

SECTION 3 LAND USE

This section of the Rich-Haven Specific Plan discusses the land uses proposed within the Rich-Haven development. Land uses include the residential, commercial, retail, office, parks and open space, and community facility components planned for Rich-Haven.

3.1 COMMUNITY DESIGN

The Rich-Haven Specific Plan is envisioned as a high quality residential and mixed-use community, designed with reference to “Traditional Neighborhood Design” principles. Rich-Haven is organized into two districts, a Residential District and a Regional Commercial/Mixed-Use District. Each district is designed around Planning Areas, which form the looser boundaries of smaller neighborhoods. Rich-Haven’s Residential District contains Planning Areas 1 through 19, while Planning Areas 20, 21A, and 21B create the Regional Commercial/Mixed-Use District.

3.1.1 TRADITIONAL NEIGHBORHOOD DESIGN

To best create Rich-Haven’s distinct Residential District and plan for a well-integrated Regional Commercial/Mixed-Use District, the Rich-Haven Specific Plan proposes numerous Traditional Neighborhood Design (TND) principles. The application of TND principles can simultaneously give Rich-Haven identity as well as better connect it to the rest of the New Model Colony. The TND principles to be implemented at Rich-Haven include:

- ❖ **CONNECTIONS** – Rich-Haven is designed to provide both internal and external connectivity, providing connections between Rich-Haven’s own land use components and between Rich-Haven and surrounding future and existing developments. Sidewalks, linear parks and bike trails will internally connect Rich-Haven’s residential areas, neighborhood parks, community facilities, proposed middle school, and the retail, commercial, and office uses of the Regional Commercial/Mixed-Use District. Additionally, Rich-Haven’s Land Use Plan includes a segment of the SCE Corridor Trail System, which extends through all of the New Model Colony, connecting Rich-Haven’s residents with important uses and amenities outside of Rich-Haven.

Connectivity within Rich-Haven is also achieved by designing the community at a walkable scale and density, similar to those of traditional neighborhoods. This allows non-drivers, such as children, seniors, and those with disabilities to be active and independent.

- ❖ **TRADITIONAL STREET NETWORK** – The Rich-Haven Land Use Plan is designed around a hierarchy of streets, connected by a grid network with a variety of routes for pedestrians and vehicles. The Rich-Haven street grid extends through both the Residential and Regional Commercial/Mixed-Use Districts. Traditional

street networks are visually favorable and comfortable environment for pedestrians, bicyclists, and Rich-Haven's residents at large.

- ❖ **INCORPORATION OF NEIGHBORHOOD AND COMMUNITY INSTITUTIONS** – The Rich-Haven Specific Plan proposes a middle school site within the Rich-Haven community. Inclusion of a school site helps to define Rich-Haven as a cohesive and complete community, and draws on the traditional organization of a community around a neighborhood school. Other community facilities, including a fire station, will also be located within the Residential District.
- ❖ **IDENTIFIABLE NEIGHBORHOODS** – Identifiable neighborhoods can make Rich-Haven more attractive to residents and employers by increasing a “sense of community” and belonging. This document’s Design Guidelines stress the use of defined neighborhood edges and entrances within the Residential District to make this District’s neighborhoods more distinct and identifiable. Within the Regional Commercial/Mixed-Use District, neighborhoods will be identifiable through other means, as the normally defined edges between adjacent uses are intentionally blurred to create a well integrated mixed-use neighborhood. The mix of residential and commercial uses within the Regional Commercial/Mixed-Use District can itself provide neighborhood identity.
- ❖ **MIX OF HOUSING TYPES** – A variety of housing types and varying architectural styles are proposed within Rich-Haven, in order to address varying housing needs caused by the different lifestyles of families, singles, students, executives, retirees, and empty nesters.
- ❖ **PUBLIC SPACES** – Rich-Haven’s residential neighborhoods are organized around a number of small parks and open space areas. These public spaces provide opportunities for neighbors to meet and socialize, and children to play, within a safe and visible environment. The Regional Commercial/Mixed-Use District will also be organized around common public facilities including central parks, plazas, and paseos.
- ❖ **MAIN STREET ENVIRONMENT** – The Regional Commercial/Mixed-Use District may include retail, commercial, office and residential uses, along with well-incorporated central parks, plazas, and paseos, designed to a human scale. Creation of a Main Street environment aids in keeping pedestrian activity from being overwhelmed by automobile traffic. A vital “town center” atmosphere will offer the opportunity for higher-density residential uses to be within a five-minute walk of all goods and services offered in the heart of each mixed-use neighborhood. These higher-density units will provide for a more vibrant Main Street environment.

