

NORTH BAYSHORE CHANGE AREA



VISION

The North Bayshore Change Area continues its role as a major high-technology employment center, and emerges as a model of innovative and sustainable development that protects and stewards biological habitat and open space within the Change Area and North Bayshore as a whole.

In 2030, sensitive species of Shoreline at Mountain View Regional Park remain and thrive. Shoreline at Mountain View, the Stevens and Permanente creeks, Charleston Basin wetlands, and the Stevens Creek Trail remain unique and defining features of the area. Businesses and development respect and enhance the nearby wildlife, wetlands, trees and habitat areas that make the area unique. Workers and visitors enjoy nature and views of open space, the bay and mountains.

A more intensive mix of land uses promotes sustainable growth with additional services for people who live or work nearby. Start-ups and small businesses create an economically diverse area. New development incorporates highly sustainable design features and materials.

Shoreline Boulevard is the spine of North Bayshore, with a mix of land uses and ground-floor pedestrian activity. The North Shoreline Boulevard and Highway 101 area is revitalized as a gateway destination with a mix of stores, services, entertainment and hotels.

North Bayshore's pattern of large blocks has new pedestrian and bicycle connections. These make it easier and more sustainable and efficient for employees to move around in an active campus environment. Improved transportation services connect to the Mountain View Transit Center and other city destinations.

A network of well-distributed plazas, greens and public spaces enhances North Bayshore's vast open space while stewarding the area's sensitive species and habitats. The area uses strategies to adapt to rising sea levels.

GOALS AND POLICIES

Innovation and Sustainability

Innovation and sustainability policies support the area's future as a leader in highly sustainable and innovative development.

Goal LUD-15: *An area that is a model of highly sustainable and innovative development, protective of the natural and biological assets of the area.*

Policies

LUD 15.1: A leader in sustainable planning. Create and promote North Bayshore as a leader in innovative and sustainable planning and growth.

LUD 15.2: Sustainable development focus. Require sustainable site planning, building and design strategies.

LUD 15.3: Highly sustainable development. Encourage new or significantly rehabilitated development to include innovative measures for highly sustainable development.

LUD-15.4: Wildlife friendly development. Implement wildlife friendly site planning, building and design strategies.

Land Use and Design

Land use and design policies support an increased diversity and mix of land uses and protected open space resources and habitat.

Goal LUD-16: *A diverse area of complementary land uses and open space resources.*

Policies

LUD 16.1: Protected open space. Protect and enhance open space and habitat in North Bayshore.

LUD 16.2: Mix of uses. Create and promote the North Shoreline Boulevard corridor as a vibrant mix of commercial, service and entertainment uses.

LUD 16.3: Business-class hotel. Encourage the development of a business-class hotel and conference center.

LUD 16.4: Innovative corporate campuses. Encourage innovative corporate campus designs.

LUD 16.5: Protected views. Protect views by including open areas between tall buildings.

LUD 16.6: Open space amenities. Encourage development to include open space amenities, plazas and parks that are accessible to the surrounding transit, bicycle and pedestrian network.

LUD 16.7: Gateway development. Support the creation of a gateway development with a diverse mix of uses near Highway 101 and North Shoreline Boulevard.

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Mobility

Mobility policies create a sustainable and efficient transportation system that connects to Downtown, improves bicycle and pedestrian circulation, and plans for future connections to surrounding areas.

Goal LUD-17: A sustainable and efficient multi-modal transportation system.

Policies

LUD 17.1: Connectivity. Improve connectivity and integrate transportation services between North Bayshore, Downtown, NASA Ames and other parts of the city.

LUD 17.2: Transportation Demand Management strategies. Require development to include and implement Transportation Demand Management strategies.

LUD 17.3: Bicycle and pedestrian focus. Support bicycle and pedestrian improvements and connections to and throughout North Bayshore.

LUD 17.4: North Shoreline Boulevard and Rengstorff Avenue enhancements. Encourage the enhancement of North Shoreline Boulevard, Rengstorff Avenue and other key streets in North Bayshore through new development and street design standards.

Sea-Level Rise

Sea-level rise policies create a forward-thinking strategy for adapting to this potential future change.

Goal LU-18: A comprehensive strategy for reducing the effects of future sea-level rise.

