



Moffett Park Specific Plan

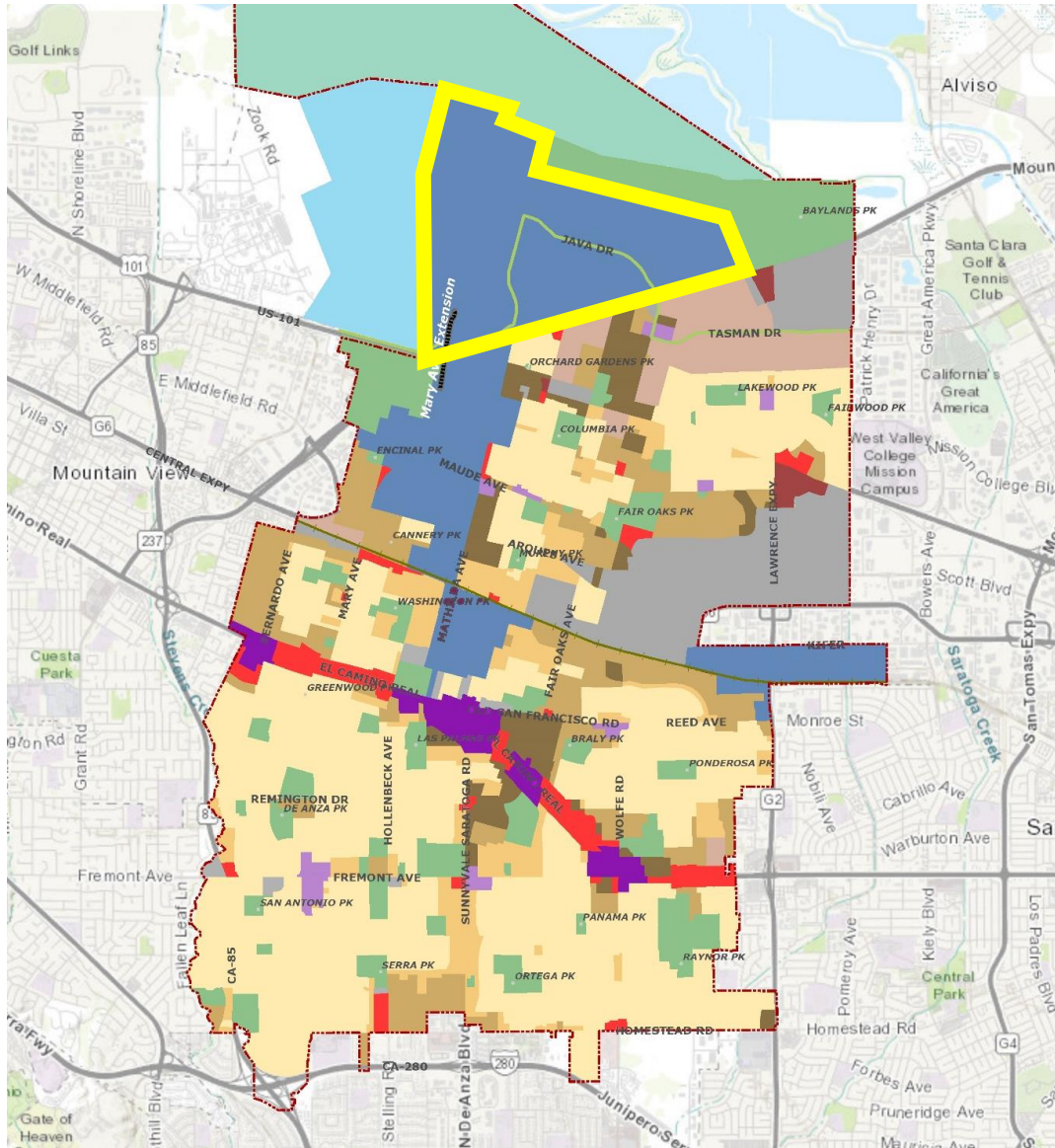
Understanding the Future: Land Use

July 2020

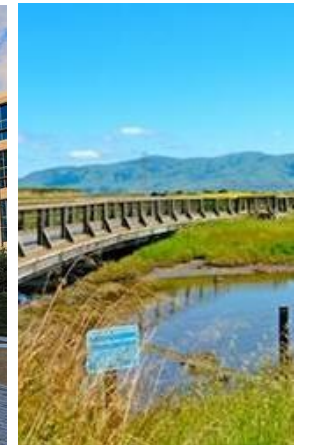


Moffett Park Today

City of Sunnyvale



- City of Sunnyvale today is characterized by **concentrated and clustered land uses**
 - **Residential** mainly in the south, made of up mostly single-family homes
 - **Commercial** uses clustered along major roads or retail plazas
 - **Office + industrial, + research and development** spaces mostly in the north
- Other land uses such as **parks** and **schools** are dispersed throughout the city

