



August 7, 2020

Bay Area Metro  
Association of Bay Area Governments  
Metropolitan Transportation Commission  
Bay Area Metro Center  
375 Beale Street | Suite 800  
San Francisco, CA 94105

Subject: Plan Bay Area 2050 – Draft Blueprint

Thank you for the opportunity to provide comments on the Draft Blueprint. Livermore staff and Bay Area Metro staff have been engaged in numerous conversations about this process and we appreciate the collaborative approach to this regional planning effort. This letter includes our comments regarding the Draft Blueprint Growth Geographies and Strategies.

#### Growth Geographies

Since 2008 the City has actively participated in the Bay Area Region's Sustainable Communities Strategy. The City has two (existing) Priority Development Areas (PDA) including Downtown Livermore and the Isabel Neighborhood Specific Plan area.

The Downtown PDA meets the Transit-Rich PDA criteria and is supported by a Transit Center managed by the Livermore-Amador Valley Transit Authority with rail service from Altamont Corridor Express (ACE) and a variety of local and regional bus routes. The Isabel Neighborhood Specific Plan envisions development of 4,095 new multi-family housing units, approximately 2.1 million square feet of office and neighborhood commercial retail, three new neighborhood parks, pedestrian and bike facilities, and infrastructure improvements. The Specific Plan focuses development around the future Valley Link rail station, which would be located in the median of I-580, just east of Isabel Avenue.

On September 12, 2019, City staff sent a Letter of Interest to Bay Area Metro staff designating the Southfront Road PDA, an approximately 500-acre area near a future Valley Link rail station in the I-580 median adjacent to Southfront Road midway between Frist

Street and Vasco Road. The proposed PDA included the Arroyo Vista Neighborhood Plan, and areas that over time would transition into a complete, transit-oriented neighborhood with access to rail, neighborhood commercial services, and Downtown.

On January 13, 2020, Livermore Council authorized the Southfront PDA designation (and additional Priority Production Areas and Priority Conservation Areas) through resolution. On February 20, 2020, the ABAG Executive Board adopted the City's proposed priority designations. At that same meeting, the Draft Blueprint also demonstrated an additional Transit-Rich ("all other") designation that aligned east to west and encompassed a majority of lands within Livermore.

The Transit-Rich designation was included because Livermore's PDAs combined total area did not meet the minimum acreage thresholds. Livermore staff and Bay Area Metro staff work in partnership to make a series of revisions to the Southfront PDA boundaries, increasing the area from approximately 500 acres to approximately 780 acres (and renaming it to the Southfront/Vasco PDA). The new configuration now includes the existing Vasco ACE station, the Brisa Neighborhood Plan area, and residential/commercial areas north of I-580. These modifications enabled Livermore to achieve Bay Area Metro's designation of 50% of eligible areas requirement. In doing so, the Livermore Transit-Rich Area would no longer be needed or depicted as a Growth Geography within the Plan Bay Area Blueprint Maps and corresponding documents.

This July, the ABAG Executive Board approved the updated PDA boundaries. It is our understanding, that the Final Blueprint will be ready for review this fall and will illustrate the revised Southfront/Vasco PDA and will not include other new Growth Geographies. We look forward to seeing the Final Blueprint Map depicting only Livermore's PDAs (and PPAs).

### Strategies

In addition to the Growth Geographies, Livermore has reviewed the Draft Blueprint principles and strategies. Fundamentally, Livermore supports the Blueprint's Guiding Principles of:

- Affordable Housing
- Connectivity
- Diversity
- Health and Environment
- Economic Vibrancy

Many of the Draft Blueprint's Principal align with Livermore's own Goals and Policies. In addition, conceptually, the Draft Blueprint Strategies seem appropriately scaled with the Plan's broader regional goals. However, Livermore would like to further understand the mechanics of these strategies and their implementation.

We request additional information and time to evaluate how some of these strategies would or would not impact Livermore. Further, Livermore would like additional opportunities to provide further comments on each of the strategies and implementation tools.

We will continue to monitor and participate in the formation of the Blueprint and Plan Bay Area 2050. Please continue to provide us with notices of upcoming events, milestones, meetings and public hearings. We look forward to continued communication and collaboration with Bay Area Metro staff and the opportunity to provide additional comments throughout the planning process.

If you have any questions, please don't hesitate to contact me or Associate Planner Andy Ross at: [aaross@cityoflivermore.net](mailto:aaross@cityoflivermore.net).

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Stewart".

Steve Stewart  
Planning Manager

cc: Marc Roberts, City Manager  
Paul Spence, Community Development Director  
Steve Riley, Principal Planner  
Andy Ross, Associate Planner