Policies

LUD 18.1: Collaboration on sea-level rise impacts. Collaborate with regional, state and federal agencies to address the effects of potential rises in sea levels through assessing vulnerabilities and creating adaptation strategies.

LUD 18.2: Flood retention areas. Plan for the development of flood retention areas to address effects from sea-level rise.

FORM AND CHARACTER

Pedestrian and Bicyclist Environment

- An active, cohesive, pedestrian-oriented North Shoreline Boulevard corridor with wide sidewalks and tree wells.
- Smaller blocks, including mid-block pedestrian and bicycle paths.
- Wide sidewalks with planter strips.
- A well-connected bicycle network with on-street bicycle lanes, bicycle-priority streets and bicycle or shared-use paths and trails.
- Pedestrian and bicyclist street improvements such as benches, bicycle parking, directional signs and landscaping.
- Short street-crossing distances and smaller curb radiuses to improve pedestrian safety.



*Wide sidewalks
and active ground-
floor uses along
North Shoreline
Boulevard*

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Site Layout and Design

- Development includes sustainable features such as passive solar, stormwater retention, heat island reduction, renewable energy production or other types of green infrastructure and technology.
- Buildings located close to and facing the sidewalk.
- Spaces between buildings in the mixed-use area are primarily for plazas, paths and greens.
- Driveways and parking access designed to limit conflicts with pedestrians.
- Parking located in the least visible locations with permeable surfaces, significant landscaping including trees and direct pedestrian paths to building entrances.
- Landscaping supports campus-like outdoor amenity spaces.
- Significant landscaping and visual buffering such as trees or large planting areas within building setbacks.
- Innovative architecture that responds to its unique surroundings.
- Buildings break up massing and avoid long, uninterrupted walls along the street.
- Step-backs of upper building floors where smaller looking buildings are desired, such as along pedestrian routes.
- Parking structures preferred over parking lots, especially in key pedestrian areas.

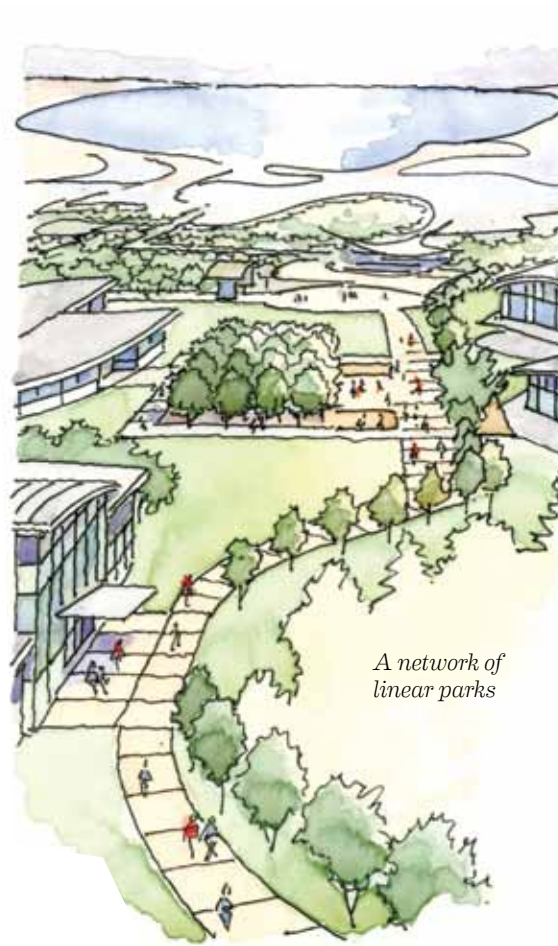
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Plazas and Shared Space

- Paths and trails connecting open spaces, campuses and key destinations.
- Plazas distributed throughout North Bayshore, especially near transit and along mixed-use streets.
- Parks, streets and trails encourage views of Shoreline at Mountain View Regional Park and the mountains.
- Natural, habitat-oriented open space areas encouraged, particularly near Stevens Creek, Permanente Creek, Shoreline at Mountain View Regional Park and bay wetlands.

Building-to-Street Relationship

- Building massing and design create building fronts oriented to pedestrians.
- Building frontages include doors and windows.
- Building entrances face streets, plazas and open areas accessible to the public.
- Mixed-use and commercial buildings include attractive, functional and visible ground-floor features such as awnings, signs and other pedestrian-scaled elements.



A network of linear parks