



# Isabel Neighborhood Plan

LVCC Business Alliance

April 4, 2018



# Project Background

- Planning process began in 2015
- Public outreach resulted in “Vision”
- Preferred Plan- September 2016





# Community Input Visioning

- “Complete” neighborhood
- High-quality urban design
- Walkable and bike-able neighborhood
- Open spaces, arroyos, and scenic views
- Community gathering spaces
- Compatibility with existing uses





# BART to Livermore Extension

The San Francisco Bay Area Rapid Transit (BART) District is planning for the extension of the BART line to a new station within the I-580 median at Isabel Avenue.



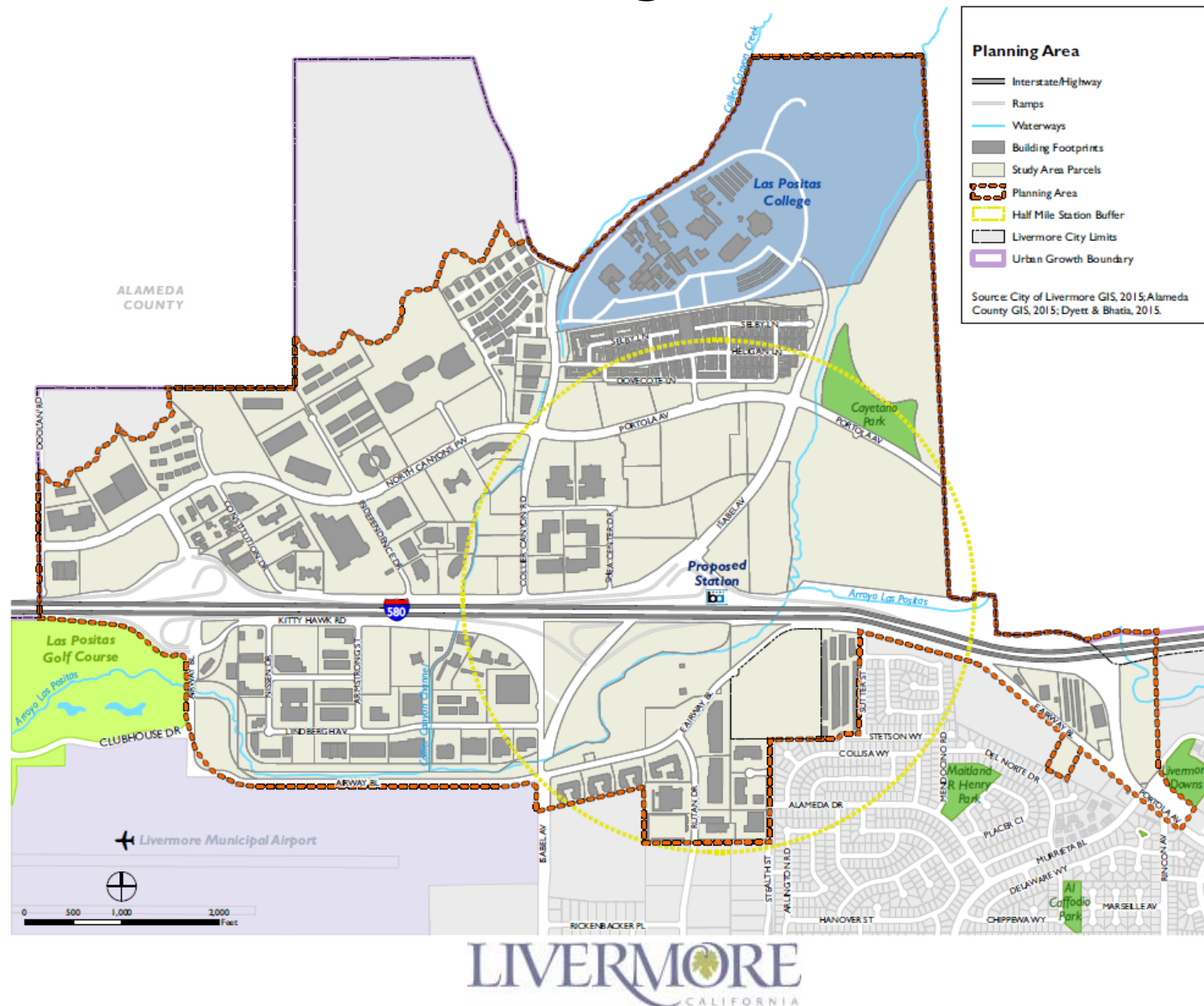


# BART to Livermore Extension (cont.)

- Draft EIR released July 2017
- Includes three modal alternatives
  - 1) Diesel Multiple Unit/Electric Multiple Unit
  - 2) Enhanced Bus Service
  - 3) Express Bus Service
- Comment period closed October 16, 2017
- The Isabel Neighborhood Plan will guide land use development surrounding the proposed BART station.

