



El Camino Real Corridor Plan

City Council Study Session

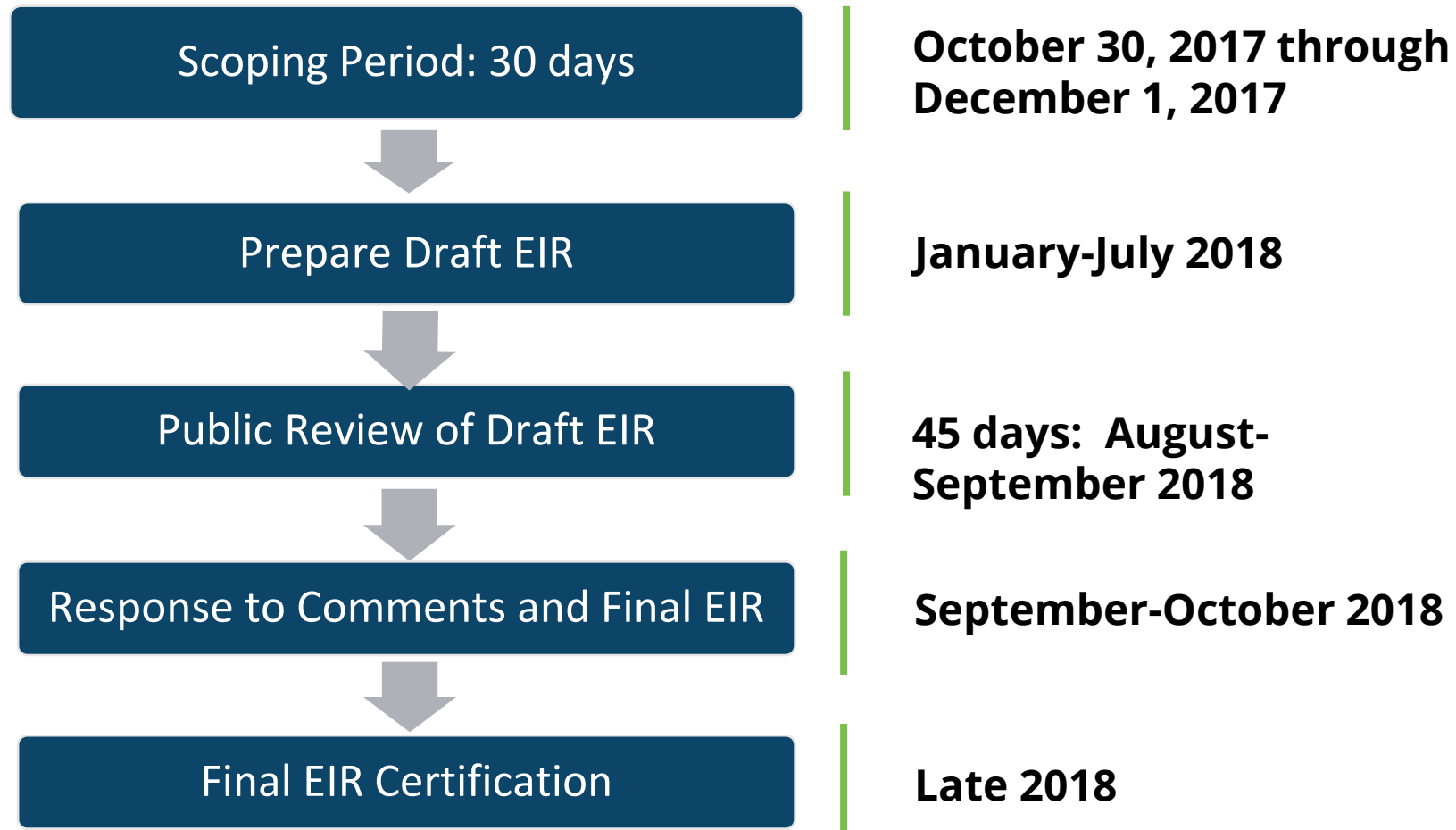
April 24, 2018



Project Update

- Council adopted Residential-Plus option
- Community outreach meetings
- ECRPAC meetings
- Online surveys
- Project website
- Notice of Preparation
- Scoping meeting held
- EIR preparation started

Preparing an Environmental Impact Report



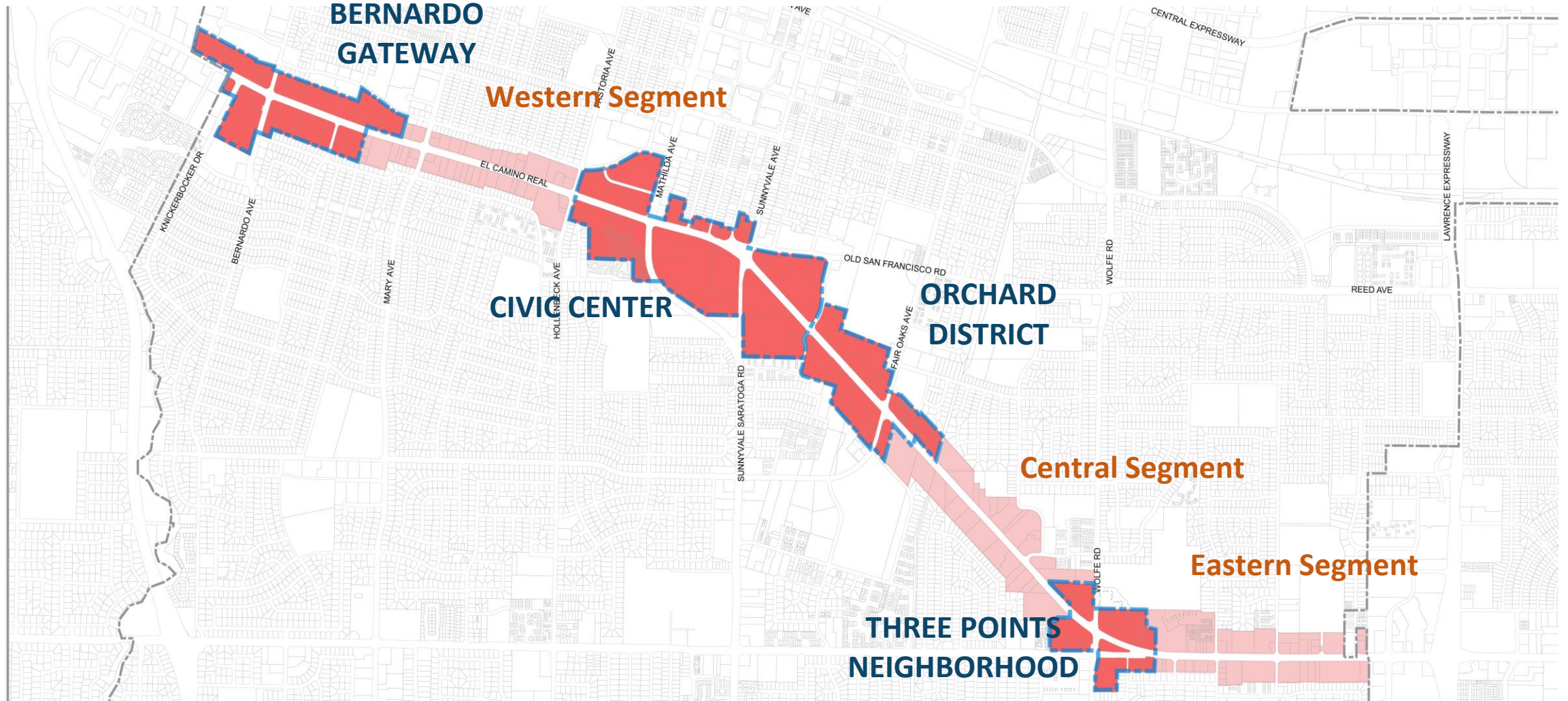
Plan Vision

- Efficient circulation patterns
- Safe and convenient multi-modal access
- Appropriately scaled buildings that preserve the quality of life of adjacent neighborhoods and existing community assets
- Supportive environment for small and local businesses
- Housing opportunities that help meet the needs of the community
- New development will focus on supporting a sustainable community

