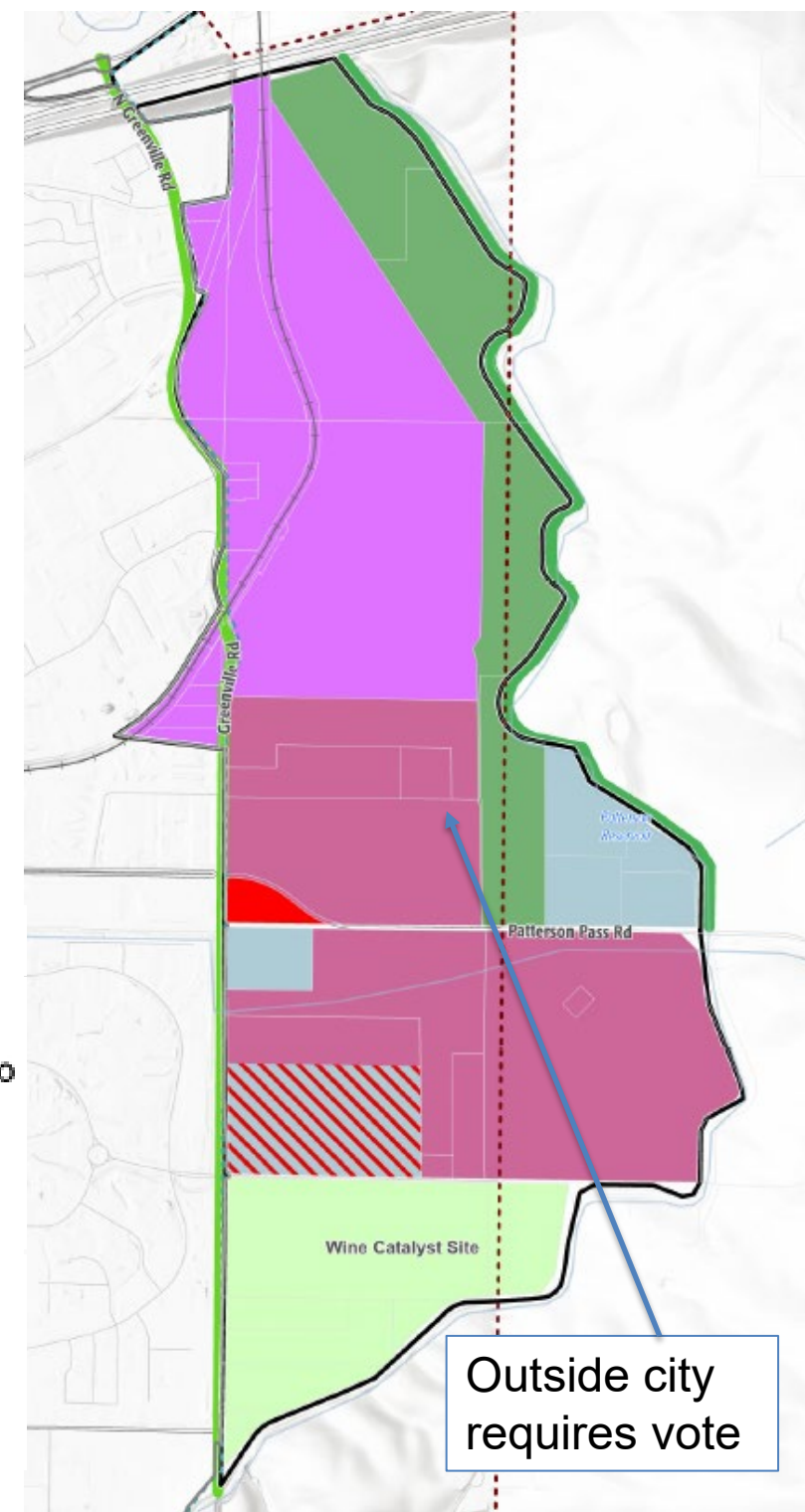
*Vision: Establish land uses that support innovation and technology-based companies in a complete district, hosting a mix of jobs, services, and amenities, which collectively help the community achieve long term fiscal sustainability and serves as an inviting gateway that transitions into South Livermore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



# GPAC Direction

- » Start with Alternative A
- » Do not include a sports park
- » Keep the Research Campus from Alternative A
- » Add Mixed Industrial-Office; Staff to make a recommendation on where and how much to add
- »  Change open space to be continuous from the East of Greenville Focus Area to the Laughlin Road Focus Area

-  Commercial - General (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
-  Public
-  Research Campus / Educational Facility
-  Agricultural-Gateway Buffer
-  Wildlife Corridor - Open Space



