

# Moffett Park Specific Plan

Plan Update + Preliminary Land Use Concepts

March 30<sup>th</sup> 2021

# The purpose of today's meeting is...



Workshop Results  
and Outreach Efforts



Land Use Challenges  
and Opportunities



District Concepts and  
Stakeholder Ideas



Discussion and  
Comment

# Study Session Agenda

- Introduction
  - Workshop Summary
  - Survey Summary
  - Process Overview
- Land Use
  - Moffett Park Overview
  - Residential Strategy
  - Office/R+D Strategy
  - Activity Centers
  - Open Space Strategy
  - Stakeholder's Ideas
- Next Steps
- Planning Commission Q&A/Comment
- Public Comment

# Key Take-Aways from Workshops

- SLR Approach
- Economic Strategy
- Mobility and Infrastructure Strategy
- Environmental Constraints

## Public Workshops #1 - 3

### Sea Level Rise & Climate Change (Nov 2020)



• **87** community members



• **256** views on YouTube

### Transportation & Mobility (Feb 2021)



• **80** community members



• **211** views on YouTube

### Land Use, Market Conditions (Mar 2021)



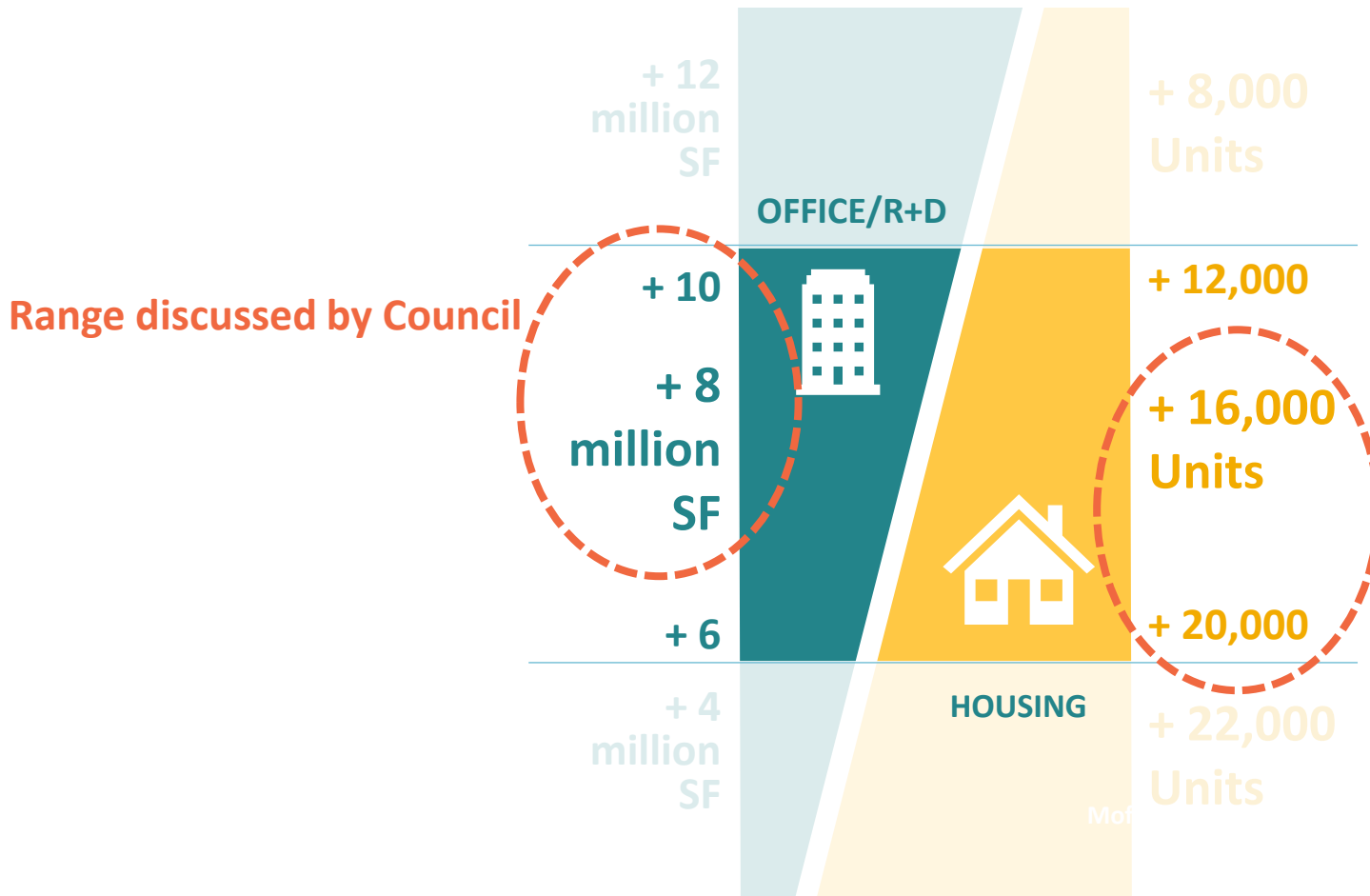
• **87** community members



• **190** views on YouTube



# Range for Mixed-Priority Scenario (net new)



# Draft Vision Statement

Redefine the Moffett Park Specific Plan as an  
“Ecological and Innovation District”



*Moffett Park is **an integral part of Sunnyvale** and is a well-connected ecological innovation district with a diverse mix of uses that serves as a model of resilience, climate protection, equity and economic opportunity.*



An aerial photograph of a city, likely Moffett Park, is shown. The image is partially obscured by a large, semi-transparent green rectangular overlay. The text "Survey Summary" is centered within this overlay in a white, bold, sans-serif font. The background shows a dense urban area with buildings, streets, and green spaces, extending to a large body of water and distant mountains under a clear blue sky.

# Survey Summary

# Community Priority Survey Summary

- Opened Tues, March 2, 2021 (active **22** days)
- Responses received: **414**

## Demographics:

- **83%** live in Sunnyvale (325)
  - **60%** have lived in Sunnyvale for more than 10 years (229)
- **62%** in the 36 – 64 age range (238)
  - Next age groups are 19-35 (**17%**) and 65+ range (**17%**)
- Most common **employment sectors**:
  1. Information and Technology: **35%**
  2. Retired: **19%**
  3. Professional Services: **17%**






# Survey Results: Guiding Principles

## Most popular Guiding Principles:

1. Create a **connected, accessible** district that prioritizes the **movement of people over vehicles**
2. Create a **healthy, resilient,** and **biodiverse** environment
3. Cultivate **dynamic and connected public spaces** that accommodate the physical and social needs of all users
4. Establish Moffett Park as a **model community** through its commitment to comprehensively addressing **resilience, climate protection,** and **equity** in all activities

# Survey Results: Housing

*"Housing should be added to Moffett Park"*

Strongly Disagree	13%	
Disagree	8%	
Neutral	13%	
Agree	25%	
Strongly Agree	41%	

*What types of Housing are most important to you?*

1. Affordable Housing (**241**)
2. Housing for young adults/working professionals (**211**)
3. Housing for families with children (**159**)



# Survey Results: Services

*How would you prioritize **services** in a mixed-use community?*

1. Grocery Store/Healthy Food Options (**326**)
2. Restaurants/Food & Beverage (**318**)
3. Neighborhood Serving Retail (**233**)

*How would you prioritize **amenities** in a mixed-use community?*






1. Bike/Pedestrian Infrastructure (**330**)
2. Parks, Plazas, & Recreational Open Space (**330**)
3. Wildlife Habitat & Natural Spaces (**276**)

# Survey Results: Open Space

## Open Space Priorities:

1. **Natural Areas & Open Space**, including wetlands, habitat areas
2. **Mobility**, including bikeways, trails, comfortable sidewalks
3. **Social & Community Space**, including playgrounds, dog parks
4. **Civic & Cultural Space**, including farmers markets, event space

## Open Space Type & Size:

Type	Size	Votes	Allocation
Linear Park	-	318	
Neighborhood Park	1 - 10 a	230	
District/Community Park	10 - 25	187	
Urban Plaza/Town Square	1 - 2	160	
Mini Park	< 1	92	

# Survey Results: Open Space

## Most popular open space activities:

1. Multi-use Hiking and Biking Trails (**276**)
2. Bikeways (**220**)
3. Habitat Areas with limited access (**208**)

## Most popular recreational facilities:

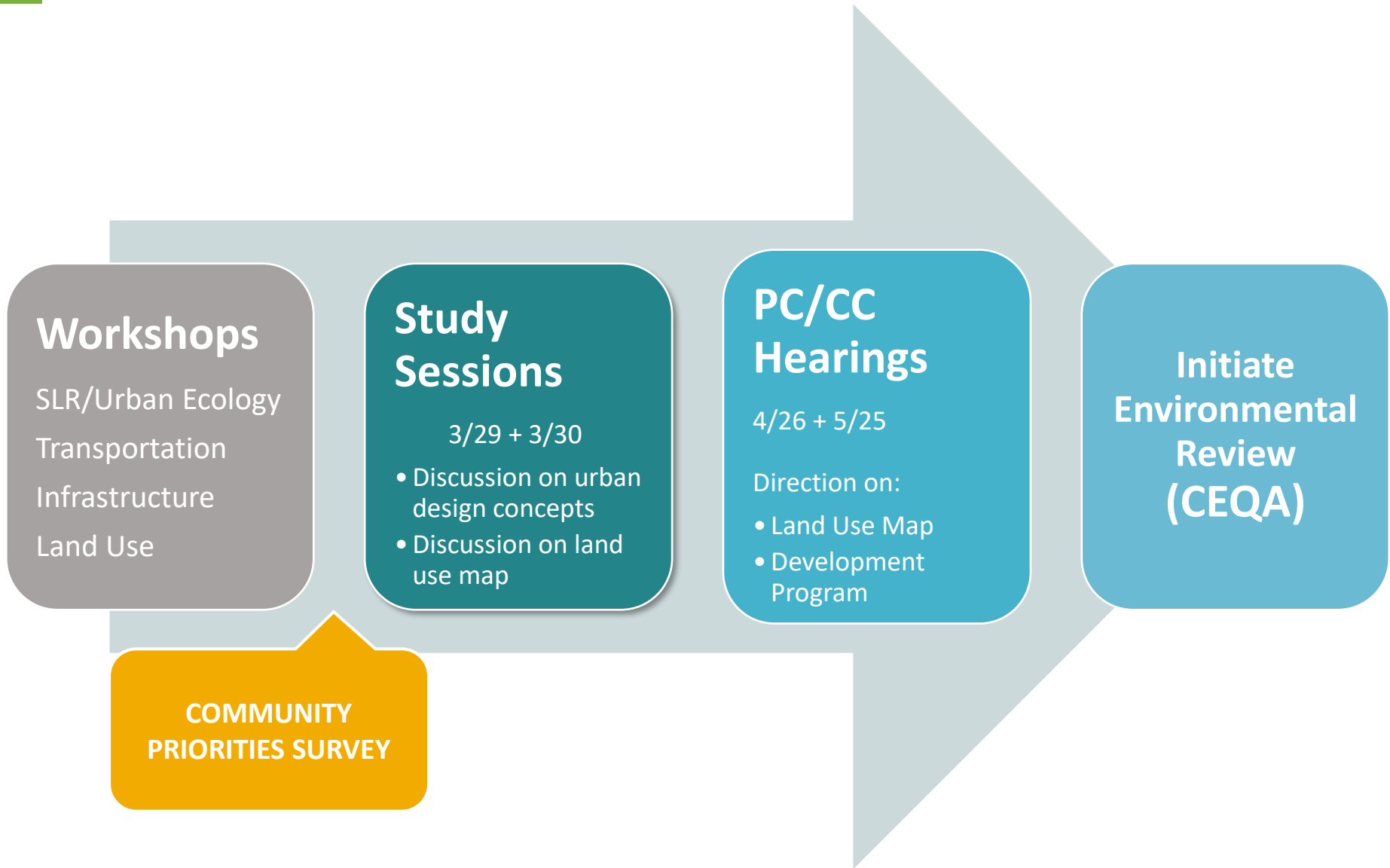
1. Flex/Multi-sport Fields (**216**)
2. Aquatic Facilities (**117**)
3. Exercise Equipment (**115**)
4. Basketball (**89**)
5. Tennis Courts (**84**)
6. Soccer Fields (**84**)

# Survey Results: Open Space

## Urban Design Priorities

1. New safe & separated bike connections to Sunnyvale (**256**)
2. Urban forests and landscaping (**210**)
3. Smaller blocks & walkable streets (**200**)
4. New safe & separated bike facilities within Moffett Park (**133**)
5. Additional office building height in exchange for one-site amenities such as open space (**122**)
6. Increased density to support new transit (**114**)