Study Session Objectives

- Tools to regulate land uses
- Development standards
- Design guidelines
- Provide direction to ECRPAC and staff

Review District Names

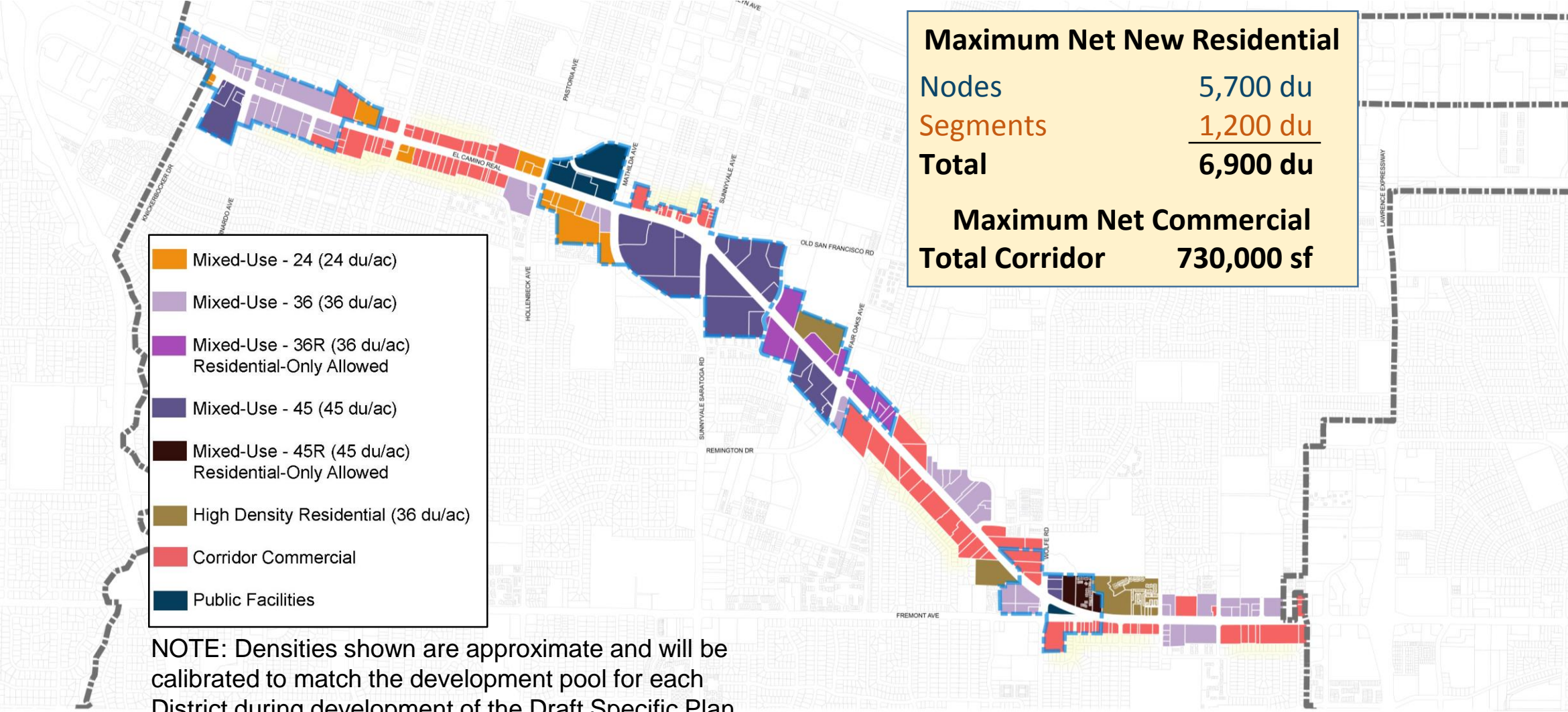


Districts Overview



SUNNYVALE
ECR CORRIDOR
specific plan

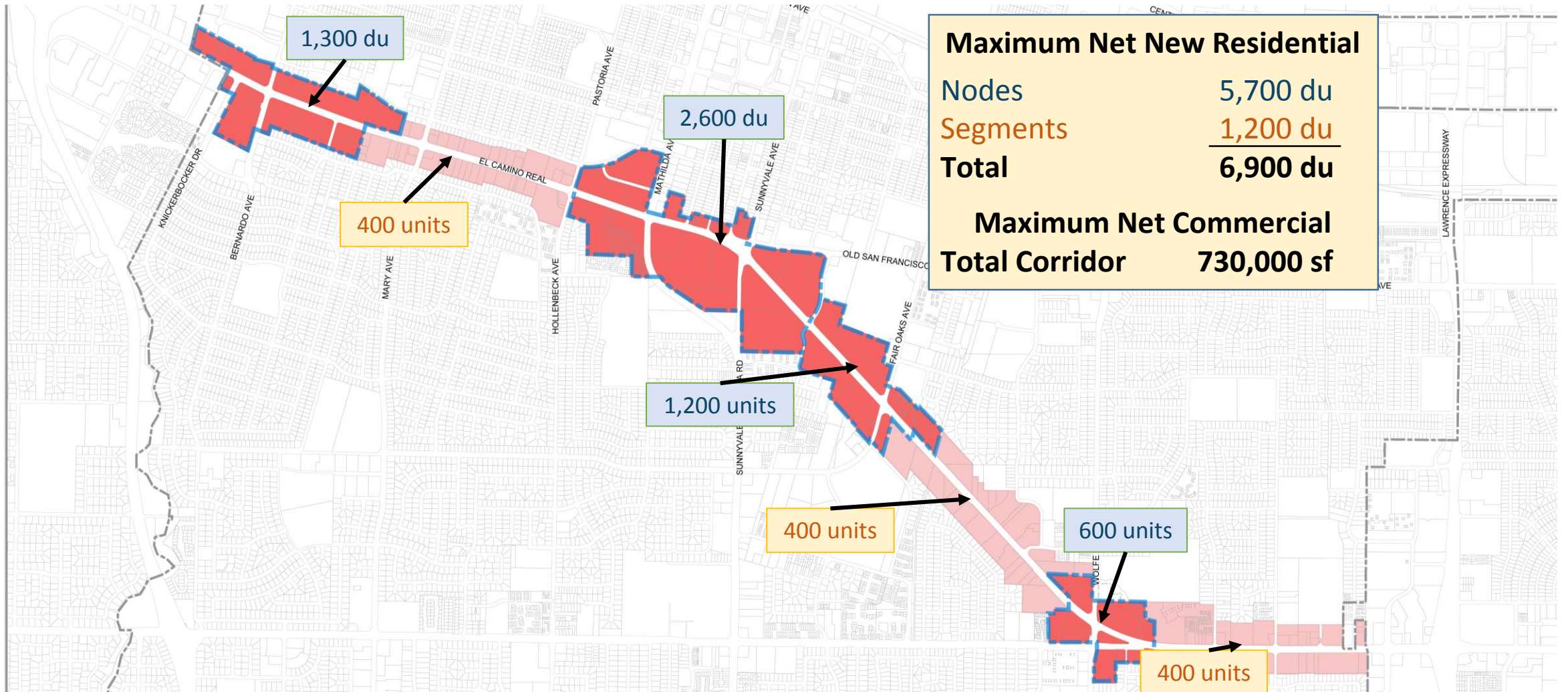
Residential-Plus Option



NOTE: Densities shown are approximate and will be calibrated to match the development pool for each District during development of the Draft Specific Plan.

