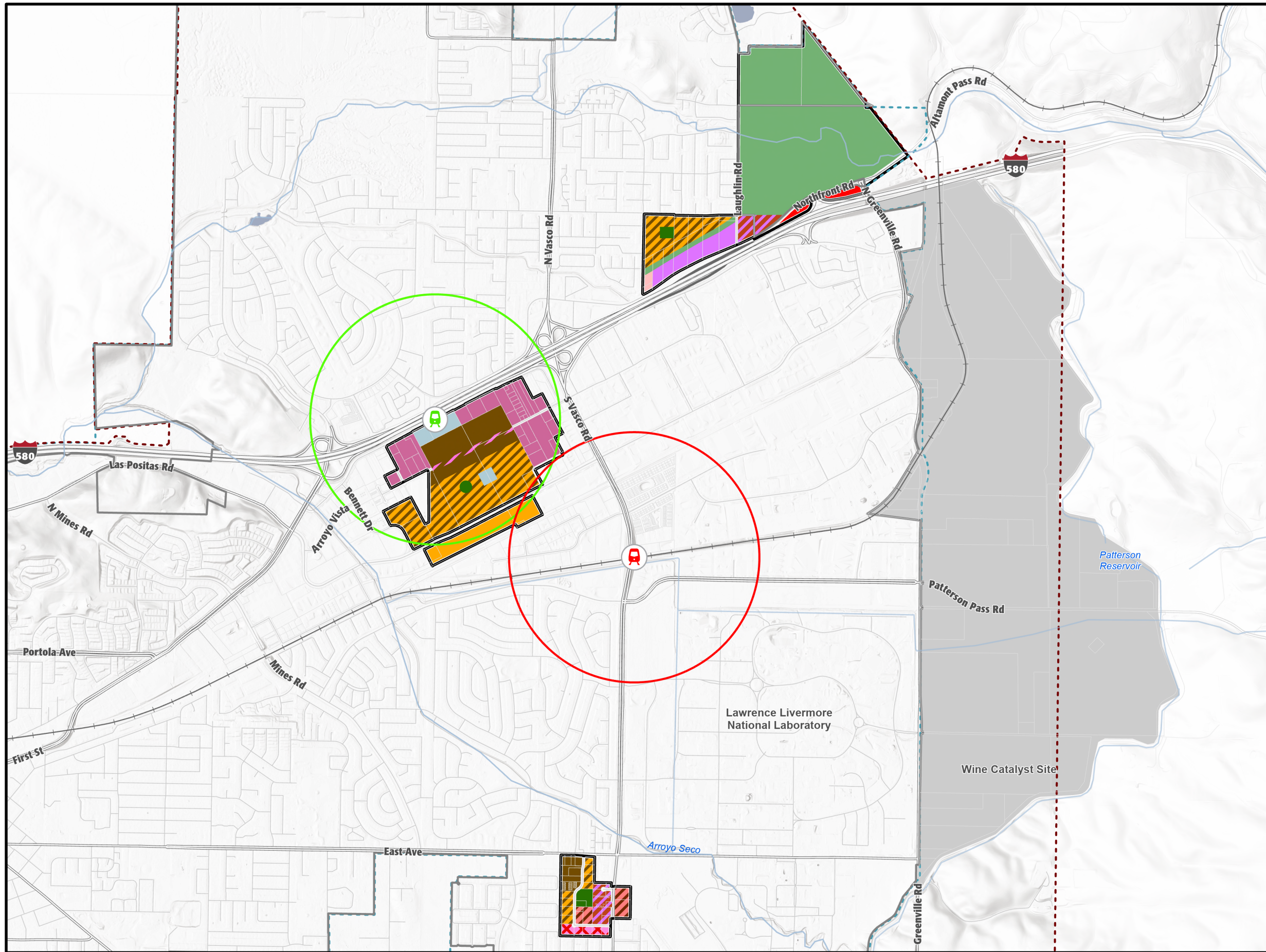




GPAC Preferred Land Use Scenario

May 2024

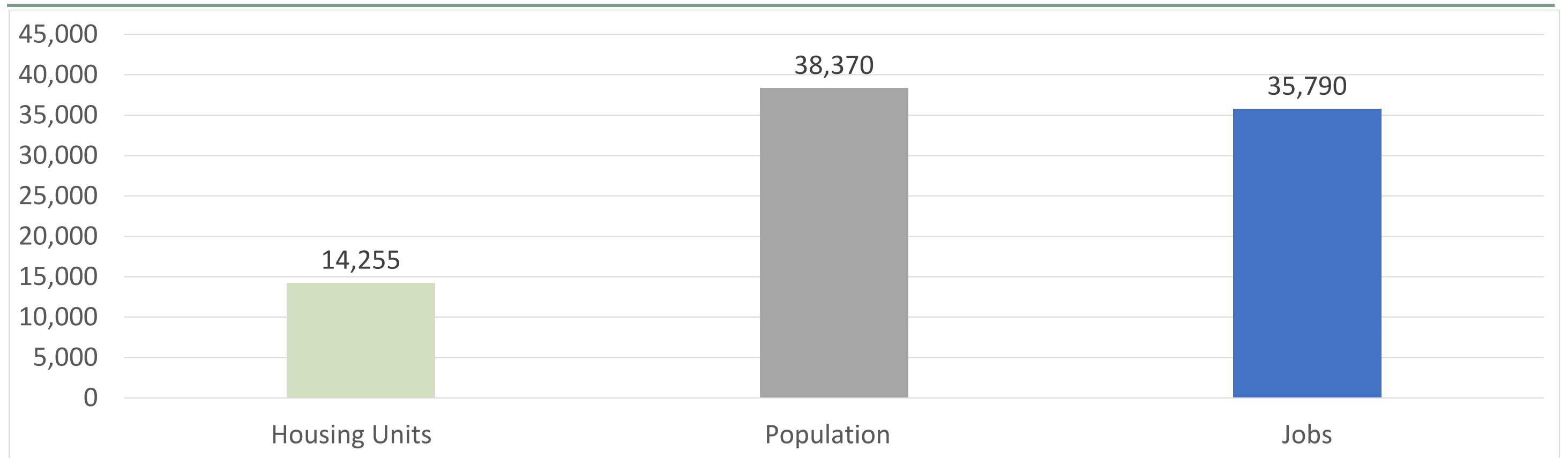


- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- East of Greenville Area
- Place Type Descriptions**
- Residential Low Density (2 to 14 DU/A)
- Residential Medium Density (15 to 29 DU/A)
- Residential Medium-High Density (30 to 59 DUA)
- Residential High Density (60 to 100 DU/A)
- Mixed-Use Medium-High Density (30 to 59 DU/A, 0.5 FAR)
- Mixed-Use High Density (60 to 100 DU/A, 0.5 FAR)
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- Commercial - Wine-Country (0.3 to 1.0 FAR)
- Mixed Industrial - Commercial and Industrial (0.3 to 1.0 FAR)