3.2 LAND USE PLAN

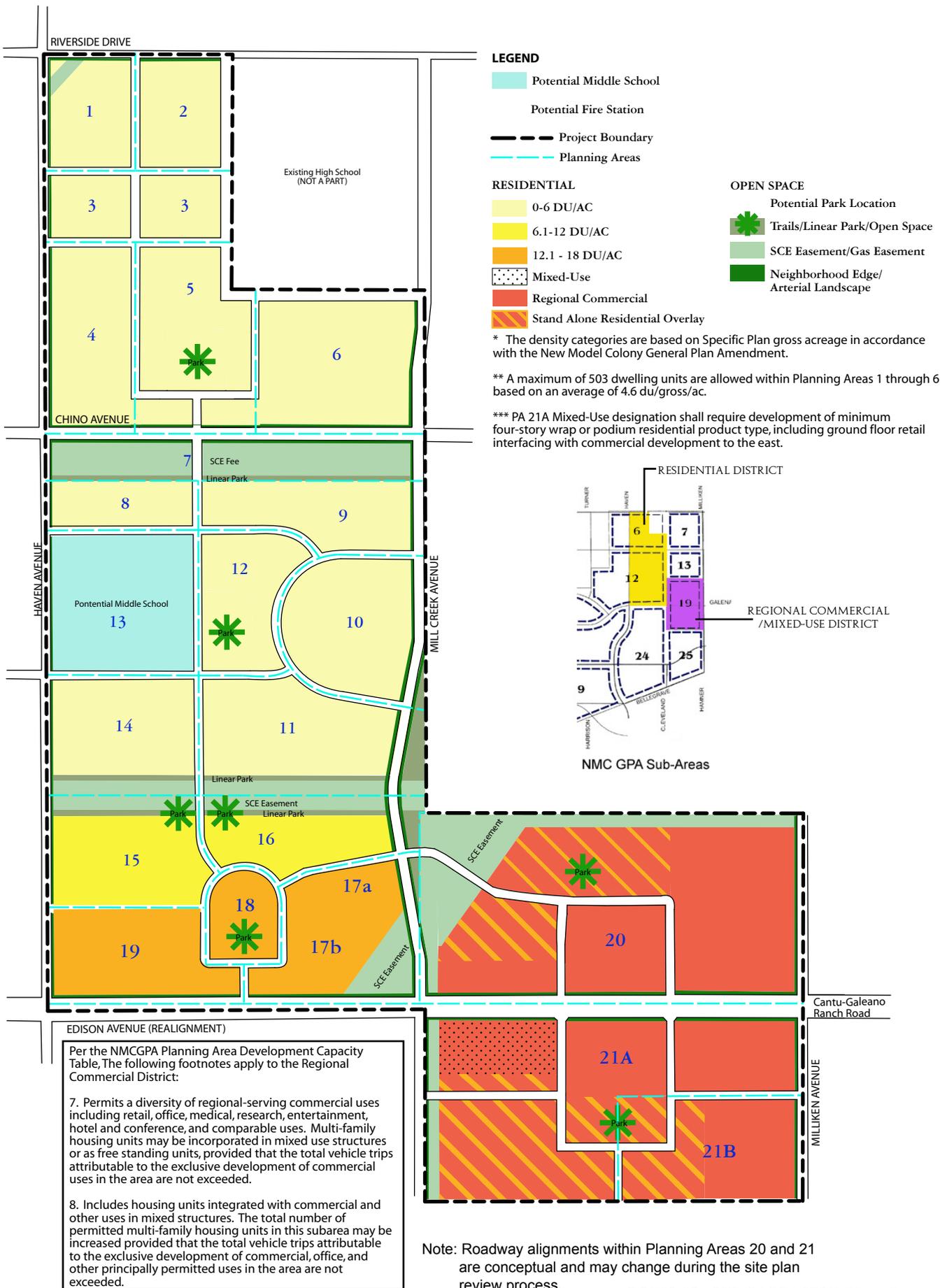
The Rich-Haven Land Use Plan outlines how land uses, dwelling units, and commercial square footage are allocated within the community's two districts. The Land Use Plan is organized into 23 Planning Areas, with Planning Areas 1 through 19 comprising the Residential District, and Planning Areas 20, 21A, and 21B comprising the Regional Commercial/Mixed-Use District. In total, the Land Use Plan proposes a maximum of 4,256 dwelling units (including both attached condominium, single family, and small lot single family dwelling units), a minimum of 889,200 square feet of commercial/office space, 30.1 acres of parkland, approximately 56.1 acres open space, a 24.1-acre middle school, and a 1.5-acre fire station site

