



# LAND USE MAP WORKSHOP + STUDY SESSION

# Today's Workshop

1. (6:00) Welcome/Roll Call
2. (6:05) Land Use Presentation

## CITY COUNCIL DISCUSSION

3. (6:30) Public Comment (1.5 min each)
4. (6:45) City Council Q+A
5. (7:00) City Council Comment
6. (7:30) Adjourn



**MoffettparkSP.com**  
moffettpark@sunnyvale.ca.gov

# Considerations for Today

- Feedback on Draft Land Use Map
- Feedback on proposed Maker/Innovation Space Strategy
- Relationship of Moffett Park Specific Plan to Housing Element

## Not Covered Today

- Allocation of Net New Floor Area
- Community Benefits Framework
- Affordable Housing
- Mobility, Parking + Transit Demand Management

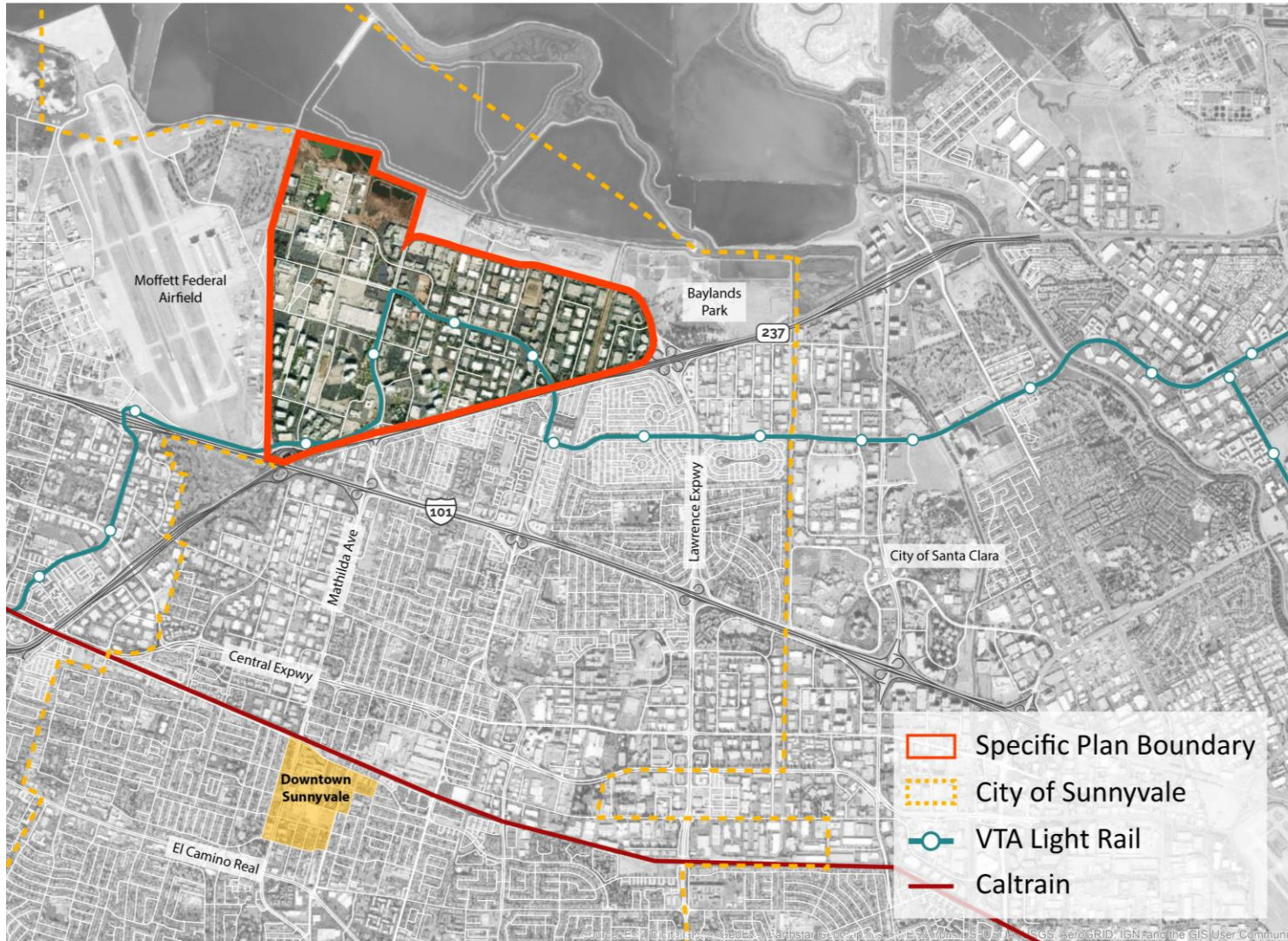




# Context Review



# Moffett Park Specific Plan



- 1,300 acres
- 27% of City's employment
- 7-8% of Sunnyvale's 2019 General Fund Sales Tax Revenue
- 13% of Citywide transient occupancy tax revenue
- Unique Asset: Lockheed Martin's proximity to Moffett Federal Airfield

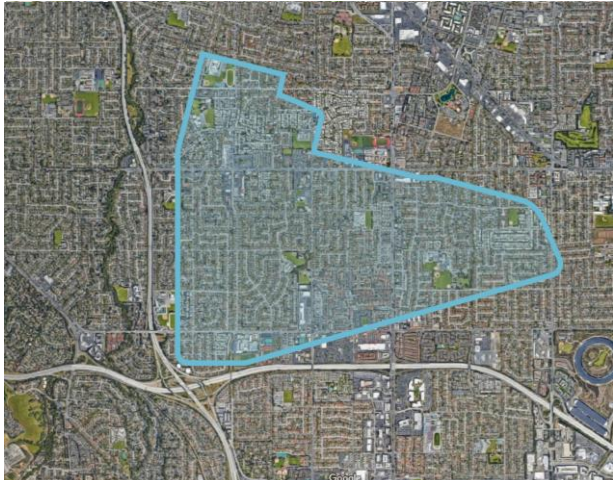


# Scale of Moffett Park

Moffett Park



Sunnyvale



San Jose



Oakland



Redwood City

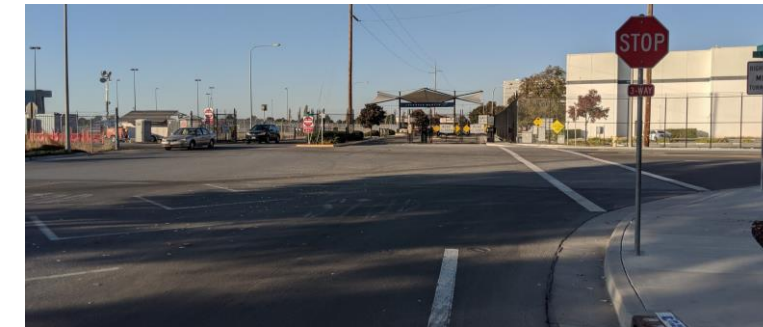
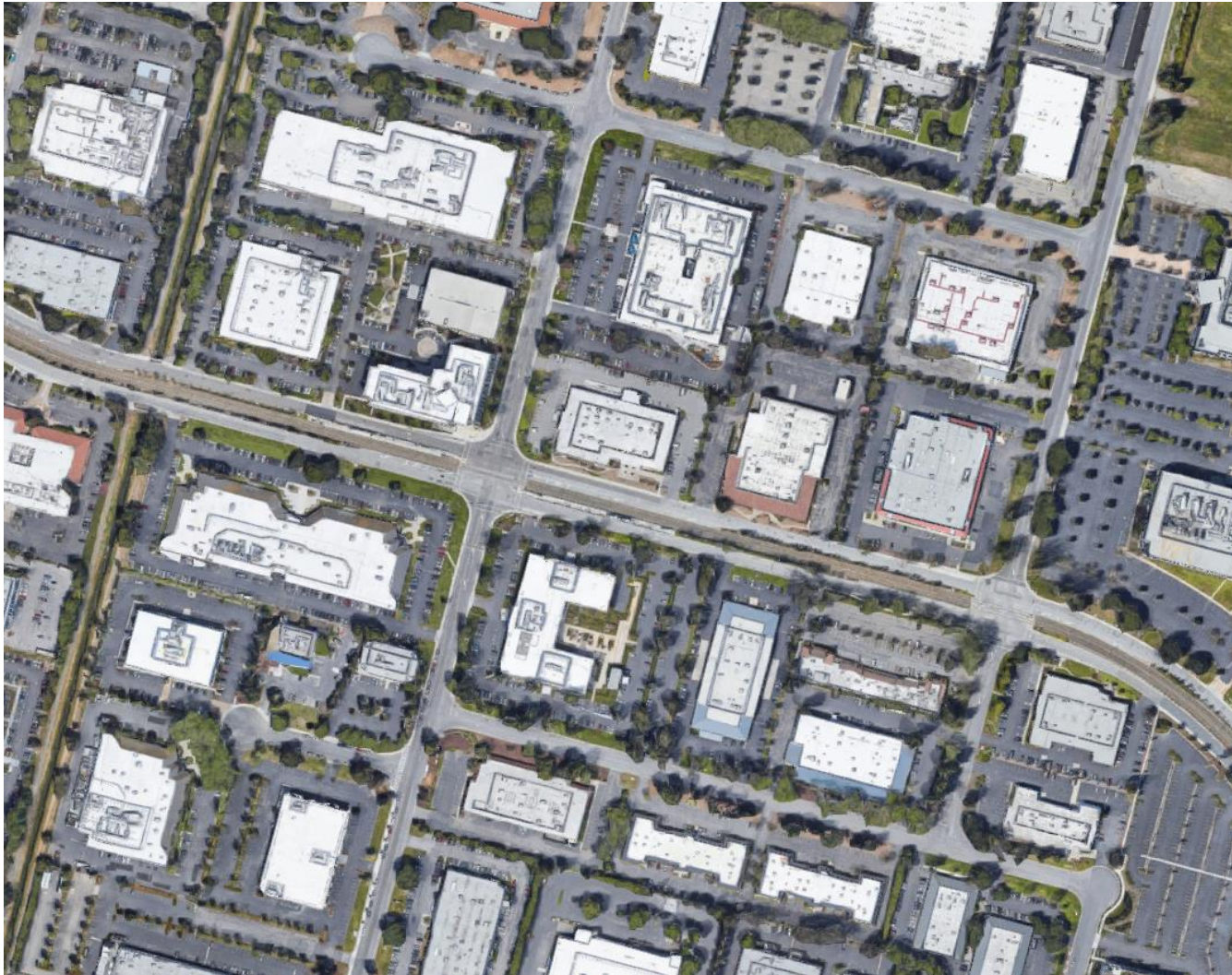


San Francisco





# Character + Quality of Place | Auto Centric





# Moffett Park Today

## 2004 Specific Plan

### Moffett Park 2019/2020

~17-19m SF

~39,000 employees

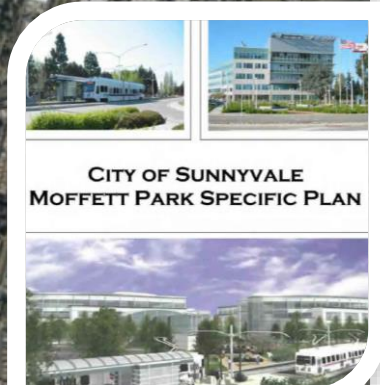
### Moffett Park with Approved:

~21.9m SF

~54,000 employees

### Allowed under Specific Plan

Buildout of 24.33m SF





# Transforming Moffett Park: The Big Lift



**From a suburban  
office park**

**To a place for people,  
opportunity and nature**

# EIR Program Summary

Land Use	Existing + Approved	Net New	Plan Totals
Office/R+D/Industrial	22,000,000 sf	10,000,000 sf	32,000,000 sf
Commercial/Retail	58,000 sf	500,000 sf	558,000 sf
Hospitality	457,000 sf	150,000 sf	607,000 sf
Institutional	126,000 sf	200,000 sf	326,000 sf
Residential	-	20,000 du	20,000 du



An aerial photograph of a city, likely Moffett Park, showing a mix of residential, commercial, and industrial areas. A large, semi-transparent green rectangle is overlaid on the center of the image, containing the title text. In the background, a large body of water (likely a bay or lake) is visible, along with distant mountains under a clear blue sky. The foreground shows a dense residential neighborhood with houses and trees, and a large green field. To the left, an airport runway is visible. The overall scene is a mix of urban development and natural landscape.

