Sunnyvale

El Camino Real Corridor Plan
Review of Images of Building Types

City Council Study Session, July 31, 2018

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Meeting Goals

- Review proposed plan goals and standards
- Review potential development options
- Provide visuals of different development options
- Determine the appropriate development densities
  - Nodes
  - Segments

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**

Retail Goals

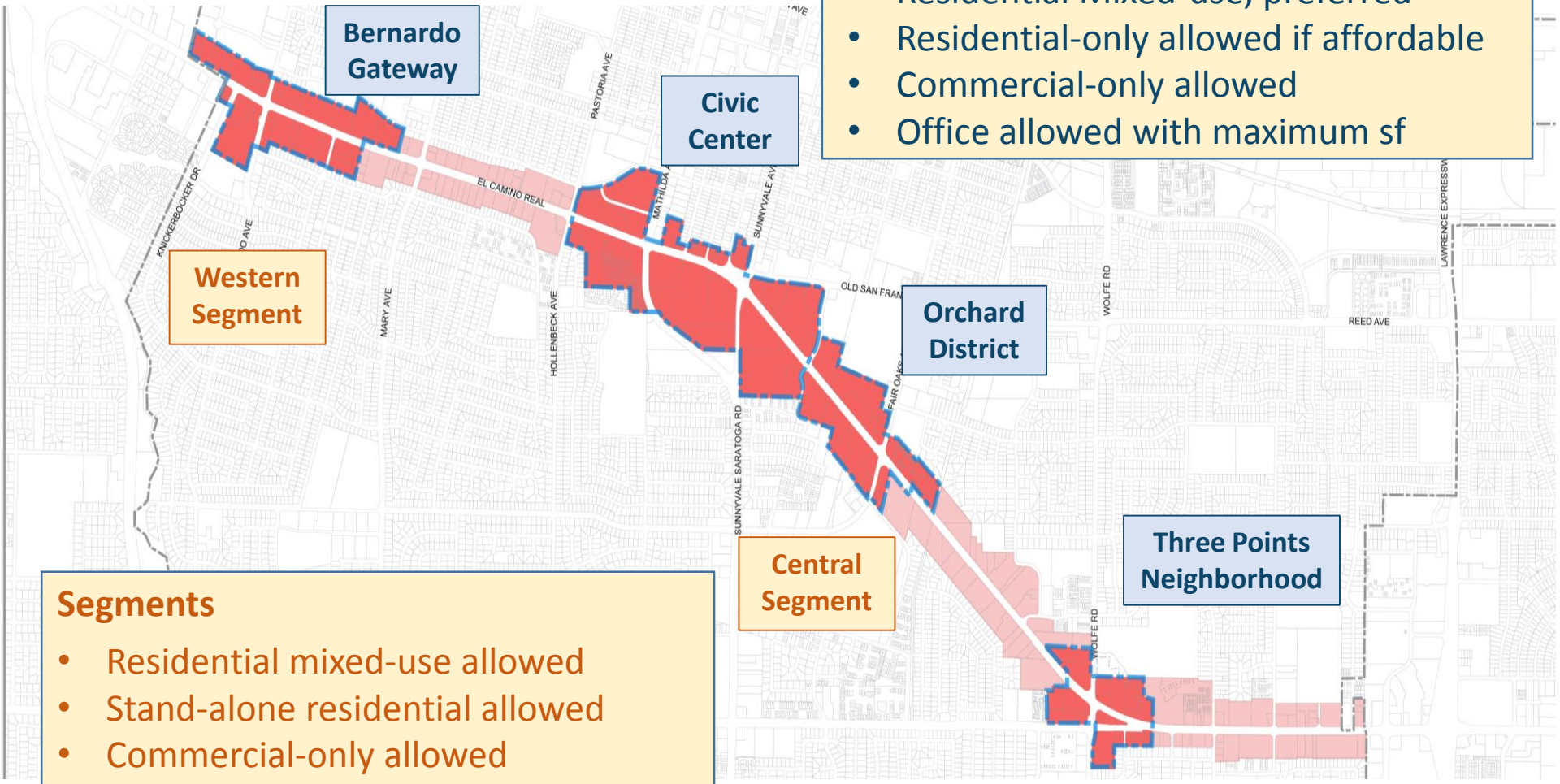
Three-Pronged Strategy for Retail

- Create:
  - Pedestrian-oriented restaurant and retail street with a strong design theme
- Promote
  - High design furniture
  - Fixtures
  - Appliances
- Protect and Reinforce
- New Car Dealership sector

Corridor Goals

Nodes

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

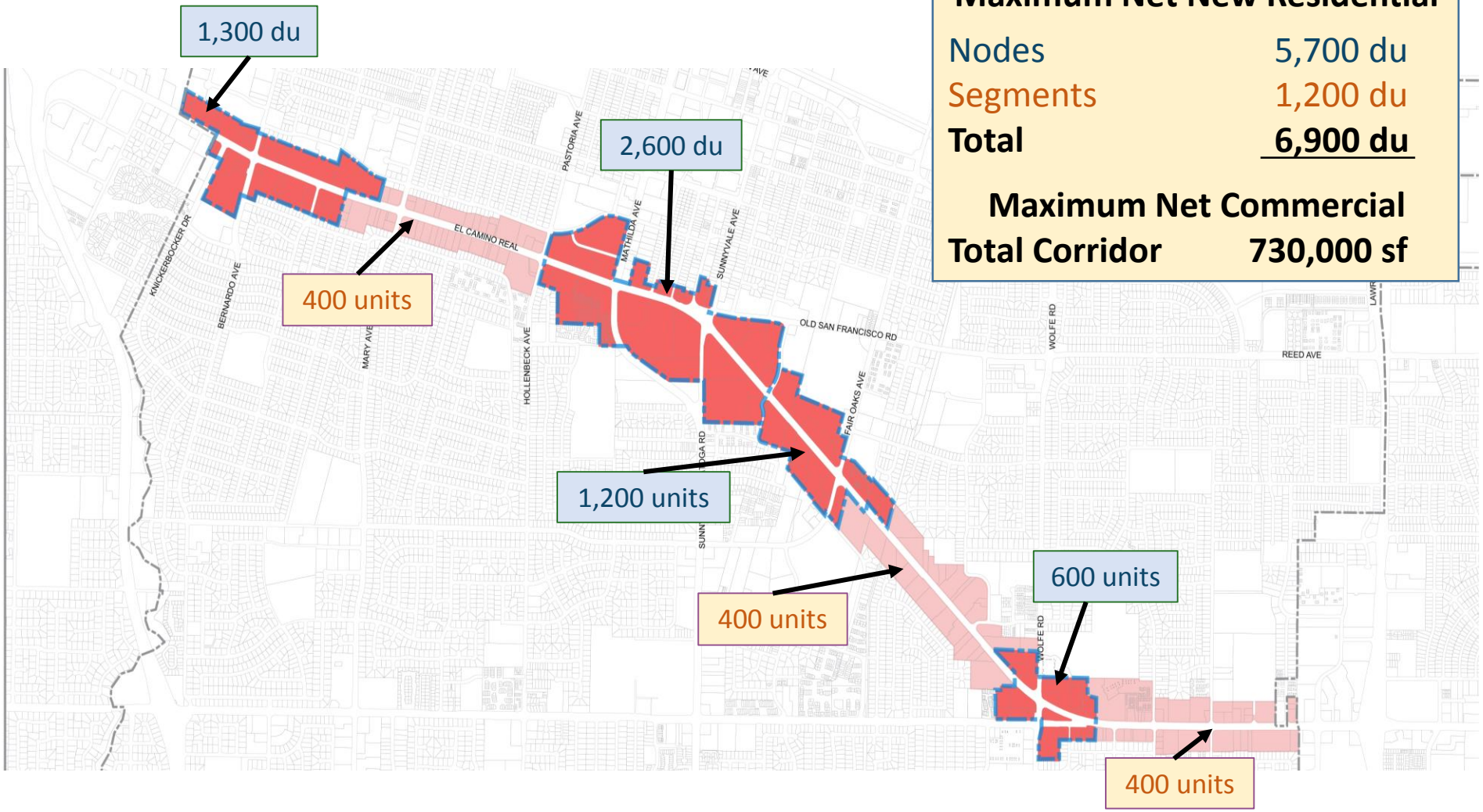


Segments

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

Development Allowances and Incentives

Maximum Net New Residential	
Nodes	5,700 du
Segments	1,200 du
Total	**6,900 du**
Maximum Net Commercial	
Total Corridor	**730,000 sf**



Maximum Net New Housing by District

Goals of Development Standards

Plan should accomplish:

- How to meet plan vision
- Provide feasible development options
- Limit wholesale redevelopment
- Maintain commercial viability

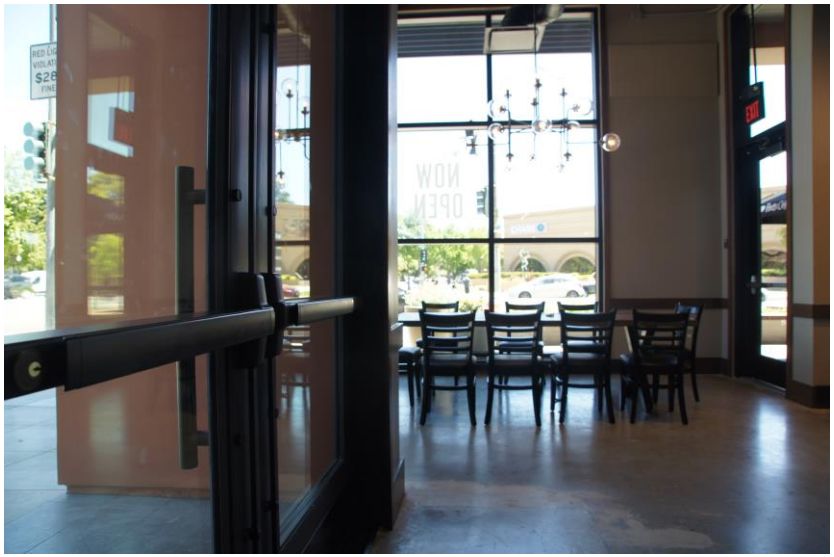
Development Standards

- Mixed-use with commercial component
- 16-18’ commercial bay heights
- 15’ front setback
- Setback on 4th floor and above
- 45 degree daylight plane
- Assumptions:
  - Podium parking
  - Average 1,000 sf residential unit size
  - 5-Story maximum

