



Moffett Park Specific Plan

Land Use Plan + Development Program

April 26 + May 25, 2021

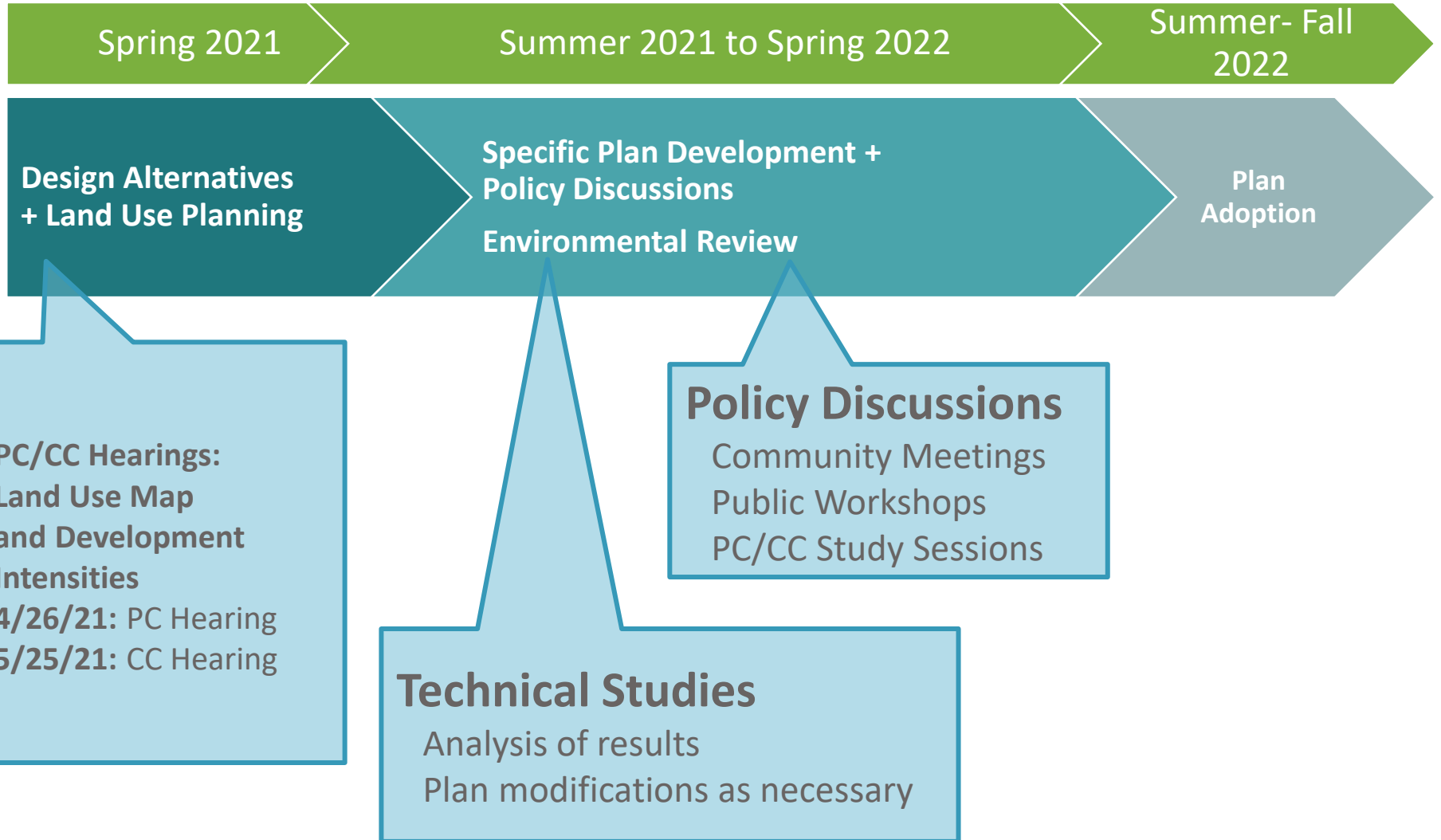
Hearing Agenda

- Planning Process
 - Overall Schedule
 - Meeting Expectations
 - CEQA Process
- Land Use Map
 - Draft Land Use Map
 - Draft Development Program
 - Planning Commission Recommendation
- Next Steps
- Review Decision Points
- Public Comment
- Q&A/Comment/Direction

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 "Planning Process" is written in white, bold, sans-serif font across the middle of this green area. 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.