# Process from today to CEQA





# LAND USE

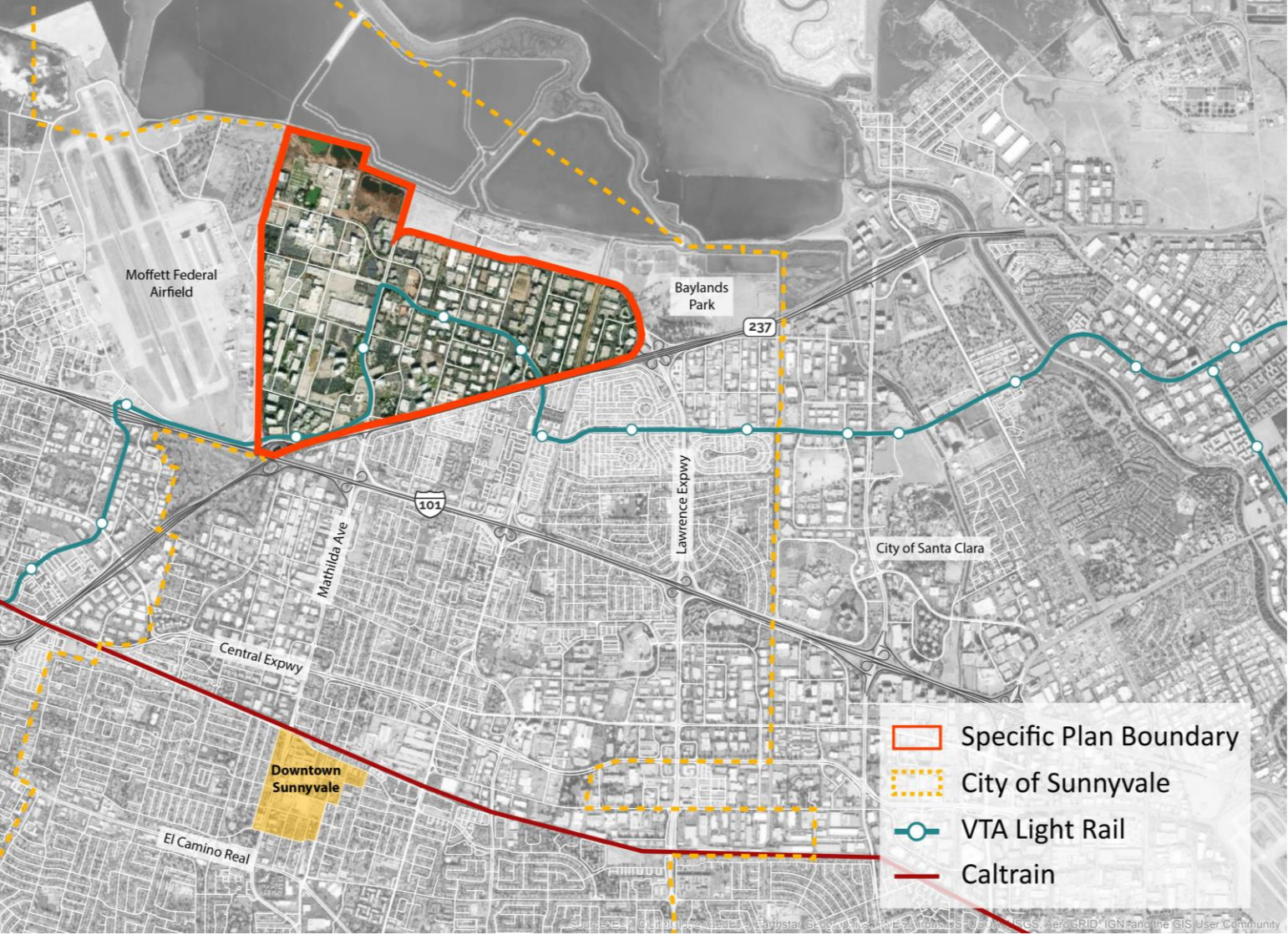


An aerial photograph of the Moffett Park area in San Francisco. The image shows a dense residential neighborhood with a grid of streets and numerous houses. In the foreground, there is a large green field, likely a park or sports field. To the left, an airport runway is visible. In the background, the city extends to the bay, with hills and mountains in the distance. A semi-transparent green rectangular overlay covers the middle portion of the image, containing the title text in white.

# Moffett Park Overview



# Moffett Park Specific Plan



Sources: ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNR AeroGlobe, USDA, FAO, AeroGRID, IGN, and the GIS User Community



# Scale of Moffett Park

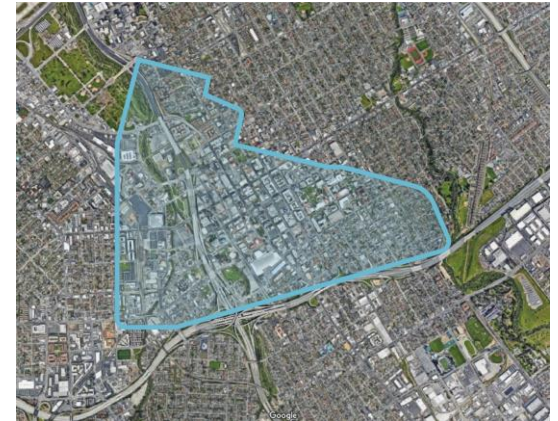
Moffett Park



Sunnyvale



San Jose



Oakland



Redwood City

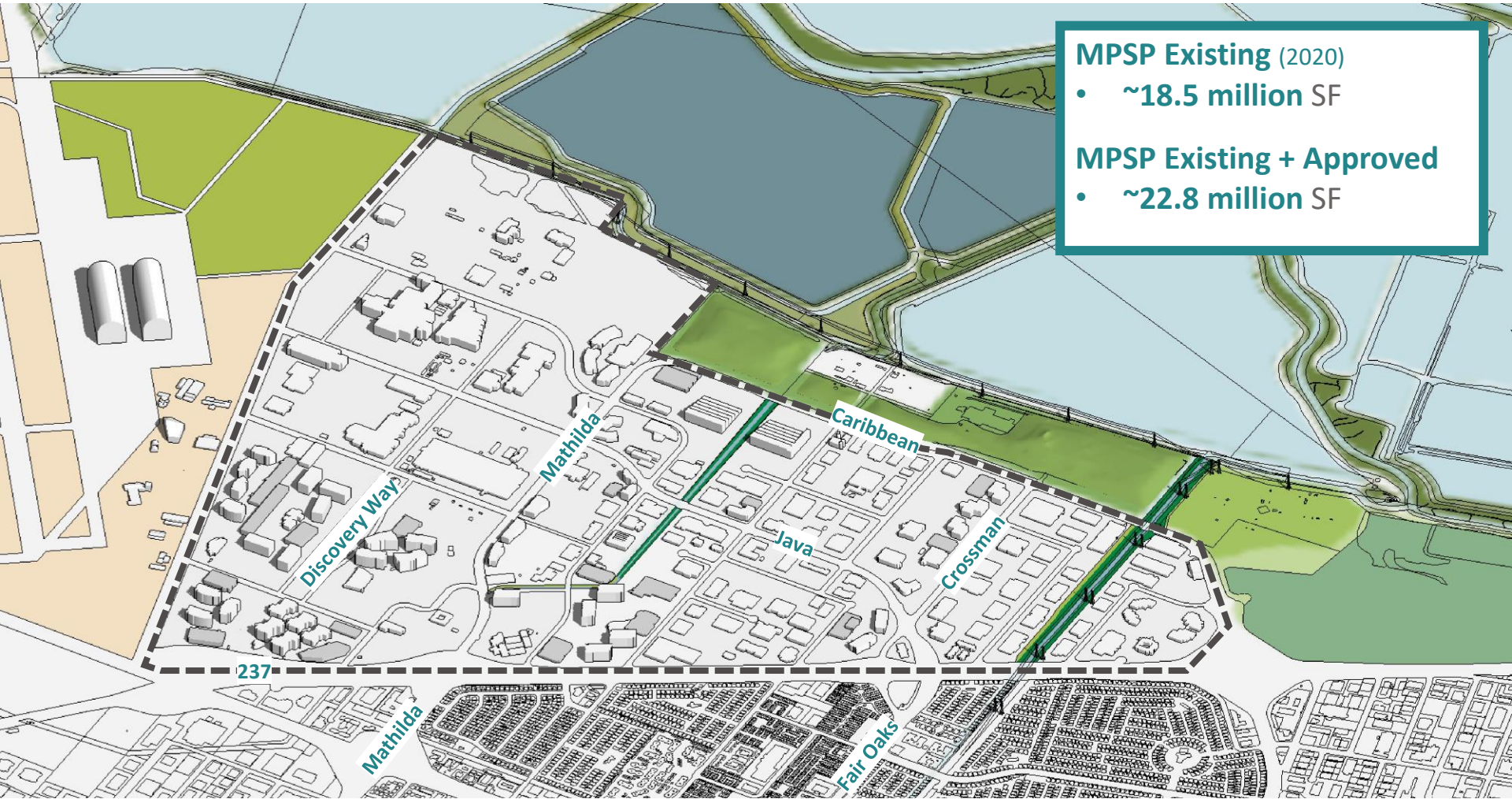


San Francisco





# This is Moffett Park of the near future showing approved projects



LEGEND: - - - MPSP Boundary



# Property Ownership Map



- Lockheed Martin
- Juniper Networks
- Google
- Jay Paul Co.
- NetApp
- Commonwealth
- Public or Federal
- Other

LEGEND: - - - MPSP Boundary

# Older buildings + surface parking provide opportunity for change



**To be retained:**

- 658 Acres
- ~17.6 million SF  
(includes approved projects)

- LEGEND:
- Buildings less than 20 years old
  - Lockheed Martin Core Campus
  - Pipeline Buildings
  - Parking Structures
  - MPSP Boundary



# Older buildings + surface parking provide opportunity for change



**To be retained:**

- 658 Acres
- ~17.6 million SF

**Redevelopment Potential:**

- 499 Acres
- -5.5 million SF

**LEGEND:**  Redevelopment Opportunity  Buildings less than 20 years old  Lockheed Martin Core Campus  Pipeline Buildings  Parking Structures

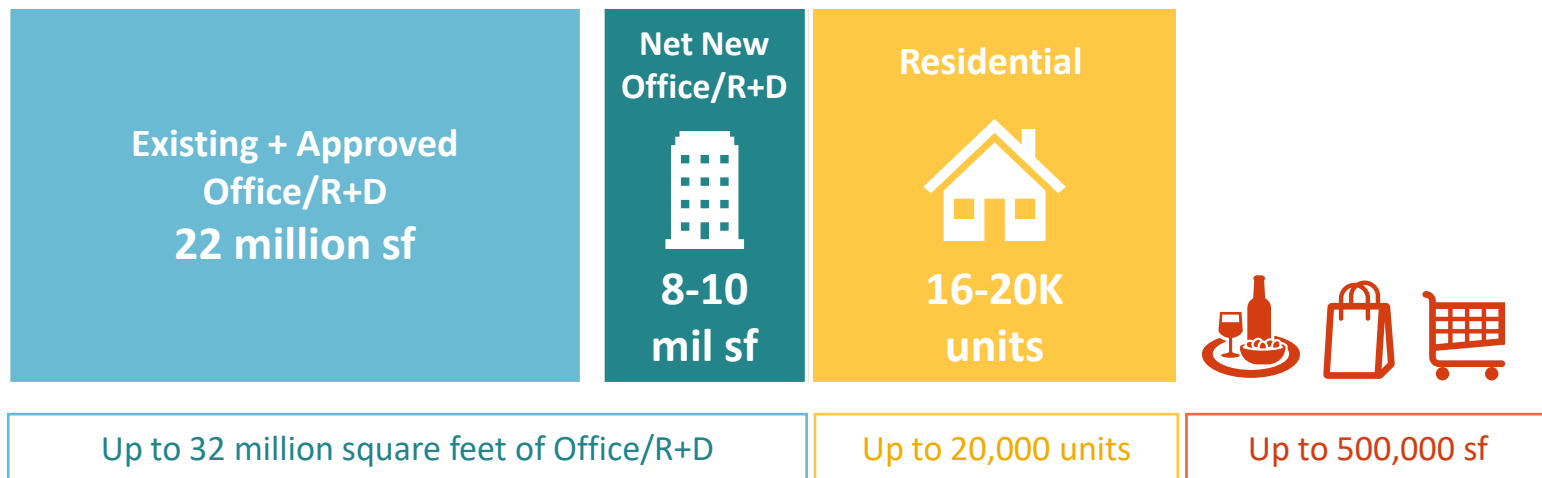
 MPSP Boundary

An aerial photograph of a city, likely Moffett Park, with a large green semi-transparent overlay in the center. The overlay contains the text "Residential Strategy" in white. The background shows a mix of residential buildings, streets, and green spaces, with a large body of water and mountains in the distance.

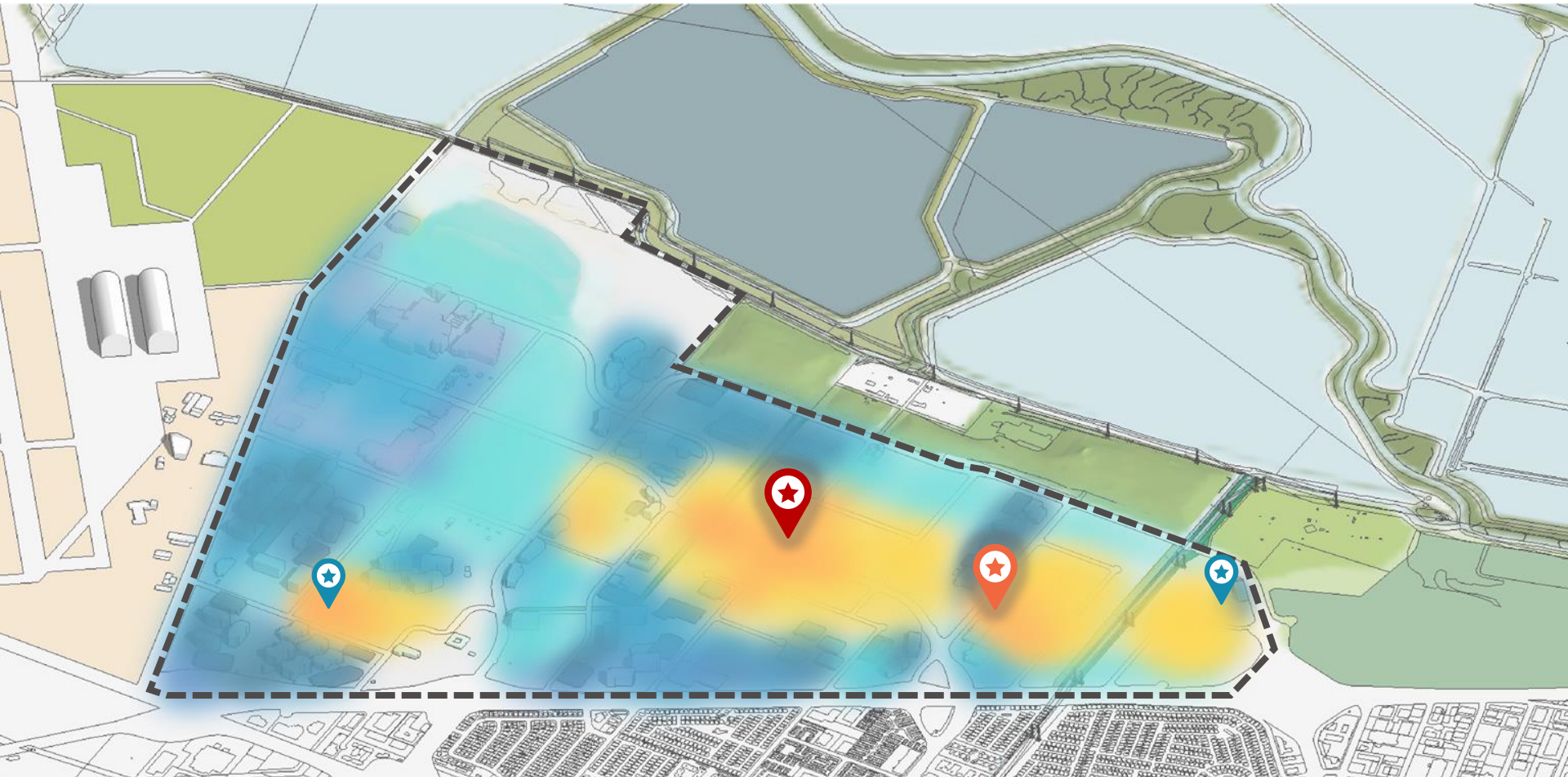
# Residential Strategy



# Range for Mixed-Priority Scenario



# March 2<sup>nd</sup> Land Use Map



- LEGEND:
- Residential Opportunity Near Transit
  - Residential Opportunity
  - Office Development Opportunity
  - Activity Center
  - Neighborhood Corner
  - MPSP Boundary

