



## El Camino Real Corridor Plan

### Preliminary Land Use Alternative Descriptions

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

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