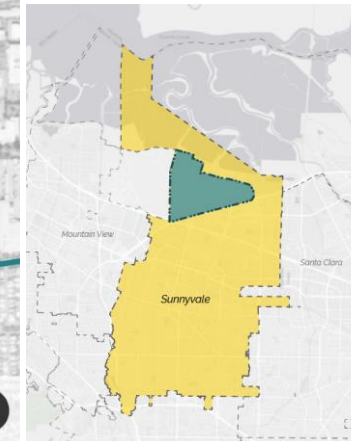


Moffett Park Specific Plan Area

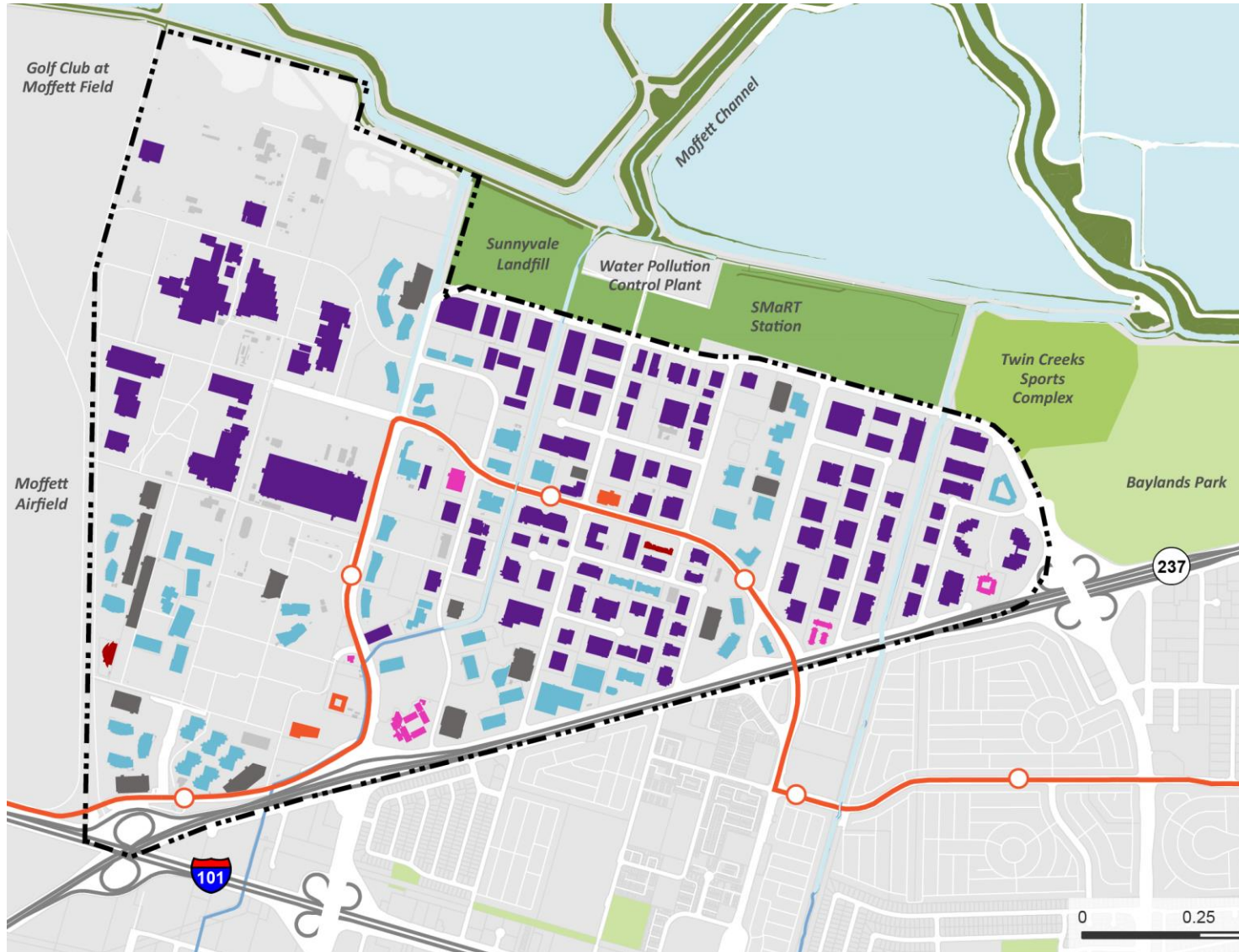


At a Glance:

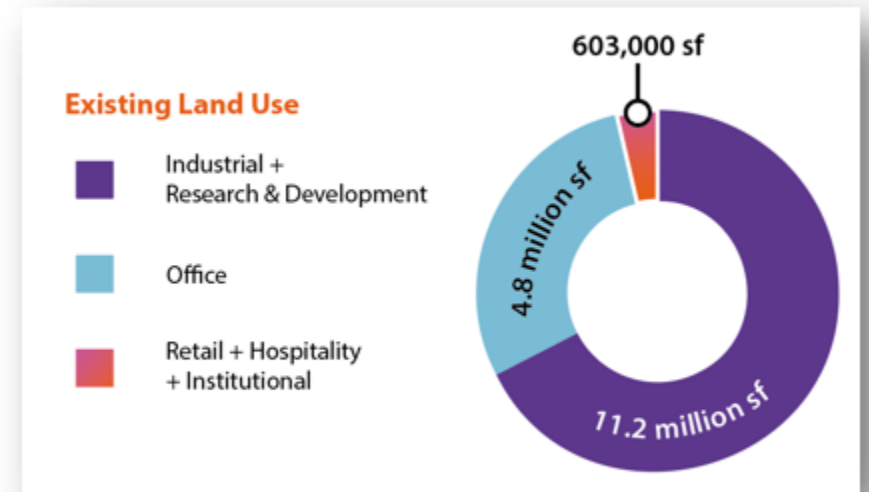
- **1,300 acres**
- Access to 237, 101, and VTA Orange Line
- Primarily **office, industrial, + research and development**
- Adjacent to **Baylands Park, Moffett Federal Airfield, and San Francisco Bay**