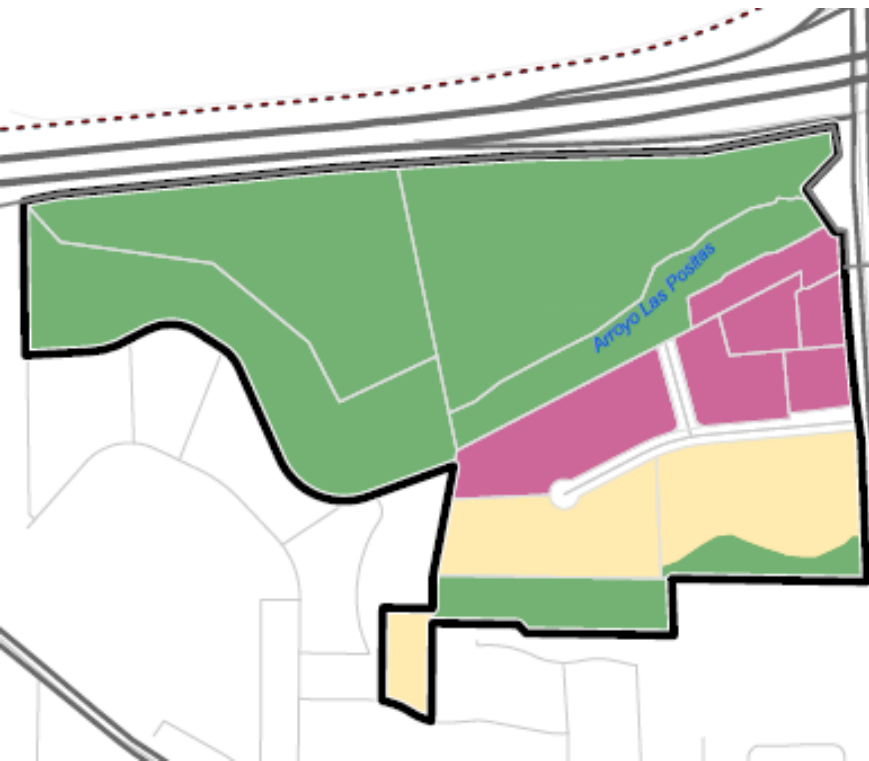
# Las Positas

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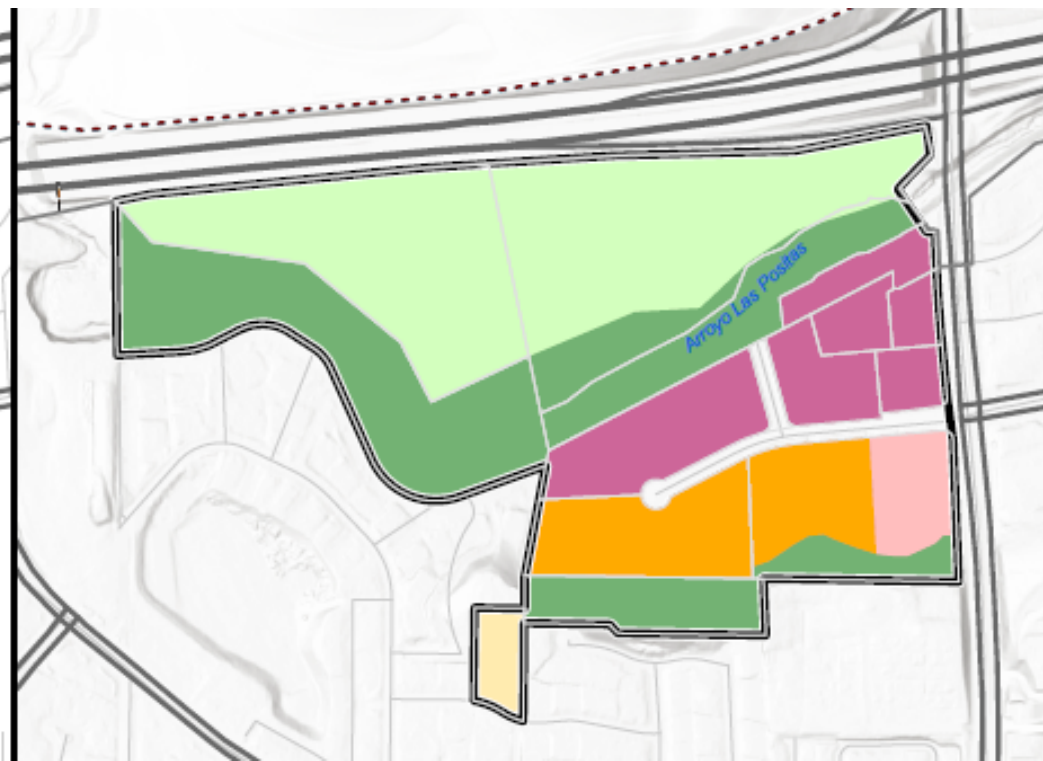


