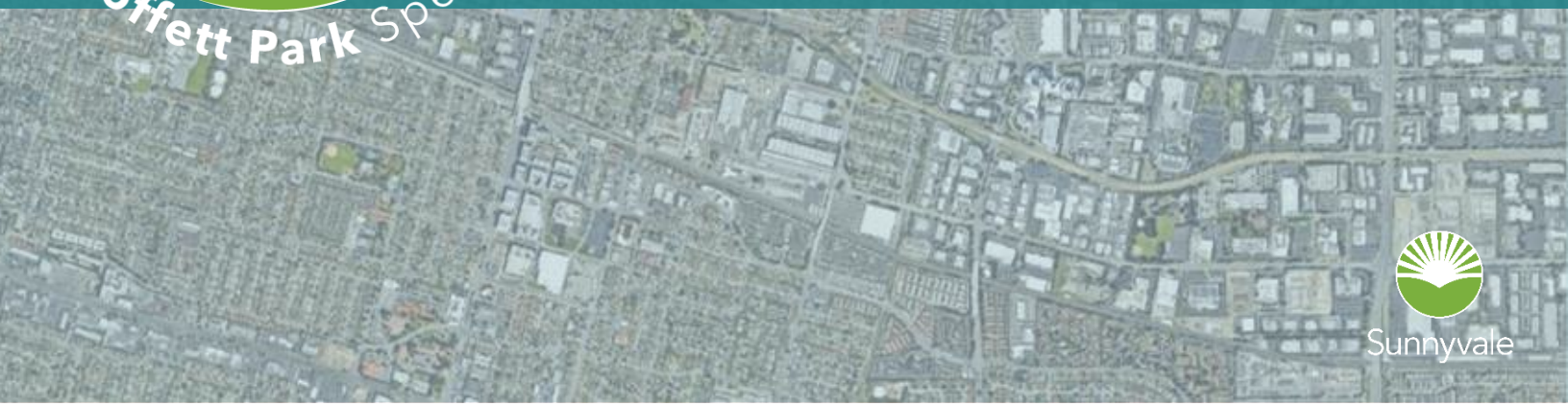




# Community Workshop #4: Land Use, Housing Open Space, & Market Conditions

March 2, 2021

Workshop Summary Notes



Sunnyvale

# Workshop Summary

## I. Introduction

The City of Sunnyvale hosted its fourth community workshop for the Moffett Park Specific Plan Update on Tuesday, March 2, 2021 from 4:00pm – 7:00pm. The focus of this workshop was analyzing the built environment and market forces that currently influence the design and makeup of Moffett park from a land use and economic perspective.

In adherence with local public health mandates, this workshop was held virtually with participants logging in digitally to a Zoom meeting, dialing in by phone to the Zoom meeting, or accessing a live broadcast made available through the City of Sunnyvale City Clerk YouTube channel. A recording of the entire workshop was made publicly available the next day, hosted by the City Clerk YouTube channel and featured on the project website.

Public engagement for the Moffett Park Specific Plan Update transitioned to primarily digital platforms beginning in March 2020, following the initial stay at home orders mandated at the local and state level in response to COVID-19.

To learn more about the project’s public outreach efforts, please refer to the *Community Engagement Plan* (2021), or visit [moffettparksp.com](http://moffettparksp.com). A copy of the presentation slides show during this workshop are also available on the website.

## II. Attendees

### City Council

Larry Klein (Mayor), Glenn Hendricks, Alysa Cisneros, Gustav Larsson, Omar Din, Mason Fong, Russ Melton

### City Staff

**Office of City Manager:** Kent Steffens (City Manager), Teri Silva, Connie Verceles,

**Office of City Attorney:** Rebecca Moon, John Nagel

**Community Development:** Trudi Ryan (Director), Andrew Miner, Michelle King, Kelly Cha, Jenny Carloni

**Public Safety:** Vincent Anderson

**Public Works:** Chip Taylor (Director), Dennis Ng, Jennifer Ng

### Consultant Team

Raimi + Associates (R+A), Strategic Economics (SE), CMG Landscape Architecture (*supportive*)

### Members of the Public

About 87 members of the community attended this meeting via Zoom, or through the YouTube live broadcast.

### III. Meeting Agenda

This public workshop was divided into two sections: an interactive public meeting facilitated by the consultant team, and a formal City Council Study Session facilitated by the City Clerk.

- |  |               |
|--|---------------|
| 1. (4:00p) Welcome/Roll Call:                          | City Clerk    |
| 2. (4:05p) Facilitation Protocol:                      | R+A           |
| 3. (4:10p) Overview Presentation:                      | R+A           |
| 4. (4:20p) Market Conditions, Housing, Fiscal Impacts: | SE            |
| 5. (4:40p) Land Use:                                   | R+A           |
| 6. (5:20p) Round Table Discussion                      | <i>Public</i> |
|  |               |
| 1. (5:50p) Public Comment                              | <i>Public</i> |
| 2. (6:10p) City Council Study Session                  | City Council  |
| 3. (7:00p) Adjourn                                     |               |

### IV. Meeting Summary

#### 1. Welcome/Roll Call + Facilitation Protocol

The virtual meeting began with a roll call of present City Council Members, introductions from the project staff and consultant team, and a brief summary of the workshop’s agenda and objectives. The meeting objectives were described as follows:

- Provide an update on the Moffett Park Specific Plan process and schedule
- Review history, vision, and guiding principles for Moffett Park
- Present an economic and market overview, and potential strategies regarding land use
- Answer questions about mobility and infrastructure concerns

The consultant team then provided an overview of opportunities for community input, including an announcement of upcoming virtual public office hours (scheduled for Tuesday, March 9, 2021 from 12:00p – 1:00pm), references to the project website and email address, and a summary of the Mentimeter platform that would be used throughout the meeting to poll workshop participants and receive public questions. Participants were also informed of a new Community Priorities Survey that would be launching at the conclusion of this workshop.

Workshop participants were encouraged to access a Mentimeter digital survey through personal devices. This platform would be used at several intervals throughout the meeting to facilitate pre-determined polling questions. Participants were also instructed on how to submit individual questions at any point during the public meeting: these questions were reviewed and later addressed in the Round Table Discussion. Raimi + Associates served as a facilitator on the Mentimeter platform and selection of questions. Participation was voluntary.

