



# Special and Unique Land Uses

# Goal: Special and Unique Land Uses

- *Purpose:*

- *Provide land use and design guidance*
- *Special and unique areas and land uses*
- *Fulfill their distinctive purposes*
- *Provide a diverse/complete community fabric*

# Planning Tools

- General Plan
- Area Plans
- Specific Plans
- Precise Plans
- Sense of Place Standards
- Zoning Codes (e.g. Form Based Codes)
- Design Guidelines
- Subdivision Codes
- Impact Fees

# General Plan

- Addresses physical development of the City
- General in nature
- Most not much attention to:
  - Design
  - Quality of life
  - Likely patterns of day-to-day life emerging from the plan

# Area Plan

- Sometimes called “Community Plans”
- More specific than a General Plan
- Smaller geographic area

# Specific Plan

- Implementation document
- Address a problem or issues in a specific area
- Contains goals and policies
- Could be mini-zoning code for an area
- Development standards in more detail
- Consistent with GP
- Similar to PUD used in other cities

# Precise Plan

- Implements GP in more precise detail
- No State definition for content
- Flexible scope
  - Design guidelines
  - Development standards

# Sense of Place Plan

- Unique tool to Sunnyvale
- Fee per dwelling unit
- Currently used 2 ITR areas
  - Streetscape Upgrades
  - Bicycle and pedestrian amenities
    - Crosswalks, kiosks, entry monuments
  - Emphasize unique character of neighborhood (TOD)



# Form Based Codes

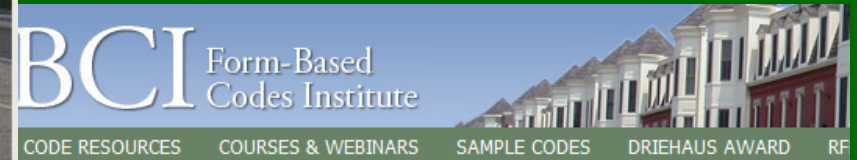
“Use physical form, rather than separation of land uses, as their organizing principle. They foster predictable results in the built environment and a high quality public realm”



# Before and After



Great streets happen when roadway and building designs are matched.



Great streets happen when roadway and building designs are matched.

# Form Based Code

- Emphasizes Urban Form and Scale
- Land Use is subsidiary
- Development standards aren't segregated (FAR, parking, setbacks, density, etc.)
- Creates desired “character” of area
  - Building façade : streets & sidewalks
  - Building form & mass : other buildings
  - Scale and types of streets and blocks
- Responds to Sprawl
  - Supports Compact Development
  - Mixed use

# Topic Areas

- Areas With Existing Adopted Plans
- Pending/Future Plan Areas
- Federal Sites
- Public and Quasi Public Uses
- Wetlands and Creeks

# Downtown Specific Plan

- *Vision : An enhanced, traditional downtown serving the community with a variety of destinations in a pedestrian-friendly environment.*

# Downtown Specific Plan

- Goals achieve unique character
  - TOD
  - Cultural, retail, financial & entertainment center
  - Pedestrian scale
  - Reestablish street grid pattern
  - Protect existing neighborhoods
- Implementation includes development standards
  - Uses form based code to achieve “Traditional” downtown core
  - “Build to” standards
  - Streetscape standards
  - Guidelines to protect historic areas

# Moffett Park Specific Plan

- Goals address emerging business cluster:
  - Encourages Class A
  - Higher Intensity near transit
  - Incorporate green building
- Implementation:
  - Development reserve
  - Specific urban form standards adjacent to light rail
  - High architectural standards
  - Incentives for green and sustainable

# Precise Plan for El Camino Real

- Goals and policies address issues:
  - Key commercial corridor
  - Important tax base
  - Desired boulevard form
- Implementation
  - New streetscape standards with new development
  - Assemble lots and driveways
  - Develop a Form Based Code for Nodes
  - Incorporate Village Center concept