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- Mixed Industrial - Industrial-Office (0.5 to 2.0 FAR)
- Agricultural
- Open Space
- Parks/Recreation
- Public
- Research Campus / Educational Facility
- Ⓜ 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 Citywide Preferred Land Use Scenario with East of Greenville 2045 Buildout

Citywide Preferred Land Use Scenario with East of Greenville		GPAC Preferred Scenario	
	<i>Existing (2021)</i>	<i>2045 Net New</i>	<i>2045 Total</i>
Housing Units	32,965	14,255	47,220
Population	87,475	38,370	125,845
Jobs	52,220	35,790	88,010

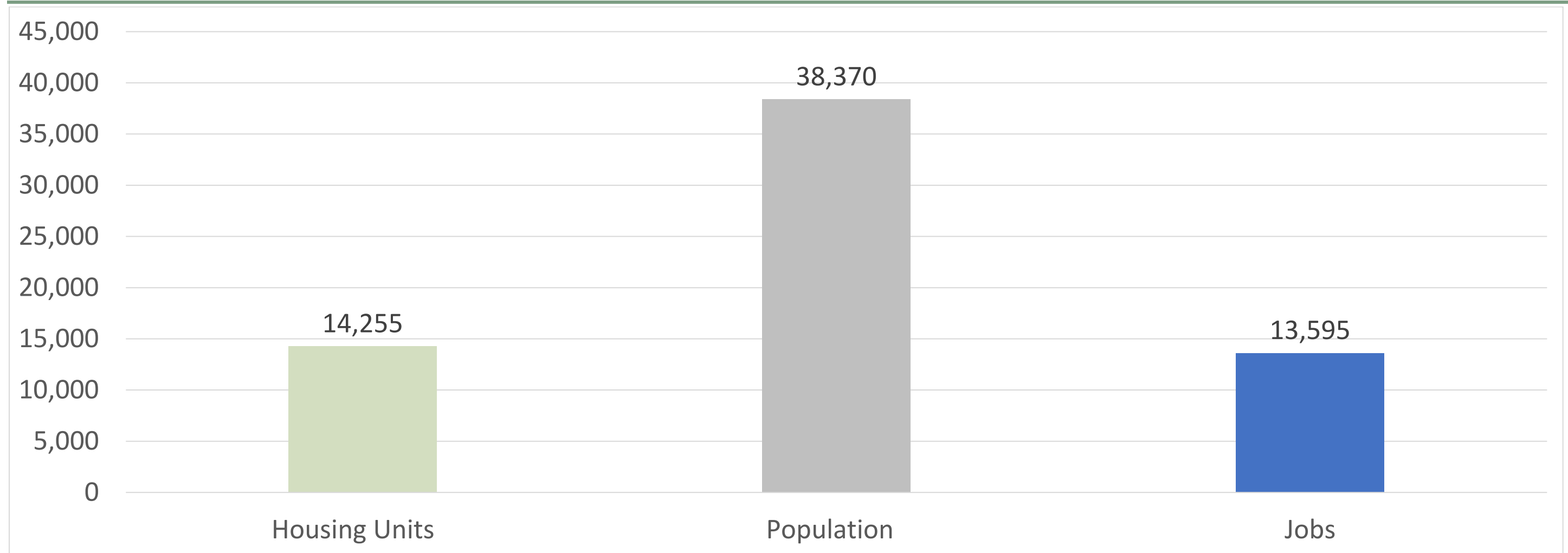
GPAC Citywide Preferred Land Use Scenario with East of Greenville Net New Development by 2045

