Moffett Park Specific Plan

Plan Update + Preliminary Land Use Concepts

March 29 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)

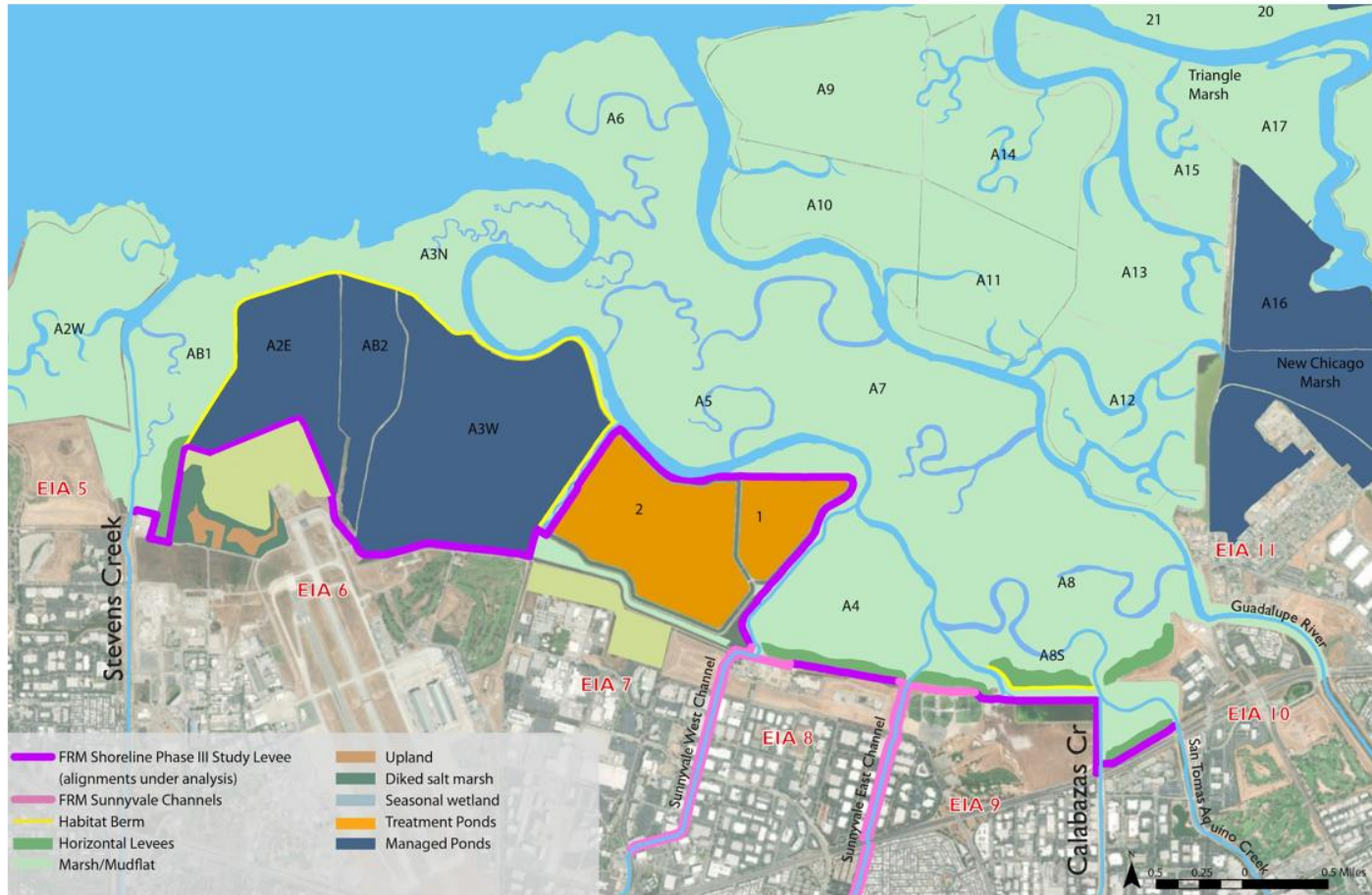- **87** community members
- **190** views on YouTube

SLR/Urban Ecology Workshop

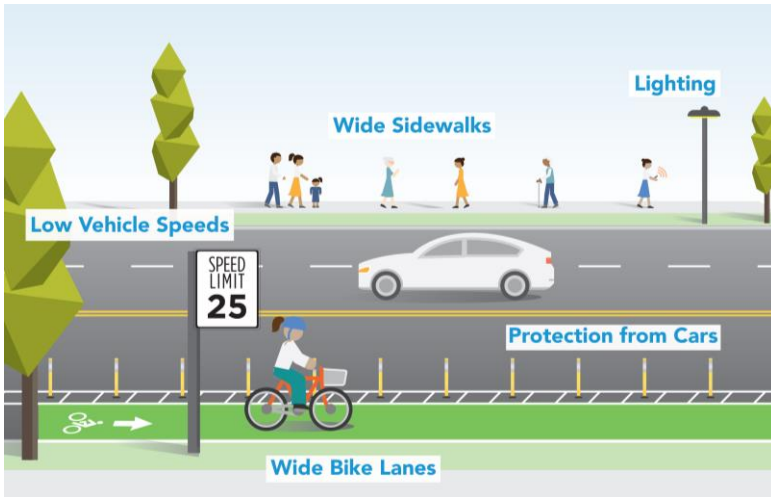**Future Baylands - Levee to Protect Sunnyvale and Restore Marshes**

Alternative 2, Sunnyvale Shoreline Resilience Vision

Mobility + Infrastructure Workshop

- Prioritize People of Vehicle Movement

- 20-minute neighborhoods

Land Use + Market Conditions Workshop
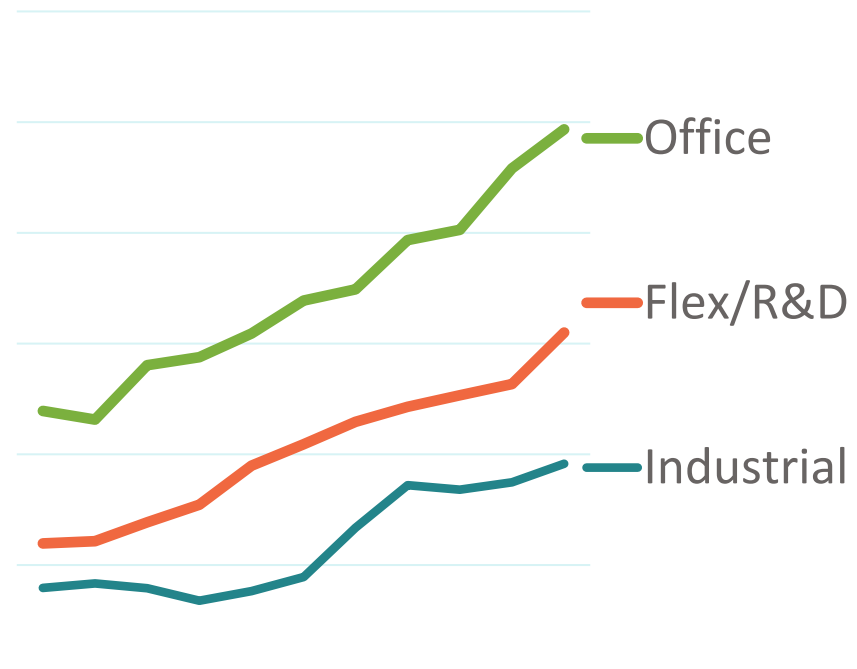
- Strong demand for housing and highly skilled labor

Population with an Advanced Degree per Square Mile

- Market forces do not favor retention or development of Industrial / Flex Spaces

Rents in Sunnyvale (NNN)

Office

Flex/R&D

Industrial
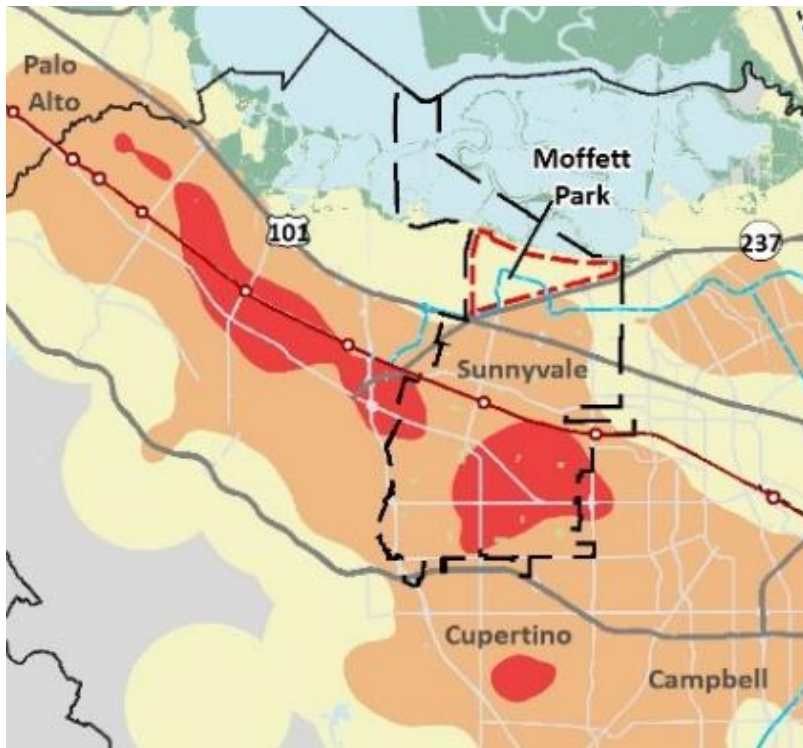
Note: Rents shown as triple net (NNN).
Source: Costar, 2020; Strategic Economics, 2020.

Moffett Park Specific Plan
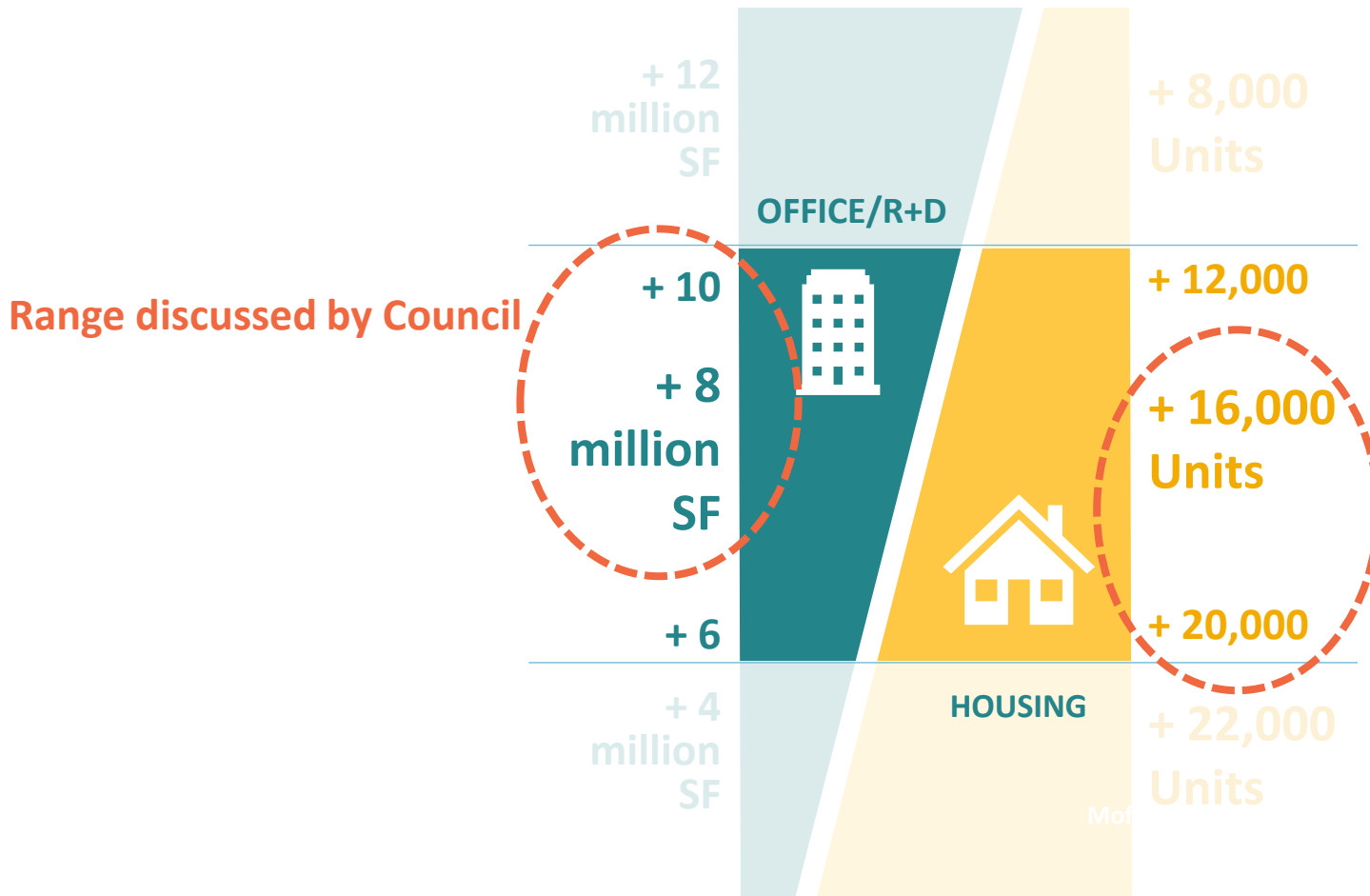
Housing: Supports Retail and Services

- **Limited existing retail** in Moffett Park

- Retail demand **driven by household growth**

- **Each new household can support ~25 square feet** of new community-serving retail

ALL RETAIL PROPERTIES NEAR MOFFETT PARK, 2019

Source: Costar, 2019; Strategic Economics, 2020.