Mixed Use

Building Examples

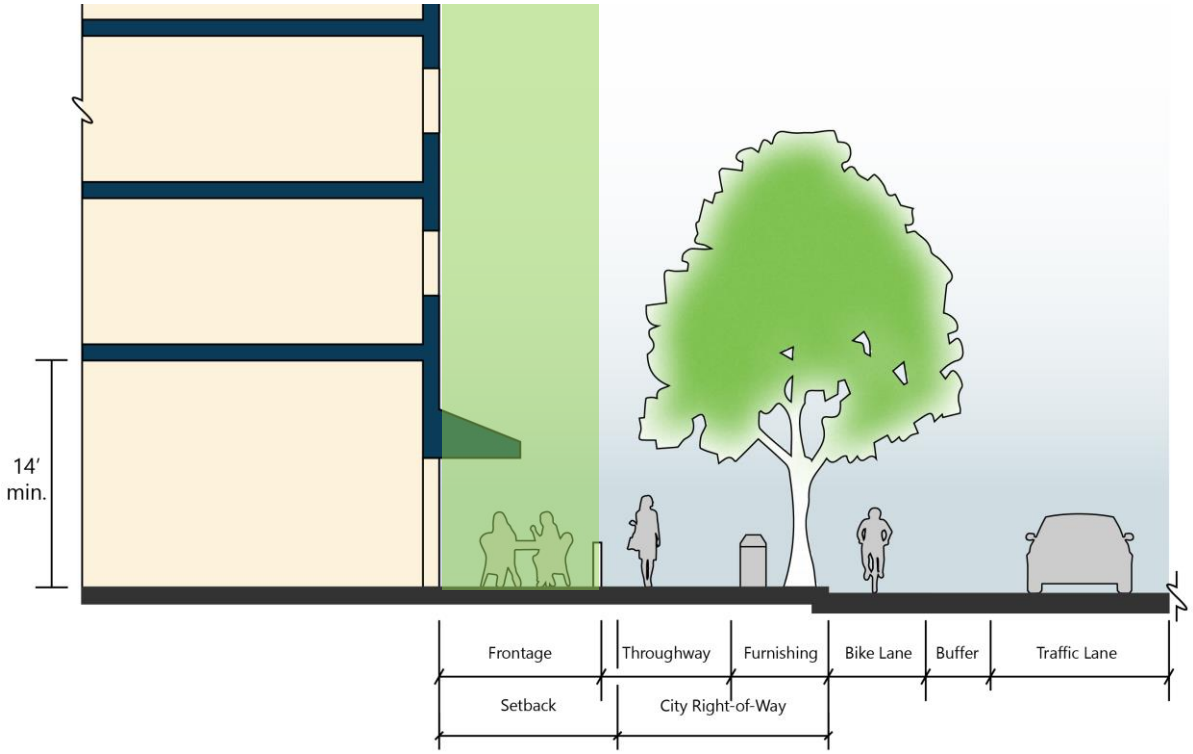
High bay retail

High bay	Visibility
	

Front Setback

Development Standard to Regulate

Front Setback



- Setback Distance
- Non-building Use
- Design Amenities

Building Examples

Street interface

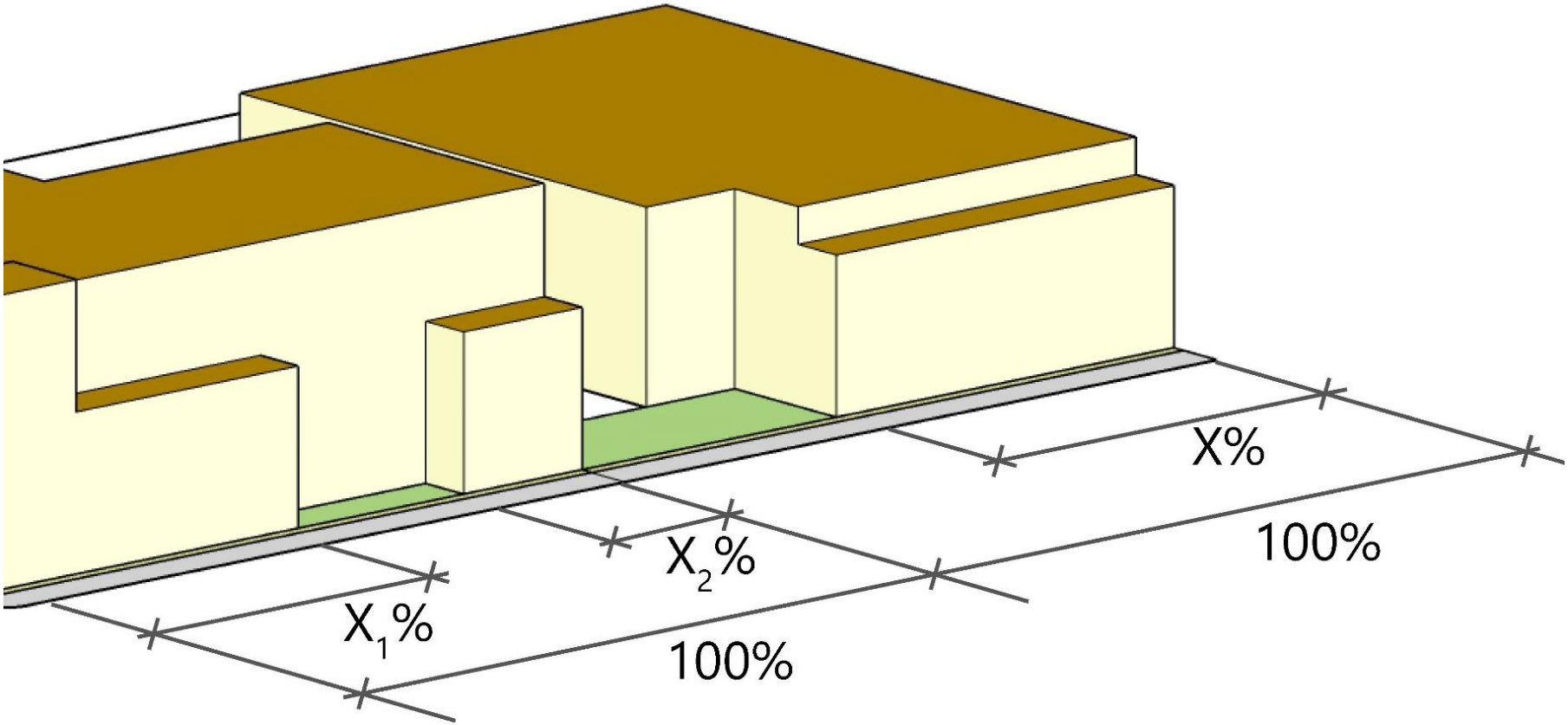
Active space	Passive space

Linear Massing Example

Verve (ECR in Mountain View)

