



General Plan Advisory Committee

Summary of Preferred Land Use Scenario Recommendations

At the December 13, 2023, January 10, 2024, and February 14, 2024 General Plan Advisory Committee (Committee) meetings, the GPAC provided recommendations on the preferred land use scenario for the Vasco Row, East of Greenville, Las Positas Court, Laughlin Road Focus, and Midtown Focus Areas.

At the March 13 and March 20, 2024 Committee meetings, the project team presented a summary of the Committee's initial feedback and the Committee further refined their recommendations on the draft preferred land use scenario.

The final GPAC recommendation on the draft preferred land use scenario is summarized below:

Vasco Row Focus Area

Recommendation for the Vasco Row Focus Area included:

- 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 west side of Research Drive.
- Designate the area east of Research Drive as Residential Medium High Density north of the park.
- Replace housing to the south with Mixed Use Medium High Density that allows the existing type of maker uses.

East of Greenville Focus Area

Initial recommendation for the East of Greenville Focus Area included:

- Start with Alternative A.
- Do not include a sports park.
- Keep the Research Campus from Alternative A.
- Add Mixed Industrial-Office; project team to determine how much and where.
- Change open space to be continuous from Greenville Road to the Laughlin Road Focus Area.

The Committee has not made a final recommendation on the East of Greenville Focus Area. The Committee has requested additional information:

- Fiscal impact analysis: potential tax revenue vs expenses for the City if development were to occur in East of Greenville.
- Inventory and assessment of commercial and industrial land supply within the City Limits.

- Feasibility analysis of the Industrial/Office and General Industrial place types due to:
 - Circulation
 - Topography
 - Infrastructure
 - Other physical constraints
- Economic Evaluation:
 - salary ranges for the employment-generating land use designations.
 - jobs to employed resident skillset match for Livermore
- Property owner identification by parcel
- Inventory and assessment of conservation values within and outside of the focus area with the intent of creating and protecting a permanent greenbelt.

Las Positas Court Focus Area

Recommendation for the Las Positas Court Focus Area included:

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

Laughlin Road Focus Area

Recommendation for the Laughlin Road Focus Area included:

- For the small triangle at the west of the Focus Area:
 - Add General Industrial fronting I-580 (Northfront Road).
 - Add a buffer north of General Industrial to mitigate industrial impacts.
 - Add Medium High Density Residential (59 du/ac or less) north of Open Space buffer.
 - Add an appropriate amount of Neighborhood Commercial to far west edge of small triangle.
 - Add neighborhood park close to residential.
- Add Mixed Industrial-Commercial fronting I-580 with northern edge parallel, not jutting into open space.
- Maintain existing highway commercial fronting I-580.
- Designate remaining area within Focus Area boundary as Open Space.
- Add a connecting open space/wildlife corridor south of I-580 (from East of Greenville Focus Area recommendation).

Midtown Focus Area

Recommendation for the Midtown Focus Area included:

- 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; include high density housing near future rail station and decrease density south toward Las Positas Road. Change to Residential Medium High Density with a goal of achieving 5,000 – 6,400 units.
- Replace residential uses fronting I-580 south of the freeway with Mixed Industrial-Office.
- Indicate on the map a future school site is needed.