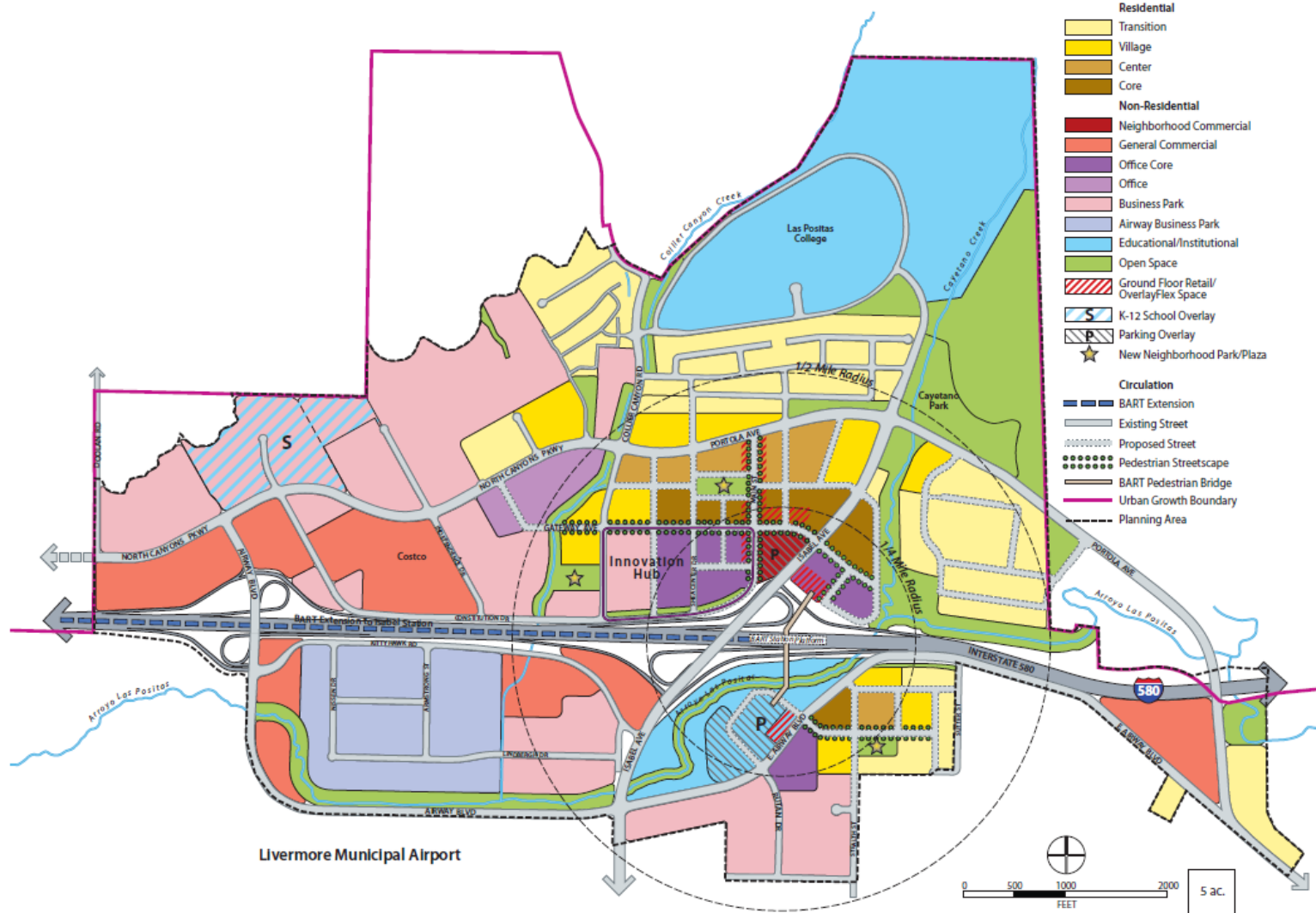


# Planning Area



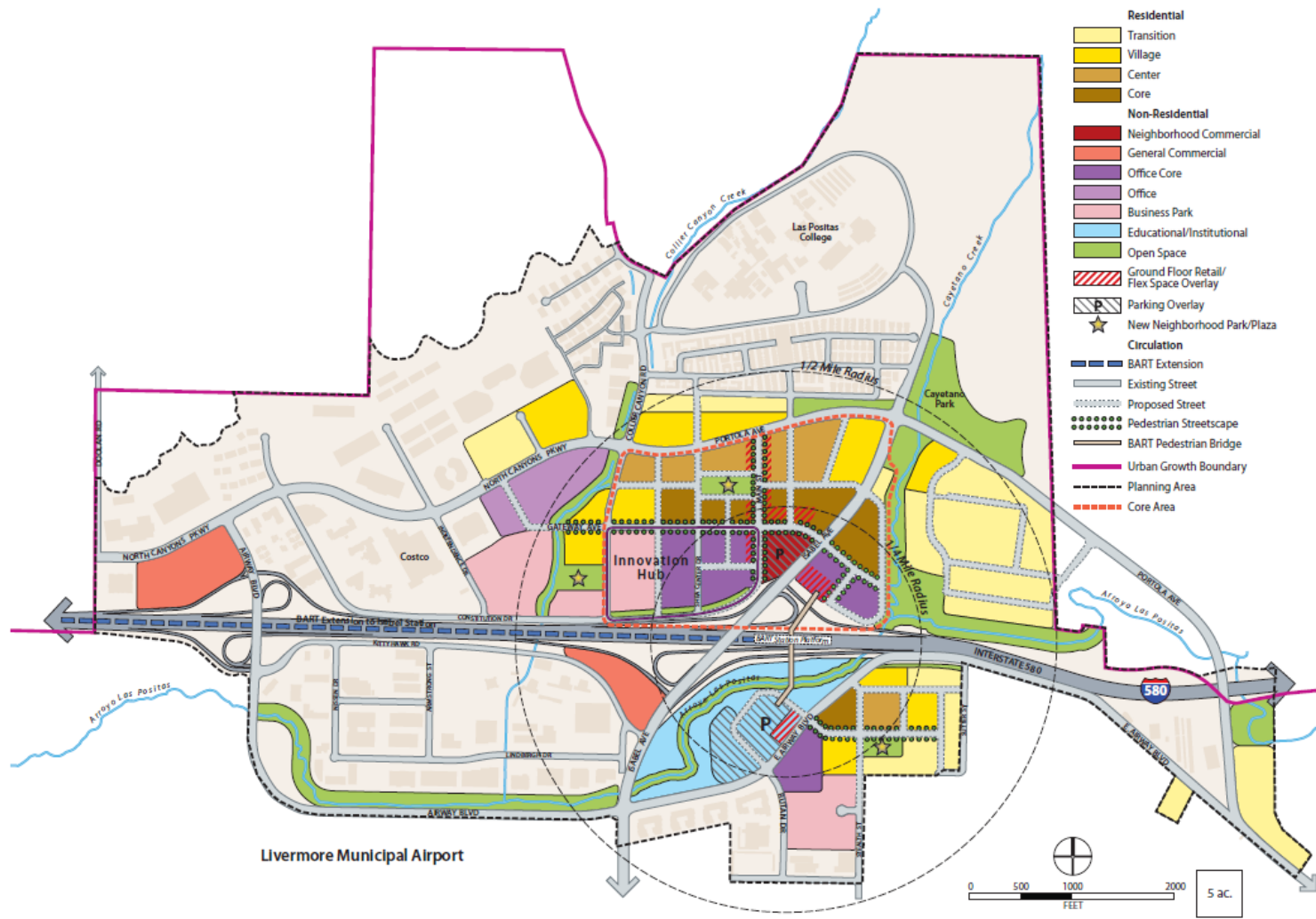


# Proposed Land Use Plan





# Proposed Land Use Plan- Change Areas





# Estimated Net New Development

Land Use	Planning Area Total
Residential	4,095 housing units
Office	1,655,900 sf
Business Park	240,800 sf
Neighborhood Commercial	324,300 sf
General Commercial	296,300 sf
General Industrial	413,100 sf
Total	2,104,200 sf
Jobs	9,100 jobs