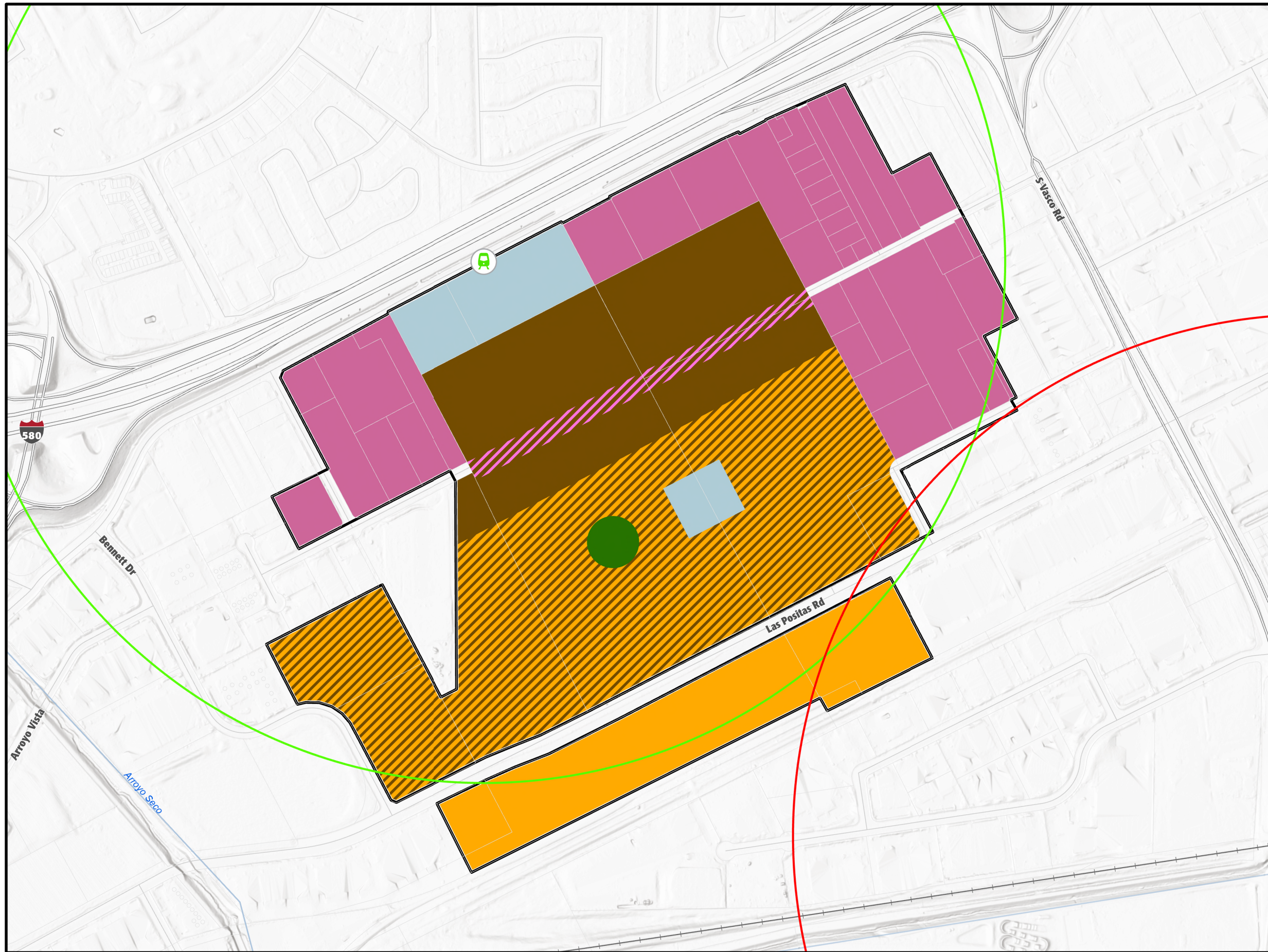


GPAC Citywide Preferred Land Use Scenario without East of Greenville 2045 Buildout

Citywide Preferred Land Use Scenario without East of Greenville		GPAC Preferred Scenario	
	<i>Existing (2020)</i>	<i>2045 Net New</i>	<i>2045 Total</i>
Housing Units	32,965	14,255	47,220
Population	87,475	38,370	125,845
Jobs	52,220	13,595	65,815

GPAC Citywide Preferred Land Use Scenario without East of Greenville Net New Development by 2045





- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- Place Type Descriptions**