# Las Positas Court Alternatives

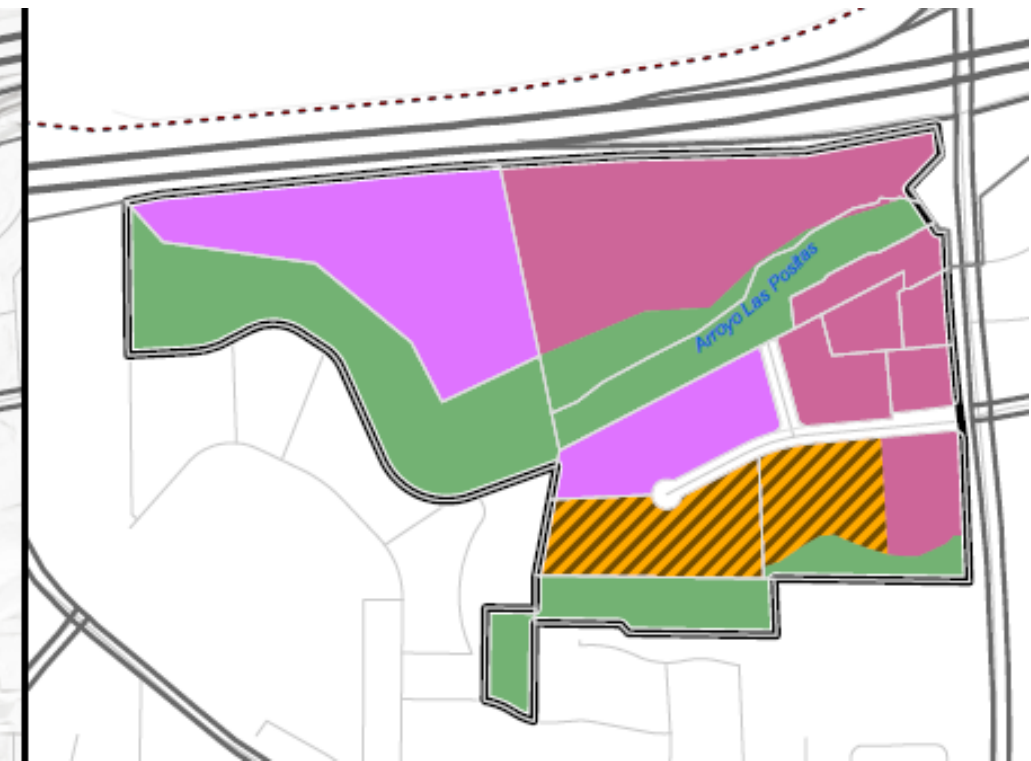
Residential Alternative



Neighborhood Center Alternative



Highway Oriented Alternative



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

# GPAC Direction

» **No change to existing land use designations; eliminate Las Positas Court as a Focus Area**