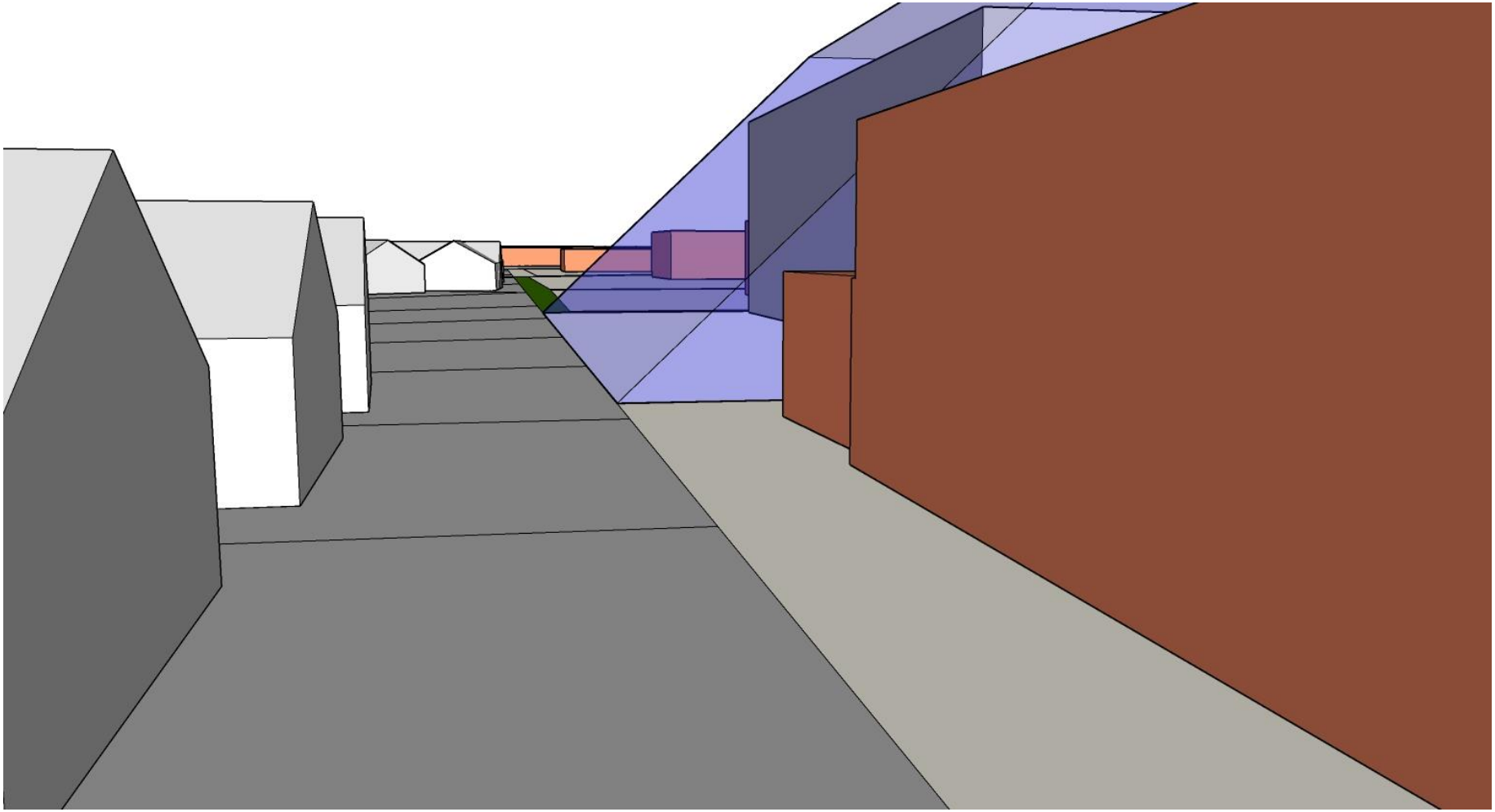
Maximum Frontage at Build-To-Line

Maximum Frontage at Build-To-Line



Front Stepback

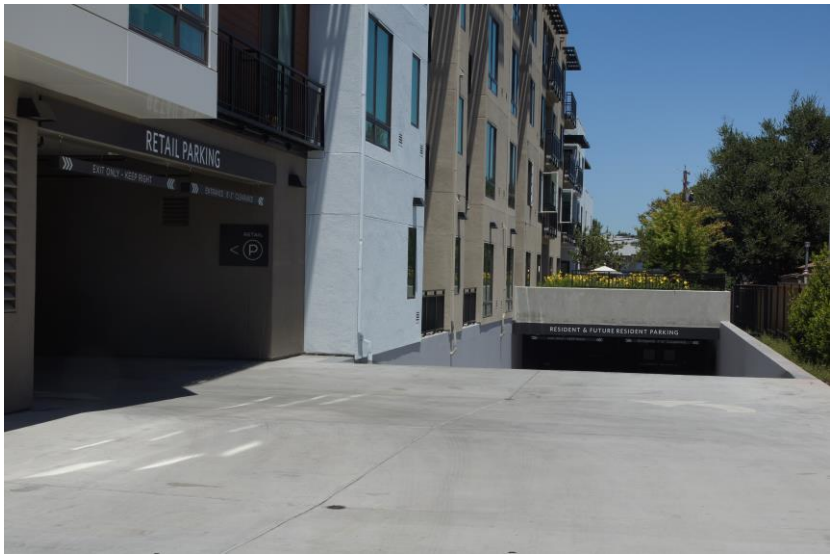
Setbacks From Adjacent Residential



Building Examples

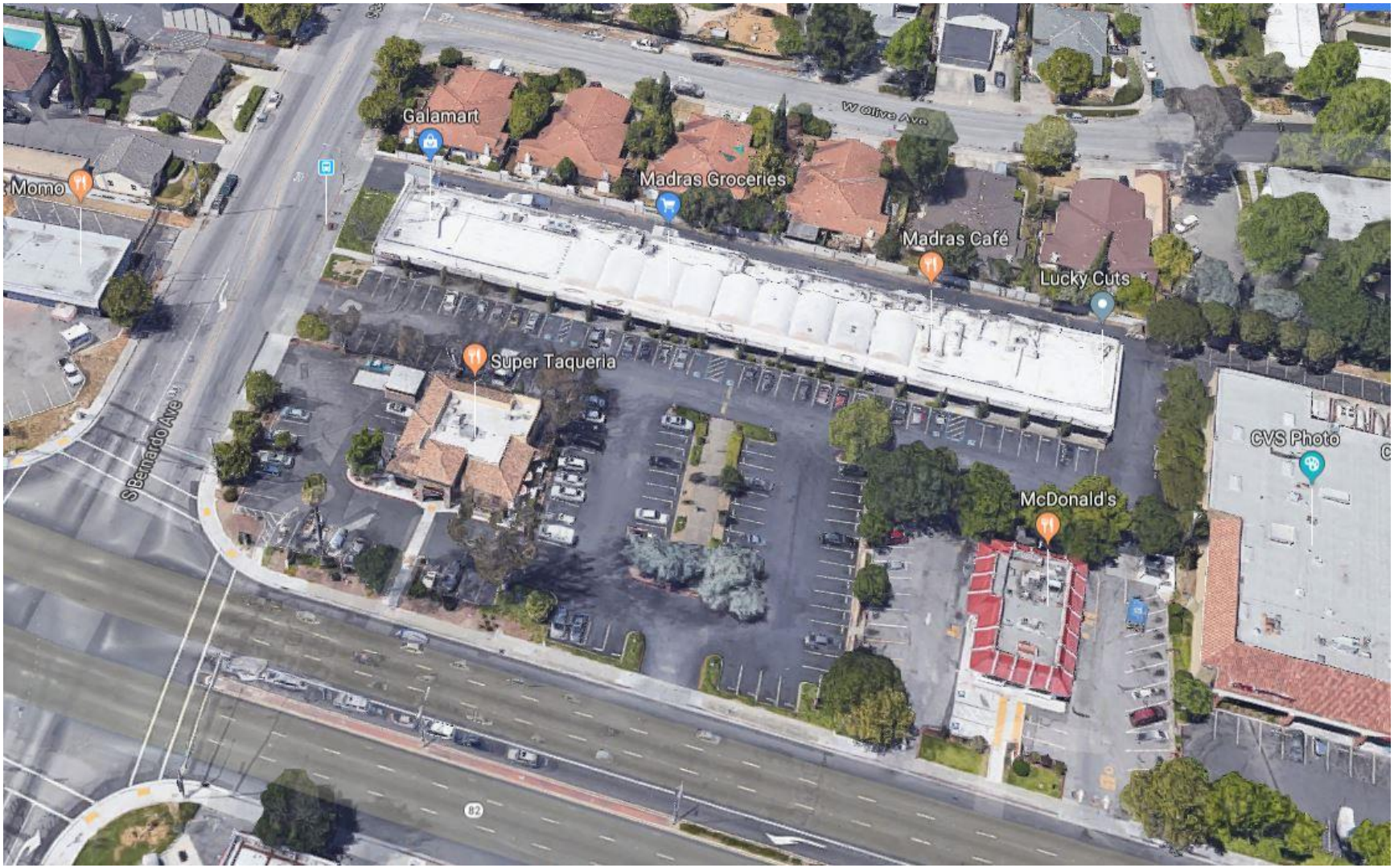
Podium parking

Podium and underground	Podium



SITE 1
Node
1187 W. El Camino Real

Area Context