# Potential locations for residential development

## Residential Opportunity Sites:

- 214 Gross Acres
- ~124 Net Acres

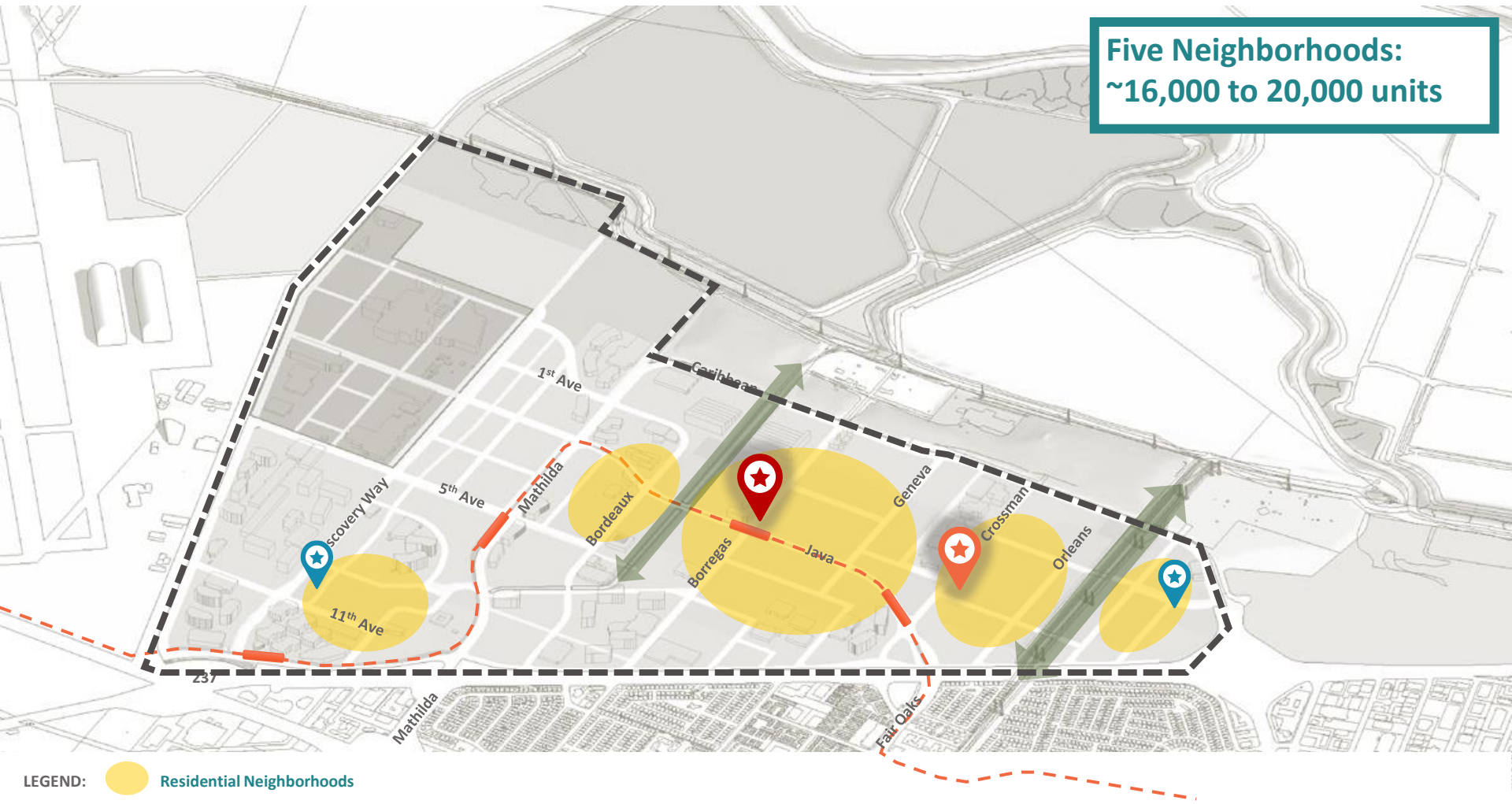


- LEGEND:
- Residential Opportunities
  - Non-residential Development
  - Lockheed Martin Core Campus
  - MPSP Boundary



# Potential locations for residential development

**Five Neighborhoods:  
~16,000 to 20,000 units**



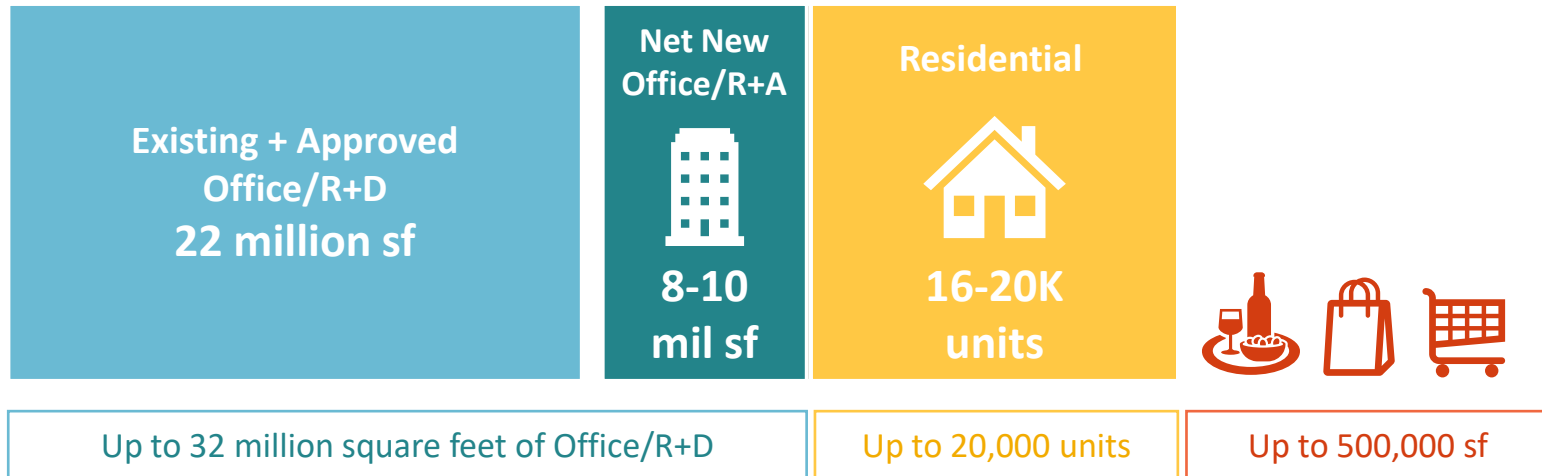
**LEGEND:**  Residential Neighborhoods  
 MPSP Boundary



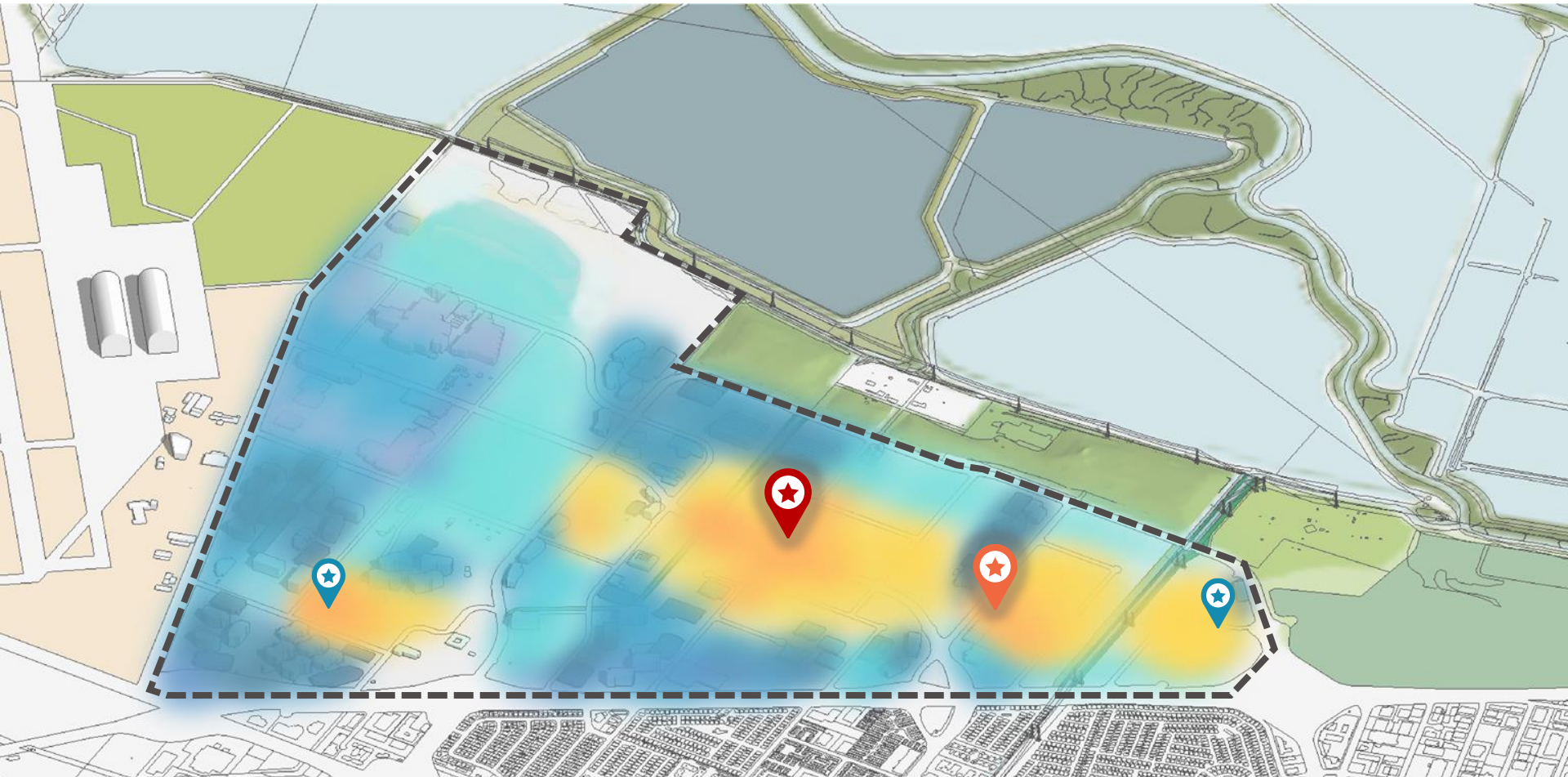
An aerial photograph of the Moffett Park area in San Jose, California. The image shows a mix of residential and commercial buildings, a large green field, and a road. In the background, there are mountains and a body of water. A semi-transparent green rectangle is overlaid on the center of the image, containing the text "Office/R+D Strategy".