Range for Mixed-Priority Scenario (net new)

Range discussed by Council

OFFICE/R+D

+ 12 million SF

+ 10

+ 8 million SF

+ 6

+ 4 million SF

HOUSING

+ 8,000 Units

+ 12,000

+ 16,000 Units

+ 20,000

+ 22,000 Units

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.*

What is an Eco-Innovation District?

INNOVATION DISTRICT

- **Leading-edge anchor institutions and companies**
- **Start-ups, business incubators**
- **Physically compact**
- **Transit-accessible**
- **Technically-wired**
- **Mixed-use with housing**

- *"The Rise of Innovation Districts"*
  Brookings Institute
  Metropolitan Policy Programs

ECO-DISTRICT

- **Holistic approach to sustainability and community**
- **Sustainable development at the neighborhood scale**
- **Integrate placemaking, building design, and infrastructure strategies**
- **Planning for urban ecology**
- **Multi-benefit solutions**
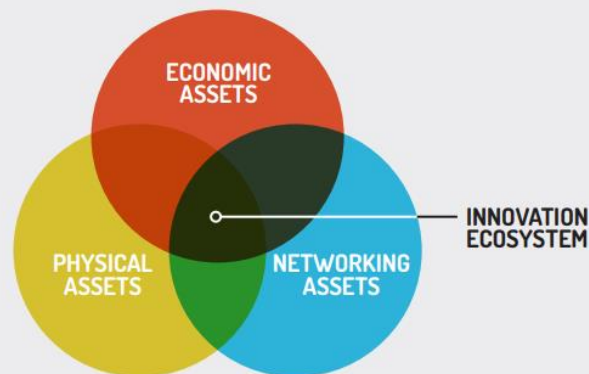
Survey Summary

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
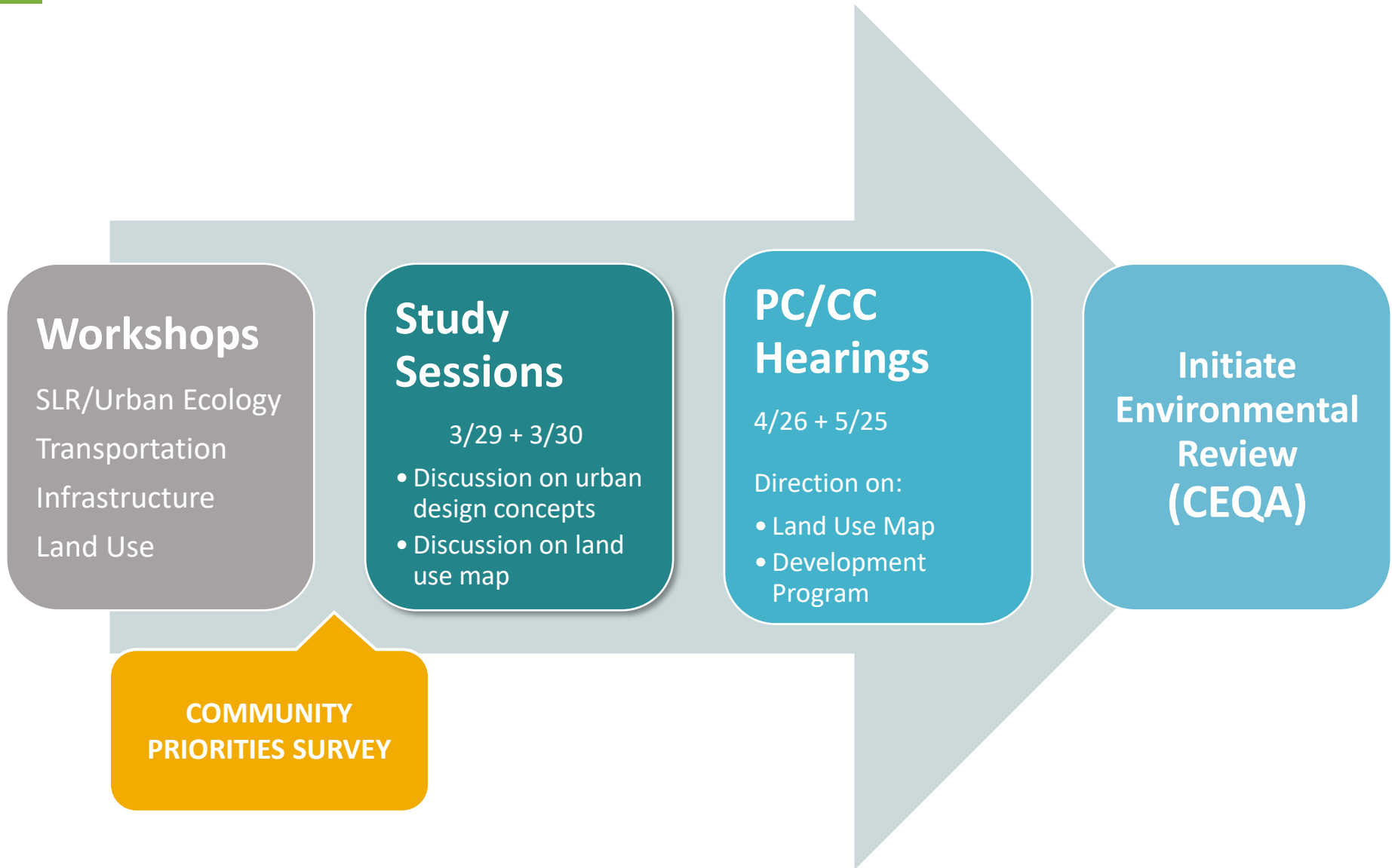
Workshops

SLR/Urban Ecology

Transportation

Infrastructure

Land Use

Study Sessions

3/29 + 3/30

- Discussion on urban design concepts
- Discussion on land use map

PC/CC Hearings

4/26 + 5/25

Direction on:
- Land Use Map
- Development Program

Initiate Environmental Review (CEQA)

COMMUNITY PRIORITIES SURVEY

LAND USE

Moffett Park Specific Plan

Moffett Park Overview

Moffett Park Specific Plan

Moffett Park Specific Plan

Legend:
- Specific Plan Boundary
- City of Sunnyvale
- VTA Light Rail
- Caltrain

Map labels: Moffett Federal Airfield, Baylands Park, 237, City of Santa Clara, Lawrence Expwy, Mathilda Ave, 101, Central Expwy, Downtown Sunnyvale, El Camino Real
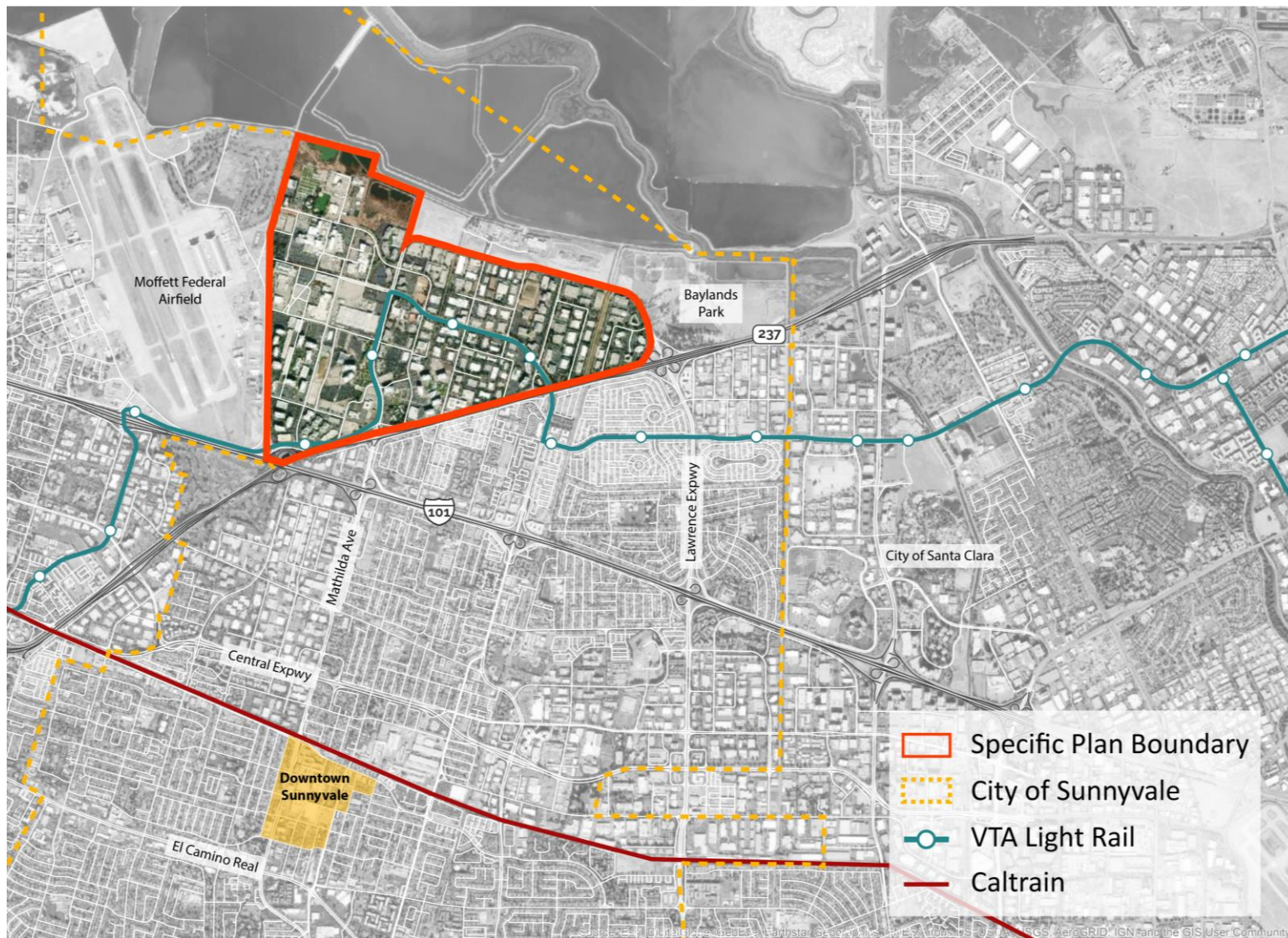
Scale of Moffett Park