# Major Land Use Strategies

# Major Plan Strategies

Today

- Facilitating Diverse Housing and Economic Development
  - Creating Complete Neighborhoods
  - Establishing Strong Landmarks of Community Identity
- 

March 2022

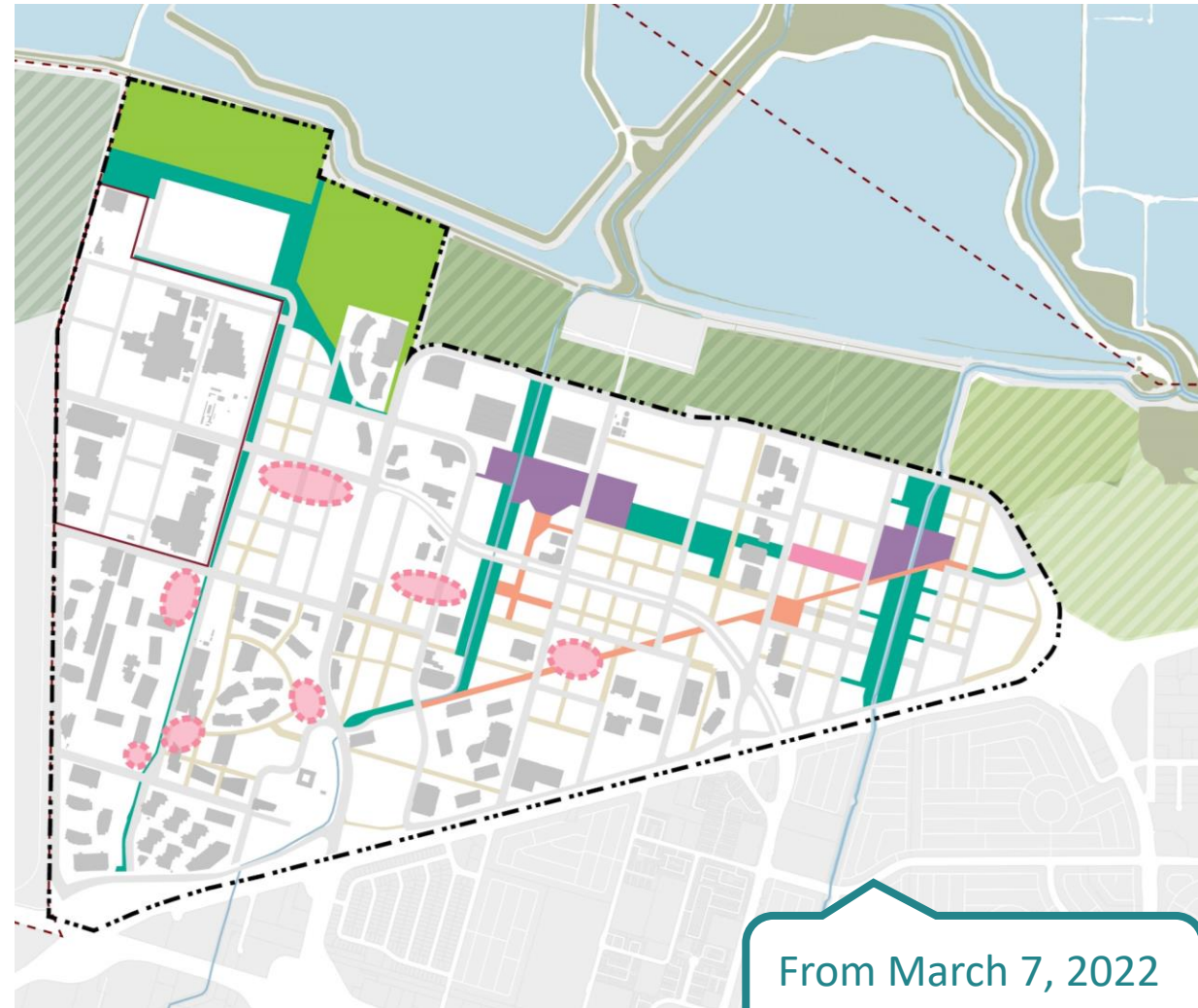
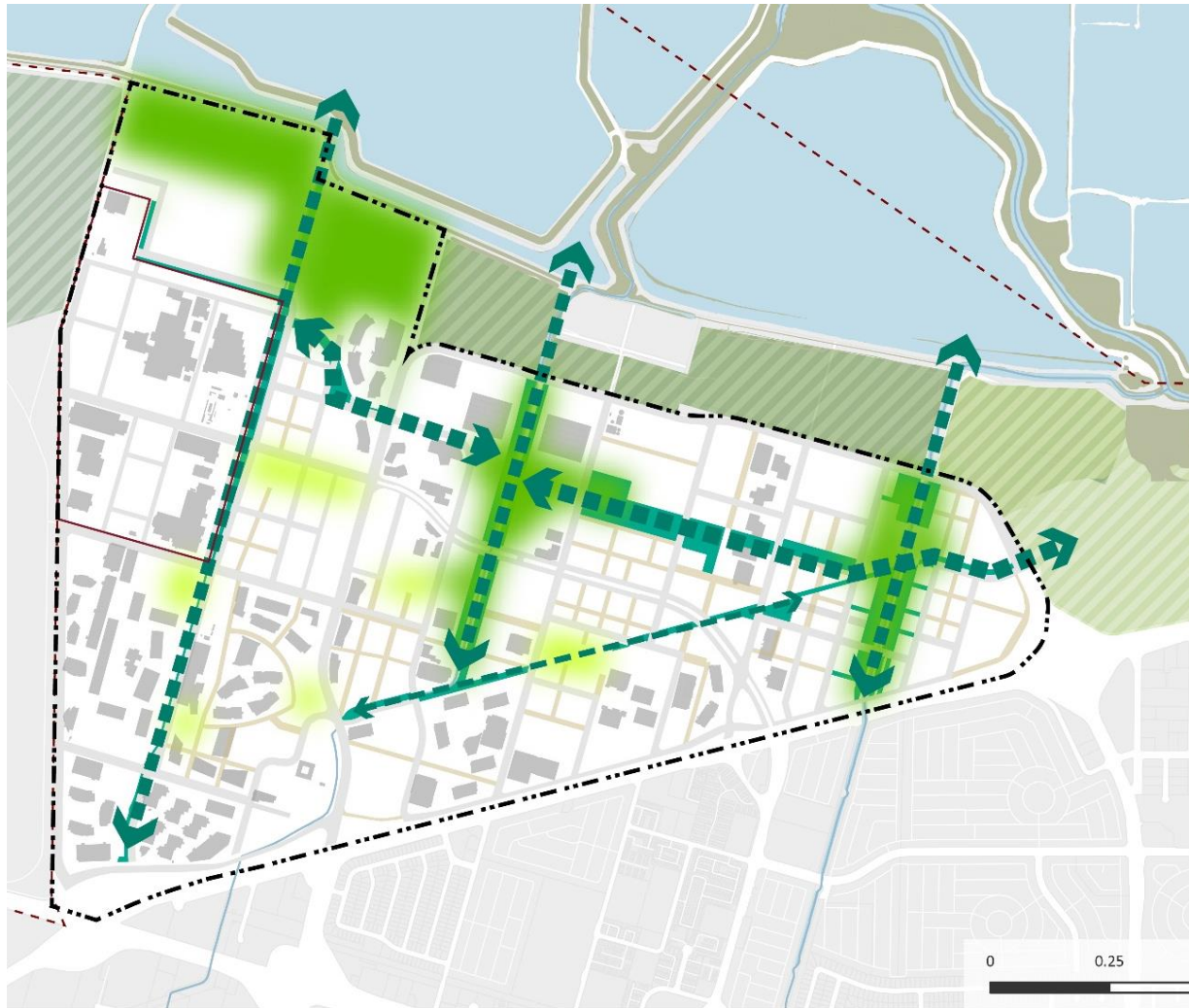
- Building Climate Resilience
  - Fostering Urban Ecology
  - Integrated Open Space and Urban Ecology Network
- 

Future Meetings

- Prioritizing Active Mobility
- Reducing Single-Occupancy Vehicle Trips
- Integrating District Systems and Management
- Implementation