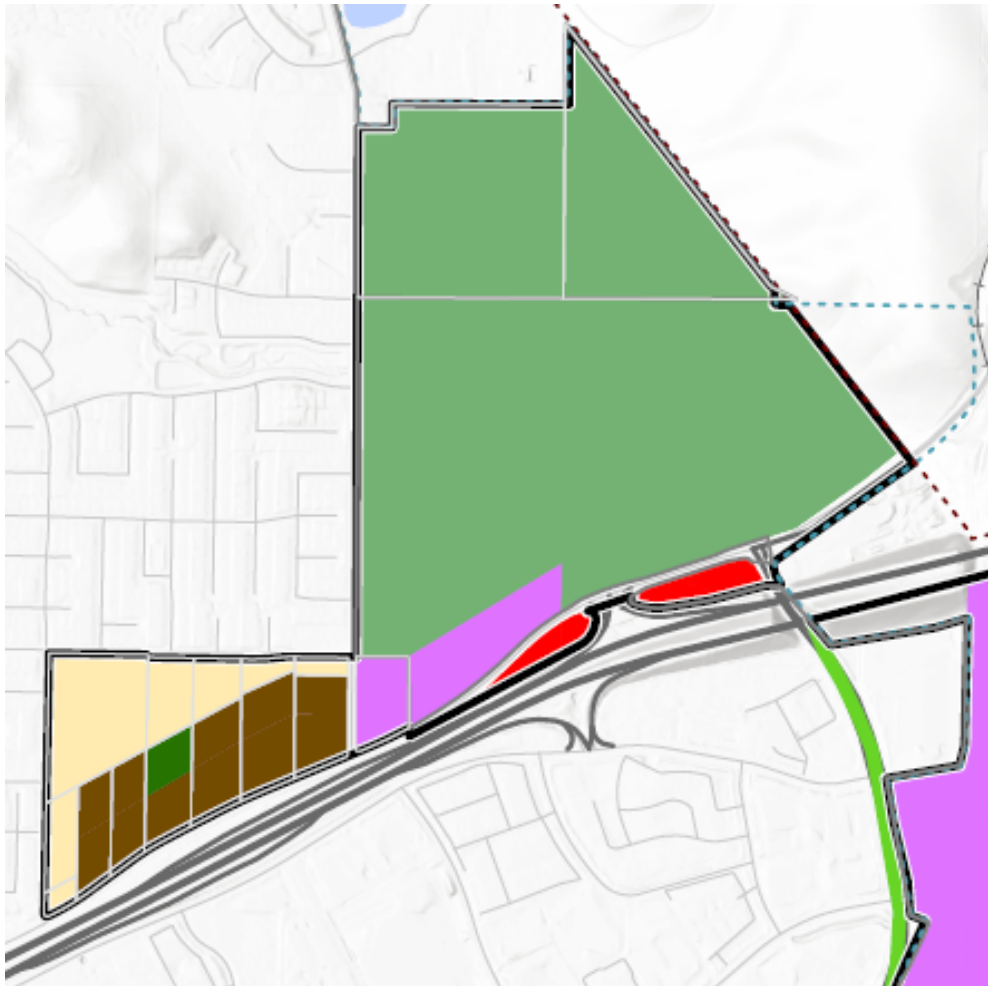


# Laughlin Road

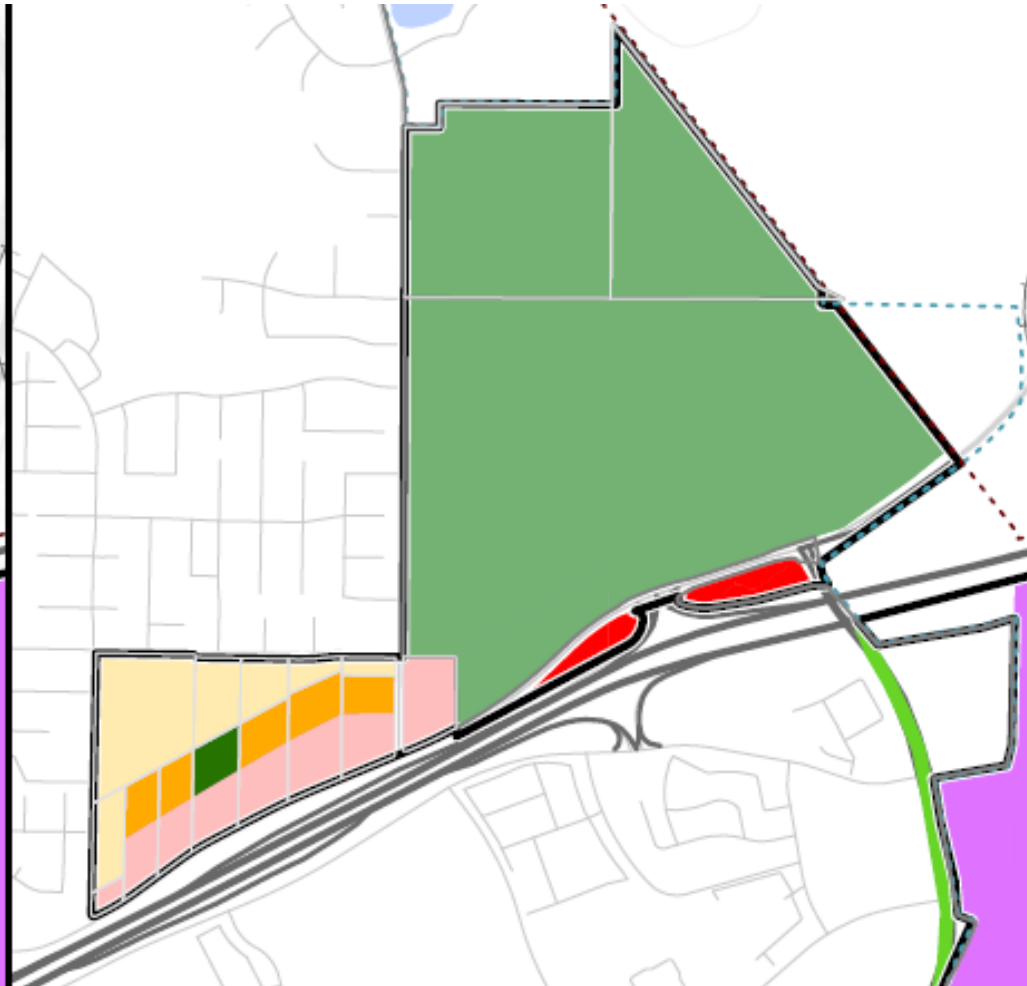
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# Laughlin Road Alternatives