- Residential Low Density (2 to 14 DU/A)
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- Research Campus / Educational Facility
- Agricultural-Gateway Buffer
- Wildlife Corridor - Open Space
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- Vasco ACE Station 1/2 Mile Radius (Existing)
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Source: City of Livermore, 2021; Esri, 2024; PlaceWorks, 2024

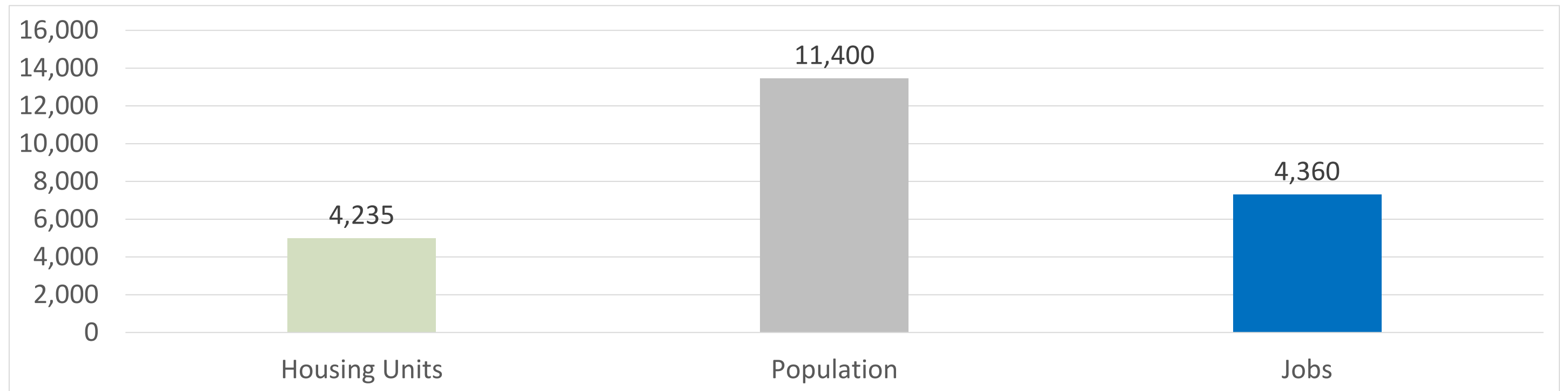
Preferred Land Use Scenario: Midtown (Core) Focus Area