# Integrated Open Space and Urban Ecology Network



From March 7, 2022  
CC Workshop

# Land Use Goals: Highlights

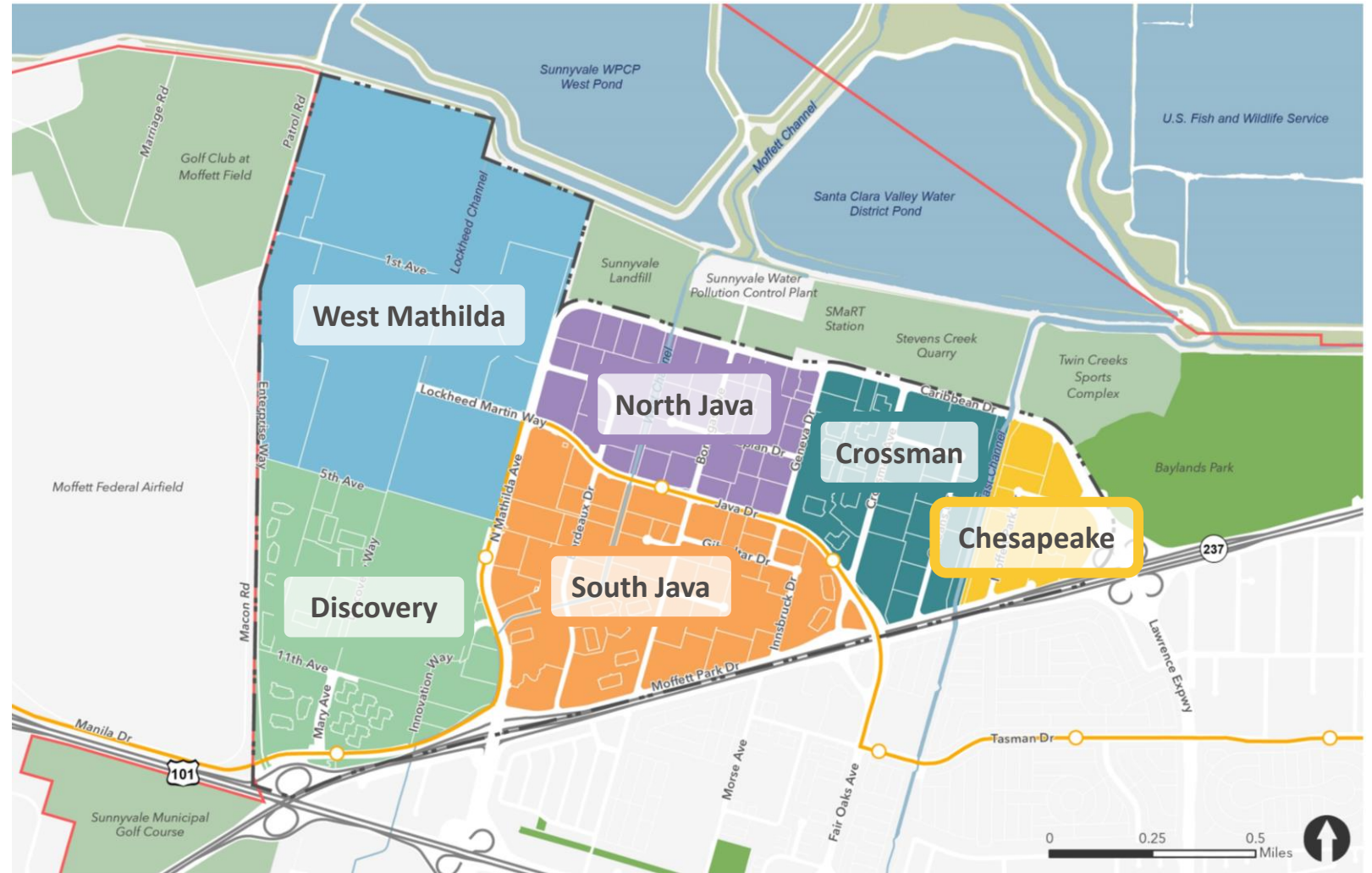
## Goals

- **Complete Neighborhoods** with access to public amenities, quality housing, good jobs, and healthy and safe environments.
- **New Housing Opportunities** for a range of household types
- **Center of Innovation and Knowledge Economy**
- **Sustainable and Climate Ready District** that reduces greenhouse gas emissions and adapts to climate change



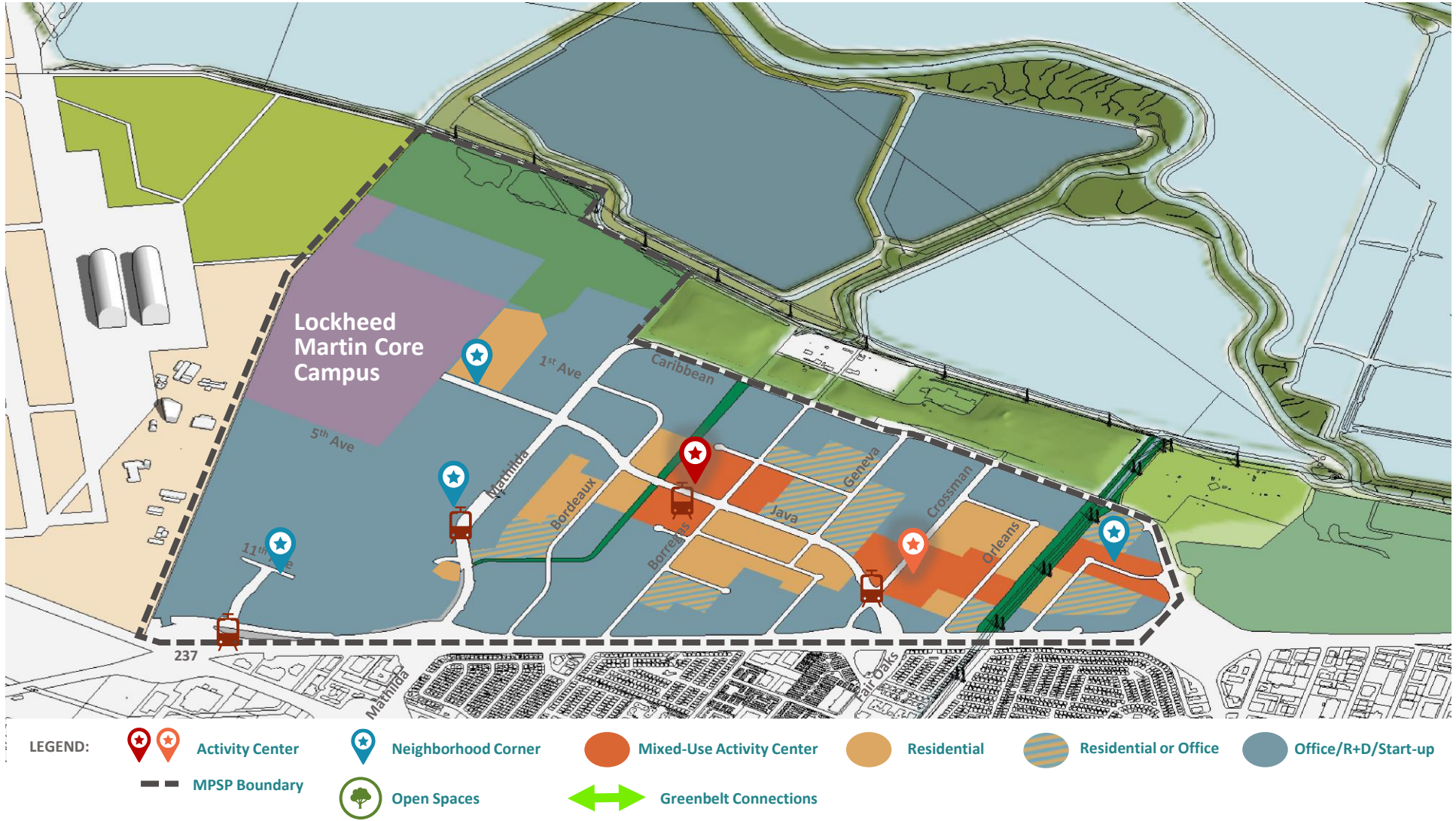
# Creating Complete Neighborhoods

- 15-minute City
- Mix of uses
- Walkable



# Establishing Landmarks of Community Identity

From May 2021  
CC Hearing





# Establishing Landmarks of Community Identity

From May 2021  
CC Hearing



# Establishing Landmarks of Community Identity

From May 2021  
CC Hearing





# Create a Walkable Urban Core

- A “fine grain core”
- Design standards to emphasize walkability, urban sized block structure
- Reserve areas for large campuses



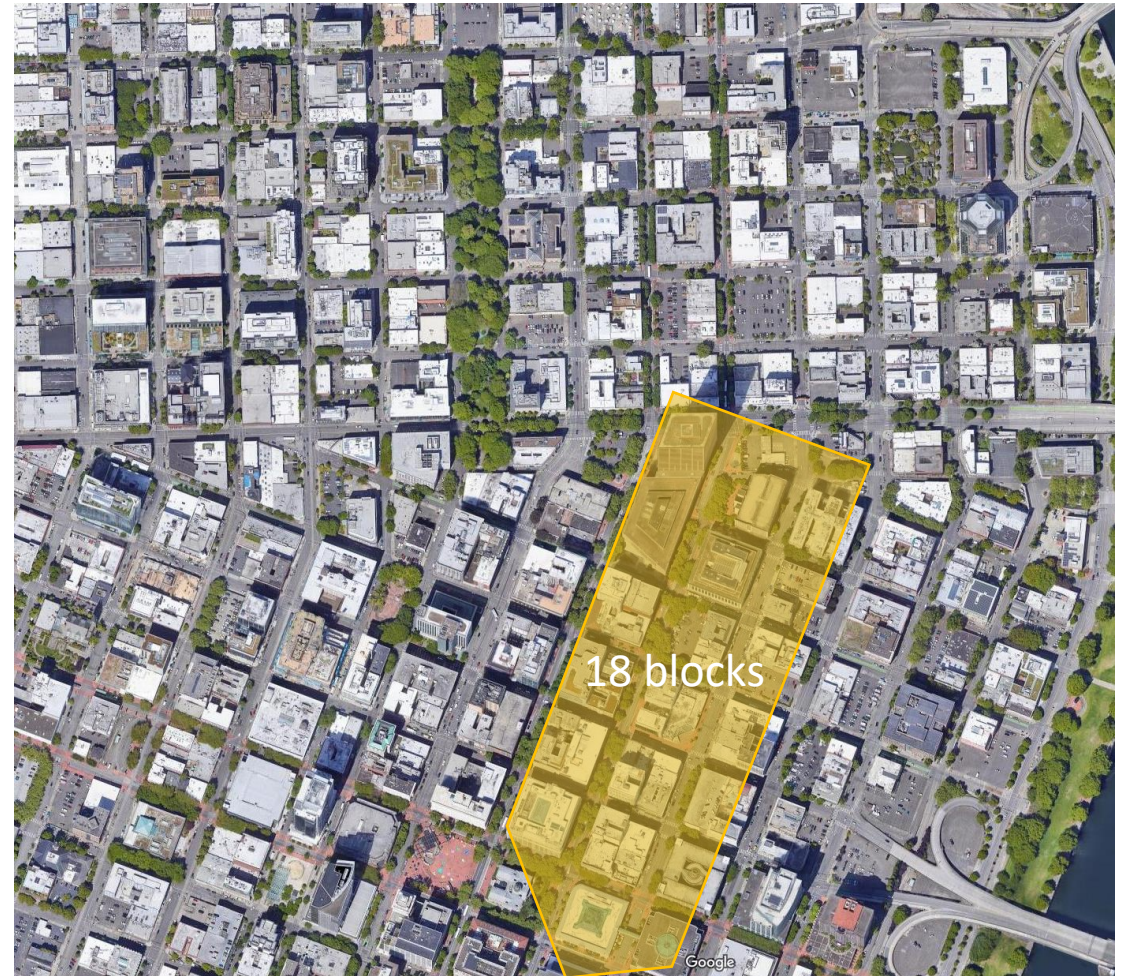


# Create a Walkable Urban Core

Large Block Structure (Moffett Park Today)



Fine Grain Block Structure (Portland, OR)





# Key Considerations for City Council

## Provide feedback:

- **Draft neighborhood strategy:**
  - **Complete neighborhoods**
  - **Landmarks of community identity**
  - **Walkable urban core**

An aerial photograph of a city, likely Moffett Park, is shown. A large, semi-transparent green rectangular overlay covers the central portion of the image. The text 'Land Use Zoning Districts' is written in white, bold, sans-serif font across the center of this green area. The background shows a mix of residential and commercial buildings, streets, and green spaces, with a large body of water and mountains visible in the distance under a clear blue sky.