Moffett Park

Sunnyvale

San Jose
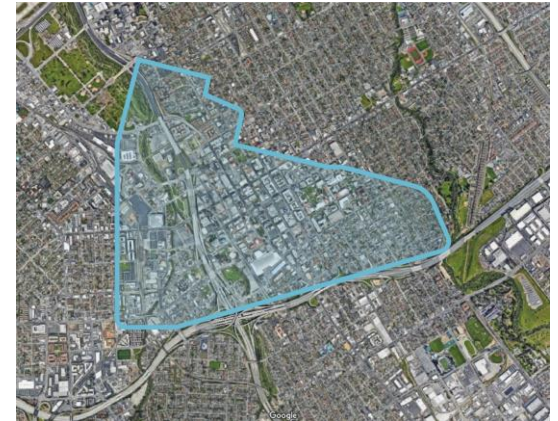
Oakland

Redwood City

San Francisco

Moffett Park Specific Plan

This is Moffett Park of the near future showing approved projects
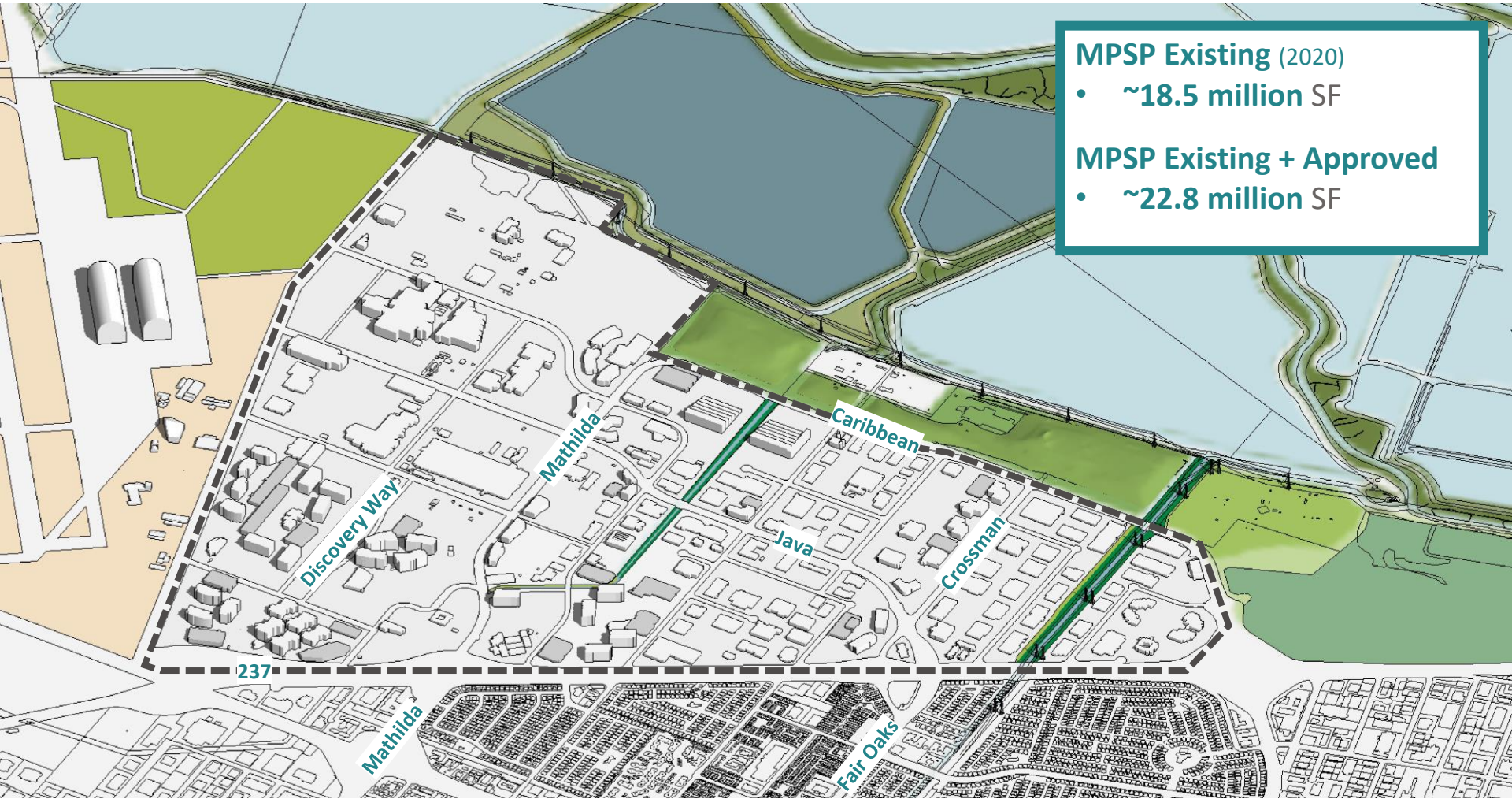
MPSP Existing (2020)
- **~18.5 million** SF

MPSP Existing + Approved
- **~22.8 million** SF

Mathilda

Caribbean

Discovery Way

Java

Crossman

237

Mathilda

Fair Oaks

LEGEND: ▬ ▬ ▬ **MPSP Boundary**

Property Ownership Map

Legend:
- 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**

Residential Strategy

Moffett Park Specific Plan

Range for Mixed-Priority Scenario

Existing + Approved Office/R+D
22 million sf

Net New Office/R+D

8-10 mil sf

Residential

16-20K units

| Up to 32 million square feet of Office/R+D | Up to 20,000 units | Up to 500,000 sf |

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**

Office/R+D Strategy

Range for Mixed-Priority Scenario
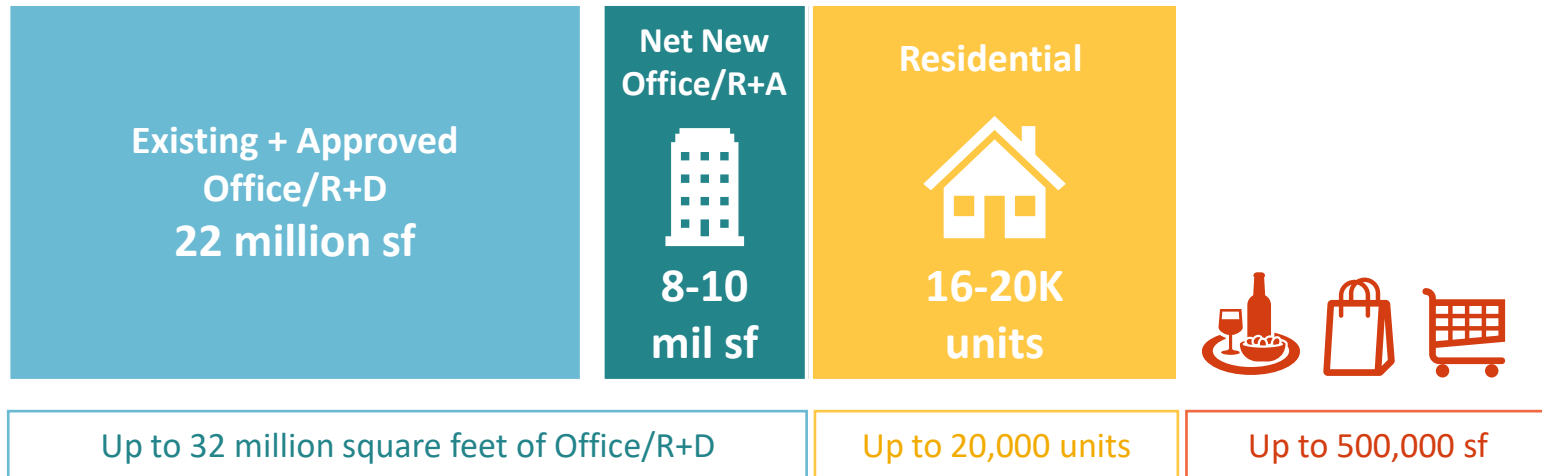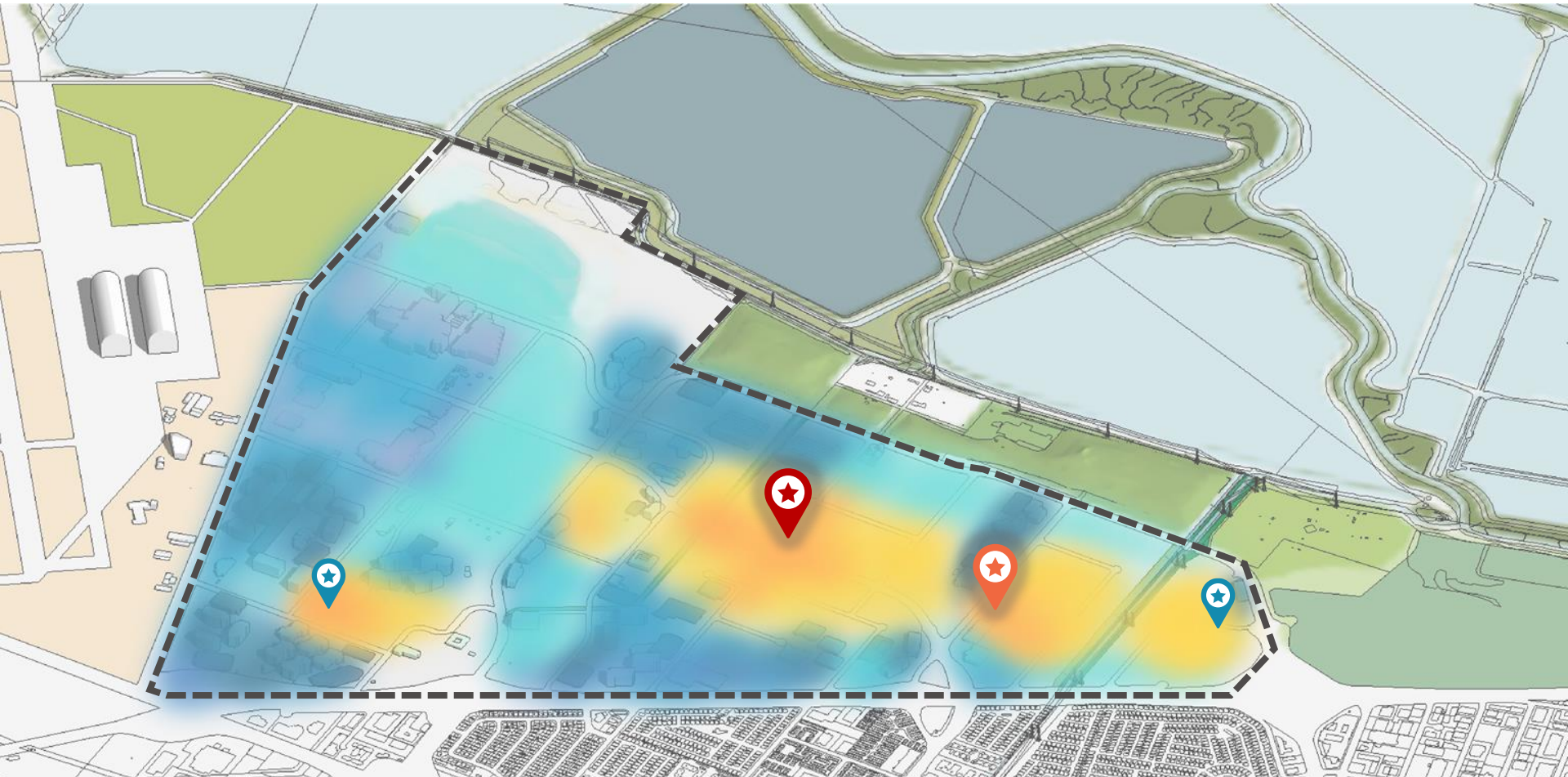
Existing + Approved Office/R+D
22 million sf

Net New Office/R+A

8-10 mil sf

Residential

16-20K units

| Up to 32 million square feet of Office/R+D | Up to 20,000 units | Up to 500,000 sf |

LEGEND:
- 🟠 **Residential Opportunity Near Transit**
- 🟡 **Residential Opportunity**
- 🔵 **Office Development Opportunity**
- 📍📍 **Activity Center**
- 📍 **Neighborhood Corner**
- ▬ ▬ **MPSP Boundary**

Non-Redevelopment Sites:
410 Gross Acres
~17.6 million sf

Office/R+D Opportunity Sites:
194-214 Gross Acres
~8-10 million sf net new

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

MPSP Boundary

Potential locations for office/R+D development

Potential for mix of residential and office

Potential for mix of residential, office, and commercial

Potential for mix of R+D/flex/industrial and office

LEGEND:

- **Office/R+D Opportunities**
- **Non-Redevelopment Sites**
- **Residential Opportunity**
- **MPSP Boundary**

Moffett Park Specific Plan

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

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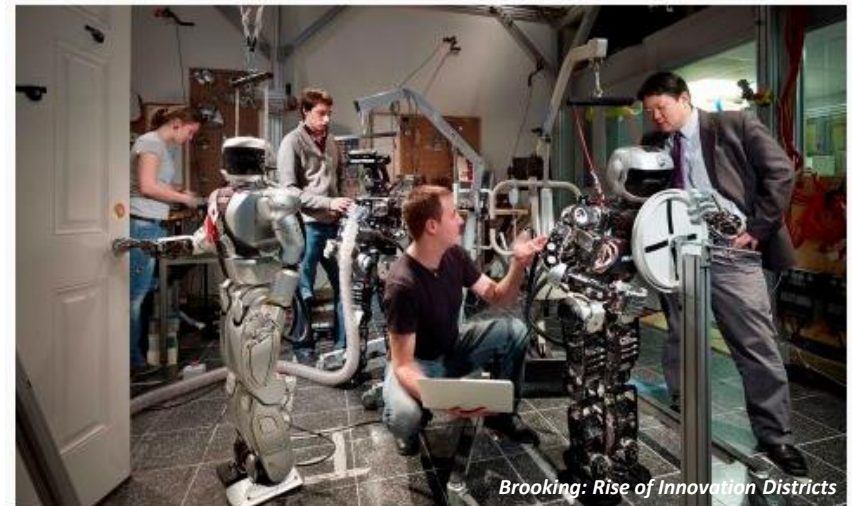
Robots come to life at Drexel University in Philadelphia's innovation district. Photo credit: Halkin/Mason Photography, courtesy of Drexel University

