Land Use Alternatives
Option A (Reduction of Mixed-Use Sites)

Prepared: June 2022

SUNNYVALE ElCaminoReal specific plan

NORTH

0 0.05 0.1 Miles

Site A: Wolfe Plaza

Site B: Sunnyvale Carwash & Gas, Camino-Wolfe Center

Site C: El Camino Plaza

Site D: Henderson Center, Carl's Jr.

Sunken Gardens Golf Course

Peterson Middle School

Site ID	Site Name/Tenants	Parcel Count	Owner Count	Size (Acres)	Proposed Zoning (ECRSP Draft)	Buildout (Unit Count)	
						Base Maximum Density (BMD)	Assumed*
A	Wolfe Plaza	1	1	0.86	ECR-MU42	36	51
B	Sunnyvale Carwash & Gas, Camino-Wolfe Center	2	2	1.46	ECR-MU42	61	86
C	El Camino Plaza	1	1	3.34	ECR-MU24	80	109
D	Henderson Center, Carl's Jr.	3	2	2	ECR-MU33	66	94
					TOTAL	**244**	**340**

* Assumed Buildout is BMD + 50% of eligible ECRSP Community Benefits Points + 20% of eligible State Density Bonus points.

Option A Sites
Node Boundary
Segment Boundary
Parcel Boundary
Roadway Network

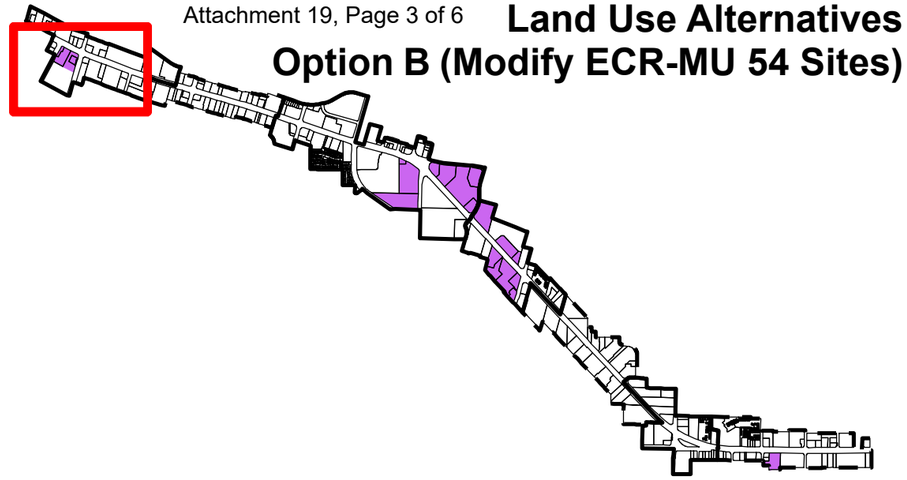
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Option B - Modify ECR-MU54 Sites

Site #	Site Name/Tenants	Parcel Count	Owner Count	Size (Acres)	Buildout (Unit Count)										
					ECR-MU54 (Draft ECRSP)		ECR-MU48			ECR-MU42			ECR-MU33		
					Base Maximum Density (BMD)	Assumed*	Base Maximum Density (BMD)	Assumed*	Assumed Net Change from Draft	Base Maximum Density (BMD)	Assumed*	Assumed Net Change from Draft	Base Maximum Density (BMD)	Assumed*	Assumed Net Change from Draft
1	Arby's, See's Candies, Chase Bank, Partially Vacant	5	2	3.62	195	279	174	244	(35)	152	213	(66)			
2	Big 5, Boudin SF, Peet's Coffee, Habit Burger, Wok's On Express, Tacos Jalapa	2	2	5.66	306	435	272	381	(54)	238	333	(102)			
3	Former OSH	1	1	5.32	287	409	256	358	(51)	224	313	(96)			
4	Wells Fargo, Sprouts, Ross, Dick's	5	4	13.96	754	1,073	670	939	(134)	586	821	(252)			
5	Spalding Square, Black Bear Diner	1	1	3.8	205	292	182	256	(36)	160	224	(68)			
6	Camino Oaks Plaza, Meriwest Credit Union, 10 Butchers Korean BBQ	2	2	2.84	153	219	136	191	(28)	119	167	(52)			
7	Pavlina Plaza, CVS, Chase Bank, Paris Baguette, FedEx, McDondald's	5	1	9.16	495	704	440	616	(88)	385	539	(165)			
8	Murphy Station Apartments	1	1	2.04	110	157							67	96	(61)
					2,505	**3,568**	**2,228**	**2,985**	**(583)**	**1,950**	**2,610**	**(958)**	**1,531**	**96**	**679**

* Assumed Buildout is BMD + 50% of eligible ECRSP Community Benefits Points + 20% of eligible State Density Bonus points (except for Murphy Station Apartments, where no redevelopment was assumed)

Land Use Alternatives
Option B (Modify ECR-MU 54 Sites)