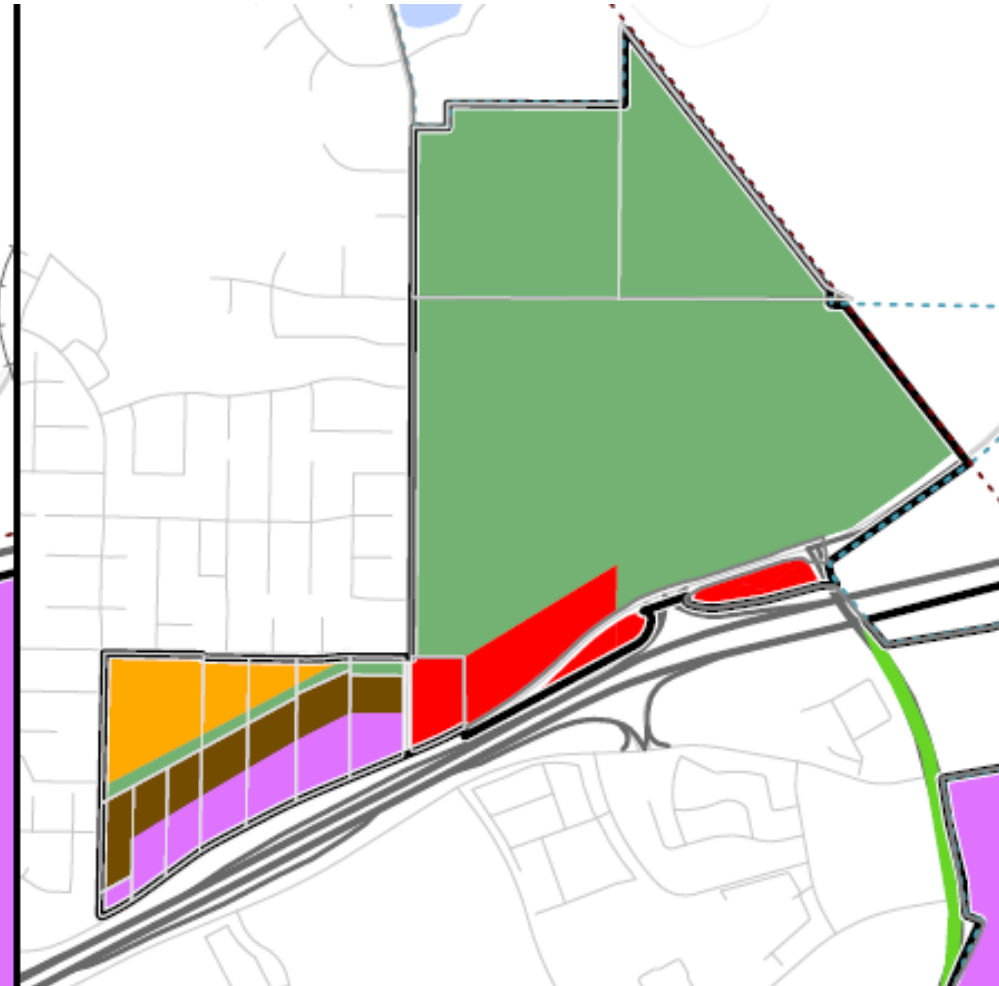
Open Space Alternative



Mixed Use Alternative



Industrial Alternative



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





# Midtown

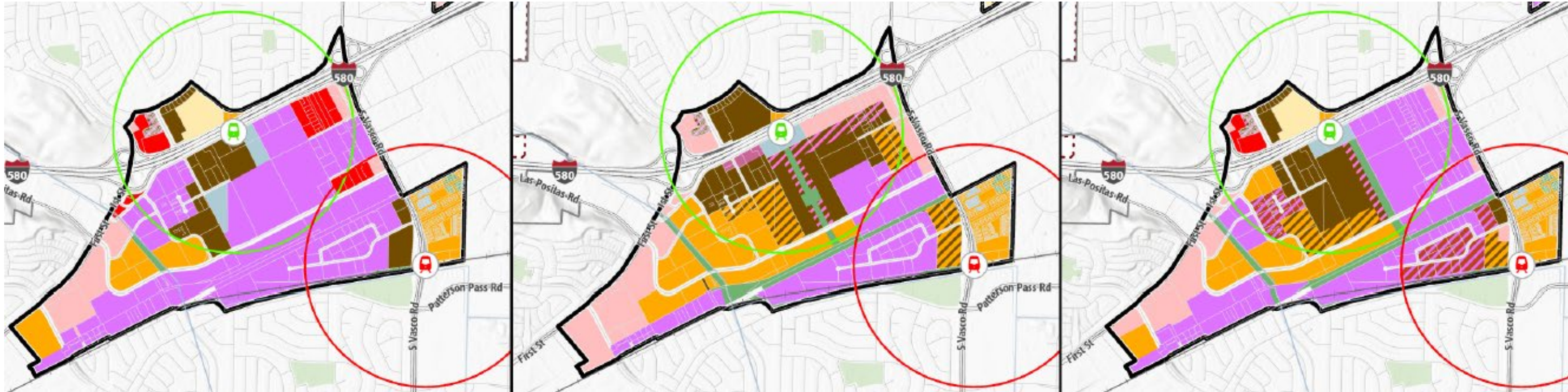
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# Midtown Alternatives