Activity Centers

Activity Centers

📍 Community-wide Activity Center

TripAdvisor

District-wide Destination
"Main street"
Central gathering place

📍 Neighborhood Activity Center

Lee Thomas Hawkins

Neighborhood Destination
Central gathering place

📍 Neighborhood Corners

Copley Wolff Design Group

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

Activity Centers

Community-wide Activity Center

TripAdvisor

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

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

Neighborhood Activity Center

Lee Thomas Hawkins

Neighborhood Destination
3,000 to 6,000 households

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

Neighborhood Corners

Copley Wolff Design Group

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 for small Neighborhood Corner
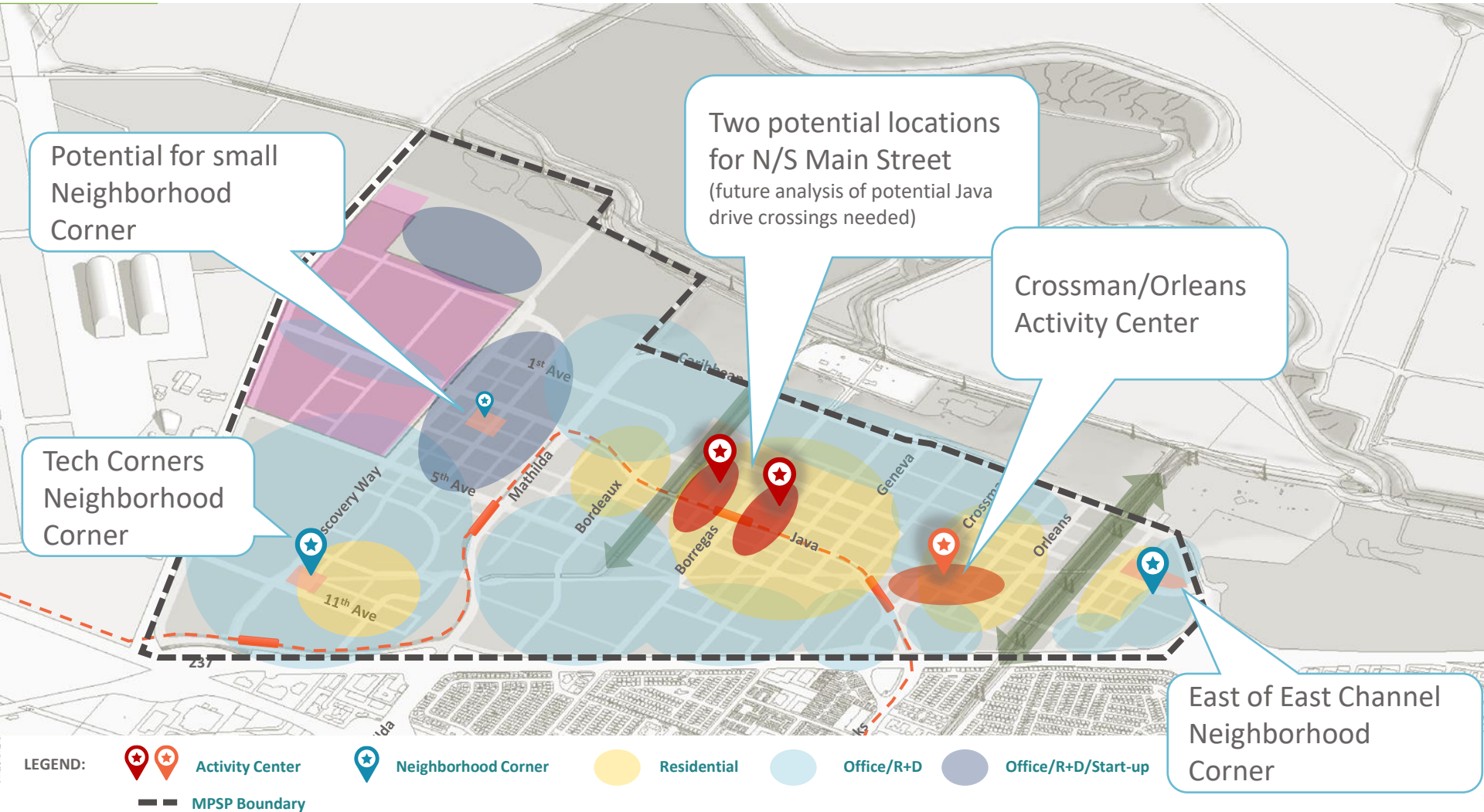
Two potential locations for N/S Main Street
(future analysis of potential Java drive crossings needed)

Crossman/Orleans Activity Center

Tech Corners Neighborhood Corner

East of East Channel Neighborhood Corner

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

3K to 10K

150K to 250K

100K to 200K

5K to 30K

5K to 30K
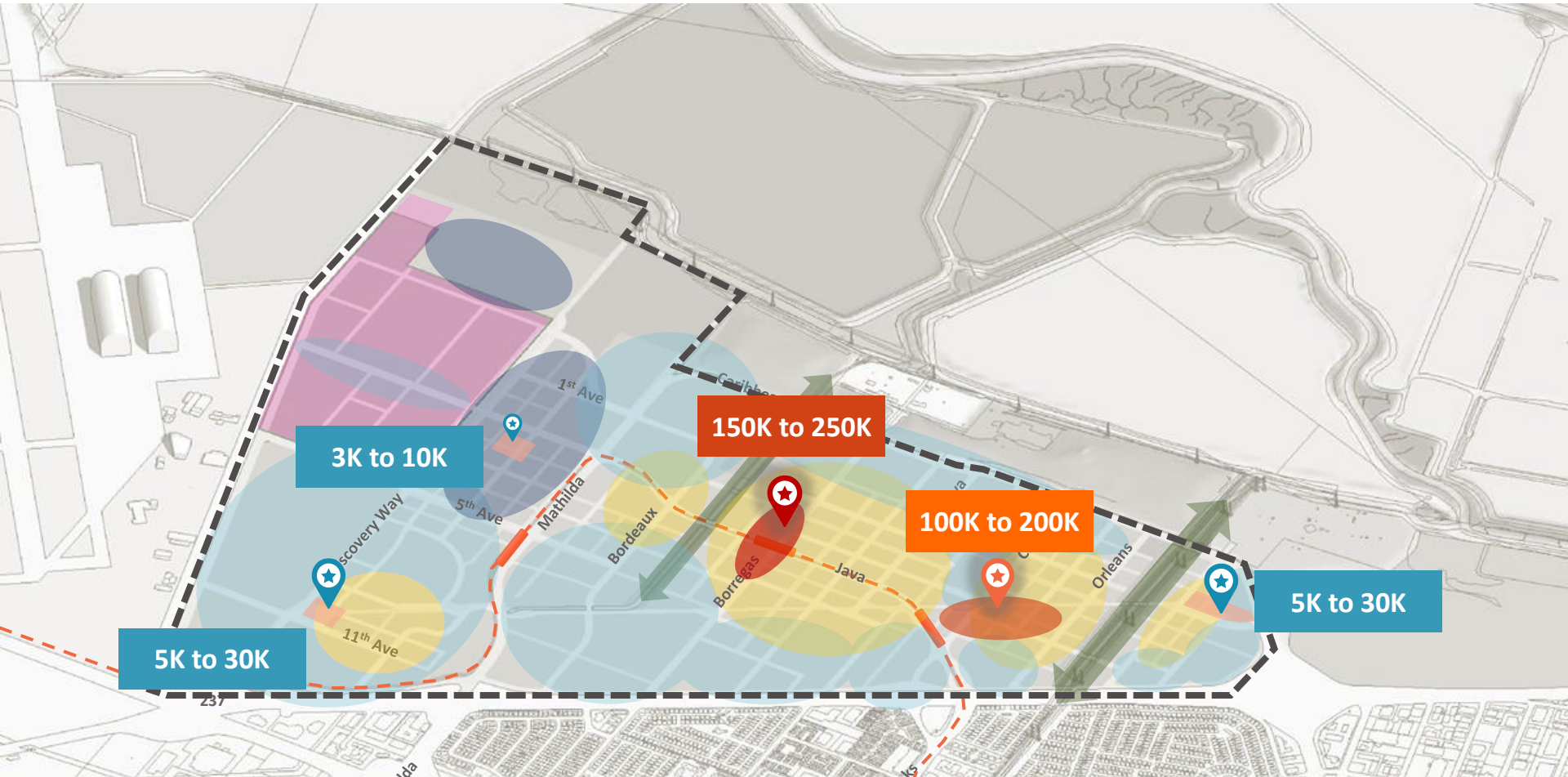
LEGEND: Activity Center Neighborhood Corner Residential Office/R+D Office/R+D/Start-up Lockheed Martin Secure Campus

MPSP Boundary
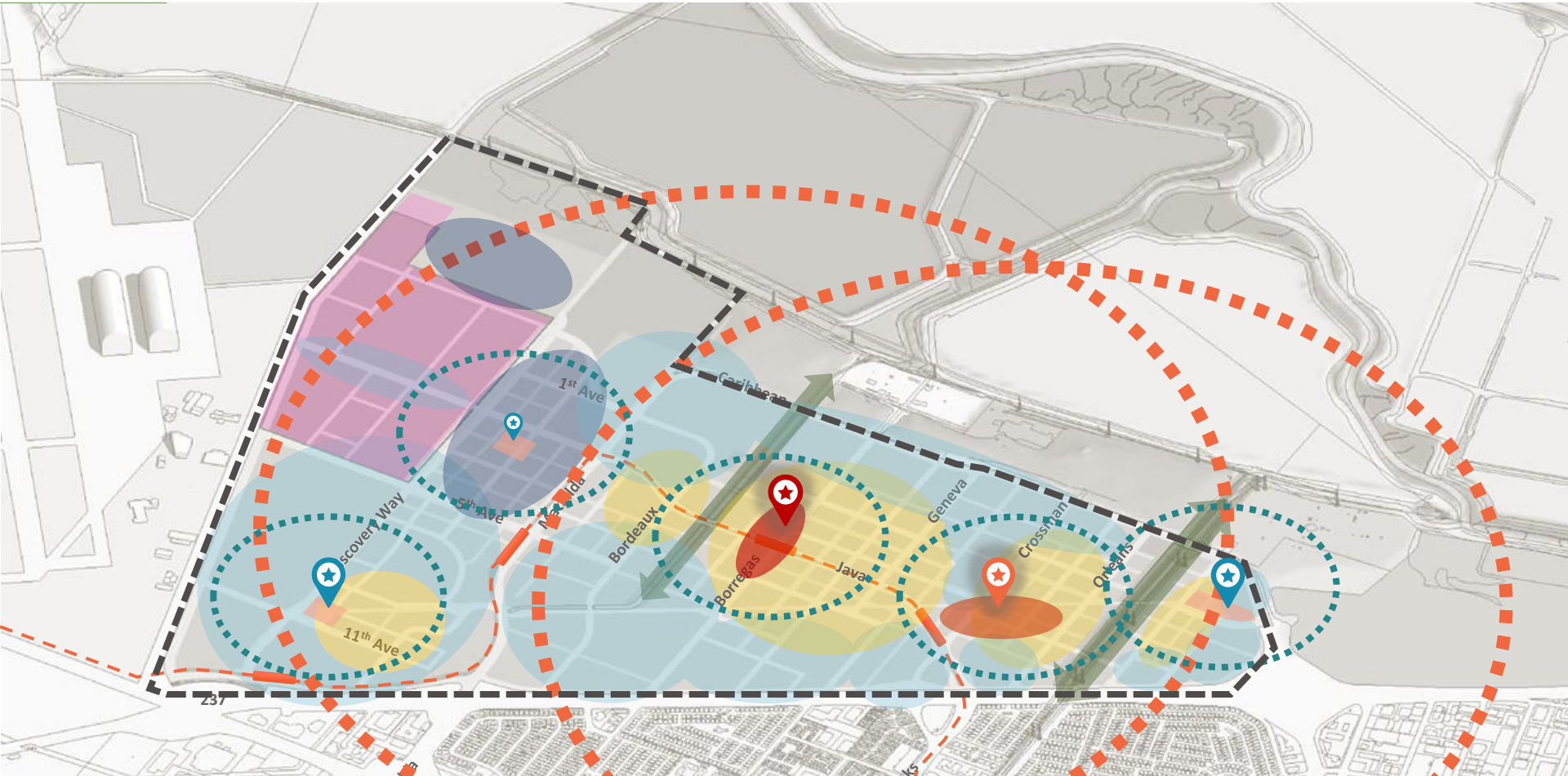
LEGEND:

Activity Center

Neighborhood Corner

5-minute walk radius

20-minute walk radius

MPSP Boundary

**Open Space Strategy
Park + Greenway Network**

Moffett Park Specific Plan

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
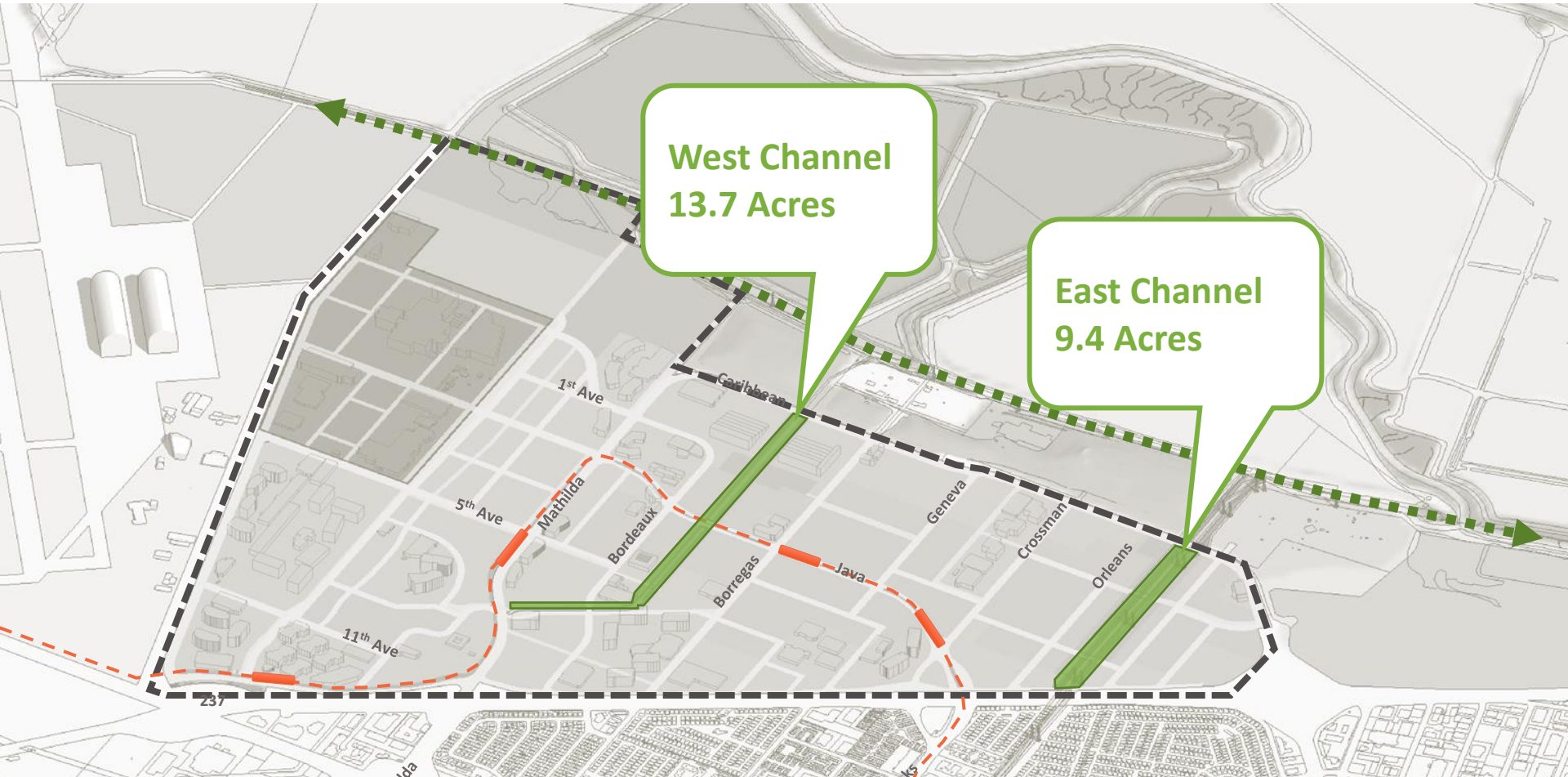
LEGEND: ▬ ▬ MPSP Boundary 📍📍 Activity Center 📍 Neighborhood Corner

Proximity to large open spaces adjacent to Plan Area

Bay Trail Network

Landfill Hilltop 34 acres

Twin Creeks (Private) 21 Acres

Baylands Park 70 acres

LEGEND: - - - MPSP Boundary   ⚲⚲ Activity Center   ⚲ Neighborhood Corner
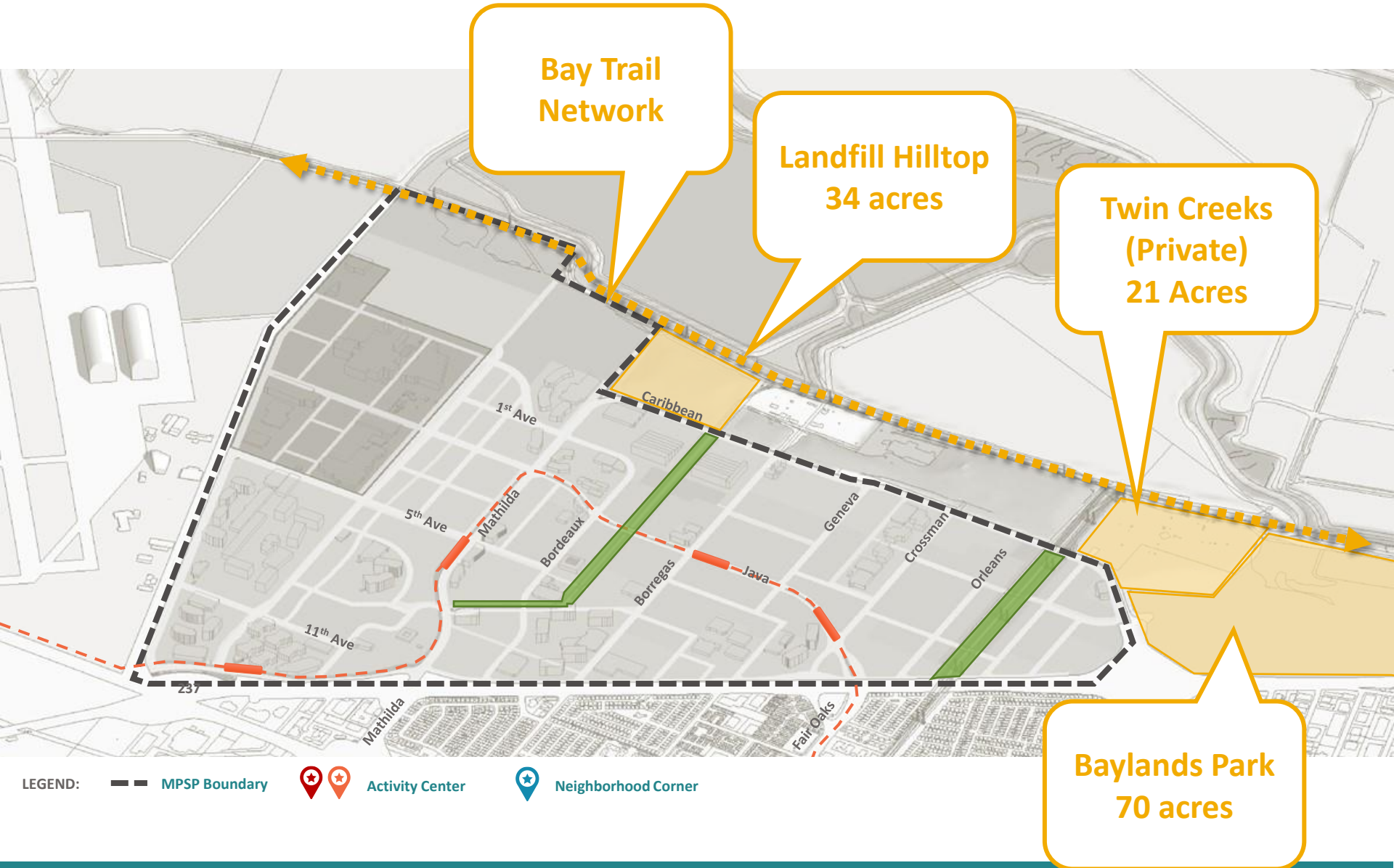
Open Space Requirement

- 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)

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
  - **Co-located** with a potential community facilities/school site

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 Facility/School

- Challenges to delivering a 10-acre park
  - Existing parcel ownership
  - Reallocation of development potential

Greenbelts, Eco-patches, Trails & Natural Areas
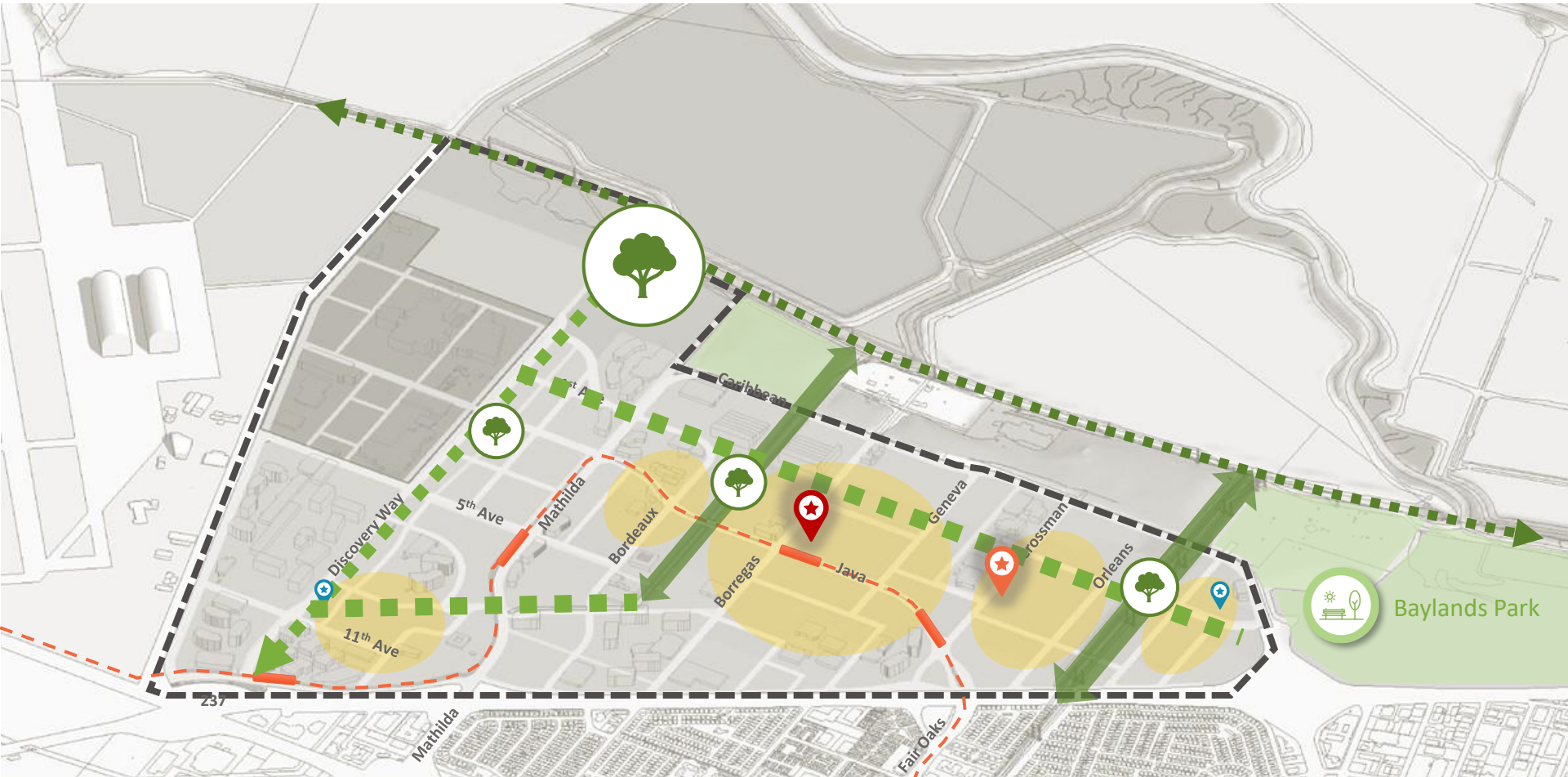
LEGEND:

- - - 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

LEGEND: --- MPSP Boundary   ● ● Activity Center   ● Neighborhood Corner   ● Residential neighborhoods