Land Use in Moffett Park



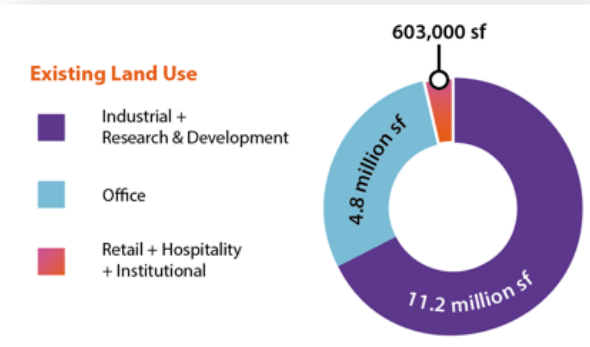
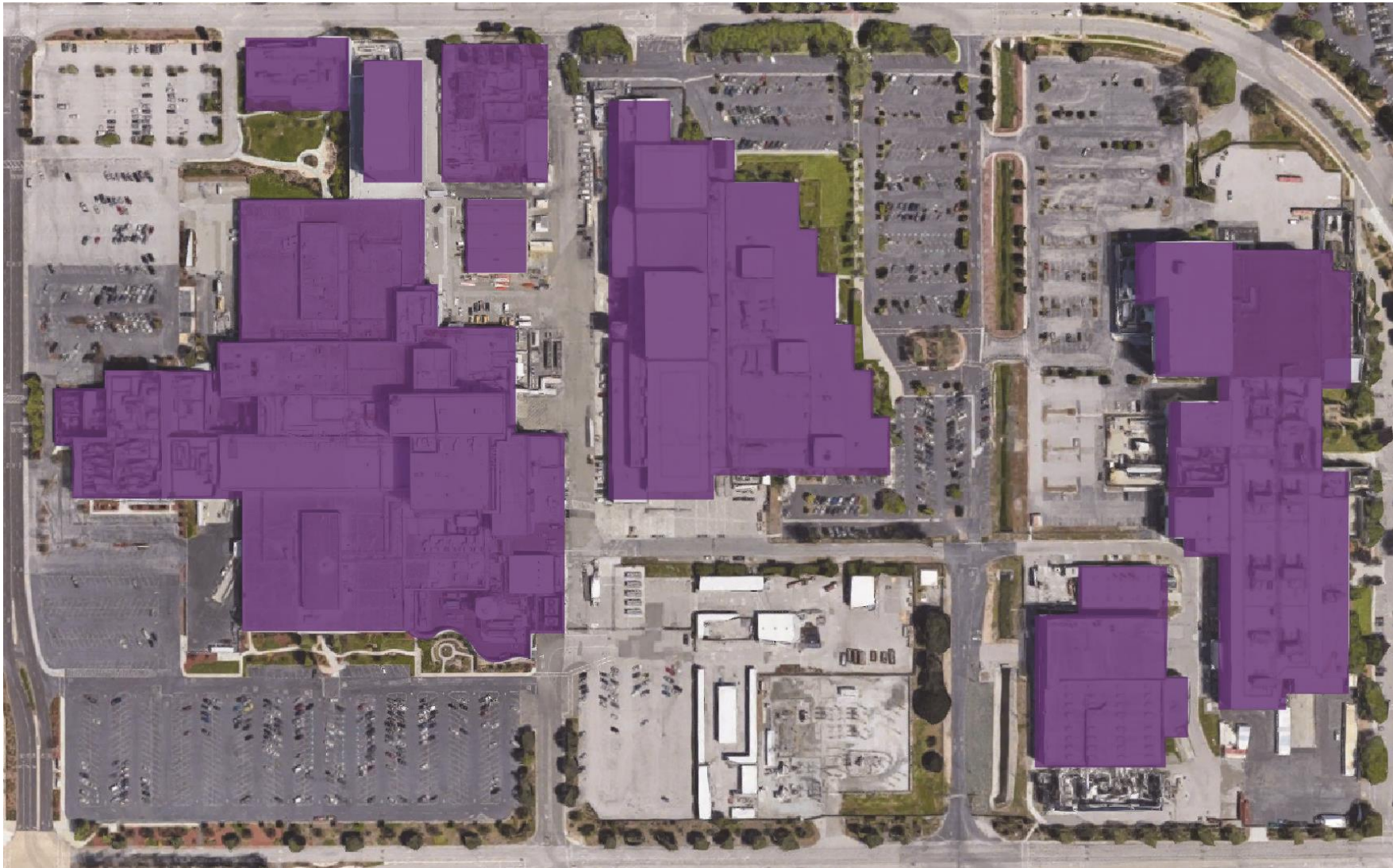
- Moffett Park today is primarily an **office and industrial park**
 - **Industrial uses** include warehouse and manufacturing facilities
 - **Offices** include mid-rise towers (2-8 stories) and parking structures
 - **Retail and hospitality** are limited to a few restaurants and several hotels



