

El Camino Real Corridor Specific Plan Assumptions Map

Change/Opportunity Potential

High

Medium

Low

Existing Conditions and Site Characteristics

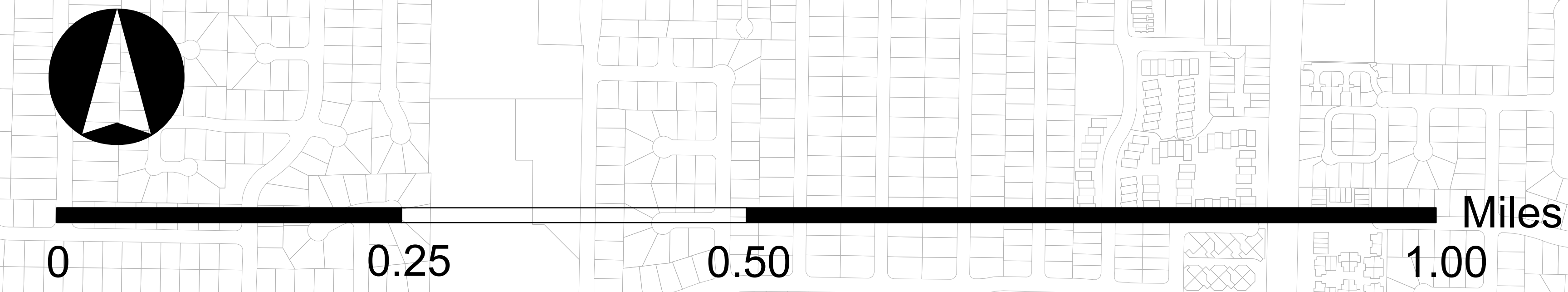
Project Approved or Under Construction

Pending Project

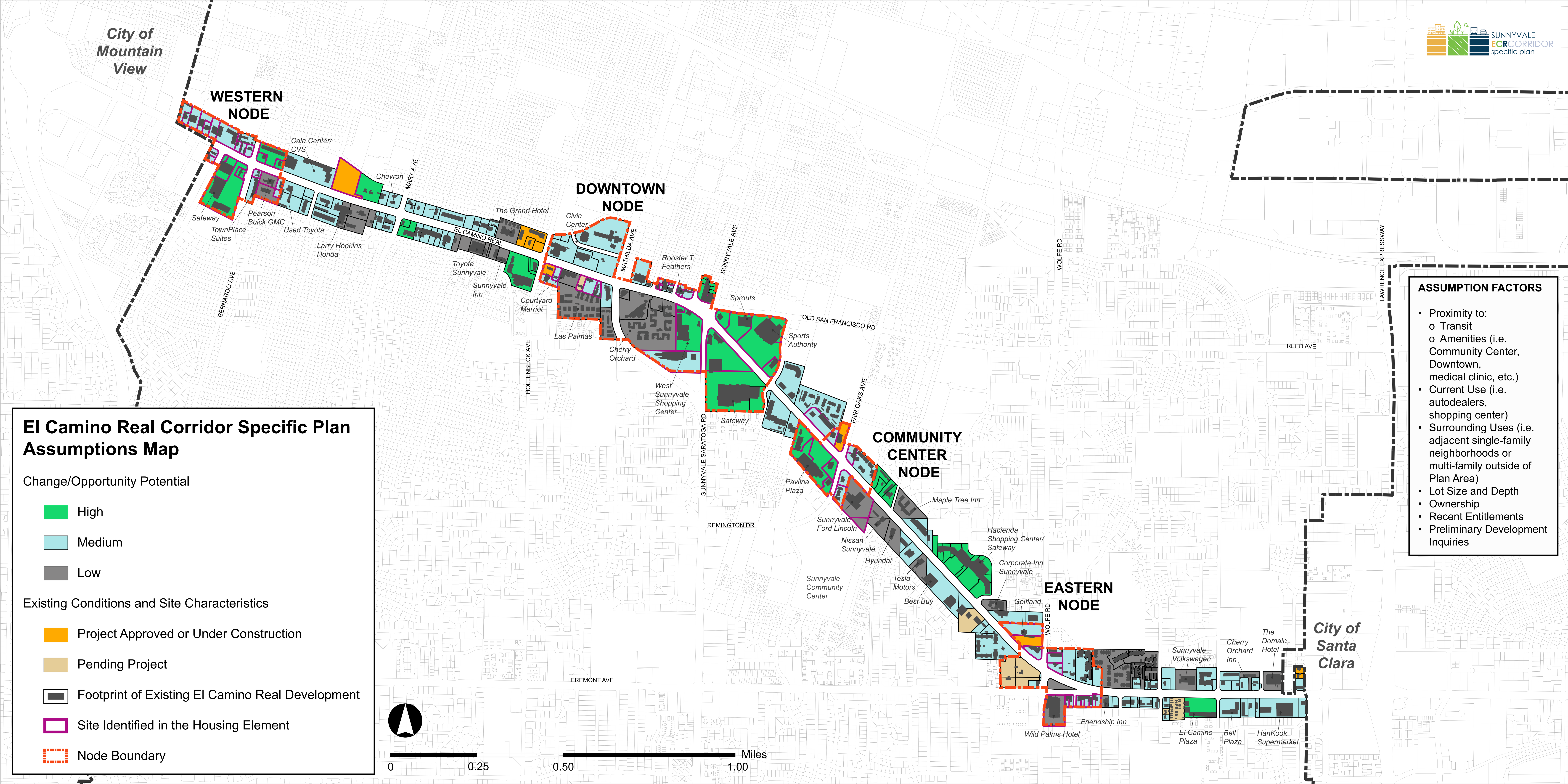
Footprint of Existing El Camino Real Development