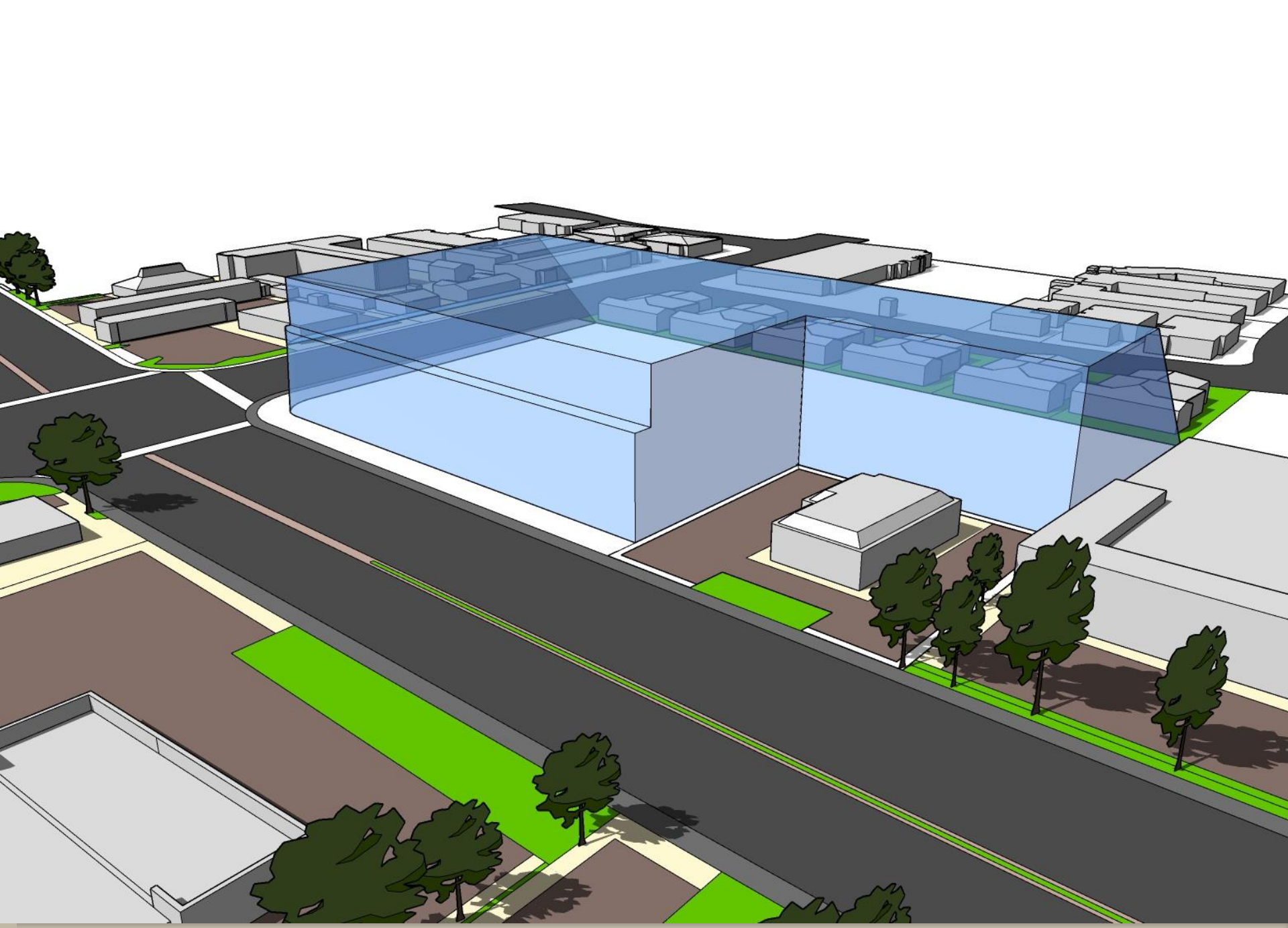


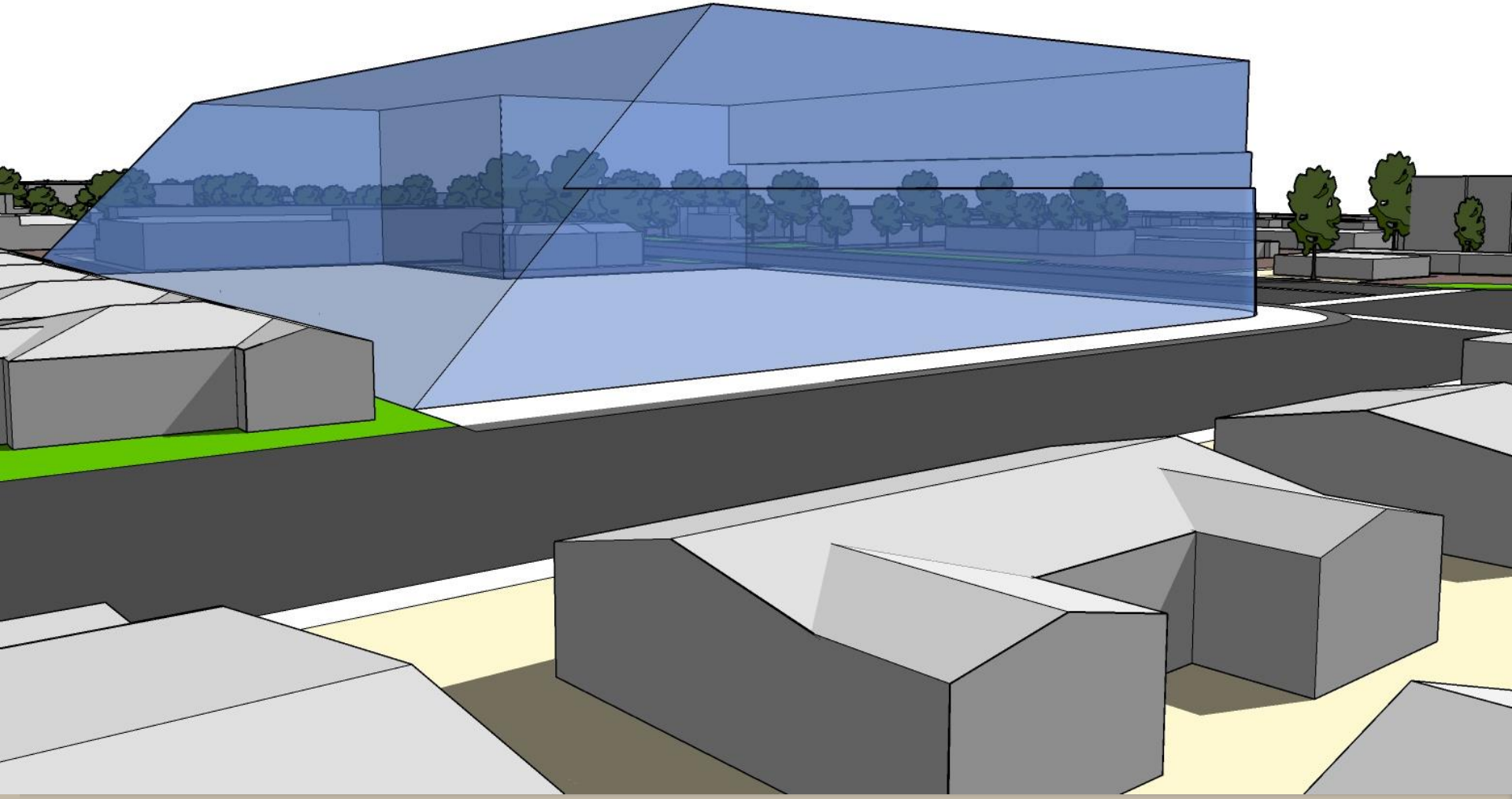
Example 1- Node

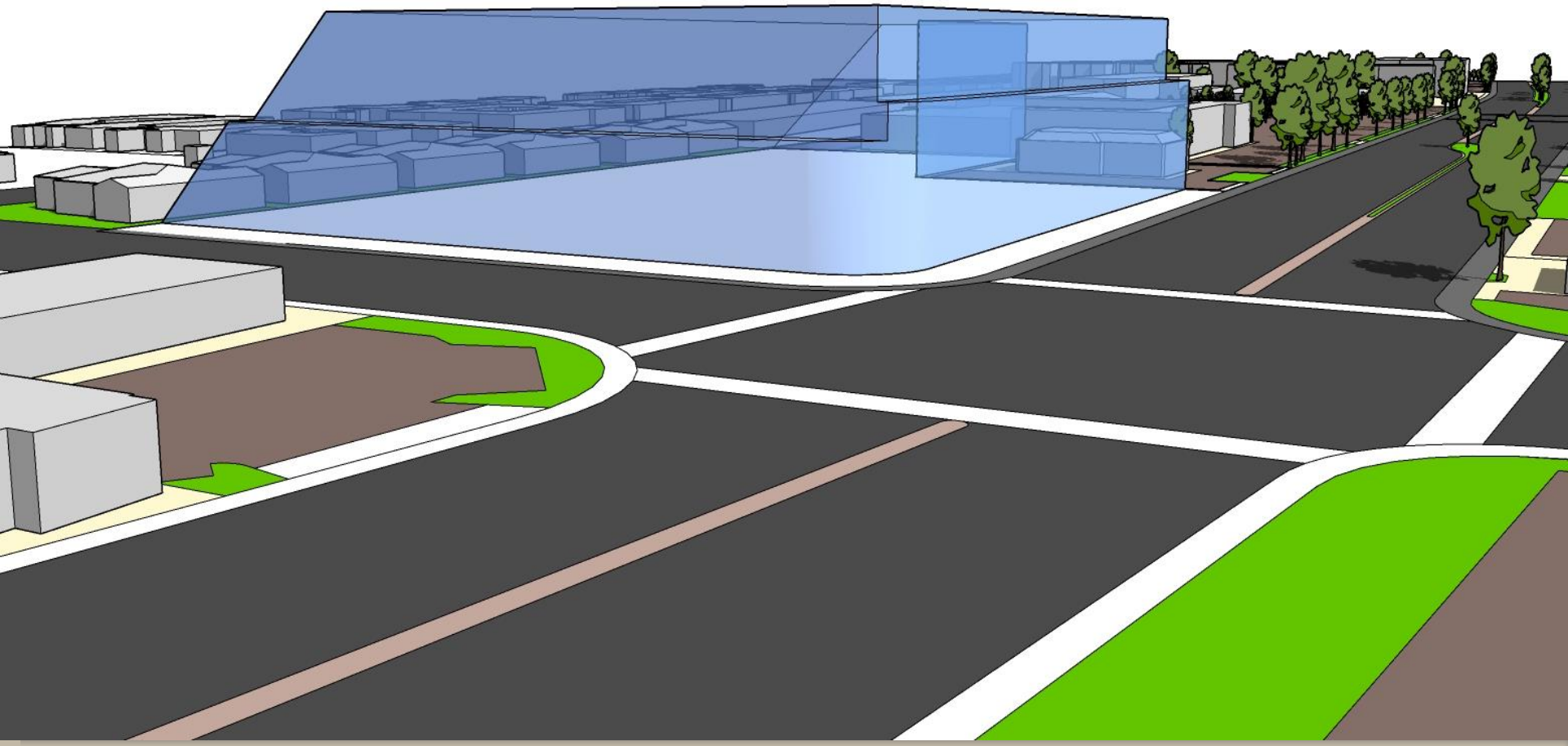
1187 West El Camino Real

- 108,000 sf lot size (2.5 acres)
- Includes corner lot, not McDonalds
- 290’ deep and 436’ wide

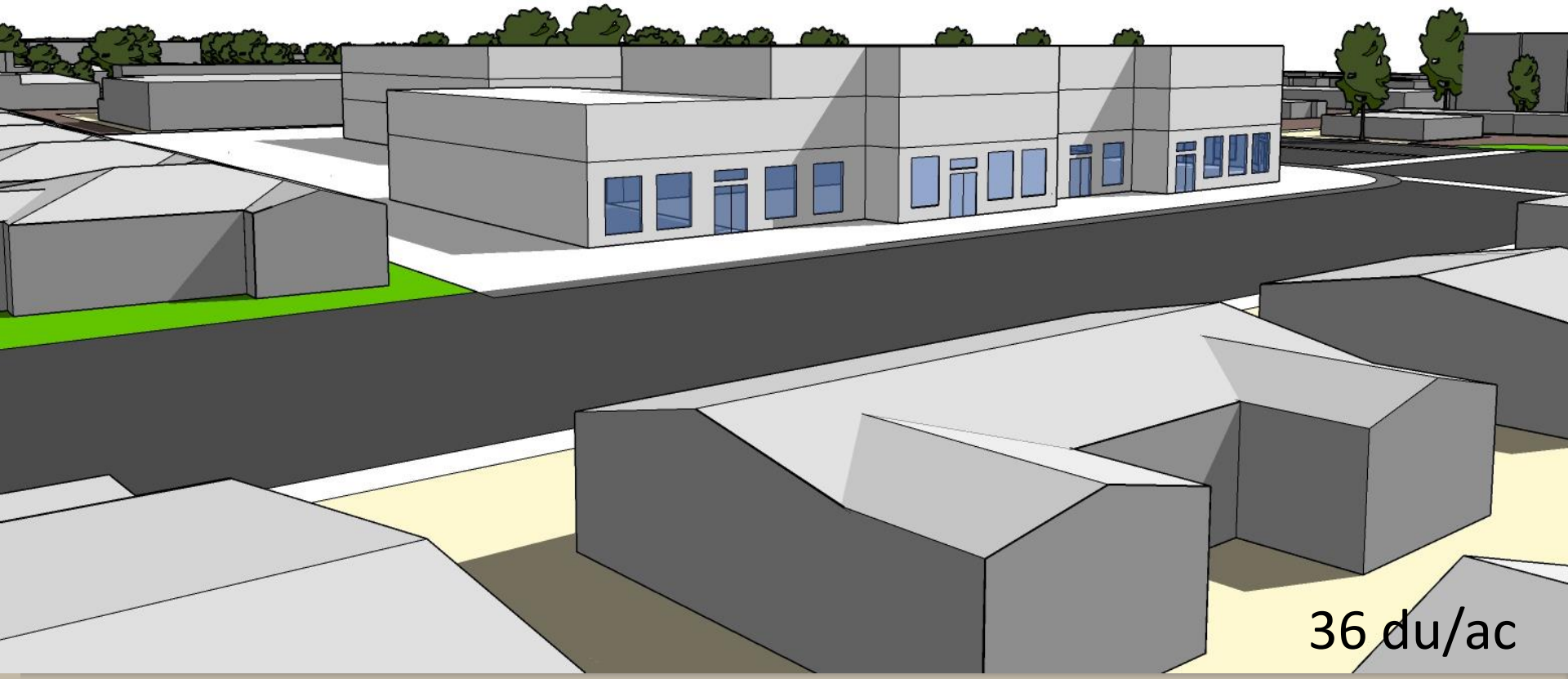
Du/ac	36	54
Commercial area	20,000	20,000
# of units	90	134
Stories	3	4