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

Baylands Park
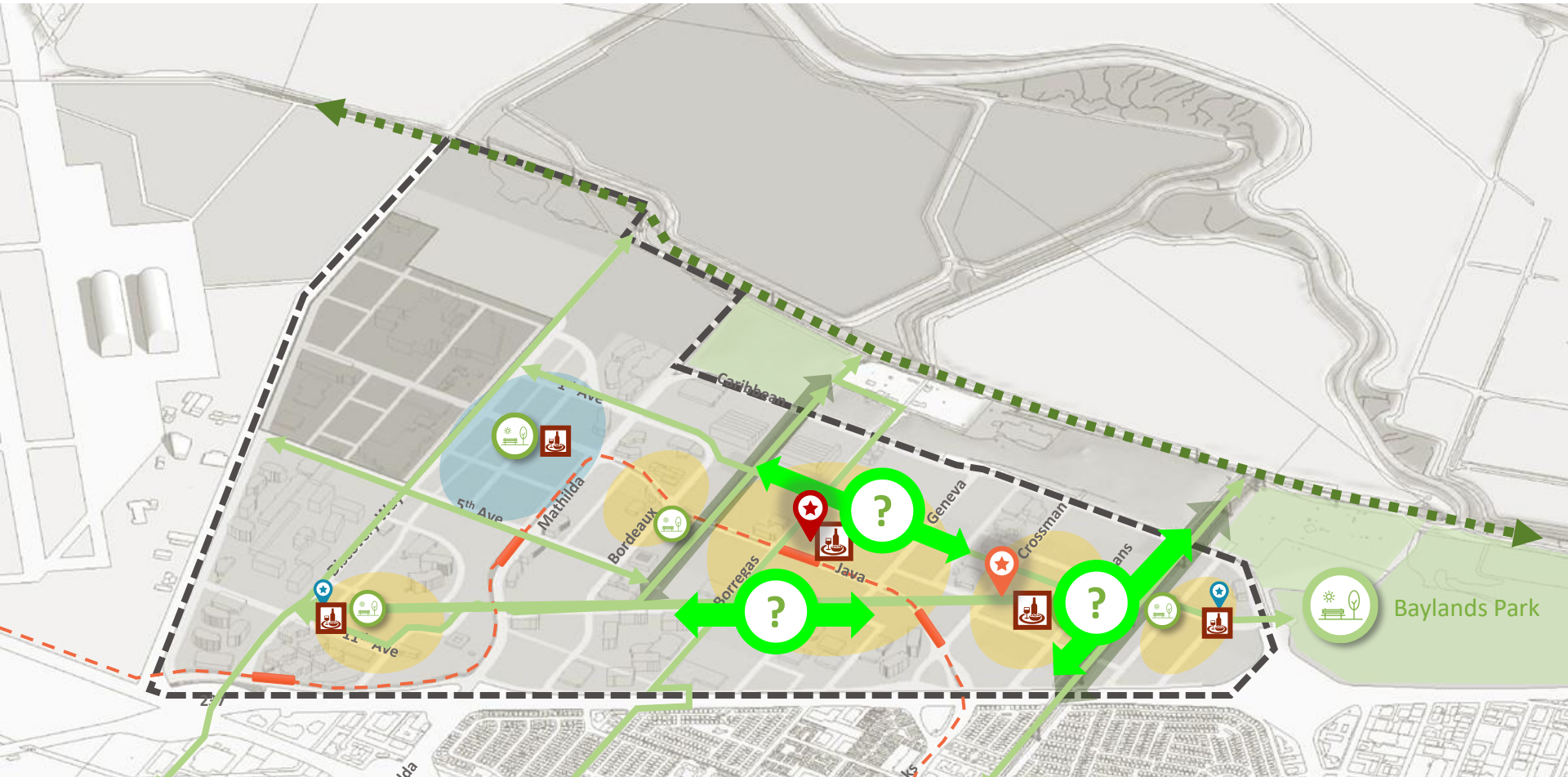
LEGEND:

- ┅ ┅ **MPSP Boundary**
- 📍📍 **Activity Center**
- ⭐ **Neighborhood Corner**
- ⬭ **Residential neighborhoods**
- ⬭ **New Office neighborhoods**
- 🌳 **Neighborhood Parks and Mini-parks**
- 🏛 **Plazas + Squares**
- ? **Potential Community/District Park Locations**

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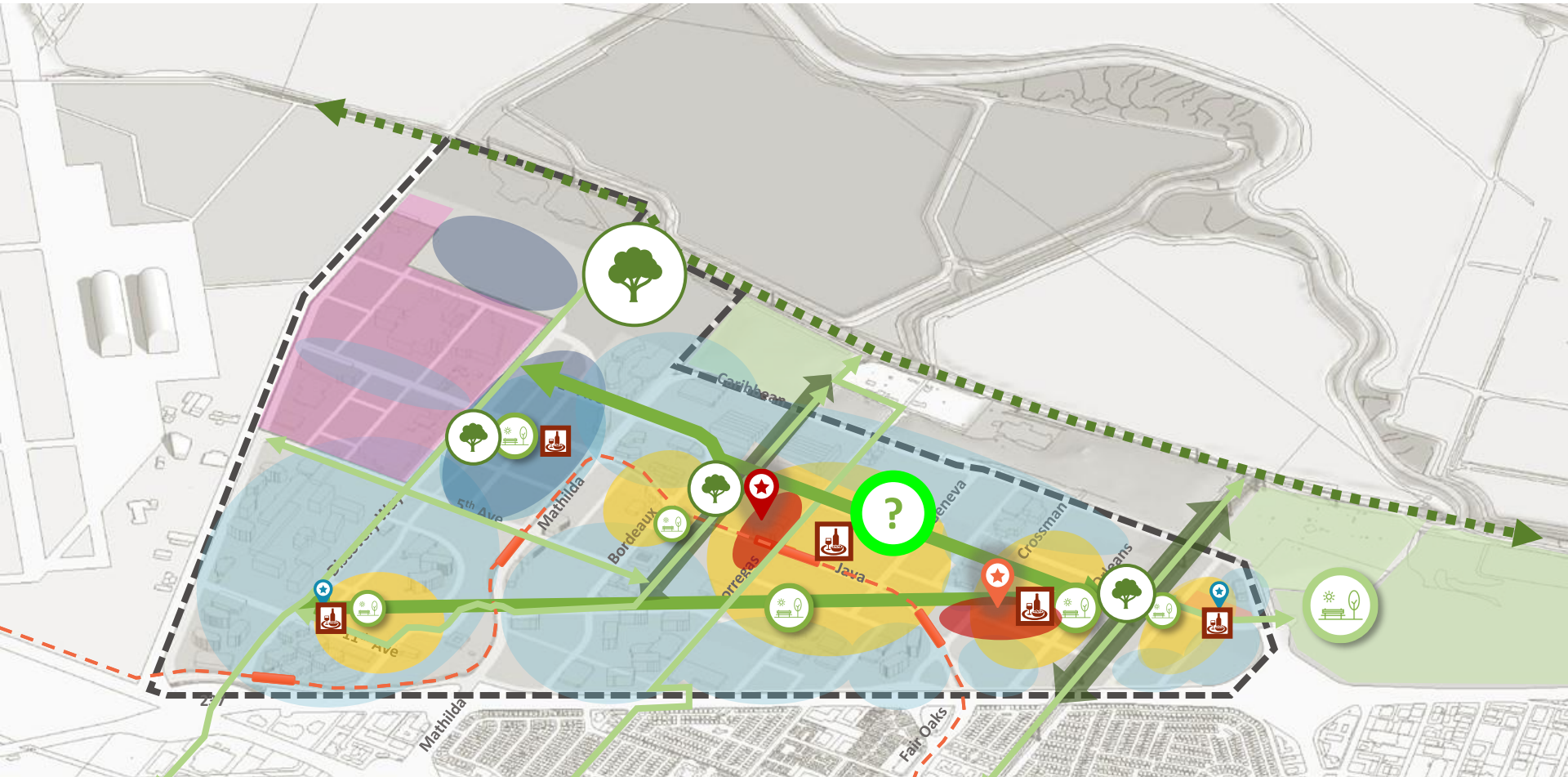
- Activity Center
- Neighborhood Corner
- Residential
- Office/R+D
- Office/R+D/Start-up
- MPSP Boundary
- Neighborhood Parks and Mini-parks
- Plazas + Squares
- Eco-patches
- Potential Community/District Park Locations

STAKEHOLDER IDEAS
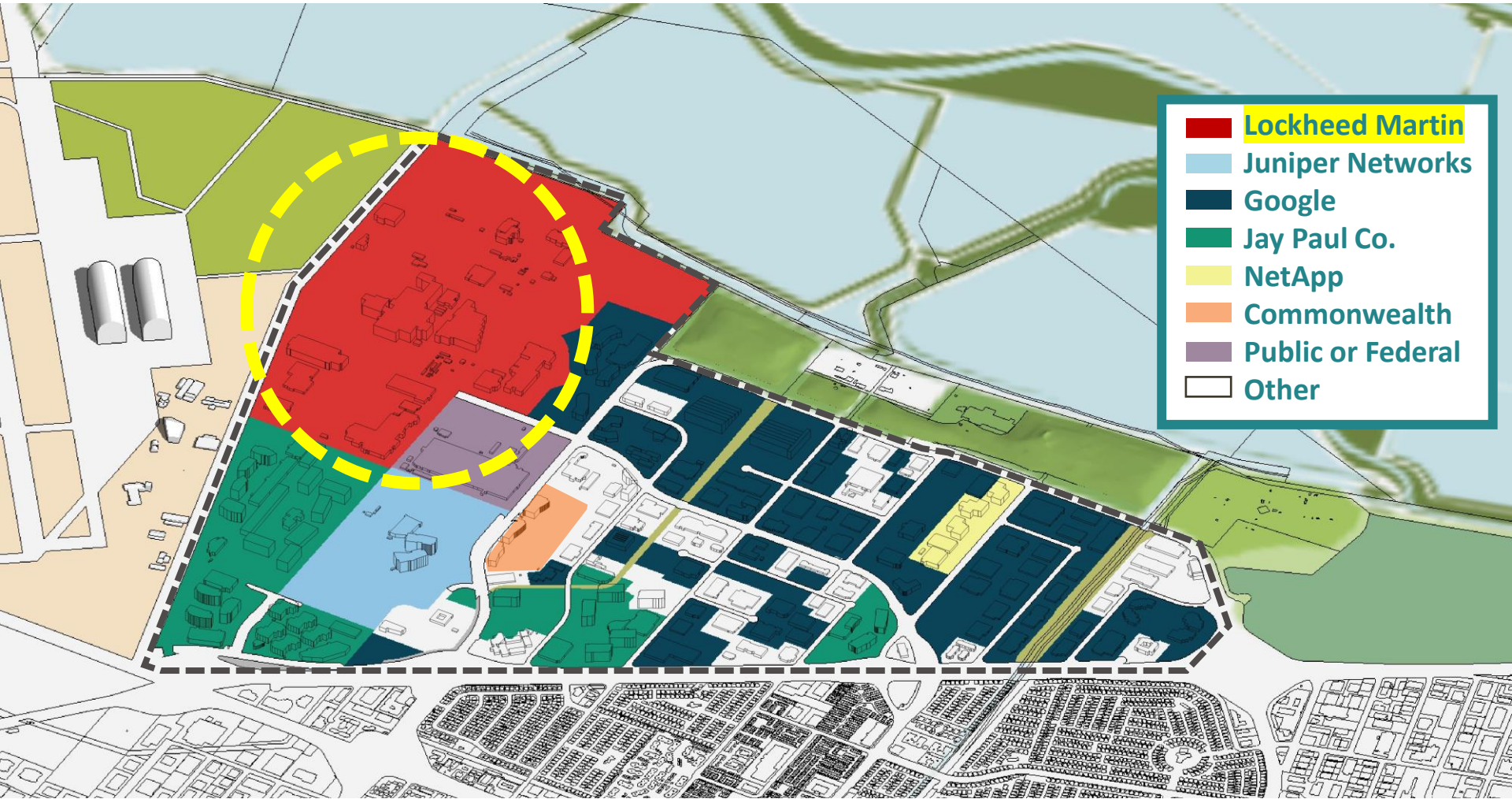
Legend:
- **Lockheed Martin**
- **Juniper Networks**
- **Google**
- **Jay Paul Co.**
- **NetApp**
- **Commonwealth**
- **Public or Federal**
- **Other**