# Land Use Zoning Districts



# Diverse Housing and Economic Development

- **Diverse Housing**

- Mix of market rate and affordable housing

- **Neighborhood-Serving Uses**

- Daily needs retail, food, and beverage
- Community serving office uses

- **Maker/Innovation Spaces**

- Maker Spaces: Production/Distribution/Repair (PDR) + Light/advanced manufacturing
- Start-up/Accelerator/Non-profit Office Space (non-corporate)

- **Incentive Based Zoning**

- Zoning system to work toward comprehensive Vision for Moffett park

# Incentive Based Zoning

- **Office Development**

- Base FAR, allowed by right
- Bonus FAR, allowed through community benefits
- Total FAR Maximum = Bonus FAR + TDR

- **TDR – Transfer of Development Rights**

- Residential zone properties may TDR existing floor area
- EOZ – Ecological Overlay Zone

- **Residential Development**

- No Bonus FAR structure, Maximums allowed by right
- Minimums required in MP-AC and MP-R zones



# Land Use Districts



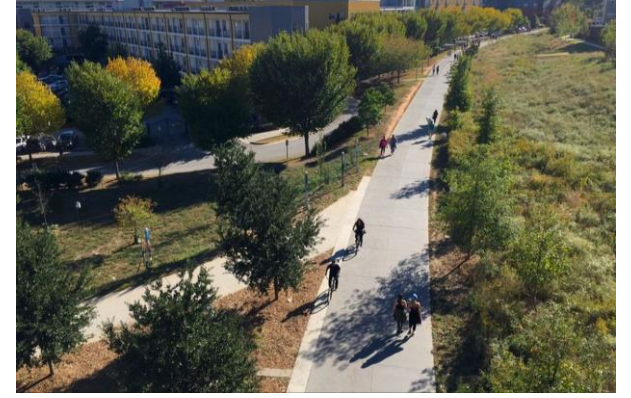
*Residential (MP-R)*



*Activity Center (MP-AC)*



*Office (MP-O1 and MP-O2)*



*Public (MP-P)*



*Mixed Use (MP-MU)*



*Employment (MP-O1, MP-O2, MP-O3)*



*Institutional (MP-I)*



# Activity Center (MP-AC)

## Quality of Place

- Dense urban core
- Vertical mixed-use, with active ground floor retail
- Minimal setbacks
- Focused on pedestrian plazas

## Primary Uses

- Neighborhood-serving commercial
- Residential
- Office
- Innovation spaces
- Open space

## Development Standards

- **Office:** Up to 75% FAR Office (Bonus)
- **Residential:**
  - 100% – 350% FAR
  - 70 – 180 units per acre
- **Combined:** (office + residential)
  - 450% FAR





# Residential (MP-R)

## Quality of Place

- Urban block structure
- Wide setbacks
- Neighborhoods focused around open spaces

## Primary Uses

- Residential
- Open space



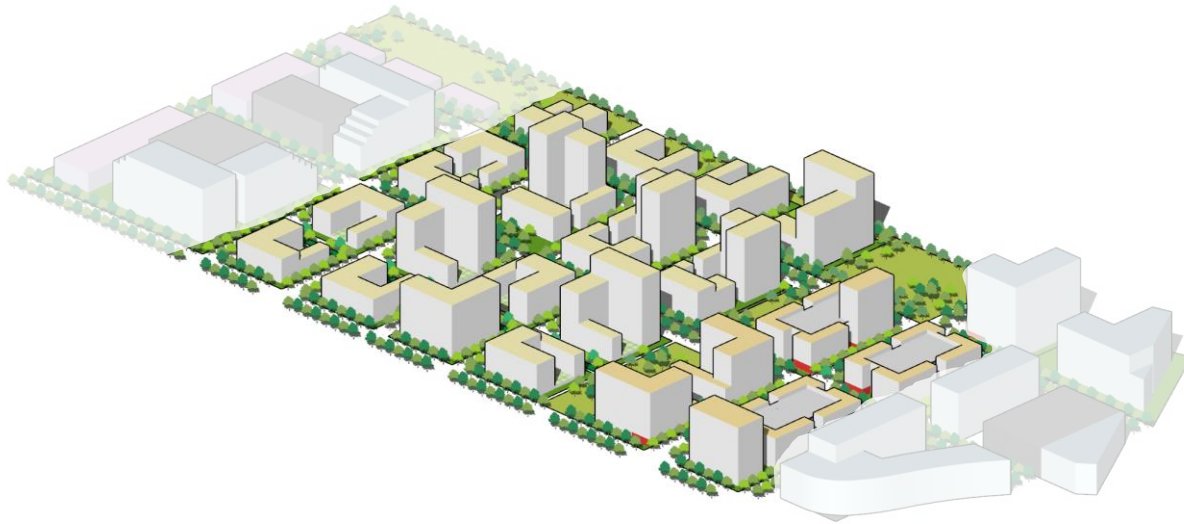
## Development Standards

- Residential
  - 100% – 350% FAR
  - 70 – 150 units per acre
  - TDR non-residential building square feet to other areas of Moffett Park