Site Identified in the Housing Element

Node Boundary



- ASSUMPTION FACTORS
- Proximity to:
 - Transit
 - Amenities (i.e. Community Center, Downtown, medical clinic, etc.)
 - Current Use (i.e. autodealers, shopping center)
 - Surrounding Uses (i.e. adjacent single-family neighborhoods or multi-family outside of Plan Area)
 - Lot Size and Depth
 - Ownership
 - Recent Entitlements
 - Preliminary Development Inquiries



El Camino Real Plan Advisory Committee (ECRPAC) Meeting #4

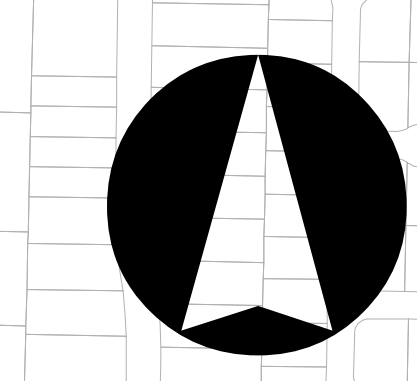
Preliminary Land Use Alternative Descriptions (Draft 07.08.2016)

	Alternative 1 (Commercial Focus)	Alternative 2 (Mixed-Use Focus)	Alternative 3 (Residential Focus)
Overall Description	<ul style="list-style-type: none"> Land use scheme is similar to that in the 2007 Precise Plan, preserving the node concept but defines their boundaries and specifies residential densities. Focused on preserving or increasing the amount of space available for commercial development. Mixed-use (residential and commercial) designations are concentrated in the four nodes. There is more commercial zoning in the segment areas (areas between the nodes) as compared to the other two alternatives. 	<ul style="list-style-type: none"> Preserves the node concept and defines their boundaries. Provides a balance between commercial and residential development. Mixed-use designations are primarily within the nodes with some additional mixed-use areas within the segments. 	<ul style="list-style-type: none"> Preserves the node concept and defines their boundaries. Provides more opportunity for residential development compared to the other two alternatives. Mixed-use designations are primarily within the nodes with more mixed-use areas within the segments, compared to the other two alternatives. Residential densities are increased for certain sites within the nodes.
Western Node <i>Serves as a gateway into the City from the west</i>	<ul style="list-style-type: none"> The large shopping center at the southwest portion is an opportunity site that would accommodate higher density mixed-use. Other properties in the node are intended for lower scale, pedestrian-oriented mixed-use. 	<ul style="list-style-type: none"> Commercial and residential development in the node is the same as Alt 1. 	<ul style="list-style-type: none"> Similar to Alt 1. Key difference: Higher density mixed-use shown for the hotel site and the gas station, which are across the street from the large shopping center.
Downtown Node <i>Largest node, in proximity of Downtown and Civic Center</i>	<ul style="list-style-type: none"> There are numerous large, opportunity sites to the east of the ECR and Sunnyvale Avenue intersection that would accommodate higher density mixed-use. 	<ul style="list-style-type: none"> Commercial and residential development in the node is the same as Alt 1. 	<ul style="list-style-type: none"> Similar to Alt 1. Key difference: Mixed-use at higher density proposed for a few sites near the intersection of ECR and Mathilda Ave.