Figure 3-1, *Specific Plan Land Use Plan*, and Table 3-1, *Land Use Plan Summary*, describe how these uses and dwelling units are allocated within the two districts and 23 Planning Areas of the Rich-Haven Specific Plan.

3.2.1 RESIDENTIAL DISTRICT

Rich-Haven's Residential District includes approximately 350.6 acres organized into 20 Planning Areas, planned around small parks and parkways. Each Planning Area is roughly proportional to the boundaries of a small residential neighborhood, with the exception of Planning Area 7, which is comprised of an SCE easement/greenbelt, and Planning Area 13, Rich-Haven's potential middle school site. In total, the Residential District includes 2,479 dwelling units, of which 1,124 dwelling units are single family and 1,355 are attached. In addition to housing, the Residential District also includes approximately 18.1 acres of parks and 43.8 acres of open space within the Southern California Edison easements, a 24.1-acre middle school, in addition to a 1.5-acre fire station site.

Rich-Haven's Residential District Planning Areas include a variety of housing products that respond to a variety of homeownership needs and desires. These housing products include detached single-family, detached and attached condominiums, townhomes, and live/work units. Clustered multi-family housing is to be included throughout the District, including its lower density neighborhoods, as described in the NMC GPA. In general, the density of the District's neighborhoods increase from north to south, with Planning Areas 1 through 6 averaging 4.6 dwelling units per acre, while Planning Areas 7 through 14 average less than 6 dwelling units per acre, but may range from 4 to 7 dwelling units per acre for any individual planning area. Planning Areas 15, 16, 17A, 17B, 18 and 19 are located in the southernmost portion of the Residential District, bounded by Edison Avenue to the south, and have densities ranging from 6.1 to 18 dwelling units per acre.



LEGEND

- Potential Middle School
- Potential Fire Station
- Project Boundary
- Planning Areas

RESIDENTIAL

- 0-6 DU/AC
- 6.1-12 DU/AC
- 12.1 - 18 DU/AC
- Mixed-Use
- Regional Commercial
- Stand Alone Residential Overlay

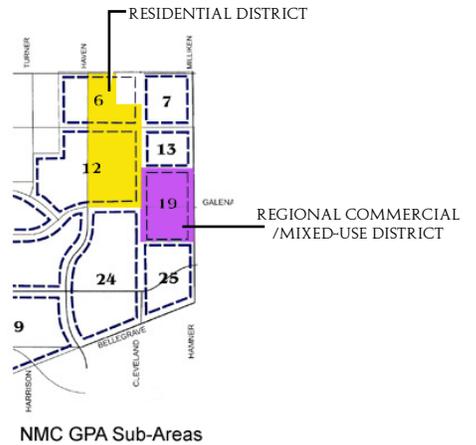
OPEN SPACE

- Potential Park Location
- Trails/Linear Park/Open Space
- SCE Easement/Gas Easement
- Neighborhood Edge/Arterial Landscape

* The density categories are based on Specific Plan gross acreage in accordance with the New Model Colony General Plan Amendment.