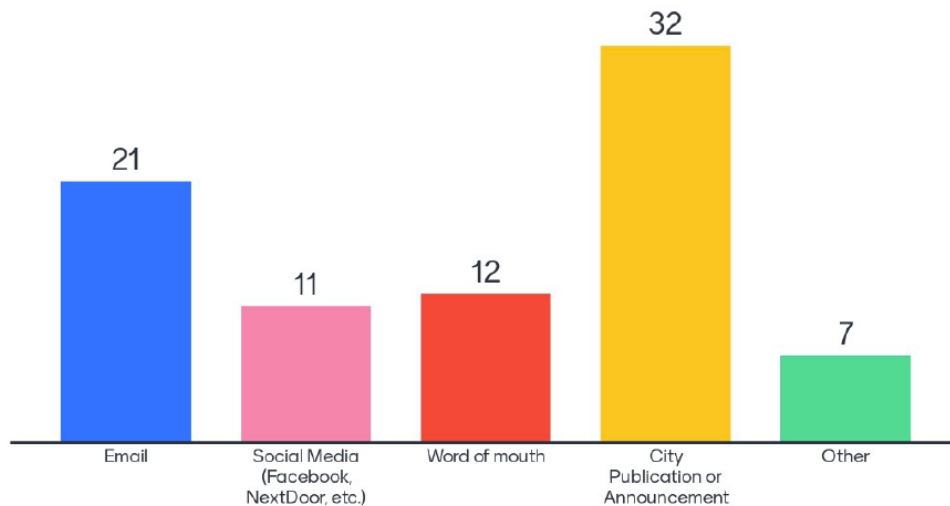
An inventory of all submitted questions can be found in the Appendix.

## 2. Introduction: Polling Round #1

Workshop participants were asked to answer a series of introductory questions that allowed them to test out the Mentimeter functions, and also provide some context for who was present for the meeting. All submitted responses were immediately reflected on-screen, as each response was reported and aggregated anonymously. Participation was voluntary, with some participants choosing to submit responses for only a select number of questions.

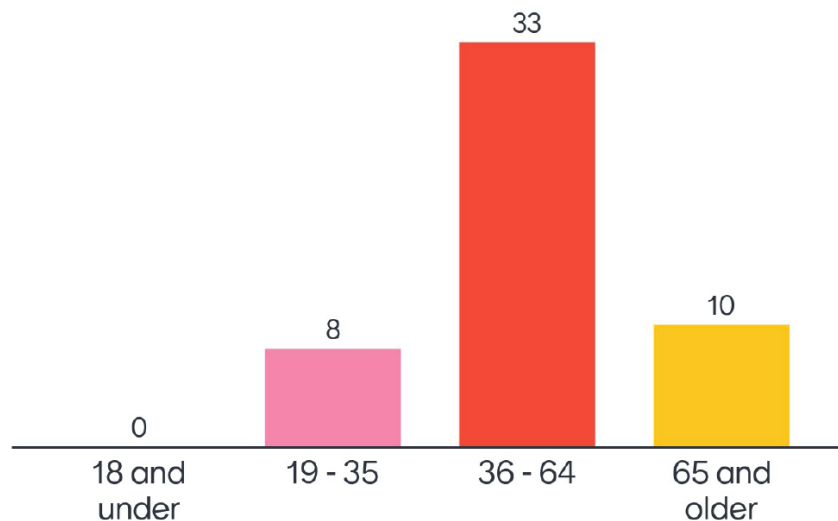
### ***Polling Question #1. How did you hear about this event? Select all that apply***

Total Responses: 50



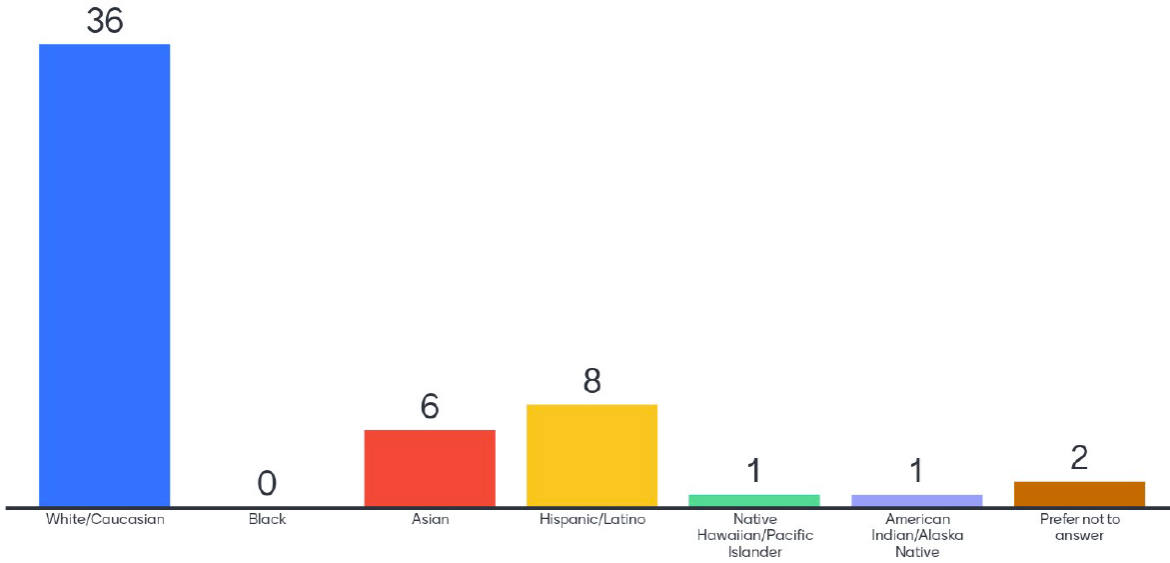
### ***Polling Question #2: What is your age?***

