City Facts

– Founded in 1869
– Population 83,604
– Home to Livermore National Laboratory and Sandia National Laboratory
City of Livermore

- Founded in 1869
- San Francisco Bay Area
- Located between the Urban Bay Area and Rural Central Valley
Why a Hybrid was chosen

- Budget
- Political Will
- Current Code did not meet the needs of the City, Residents or Developers, but...
City of Livermore - 1953

2010 City Limits
City of Livermore - 2010

- Population 83,604
Almost all new development was through a PUD process
Airport, Industrial, Institutional and Regional Commercial Districts
How the FBC areas were chosen

- Preservation
- Evolution
- Future applications
Downtown ½ mile
Schools
Regional Transit
Areas with potential walkablity
Areas with potential walkability
Constraining Factors

Limiting factor: Lot coverage

Regulations contributing to poor design

1. 5' min rear setback regardless of building height: which means a 35' building can be placed on the setback

2. On detached, sf lots: up to 600 sf or 50% of front yard (up to 800 sf max) may be paved, which still accommodates 3 parking spaces (Sec 3-05-110D)

3. Lack of FAR allows potentially HUGE single buildings (e.g. 9,000 sf total area on a 50x150 typical lot)

4. No additional yard required for second/accessory units
RL 5-0 Zone: Potential Build Out
T3 Zone Potential
Near Term: Adding Neighborhood Main Streets
Walkability
Long Term: Convert Commercial Centers
Long Term Walkability
Long Term: Add new Neighborhood Main Streets
Long Term: Walkability
Lessons Learned

– Choose where to change zoning strategically
– Involve the public early and often
– Create a framework for future Transect Zones
– Carefully select parking, allowed uses, use specific standards for Transect Zones