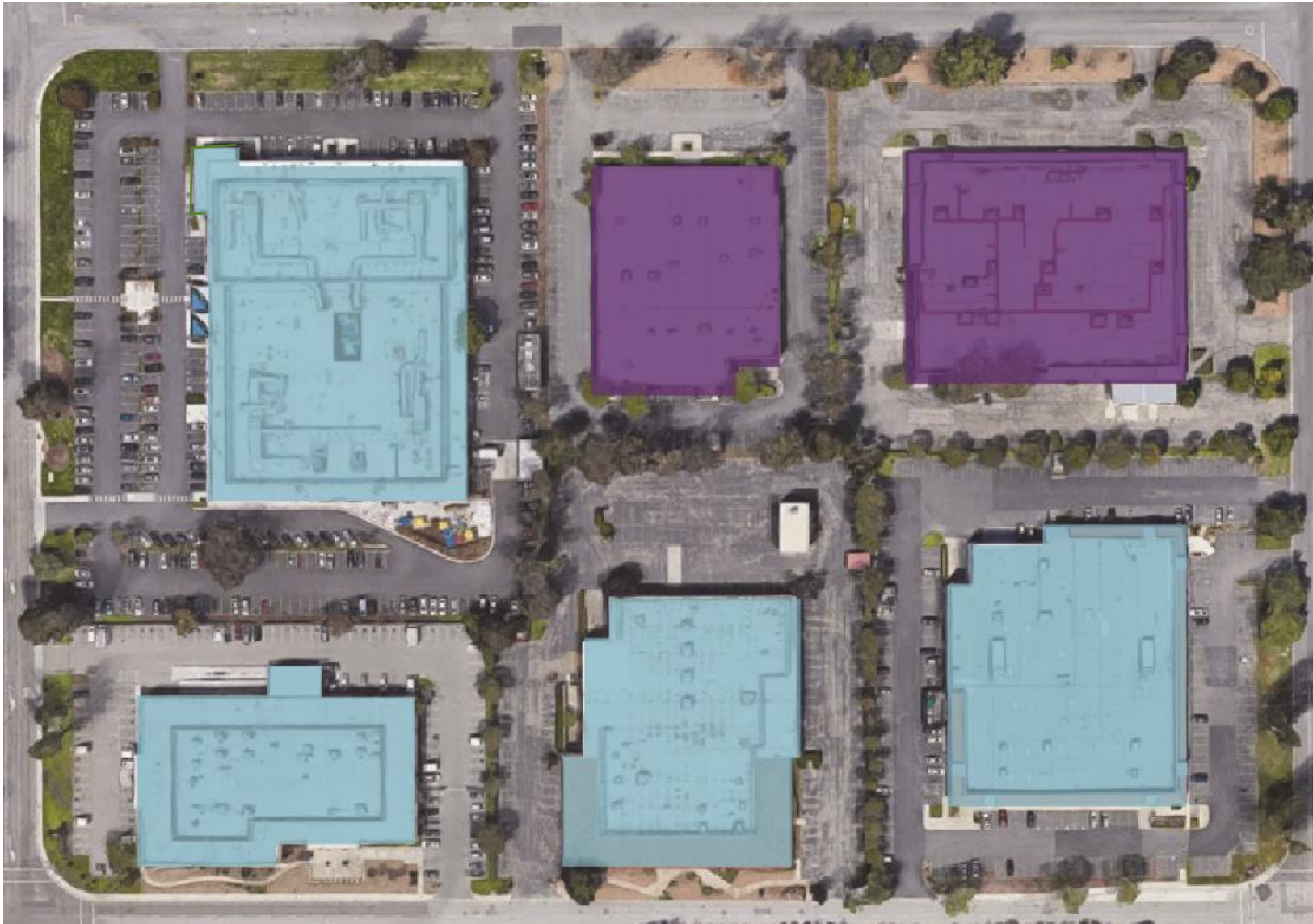
On-site at Moffett Park



Industrial Facilities



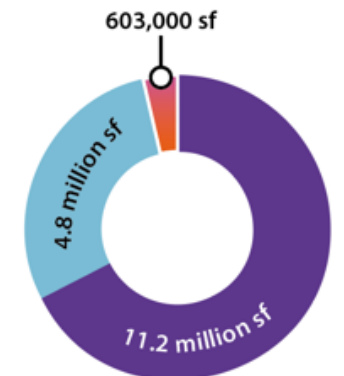
Office/R+D Parks - Traditional



- The previous Specific Plan (2013) emphasized Moffett Park as a **central commercial hub**, prioritizing office space to accommodate **high-tech industries**
- Office space today hosts dozens of **small businesses** as well as **large tech companies** like Google and NetApp

Existing Land Use

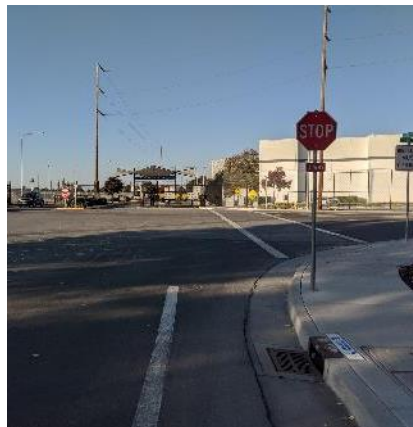
- Industrial + Research & Development
- Office
- Retail + Hospitality + Institutional