Planning Process

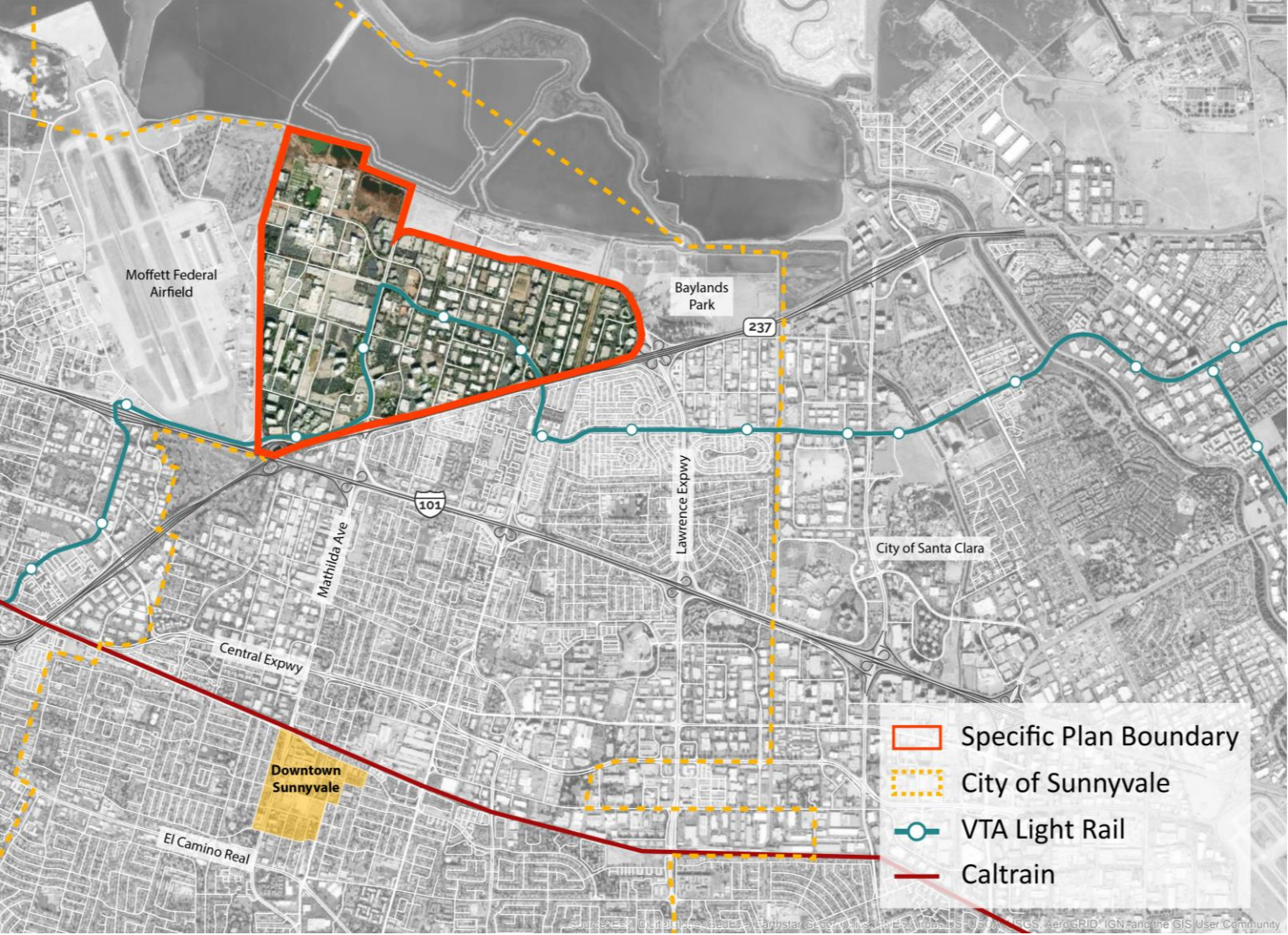
Process Overview



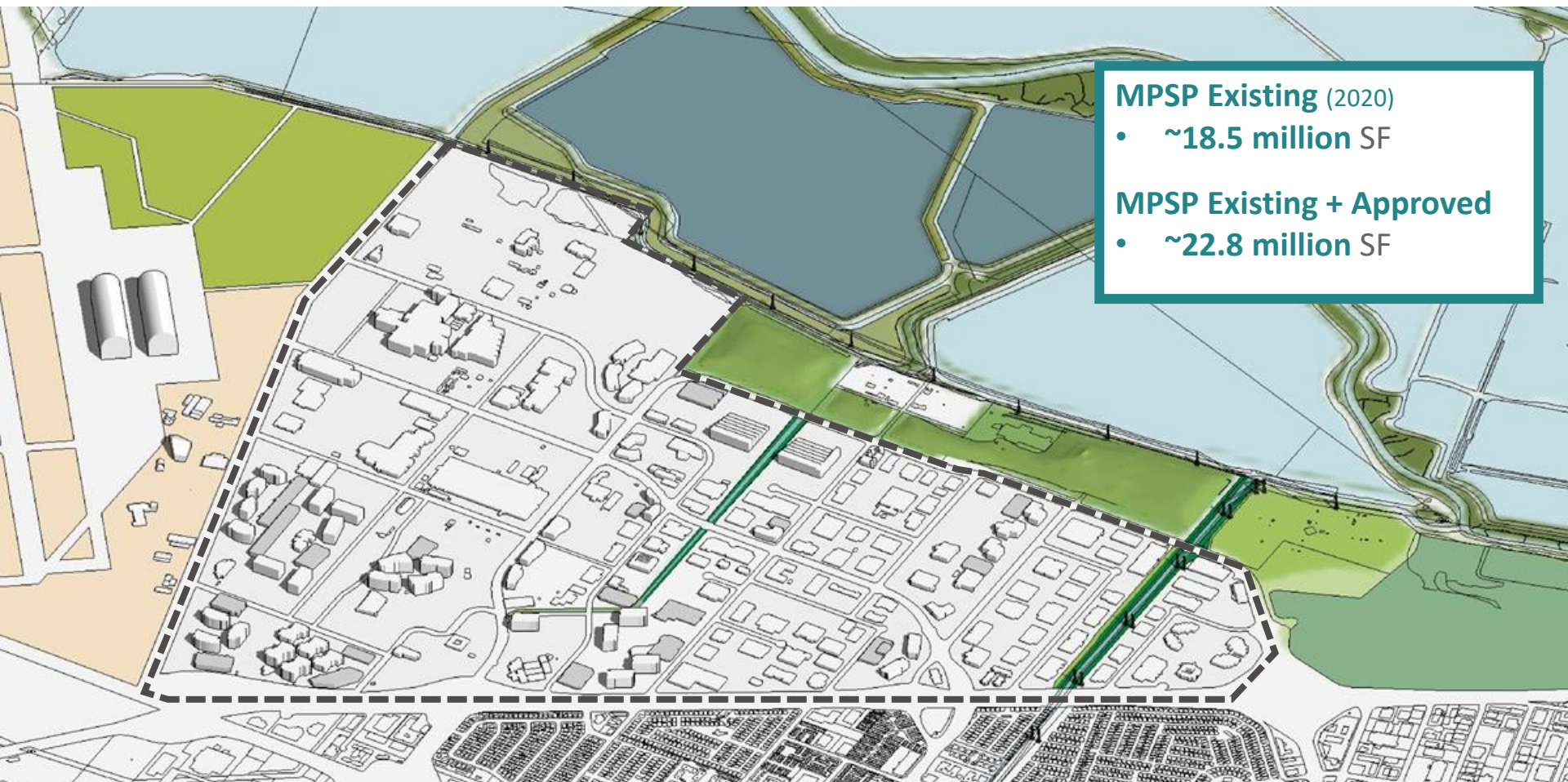


Background

Moffett Park Specific Plan



Existing Condition + Approved Projects



LEGEND:  MPSP Boundary

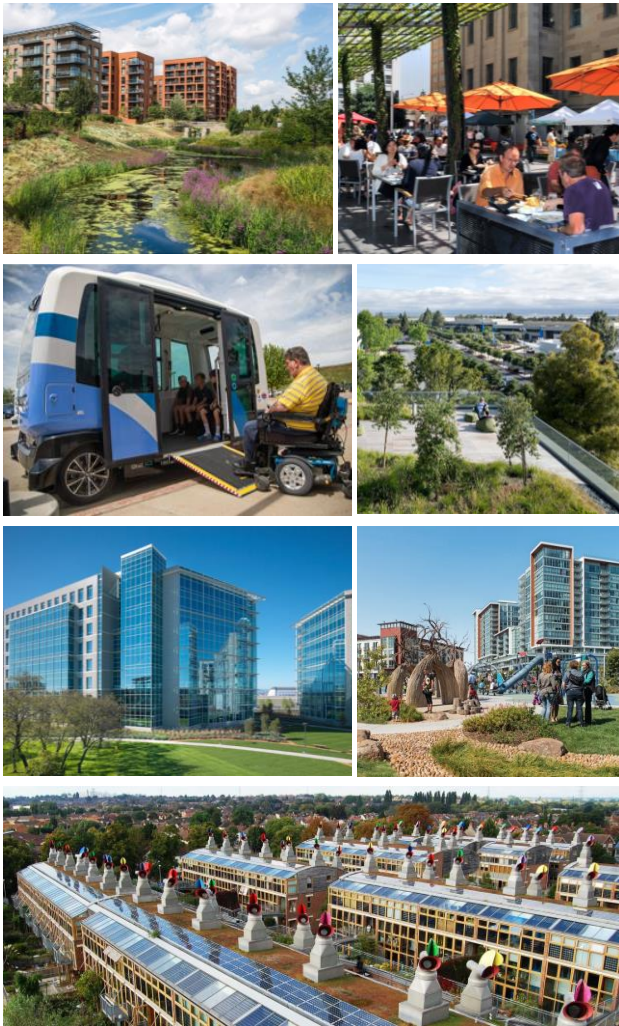
Vision Statement

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.