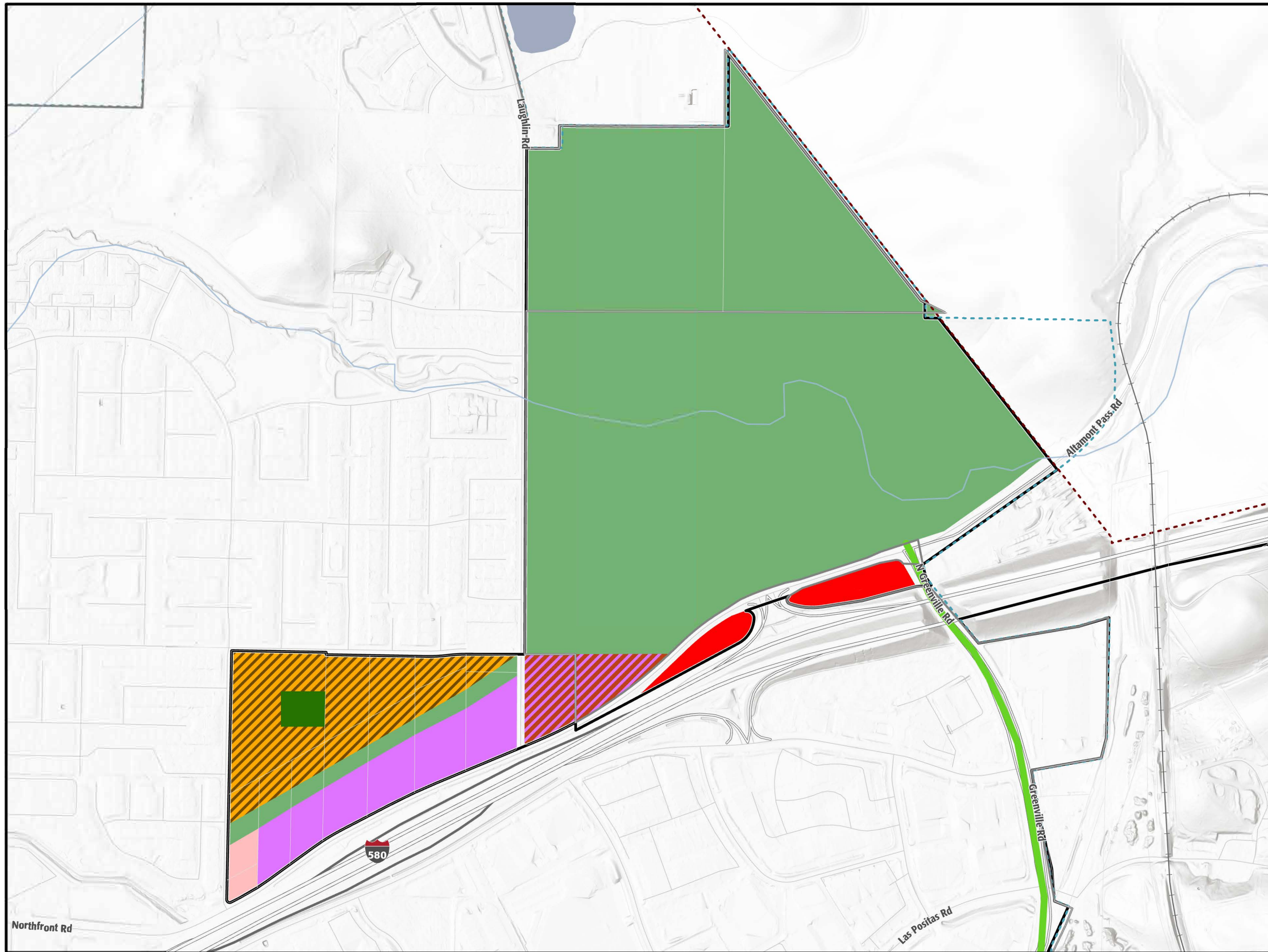
Midtown Focus Area Vision: Establish a transit oriented, complete neighborhood, with a mix of housing, jobs, and services.

Midtown Focus Area 2045 Buildout

Midtown		GPAC Preferred Scenario	
	<i>Existing (2020)</i>	<i>2045 Net New</i>	<i>2045 Total</i>
Housing Units	770	4,235	5,005
Population	2,070	11,400	13,470
Jobs	2,960	4,360	7,320

Midtown Focus Area Net New Development by 2045





- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- Place Type Descriptions**
- Residential Low Density (2 to 14 DU/A)
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- Railroad