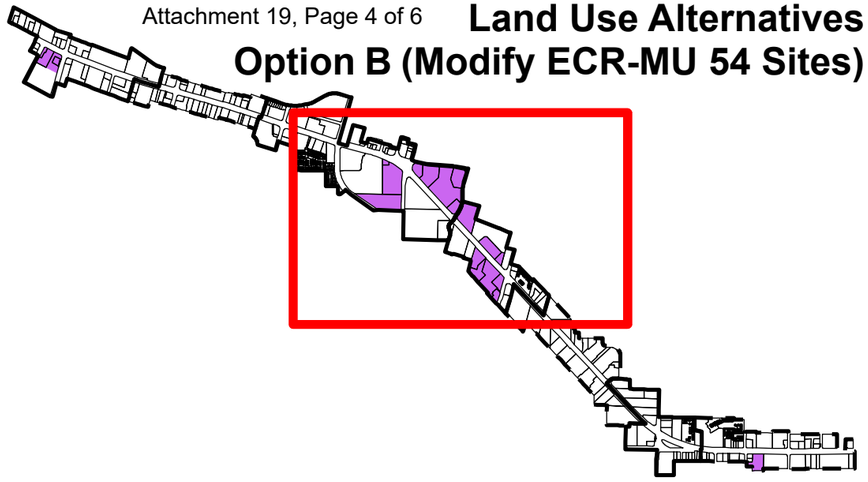


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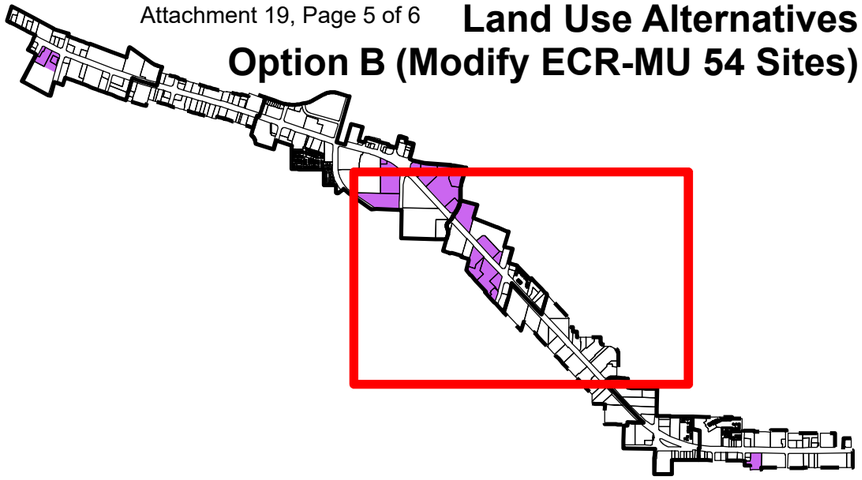
Land Use Alternatives
Option B (Modify ECR-MU 54 Sites)



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Land Use Alternatives
Option B (Modify ECR-MU 54 Sites)



Site 5:
Spalding Square,
Black Bear Diner

Site 6:
Camino Oaks Plaza,
Meriwest, 10 Butchers Korean

Site 7:
Pavlina Plaza, CVS,
Chase Bank, McDonald's

MATHILDA AVENUE
SUNNYVALE SARATOGA ROAD
CEZANNE DRIVE
FAIR OAKS AVENUE
EL CAMINO REAL
GAIL AVENUE

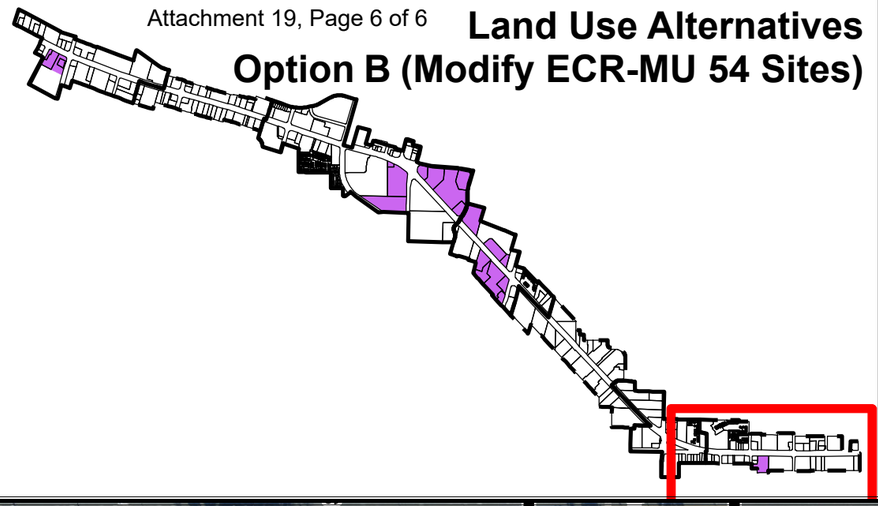
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- Node Boundary
- Segment Boundary
- Parcel Boundary
- Roadway Network
- ECR-MU54 (Mixed Use)
- 200' Buffer

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Land Use Alternatives
Option B (Modify ECR-MU 54 Sites)



Site #	Site Name/Tenants	Parcel Count	Owner Count	Size (Acres)	Buildout (Unit Count)				
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					Base Maximum Density (BMD)	Assumed*	Base Maximum Density (BMD)	Assumed*	Assumed Net Change from Draft
8	Murphy Station Apartments	1	1	2.04	110	157	67	96	(61)

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