Total Responses: 51



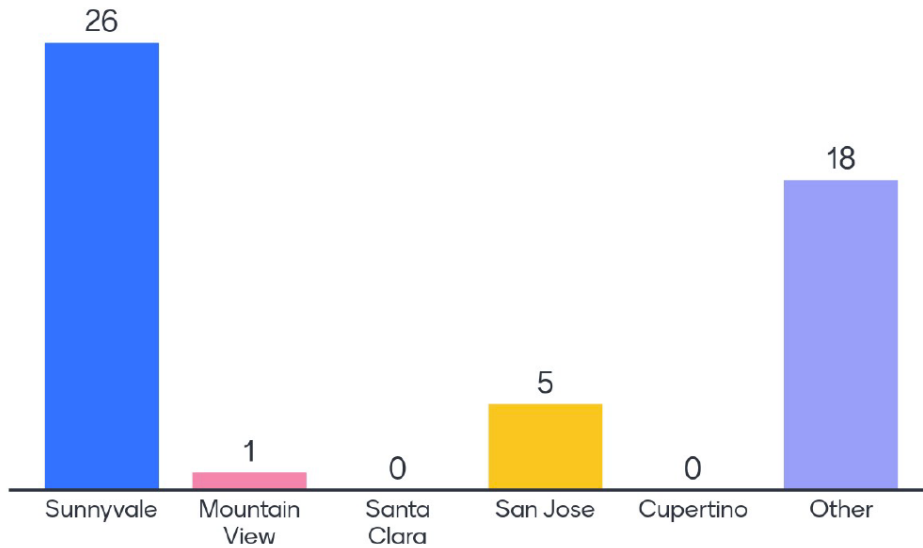
**Polling Question #3: How would you describe yourself? You can choose more than one**

Total Responses: 61



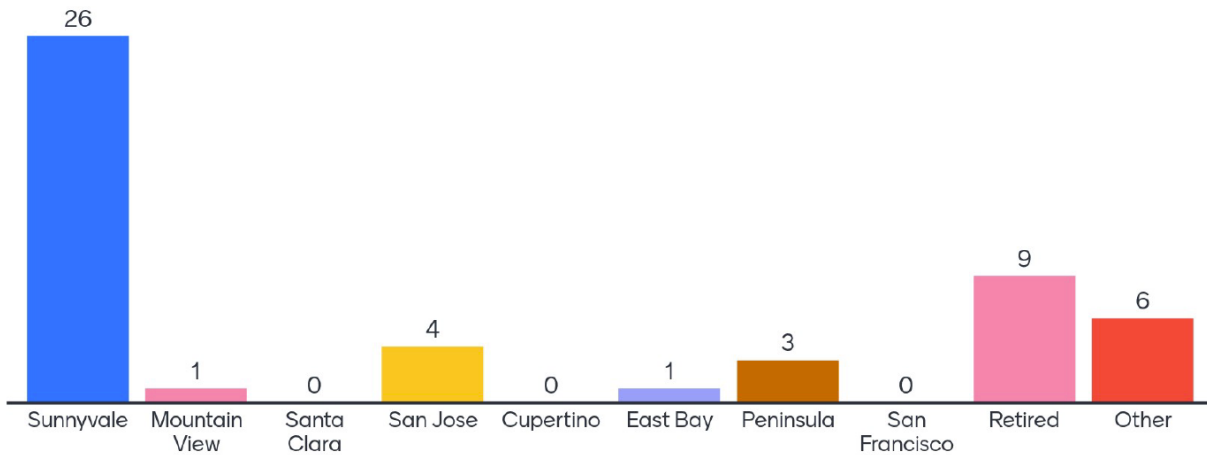
**Polling Question #4: Do you live in Sunnyvale? If not, where?**

Total Responses: 61



### Polling Question #5: Where do you work?

Total Responses: 50



### 3. Process Overview

Raimi + Associates began with a summary of the work had been conducted thus far as part of the overall specific plan update process. The project team is currently in the *Opportunities/Constraints + Community Priorities* phase of the process, and are building towards several upcoming study sessions and hearings with both City Council and Planning Commission in order to provide further direction.

A recap of the ongoing engagement efforts and previous workshops was also provided, with workshop participants being directed to the website for additional information, resources, and access to previous workshop materials.


### Outreach Overview

#### 2020 Meetings + Surveys

##### Community Workshop (Feb 2020)

 • 68 community members

##### Visioning Survey (Feb – June 2020)

 • 426 responses


##### Understanding the Future video series

 • 673 views

 • 160 micro-survey responses

#### Public Workshop #1 + #2

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

 • 87 community members

 • 31 City Staff & representatives

 • 243 views on YouTube

##### Transportation & Mobility (Feb 2021)

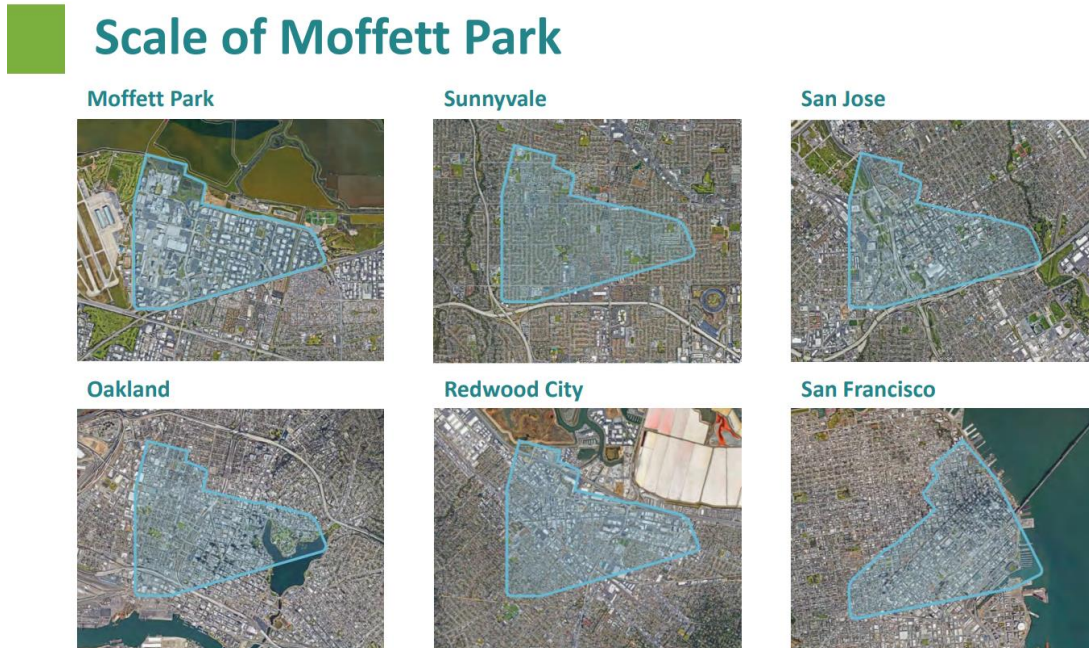
 • 80 community members

 • 39 City Staff & representatives

 • 174 views on YouTube

## 4. History, Vision, and Guiding Principles

The introduction to the plan area and regional context was similar to the previous workshops, with a few key additions. First was a series of maps that illustrated the size and scale of Moffett Park relative to other urban centers across the Bay Area:



These maps were complemented by a series of photographs and images taken on-site in Moffett Park, illustrating the current building fabric and quality of mobility conditions, diverse building types, and examples of urban ecology. This early portion of the presentation concluded with an overview of the specific plan update's vision and principles, with a brief summary of eco-innovation districts and their applicability to the plan area.

