



# City Council/Downtown Steering Committee Meeting

*City of Livermore | August 7, 2017*

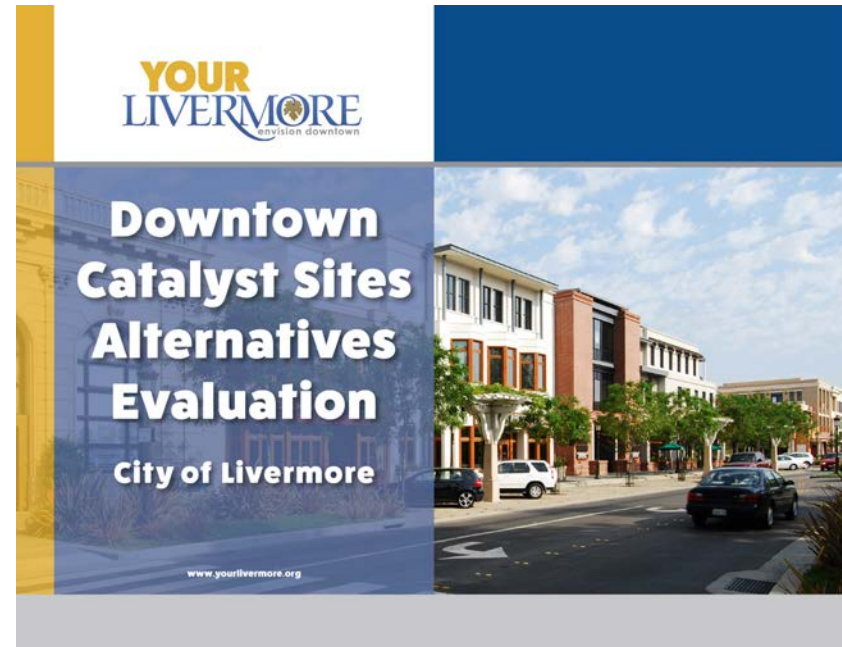
# Presentation Overview

- » Alternatives Workbook  
Purpose
- » Process for Public Input
- » Creating a Preferred Land  
Use Plan
- » Summary of Workbook  
Content
- » Analysis Topics
- » Evaluation Structure
- » Ranking Worksheet



# Alternatives Workbook Purpose

- » Stimulate public dialogue on the range of possibilities for downtown improvements
- » Highlight opportunities and constraints



# Process for Public Input

- » Comments on alternatives workbook will be collected online and/or at public outreach events
- » Workbook input will be summarized in the final synthesis report
- » Workbook is not intended to be a ballot and input will not tallied



# Creating a Preferred Land Use Plan

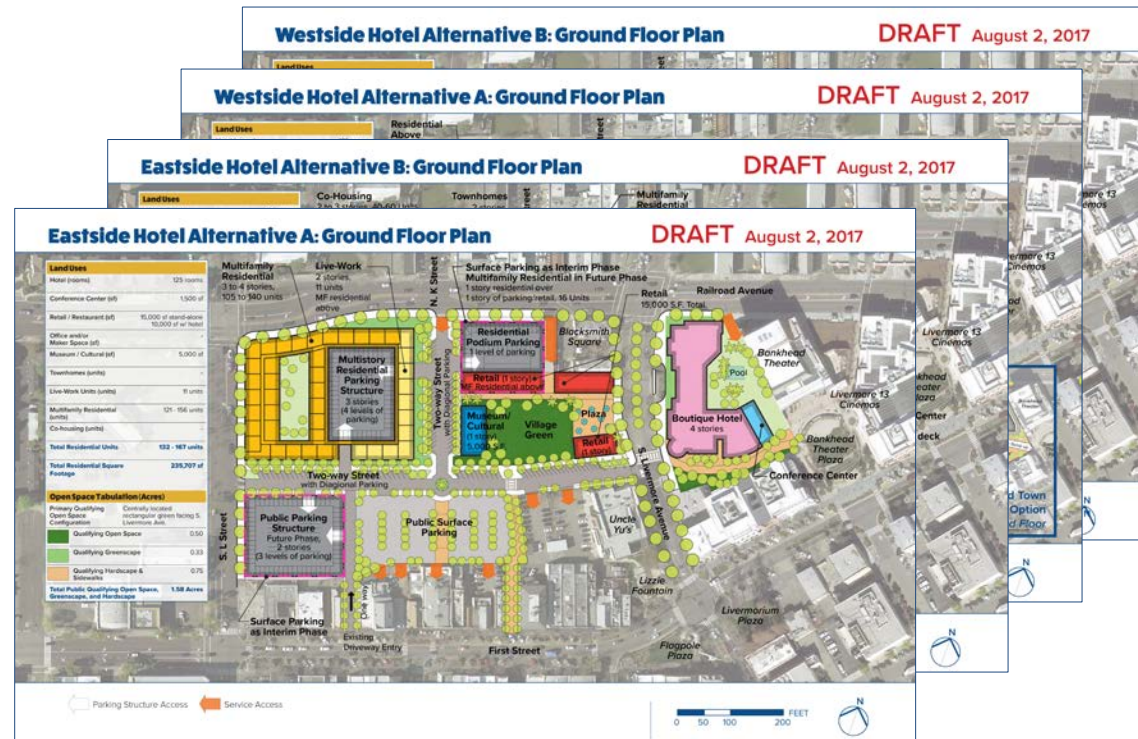
- » Public input will inform Council decision
- » Preferred development characteristics will likely:
  - Be a hybrid of components of the alternatives, OR
  - Be a new alternative that emerges through the process



