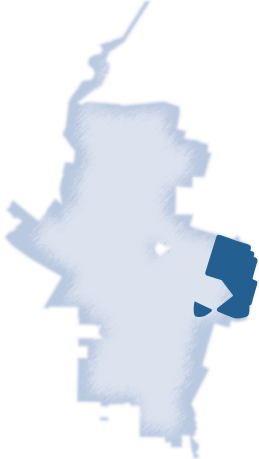


# EAST WHISMAN CHANGE AREA



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## VISION

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The East Whisman Change Area advances as a sustainable, transit-oriented employment center with an increased diversity of land uses.

In 2030, East Whisman is anchored by transit-oriented commercial buildings with highly sustainable features and materials. It is an active area with pedestrian and bicyclist connections to light rail, services and employers. Commercial buildings are designed to respect the scale and character of adjacent residential neighborhoods. East Whisman features stores, services and restaurants for neighbors and workers, who enjoy plazas and open spaces throughout the area.

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### GOALS AND POLICIES

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East Whisman policies encourage and offer incentives to more transit-oriented and sustainable development while supporting diverse land uses to serve future workers and neighbors.

**Goal LUD-19:** *An area with innovative transit-oriented developments, services for area residents and workers and strong connections to the rest of the city.*

#### **Policies**

**LUD 19.1: Land use and transportation.** Encourage greater land use intensity and transit-oriented developments within a half-mile of light rail transit stations.

**LUD 19.2: Highly sustainable development.** Provide incentives to encourage new or significantly rehabilitated development to include innovative measures for highly sustainable development.

**LUD 19.3: Connectivity improvements.** Support smaller blocks, bicycle and pedestrian improvements and connections throughout the area.

**LUD 19.4: Transportation Demand Management strategies.** Require development to include and carry out Transportation Demand Management strategies.

**LUD 19.5: Village centers.** Promote new or expanded village centers that serve the area.

**LUD 19.6: Residential transitions.** Require development to provide sensitive transitions to adjacent residential uses.

**LUD 19.7: NASA Ames and Moffett Field area connections.** Create stronger connections between East Whisman and the NASA Ames and Moffett Field areas.

# EAST WHISMAN CHANGE AREA

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## FORM AND CHARACTER

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### Pedestrian and Bicyclist Environment

- Pedestrian and bicycle networks connecting to transit and key destinations, including mid-block trails throughout East Whisman.
- Wide sidewalks and pedestrian amenities, such as benches, tree wells and directional signs at key nodes.
- Sidewalks with planter strips outside of key nodes.
- A well-connected bicycle network with on-street bicycle lanes and off-street bicycle or shared-use trails.
- Small curb radiuses and shorter pedestrian crossings, especially near retail, trails and transit.

*Pedestrian connections to transit*



### 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 at or near sidewalk for a significant portion of site frontage.
- Greater building setbacks with landscape buffers in locations adjacent to surrounding residential areas.

## EAST WHISMAN CHANGE AREA

- Buildings oriented towards transit stations and retail nodes.
- Parking primarily located to rear or along sides of site.
- Developments designed to accommodate and minimize conflicts with pedestrian and bicycle routes.
- Significant landscaping such as trees or large planting areas for portions of buildings set back from the street.
- Buildings sensitively transition to nearby existing neighborhoods.
- Larger buildings broken down into smaller volumes.
- Step-backs of upper building floors where a smaller-scale building appearance is desired, such as along pedestrian routes or trails.
- Structured parking preferred over surface parking, especially in key pedestrian areas.

### Plazas and Shared Space

- Paths, trails and linear parks connect to streets, creeks, parks and surrounding areas.
- Plazas and open spaces distributed throughout area.
- Plazas engage with higher-intensity buildings and uses near village centers and transit stations.

### Building-to-Street Relationship

- Building frontages help create a safe and comfortable pedestrian experience.
- Buildings include ground-floor design elements.
- Pedestrian-scale building elements activate the street, especially at transit stations and village centers.
- Building frontages include pedestrian entrances and windows.
- Building entrances oriented toward streets, plazas and open areas.
- Building frontages include plazas and courtyards, landscaping, murals, street furniture, and similar features.

*Landscaping and building entrances create a comfortable pedestrian experience*



Figure 3.8: Change Areas