Guiding Principles Summary



- 1. Resilient + Equitable*
- 2. Vibrant + Inclusive*
- 3. Diverse Economy + Prosperity*
- 4. Accessible + Pedestrian Friendly*
- 5. Dynamic + Connected Public Spaces*
- 6. Healthy + Biodiverse Environment*
- 7. Innovative + Emerging Technology*

CEQA Overview

- Purpose of CEQA
- Purpose of an EIR
- EIR Process
 1. Notice of Preparation and Public Scoping Meeting
 2. Prepare and circulate Draft EIR
 3. Prepare and circulate Final EIR/Responses to Comments
 4. Public hearings

Today's Decision is...

- Choosing for **study**, *for the purposes of environmental review (CEQA)*
 - **Development Program** (numbers)
 - **Draft Land Use Map** (locations)
- The final plan can and may be less than this land use concept but can not be **more**

Staff will return for policy discussions on...

Policy Discussions

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

Other polices and plans that inform this process

- General Plan Goals and Policies
- Sunnyvale Housing Strategy
- Sunnyvale Climate Action Playbook
- Moffett Park Specific Plan Draft Vision Statement
- Input from:
 - Stakeholder interviews
 - Community surveys
 - Workshops & study sessions
 - Technical Working Group (TWG)

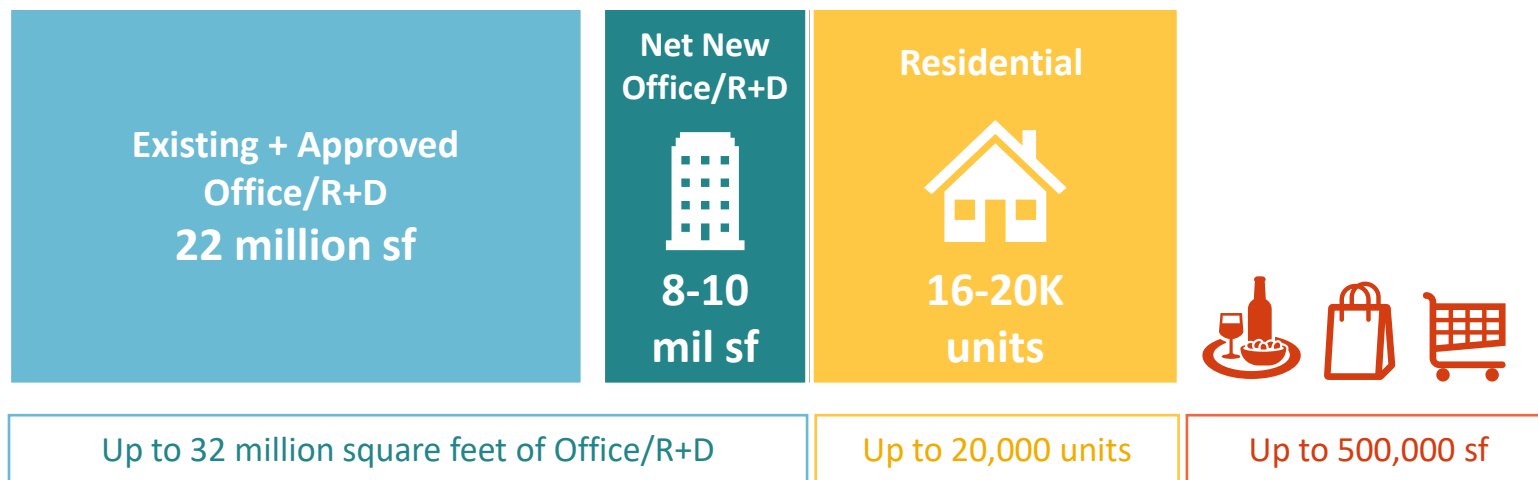
Technical work completed and underway

- Existing Conditions Report (April 2020)
- Urban Ecology Technical Study (April 2020)
- Sea Level Rise Adaptation Strategy (March 2020)
- Acoustics and Air Quality Technical Study (March 2020)
- Market Analysis (June 2020)
- Noise and Vibration Study (March 2020)
- Cultural Resources Literature Review (underway)
- Biotic Resources Report (underway)
- Fiscal Impact Analysis (underway)
- Phase I Hazards (underway)
- Fiscal Analysis (underway)
- Traffic Modeling (underway)
- Groundwater Study (underway)