Source: City of Livermore, 2021; Esri, 2024; PlaceWorks, 2024

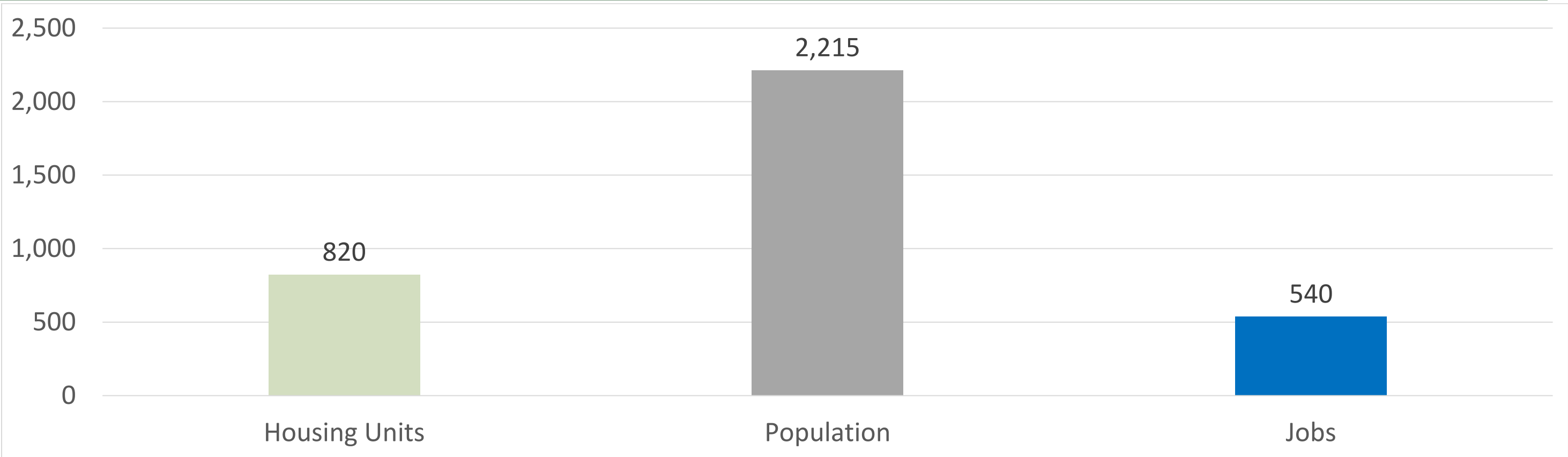
GPAC Preferred Land Use Scenario: Laughlin Road Focus Area

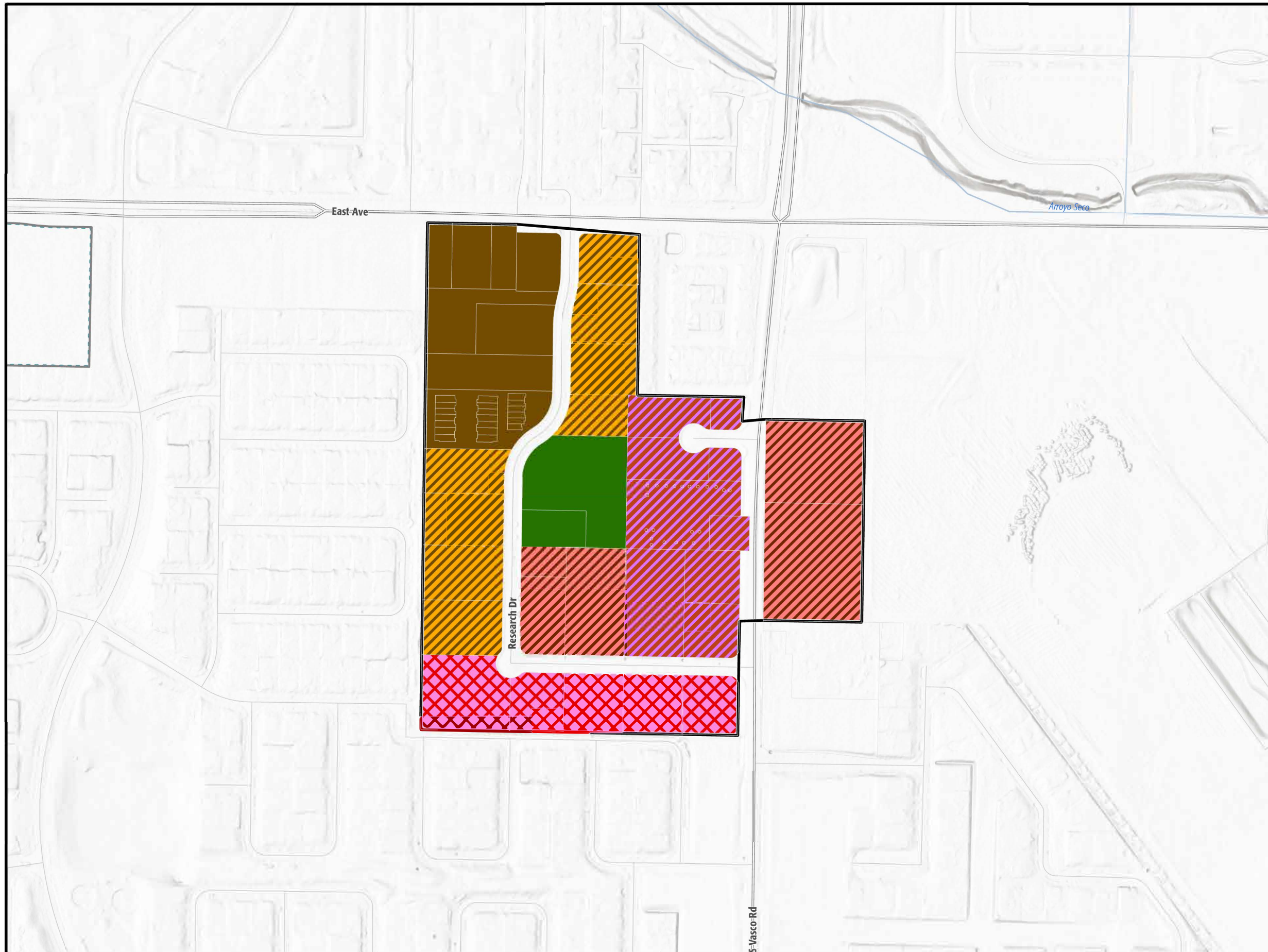
Laughlin Road Focus Area Vision: Preserve open space and facilitate new compatible residential and commercial uses.