**Business Center Alternative**

**Residential Neighborhood Alternative**

**Blended Alternative**



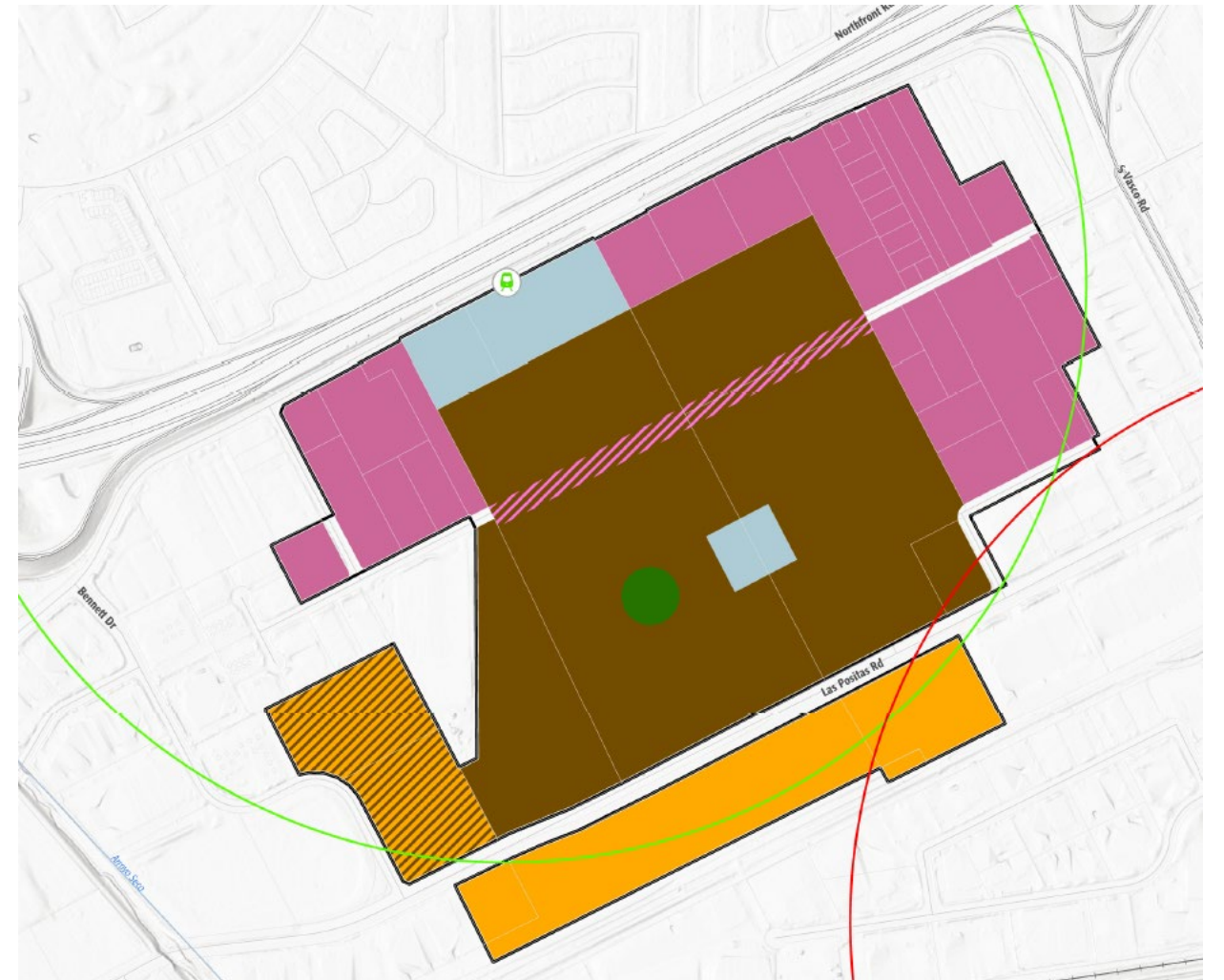
PLACEWORKS

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



# 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**

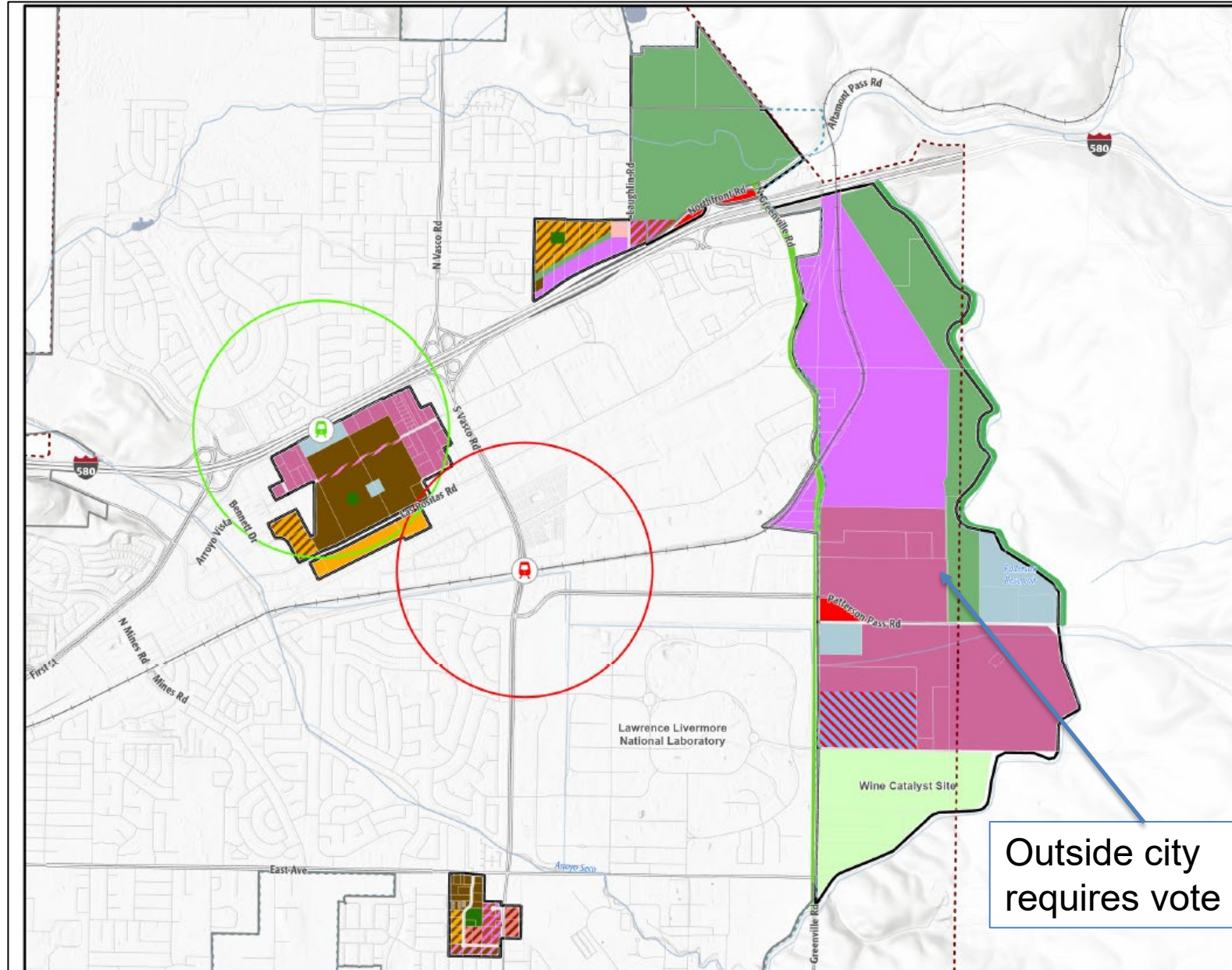




GPAC Draft Preferred

Citywide Land Use Scenario

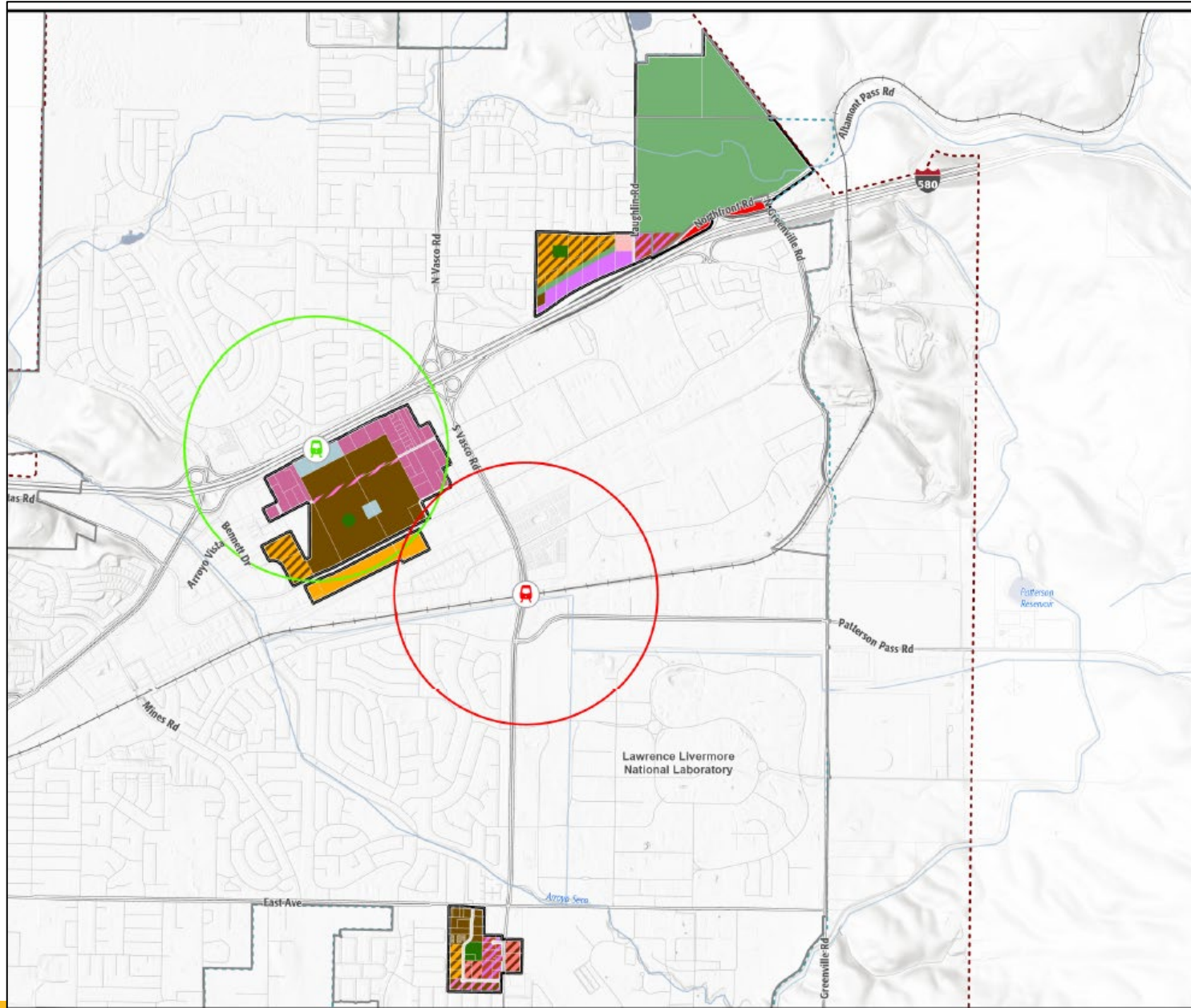
# GPAC Preferred Draft Citywide Land Use Scenario with East of Greenville



- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- 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 - General (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
- Agricultural-Gateway Buffer
- Wildlife Corridor - Open Space
- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Midtown Valley Link Station (Future)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Railroad