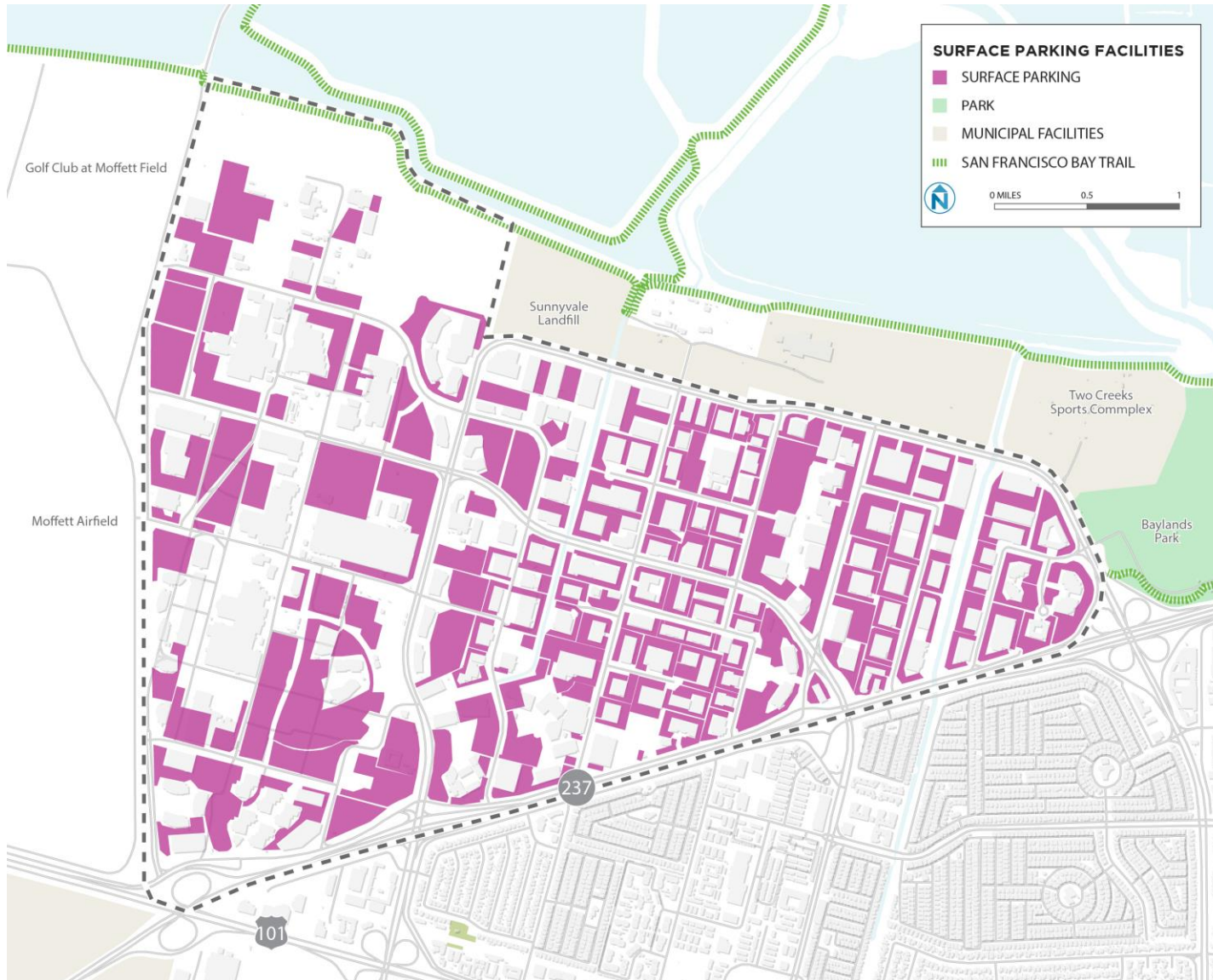
Office Parks - Contemporary



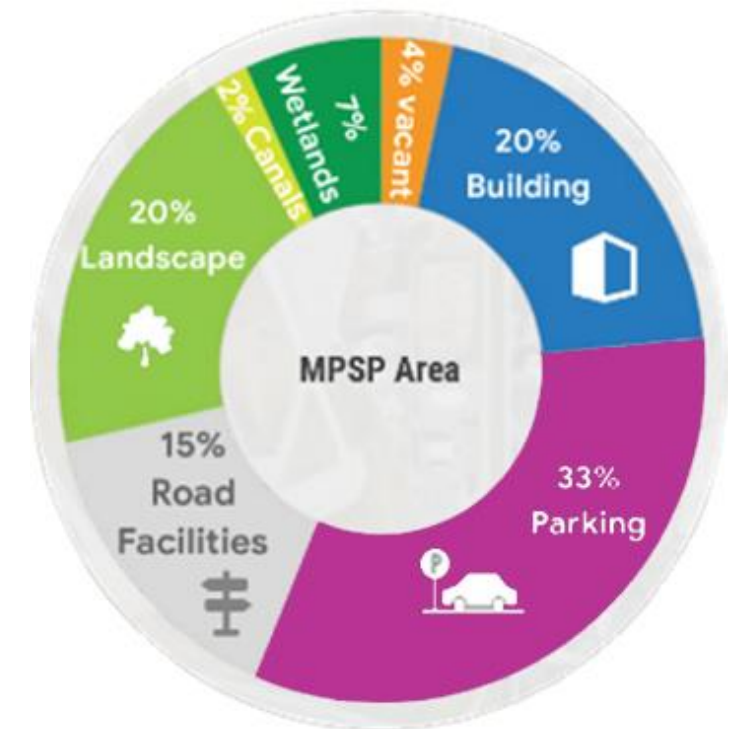
Block Pattern



Parking Lots



- To service workers, **parking lots** occupy the largest amount of land use in all of Moffett Park
 - **3 times** more space than **wetlands**
 - **1.5 times** more than **landscaped areas**



Issues with Single-Use Office Space

- Single-use office spaces are problematic for many reasons
 - Surface parking lots and buildings are **unoccupied** during evenings and weekends
 - Single-use areas can be prone to **vacancy** and **abandonment** during times when demand is diminished
 - Large surface parking can contribute significantly to **urban heat island effect**
 - **Traffic** and **congestion** are cyclical
 - **Pedestrians** and **bicycles** experiences are lacking and unattractive
 - Office alone cannot support desired **services and amenities**





Change is happening...



Regional Change

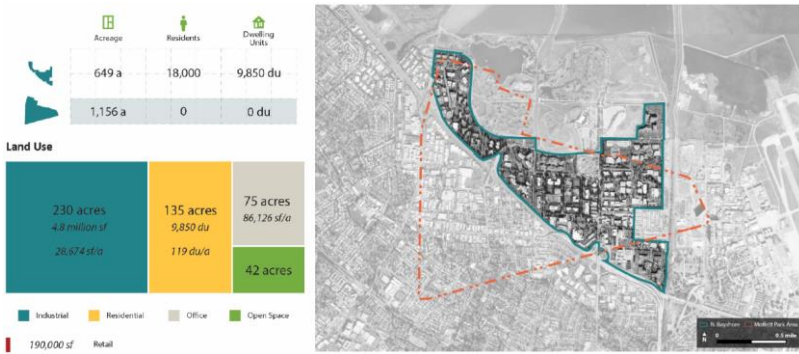


Major Area Plans

- ① **North Bayshore**
Residential + Office + Commercial
- ② **NASA Ames Development**
Residential + Office
- ③ **East Whisman**
Residential + Office + Commercial
- ④ **Peery Park**
Residential + Office
- ⑤ **Related Santa Clara**
Residential + Office + Commercial
- ⑥ **El Camino Real**
Residential + Commercial
- ⑦ **Downtown Sunnyvale**
Residential + Office + Commercial
- ⑧ **Lawrence Station**
Residential + Office + Commercial

— City of Sunnyvale

Transition from Suburban Office/Industrial Parks to Mixed-Use



Source: North Bayshore Framework Plan and Bonus FAR Requalification Request (2018); North Bayshore Precise Plan (2017)



Source: Warm Springs Community Plan (2014); Warm Springs Technology Center Master Plan (2017); Warm Springs TOD Village (2015)



Source: Google, City and County of San Francisco Office of Community Investment and Infrastructure (SF OCII) (2019)

Mountain View

Fremont

San Francisco

Moffett Park



New Offices



360 Caribbean (2021)

District Systems



Central Utility Plant: 1390 Borregas (2019)

Hospitality



1235 Bordeaux (2021)



Looking Forward

What is the Future of Moffett Park?