Laughlin Road Focus Area 2045 Buildout

Laughlin Road Area		GPAC Preferred Scenario	
	Existing (2020)	2045 Net New	2045 Total
Housing Units	0	820	820
Population	0	2,215	2,215
Jobs	0	540	540

Laughlin Road Focus Area Net New Development by 2045





- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- Place Type Descriptions**
- Residential Low Density (2 to 14 DU/A)
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Source: City of Livermore, 2021; Esri, 2024; PlaceWorks, 2024

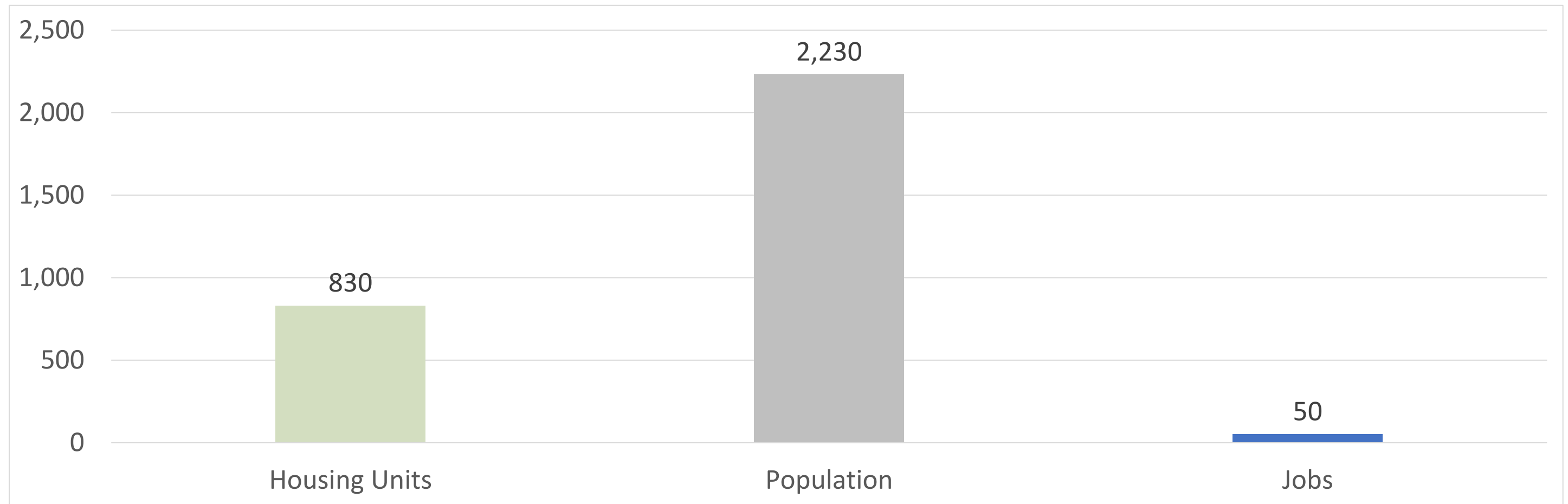
GPAC Preferred Land Use Scenario: Vasco Row Focus Area