Maximum Growth Capacity

Development Allowances and Incentives



Maximum Net New Housing by District

Land Uses on El Camino Real

Nodes

- Residential Mixed-use, preferred
- Residential-only allowed if affordable
- Commercial-only allowed
- Office allowed with maximum sf

Orchard District

Three Points Neighborhood

Bernardo Gateway

Civic Center

Western Segment

Central Segment

Eastern Segment

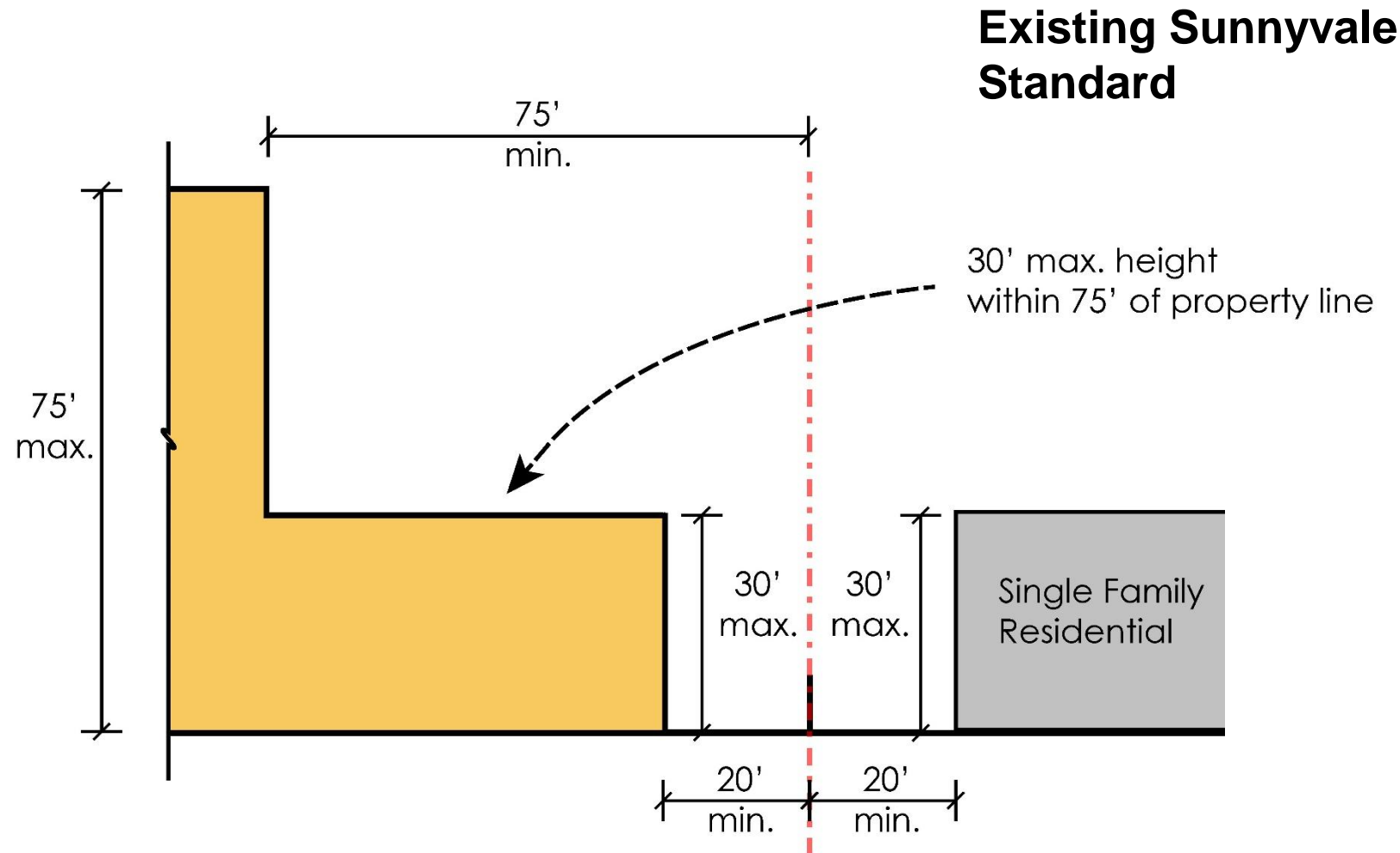
Segments

- Residential mixed-use allowed
- Stand-alone residential allowed
- Commercial-only allowed
- Office allowed with maximum sf

Development Standards and Design Guidelines

- Development Standards
 - Setbacks
 - Heights
- Design Guidelines
 - Building Form, Front and Back