# Summary of Workbook Content

## » Chapter 1: Introduction

- Project overview
- Description of alternatives process
- Definitions of land uses
- Summary of land use alternatives



# Analysis Topics

## » Chapter 2: Alternatives Analysis

- Downtown Hotel
- Retail Uses and Restaurants
- Conference Center
- Cultural Facilities
- Housing
- Open Space
- Pedestrian and Vehicular Connectivity
- Traffic
- Parking
- Finance



# Evaluation Structure

- » Guiding Question
- » Key Learnings
- » Evaluation
- » User Comments

## Open Space

**Guiding Question:** Does the alternative include a public square, plaza, or open space, which supports a range of uses, is safe and inviting, and is activated by surrounding uses? Evaluation of these alternatives should also consider the types of additional open space needed by the community.

**Learnings:** A network of interconnected open spaces is important to downtown's character, enhances walkability, and supports the downtown's role as a community gathering place. Open space should be designed to support a range of active and passive uses. These spaces should be visible from public streets and surrounded by active uses to promote natural surveillance to feel safe and inviting.

### Evaluation

The alternatives present a variety of open space types and configurations. Reviewers should consider the degree to which each alternative incorporates the open space learnings.

#### Eastside Alternative A:

- » Contains a central village green and plaza which are accessible from both South Livermore Avenue and a new east-west street through the site. There is also new open space to the south of the hotel.
- » The primary open space is activated by surrounding retail and cultural uses. The space is visible from public streets and should benefit from natural surveillance and feel safe and inviting.
- » The central open lawn provides flexibility for both active and passive uses and the size and design of the space and proximity to cultural facilities make this a natural location for public events.

#### Eastside Alternative B:

- » Contains a linear open space that could accommodate a variety of active and passive recreational uses. The open space runs from east to west through the center of the site, connecting to retail and residential uses. There is also new open space to the south of the hotel.

- » The open space on the eastern end of the site will be open, visible and well connected to retail.
- » Visibility from public streets will be obstructed by buildings on the eastern half of the site. It will be important for residential uses to connect to the open space at the ground floor level to create natural surveillance in these areas.

#### Westside Alternative A:

- » Contains a linear town commons, which runs through the center of the site. A range of uses, including a hotel, cultural and conference space, retail, and live work uses will front the space.
- » The design will support small gatherings at the center of the site and passive enjoyment of the remainder of the space through landscaped greens and multiple paseos.
- » Visibility from surrounding streets is limited and natural surveillance will depend on the activity levels created by surrounding uses during daytime and evening hours.

#### Westside Alternative B:

- » Contains a linear village green at the center of the site with flexibility to support a range of active and passive recreational uses.
- » The open space is oriented toward the residential use to the north but will also support the hotel.
- » The village green in this alternative is readily visible from the site's internal street and should enjoy additional natural surveillance from surrounding residential uses.

#### YOUR COMMENTS:



# Ranking Worksheet

- » Separate tool from the alternatives workbook
- » Asks the participant to prioritize aspects of downtown development
- » Provides a concise/quick method to receive feedback
- » Will also be available online


## What do you consider to be the most important features of new development downtown?

**Introduction:** The downtown catalyst sites are approximately eight acres in size, six acres west of South Livermore Avenue and 2 acres east of South Livermore Avenue (Figure 1). Please prioritize the following issues regarding downtown development to show the issues that are the most important to you. Rank each item by entering a number one through nine in each of the following nine boxes. You may only use each number once.

- Community Character and Design**  
New development should add vitality and mirror downtown Livermore's existing historic character.
- Cultural Facilities**  
The downtown development should include cultural uses such as a museum or art gallery.
- Hotel**  
Downtown development should include a high quality boutique hotel.
- Hotel Location**  
The hotel should be located on a particular side of South Livermore Avenue.
- Housing**  
New housing should be of high quality and offer a variety of housing types, adding vibrancy to downtown.
- Open Space**  
New open space should be attractive, usable, and meet a variety of user needs.
- Parking**  
The downtown should have a sufficient parking supply in close proximity to key destinations.
- Public Finance**  
Downtown development should be affordable for the City to construct and should minimize long-term City operating costs.
- Retail**  
New retail should complement existing downtown businesses and should be consistent with market demand.



 Project Site Boundary

0 400  
Scale (Feet) 



**PLACEWORKS**