### Mixed-Use District with Residential



- Densification of office development
- Continued transformation from R+D/industrial to office
- Addition of residential neighborhoods
- Affordable housing
- Significant growth in retail/restaurants/services
- New public open spaces
- New pedestrian/bike facilities
- Increased urban ecology
- Improved connectivity and transit
- Create a healthier community

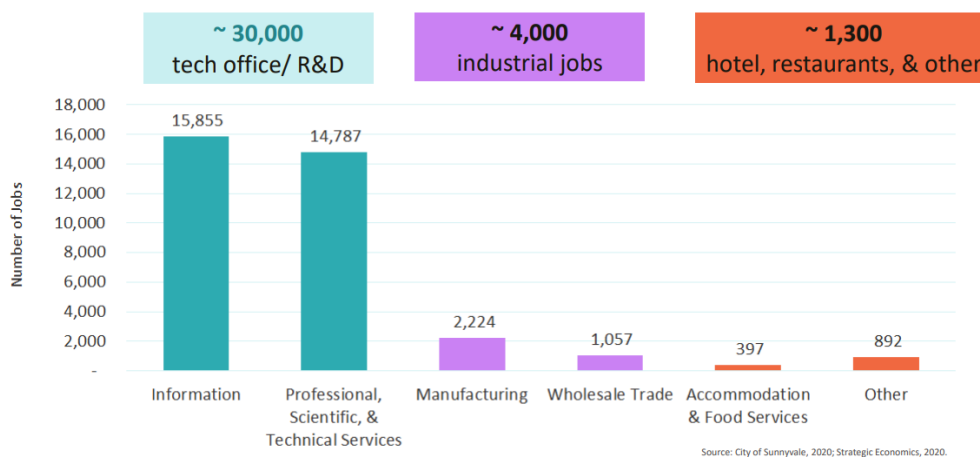
## 4. Workshop Presentations

### Market and Economic Conditions (By Strategic Economics)

Sujata Srivastava covered three primary topics: office use, housing, and the impacts of COVID-19 from a market and economic perspective. Beginning with office, her slides both reinforced Moffett Park’s position as a significant economic hub at the city and regional-level for both office and industrial facilities. Office jobs currently constitute the bulk of all jobs within Moffett Park, and addition office space is forecasted to grow substantially over the next twenty years: 11 million new office square feet estimated by the Association of Bay Area Governments (ABAG), and 31 million square feet if development occurs at a similar rate compared to growth between 1999 and 2019.

## Moffett Park Today: Regional Job Center

Employment for Top Industries in Moffett Park, 2019 (pre-COVID-19)



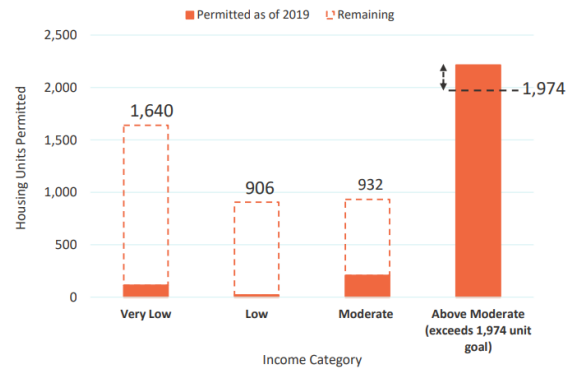
Given that one of the key characteristics of eco-innovation districts is a mixed-use approach to land uses, the topic of housing is a critical consideration especially as Council directed the project team at the start of this update process to analyze potential impacts of residential development in Moffett Park. While there is no existing housing in Moffett Park, Strategic Economics’ analysis shows that market demand for housing continues to grow at a regional level, with particularly strong demand for apartments and condos. Sunnyvale faces an anticipated goal of 12,000 *new* housing units once the Regional Housing Needs Assessment (RHNA) is adopted. The introduction of housing in Moffett Park would have a direct and subsequent impact on the amount and quality of associating commercial uses: services like a grocery store, restaurants, and other amenities are all tied directly to the total number of units.



## Housing: Strong Demand for Housing

- No existing housing in Moffett Park
- **Market demand continues to grow**
- Strong demand for apartments and condominiums
- Regional demand for affordable housing
- **6<sup>th</sup> Cycle RHNA:** Estimated at approximately 12,000 units for Sunnyvale

### PROGRESS IN MEETING 2015-2023 HOUSING NEEDS ALLOCATION, 2019



Source: City of Sunnyvale, 2020; Strategic Economics, 2020.

Finally, Sujata concluded her overview of market conditions with several slides engaging with the impacts and anticipated trends resulting from the pandemic. Although there uncertainty with regards to the immediate, short-term impacts, it is ultimately unlikely that the pandemic diminishes Moffett Park as a key employment hub for Sunnyvale. Changes are expected regarding land use distribution (less retail, a slower rate of hospitality development), but much is still unknown.

### Office

- Short term
  - Most office workers work remotely
- Long term
  - Continued need for collaborative work environments; most will return at least part time