** A maximum of 503 dwelling units are allowed within Planning Areas 1 through 6 based on an average of 4.6 du/gross/ac.

*** PA 21A Mixed-Use designation shall require development of minimum four-story wrap or podium residential product type, including ground floor retail interfacing with commercial development to the east.



EDISON AVENUE (REALIGNMENT)

Per the NMC GPA Planning Area Development Capacity Table, The following footnotes apply to the Regional Commercial District:

7. Permits a diversity of regional-serving commercial uses including retail, office, medical, research, entertainment, hotel and conference, and comparable uses. Multi-family housing units may be incorporated in mixed use structures or as free standing units, provided that the total vehicle trips attributable to the exclusive development of commercial uses in the area are not exceeded.

8. Includes housing units integrated with commercial and other uses in mixed structures. The total number of permitted multi-family housing units in this subarea may be increased provided that the total vehicle trips attributable to the exclusive development of commercial, office, and other principally permitted uses in the area are not exceeded.

Note: Roadway alignments within Planning Areas 20 and 21 are conceptual and may change during the site plan review process.



**Table 3-1
Land Use Plan Summary**

Planning Area	Land Use	Dwelling Units	Acres (Gross)	Density (Gross)	Comm/Office (sf)	Parks ⁴
Residential District						
1	Residential – SFD	58	12.8	4.6		
2	Residential – SFD	58	12.7	4.6		
3	Residential – SFD	74	14.9	5.0		
4	Residential – SFD	86	20.5	4.2		
5	Residential – SFD	91	23.4	3.9		4.0
6	Residential – SFD	136	26.3	5.2		
<i>Subtotal Sub-area 6^{1,2}</i>		503	110.6	4.55		4.0
7	Edison Easement	0	20.1	0.0		
8	Residential – Small Lot SFD	49	11.4	4.3		
9	Residential – Small Lot SFD	89	16.2	5.5		
10	Residential – Small Lot SFD	116	18.5	6.3		
11	Residential – Small Lot SFD	158	25.3	6.2		
12	Residential – Small Lot SFD	87	13.0	6.7		4.5
13	Middle School	0	24.1	0.0		
14	Residential – Small Lot SFD	122	22.7	5.4		
15	Residential – Attached Condominium	248	22.9	10.8		3.6
16	Residential – Attached Condominium	181	14.4	12.6		3.0
17A	Residential – Attached Condominium	153	10.1	15.1		
17B	Residential – Attached Condominium	286	14.3	20.0		
18	Residential – Attached Condominium	129	7.3	17.7		3.0
19	Residential – Attached Condominium	358	19.7	18.2		
<i>Subtotal Sub-area 12¹</i>		1,976	240.0	8.2		14.1
Residential District Subtotal		2,479	350.6	7.0		
Regional Commercial/Mixed-Use District						
20	Residential – Attached Condominium & Commercial	725	80.0	9.1	440,800	5.0
21A	Residential – Attached Condominium; Small Lot SFD & Commercial	852	60.0	14.2	325,000	5.7
21B	Residential & Commercial	200	20.0	10.0	123,400	1.3
<i>Subtotal Sub-area 19^{1,3}</i>		1,777	160.0	11.1	889,200	12.0
Regional Commercial/Mixed-Use District Subtotal		1,777	160.0	11.1	889,200	30.1
PROJECT TOTAL		4,256	510.6	8.3	889,200	30.1

1. NMC GPA Specific Plan Sub-areas, Figure 3-6
2. Planning Areas 1 through 6 shall include a minimum of 80 lots of 7,200 sf or above
3. NMC GPA Specific Plan Sub-area 19 (Planning Areas 20, 21A and 21B) shall include a total minimum of 889,200 sf of commercial uses (PA 20 shall include a minimum of 440,800 sf; PA 21A 325,000sf; PA 21B 123,400 sf.)
4. Park acreage included within gross acreage per planning area.