Lockheed Martin Campus

Lockheed Martin Campus Vision
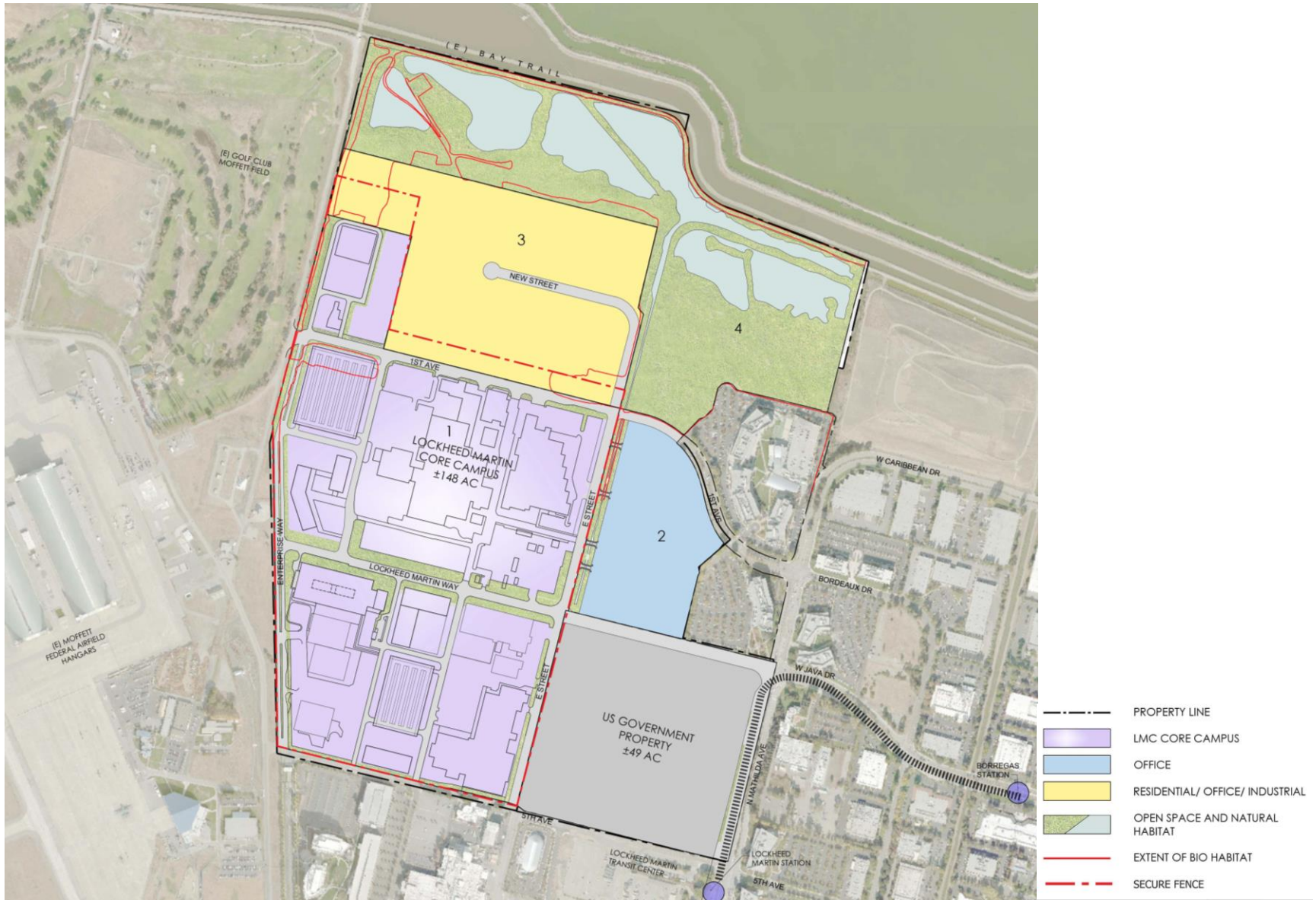
Legend:
- PROPERTY LINE
- LMC CORE CAMPUS
- OFFICE
- RESIDENTIAL/ OFFICE/ INDUSTRIAL
- OPEN SPACE AND NATURAL HABITAT
- EXTENT OF BIO HABITAT
- SECURE FENCE

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

Moffett Park Specific Plan

CommonWealth Partners

- **Retail/Activating Commercial on the ground floor level and office on top**
- **Mixed-Use with Office and Residential if allowed**

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

Jay Paul: Moffett Towers 2

- Two additional Office buildings
- Structured Parking

Jay Paul: Innovation

- Residential only
- Residential over podium parking
- Courtyard for residents

9 STORIES OVER
S + 3 LEVEL 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

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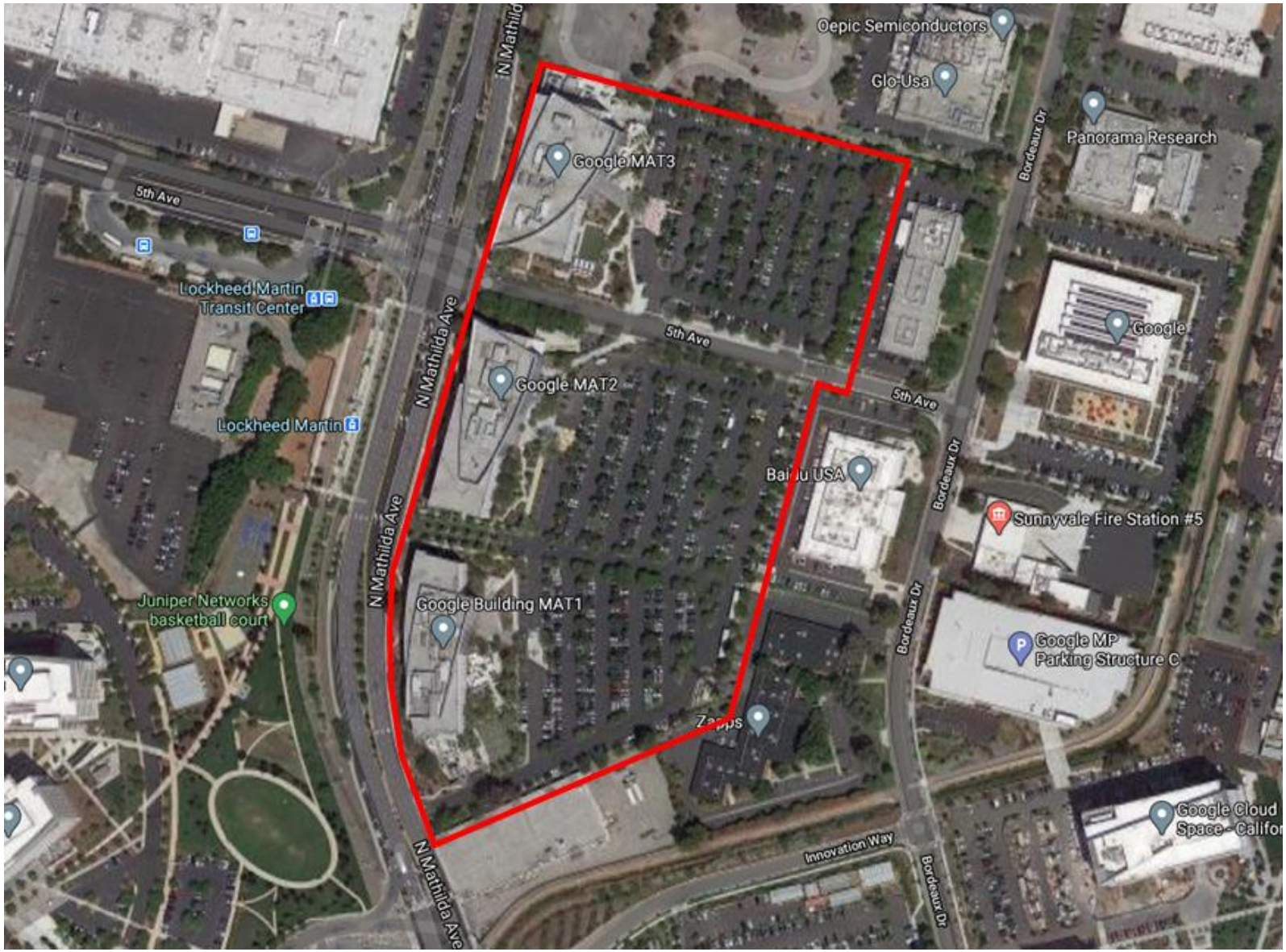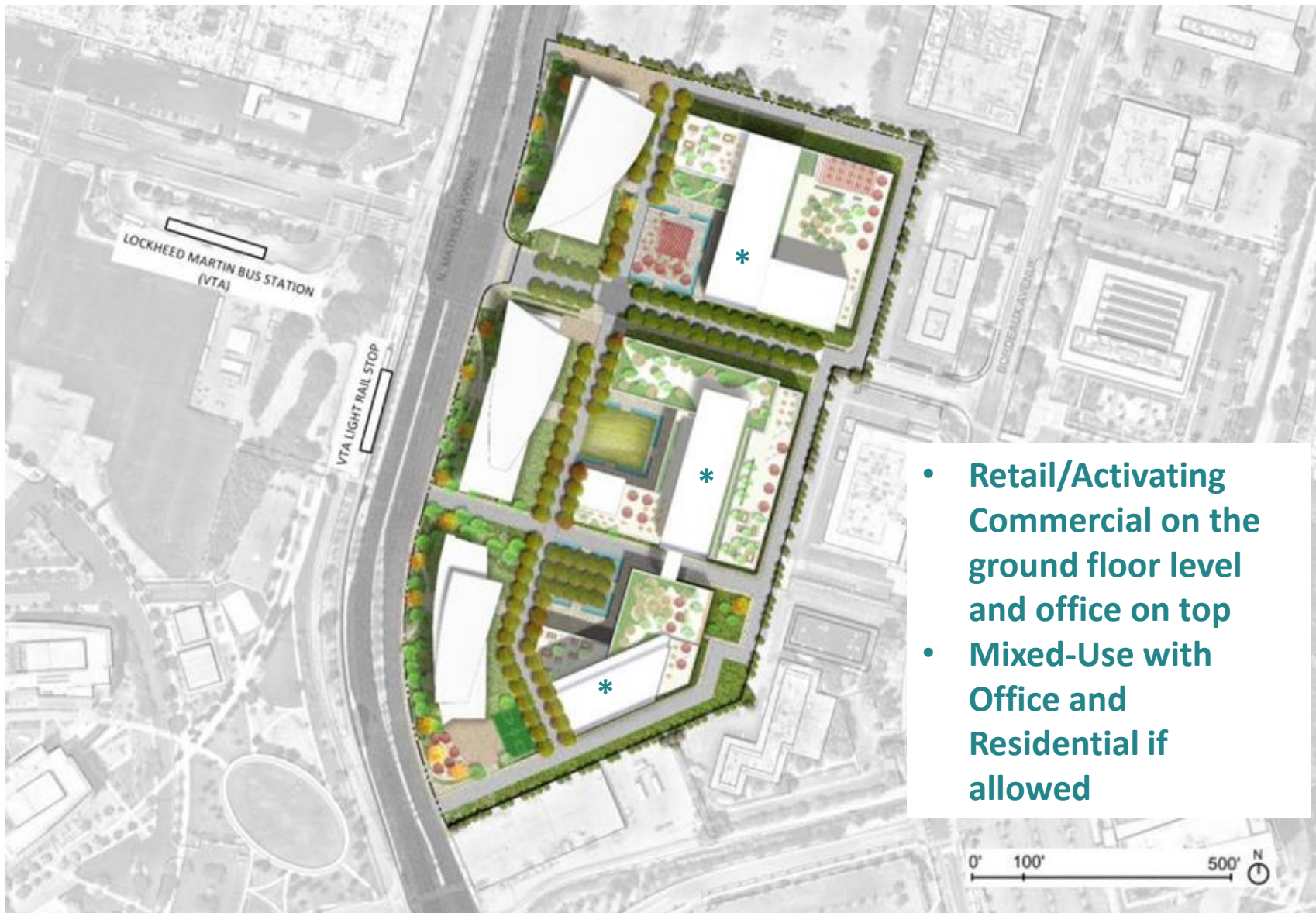- Lockheed Martin
- Juniper Networks
- Google
- Jay Paul Co.
- NetApp
- Commonwealth
- Public or Federal
- Other