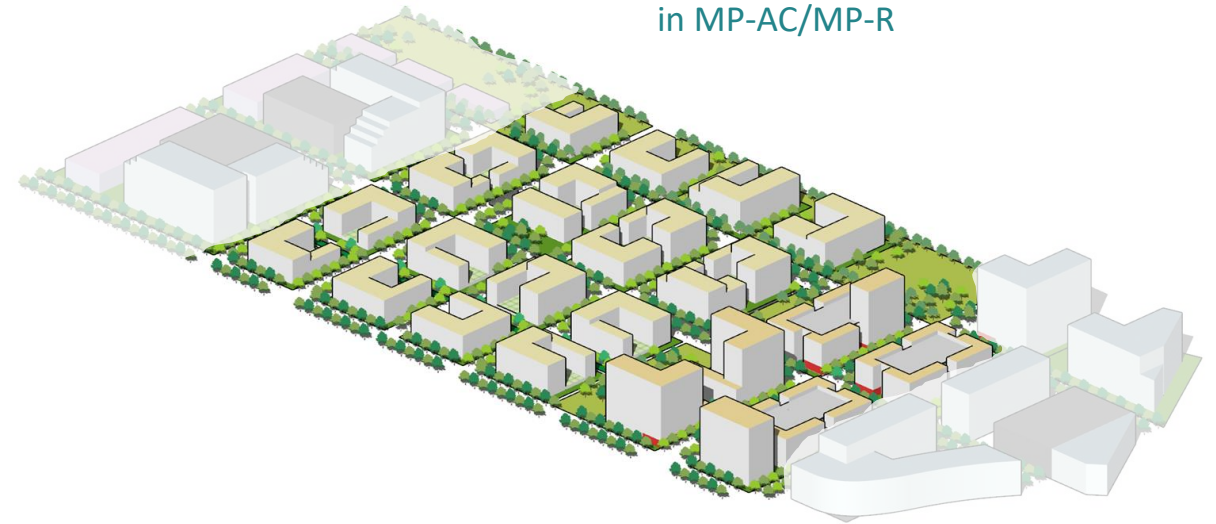
# Residential Density Analysis

Mix of mid-rise and high-rise residential



Mid-rise residential between 5-8 stories

Minimum Density Required  
in MP-AC/MP-R



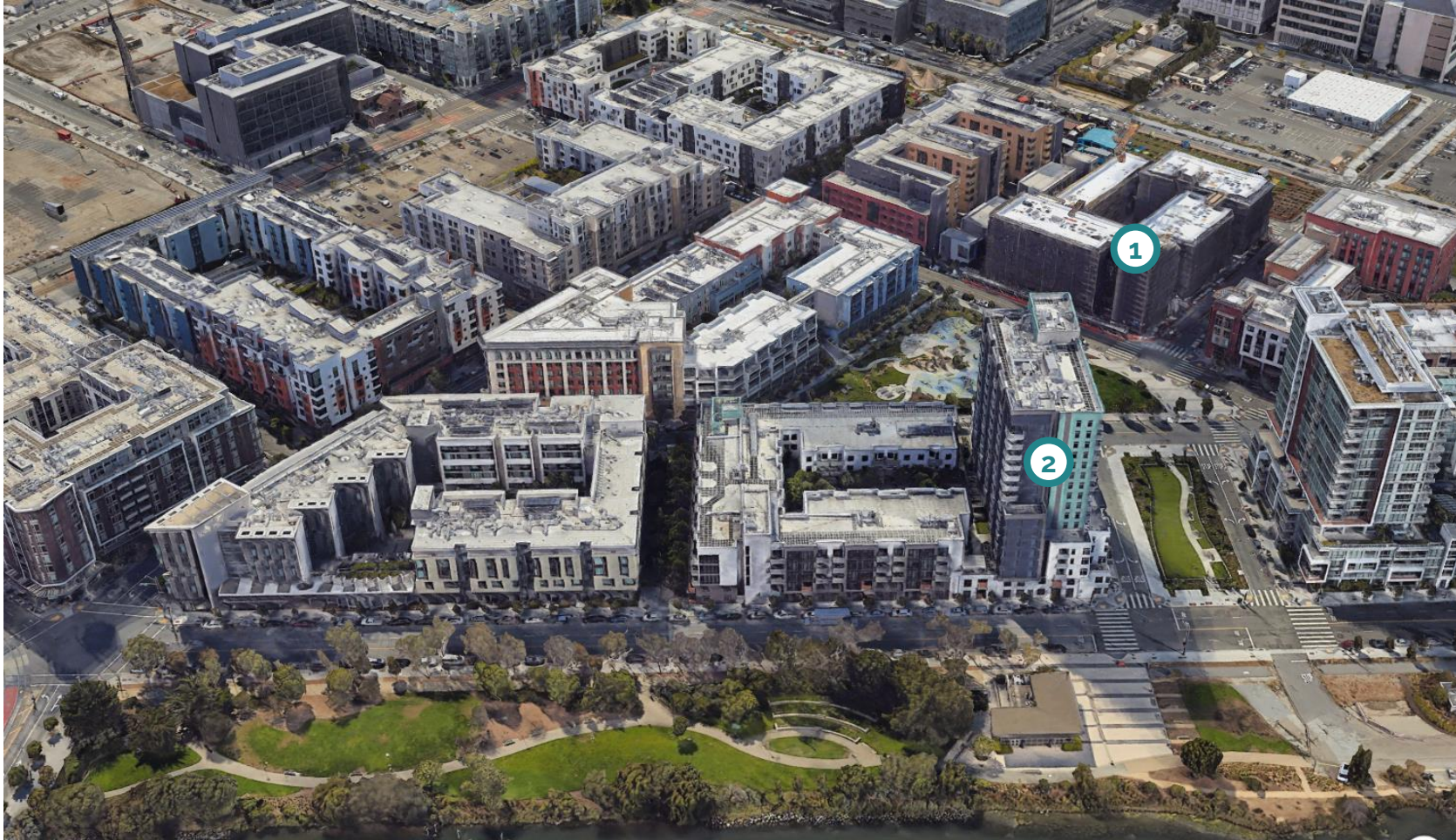


# Residential Density Precedent: Sunnyvale



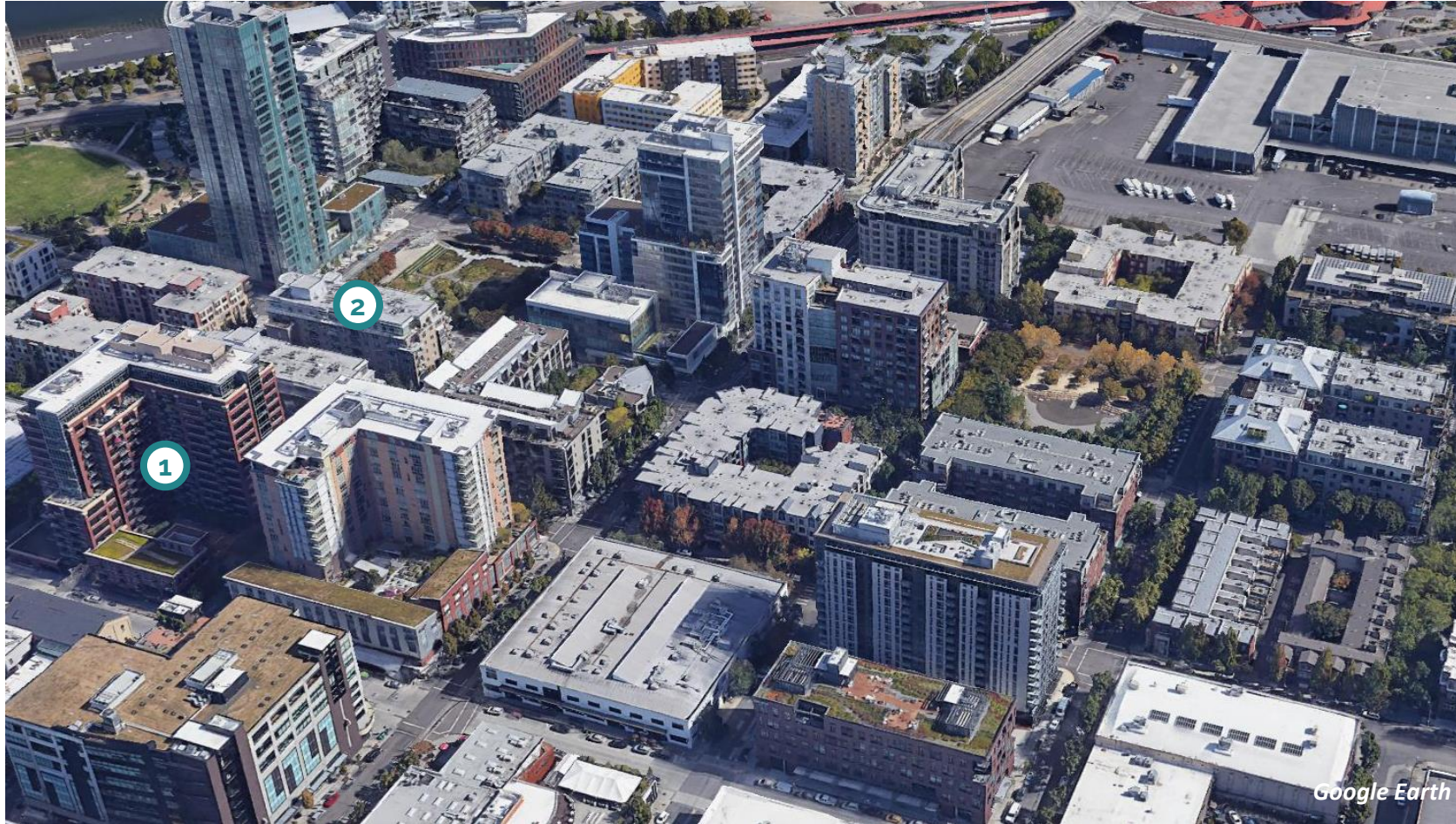


# Residential Density Precedent: Mission Bay, SF





# Residential Density Precedent: Portland, OR





# Office (MP-O1) and (MP-O2)

## Quality of Place

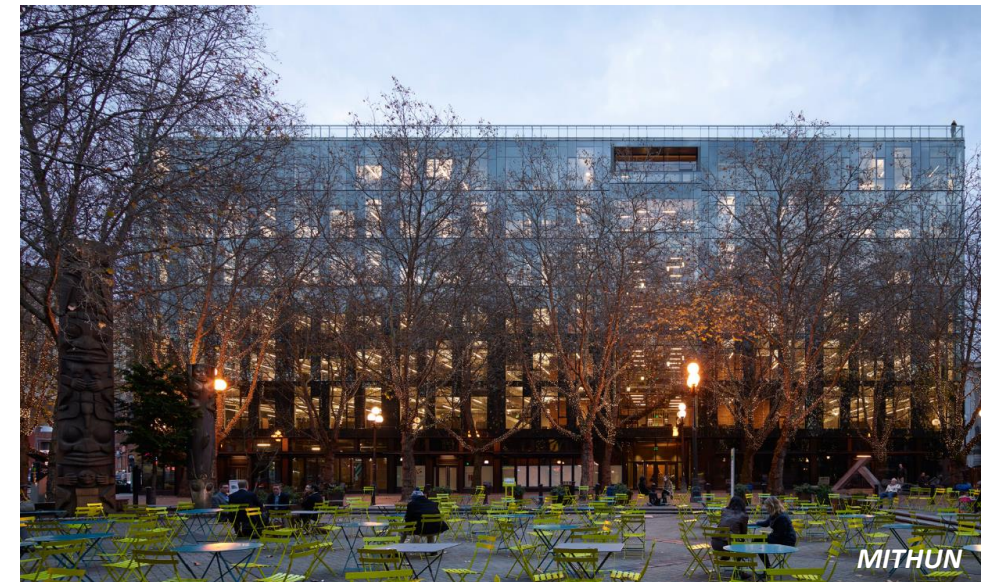
- Urban blocks in fine grain core
- Large campuses around edges Moffett Park

## Primary Uses

- Office
- Innovation space
- Maker space
- Open space

## Development Standards

- **MP-O1**
  - Up to 100% Office (Bonus)
  - Up to 150% with TDR
- **MP-O2**
  - Up to 130% Office (Bonus)
  - Up to 200% with TDR





# Mixed-Use (MP-MU)

## Quality of Place

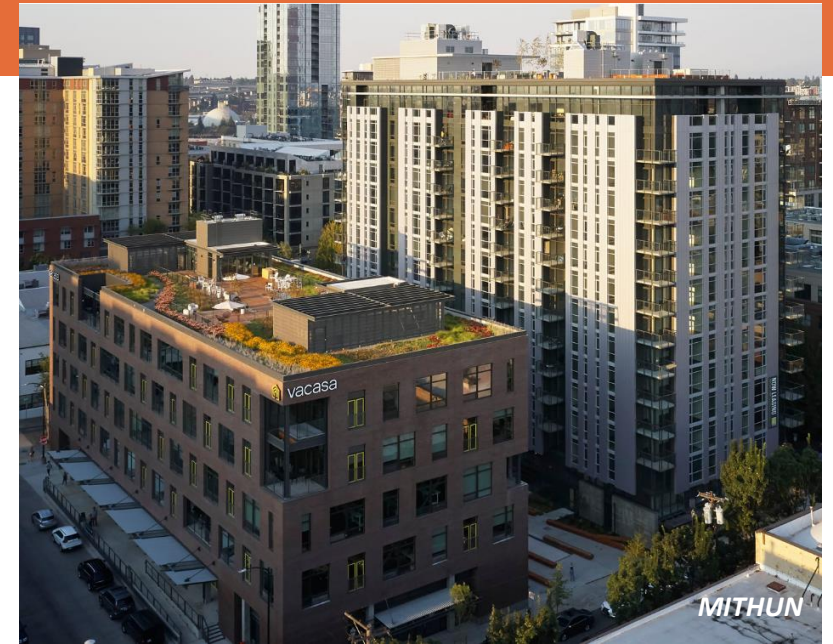
- Horizontal mix of office and residential
- Urban blocks in fine grain core
- Wide setbacks
- Focused around open spaces

## Development Standards

- **Office**
  - Up to 100% Office (Bonus)
  - Up to 200% with transfer of development
- **Residential**
  - Up to 350% FAR
  - Up to 150 units per acre
- **Office and residential combined:** Up to 400% FAR Max

## Primary Uses

- Residential
- Office
- Innovation space
- Open space



# Mixed Employment (MP-E1), (MP-E2), (MP-E3)

## Quality of Place

- Horizontal mix of uses
- Opportunity for large campus formats

## Primary Uses

- Office
- R&D
- Light industrial
- Maker space
- Open space

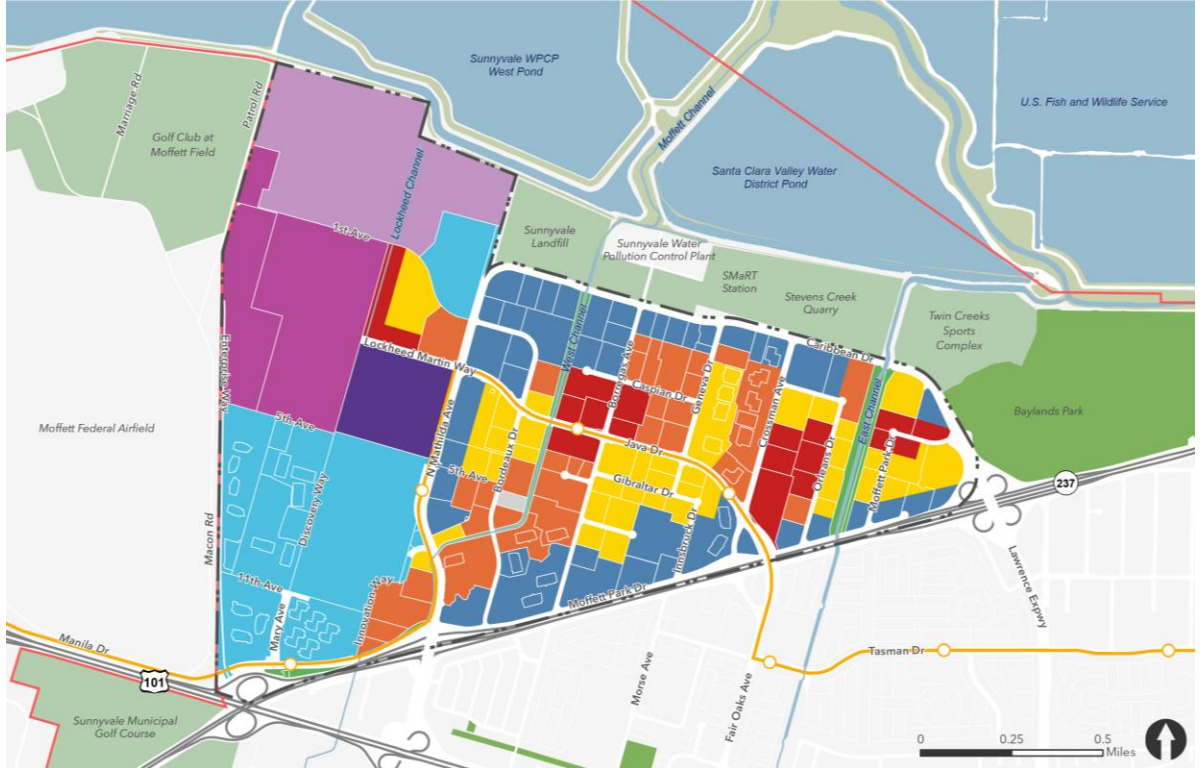
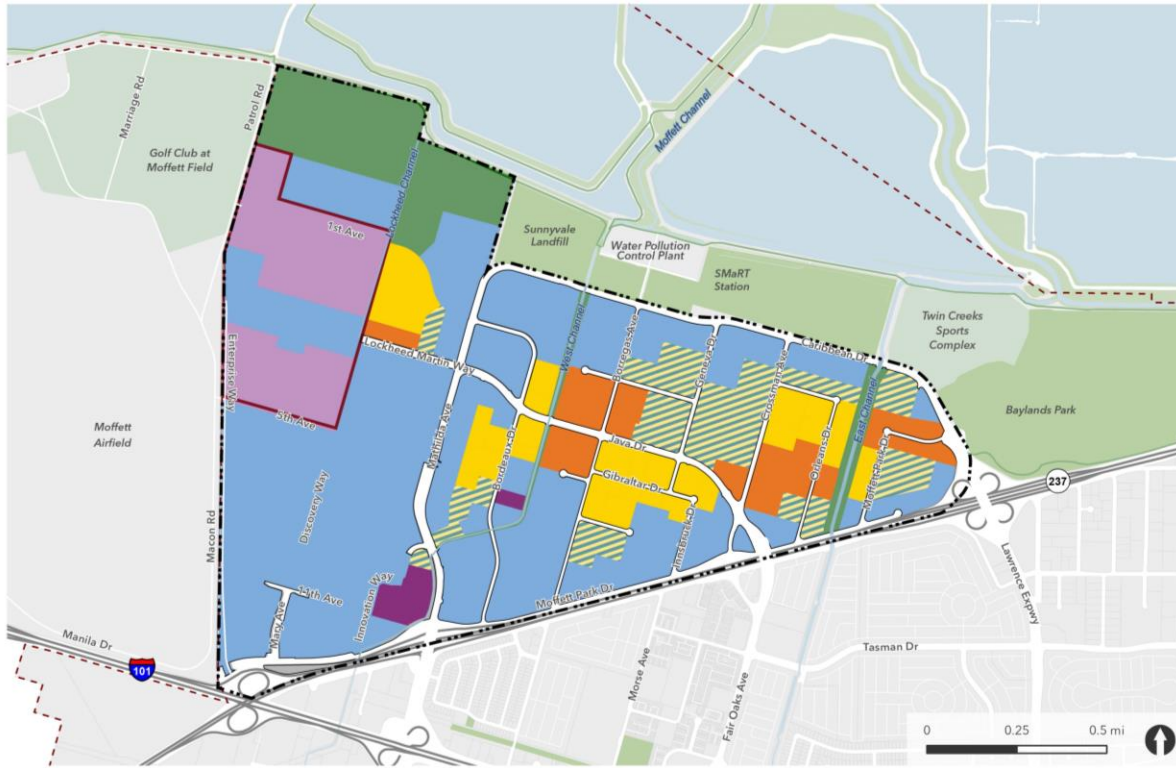