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Land Use

Range for Mixed-Priority Scenario



Summary Staff Recommendation Presented to PC

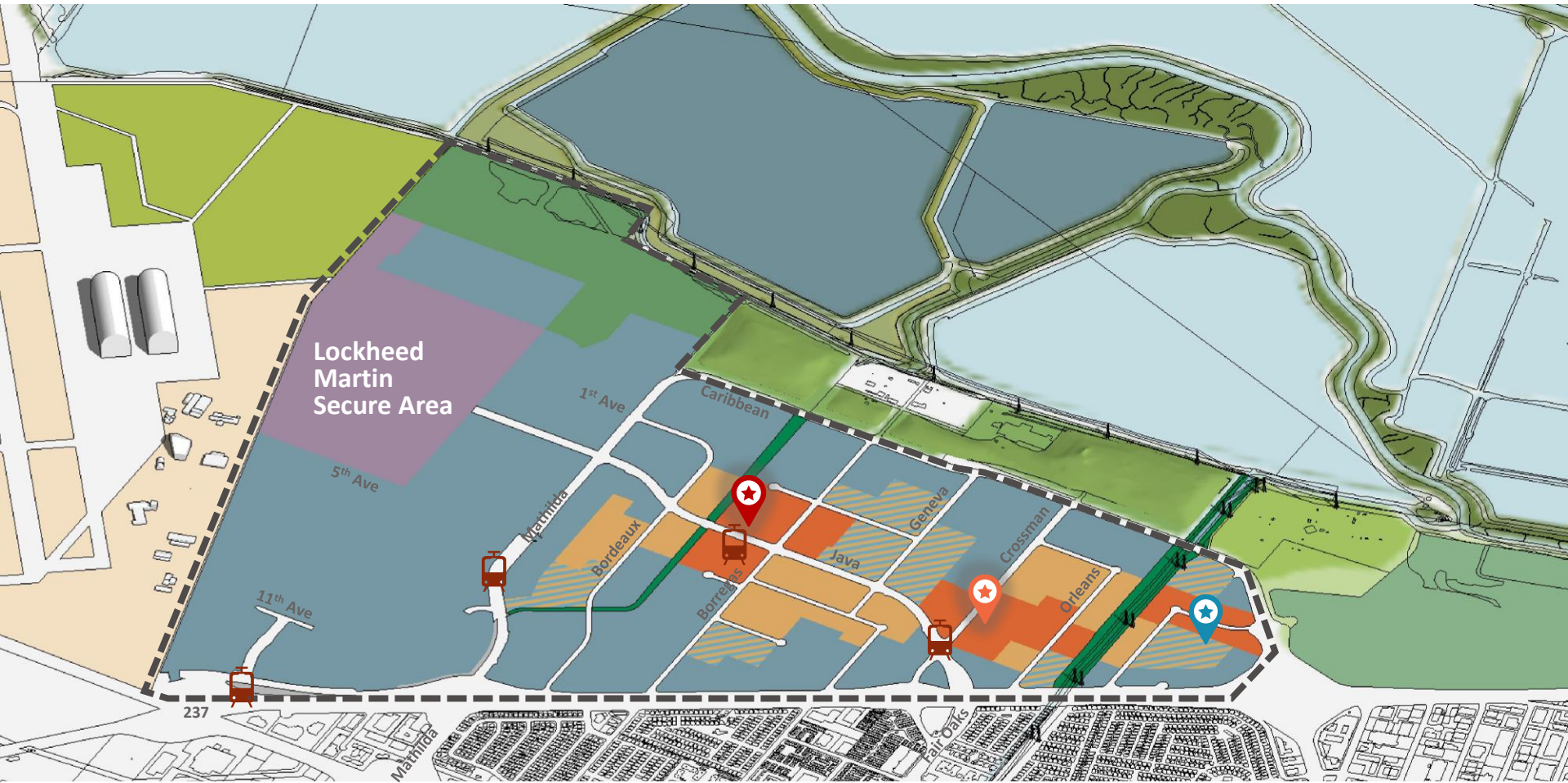
Development Program

- Up to 10 million sf of net new office/R+D
- Up to 18,500 units
- Up to 500,000 sf of net new commercial

Where to study housing

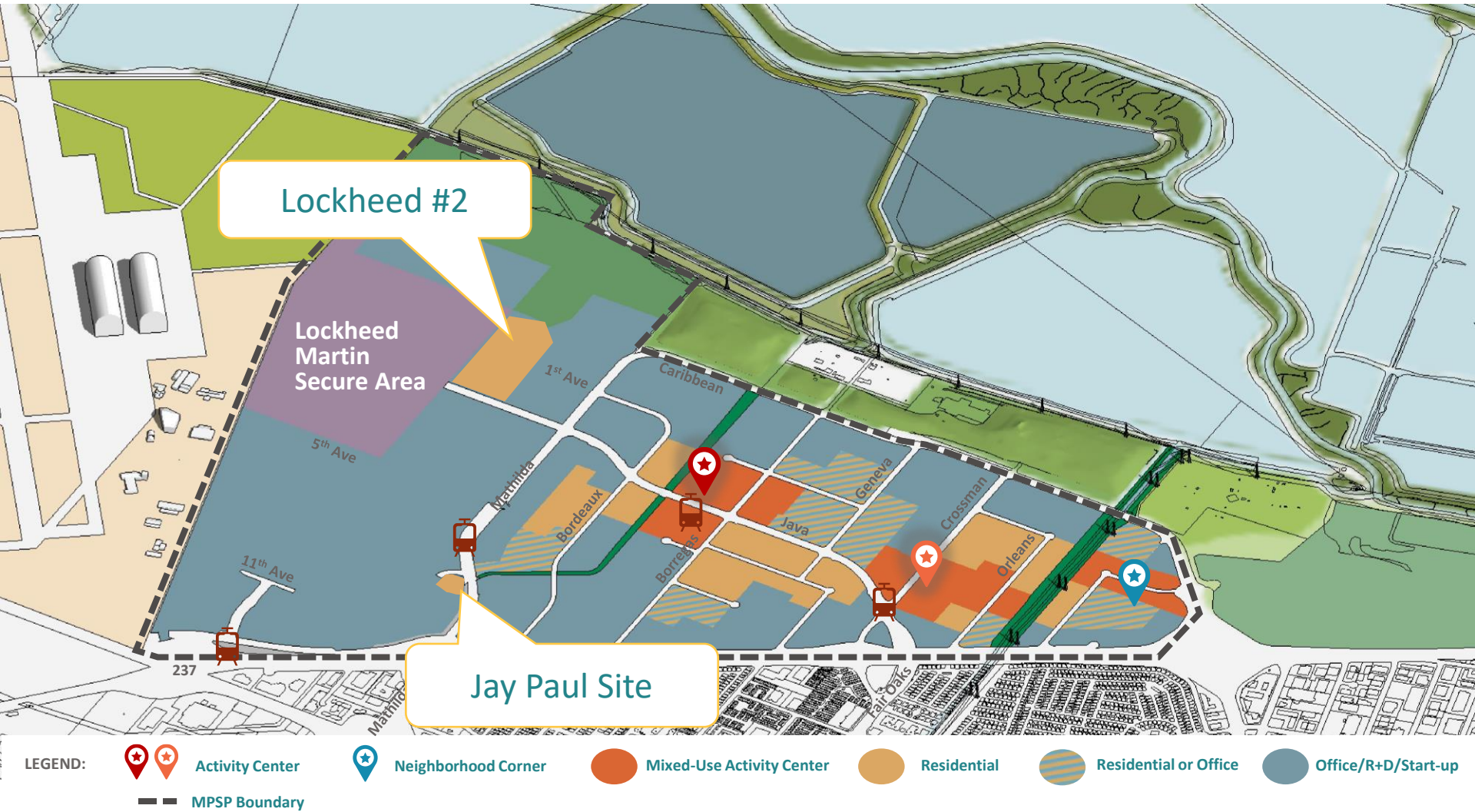
- Study housing east of Mathilda

Land Use Map - Staff Recommendation



- LEGEND:
- Activity Center
 - Neighborhood Corner
 - Mixed-Use Activity Center
 - Residential
 - Residential or Office
 - Office/R+D/Start-up
 - MPSP Boundary