### Industrial and Flex/R&D

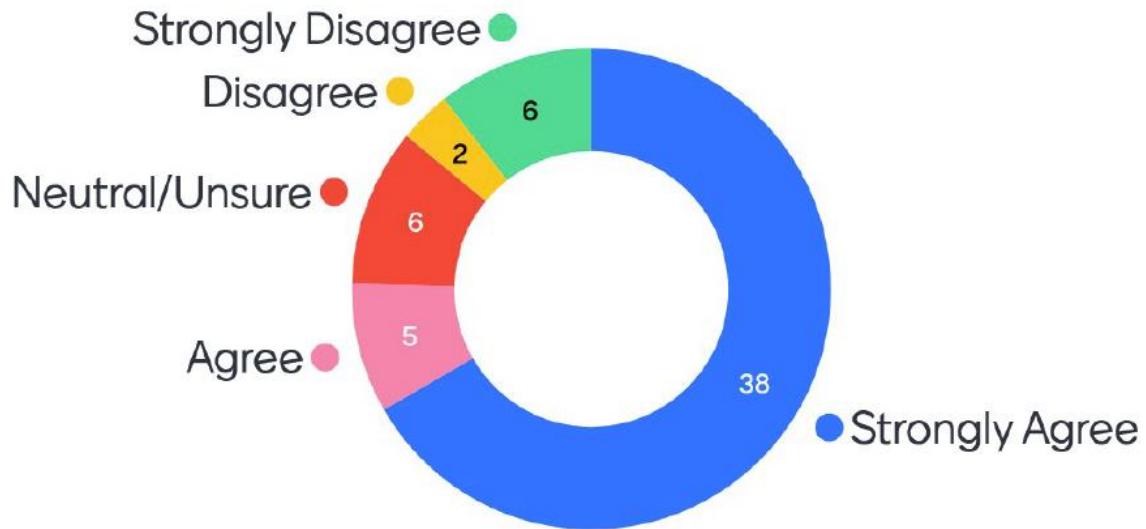
- Short term
  - Manufacturing and life sciences businesses have largely stayed open
- Long term
  - Continued need to accommodate these uses in the Bay Area region

**Land Use** (By Raimi + Associates in collaboration with CMG Landscape Architecture)

Following the market-perspective on housing, a Mentimeter question was used to prime the audience towards a discussion on land uses and types of development that might be suitable for the future Moffett Park.

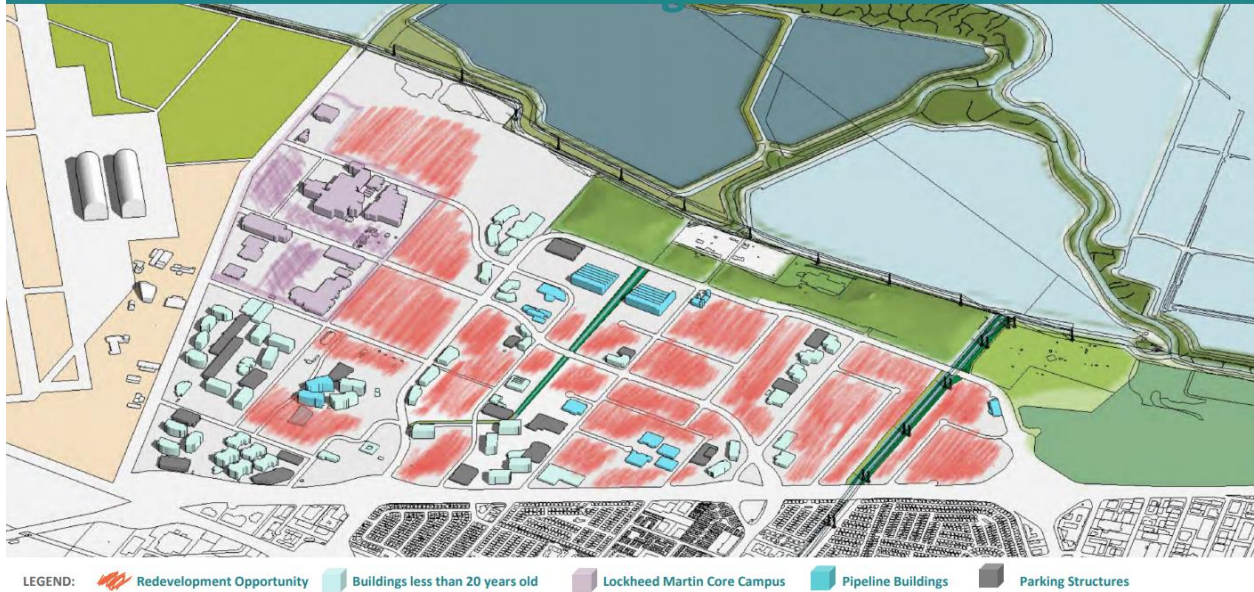
**Polling Question #6: To what degree do you support adding housing in Moffett Park?**

Total Responses: 57



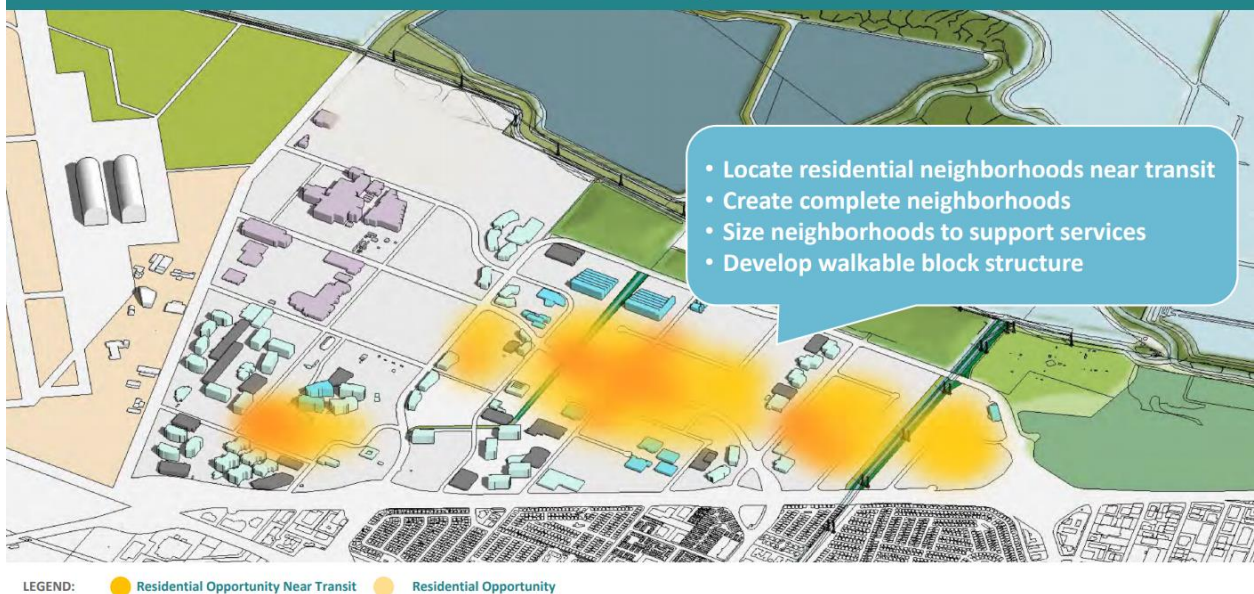
Chris Sensenig offered a bird’s-eye level of the development conditions and opportunities in Moffett Park, based on the assumption that an eco-innovation district would call for a diverse range of building uses, shared open space, and a balance between existing uses and tenants with new opportunities. The substantial portions of Moffett Park taken up by surface parking lots or older buildings that are many decades old offer a starting point for imagining a new land use configuration for the area.