Consistent with the NMC GPA, the Rich-Haven Specific Plan encourages residential neighborhoods designed around Traditional Neighborhood Design (TND) principles, planned to include multiple pedestrian routes, bikeways, and multi-use trails, neo-traditional street-grid systems, a diversity of housing types, and the integration of public facilities into the community fabric.

The land use plan for the Rich-Haven Residential District responds by including park and open space amenities throughout, including linear parks and SCE easement areas that provide pedestrian and bikeway connectivity. The internal backbone streets proposed within the District are planned on a traditional grid system, creating a visually attractive street network that connects well both internally, between the Residential and Regional Commercial/Mixed-Use Districts, and between Rich-Haven and its surrounding development. Additionally, the Residential District includes a variety of housing types, with a gradient increase in density from the north to the south, and may include gated neighborhoods. Finally, the Residential District is designed to include community facilities and public institutions, including a proposed middle school and fire station site.

3.2.2 REGIONAL COMMERCIAL/MIXED-USE DISTRICT

The Regional Commercial/Mixed-Use District includes approximately 160 gross acres within Planning Areas 20, 21A, and 21B. This District is envisioned as a highly active area with a variety of commercial uses, including retail, office, residential, medical, research, entertainment and other comparable uses identified in Section 5, *Development Regulations*. As a true mixed-use district, residential uses are also to be included. In total, a maximum of 1,777 dwelling units and a minimum of 889,200 square feet of regional commercial uses are planned within this District. The Regional Commercial/Mixed-Use District includes approximately 12.0 acres of parks and 43.8 acres of open space within the Southern California Edison easements.

Residential uses proposed within the Regional Commercial/Mixed-Use District include both mixed-use, attached residential as well as stand alone residential neighborhoods, accommodated through a "Stand Alone Residential Only Overlay". The Stand Alone Residential Only Overlay is identified in the land use plan to be set back from Edison Avenue, to provide a commercial front to this corridor and may include gated residential neighborhoods. Within this overlay area, residential uses are permitted without being vertically mixed with commercial uses, and may include single-family residential units.

The community design concept to be implemented within the Regional Commercial/Mixed-Use District is one of a Main Street environment, with uses seamlessly integrated and designed at a pedestrian friendly scale. Like the Residential District, the Regional Commercial/Mixed-Use District will be designed with a high level of connectivity, both between its own land use components, between the district and the rest of Rich-Haven, and between Rich-Haven and the rest of the New Model Colony. The integration of common public spaces, including plazas, paseos and small

park areas will be included in the design of this district, and a mix of housing products will provide a diversity of opportunities for the district's residents, further executing the Traditional Neighborhood Design Principles encouraged by the NMC GPA.

3.2.3 INTRODUCTION TO MIXED-USE IMPLEMENTATION MECHANISMS

As envisioned in this Specific Plan, any mix of uses allowable in the development standards of this document are permitted within the Regional Commercial/Mixed-Use District with no subsequent discretionary approvals or additional environmental review under CEQA, granted that the mix of uses meets the requirements of the Mixed-Use Implementation Mechanisms established by this Specific Plan, and described in detail in Section 8.1.6, *Mixed-Use Implementation Mechanisms*.

The Mixed-Use Implementation Mechanisms controlling the ultimate mix of uses within the Regional Commercial/Mixed-Use District include:

1. **Trip Budget.** As detailed within Section 8, *Administration and Implementation*, the Trip Budget provides a more refined average daily trip allocation, identifying additional limitations on the intensity of specific uses. The potential variety of uses that may occur within the Regional Commercial/Mixed-Use District, and indirectly, the unused trips that may be converted to residential units that may be transferred to the Residential District within the Specific Plan, dependent on market conditions, are based on those trip generation rates identified within Table 8-1, *Land Use Trip Rate Table*. The ITE Manual shall be used as the basis for calculating the Peak Hour Trips by a permitted use not identified within Table 8-1.
2. **Permitted Uses.** The list of Allowable Uses from which the ultimate mix of uses for the Regional Commercial/Mixed-Use District can be chosen are identified within Section 5, *Development Regulations*.
3. **Building Height Restrictions.** Building heights within the Regional Commercial/Mixed-Use District shall be reviewed and approved by the Planning Department as part of the site plan review process.
4. **Floor Area Ratios.** Section 5, *Development Regulations*, identifies a maximum FAR of 2.0:1 for mixed-use buildings, and a FAR of 0.5:1 for single-use buildings, with a maximum FAR of 2.0 over the entire planning area.
5. **Parking Standards.** Section 5, *Development Regulations*, establishes parking standards for allowable uses, ensuring that the parking demand associated with each use is met.
6. **Density (Residential Stand Alone Overlay).** The density of all residential uses within the Stand Alone Residential Overlay shall not exceed 18 dwelling units per gross acre (average), measured within each planning area over the entire Regional Commercial/Mixed Use District.
7. **Open Space.** Section 5, *Development Standards*, identifies common and private open space requirements.

3.3 COMMUNITY FACILITIES

A variety of community facilities are included within the Rich-Haven Specific Plan Land Use Plan, including parks and open space, a proposed middle school site, a fire station site, and a network of greenbelts and landscaped neighborhood edges.

3.3.1 PARKS

A series of parks will be provided throughout the Rich-Haven community, in both the Residential and Regional Commercial/Mixed-Use Districts. Linear parks are proposed within the Edison easements, and a series of private parks are proposed within each of the community neighborhoods or districts, encompassing approximately 30.1 acres. Refer to Table 3-1, *Land Use Plan Summary*, for individual park planning area locations and associated acreages.

Within the NMC GPA area, parkland is to be provided at a ratio of five acres to every 1,000 residents, with a minimum of two acres to every 1,000 residents to be included in each new development. The Rich-Haven Land Use Plan includes enough parkland to meet this minimum ratio. The remaining acreage of parkland required will be accommodated through the payment of in-lieu park fees.

A portion of the required park area may be provided within the SCE Easement. Any easement area will be required to be improved and maintained by the master developer/Homeowners Association in order to receive park credit. Refer to Section 5.4.1.13 of the Development Regulations.

3.3.2 PROPOSED SCHOOL SITE

A 24.1-acre middle school site is proposed within the residential area of Rich-Haven. The middle school site is identified in the NMC GPA and is proposed to span Rich-Haven's Residential District Planning Area 13. Access for the school will be provided along the internal roadway system. Although the NMC GPA identified joint use facilities, the Mountain View School District requires that school facilities be separated from park facilities by internal roadways.

3.3.3 FIRE STATION

A 1.5-acre fire station pad is proposed within the Residential District. The fire station would serve surrounding areas, and be located in the southern portion of the site, potentially within Planning Area 16.

3.3.4 GREENBELTS AND LANDSCAPED NEIGHBORHOOD EDGES

Greenbelts

Greenbelts throughout the Rich-Haven Specific Plan encompass a network of easements belonging to Southern California Edison (SCE) with exception to Planning Area 7 fee-owned rights-of-way. These greenbelts crisscross the New Model Colony, are to be jointly used as a trails and bikeways system and identified as the SCE Corridor Trail connecting the various neighborhoods of the New Model Colony.

The greenbelts extend across the Rich-Haven Specific Plan area in three places; east to west along the southern side of the proposed Chino Avenue; east to west to the north of Rich-Haven Planning Areas 11 and 14; and extending diagonally to the southwest across the proposed Mill Creek (Cleveland) Avenue. See Figure 4-3, *Trails and Bikeways Plan*.

Access to the SCE trails will be provided through the various residential areas of the Rich-Haven development, providing pedestrian and bicycle accessibility between residential areas, parks, schools, and shopping and town centers. The corridor will include a multi-use pathway, fencing, signage, and landscaping, and will be accessible to wheelchairs, bicycles, and pedestrians. The multi-use pathway will also provide access for maintenance equipment and vehicles.

Landscape Neighborhood Edges

Landscape neighborhood edges will be located along the internal backbone roadway system of the Specific Plan and include expanded parkways.