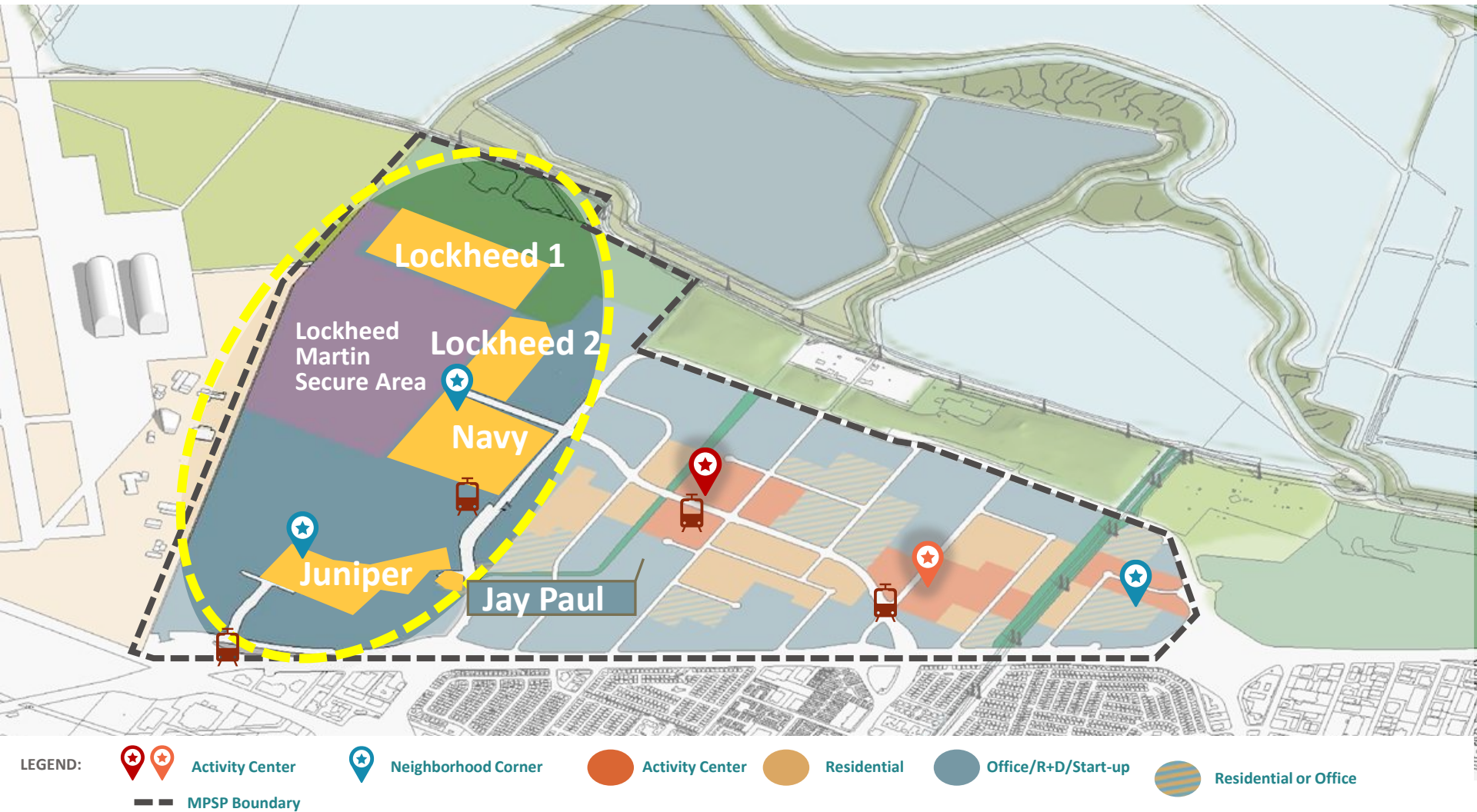
Land Use Map – PC Recommendation



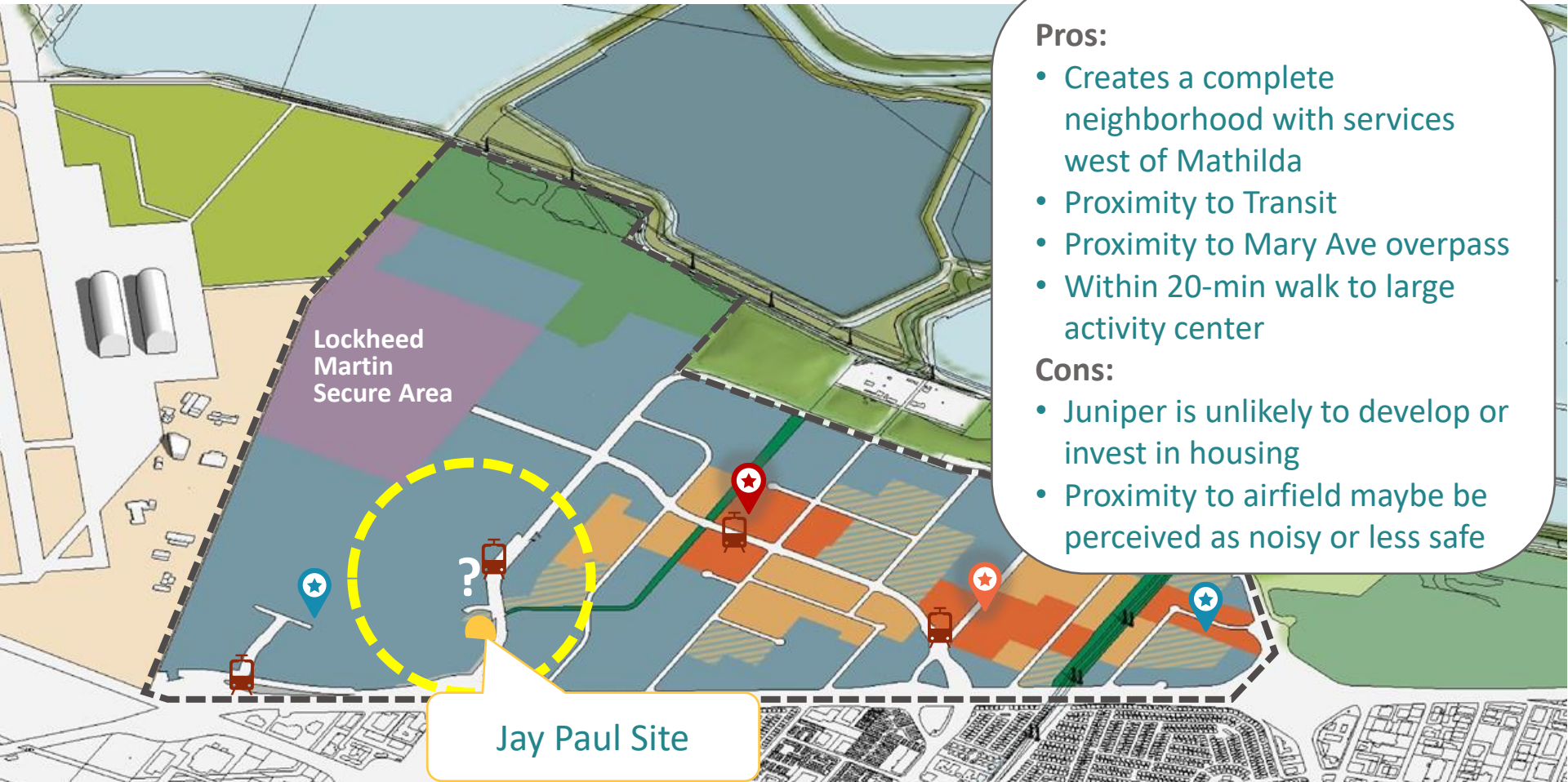


Additional Residential Sites

Additional Residential Sites



Jay Paul Site



Pros:

- Creates a complete neighborhood with services west of Mathilda
- Proximity to Transit
- Proximity to Mary Ave overpass
- Within 20-min walk to large activity center

Cons:

- Juniper is unlikely to develop or invest in housing
- Proximity to airfield maybe be perceived as noisy or less safe

LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



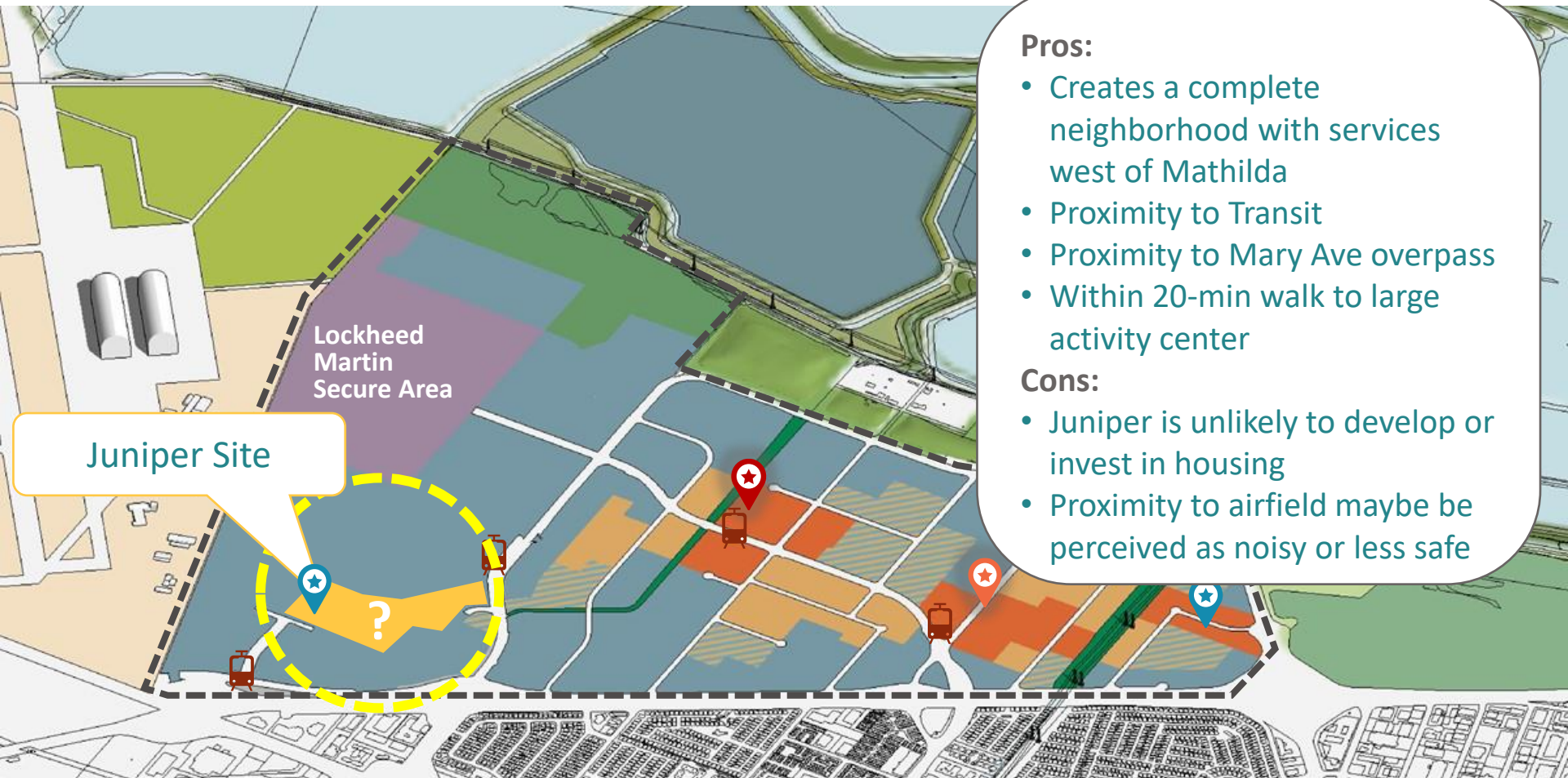
Office/R+D/Start-up



Residential or Office

--- MPSP Boundary

Juniper Site



Pros:

- Creates a complete neighborhood with services west of Mathilda
- Proximity to Transit
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- Within 20-min walk to large activity center

Cons:

- Juniper is unlikely to develop or invest in housing
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LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up



Residential or Office



MPSP Boundary

Lockheed #1



Pros:

- Proximity to Bay Trail
- Opportunity for ecological restoration partnerships
- Within 20-min walk to central activity center

Cons:

- Requires finished floor to be 11 feet above stormwater ponds
- One way in and out of neighborhood
- Proximity to sensitive habitat areas
- Isolated Area with no nearby services

LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up



Residential or Office

--- MPSP Boundary

Lockheed #2



Pros:

- Proximity to Bay Trail
- 2/3 mile to Activity Center
- 1/2 mile to transit
- Property owner is interested in building housing here
- Large enough area to support enough residential to support a neighborhood corner

Cons:

- May require cap and/or remediation of plume from Navy Site

LEGEND:

- Activity Center
- Neighborhood Corner
- Activity Center
- Residential
- Office/R+D/Start-up
- Residential or Office
- MPSP Boundary