Building Form and Design Strategies

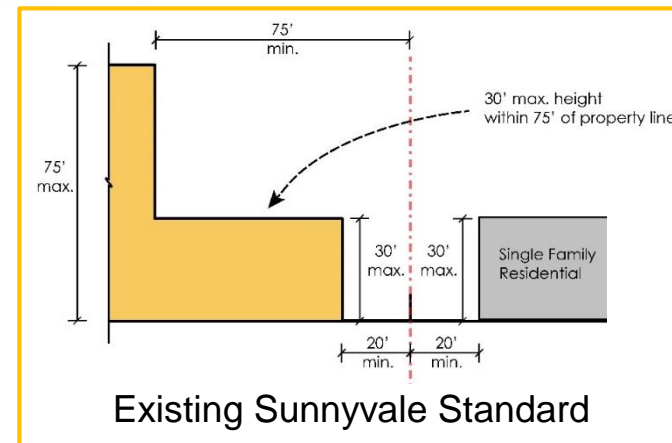


Stepback from Adjacent Residential

Building Form and Design Strategies

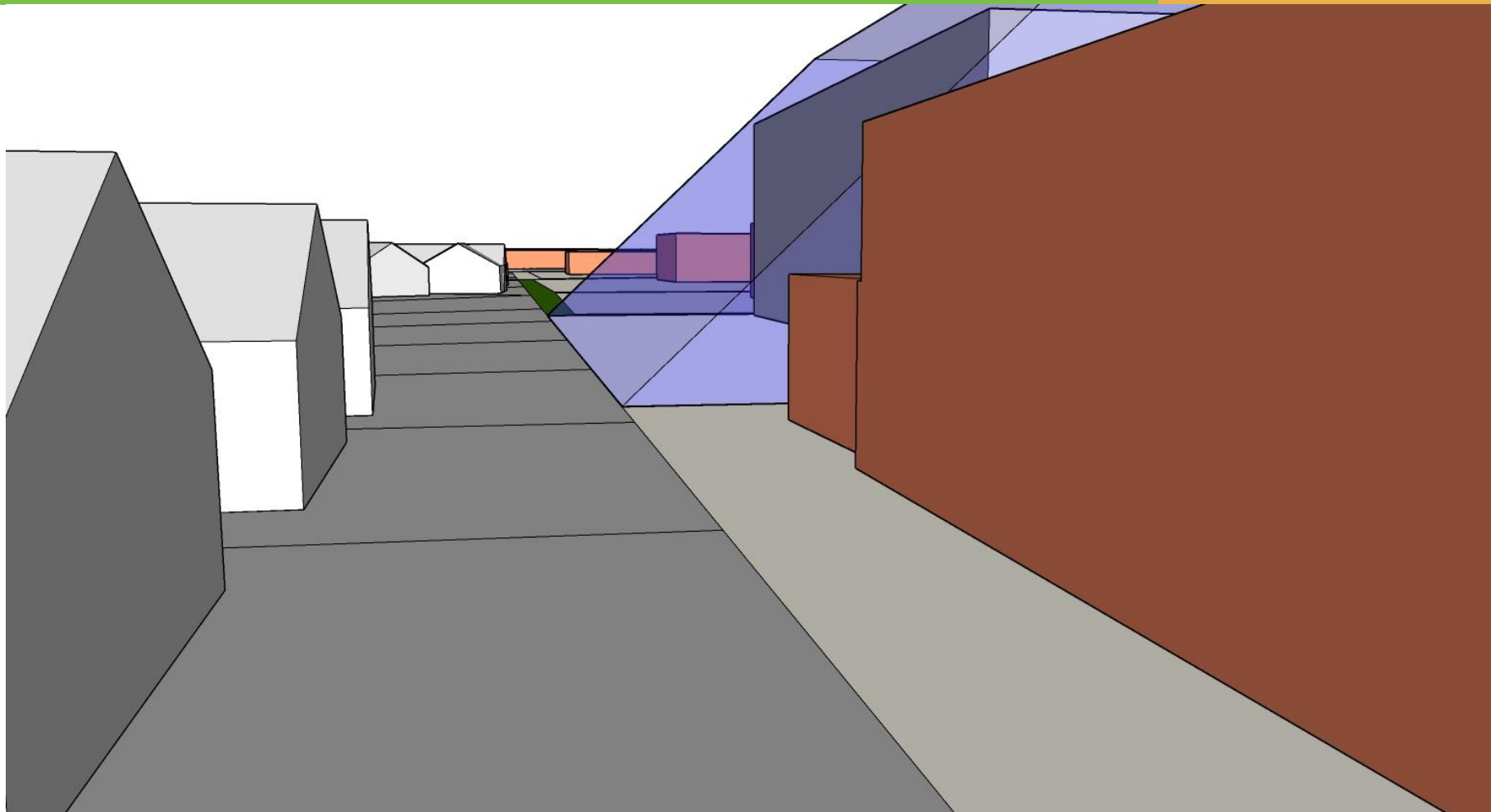


Setback controlled by
45 degree relationship (from ground)