# Office/R+D Strategy

# Range for Mixed-Priority Scenario



# March 2<sup>nd</sup> Land Use Map



- LEGEND:
-  Residential Opportunity Near Transit
  -  Residential Opportunity
  -  Office Development Opportunity
  -  Activity Center
  -  Neighborhood Corner
  -  MPSP Boundary



# Potential locations for office/R+D development



LEGEND:  Office/R+D Opportunities  Non-Redevelopment Sites  Residential Opportunity

MPSP Boundary

# Potential locations for office/R+D development



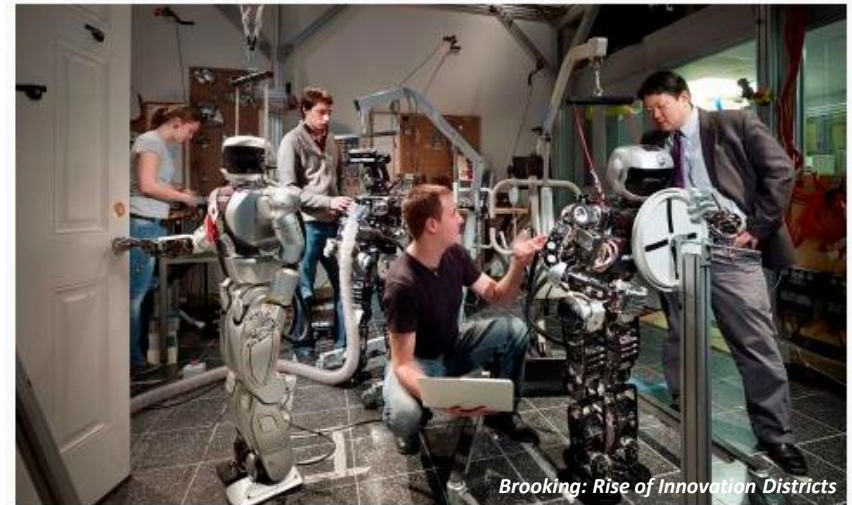


# R+D/Start-up/Maker/Innovation Spaces

- Diverse Economic Engine
- Innovation Economy
- Placemaking Opportunity
- City Policy

## Strategies

- Maintaining and/or locating new R+D/Flex Zoning
- Below Market Rate
- Agglomeration of R+D flex uses



Robots come to life at Drexel University in Philadelphia's innovation district. Photo credit: Halkin/Mason Photography, courtesy of Drexel University



An aerial photograph of a city, likely Moffett Park, with a large, semi-transparent green rectangular overlay in the center. The text "Activity Centers" is written in white, bold, sans-serif font within this overlay. The background shows a dense urban area with buildings, streets, and green spaces, extending to a large body of water and distant mountains under a clear blue sky.

# Activity Centers

# Activity Centers

## Community-wide Activity Center



**District-wide Destination**  
“Main street”  
Central gathering place

## Neighborhood Activity Center



**Neighborhood Destination**  
Central gathering place

## Neighborhood Corners



**Local Hang Out**  
Restaurant, Cafe/lunch spot  
Salon/yoga studio  
Bodega



# Activity Centers



## Community-wide Activity Center



**District-wide Destination**  
8,000 to 16,000 households

125K-400K retail/food+bev  
Full-service grocery store



## Neighborhood Activity Center



**Neighborhood Destination**  
3,000 to 6,000 households

30K-125K retail/food+bev  
Small grocery store



## Neighborhood Corners



**Local Hang Out**  
about 1,200 households

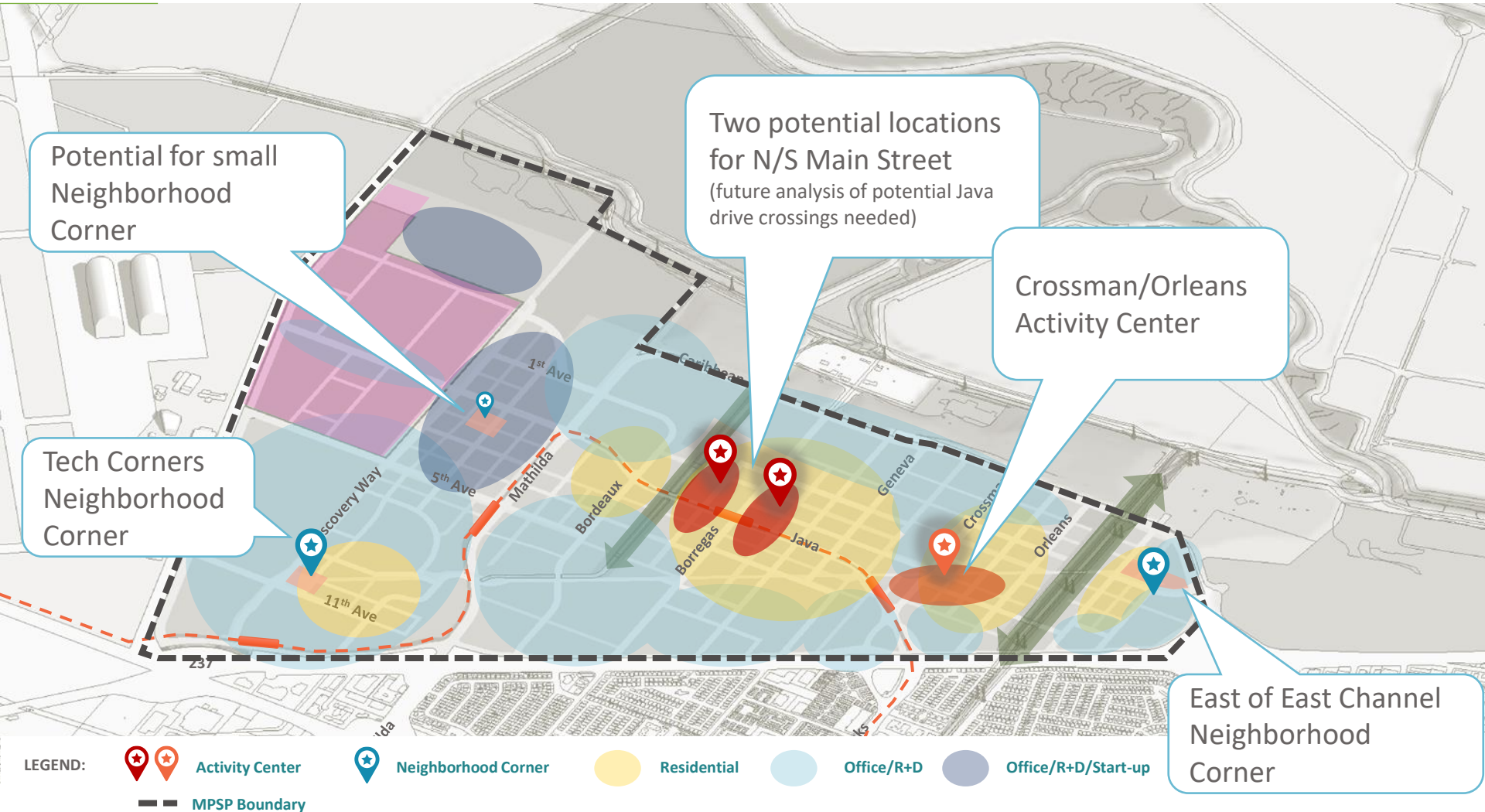
3K-10K retail/food+bev

# What makes a good activity center?

- **Destination Uses**
  - Restaurants, Cafes, Personal Services
  - Public Open Spaces – Plaza/“Main Street”
  - Focused Programming
- **Part of a Neighborhood**
  - Proximity to Residential
  - Mix of Uses
- **Connected to Transit**
- **Market Demand**
  - Right amount of space per demand
  - Right mix of uses and space sizes
  - Ability to grow or shrink overtime
  - SE Analysis: ~500,000 sf @ 16-20K households

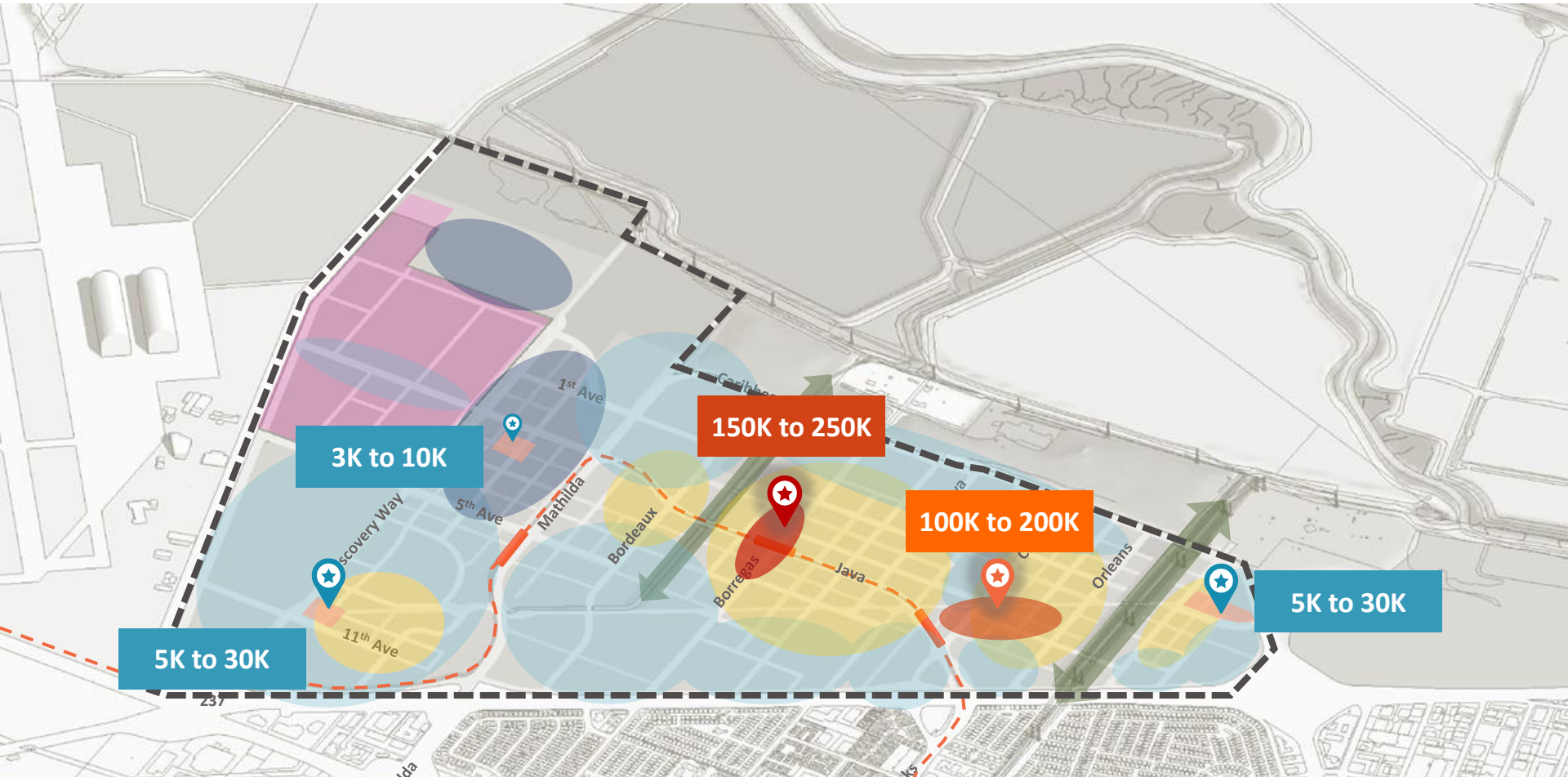


# Potential Locations for Activity Centers



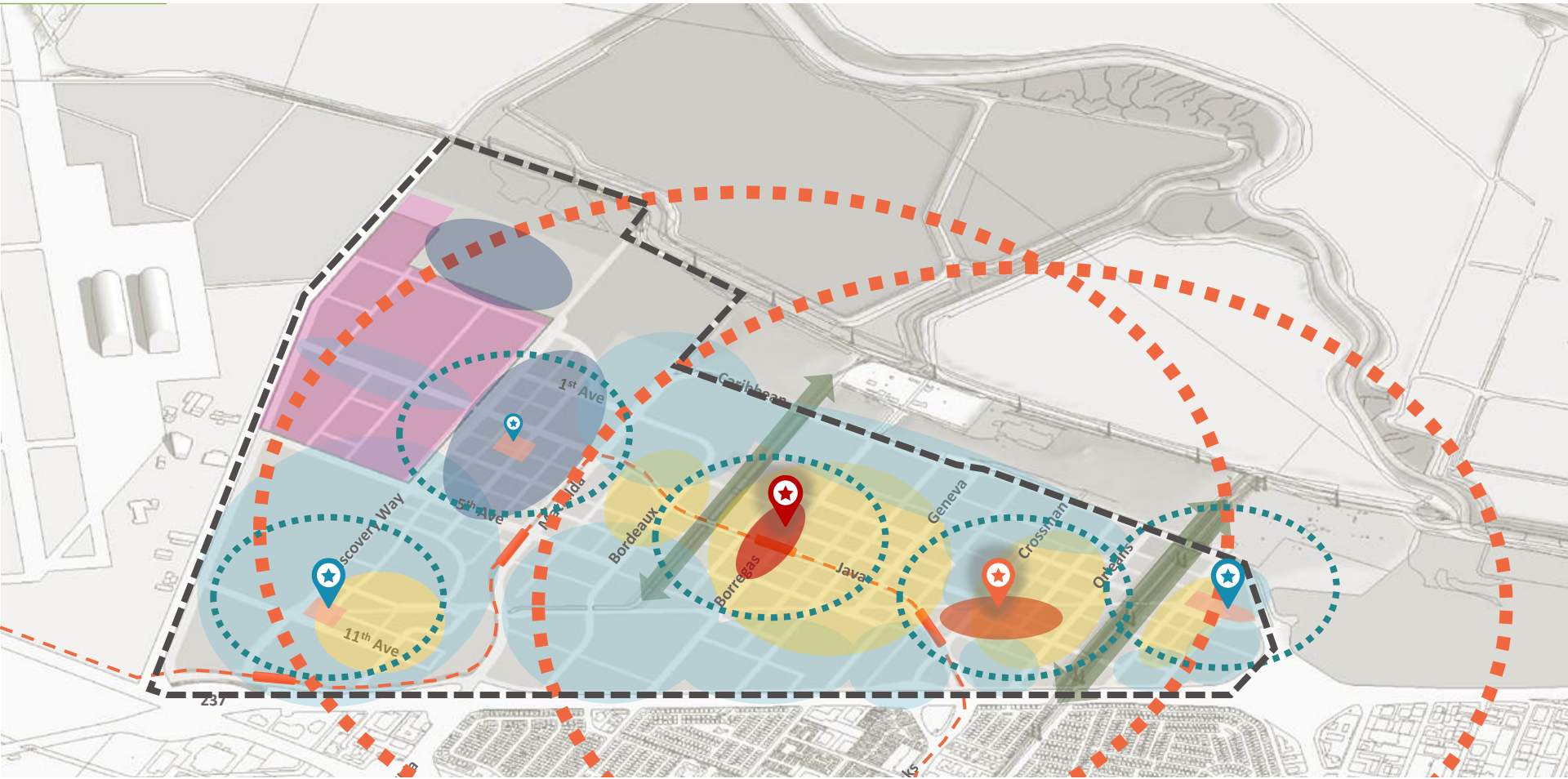


# Potential Retail Market Demand for Activity Centers



- LEGEND:
- Activity Center
  - Neighborhood Corner
  - Residential
  - Office/R+D
  - Office/R+D/Start-up
  - Lockheed Martin Secure Campus
  - MPSP Boundary

# Supporting 20-minute Neighborhoods



- LEGEND:
- Activity Center
  - Neighborhood Corner
  - 5-minute walk radius
  - 20-minute walk radius
  - MSPS Boundary



An aerial photograph of a city, likely Moffett Park, with a large, semi-transparent green rectangular overlay in the center. The overlay contains the title text in white. The background shows a mix of urban buildings, roads, and green spaces, with a large body of water and mountains in the distance under a clear blue sky.