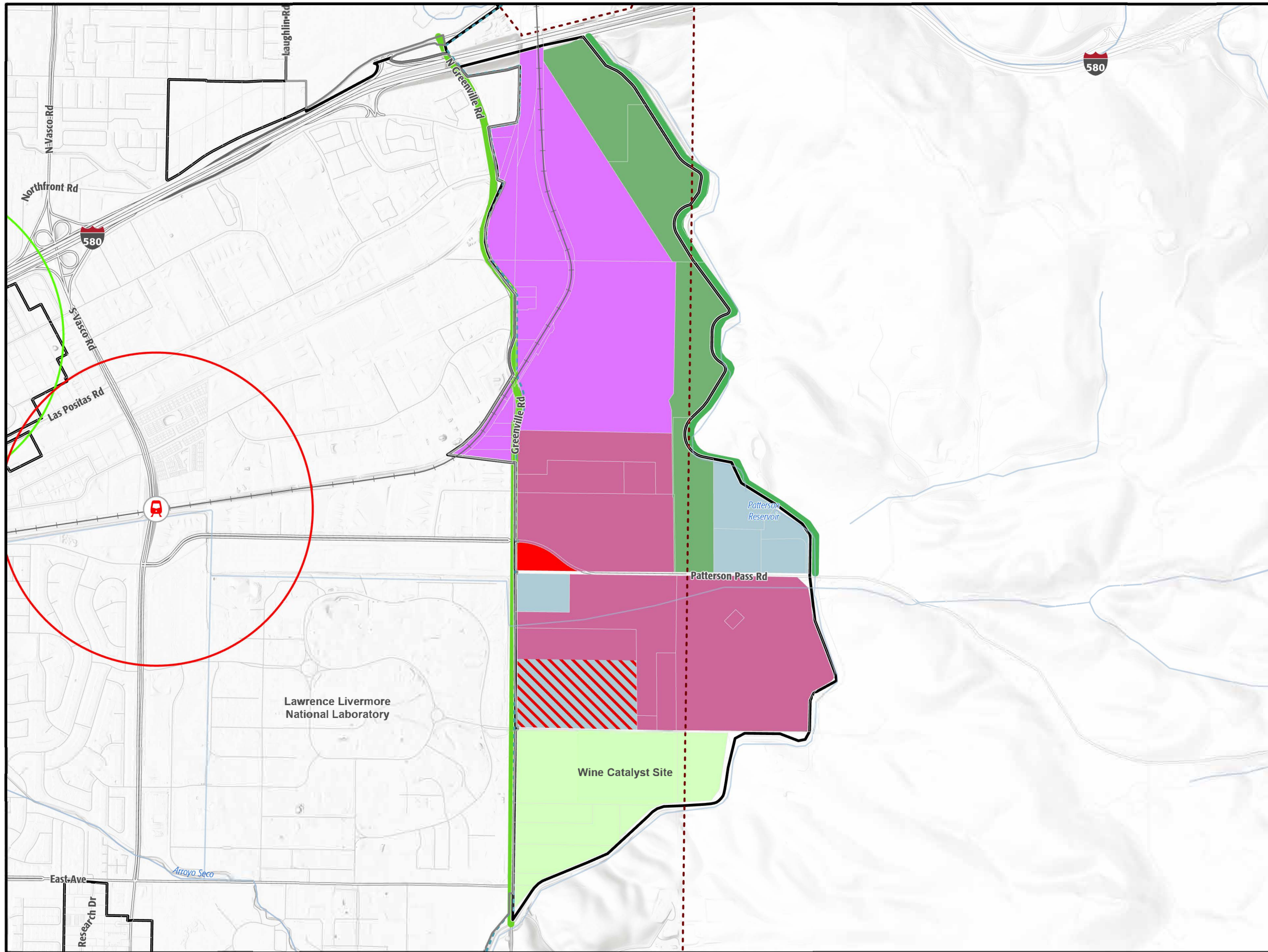
Vasco Row Vision: Create a visitor destination that supports production and maker spaces that serve as a gateway to South Livermore Wine Country.

Vasco Row Focus Area 2045 Buildout

Vasco Row Focus Area		GPAC Preferred Scenario	
	Existing (2020)	2045 Net New	2045 Total
Housing Units	5	835	840
Population	15	2,230	2,245
Jobs	440	50	490

Vasco Row Net New Development by 2045





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- Urban Growth Boundary
- City Limits
- Focus Area Boundaries
- Place Type Descriptions**
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- General Industrial (0.3 to 0.5 FAR)
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Source: City of Livermore, 2021; Esri, 2024; PlaceWorks, 2024

GPAC Preferred Land Use Scenario: East of Greenville Focus Area

East of Greenville Road 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 Focus Area 2045 Buildout

East of Greenville Road		GPAC Preferred Scenario	
	Existing (2020)	2045 Net New	2045 Total
Housing Units	21	0	21
Population	55	0	55
Jobs	270	22,195	22,465

East of Greenville Road Focus Area Net New Development by 2045