## Older buildings + surface parking provide opportunity for change



Introducing housing to the area is a complex challenge that must consider a wide range of factors, including proximity to sensitive areas including Highway 237, the shoreline, and heavy industrial sites. Once those constraints are resolved, the next step will be designing residential areas to support eco-innovation district goals, balancing walkability and accessibility with surrounding commercial uses.

## Potential Locations for Residential Neighborhoods



**Amenities, Services, and Open Space** (R+A in collaboration with CMG Landscape Architecture)

The presentation on transportation and mobility began with several questions regarding workshop participants' personal commute and transportation patterns. Careful attention was paid to factor both pre-COVID and post-COVID expectations regarding mobility.

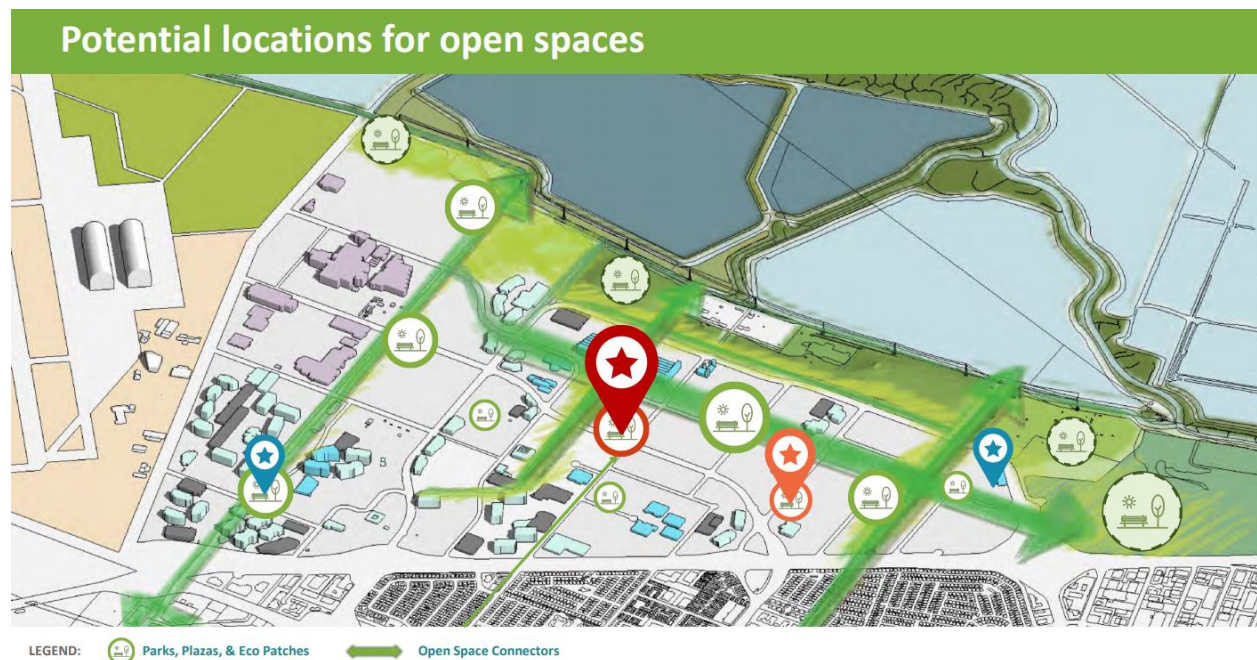
## Creating Range of Open Space Types + Sizes



### Open Space Potential

- Plaza/Activity Center
- District Park
- Neighborhood Park
- Linear Open Space
- Ecological Patches
- Office Campuses
- Sports Fields
- Ped/Bike Connections

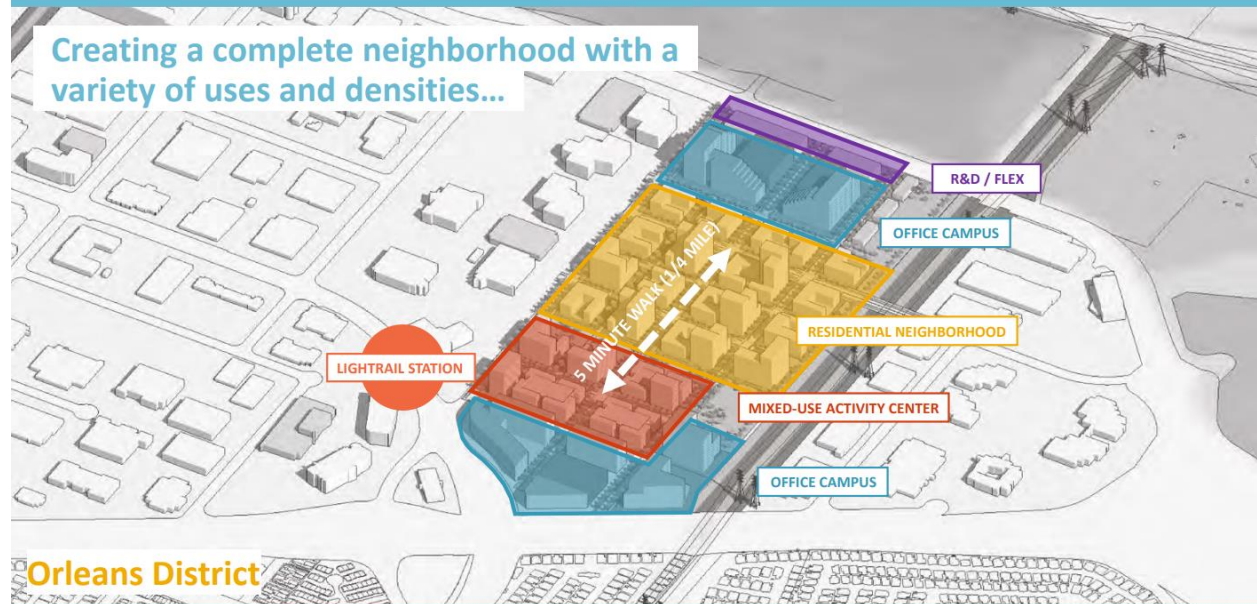
Aside from diverse land uses, open space is a key component of eco-innovation districts. In collaboration with CMG Landscape Architecture, Chris continued the presentation with an overview of the broad range of open space and public amenities that could be introduced into the plan area. These include public and district-wide sites, as well as a network built around ecological corridors like the two channels.