## Development Standards

- Intensity based on unique circumstances



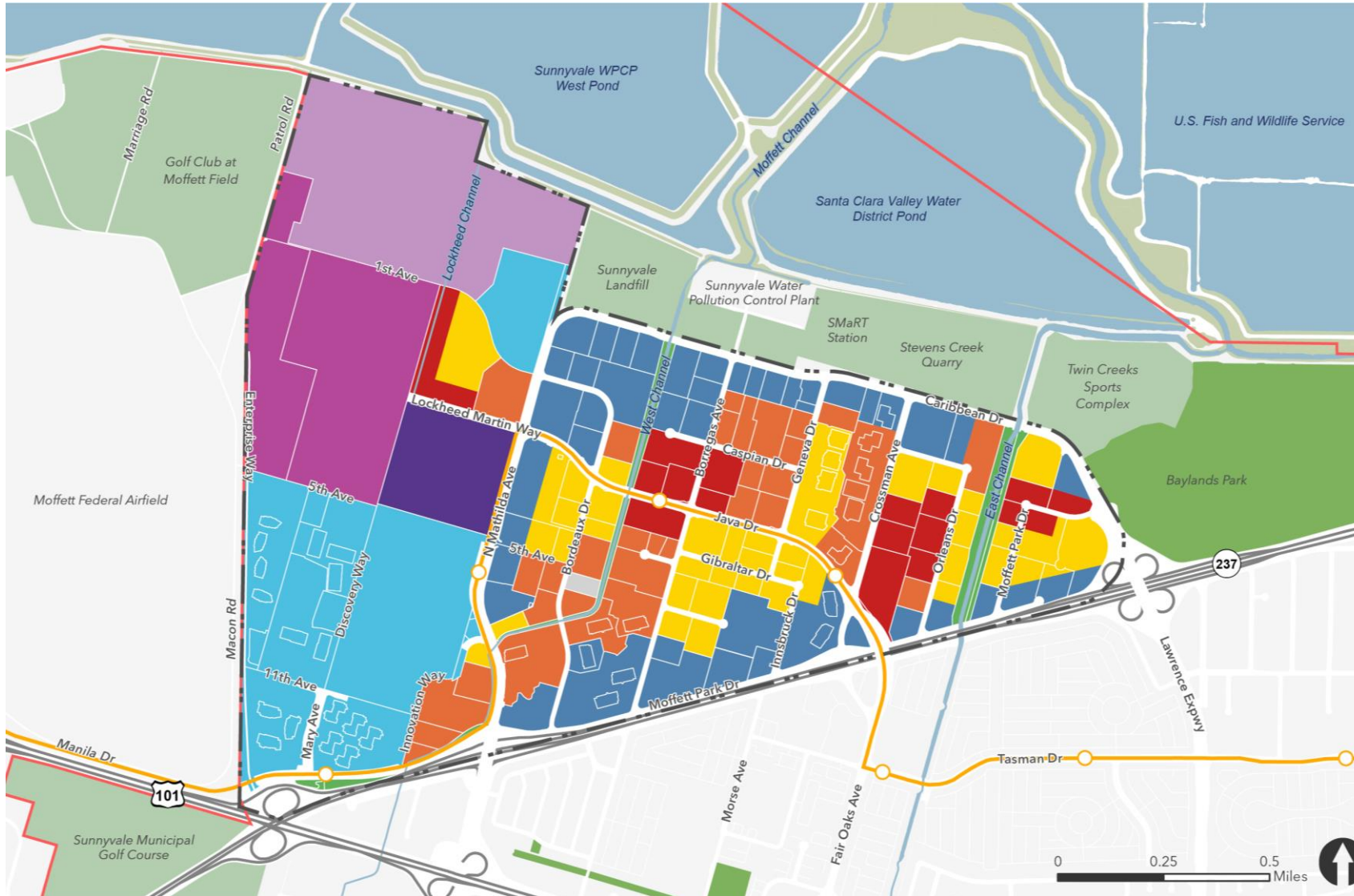
# Land Use Map Adjustments since May 2021



- Office/R+D
- Residential
- Residential **or** Office
- Mixed-Use Activity Center
- Institutional
- Ponds/Natural Areas/Channels
- Lockheed Martin Core Campus
- Lockheed - Industrial

- MP-O1: Office 1
- MP-O2: Office 2
- MP-E1: Mixed Employment 1
- MP-E2: Mixed Employment 2
- MP-E3: Employment 3
- MP-AC: Activity Center 1
- MP-MU: Mixed Use 1
- MP-R: Residential 1
- MP-P: Public 1
- MP-I: Institutional 1

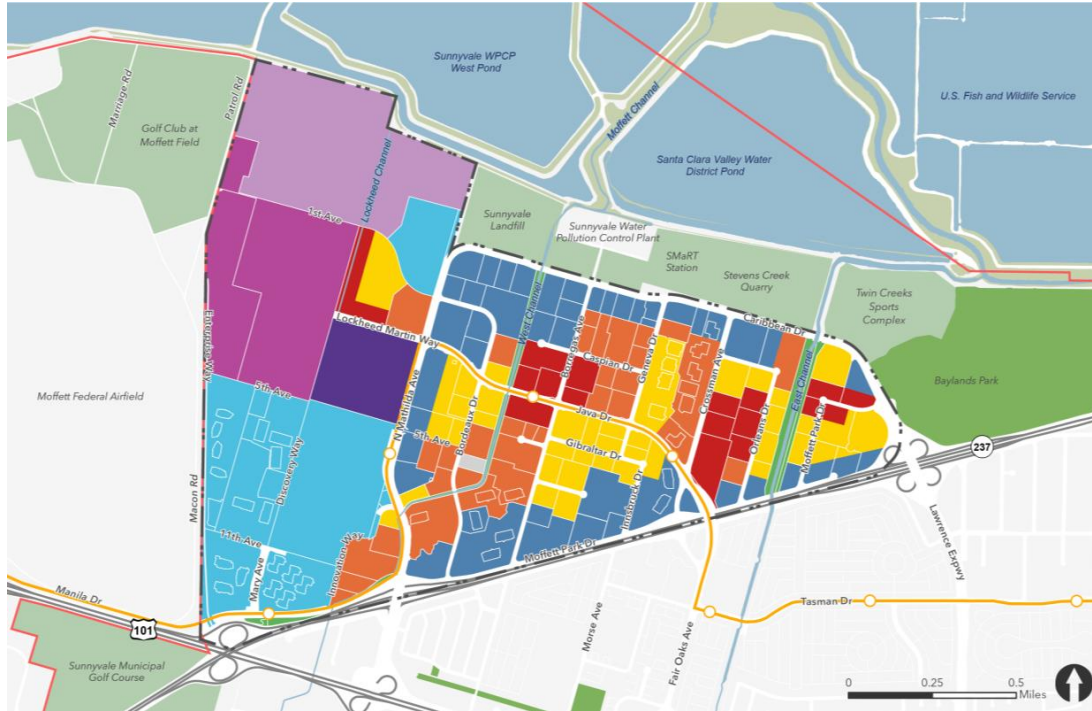
# Draft Land Use Map



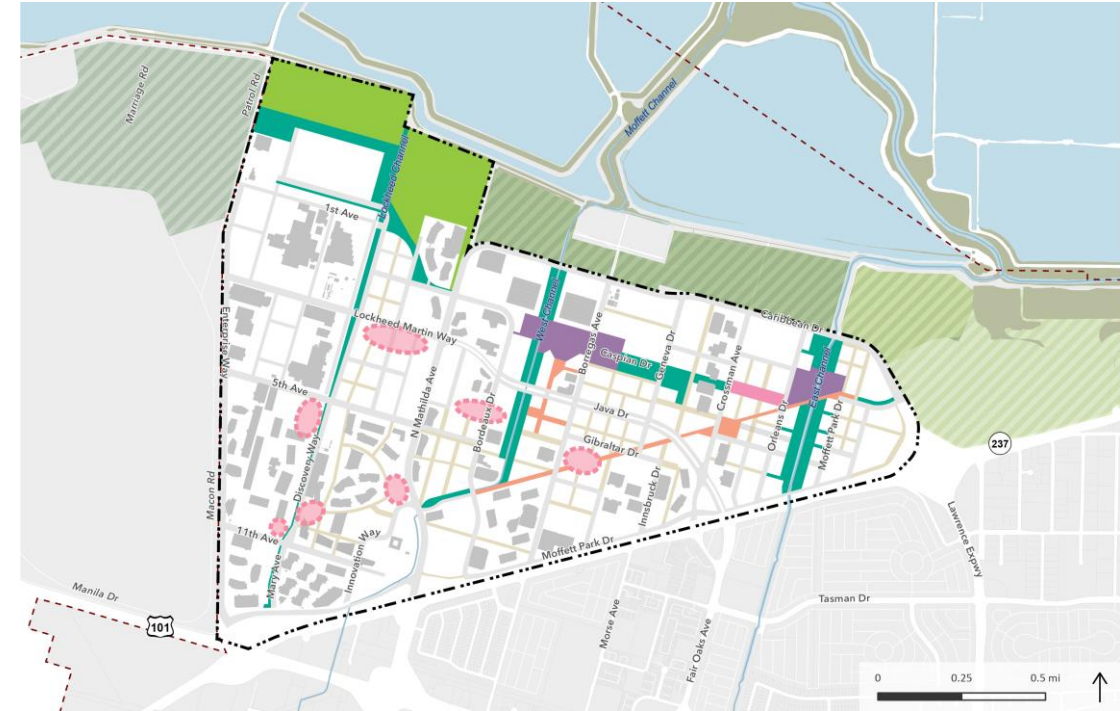
- MP-AC: Activity Center 1
- MP-MU: Mixed Use 1
- MP-R: Residential 1
- MP-O1: Office 1
- MP-O2: Office 2
- MP-E1: Mixed Employment 1
- MP-E2: Mixed Employment 2
- MP-E3: Employment 3
- MP-P: Public 1
- MP-I: Institutional 1