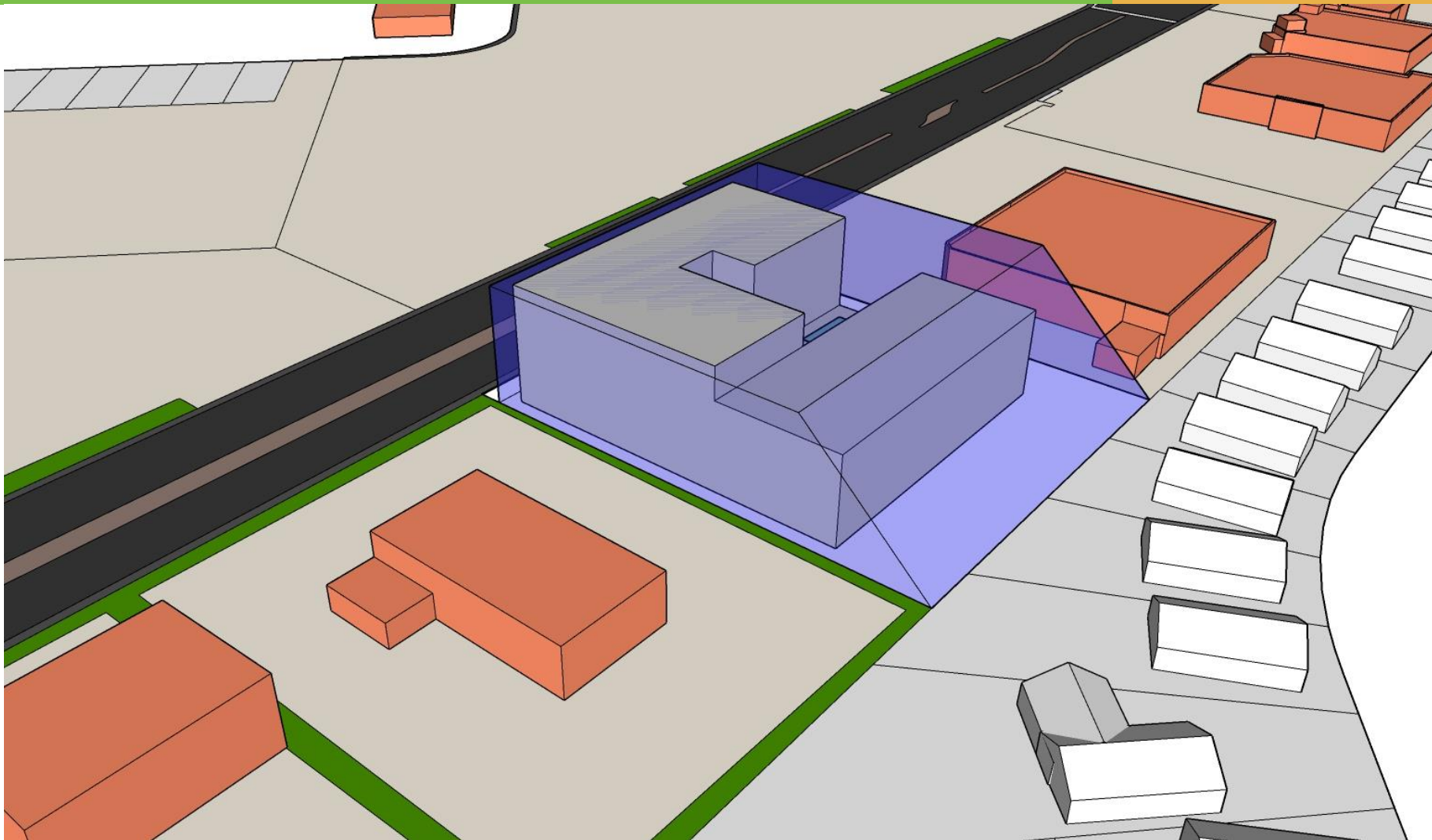
Stepback from Adjacent Residential

Setbacks From Adjacent Residential



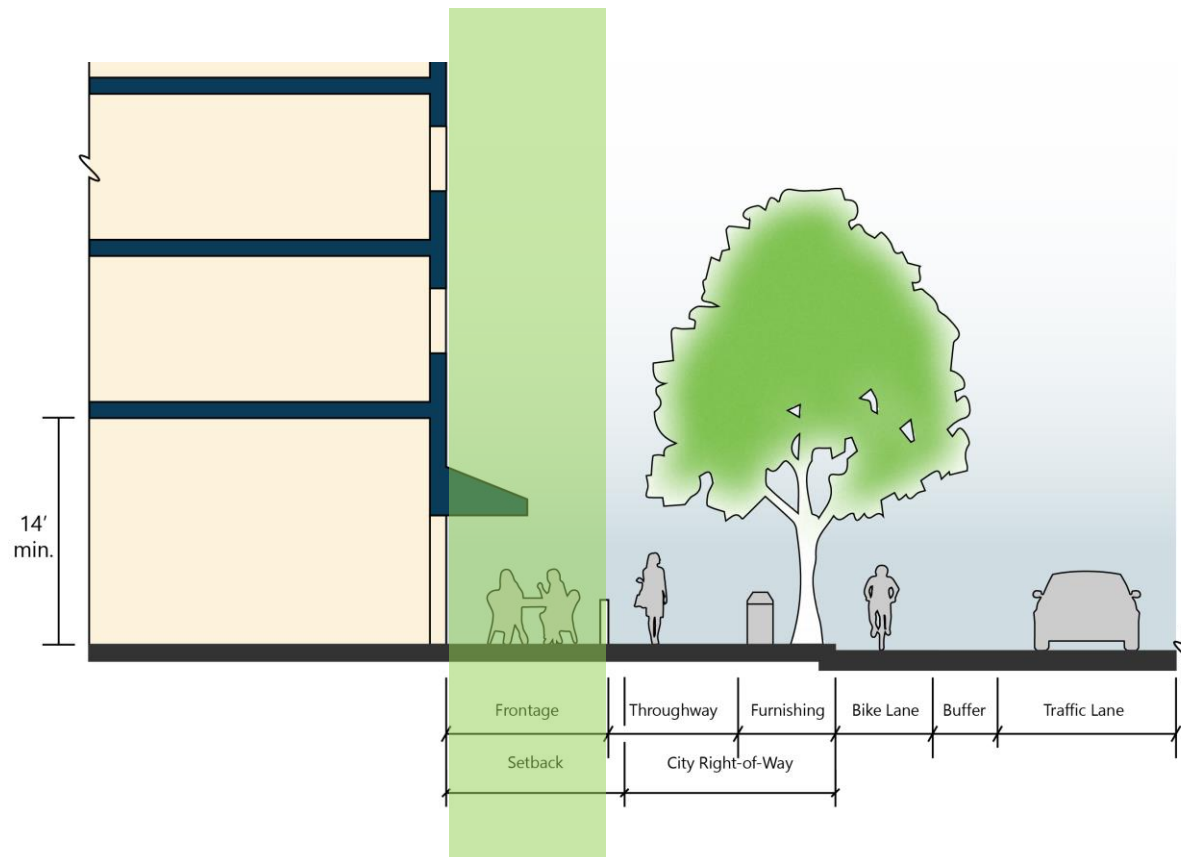
Residential Adjacency

Setbacks From Adjacent Residential



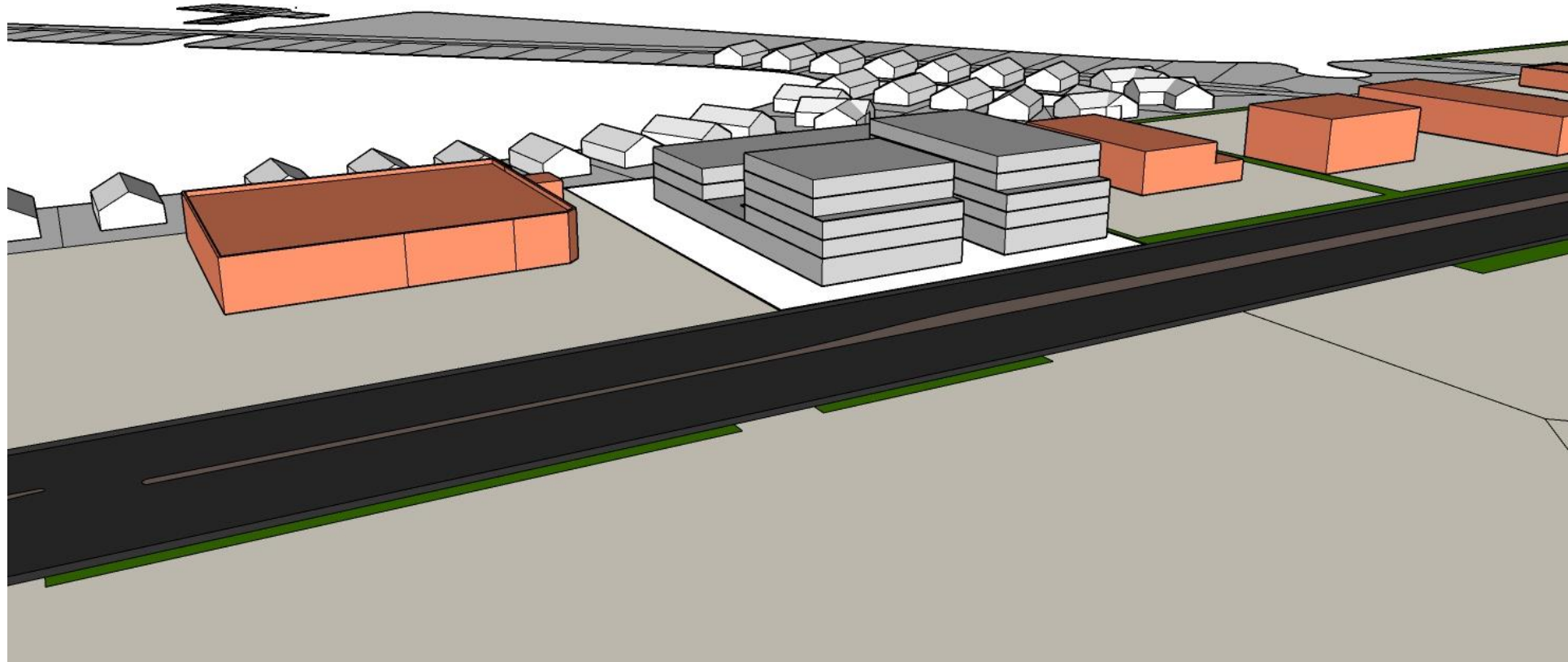