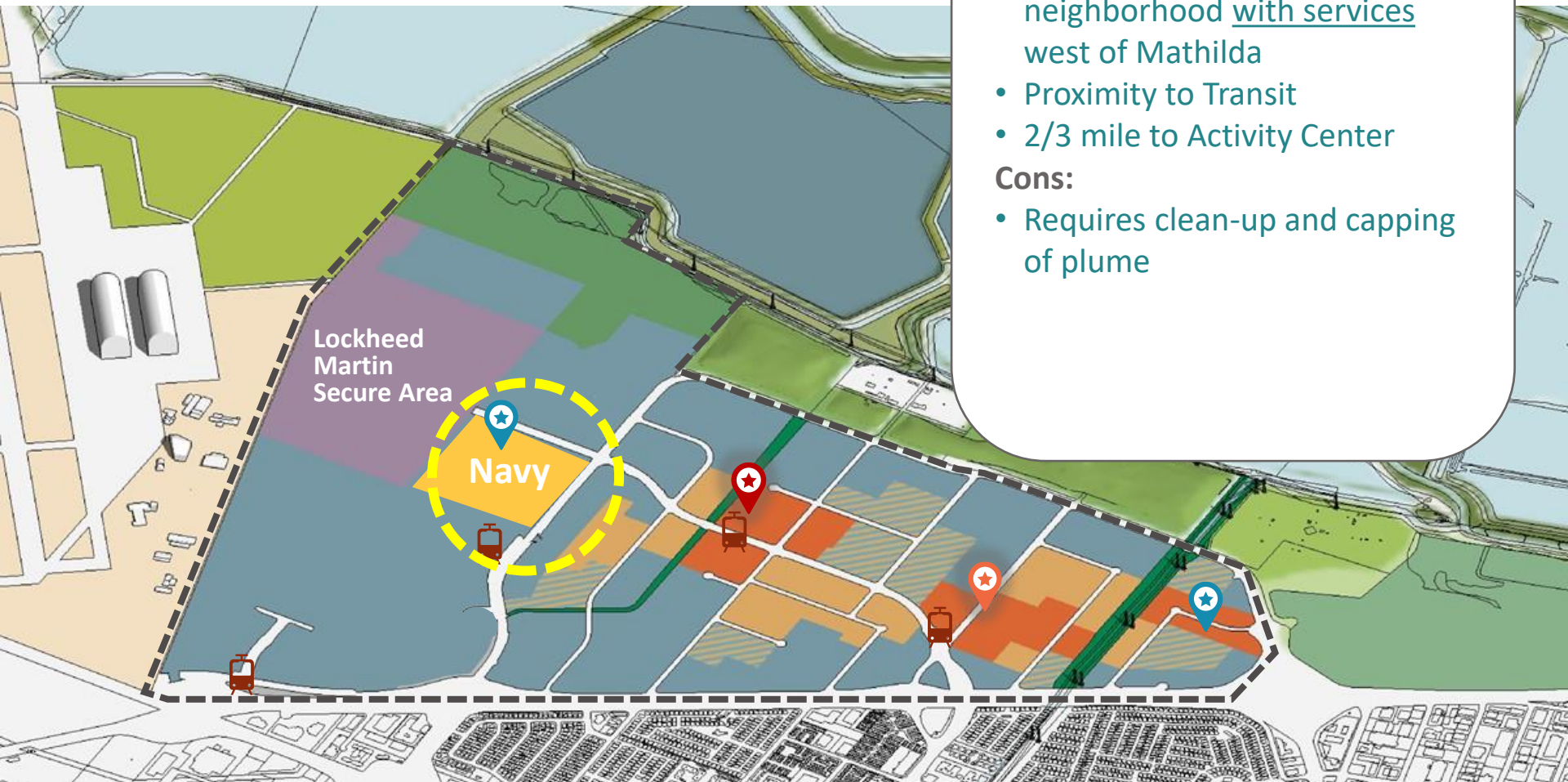
Navy Site

Pros:

- Creates a complete neighborhood with services west of Mathilda
- Proximity to Transit
- 2/3 mile to Activity Center

Cons:

- Requires clean-up and capping of plume



LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up



Residential or Office



MPSP Boundary

20-minute Neighborhoods



- LEGEND:
- Activity Center
 - Neighborhood Corner
 - Activity Center
 - Residential
 - Office/R+D/Start-up
 - Residential or Office
 - MPSP Boundary
 - 5-minute walk radius
 - 20-minute walk radius

Summary PC Recommendation

Development Program

- Up to 10 million sf of net new office/R+D
- Up to 18,500 units
- Up to 500,000 sf of net new commercial