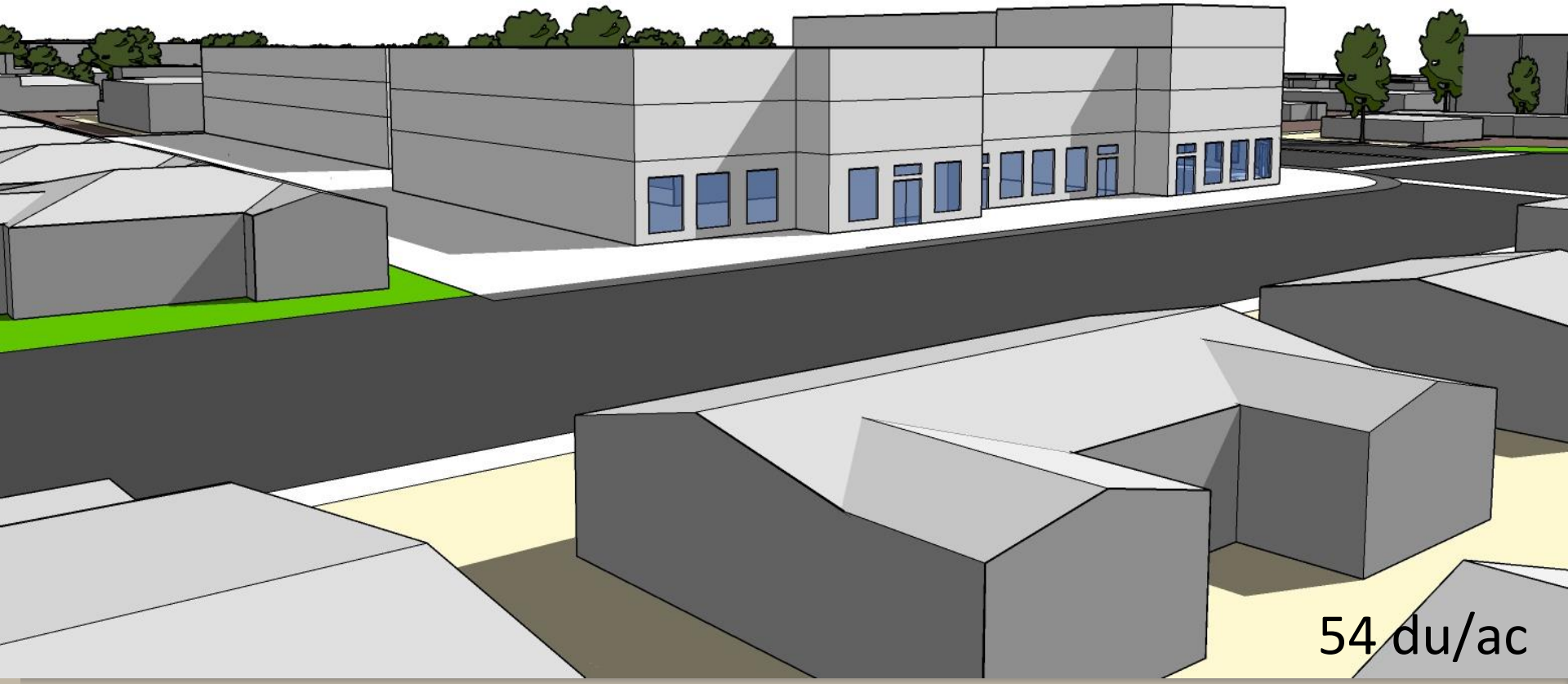
36 du/ac


36 du/ac

36 du/ac

54 du/ac

54 du/ac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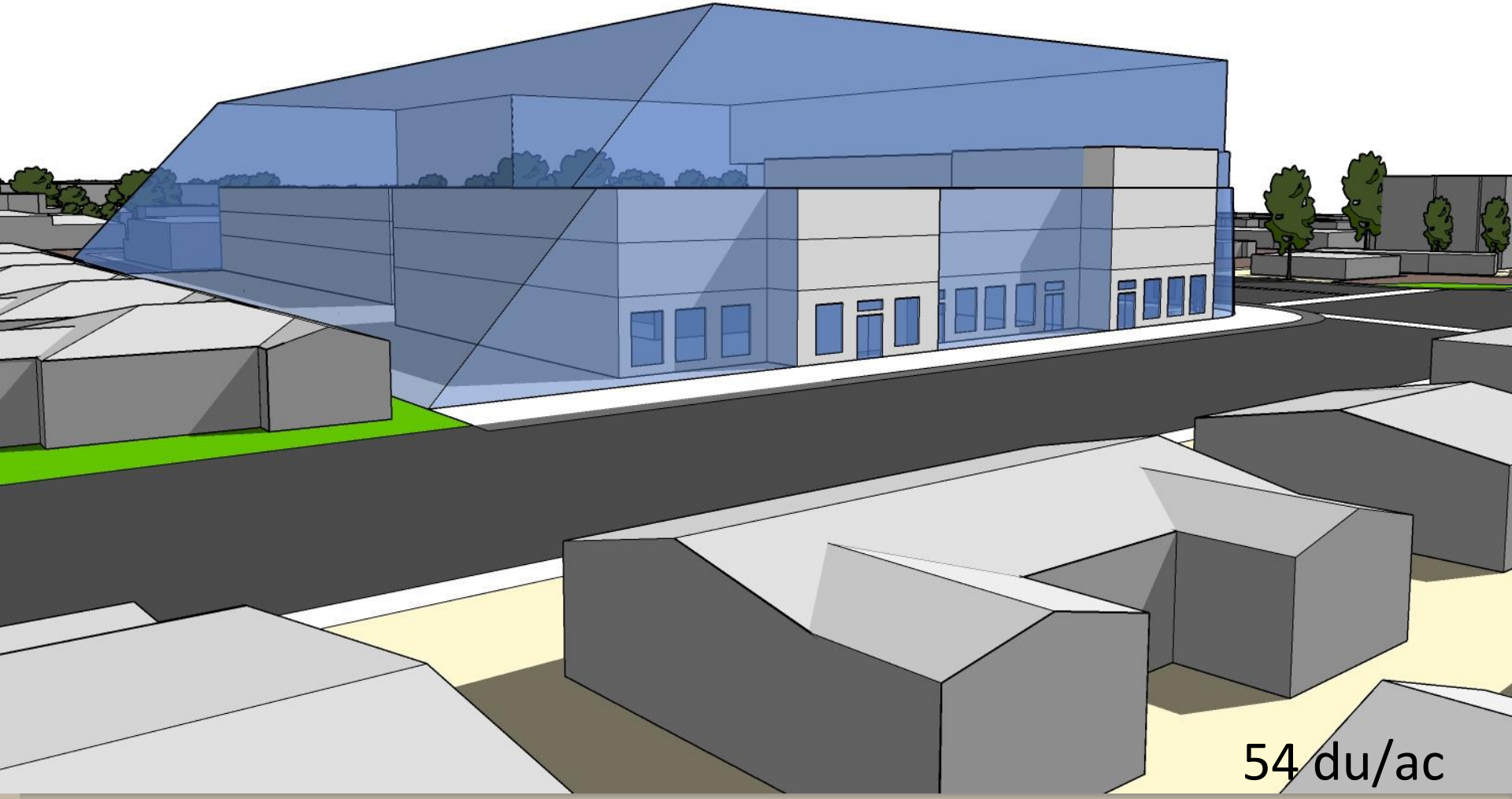
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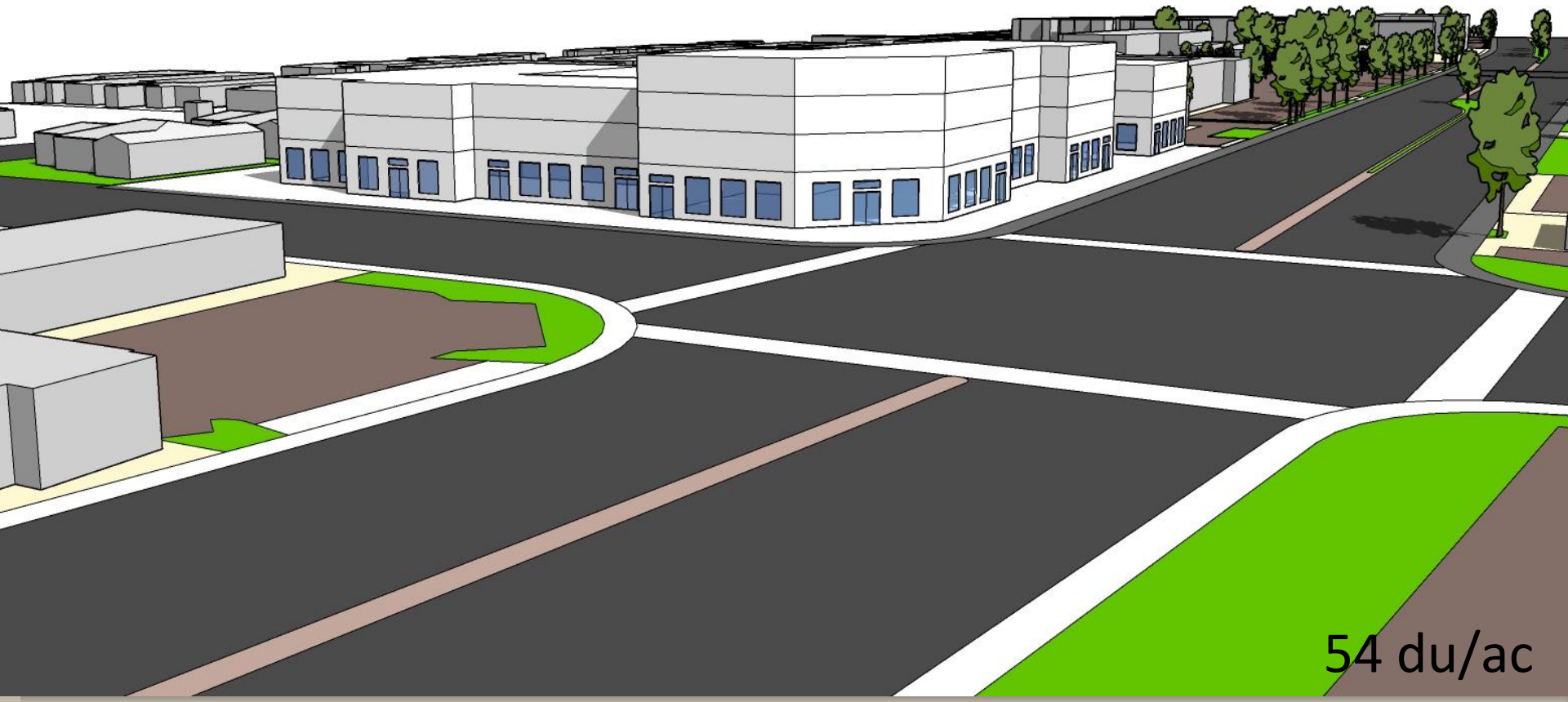