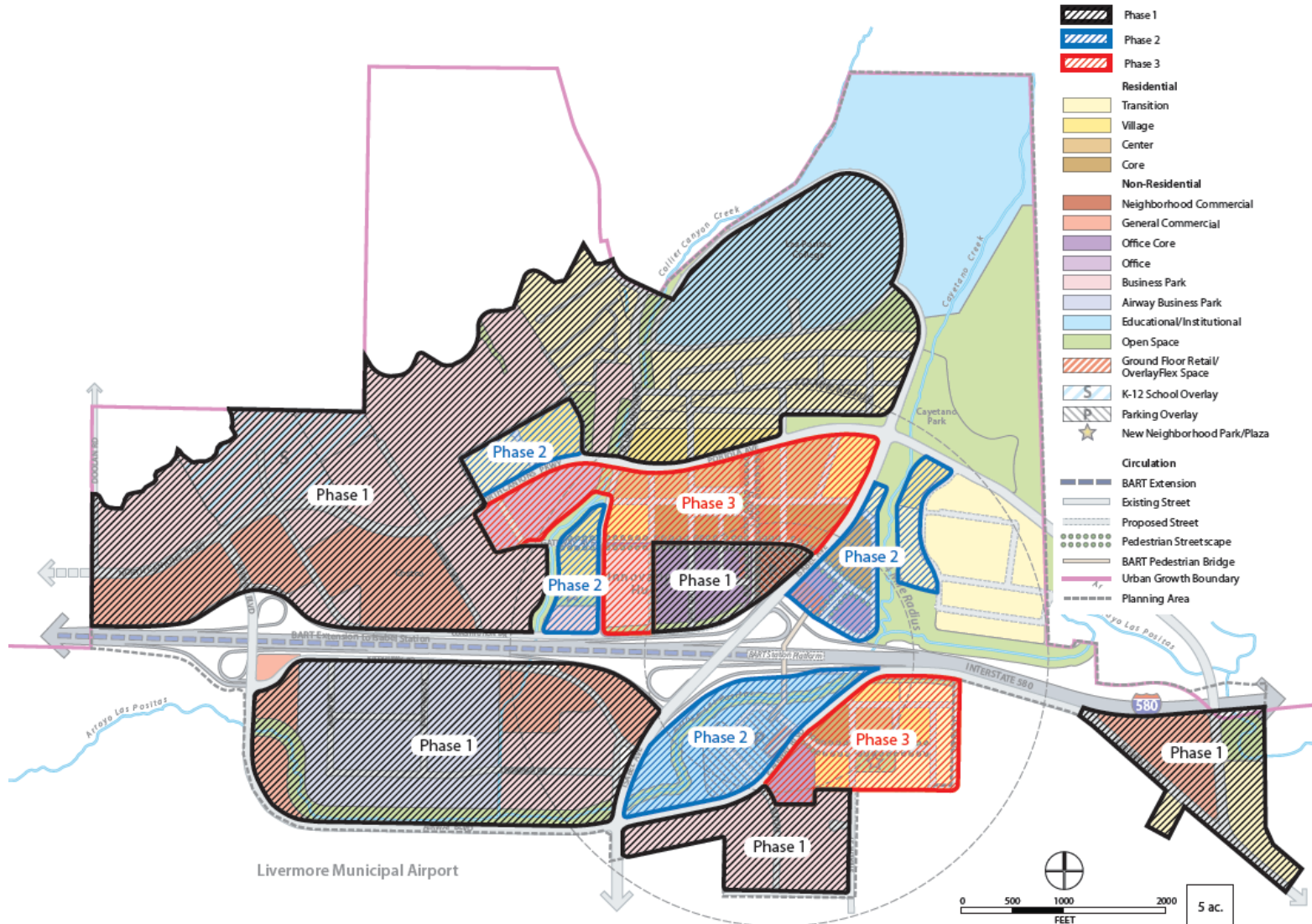


# General Plan Policies

- Objective LU-1.1 Locate new development so as to create a consolidated pattern of urbanization, maximizing the use of existing public services and facilities.
- Objective LU-1.2 Create neighborhoods that include a mix of uses and a range of housing types to meet the needs of all residents.
- Goal LU-3 Provide areas for high-density mixed-use development near transit.
- Goal CIR-8: Ensure a well-coordinated regional transportation system that serves Livermore and the surrounding region.
- Goal ED-2: Balance the supply of job and housing opportunities in Livermore, and match jobs and wages to housing prices.