# Lakeside Specific Plan

- Unique plan for one specific site
- Goals of plan:
  - Acknowledges importance of gateway
  - Retain a quality hotel with meeting facilities
  - Opportunity for unique housing
  - Require high architectural standards

# Existing ITR Areas

- Goals:
  - Improved jobs/housing ratio
  - Increased housing opportunities
  - Balanced by select industrial/office intensification
- Implementation:
  - Six ITR residential area created
  - Four business intensification areas
- New LUTE policies proposed to address issues since 1993 Future Study

# Pending/Future Planned Areas

- Peery Park
- Lawrence Station Area Plan
- East Sunnyvale ITR
- Reamwood Intensification Area
- Village Centers

# Peery Park

- Unique opportunity for increased business intensity
- Initial Goals:
  - Capitalize on strategic location
  - Create opportunity for emerging business sectors (e.g. green business)
  - Add services for employees
  - Evaluate transportation
  - Improve pedestrian/bicycle and access to transit

# Lawrence Station

- Unique Transit Oriented Opportunity
- Initial Goals:
  - Identify densities and locations for housing, office, parks & amenities
  - Coordinated planning with other agencies
  - Plan for circulation and parking management
  - Reduce auto use/Increase transit use
  - Implementation strategy

# East Sunnyvale ITR

- Initial Goals:
  - Balance need for housing with business
  - Provide open space
  - Incorporate Village Center
  - Study impact to city services and schools
- Implementation
  - Prepare Area Plan
  - Sense of Place Plan

# Reamwood

- Unique Location for Area Plan
  - Identified by Horizon 2035
  - Business park location
  - Near transit
  - Benefit from improved pedestrian and bicycle

# Village Centers

- Identify Specific Areas:
  - Based on adequate services and open space
  - Plan compact, multi-modal neighborhoods
  - Mixed-use
  - Opportunity for Form Based Code



# Federal Sites

- Onizuka Air Force Station
- Moffett Federal Airfield
- Moffett Park Navy Site
  
- ADD MAP OF 3 SITES

# Public and Quasi-Public

- General Public and Quasi-Public Uses
- Child Care
- Places of Assembly
- Schools
- Government Facilities

# Public and Quasi-Public

## Examples:

- Parks
- Civic uses - City Hall/Library/Corporation Yard
- Day Care
- Group Living
- Places of Assembly
  - Recreation Centers
  - Cultural Centers
  - Religious Institutions
  - Educational and Enrichment Uses
- Hospitals/Clinics

# Child Care

- Needed by residents & workers
- Few sites available
- Discouraged from commercial areas/protect tax base
- Not allowed in affordable industrial areas
  - Closer to employers
  - Closer to hazards

# Places of Assembly

- Examples:
  - Places of Worship
  - Community Centers,
- Needed and Valuable
- Enrich the City
- Seek affordable industrial areas
- POA Combining District

# Schools K-12

## Public and Private

- Needed and valuable
- Difficult to locate
  - Size
  - Access
  - Proximity to other uses
  - Not permitted in industrial areas
  - Discouraged in commercial zones
  - Typically in residential areas
  - Challenges - open space, traffic etc.
- Public schools experiencing growth
- Relationship with districts important
- Sites for new private schools are expensive

# Other Education Uses

- Enrichment
  - Dance Schools
  - Martial Arts Schools
  - Language and Cultural Programs
- Adult Focused Education and Training
  - Cogswell College
  - Technical Schools
  - Supports workers
  - Allowed in industrial areas and others with UP

# Government Facilities

- Government uses are unique
- City, County, Federal
- Serve and benefit the greater community
- PF Zoning
- Plan, acquire and maintain adequate sites



# Wetland and Creeks

- Proposed Goals:
  - Try to maintain/restore in natural state
  - Work with agencies to use as open space and recreation
  - Use land use and BMPs to protect from pollutants

# Special and Unique Land Uses

Questions and Comments