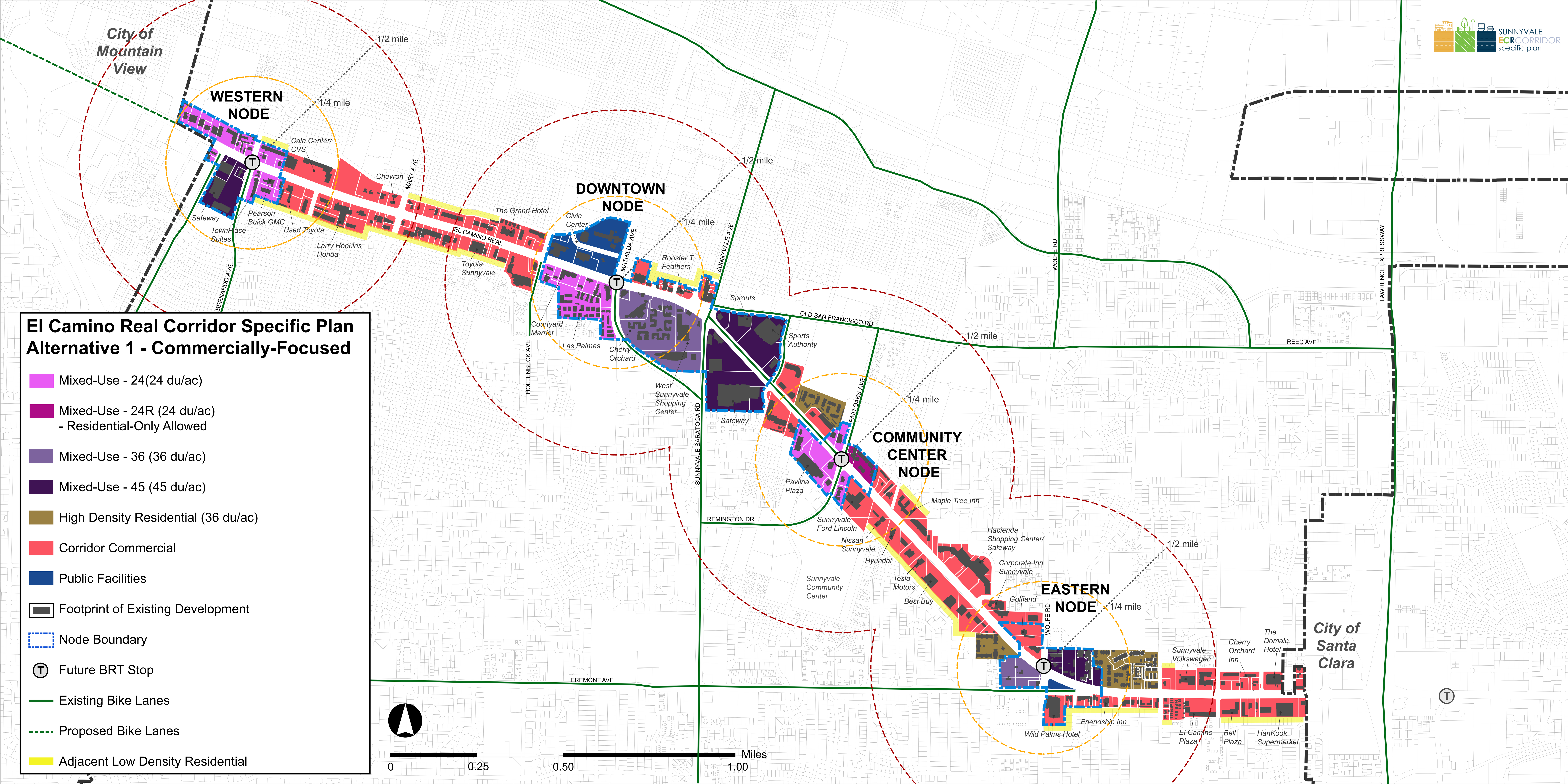
	Alternative 1 (Commercial Focus)	Alternative 2 (Mixed-Use Focus)	Alternative 3 (Residential Focus)
Community Center Node <i>Smallest node, in proximity of the Community Center</i>	<ul style="list-style-type: none"> Accommodates a modest increase in residential development compared to other nodes. The large shopping center is an opportunity site intended for lower scale, pedestrian-oriented mixed-use. Other sites in the node allow for lower density mixed-use or horizontal mixed-use that allows for residential only buildings in close proximity to commercial development. 	<ul style="list-style-type: none"> Commercial and residential development in the node is the same as Alt 1. 	<ul style="list-style-type: none"> Similar to Alt 1. Key difference: The mixed-use intensity is increased for the large shopping center site.
Eastern Node <i>Serves as a gateway into the City from the east</i>	<ul style="list-style-type: none"> Includes medium to higher density mixed-use designations. A number of sites are expected to remain as commercial, particularly those in the northwest and southeast corners because of lot characteristics. 	<ul style="list-style-type: none"> Commercial and residential development in the node is the same as Alt 1. 	<ul style="list-style-type: none"> Commercial and residential development in the node is the same as Alt 1.
Segment Areas <i>Areas between the nodes</i>	<ul style="list-style-type: none"> Lots remain commercially zoned, with the exception of sites already zoned for residential. 	<ul style="list-style-type: none"> Mixed-use designations are shown in the segment areas, on sites that are not directly adjacent to single-family/lower density zoning. 	<ul style="list-style-type: none"> More mixed-use designations are in the segment areas than Alt 2, notably in the eastern portion of ECR.