## Creating Complete Neighborhoods (R+A in collaboration with CMG Landscape Architecture)

Finally, the land use discussion of the workshop concluded with a design exercise that imagined a portion of Moffett Park adjacent to the East Channel. Applying the principles of an eco-innovation district with a combination of land uses, this area has the potential to transform from an exclusive office park to a mixed use district that integrates new developments with infrastructure improvements, ecological resources, ample housing and commercial space, and close proximity to the VTA light rail station.

### Creating Complete Neighborhoods



## 5. Round Table Discussion

The interactive public meeting concluded with approximately thirty minutes of active Q&A, facilitated by Raimi + Associates. As previously described, workshop participants could submit questions using Mentimeter throughout the entire workshop. A panel consisting of the following members were available to answer questions:

### City Staff

Andrew Miner, Assistant Director of  
Community Development  
Michelle King, Principal Planner

### Consultant Team

Eric Yurkovich, Principal (R+A)  
Chris Sensenig, Senior Associate (R+A)  
Sujata Srivastava, Principal (SE)

## Questions about open space

- Has the city worked with Don Edwards Sanctuary in Alviso and Fremont to get input to see if Moffett Park area can be an extension of the sanctuary??
  - Not yet, but the project team will reach out.
- How do you incentivize land owners that choose to remain in Moffett Park to get rid of parking lots and create public open space?
  - How development intensity is regulated at a policy level plays a key role: if land owners are provided flexibility in the amount of new building space they can develop, it may be more attractive to utilize space as something other than surface parking.
  - The project team will continue to analyze strategies, but one example would be implementing strict urban design or community benefits standards that result in reduced surface parking allocation.
- Is Lockheed open to providing space in the northern section of their land space?
  - Yes. Lockheed has been actively communicating with the project team, and no firm decisions have yet been made.
- Will you consider managed retreat from Lockheed's property to convert parking areas and buildings to freshwater stormwater retention basins?
  - No, managed retreat is not being considered anywhere in the plan area. The levee project detailed in the first public workshop is moving forward, and future development as part of this update process assumes its completion.
  - Other active and passive strategies to address sea-level rise are also being discussed, as previously detailed in the November 30, 2020 public meeting.
- What is the open space goal for Moffett Park?
  - Citywide, the open space goal as detailed in the general plan is 5.34 acres per 1,000 residents.
  - It's likely that the quality of open spaces in Moffett Park will be diverse. In addition to traditional open spaces such as parks, Moffett Park also has the potential to host ecological corridors and linear open spaces developed around the channels.

## Questions about building and land use

- Will denser and taller development allow more space and money that can be allocated for parks and amenities?
  - In general yes, denser and taller buildings typically open up more ground area to dedicate to open space. From an economic perspective, more households typically provides a greater economic base to support local amenities. However, office development plays a larger role in contributing towards open spaces (typically through community benefits) than compared to housing.

- Will retail succeed in Moffett Park?
  - At a regional and even national level, demand for retail is shifting towards experiential retail (restaurants, coffee shops, gathering spaces). With the addition of residential use in the plan area, local and external demand should be sufficient to support some level of retail. Much will depend on the total number of housing units.
- What about doing canals to manage rising sea levels?
  - There are ongoing projects and conversations regarding the East and West Channel that are considering improvements along these waterways, including pedestrian and bicycle crossings, trails, and stormwater management.
- Is there a way to allow taller office buildings to maximize the benefits of additional office while also allowing 20,000 residential units?
  - Taller buildings can typically accommodate smaller footprints, effectively opening up space for other uses. There are a broad range of building types that work for office use: which types will be best suited for Moffett Park will largely be driven by individual tenant demand and preferences.

### *Questions about regional context*

- What are FAA regulations regarding height in this area? How would this be impacted by higher finished floor heights to address sea-level rise?
  - FAA regulates a maximum building height within a certain radius of Moffett Airfield. In the case of Moffett Park, the majority of the area falls within the 182-foot height limit zone (independently, the 2004 Specific Plan establishes a maximum building height of 130-feet).
  - In anticipation of expected sea-level rise, the city has also mandated that all ground floors in the plan area must be built to 13' above mean sea level, effectively bringing the maximum allowed building height down to 160-feet.
  - Practically, these height regulations would allow a 14-15 story building.
- What improvements will be made to VTA light rail to attract all of these new residents and workers so they don't choose to drive?
  - Active discussions are ongoing with VTA. VTA is committed to increasing service and access to satisfy demand, so if Moffett Park becomes home to several thousands of residents it is likely that service will be expanded.
  - One intervention being considered is the development of a new transit center at Java and Mathilda that integrates VTA with buses, encouraging a more comprehensive resources for transit.

## General Questions and Comments

- What are the city's plans to accommodate technologies like a Cross-Laminated Timber (CLT) to lower building costs??
  - CLT typically result in lowered construction costs by as much as 20-30%, but there are some issues however regarding site feasibility.
  - At the city level, there is currently 1 approved CLT project along with several additional proposals. The city desires to encourage flexibility in building design and development, but as there have not yet been any wide-scale, successful applications it's still an active work in progress.
- Are childcare facilities being planned for in this area? Housing and childcare are both huge needs for young families.
  - Childcare facilities will be provided once there is sufficient local demand. Two paths forward are individual employers providing childcare services as a component of employee benefits, and also zoning future commercial and residential areas to allow for childcare services.
- What about schools? The northern part of town is already underserved. We cannot double down on that inequity.
  - The project team is speaking with local school districts. The hope is to leverage the existing presence of Foothill College, and looking for opportunities to integrate open space resources with educational facilities.
- Would the specific plan address types of housing that would be developed? For example ownership vs rental? Risk of inundation/saltwater intrusion should not be borne by individual homeowners.
  - If housing is introduced to Moffett Park, the assumption is that it will be a mix of both ownership and rental housing types, with a range of unit sizes. It is difficult to commit to a pre-determined assumption regarding the most appropriate balance given typical economic cycles.