# Integrating Mobility, Urban Ecology, and Open Space









- |  |  |
|--|--|
|  MP-O1: Office 1           |  MP-AC: Activity Center 1 |
|  MP-O2: Office 2           |  MP-MU: Mixed Use 1       |
|  MP-E1: Mixed Employment 1 |  MP-R: Residential 1      |
|  MP-E2: Mixed Employment 2 |  MP-P: Public 1           |
|  MP-E3: Employment 3       |  MP-I: Institutional 1    |



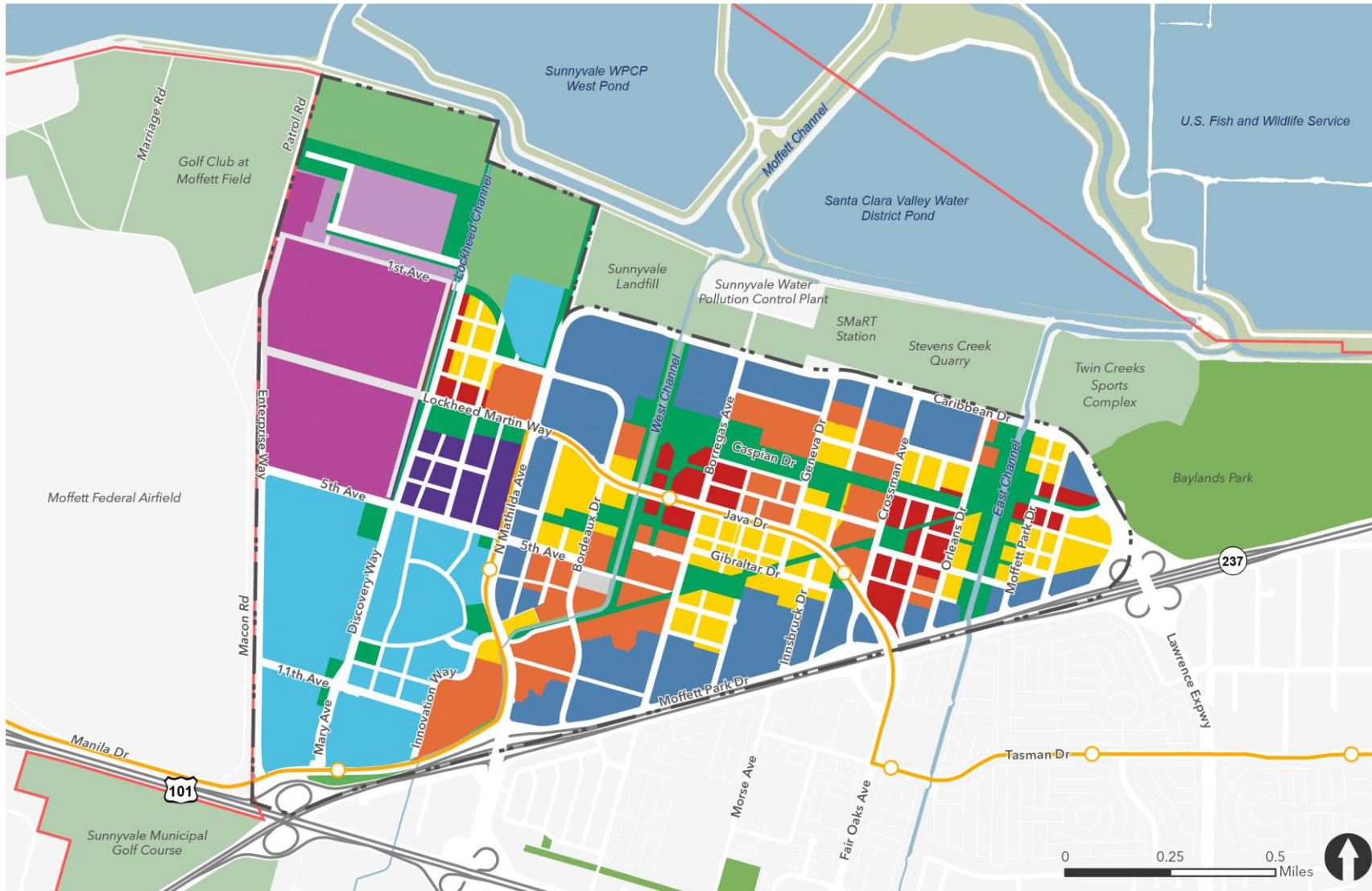
## Existing Open Spaces

-  Special Use Area
-  Baylands Park
-  Private Recreational Open Space
-  Golf Course

## Open Space Types

-  Greenway - Campus / Corridor
-  Natural Areas
-  District/Community Parks
-  Neighborhood Parks
-  Mini-Parks and Plazas
-  Laneways

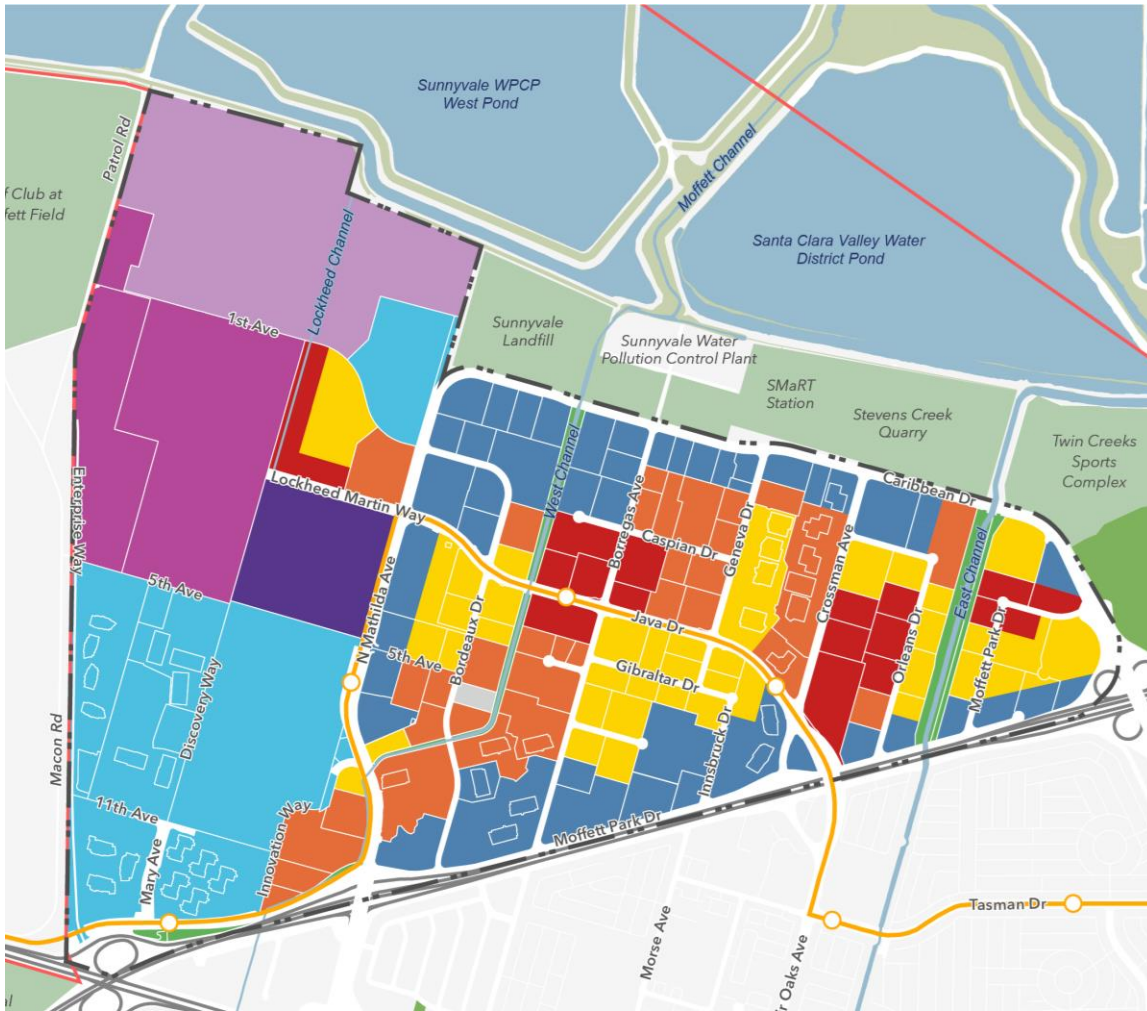
# Draft Land Use Map with Mobility, Open Space, and Ecology Improvements



- MP-AC: Activity Center 1
- MP-MU: Mixed Use 1
- MP-R: Residential 1
- MP-O1: Office 1
- MP-O2: Office 2
- MP-E1: Mixed Employment 1
- MP-E2: Mixed Employment 2
- MP-E3: Employment 3
- MP-P: Public 1
- MP-I: Institutional 1
- Street /Laneway
- Proposed Open Space