54 du/ac

54 du/ac

SITE 2
Segment
922 W. El Camino Real

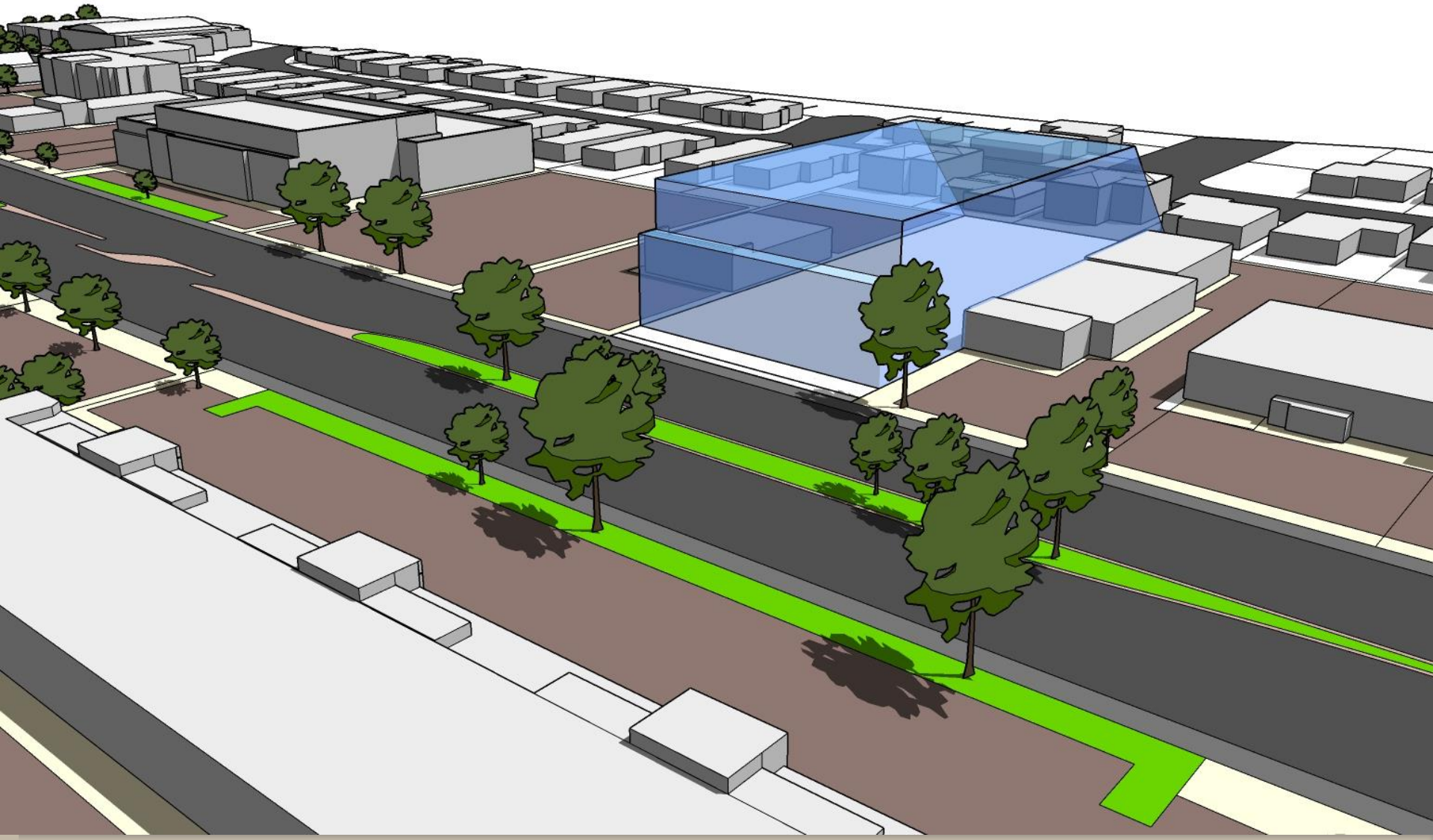
Area Context

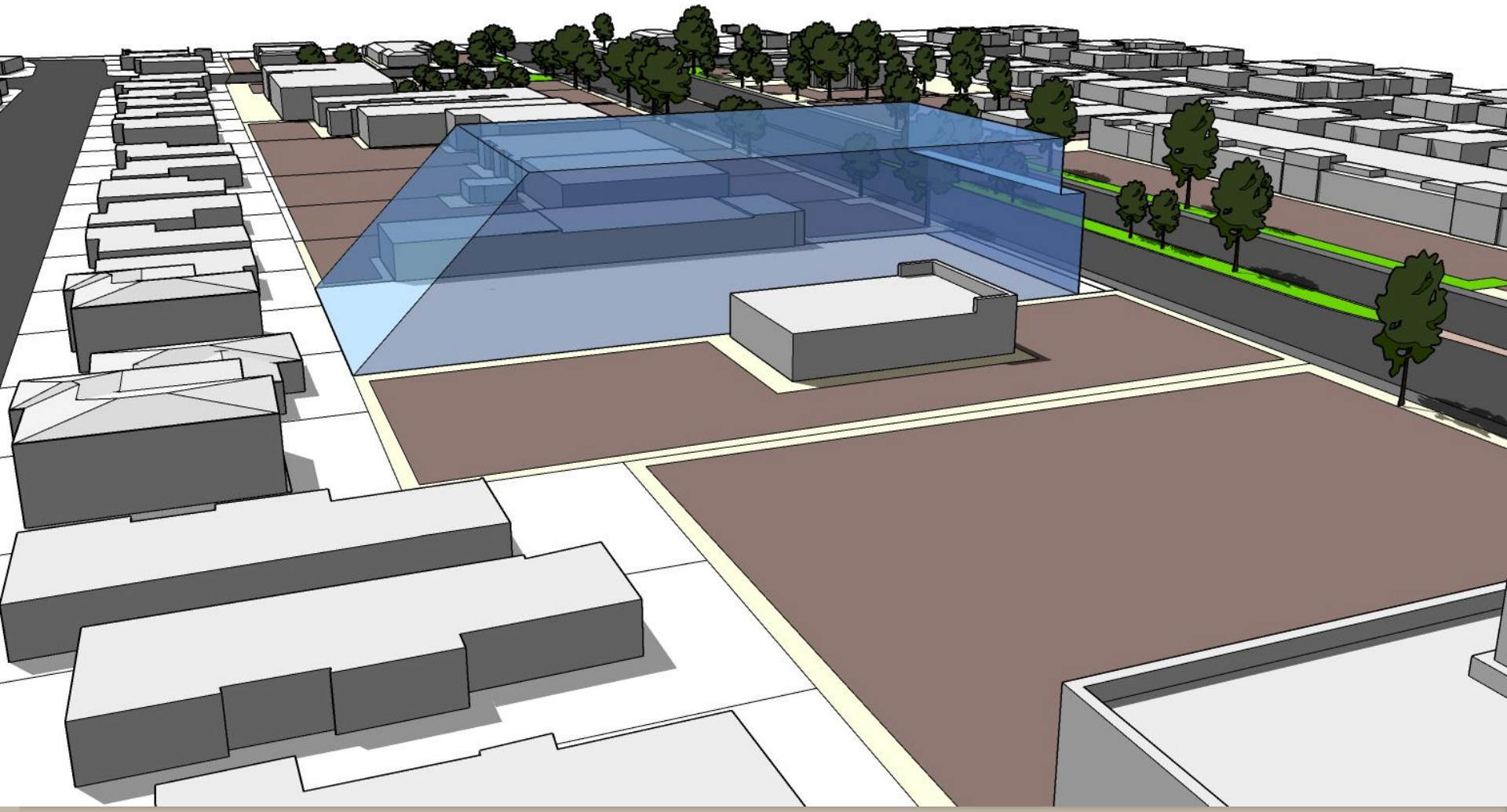
Example 2- Segment

922 West El Camino Real

- 30,000 sf lot size (0.69 acres)
- Currently Firestone
- 265’ deep and 112’ wide

Du/ac	36	45
Commercial area	3,200	3,200
# of units	25	31
Stories	3	3-4





36 du/ac

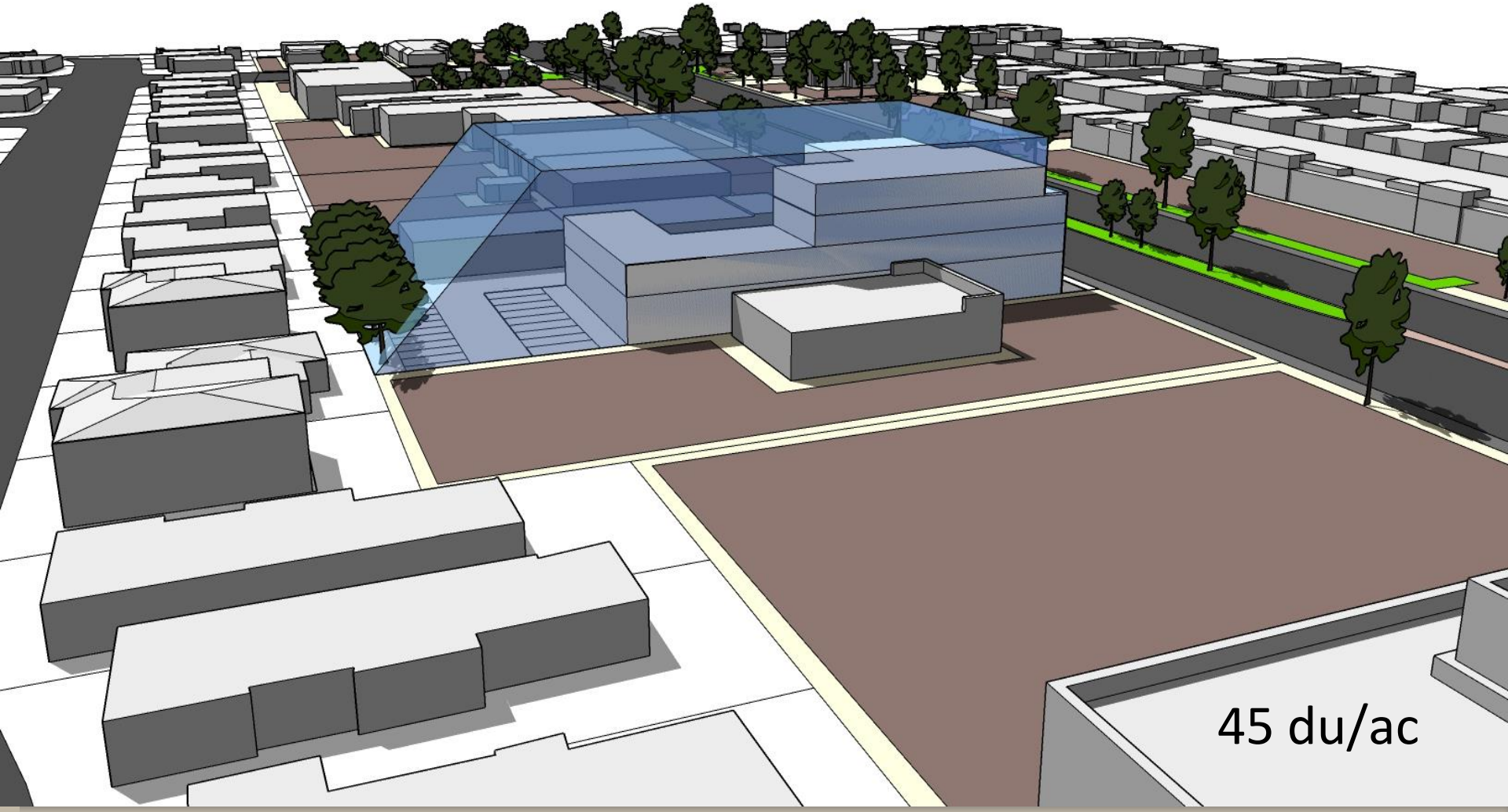
36 du/ac

36 du/ac

45 du/ac

45 du/ac

45 du/ac


45 du/ac

45 du/ac

45 du/ac

Recommendation

Considerations

- Not all properties will redevelop
- To meet goals, higher density on fewer properties
- Must include commercial in project
- Design policies and guidelines to control design
- Parking a limited factor
- Building types limiting factors
- Height at street to resolve adjacency concerns

Build-out Based on Development Allowances

Area	Acres	Max units	All property redevelops (u/ac)	Half of the property redevelops (u/ac)
Nodes				
Bernardo	47	1300	28	54
Civic center	82	2600	32	63
Orchard	37	1200	32	67
Three points	25	600	24	50
Segments				
West	35	400	11	25
Center	49	400	8	16
East	45	400	9	17