# Appendix

## Questions received through Mentimeter

1	Has the city worked with don edwards sanctuary which has sanctuary in Alviso and Fremont to get input to see if moffettpark area can be an extension of the sanctuary?
2	Finish floor at 13' height from what? Mean sea level today?
3	Will denser and taller development allow more space and money that can be allocated for parks and amenities?
4	What about doing canals to manage rising sea levels? I would like to live by a canal and they seem to be effectively used in the Netherlands to manage water.
5	What are FAA regulations regarding height in this area?
6	Is there a way to allow taller office builds to maximize the benefits of additional office while also allowing 20,000 residential units?
7	You talked about raising heights above the 130ft limit. How much higher would be the new limit?
8	Will retail succeed here? After all Redwood Shores still does not have anything but a strip shopping center. No neighborhood. After 60 years and 17000. Units
9	What is goal for percent of total land for open space?
10	Will you consider managed retreat from north Lockheed property to convert parking areas and buildings to freshwater stormwater retention basins
11	Is Lockheed open to providing space in the northern section of their land space?
12	How do you incentivize land owners that stay to get rid of parking lots and create public open space?
13	Today VTA light rail is under-utilized and slow. What improvements will be made to VTA light rail to attract all of these new residents and workers so they don't choose to drive?
14	Are childcare facilities being planned for in this area? Housing and childcare are both huge needs for young families.
15	We are in a deep affordability crisis for all types of real estate right now, though it is worst for housing. What are the city's plans to accommodate technologies like CLT to lower building costs?
16	Would the specific plan address types of housing that would be developed? For example ownership vs rental? Risk of inundation/saltwater intrusion should not be borne by individual homeowners.
17	What are the governance boundaries between the 'eco-innovation district' and the Moffett Park Specific Plan? Does the specific plan define the governance and decisions that the district can make?
18	Private open space for employees? At whose cost ? Years ago I attended a meeting in Sunnyvale talking about how the new businesses in the area will have open campuses what happened to that approach?
19	The heat map showing where education high pop lives is a chicken and egg issue. It works the other way too. That's why people are able to drive prices up and afford to live here
20	The office space growth rates are based on the past 20 years. Since many tech workers will start working from home permanently post-COVID, have you adjusted your projections to take this into account?
21	What does affordable housing mean ?i.e. what income guidance? Section 8 ? Will market rate housing be included in community?
22	What kind of building heights (floors) to accommodate 8k-16k housing units? For 3k-6k?

23	Could the Specific Plan build in 'if-then' scenarios for handling uncertainties of the future? There may be sea level rise estimates and levee costs that would preclude putting in any housing.
24	What about schools? The northern part of town is already underserved. We cannot double down on that inequity.
25	
26	Redwood Shores with 17000 units has just one strip center after 60 years.
27	In general, how many square feet per worker? We're considering as many as 12m square feet of office--how many jobs would that be?
28	How many additional people is estimated? 22,000 units translates to how many people? 100,000 more people?
29	Why isn't a fourth priority for wildlife and climate change considered?
30	How many units would balance new jobs created. For a jobs/housing balance?
31	Given the proximity to the bay tall buildings would greatly increase bird deaths. This is a critical migration corridor.
32	How does the housing density you are proposing compare to the most housing dense area in the rest of SV?
33	How likely is it that a levee will be built? What funding has been identified for this? What time table? The whole premise that the levee will handle SLR.
34	What is Humanitarian Real Estate
35	Will creating a levee here increase flooding risk elsewhere?
36	Can we involve members of the Ohlone tribes in these decisions?
37	What specific questions need to be answered to define the "project" that will be evaluated for the EIR?
38	Is high rise housing and office generating equal benefits to the city?
39	Can you remind us of Sunnyvale overall current progress toward RHNA housing development goals, including a breakdown of those goals per income group?
40	We keep hearing that residential uses don't pay for city services over time, so is there a minimum amount of office required to make this plan positively contribute to the city budget?
41	Given the imminence of sea level rise and ground water inundation especially along the bay would you consider setting aside NW portion for fresh water marsh like Google Charleston slough
42	But how come no cafes restaurants in redwood shores. Everyone goes to. Downtown s elsewhere
43	Are we considering parking maxima?
44	Is it true that dense residential development can also contribute to the city budget because of the concentration of infrastructure?
45	When would a market analysis be done re: the need for more office vs housing and what type of housing unit?
46	Would there be consideration to remove light rail as it is under utilized, slow and it's infrastructure decreases pedestrian flow, and change it to rapid bus service
47	Highways 237 and 101 were at gridlock before COVID, so any amount of new parking will potentially increase traffic. What are the proposed parking minimum/ maximums being proposed?
48	Is it safe to assume that this Specific Plan build out will be over a long period of time (20+/- years)?
49	Is a new school assumed for this neighborhood? If not, what is the strategy to get kids to/ from school w/o being driven in cars?
50	Is it possible to locate residential units in a section in and of itself as well as parking for residents to create more auto-free zones?

51	What are some of the benefits of new mixed-use for the neighborhoods just south of 237?
52	Can you confirm finish floor elevations for and what is driving this requirement.
53	Can you make sure no acorn lights like the ones downtown be allowed at MP?
54	Is there a plan to raise all the street utilities and streets to 13' above mean sea level?
55	Please discuss how you may use transfer of development rights (TDR) to incentivize open space, ecology and stormwater management
56	Are there any metrics/quantities analysis for how additional new workers will get to Moffett Park given serious congestion...and not everyone living here?
57	You talk about amenities and families what infrastructure make it age friendly child care , senior day care, medical hub/ pharmacy, multi generational design in floor plans of units.
58	Business like LinkedIn Facebook Apple etc. have their own cafeterias where the employees get free food. Because of this Sunnyvale restaurants do not profit from additional work places. Will this cont
59	Will you use transfer of development rights to give owners good reasons and economic incentive to vacate sensitive habitat area?
60	Is there any plan to have a public building, like an interpretive center or event center, close to the Bay?
61	How much affordable housing are you going to include for many renters in the Sunnyvale, who could afford to be Home owners? Can you include some strategy to include them?
62	What is the City's position on overhead transmission power lines. Should they stay overhead, or be undergrounded?
63	What an opportunity to bring nature back . Don't let this opportunity get by with no special. Consideration for nature