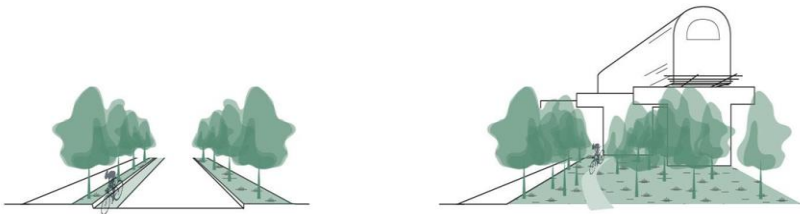
# Open Space Strategy Park + Greenway Network

# Principles for the Open Space Network

- What makes a good open space network for an **Eco-Innovation District**?
- Synergy between social, recreational and ecological goals.
  - **Well Connected** with the active transportation network
  - **Distributed** and located adjacent to transit and activity centers
  - **Diverse** in scale, program and amenities
  - **Integration** of biodiversity and urban ecology throughout
  - **Multi-benefit** part of the stormwater and flood protection system



# Urban Ecology Goals



- **Greenspaces**

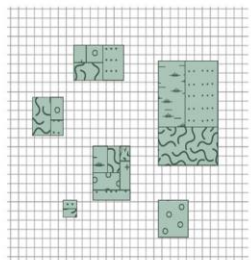
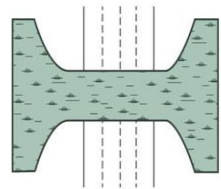
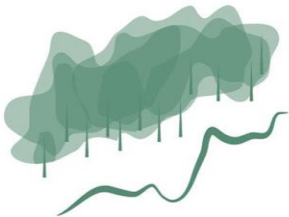
- urban cooling
- stormwater capture
- immersive nature experience
- local biodiversity

- **Ecological Corridors**

- facilitate ecological movement
- active mobility
- urban cooling
- stormwater resilience.

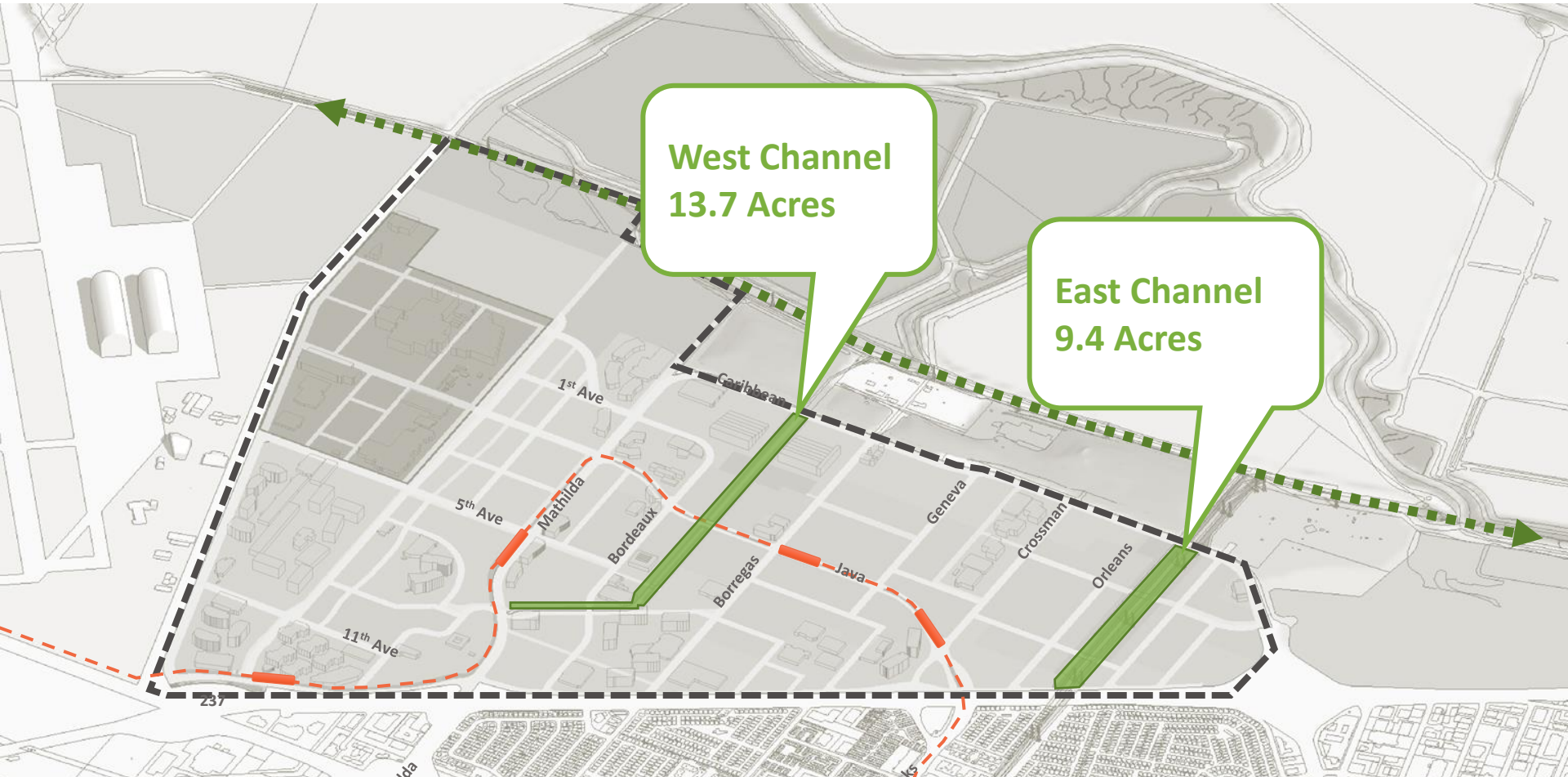
- **Nature in the Urban Matrix**

- cooling
- stormwater retention
- nature benefits



# Existing Open Space – 23.1 Acres

Publicly owned and/or accessible parks, natural areas, trails and greenways.

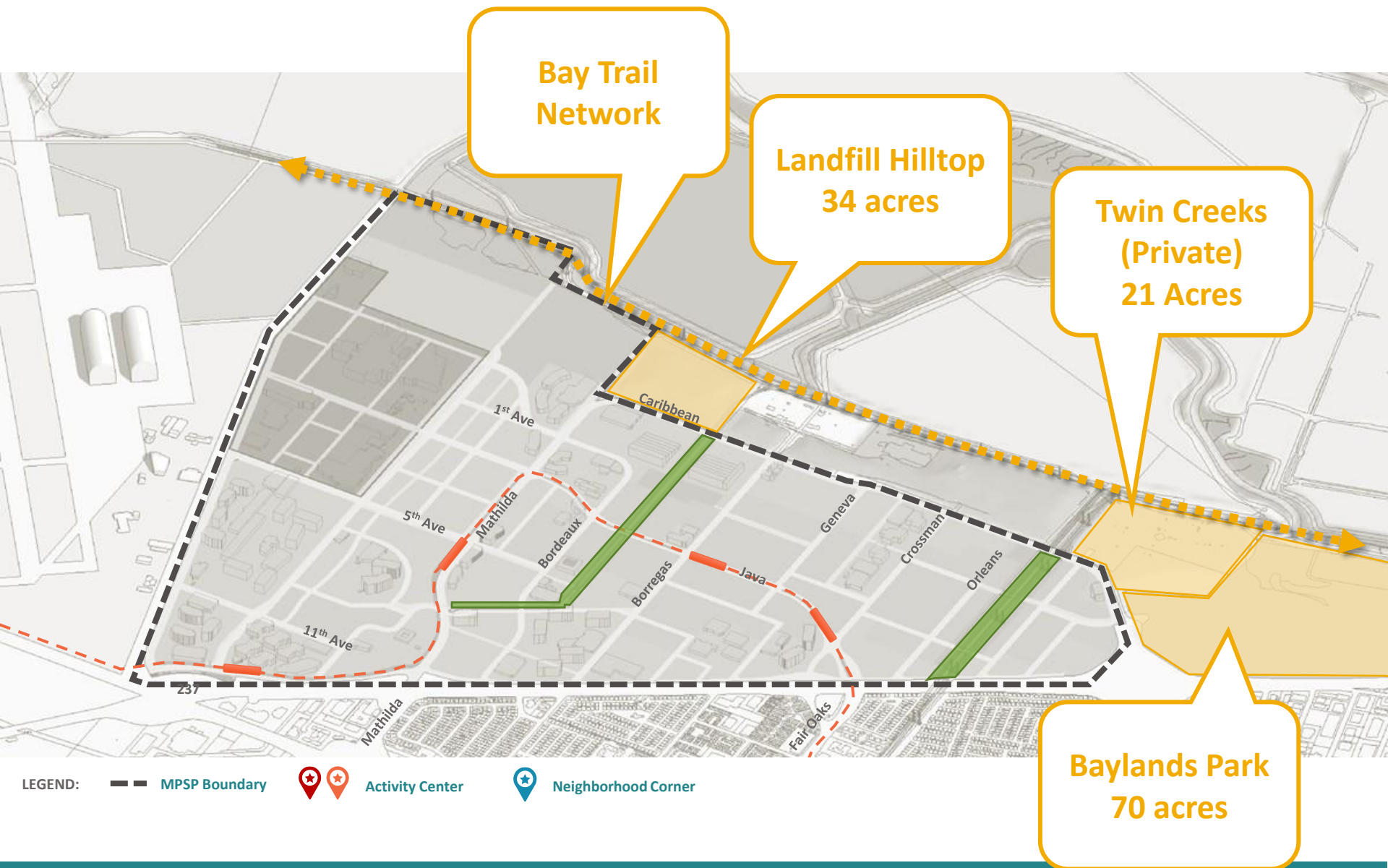


West Channel  
13.7 Acres

East Channel  
9.4 Acres

LEGEND: MPSP Boundary Activity Center Neighborhood Corner

# Proximity to large open spaces adjacent to Plan Area





# Open Space Requirement

- Adjacent Open Spaces: 104 acres (does not include Twin Creeks)
- Per National Recreation and Park Association:
  - 4 - 6 acres / 1000 residents
- Moffett Park Specific Plan Area with Proposed Land Uses
  - Total Required: 128 to 214 acres
  - Total Existing Public Open Space: 23.1 acres
- Potential Open Spaces:
  - Additional setbacks along channels and stormwater ponds
  - Public Parks/Plazas
  - Linear Greenways, Paths, and “Shared Streets”
  - Privately Owned Public Open Spaces (POPOS)

# Open Space Types



Mini Parks 1 acre and less  
(serves ¼ mile radius)



Urban Plaza



Neighborhood Park 1 – 10 acres  
(serves 1/2 mile radius)



Community/District Park 9 - 20 acres  
(serves whole community)



Greenbelts and Trails & Natural Areas



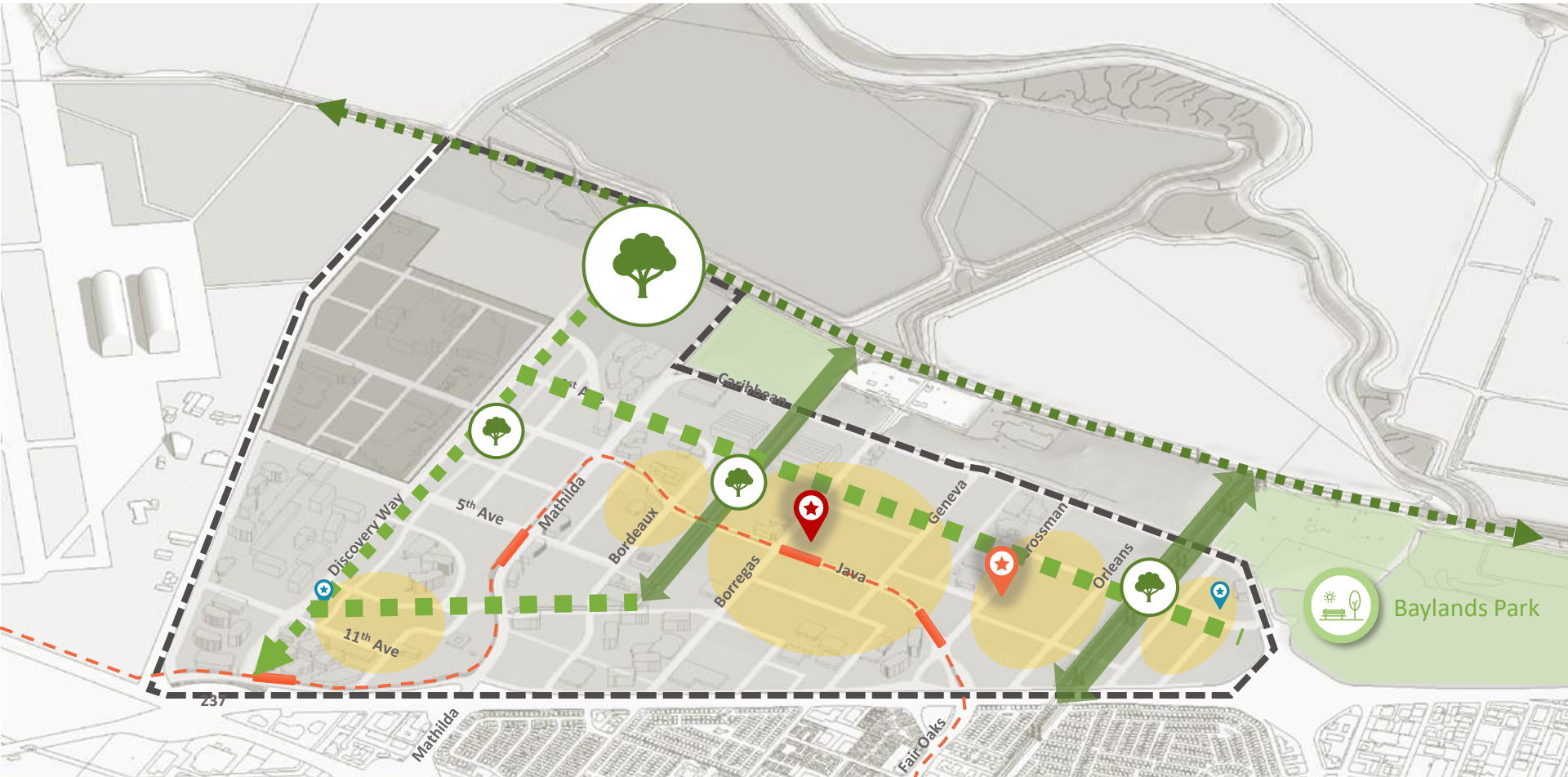
# District/Community Park

A District or Community Park of 9 – 20 acres would:

- Create a landmark destination within the district
- Allow for social, recreational and ecological programs
- Potential to co-locate with Community Facilities
  
- Challenges to delivering a 10-acre park
  - Existing parcel ownership
  - Reallocation of development potential



# Greenbelts, Eco-patches, Trails & Natural Areas



- LEGEND:
- MPSP Boundary
  - ★ ★ Activity Center
  - 📍 Neighborhood Corner
  - Residential neighborhoods
  - 🌳 Greenbelts, Eco-patches, Trails & Natural Areas

# The Diagonal + Active Transportation Network

Potential to create a pedestrian, bike, and visual connection across the Plan Area



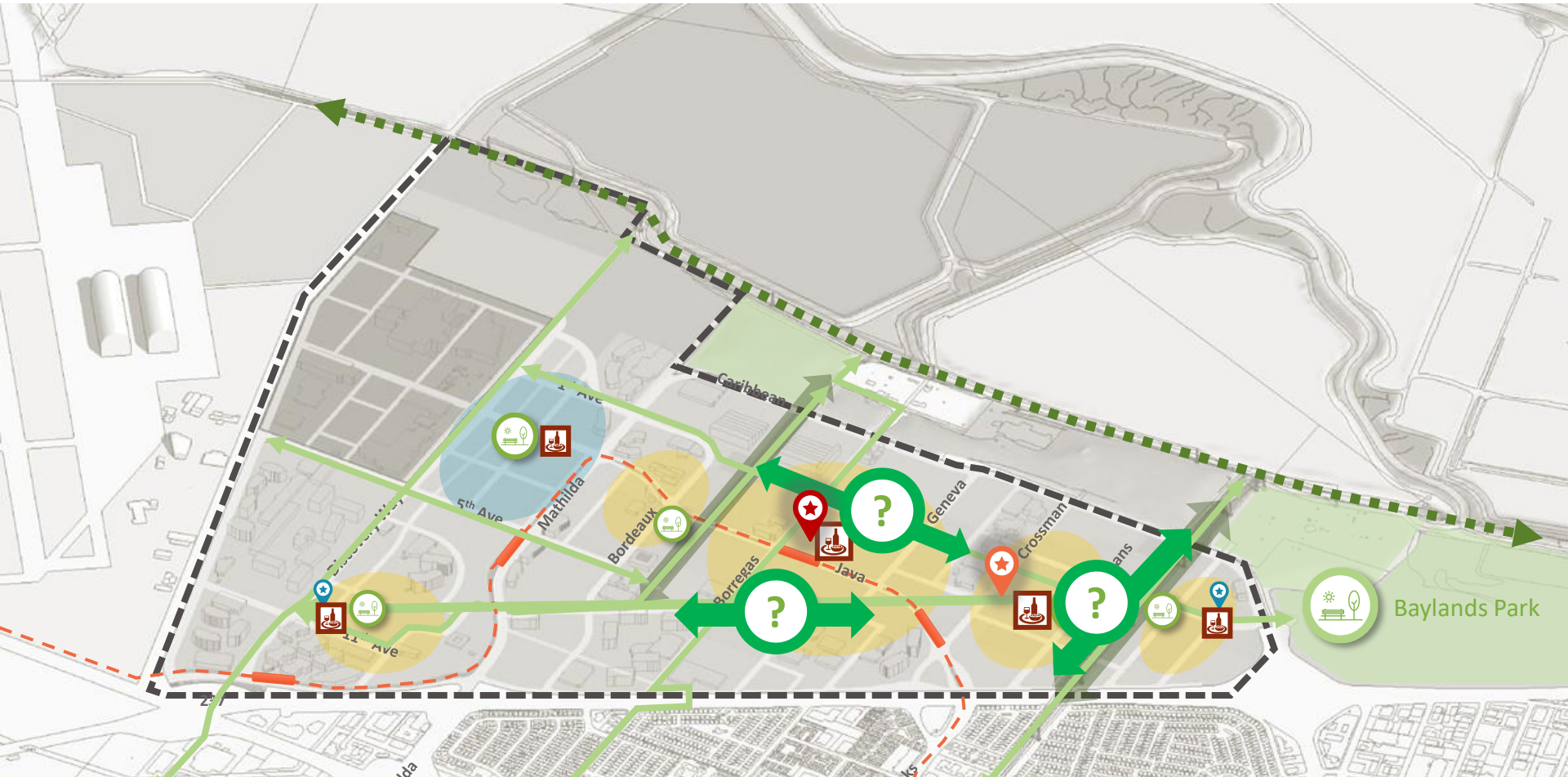
# Neighborhood Parks, Plazas, and Mini-parks



- LEGEND:
- MPSP Boundary
  - Activity Center
  - Neighborhood Corner
  - Residential neighborhoods
  - New Office neighborhoods
  - Neighborhood Parks and Mini-parks
  - Plazas + Squares

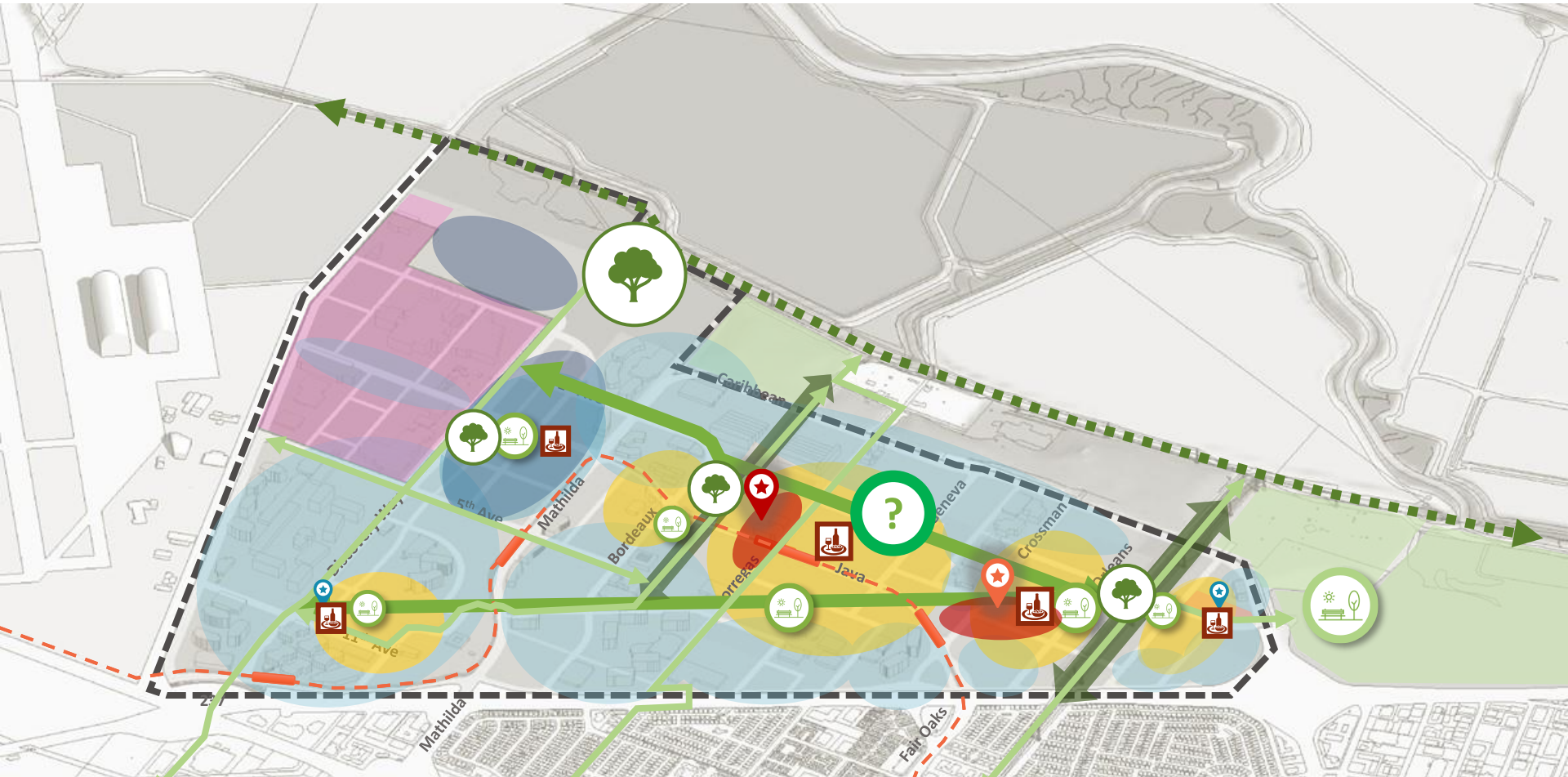


# Community / District Park Opportunities (Final size and exact location to be determined)



- LEGEND:**
- MPSP Boundary
  - Activity Center
  - Neighborhood Corner
  - Residential neighborhoods
  - New Office neighborhoods
  - Neighborhood Parks and Mini-parks
  - Plazas + Squares
  - Potential Community/District Park Locations

# Land Use/Activity Centers/Open Space Network



- LEGEND:
- Activity Center
  - Neighborhood Corner
  - Residential
  - Office/R+D
  - Office/R+D/Start-up
  - 
  - MPSP Boundary
  - Neighborhood Parks and Mini-parks
  - Plazas + Squares
  - Eco-patches
  - Potential Community/District Park Locations



An aerial photograph of a city, likely Moffett Park, with a large green semi-transparent overlay in the center. The overlay contains the text "Stakeholder Ideas" in white. The background shows a mix of residential and commercial buildings, a large body of water, and distant mountains under a clear blue sky.