Google

Masterplan Updates

Orleans Neighborhood

Baylands Park

5 min walk

Caspian Promenade

Eco Patch

School

East Promenade

Community Nexus

East Channel

North Avenue

Crossman Ave

Orleans Drive

Diagonal

Crossman Square

South Street

1260 Crossman

1240 Crossman

Java Dr

Hwy 237

ACTIVE FRONTAGE
RESIDENTIAL
OFFICE
SCHOOL
PARKING STRUCTURE

*Illustrative drawing showing one potential outcome

Moffett Park Specific Plan

Vision for Streetscape

Crossman Square- the civic heart of Orleans

SYCAMORE TREES

SPILL-OUT SPACES FOR EVENTS

GINKGO TREES

LOCAL VENDORS

SPOTS TO REST AND MINGLE WITH FRIENDS

SEASONAL PUBLIC PROGRAMS AT FLEXIBLE PLAZA

AFTER SCHOOL DOG WALK
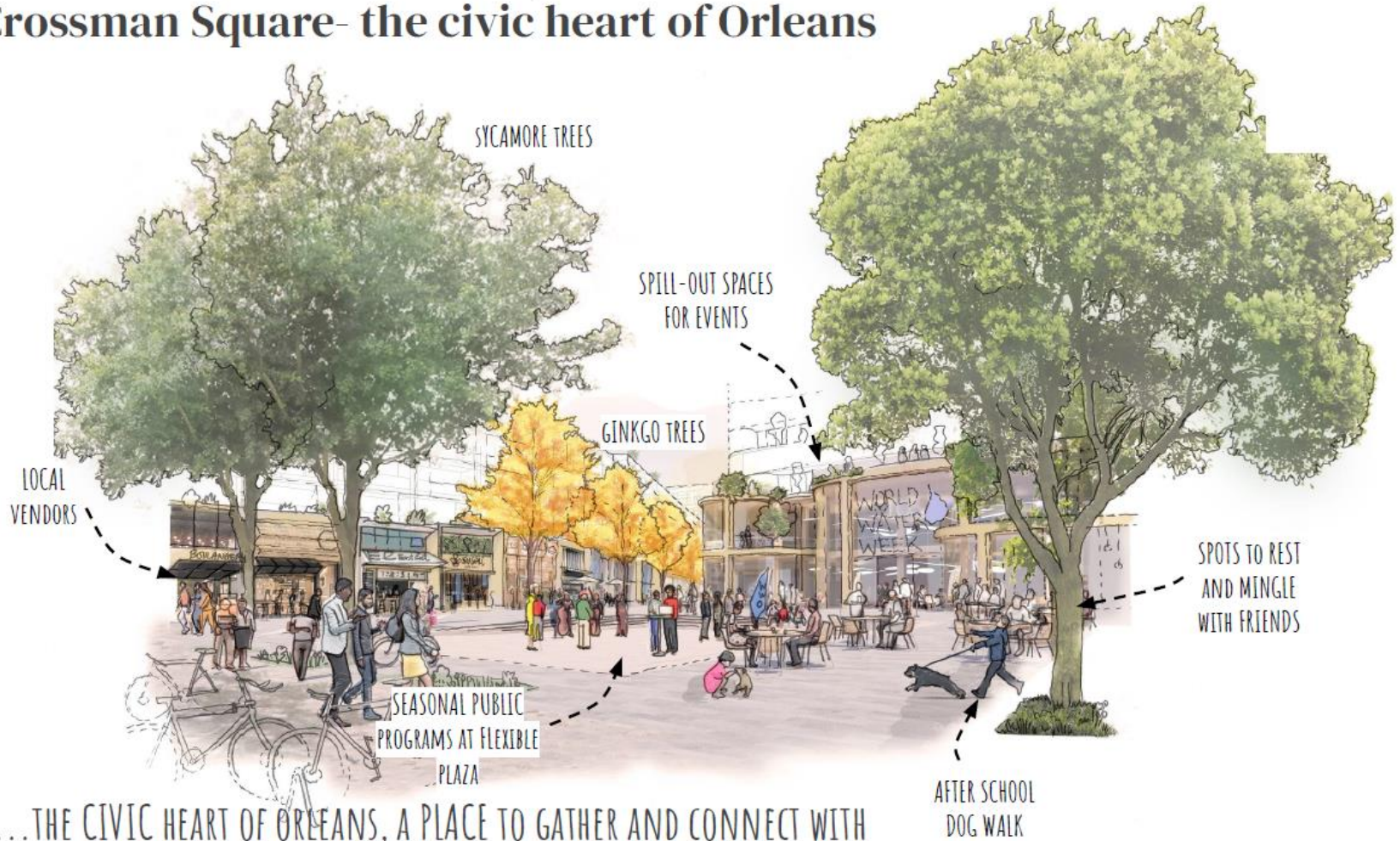
"…THE CIVIC HEART OF ORLEANS, A PLACE TO GATHER AND CONNECT WITH SUNNYVALE RESIDENTS, WORKERS AND VISITORS"

Vision for Streetscape

Diagonal

Oregon ashes

Stopping by Luigi's Cafe

After work date at art gallery/bar
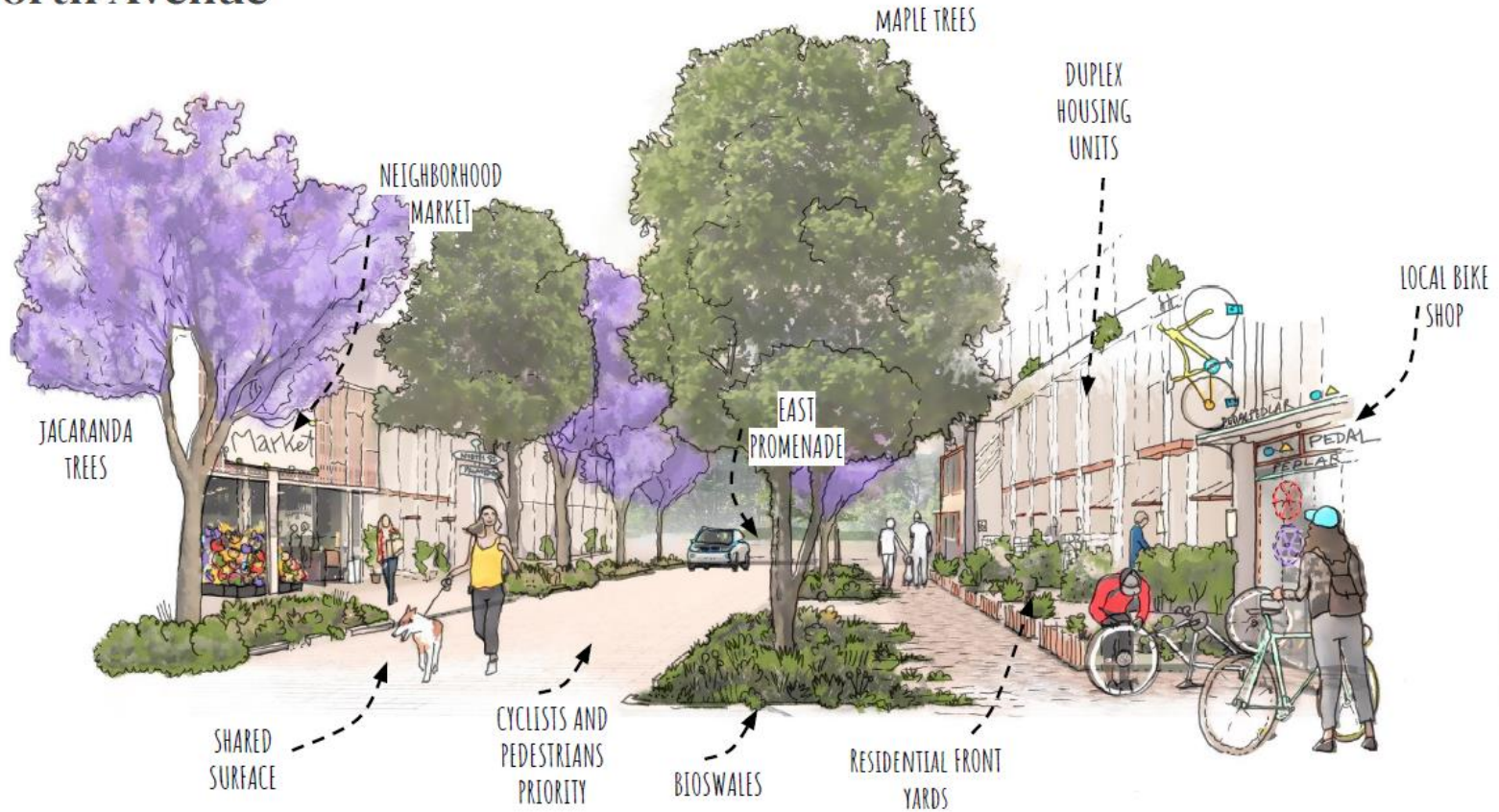
Morning hot yoga

Heading to the park for a picnic

Al fresco lunch

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

Vision for Streetscape

North Avenue

MAPLE TREES

DUPLEX HOUSING UNITS

LOCAL BIKE SHOP

NEIGHBORHOOD MARKET

JACARANDA TREES

EAST PROMENADE

SHARED SURFACE

CYCLISTS AND PEDESTRIANS PRIORITY

BIOSWALES

RESIDENTIAL FRONT YARDS

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

Next Steps

Process from today to CEQA

Workshops

SLR/Urban Ecology

Transportation

Infrastructure

Land Use

Study Sessions

3/29 + 3/30

- Discussion on urban design concepts
- Discussion on land use map

PC/CC Hearings

4/26 + 5/25

Direction on:

- Land Use Map
- Development Program

Initiate Environmental Review (CEQA)

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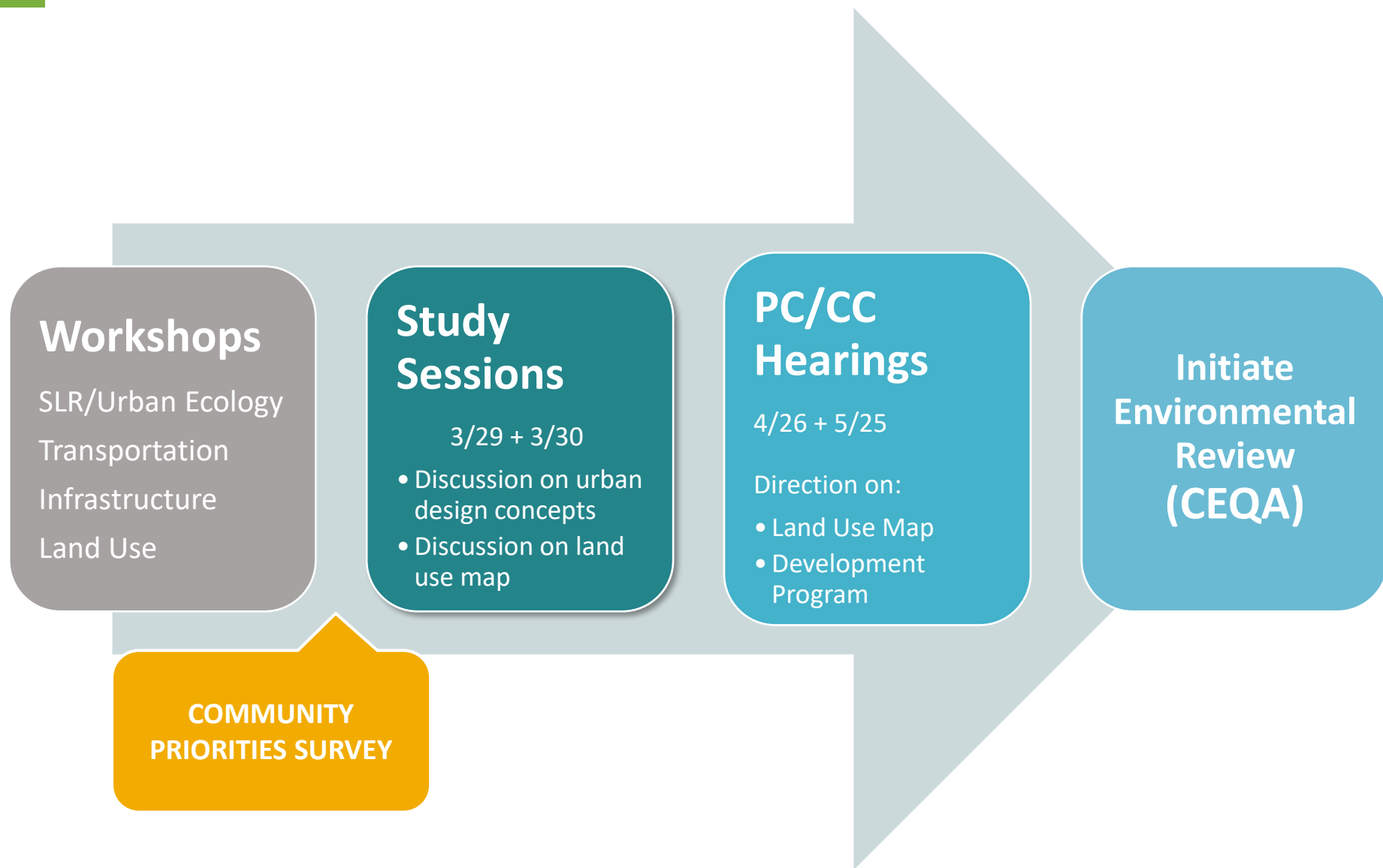
Future Study Session Topics *(Summer '21 – Spring '22)*

- Transportation

- Infrastructure

- Governance

- Schools

- Economic Impacts

- Public Art

Technical studies

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

Future Policy Discussions

- Community Benefits
- District Infrastructure
- Affordable Housing
- Open Space
- Phasing
- Parking and TDM
- Urban Ecology
- Density and Form

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

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

Thank you.

Moffett Park Specific Plan