SUNNYVALE ECR CORRIDOR specific plan

# El Camino Real Corridor Plan

## Preliminary Land Use Alternative Descriptions

| | Alternative C (Commercial Focus) | Alternative M (Mixed-Use Focus) | Alternative R (Residential Focus) |
|---|---|---|---|
| **Overall Description** | • Land use scheme is similar to that in the 2007 Precise Plan, preserving the node concept but defines their boundaries and specifies residential densities.<br>• Focused on preserving or increasing the amount of space available for commercial development.<br>• Mixed-use (residential and commercial) designations are concentrated in the four nodes.<br>• There is more commercial zoning in the segment areas (areas between the nodes) as compared to the other two alternatives. | • Preserves the node concept and defines their boundaries.<br>• Provides a balance between commercial and residential development.<br>• Mixed-use designations are primarily within the nodes with some additional mixed-use areas within the segments. | • Preserves the node concept and defines their boundaries.<br>• Provides more opportunity for residential development compared to the other two alternatives.<br>• Mixed-use designations are primarily within the nodes with more mixed-use areas within the segments, compared to the other two alternatives.<br>• Residential densities are increased for certain sites within the nodes. |
| **Western Node**<br><br>*Serves as a gateway into the City from the west* | • The large shopping center at the southwest portion is an opportunity site that would accommodate higher density mixed-use.<br>• Other properties in the node are intended for lower scale, pedestrian-oriented mixed-use. | • Commercial and residential development in the node is the same as Alt C. | • Similar to Alt C.<br>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**<br><br>*Largest node, in proximity of Downtown and Civic Center* | • There are numerous large, opportunity sites to the east of the ECR and Sunnyvale Avenue intersection that would accommodate higher density mixed-use. | • Commercial and residential development in the node is the same as Alt C. | • Similar to Alt C.<br>Key difference: Mixed-use at higher density proposed for a few sites near the intersection of ECR and Mathilda Ave. |

| | Alternative C (Commercial Focus) | Alternative M (Mixed-Use Focus) | Alternative R (Residential Focus) |
|---|---|---|---|
| **Community Center Node**<br><br>*Smallest node, in proximity of the Community Center* | • Accommodates a modest increase in residential development compared to other nodes.<br>• The large shopping center is an opportunity site intended for lower scale, pedestrian-oriented mixed-use.<br>• 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. | • Commercial and residential development in the node is the same as Alt C. | • Similar to Alt C.<br>Key difference: The mixed-use intensity is increased for the large shopping center site. |
| **Eastern Node**<br><br>*Serves as a gateway into the City from the east* | • Includes medium to higher density mixed-use designations.<br>• A number of sites are expected to remain as commercial, particularly those in the northwest and southeast corners because of lot characteristics. | • Commercial and residential development in the node is the same as Alt C. | • Commercial and residential development in the node is the same as Alt C. |
| **Segment Areas**<br><br>*Areas between the nodes* | • Lots remain commercially zoned, with the exception of sites already zoned for residential. | • Mixed-use designations are shown in the segment areas, on sites that are not directly adjacent to single-family/lower density zoning. | • More mixed-use designations are in the segment areas than Alt M, notably in the eastern portion of ECR. |