El Camino Real Corridor Specific Plan Alternative 1 - Commercially-Focused

- Mixed-Use - 24(24 du/ac)
- Mixed-Use - 24R (24 du/ac)
- Residential-Only Allowed
- Mixed-Use - 36 (36 du/ac)
- Mixed-Use - 45 (45 du/ac)
- High Density Residential (36 du/ac)
- Corridor Commercial
- Public Facilities
- Footprint of Existing Development
- Node Boundary
- Future BRT Stop
- Existing Bike Lanes
- Proposed Bike Lanes
- Adjacent Low Density Residential

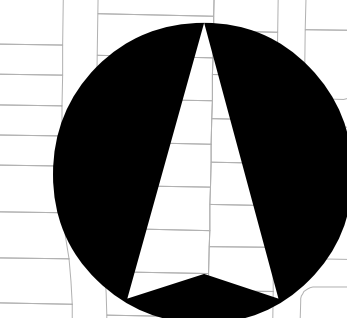


0 0.25 0.50 1.00 Miles

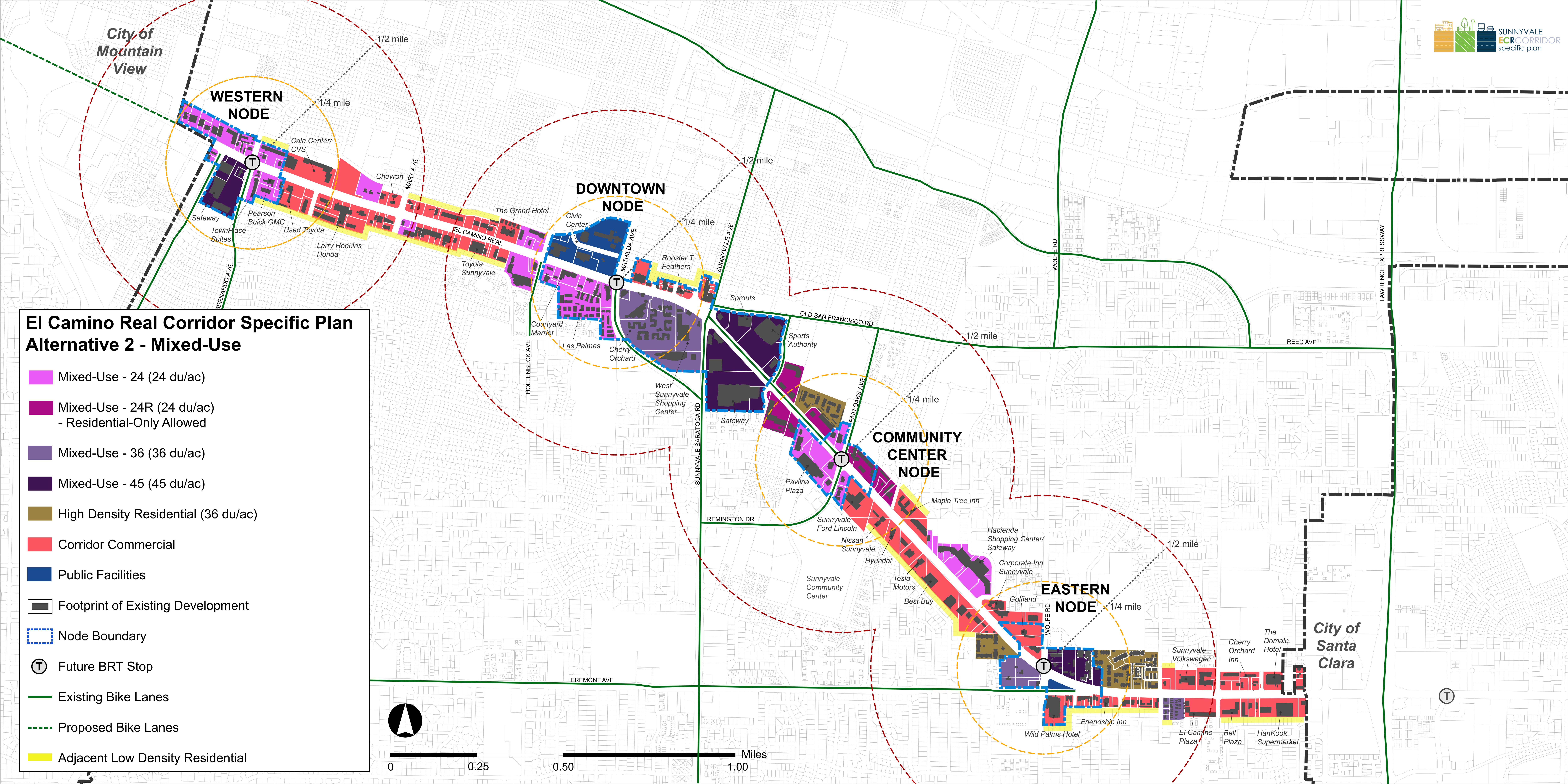


El Camino Real Corridor Specific Plan Alternative 2 - Mixed-Use

- Mixed-Use - 24 (24 du/ac)
- Mixed-Use - 24R (24 du/ac)
- Residential-Only Allowed
- Mixed-Use - 36 (36 du/ac)
- Mixed-Use - 45 (45 du/ac)
- High Density Residential (36 du/ac)
- Corridor Commercial
- Public Facilities
- Footprint of Existing Development
- Node Boundary
- Future BRT Stop
- Existing Bike Lanes
- Proposed Bike Lanes
- Adjacent Low Density Residential