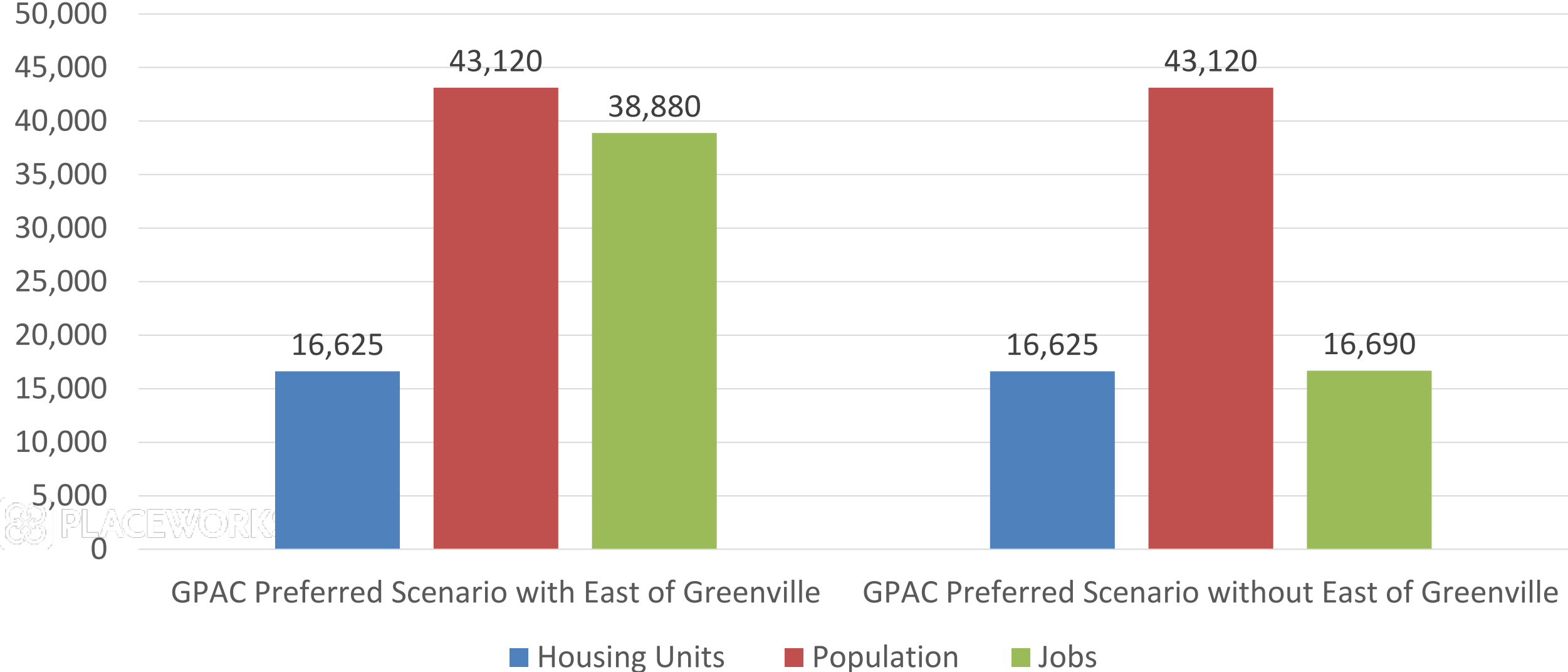


# GPAC Preferred Draft Citywide Land Use Scenario without East of Greenville



- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- 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 - General (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
- Agricultural-Gateway Buffer
- Wildlife Corridor - Open Space
- Vasco ACE Station (Existing)
- Vasco ACE Station 1/2 Mile Radius (Existing)
- Midtown Valley Link Station (Future)
- Midtown Valley Link Station 1/2 Mile Radius (Future)
- Railroad

# 2045 Net New Growth



# Jobs to Employed Residents Ratio

Scenario	Jobs to Employed Residents Ratio
2021 Existing Conditions	1.11
2045 GPAC Preferred Citywide Land Use Scenario with East of Greenville	1.29
2045 GPAC Preferred Citywide Land Use Scenario without East of Greenville	0.98



PL

# Ability to Meet Future RHNA Cycles

- » **GPAC Preferred Citywide Land Use Scenario would have sufficient housing sites for the 6th, 7th, and 8th Housing Element cycles.**
- » **GPAC Preferred Citywide Land Use Scenario would have an additional buffer of about 855 to 1,055 housing sites; about a 5% to 7% buffer for the low and high State mandated housing unit scenarios.**
- » **Future RHNAs are difficult to predict.**

# Market 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

# GPAC Discussion

## » Confirm recommendations for the Citywide Preferred Land Use Scenario

- Do the Draft Scenarios capture GPAC direction?
- Do you have any requested revisions?
- Which Scenario does the GPAC recommend be forwarded to the Planning Commission and City Council?





# Item 4.2 Process

» **Public Comments**

» **GPAC Clarifying Questions, Discussion and Direction**



# Next Steps

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# Next Steps

- » **Planning Commission Recommendation on Preferred Scenario**
- » **Council Direction on Preferred Scenario**
- » **GPAC input on Policy Development**