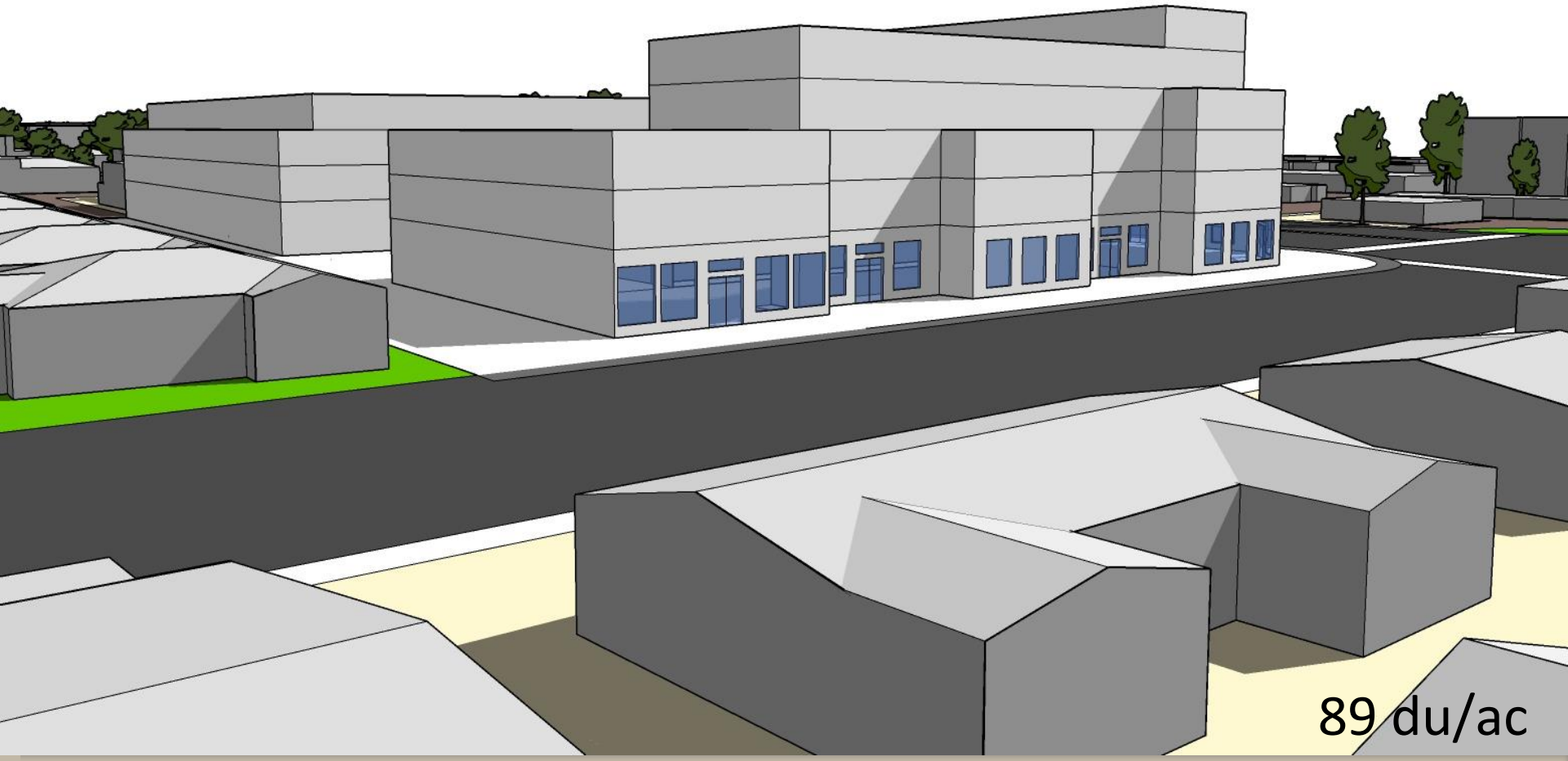
Recommendation

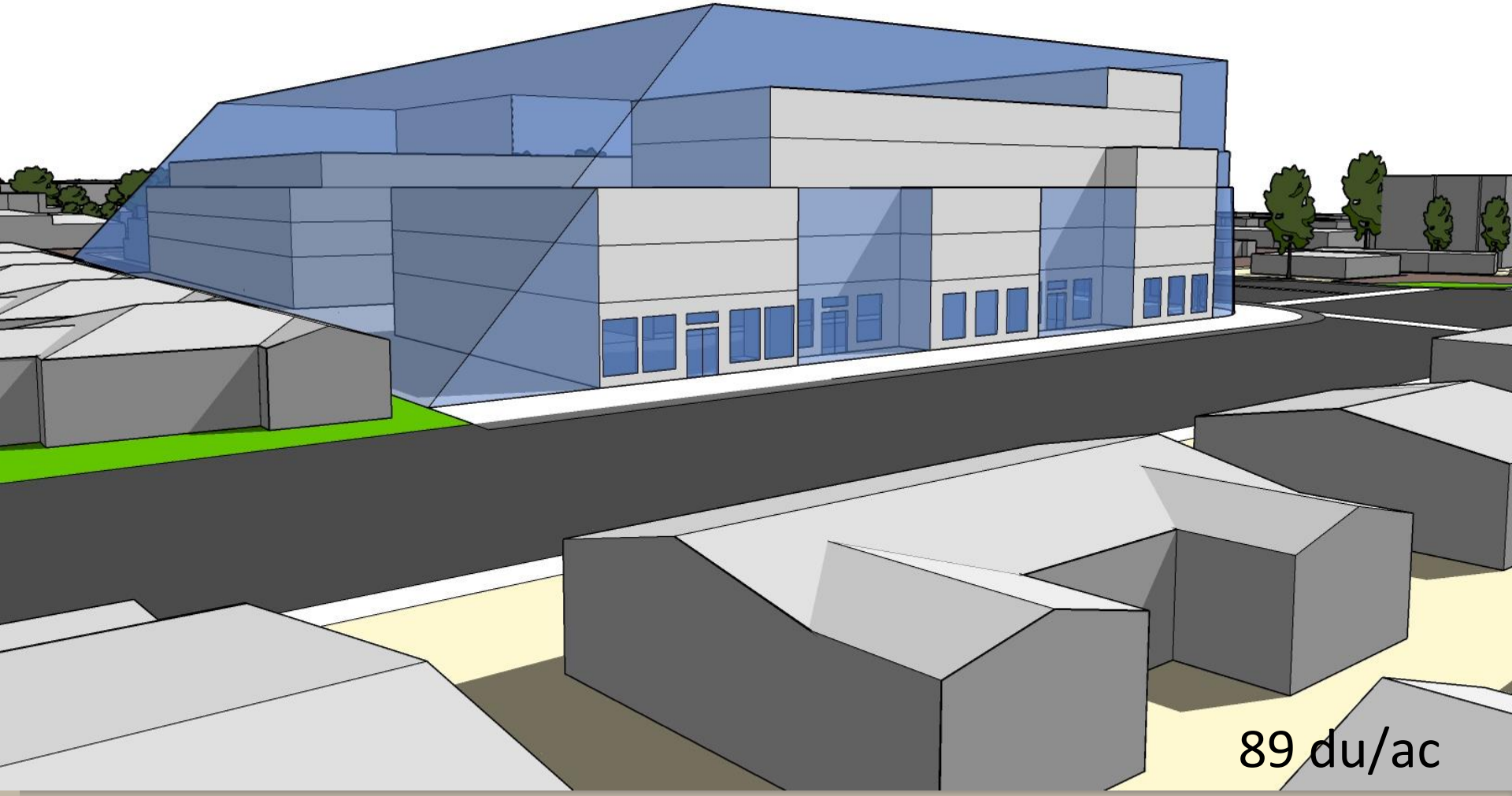
Recommendation

- Incentive zoning- min and max
- In nodes:
  - Minimum 36 du/ac
  - Maximum 54 du/ac
- In segments:
  - Minimum 24 du/ac
  - Maximum 45 du/ac