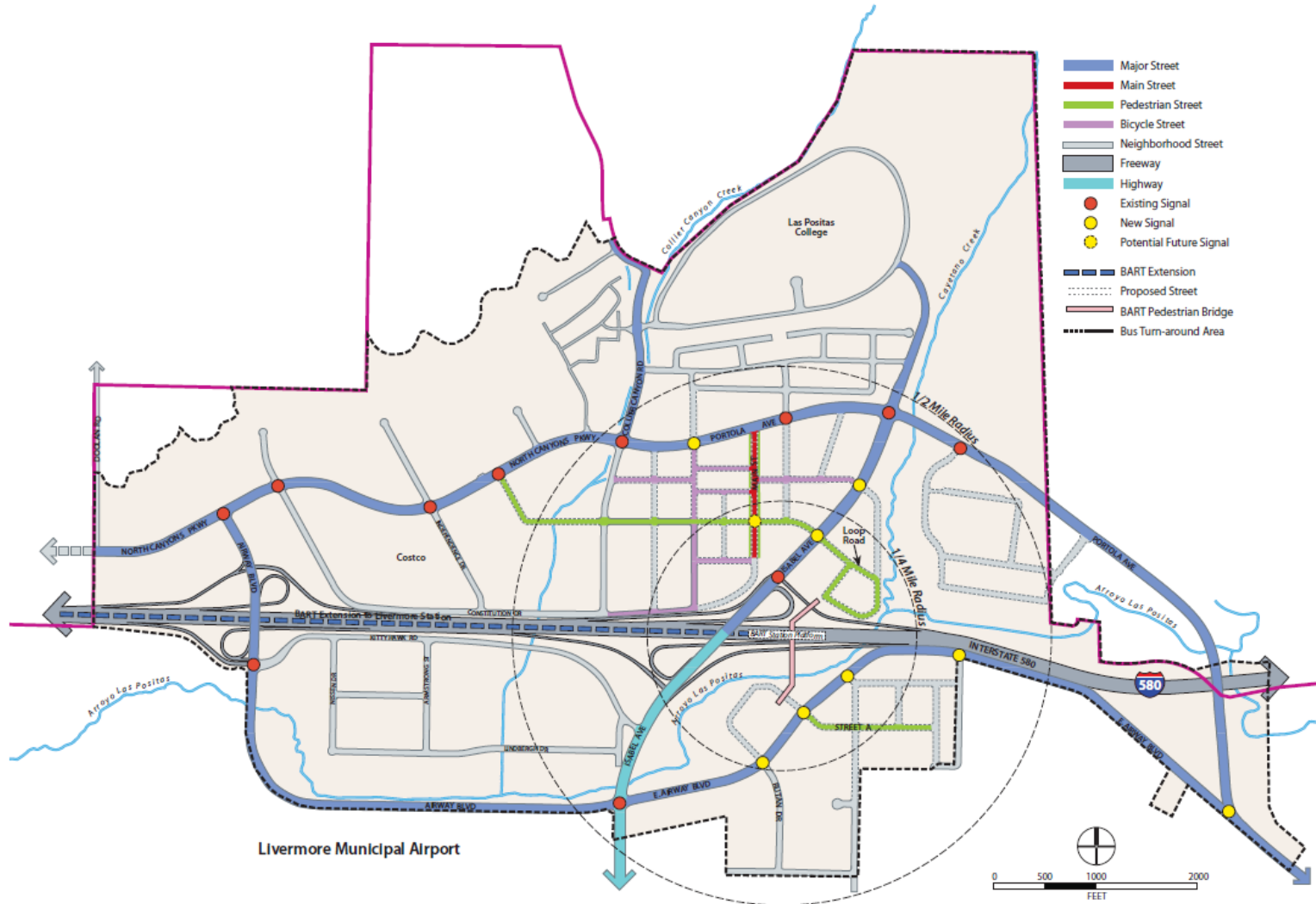


# Phasing Plan



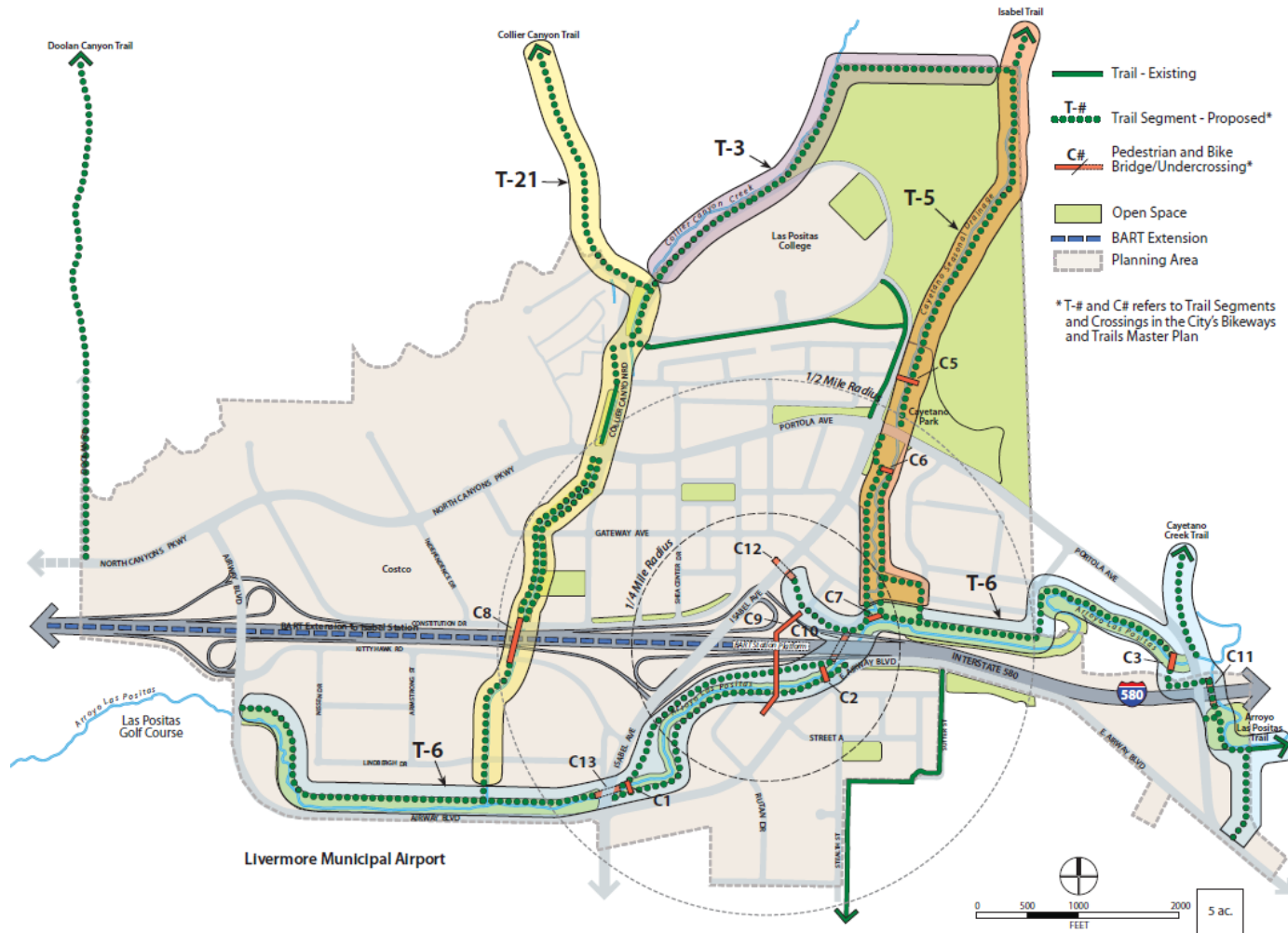


# Proposed Roadway Network



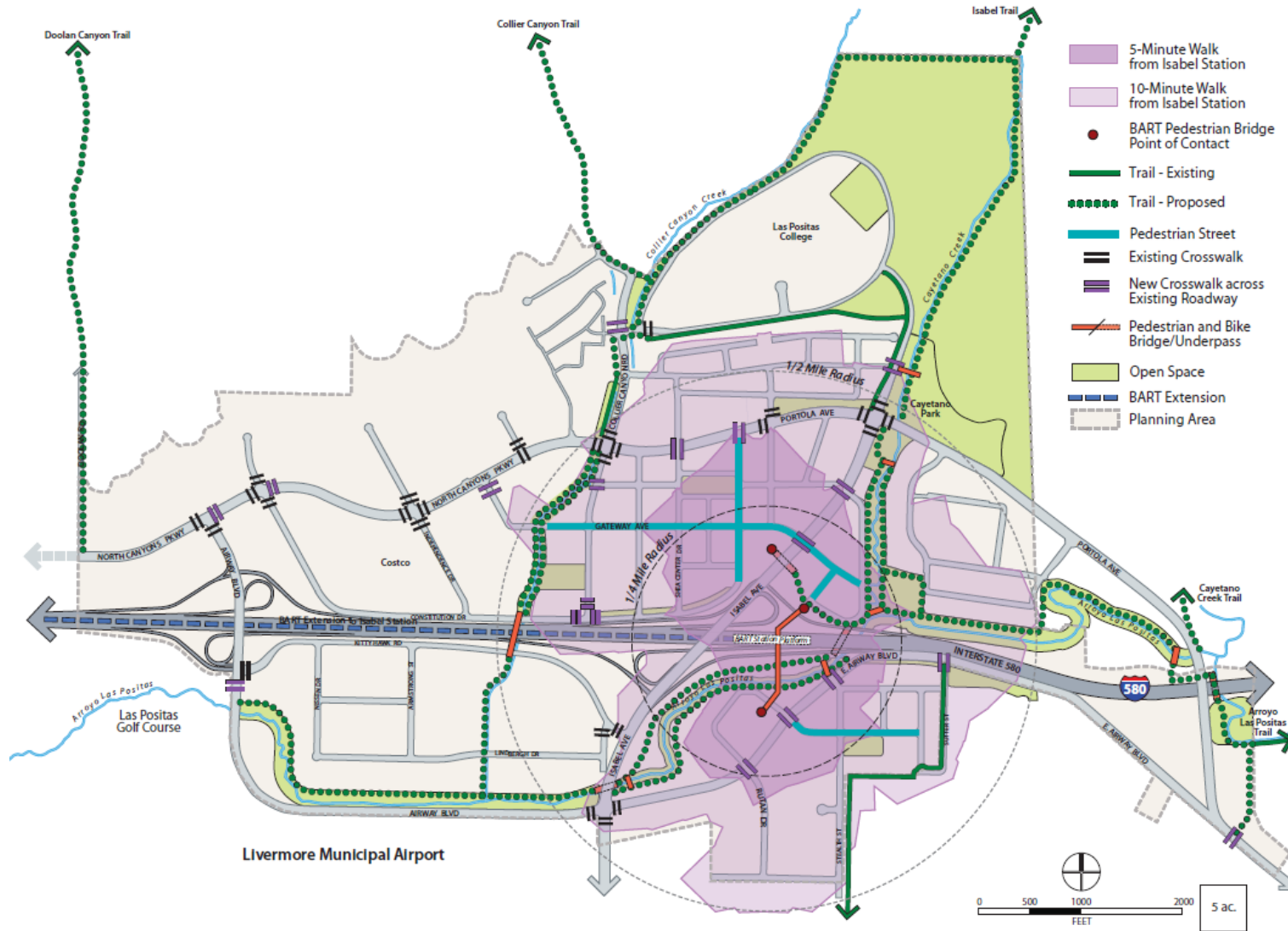


# Proposed Trail Network





# Walksheds from Isabel Avenue BART Station





# CEQA Process

- Draft EIR Released January 12
- 45-day public comment period ended February 26
  - Opportunity to comment on the adequacy of the Program EIR
- Prepare the Final EIR
  - Respond to all comments submitted on the Draft EIR





# Next Steps

- Advisory Commissions
  - Airport Commission, 2/12
  - Historic Preservation Commission, 3/1
  - Planning Commission, May 2018
- Livermore City Council
  - May 2018
- BART Board
  - May/June 2018
  - Upcoming Board Meetings: 3/8, 4/12, 4/26, 5/24

For more information on the BART to Livermore Extension Project, please contact the Planning Division at (925) 960-4450 or visit <https://www.bart.gov/about/projects/liv>