Front Setback

Development Standard to Regulate **Front Setback**

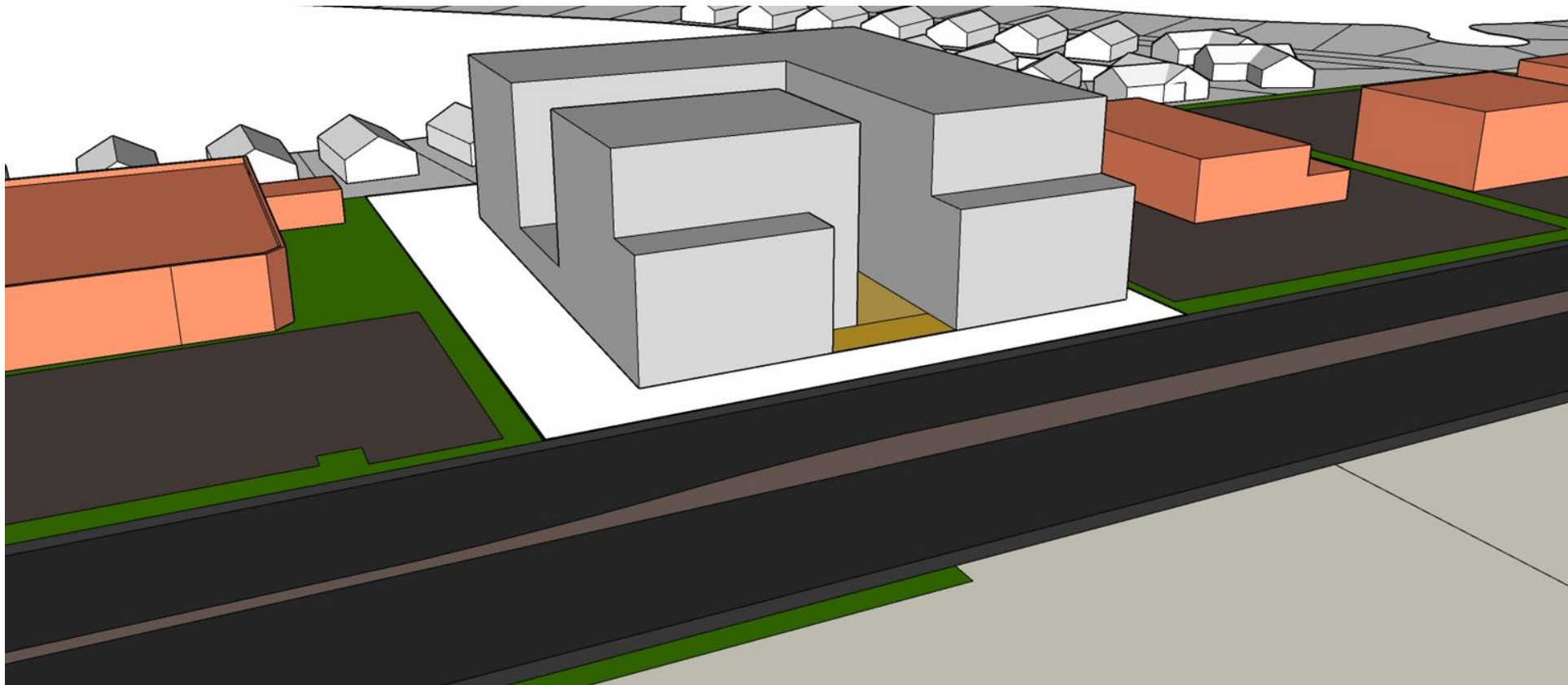


- Setback Distance
- Non-building Use
- Design Amenities

Building Height



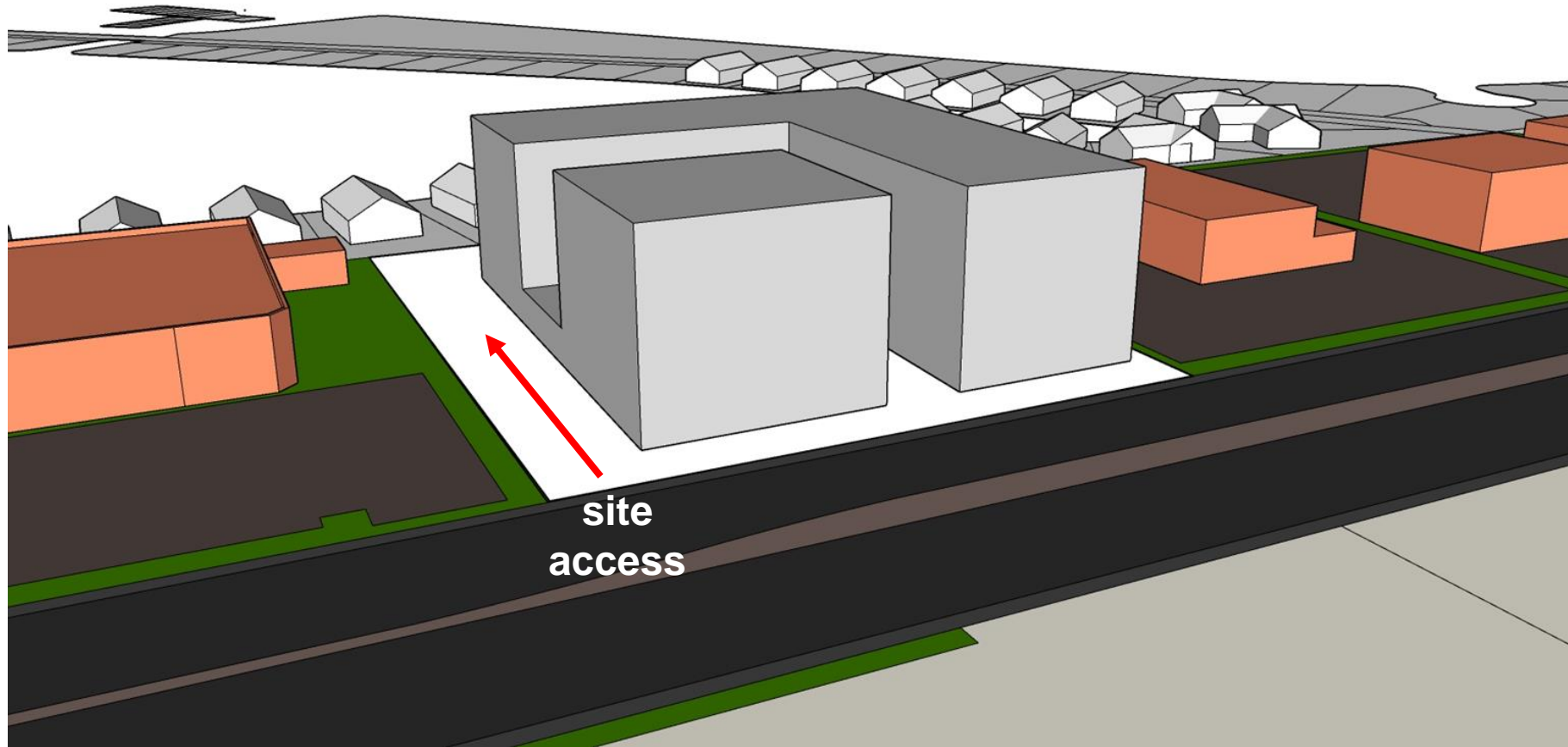
