

**Draft Moffett Park Specific Plan Excerpted Goals and Policies for Chapter IV,  
Land Use**

**Chapter IV Land Use**

<p>Goal LU-1: COMPLETE NEIGHBORHOODS. A series of neighborhoods with access to public amenities, quality housing, good jobs, and healthy and safe environments that weave together into a vibrant ecological innovation district.</p>	
	<p>Policy LU-1.1: Establish a series of neighborhoods to guide an orderly and flexible transition over time. Neighborhoods provide “targets” for non-residential uses, parks and open space, and residential uses.</p>
	<p>Policy LU-1.2: Facilitate different development character across Moffett Park neighborhoods by allowing walkable, higher-density, mixed-use areas near Java Drive and more campus-like environments on along the edges of the district.</p>
	<p>Policy LU-1.3: Locate activity centers, neighborhood-serving commercial uses, and public open spaces in proximity to each other in order to create complete,</p>
	<p>Policy LU 1.4: Locate residential areas throughout Moffett Park to create 24-hour neighborhoods and increase demand for and support neighborhood serving commercial uses.</p>
	<p>Policy LU-1.5: Allow a variety of uses to provide opportunities for innovation.</p>
	<p>Policy LU-1.6: Create opportunities for new institutional and community-servicing uses, such as schools, libraries, and community centers</p>
<p>Goal LU-2: A VARIETY OF HOUSING OPTIONS. Moffett Park provides housing opportunities for a range of incomes and household types.</p>	
	<p>Policy LU-2.1: Require a minimum of 15% of all residential units in Moffett Park as deed restricted affordable consistent with</p>

	SMC19.67 and 19.77. Provide incentives for property owners to provide more affordable housing than is required by citywide policy.
	Policy LU-2.2: Fairly distribute the affordable housing units throughout Moffett Park's residential neighborhoods. Promote the mixing of affordable housing units into market-rate developments.
	Policy LU-2.3: Require the integration of affordable housing into market-rate developments. Consider alternative compliance in accordance with the zoning code provisions.
	Policy LU-2.4: Plan residential areas so that they are well-connected to services and amenities.
	Policy LU-2.5: Monitor and report on development permitting in Moffett Park. Take adaptive actions to facilitate housing growth and open space provision if monitoring shows that the total office, R&D, and industrial development out paces housing development and open space provision at the district wide or neighborhood scale
Goal LU-3: A CENTER FOR INNOVATION. Moffett Park continues to be a center of innovation and the knowledge economy.	
	Policy LU-3.1: Continue transforming the district into a high-density district to maintain and attract innovative businesses.
	Policy LU-3.2: Incentivize the retention and creation of space for small, local, and startup businesses.
	Policy LU-3.3: Retain or create space for light industrial, creation/maker, production/distribution/repair, and research and development uses through development incentives and requirements.
	Policy LU-3.4: Facilitate partnerships with academic institutions to foster innovation.
Goal LU-4: A GREEN MOFFETT PARK. Moffett Park is designed to promote greenhouse gas emission reduction and adapt to a changing climate	

	Policy LU-4.1: Concentrate growth and intensity to ensure efficient use of resources and support high-quality transit.
	LU-4.2: Prioritize walking and biking by breaking up large blocks into a finer-grained network and through complete streets improvements as defined in the Development Standards and Mobility Chapters.
	Policy LU-4.3: Maintain unique green building standards and incentivize higher-performing buildings.
	Policy LU-4.4: Require transportation demand management (TDM) and parking reductions to minimize single-occupancy vehicle trips as defined in the Transportation Demand Management and Parking Chapters.
	Policy LU-4.5: Require setbacks on the East and West Channels to establish new publicly accessible open space areas with the dual purpose of recreation and resilience.
Goal LU-5: DEVELOPMENT CONTRIBUTES COMMUNITY BENEFITS. Collaboration between the City, property owners, and private development ensures collective action to achieve plan goals.	
	Policy LU-5.1: Maintain a community benefits framework that requires developers to contribute to community goals and amenities, including parks and public spaces, affordable housing, and other community-serving amenities. Continually update and adjust the community benefits framework over time to meet changing needs.
	Policy LU-5.2: Require new publicly accessible parks and open spaces for residential development and non-residential development that seeks bonus floor area.
	Policy LU-5.3: Require space for neighborhood-serving office and community uses within Moffett Park's Activity Centers.
	Policy LU-5.4: Support small, local, and startup businesses through Innovation and Creation Space requirements to create diverse employment opportunities.
	Policy LU-5.5: Construction contracts with a value of \$5 million or more must register the

	jobsite with the State Department of Tax and Fee Administration (CDTFA) to ensure the 1% percent of the local sales tax is allocated to the City.
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