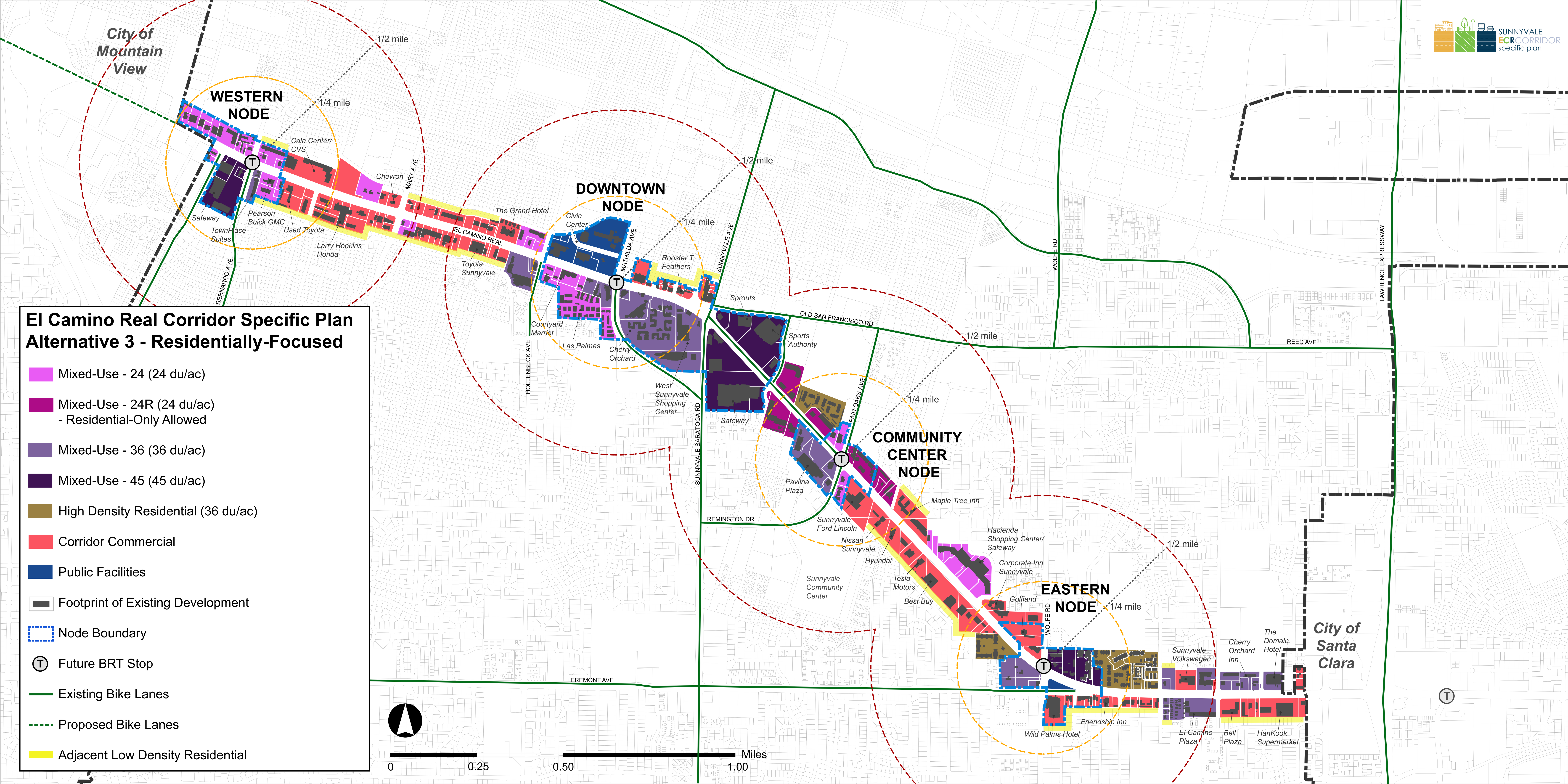
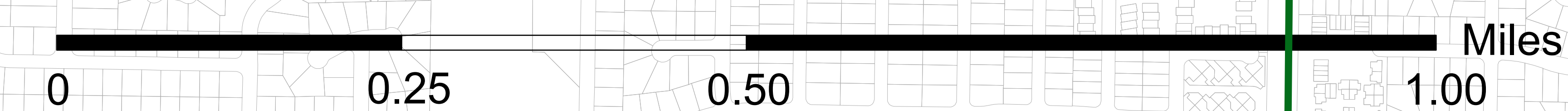
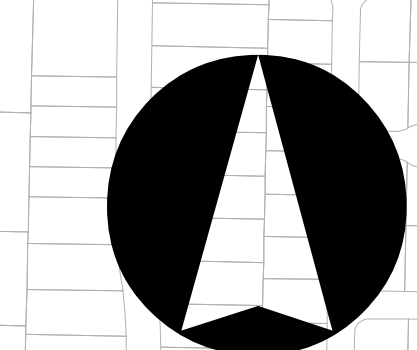