Front Stepback



Front Stepback

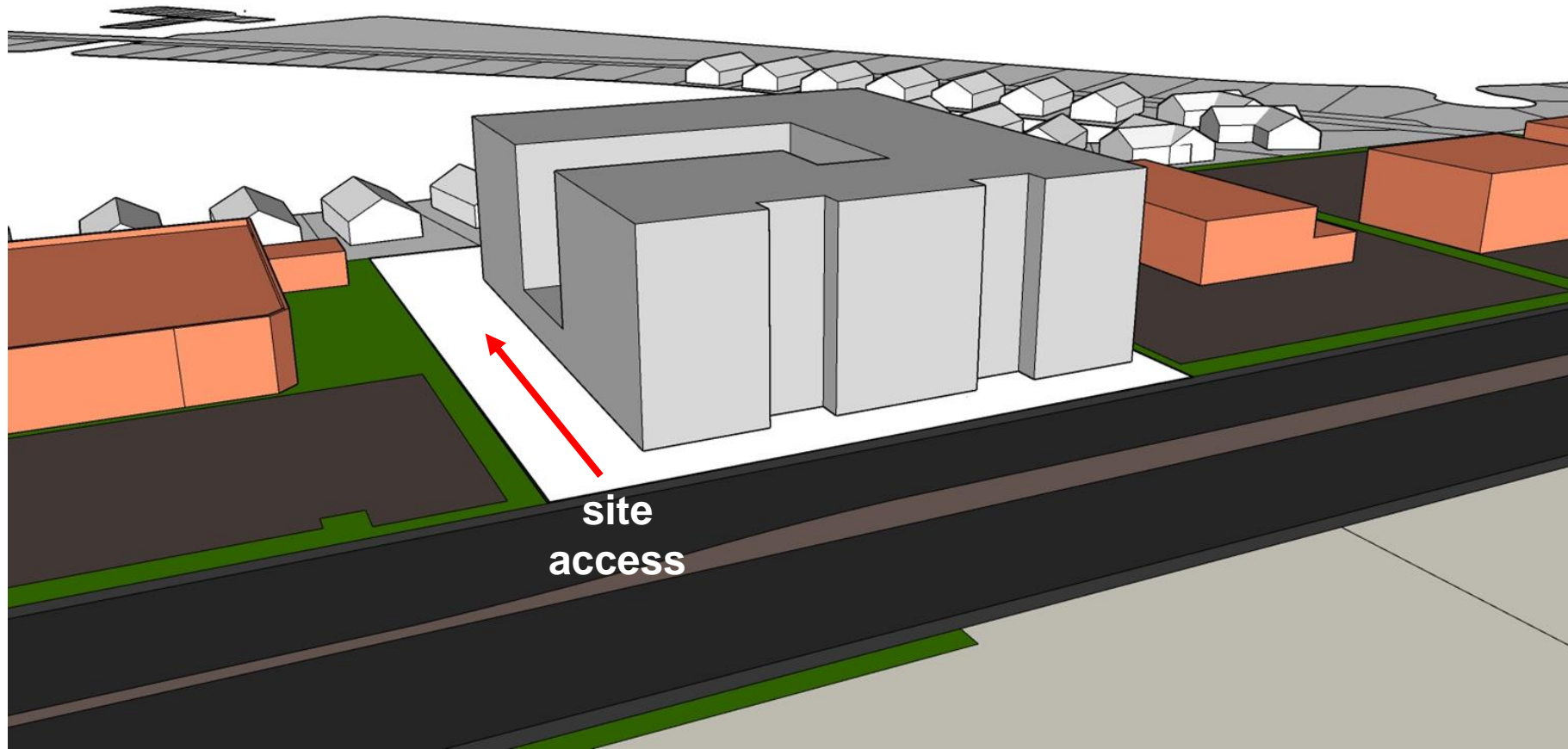


Linear Massing Option



Maximum Frontage at Build-To-Line

Linear Massing Option



Maximum Frontage at Build-To-Line

Linear Massing Example



Verve (ECR in Mountain View)