Mix of Uses



Connected



Resilient



Economic Engine



Innovative



Dynamic and Engaging



Healthy and Biodiverse

Placemaking

WALK TO SHOPS



SAFE STREETS



GET AROUND EASILY



HOUSING CHOICES



GATHERING PLACES



CITY SERVICES



SPECIAL CHARACTER



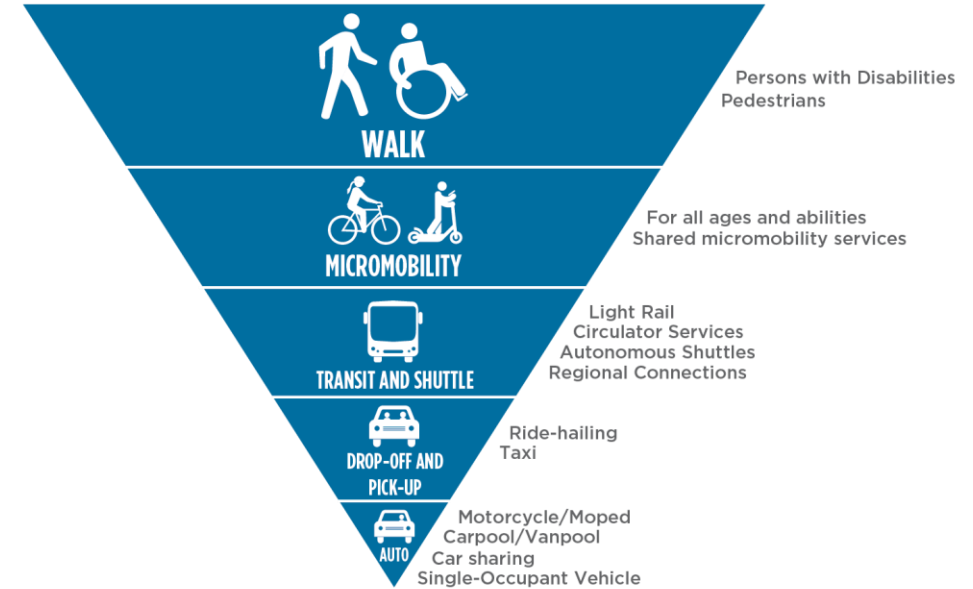
PART OF THE WHOLE



Bay Area
Design Partnership
Program
San Francisco
Planning

- Diverse Economic Engine
- Vibrant Activity Centers
- New Residential and Mixed-use Neighborhoods
- Improved Connectivity to Sunnyvale

Walkability



- Enhanced Pedestrian/Bike Experience
- Improved Transit Times and Connectivity
- Priority for non-single drive vehicles and non-auto trips

Range of Place Types

Activity Centers



Main Streets



Village Corners



Neighborhoods



Office/R+D



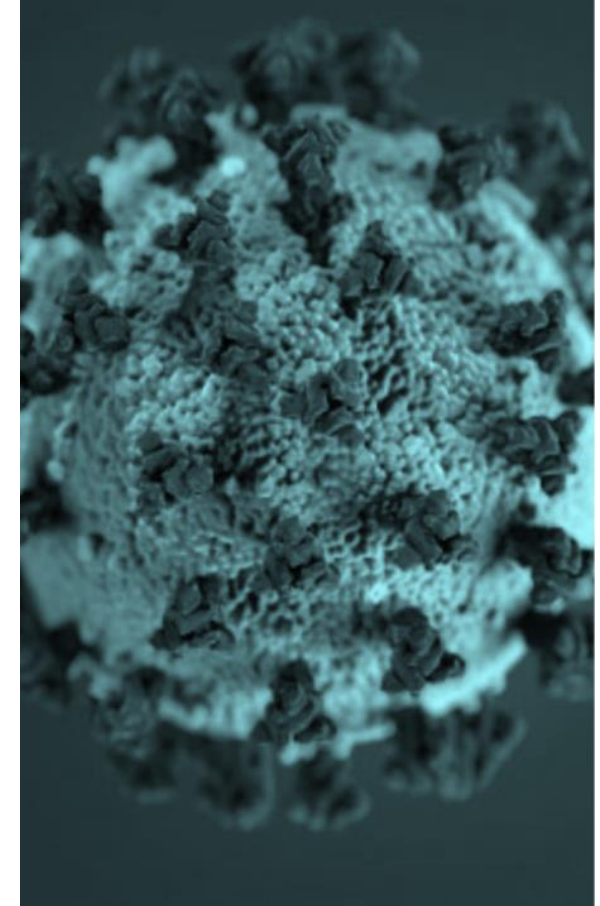
Connected by a Network of Diverse Open Spaces



- A range of open space types and sizes
- District Park
10-20 acres
- Neighborhood Parks
1-10 acres
- Ecological Patches
2+ acres

How does the COVID-19 Pandemic Change our Thinking about Urban Design Goals + Placemaking?

- Walkability is timeless
- A healthy mix of urban ecology + generous infrastructure focused on pedestrians and bikes will enhance resilience during times of social distancing
- Mixed-use districts + proximity to work will continue to provide local services and options for residents and employees
- Change in work + commute patterns could provide opportunities for increased intensity without increase in solo vehicle trips





THANK YOU!

Please take our survey and tell us what you think about the future land uses of Moffett Park