Where to study housing

- Study housing
 - East of Mathilda
 - Jay Paul Site
 - Lockheed Site #2

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Open Space

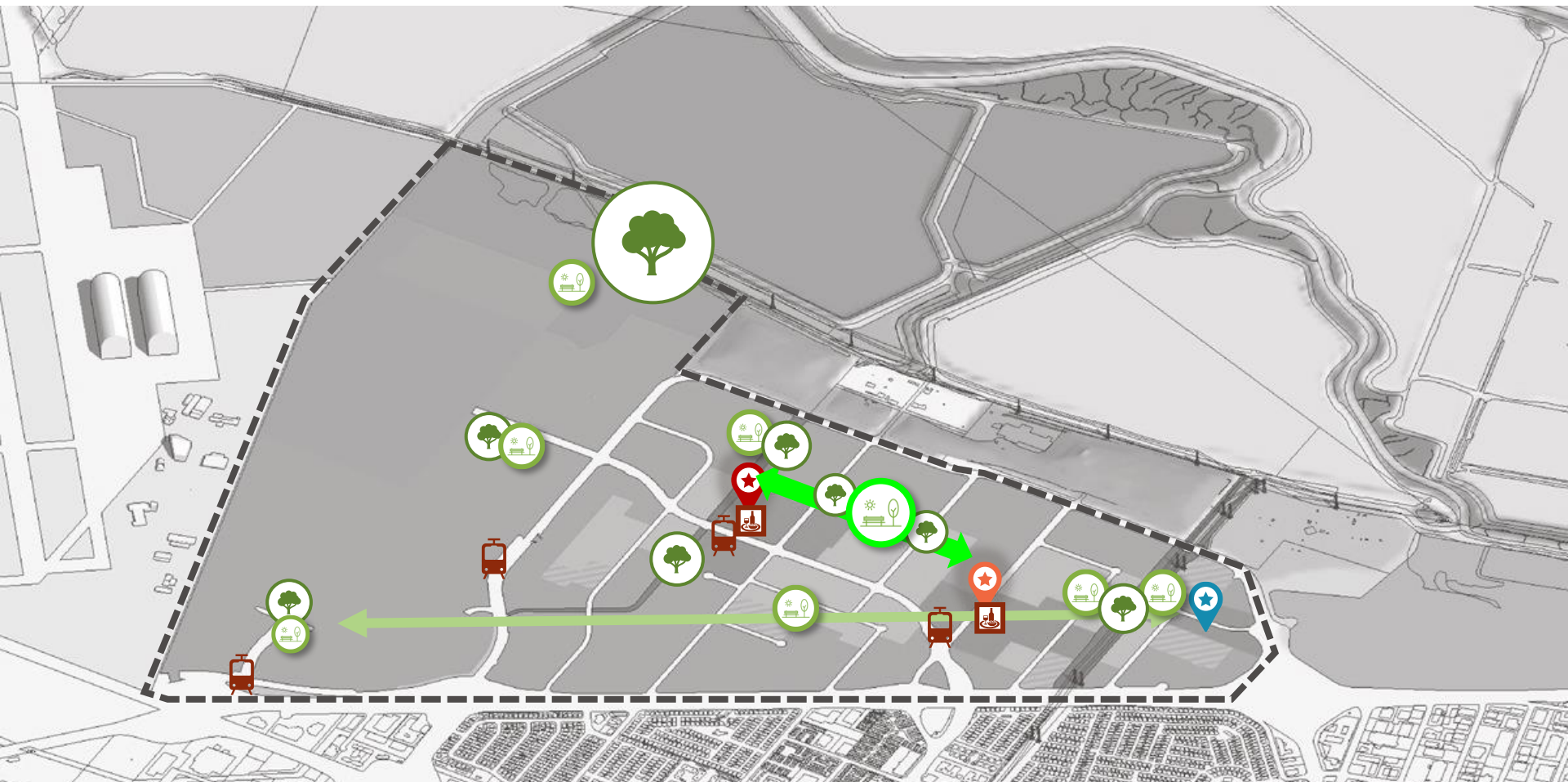
Principles for the Open Space Network

- Be mindful of the City's open space requirements per the General Plan
- Create an open space network to support an **Eco-Innovation District** including urban ecology goals
- Develop open space that provides 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

Parks, Plaza, Eco-patches



LEGEND:



Activity Center



Neighborhood Corner



MPSP Boundary



Neighborhood Parks and Mini-parks



Plazas + Squares



Eco-patches



Community/District Park



Next Steps

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

- Series of study sessions on policies and technical findings
- Policy discussions on implementation and phasing:
 - Development
 - Infrastructure
 - Services

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

Policy Discussions

- Open Space
- Urban Ecology
- Density and Form
- Fiscal Impacts
- City Services Impact
- Economic Diversity
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- Public Art

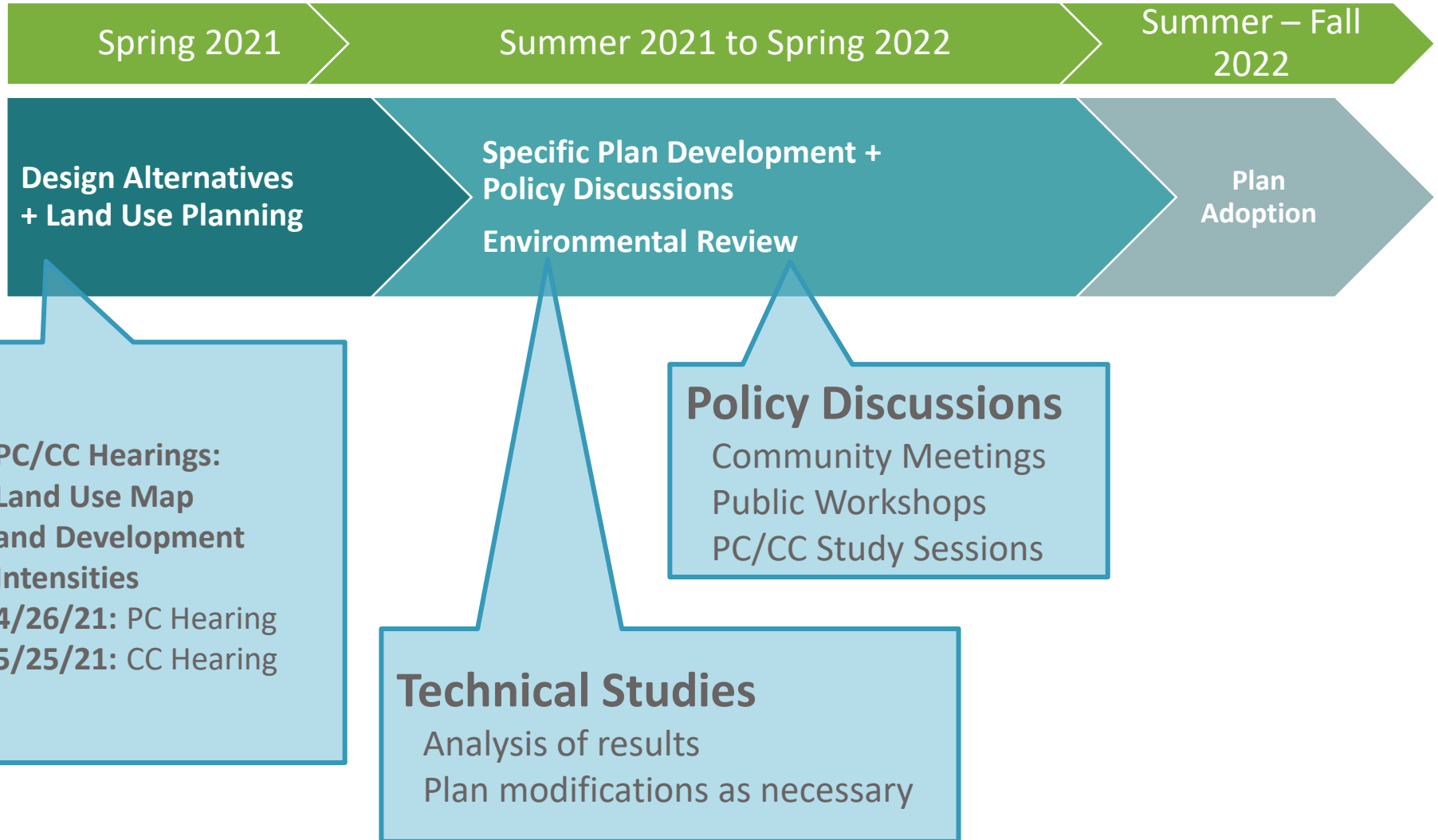
Technical studies

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

Environmental Review Process

- Land Use Plan and Maximum Development Program to Study
- CEQA/EIR will provide results
- City will have opportunity to set final development program and final land use plan

Process Overview





Recommendation

Summary Staff Recommendation:

Development Program

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Where to study housing

- Study housing east of Mathilda

PC Recommendation

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An aerial photograph of a city, likely Moffett Park, with a large green semi-transparent overlay in the center. The overlay contains the text "Questions and Public Hearing" in white. The background shows a cityscape with buildings, roads, and a large body of water in the distance under a clear blue sky.

Questions and Public Hearing