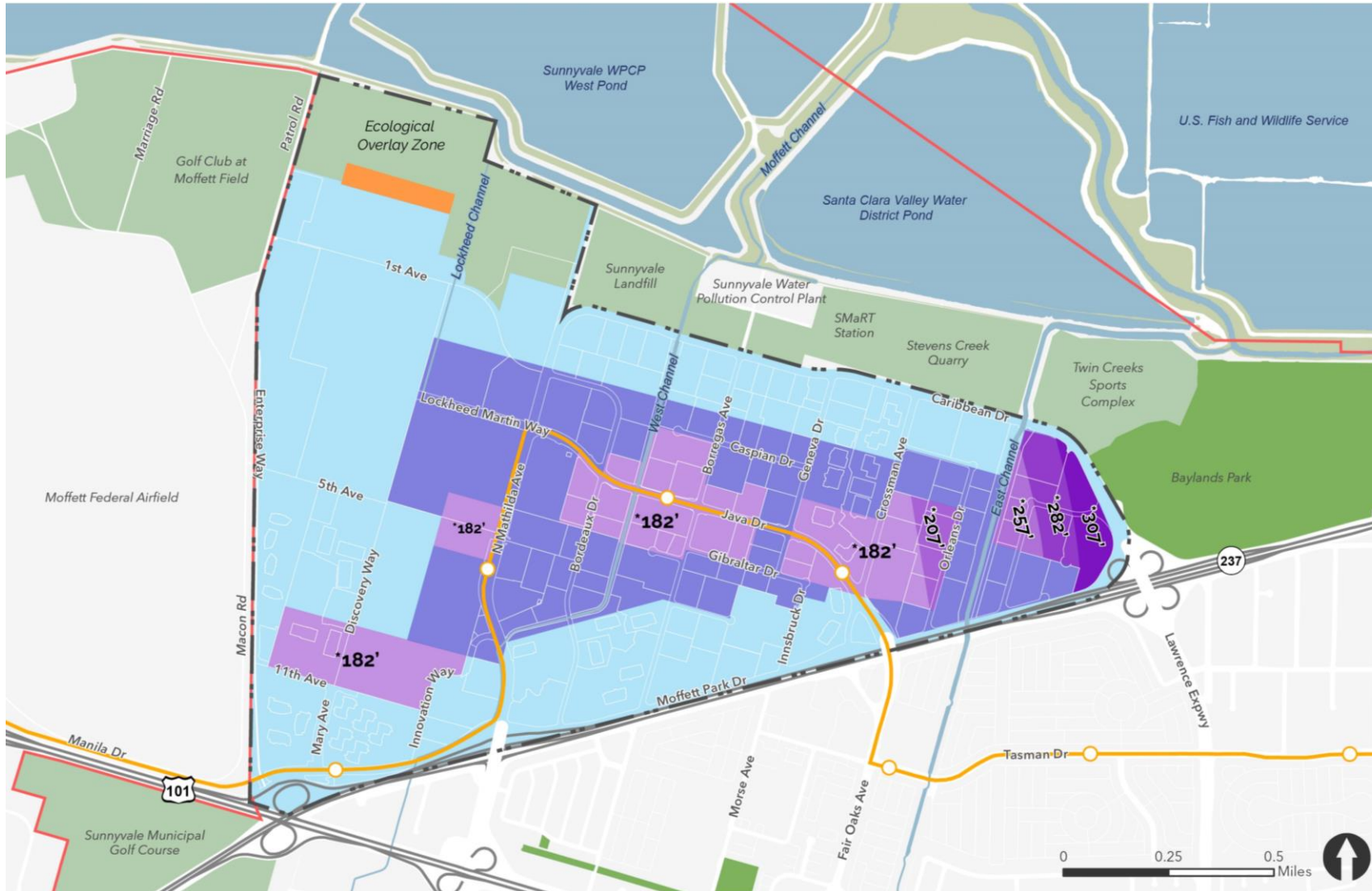
# Land Use Map and Density Table



District	Office/R+D Base FAR	Office/R+D Bonus FAR Maximum	Residential Density Minimum	Residential Density Base Maximum	Total FAR Maximum
<b>MP-AC</b>	35%	75%	40 du/a (100% FAR)	180 du/a (350% FAR)	450%* 150% Office
<b>MP-R</b>	-	-	70 du/a (175% FAR)	150 du/a (350% FAR)	350%*
<b>MP-MU</b>	35%	100%	no minimum	150 du/a (350% FAR)	400% 200% Office
<b>MP-O1</b>	35%	100%	-	-	150%
<b>MP-O2</b>	35%	135%	-	-	200%
<b>MP-E1 (Navy)</b>	35%	75%	-	-	150%
<b>MP-E2 (LHM)</b>	35%	50%	-	-	100%
<b>MP-E3 (North LHM)</b>	35%	-	-	-	35%
<b>MP-P and MP-I</b>	-	-	-	-	-

\* **Chesapeake** may exceed the Residential FAR Maximum and Maximum FAR by up to 100% FAR because of the increased height limits in the Chesapeake neighborhood, MP-AC and MP-R projects only.

# Height limits complement urban design



- 130 feet max, from grade
- Step down of height for buildings adjacent to EOZ
- 160 feet max, from grade
- Maximum allowed structural height according to FAA regulations
- \*182'** Estimated maximum allowed structural height (feet above mean sea level)
- Northwest Ecological Overlay Zone



# Key Considerations for City Council

## Provide feedback:

- **Draft Land Use Districts:**
  - **Activity Center**
  - **Residential**
  - **Office**
  - **Mixed Use**
  - **Employment**
- **Proposed heights in Chesapeake neighborhood**

# A Diverse Economic Engine

- **Moffett Park is as a diverse economic engine that supports economic prosperity for all.**
- **Policy:** Retain and create space for small, local, and startup businesses
- **Policy:** Retain or create space for light industrial, maker, production/distribution/repair, and research + development uses.
- **Policy:** Create opportunities for neighborhood-serving commercial and community uses near residential development.

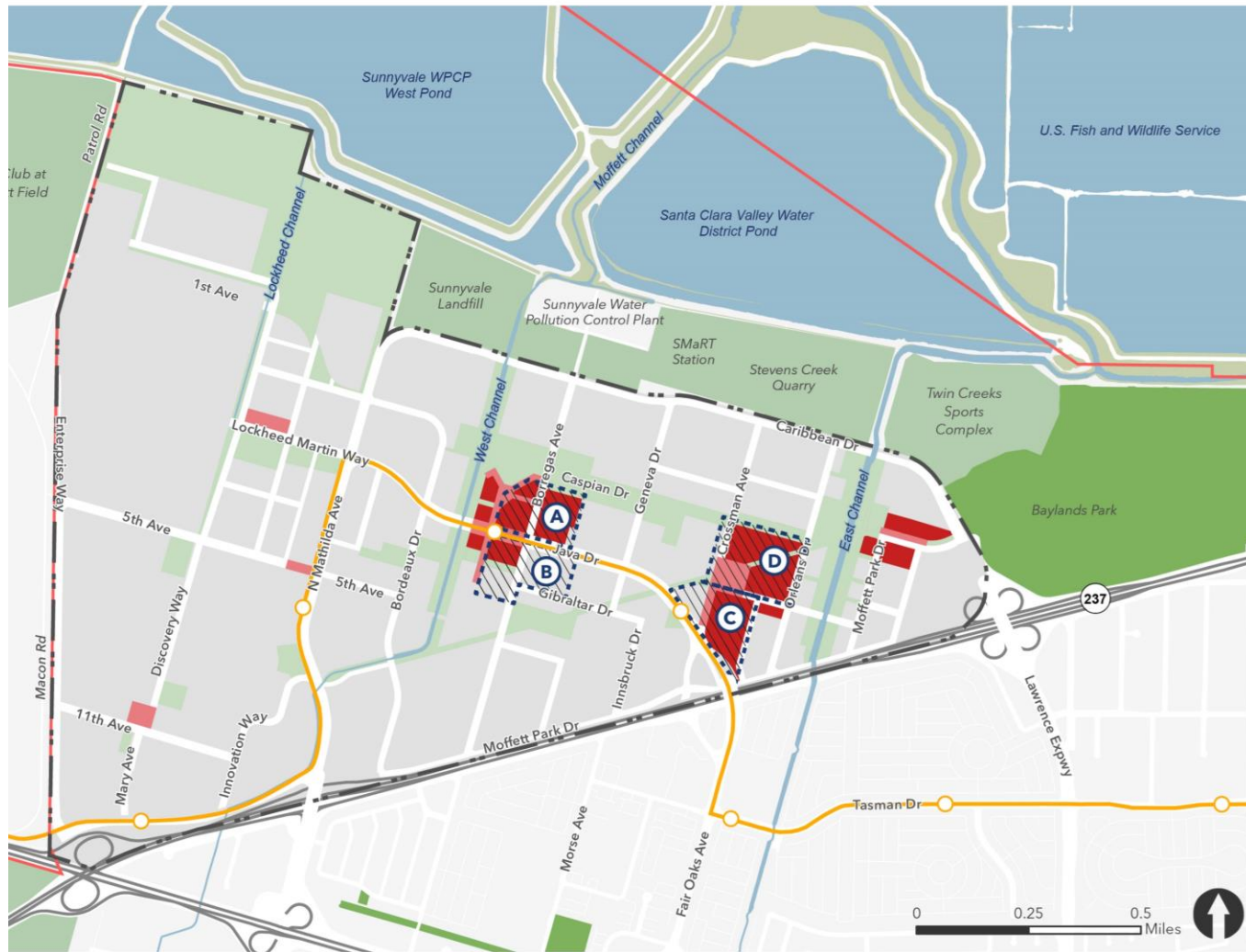


# Neighborhood Serving Uses

- **Neighborhood-serving retail and commercial uses.**  
Everyday needs, groceries, pharmacies, restaurants
  - **~260,000 sf required, including a minimum of four 15,000 sf or greater "box" stores**
- **Neighborhood-serving office and community uses.**  
Personal services, medical offices, childcare, yoga/dance studios
  - **40,000 sf required, split between Java/Borregas and Crossman Activity Centers**
- **Community center and library.**
  - **> 15,000 sf each**
- Neighborhood-serving uses **do not count toward FAR maximums**






# Minimum Required Commercial/Retail Areas

April 2022



Require ground floor retail at key locations

Require a minimum number of “box stores” for grocery stores, pharmacies, etc.

-  Retail frontage required
-  Box Store locations required
-  Block Number
-  Activity Center (MP-AC designation)
-  Potential open space locations



# Maker/Innovation Spaces

- **Require Spaces for Small Business + Diversity of Employment.**
  - Goal + Required Floor Area:  
**10% of Net New Office/R+D/Industrial Floor Area (1 million sf)**
- **Maker Space.** Spaces designed for special uses and leased to small businesses: PDR (production, distribution, repair), Art + Crafting
  - Goal: **500,000 sf, West of Mathilda Ave, Integrated with Office/Employment areas**
- **Innovation Spaces.** Office space leased to small businesses.
  - Goal: **500,000 sf, East of Mathilda Ave, Integrated with Activity Centers**

# Key Considerations for City Council

## Provide feedback:

- **Neighborhood-Serving Uses:**
  - Retail and commercial uses
  - Office
  - Community center and library
- **Innovation and Maker Space Strategy**





# City Council Discussion

# Process Overview



## Policy Discussions

- March - Open Space + Urban Ecology
- Today - Land Use
- May/June - Mobility
- June/July - Community Benefits and Affordable Housing

## Plan Review

- Community Outreach Events
- Planning Commission
  - City Council
  - Other Commissions



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## CITY COUNCIL DISCUSSION

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5. (7:00) City Council Comment
6. (7:30) Adjourn



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Feedback on Neighborhood Strategy  
Feedback on Land Use Designations and Map  
Feedback on heights in Chesapeake neighborhood  
Feedback on Neighborhood Serving Uses Strategy  
Feedback on Maker/Innovation Space Strategy

Also feedback on 1200 Crossman as a potential residential site



END OF WORKSHOP PRESENTATION