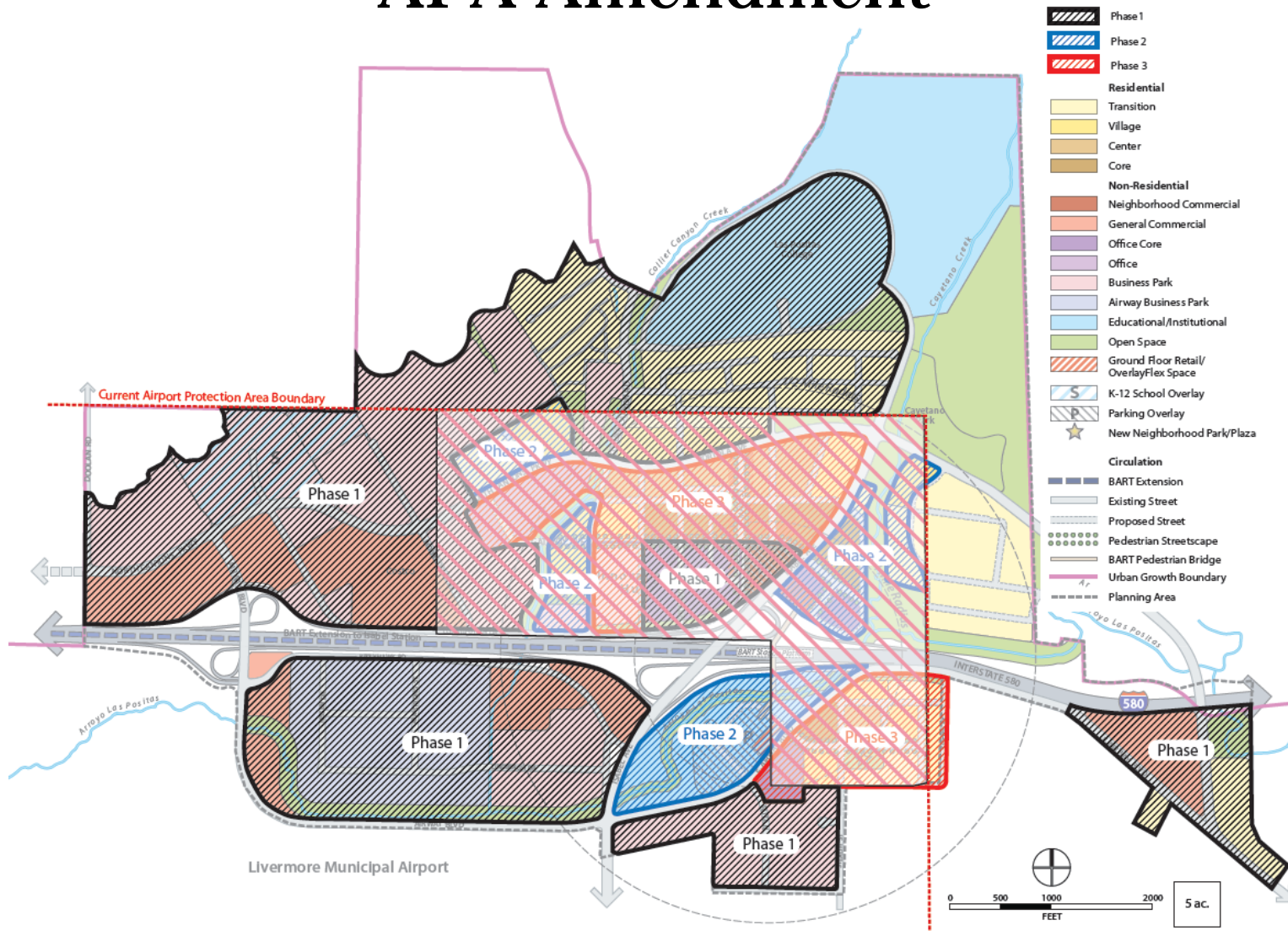
# Q&A



# Additional Slides



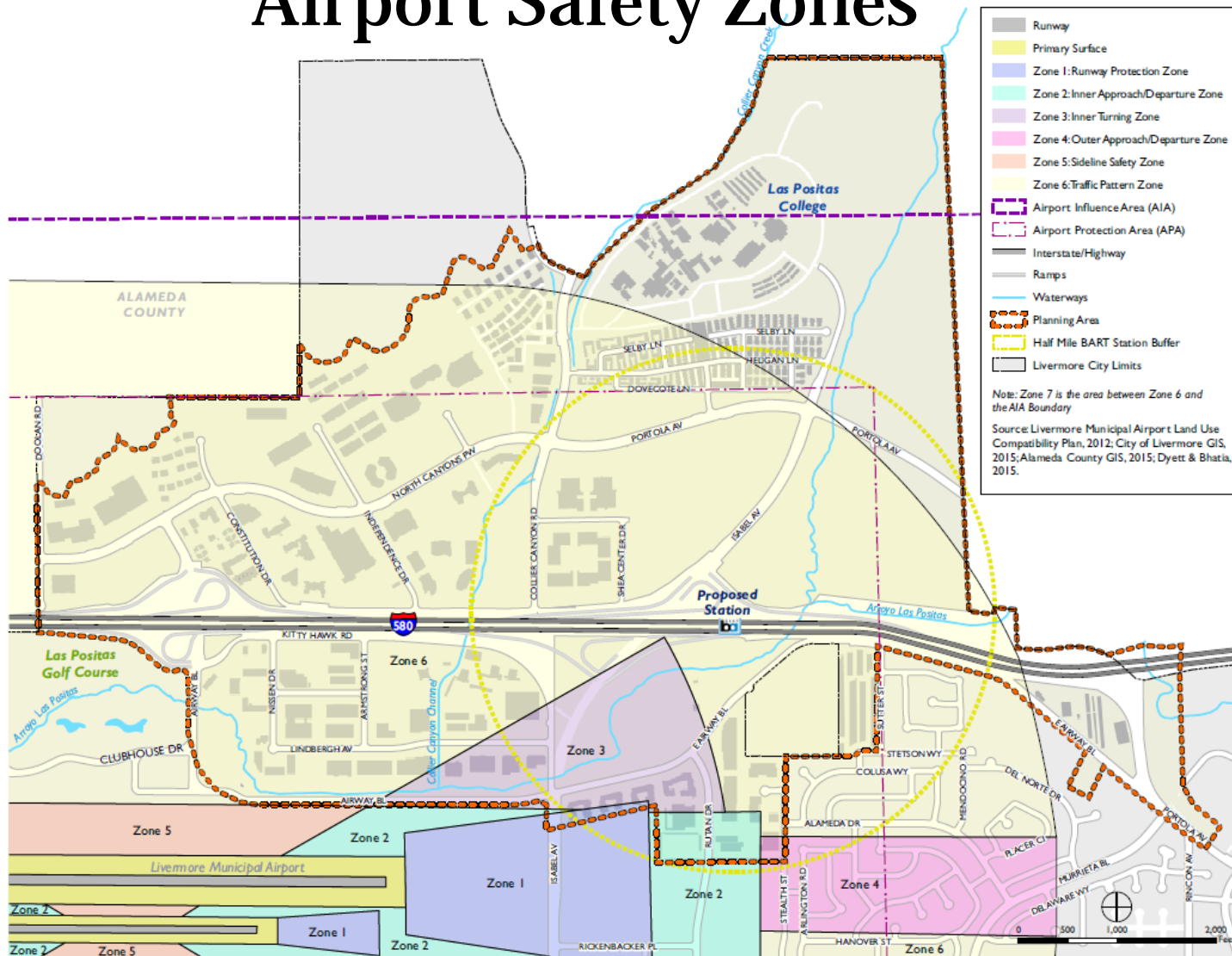
# APA Amendment



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# Airport Safety Zones