# Stakeholder Ideas

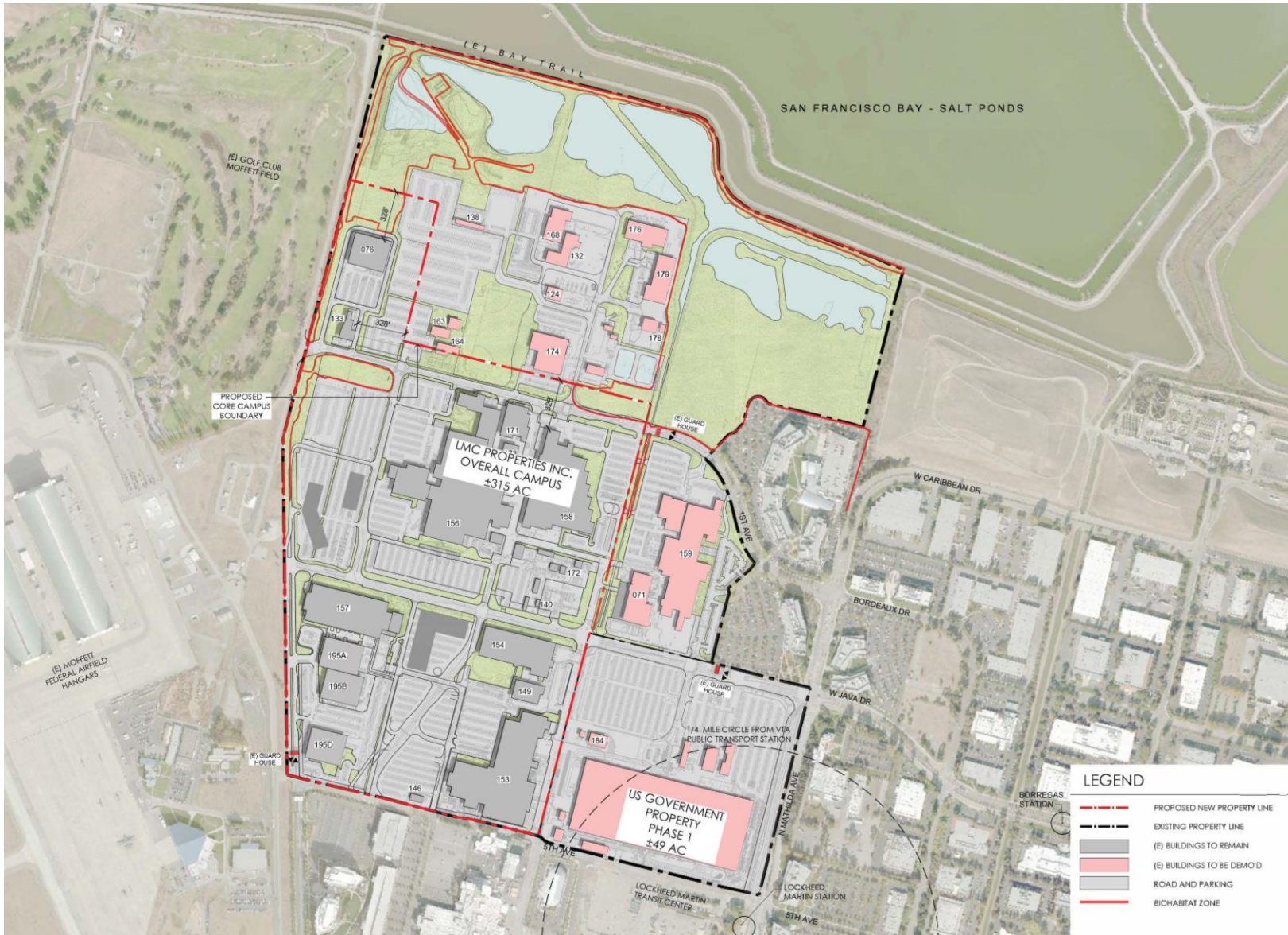


# Property Ownership Map



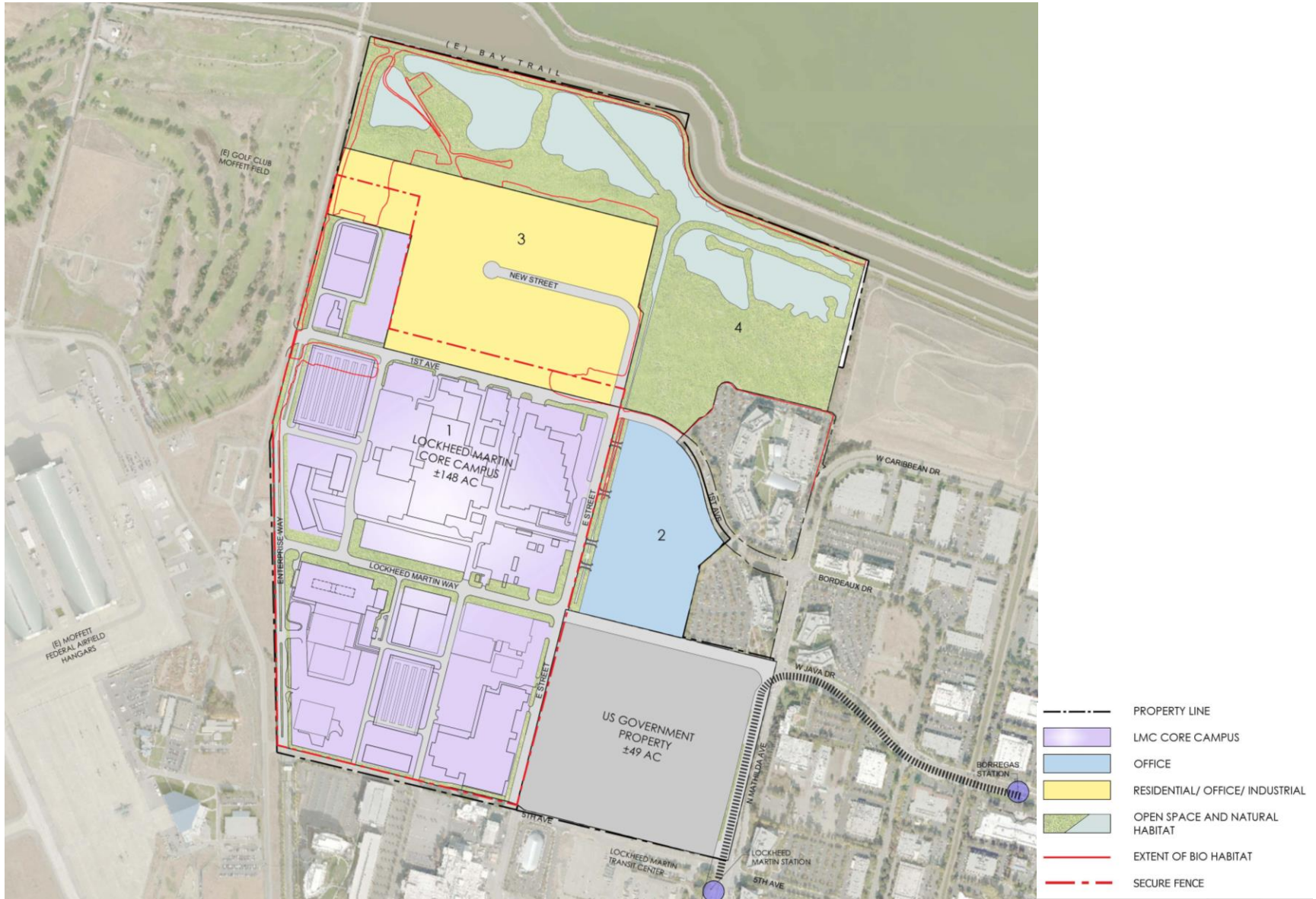


# Lockheed Martin Campus





# Lockheed Martin Campus Vision

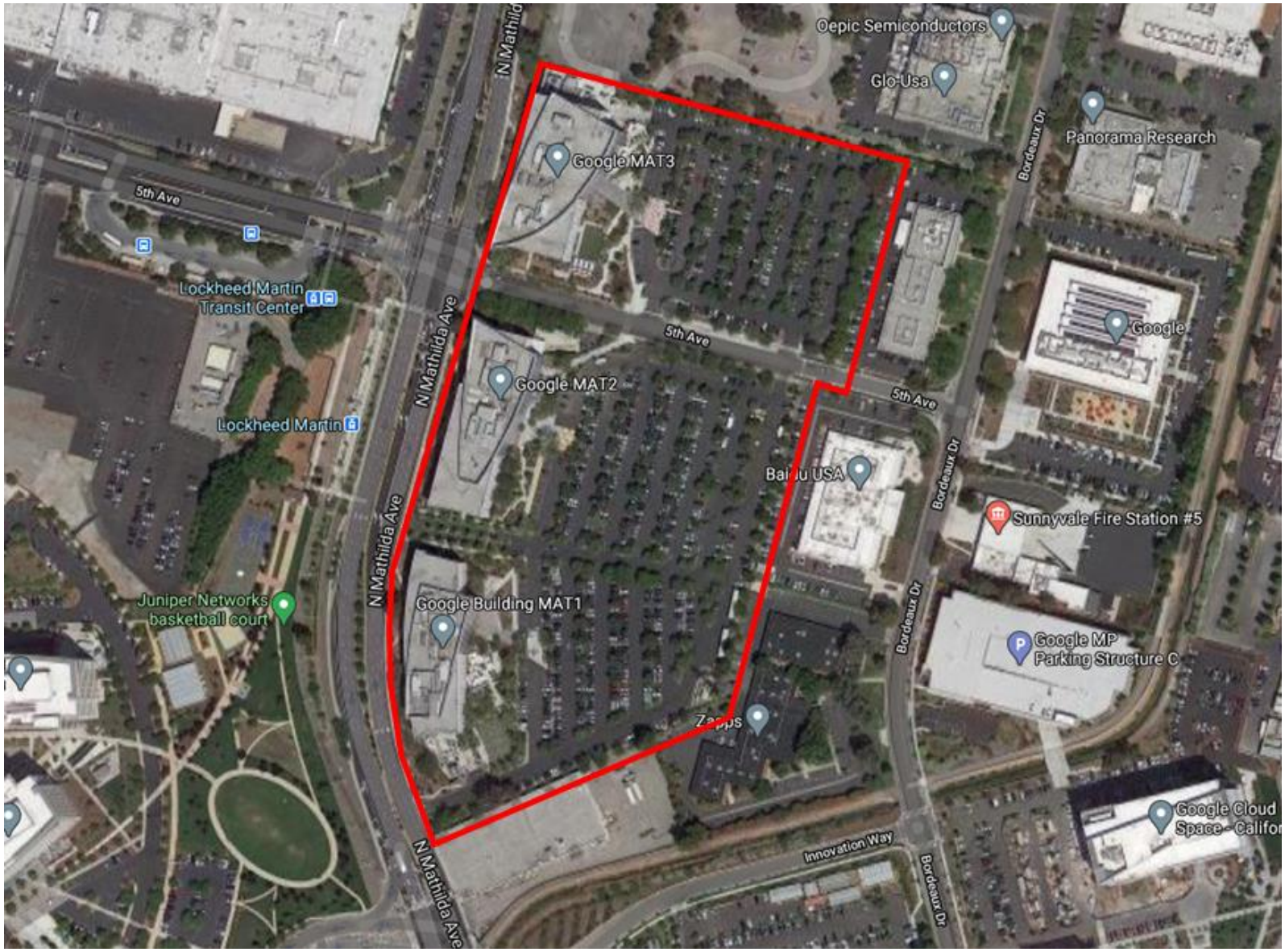




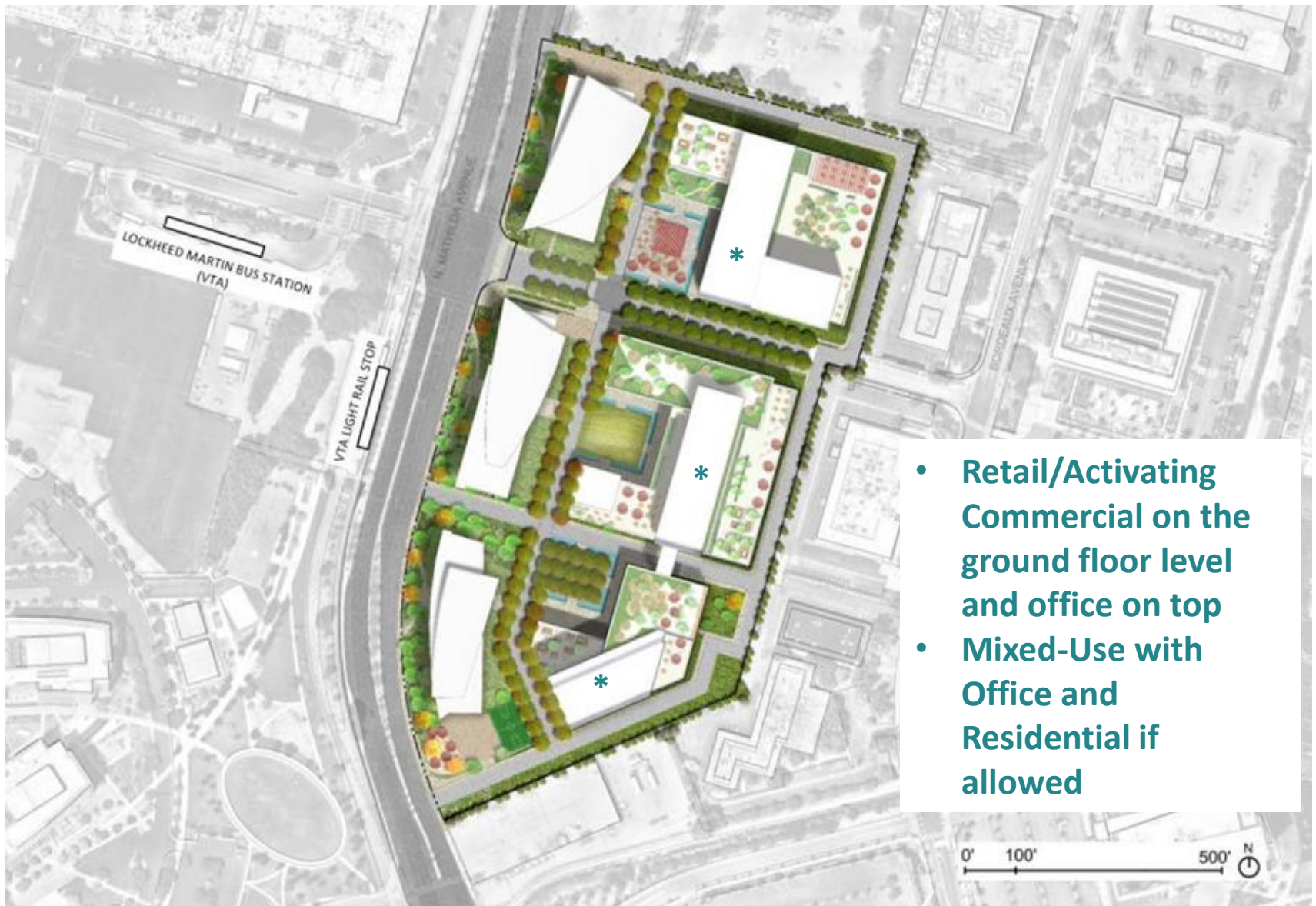
# Property Ownership Map







# CommonWealth Partners





# Property Ownership Map



# Jay Paul: Moffett Towers 2



- Two additional Office buildings
- Structured Parking







# Jay Paul: Moffett Gateway



- Proximity to Transit (Light Rail Station)
- Two existing office building with a parking structure
- New Office near Java Dr
- New Residential near Moffett Park Dr