0 0.25 0.50 1.00 Miles



El Camino Real Corridor Specific Plan Alternative 3 - Residentially-Focused

- Mixed-Use - 24 (24 du/ac)
- Mixed-Use - 24R (24 du/ac)
- Residential-Only Allowed
- Mixed-Use - 36 (36 du/ac)
- Mixed-Use - 45 (45 du/ac)
- High Density Residential (36 du/ac)
- Corridor Commercial
- Public Facilities
- Footprint of Existing Development
- Node Boundary
- Future BRT Stop
- Existing Bike Lanes
- Proposed Bike Lanes
- Adjacent Low Density Residential



SUNNYVALE EL CAMINO REAL CORRIDOR PLAN

DRAFT VISION (07.08.2016)

2040 Vision Statement:

Sunnyvale's El Camino Real corridor will offer vibrant destinations and a people-friendly environment while continuing to be the neighborhood street residents of Sunnyvale and surrounding cities will use for their daily needs. It will build on its strengths and opportunities and evolve into a dynamic place where people live, work, shop and gather.

Residents and visitors will walk along wide sidewalks lined with mature, large-canopied trees. They will meet friends and family at public plazas surrounded by a variety of shopping and dining options. Throughout the corridor, they will enjoy public art that exhibit local talents and cultural diversity, celebrate Sunnyvale's agricultural origins or display the City's role in high tech evolution.

Streetscape and road improvements will provide safety and help promote every day walking, biking and transit use. Access to the corridor will be enhanced for residents from surrounding neighborhoods. Gateways, signs and clear pedestrian paths will lead to the lively Downtown or the Community Center.

The corridor will feature four main nodes of greater activity at key intersections where public transportation, housing, amenities and services will be strongly integrated. New residences will be built for a range of incomes and generations. New and long-established businesses and auto dealerships will coexist and continue to thrive in updated and prominent storefronts. Developments will display the City's commitment to sustainability. Buildings will be designed in timeless architecture with forms that seamlessly transition to and respect the surrounding residential neighborhoods.

El Camino Real will continue to change over time, but will continue to play a vital role for Sunnyvale. It will retain existing viable uses while accommodating new uses through reinvestment that promotes economic vitality. Change will be managed in a manner that continues to create positive community benefits for generations to come.

2040 Vision Elements:

1. Efficient circulation patterns.

- a. Effectively timed traffic lights and crossings support an efficient flow of traffic for all modes of travel.
- b. Conveniently located transit stops are accessible at key locations along the corridor and connect to desired destinations.

2. Safe, efficient and convenient access for pedestrians and bicyclists of all ages.

- a. Wide sidewalks and walking paths to and through the corridor provide ample room for pedestrian travel and streetscape amenities including inviting community gathering spaces, distinct lighting, benches, directional signs and public art that buffers the pedestrian from the roadway.
- b. Large canopy trees and generous plantings along the corridor create a pedestrian-friendly experience.
- c. Safe and convenient bike lanes and boulevards support bicycle activity in the area along El Camino Real and adjacent streets.

3. Appropriately scaled buildings help preserve the quality of life of adjacent neighborhoods and existing community assets.

- a. High-quality design and inviting appropriately scaled development patterns.
- b. Increased setbacks and reduced building heights for new development adjacent to single-family homes.

4. Supportive environment for small and local businesses.

- a. A diverse range of shopping and dining options line pedestrian-oriented streets within walking distance of surrounding residence.
- b. Auto-dealerships and other regional drawing business coexist with nearby small businesses and residences.
- c. Sustainable local and regionally serving commercial uses highlight the corridor's history and support the city's economic vitality.

5. Housing opportunities that meet the needs of the community.

- a. New mixed-use developments provide modern living options within a vibrant full-service area.
- b. A full range of affordable and market-rate housing is available to serve residents at all income levels and various life stages.
- c. Housing options that assure new development does not displace existing residents.