89 du/ac

89 du/ac


89 du/ac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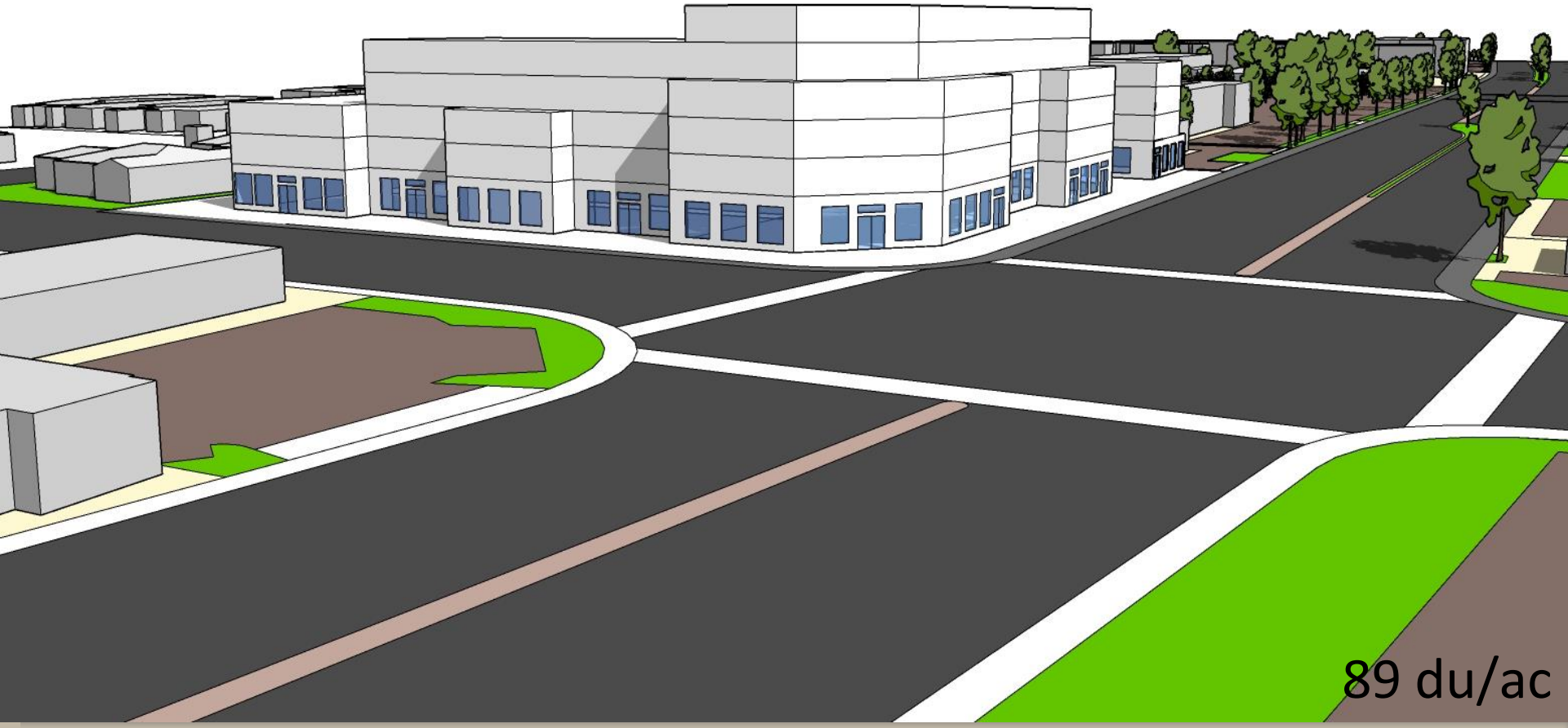
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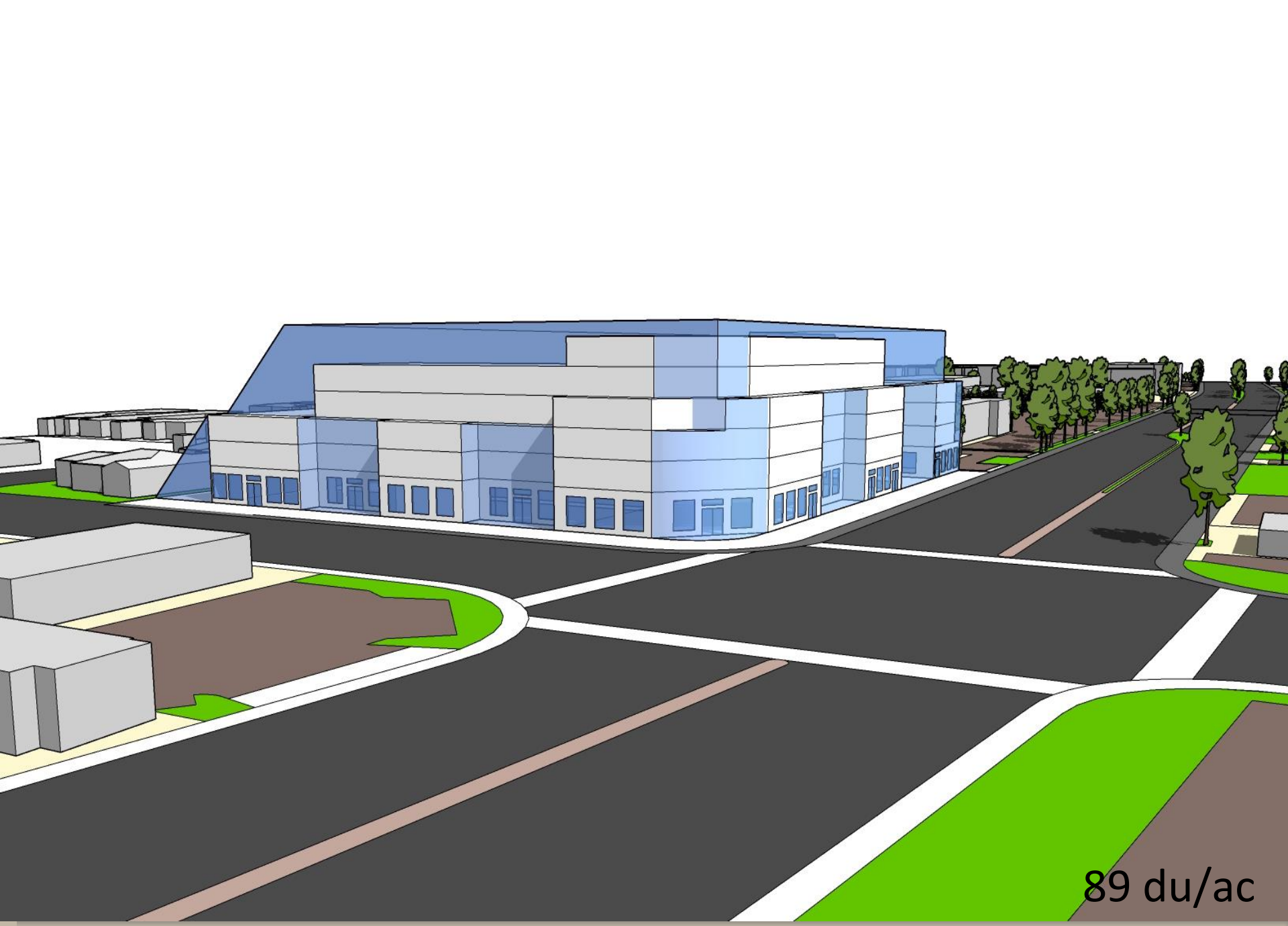
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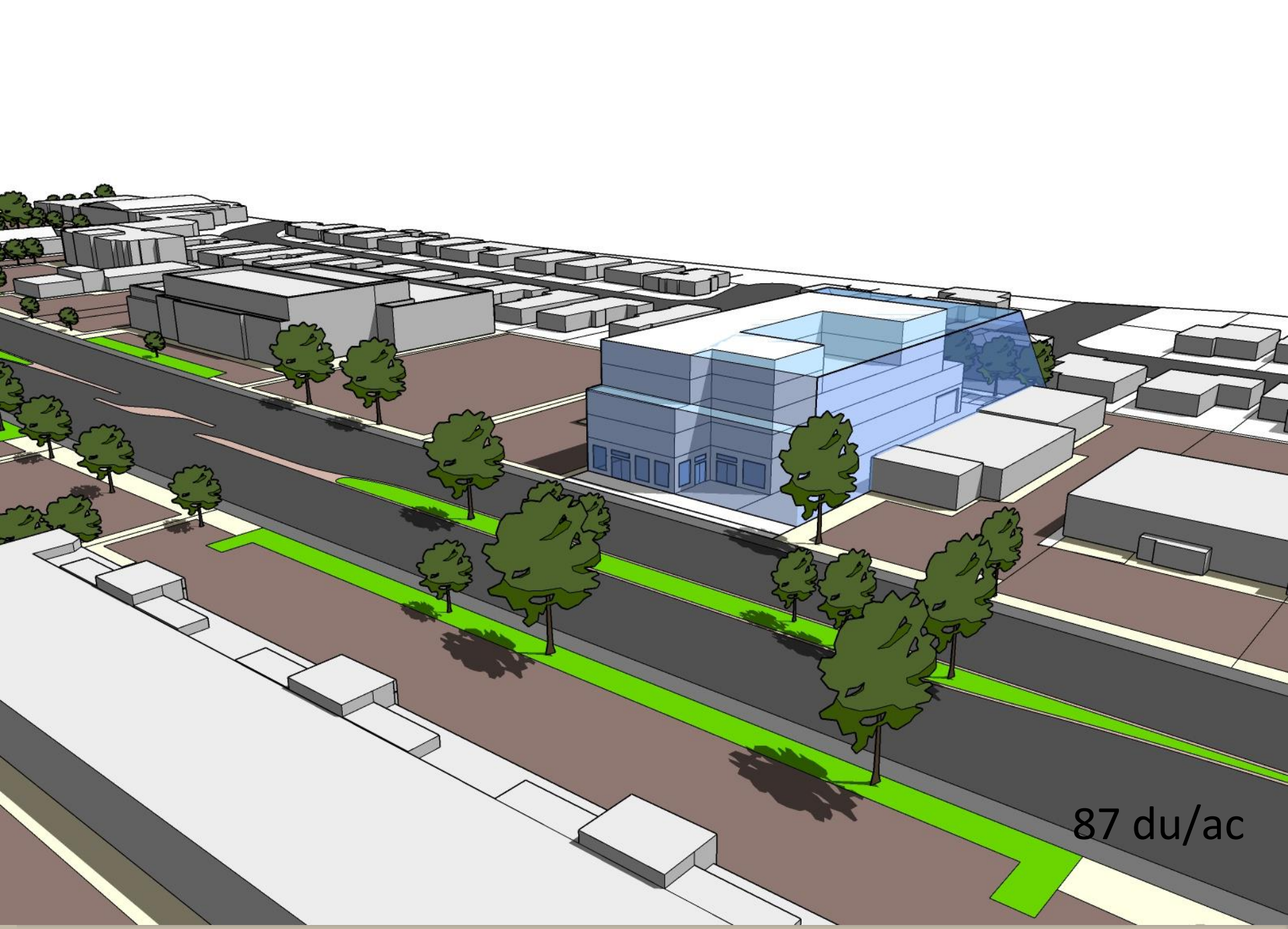
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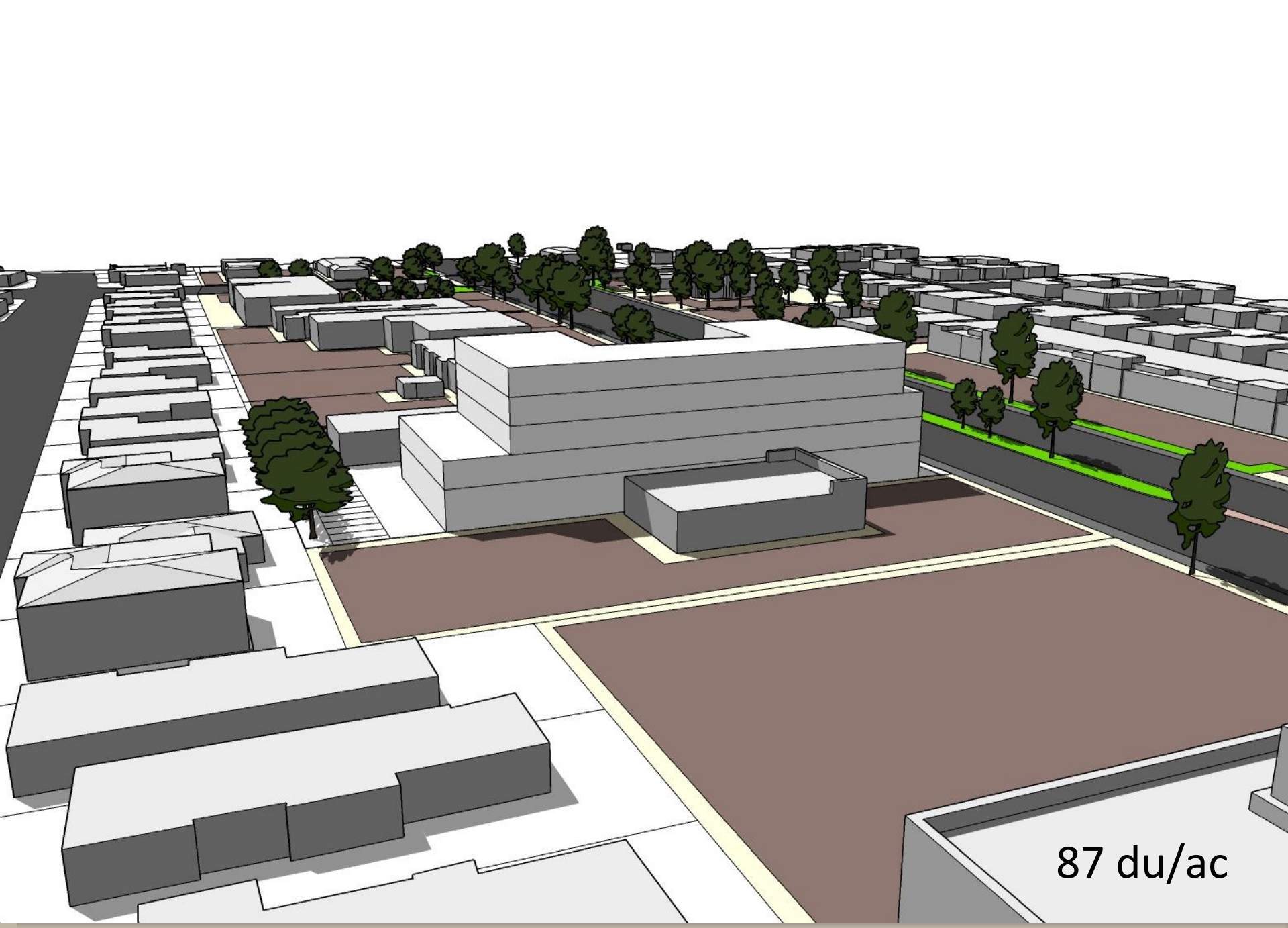
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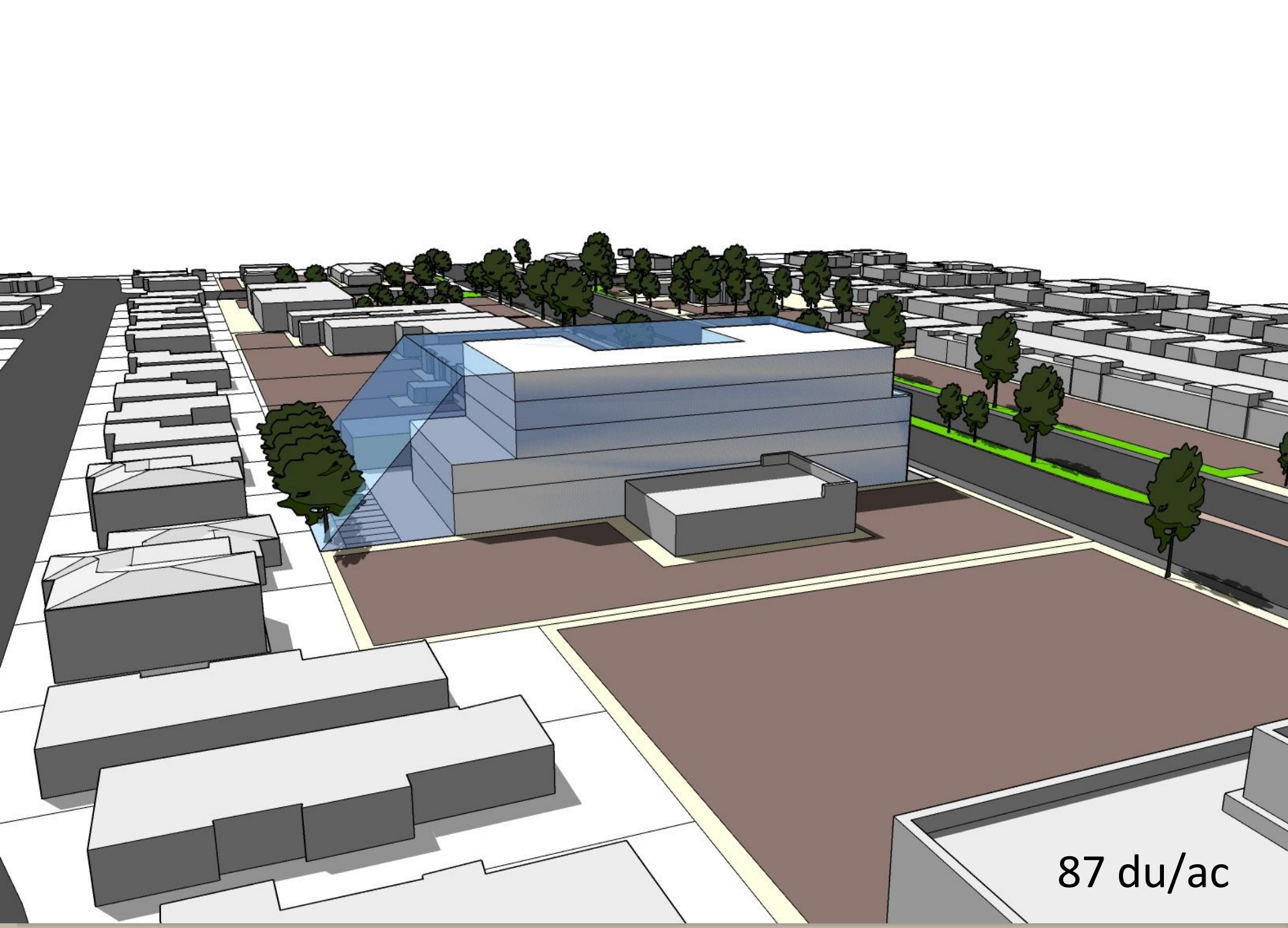
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