Maximum Frontage at Build-To-Line

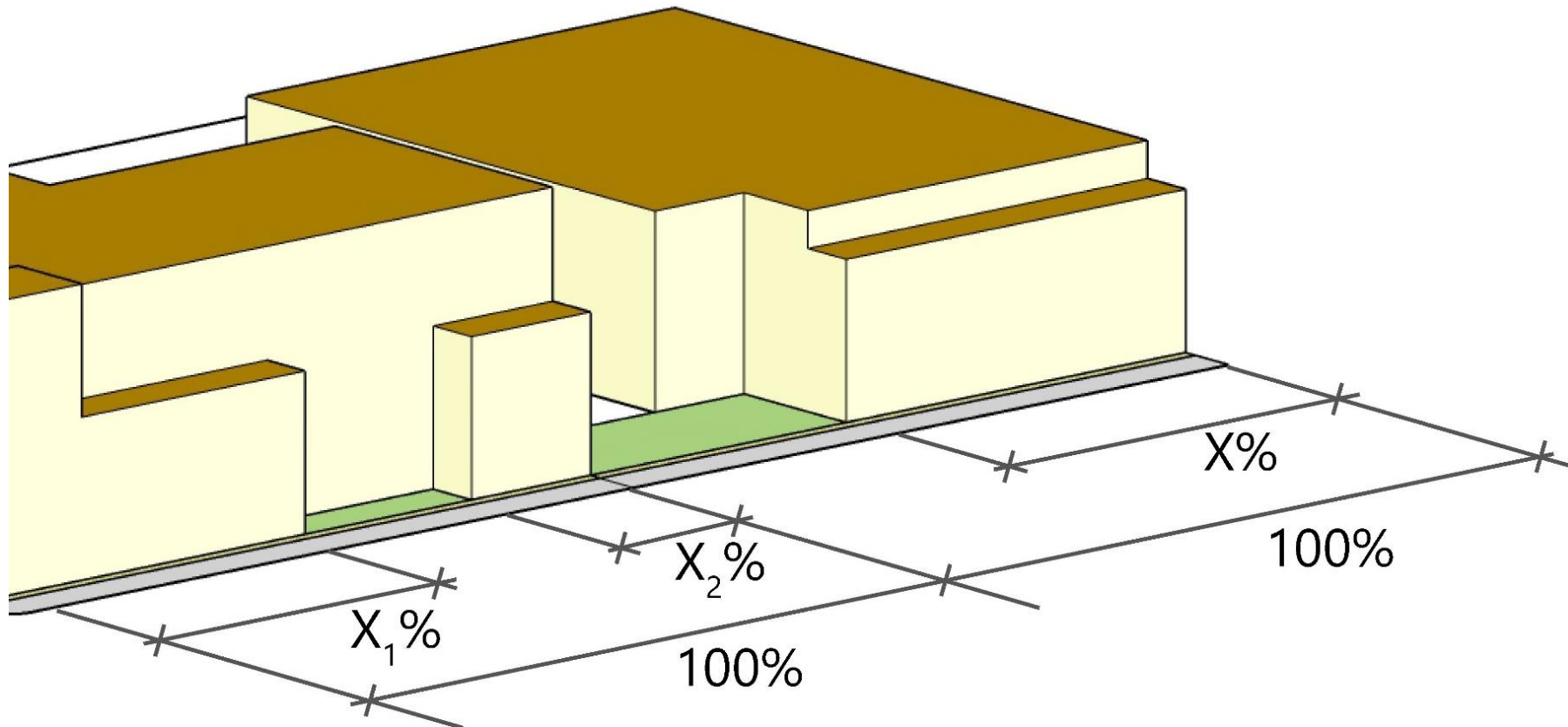


Building Form and Design Strategies

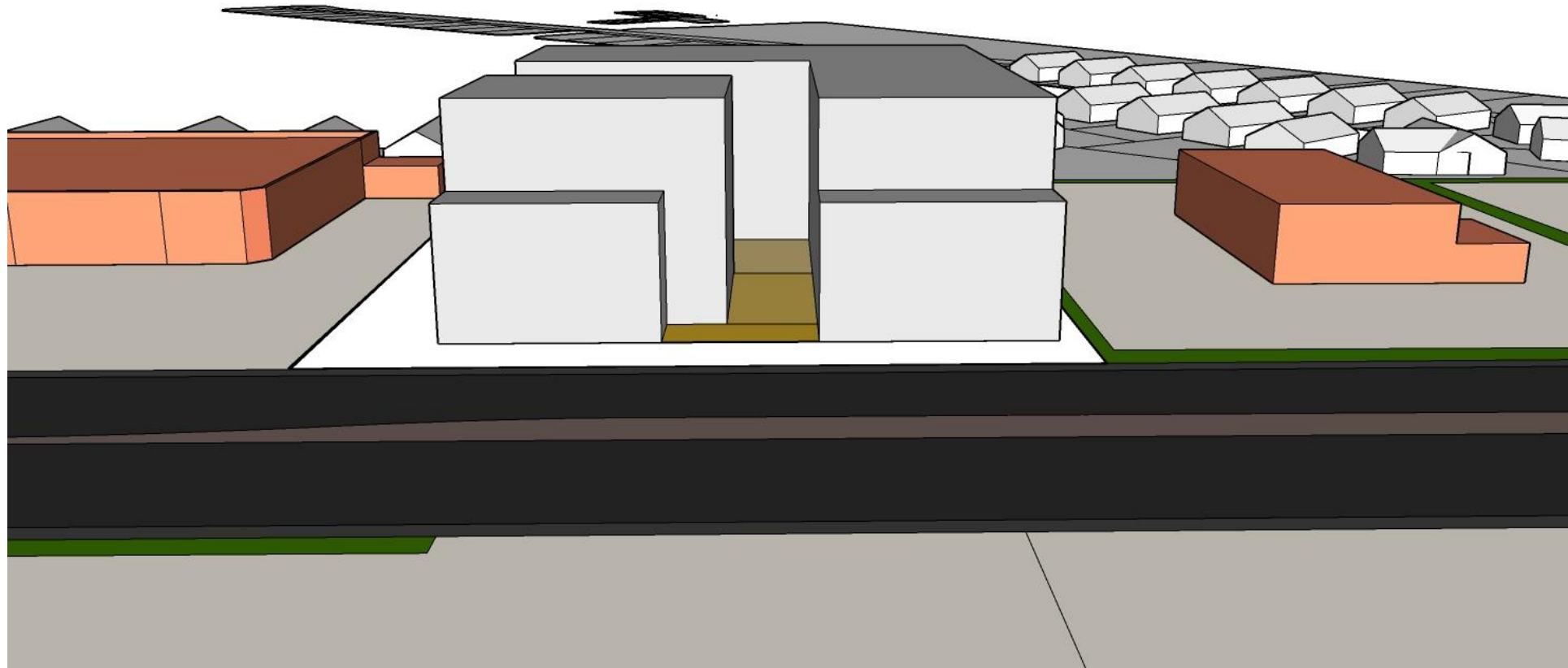


Build-To Line/Setback

Maximum Frontage at Build-To-Line



Plazas And Frontage Treatment

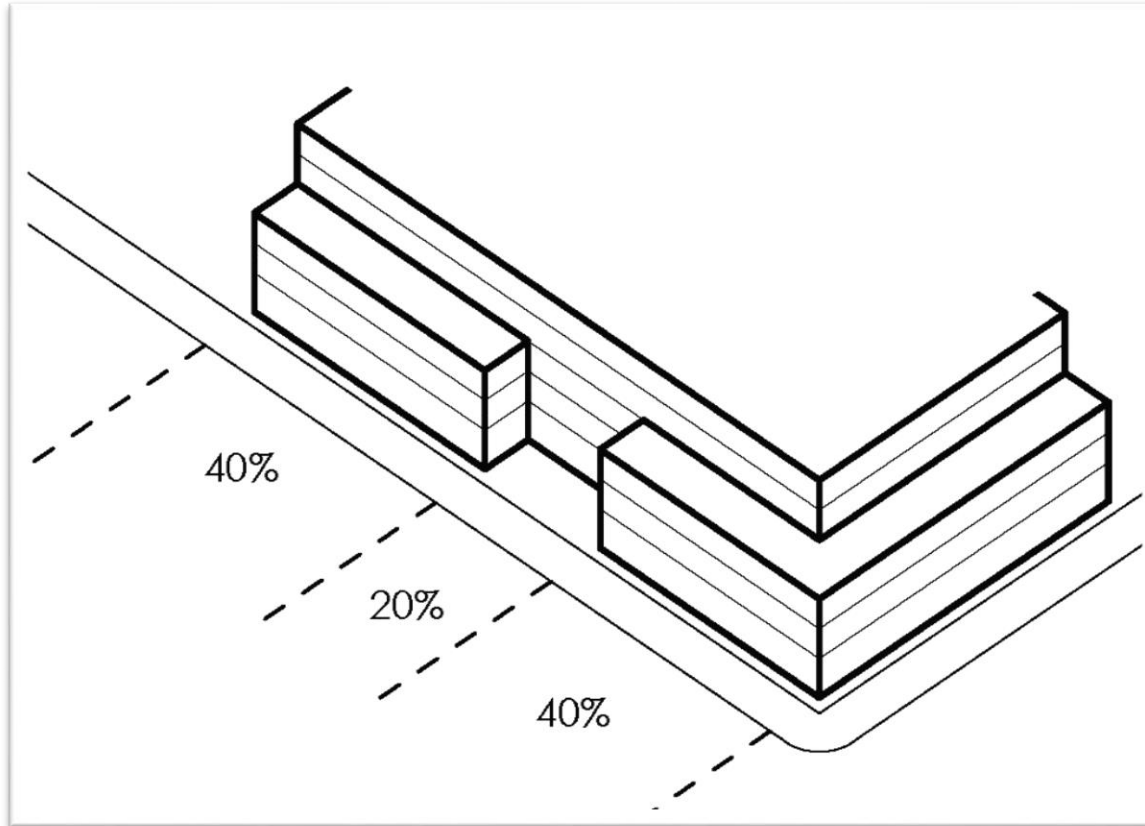


Plaza And Frontage Treatment

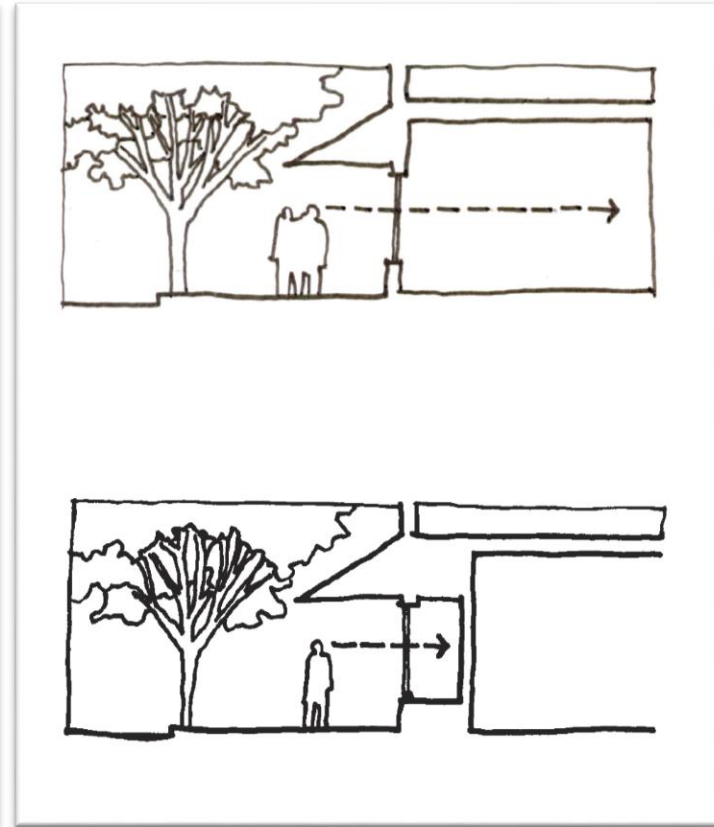


Design Guidelines

Development Standard



Design Guideline



Design Guidelines Will Address

- Site Design
- El Camino Real Frontage
- Sidewalk Design
- Building Design
- Materials
- Open Space and Landscaping
- Residential Neighborhood Interface
- Large-Format Retail
- Strip Commercial Centers
- Automobile Dealerships
- Parking

Planning Commission Input

- Node and segment development capacity
- Land use distribution
- Uses allowed
 - Residential in each segment and node
 - Preserve and encourage commercial
- Residential adjacencies
- Relationship to street
 - Setbacks and step-backs
 - Plazas and arcades
 - Comfortable pedestrian experience
 - Varying height good

Key Issues to Consider

- District names
- Housing Allocation
 - Nodes
 - Segments
 - Incentives
- Land Uses
 - Residential
 - Commercial
 - Office
 - Other

Other Issues to Consider

- Development/Design standards
 - Daylight plane
 - Step-backs
 - Linear massing
 - Build-to-line
 - Plazas and arcades
 - Front setbacks
 - Building height

For More Information

plansunnyvaleecr.m-group.us



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