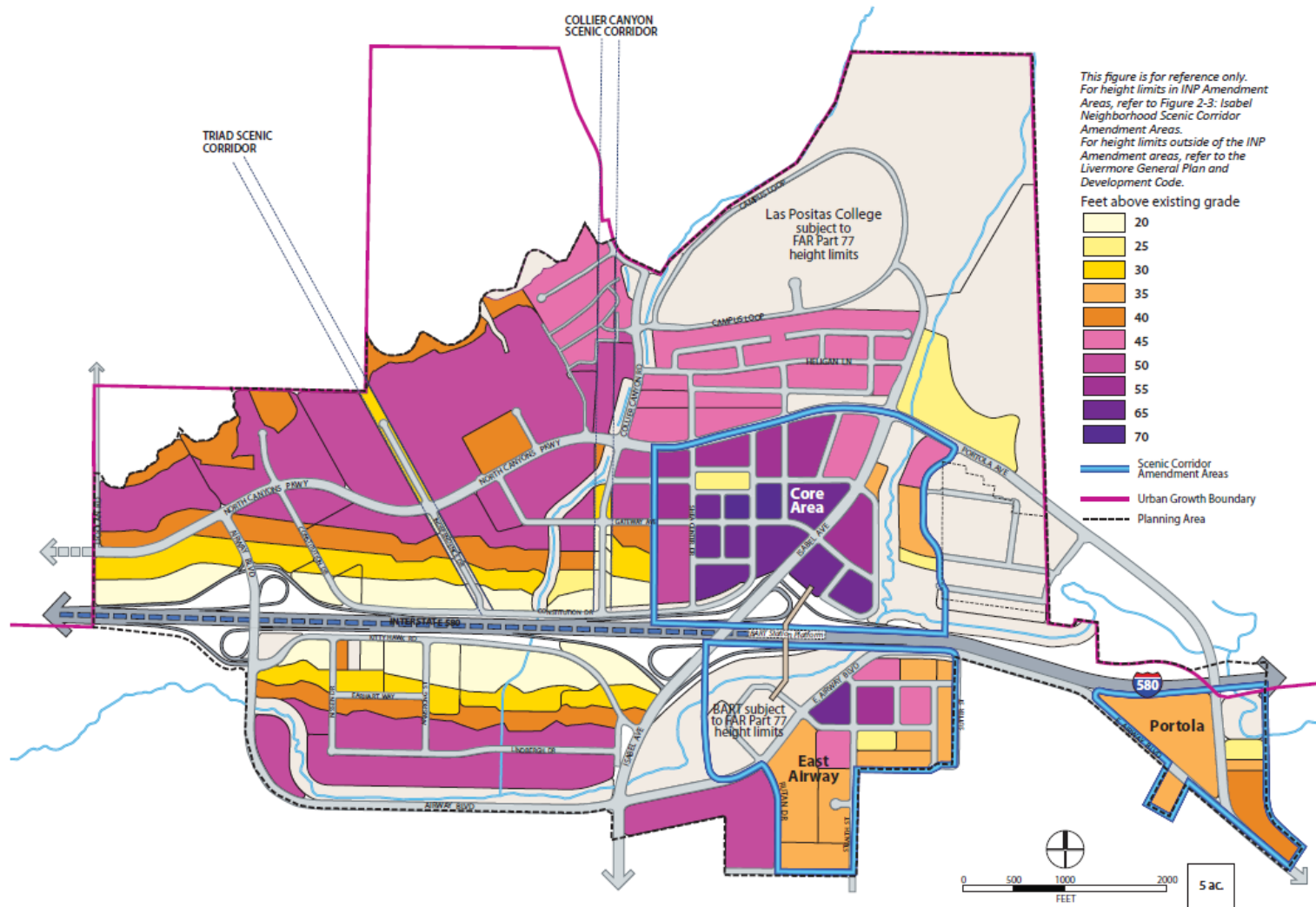


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# Generalized Height Limits





# Proposed Roadway Network