# Property Ownership Map





## Masterplan Updates

### Orleans Neighborhood

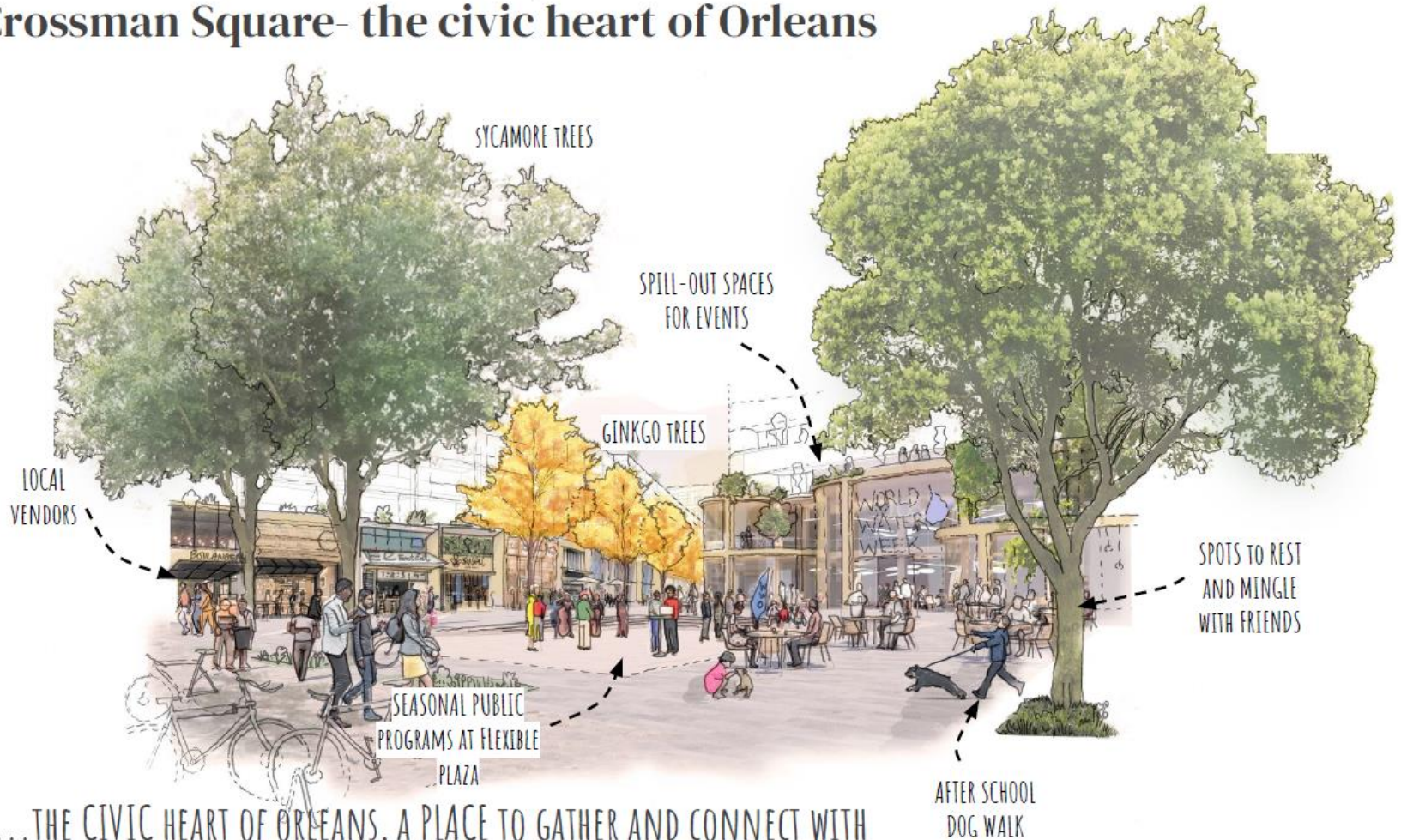




# Vision for Streetscape

## Streetscape Transformation

### Crossman Square- the civic heart of Orleans



"...THE CIVIC HEART OF ORLEANS, A PLACE TO GATHER AND CONNECT WITH SUNNYVALE RESIDENTS, WORKERS AND VISITORS"

# Vision for Streetscape

## Streetscape Transformation

### Diagonal



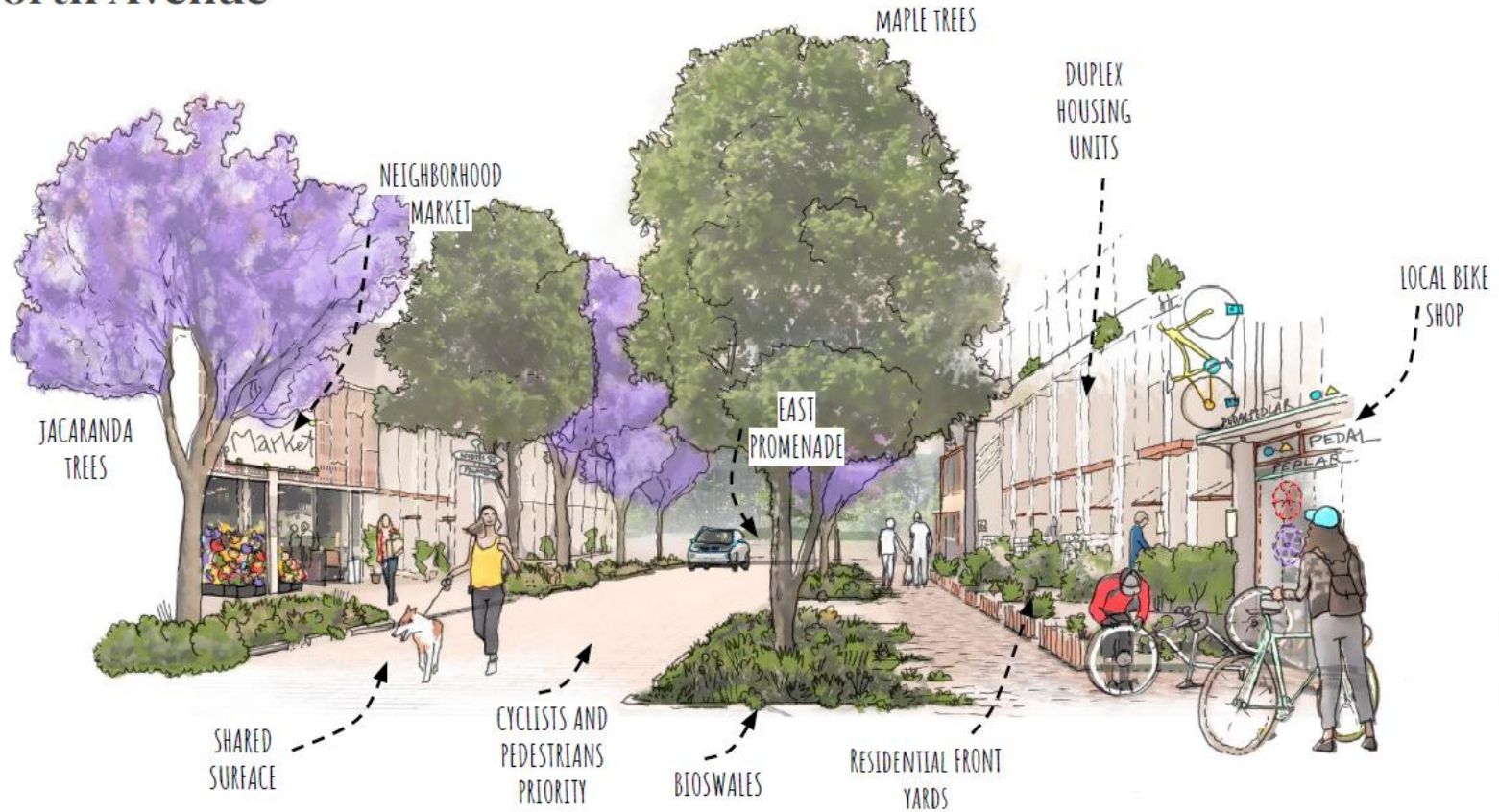
"...A PLAYFUL AND ACTIVE PEDESTRIAN STREET, AT THE HEART OF THE NEIGHBORHOOD"



# Vision for Streetscape

## Streetscape Transformation

### North Avenue



"...GREETING PEOPLE WITH NATURE, AS THEY MOVE NORTH-SOUTH ACROSS ORLEANS."



An aerial photograph of a suburban area, likely Moffett Park, with a large green semi-transparent rectangle overlaid in the center. The text "Next Steps" is written in white, bold, sans-serif font within the green area. The background shows residential streets, houses, and a large body of water in the distance under a clear blue sky.

# Next Steps

# Planning Commission Feedback

- Strong support for mixed-use district including housing
- Support for housing west of Mathilda (tech corners)
- Concern about amount of retail and demand
- Potential school solutions in plan area
- Concern about conflict between hazmat hazards and housing
- Concern about SLR
- Potential for raising ground elevations in Moffett Park
- Concern about funding of infrastructure (potential federal funding)
- Improving connecting to open space areas outside of plan area
- Interest in ecological improvements in the area
- Interest in north Lockheed Martin's ecological value over housing
- Great informative and inclusive process

# Future Study Session Topics *(Summer '21 – Spring '22)*

## Policy Discussions

- Open Space
- Urban Ecology
- Density and Form
- Economic Impacts
- Community Benefits
- Affordable Housing
- Transportation, Parking, TDM
- Infrastructure
- Governance
- Phasing
- Schools
- Public Art

## Technical studies

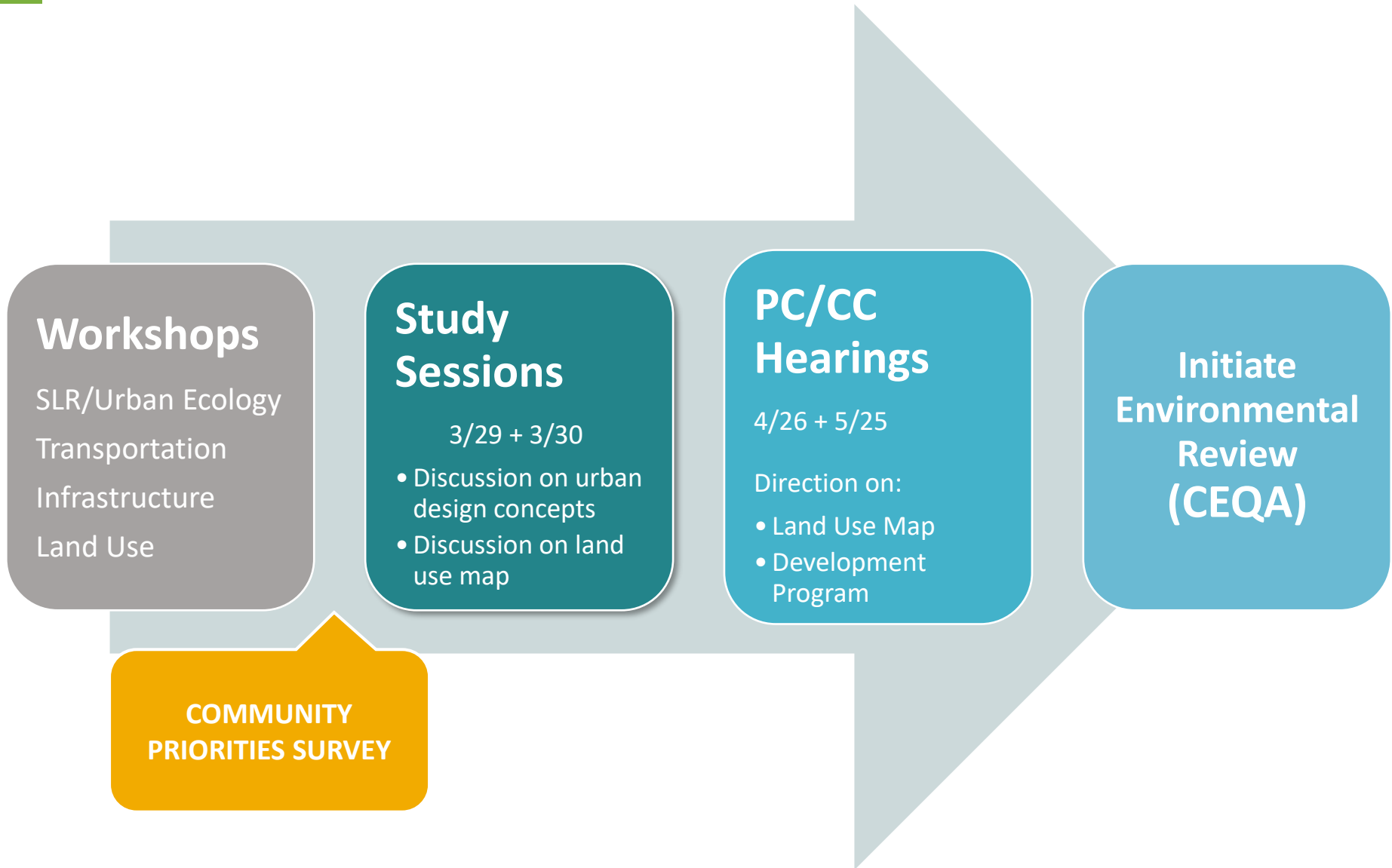
- Shoreline Vision
- Groundwater
- Environmental Hazards
- VMT and Traffic Operations Studies
- Water Supply Study
- Mary Ave
- Cultural Resources



# April/May Hearings on Land Use Map

- **Public Hearing Presentation:**
  - Land Use Map Concepts
  - Development Program
  - Fiscal Analysis Report on range of development
- **Direction Needed:**
  - Select Land Use Map for EIR + Plan Preparation
  - Development Program
    - Number of Residential Units
    - Amount of net new Office/R+D floor area

# Process from today to CEQA



# Urban Design Considerations for Today

- **Land Use Locations Feedback**

- Residential + Office/R+D
- Mixed-use neighborhood west of Mathilda (Tech Corners area)
- Commercial Activity Centers

- **Open Space Feedback**

- Open Space Network strategy
- District Park strategy



An aerial photograph of a suburban neighborhood, likely Moffett Park, with a large green semi-transparent rectangle overlaid in the center. The text "Thank you." is written in white, bold, sans-serif font within the green area. The background shows residential streets, houses, and a large body of water in the distance under a clear blue sky.

**Thank you.**