

Moffett Park Specific Plan Update Work Plan
March 2019

PHASE 1: PRELIMINARY LAND USE and COMMUNITY INVOLVEMENT

Task 1: Background Report and Preliminary Land Use Concepts

Review background studies and documents that pertain to the Moffett Park Plan Area and develop several land use scenarios.

- Create preliminary Background Report and Base Maps that addresses constraints and opportunities in the plan area and to inform potential land use changes
- Produce preliminary Land Use Plan for the Moffett Park area to include at least two conceptual land use plans with varying land use intensity and locations.
- Land Use Plans will be presented to the Planning Commission and City Council for conceptual approval.

Task 2: Community Engagement Plan

Outreach for the MPSP amendment will include public workshops which will inform community members about the project and the process. Participation of property owners, business owners, community groups, and interested residents will be an important element of the project. A comprehensive public outreach plan will be developed to engage and educate the public about the Moffett Park Specific Plan Update process, provide opportunities for the public to discuss issues openly and participate in the formulation and selection of preferred concepts and plans. Community participation opportunities may include:

- Target outreach to neighborhood associations, community groups, businesses, business owners and schools.
- Facilitate focused discussion and workshops with stakeholders (businesses and property owners in Moffett Park) to address significant issues and future trends identified during the research and analysis phase.
- Hold workshops to engage the public and decision makers in defining the “Sense of Place” for Moffett Park while considering the ecological and innovation resources located in the plan area.
- Create webpages for to update interested parties.

- Develop online surveys for general public feedback.
- Hold study sessions and hearings with the Planning Commission and the City and VTA Bicycle and Pedestrian Advisory Commissions, Sustainability Commission and others for input.
- Provide information and updates to other boards and commissions; determine if formal reviews and recommendations are appropriate.
- Identify a technical working group (TWG) to involve staff and technical experts from other public agencies and various divisions in the City of Sunnyvale. The TWG will provide intergovernmental coordination; help develop plan concepts and guide the project.

Outside Agencies may include:

- Valley Water (*formerly Santa Clara Valley Water District*)
- Regional Water Quality Control Board
- Santa Clara Valley Transportation Authority (VTA)
- K-12 School Districts that would serve Moffett Park
- Foothill De Anza Community College District
- Cities of Mountain View and Santa Clara
- Bay Conservation and Development Commission (BCDC)
- Others

City Departments will include:

- Office of the City Manager
- Office of the City Attorney
- Community Development
- Environmental Services
- Finance
- Library and Community Services
- NOVA Workforce Services
- Public Safety
- Public Works

PHASE 2 RESEARCH AND ANALYSIS

Task 3: Technical Studies and Existing Conditions report

The following studies are identified as necessary for considering circulation and land use alternatives during Phase 2 of the update. This is not an exhaustive list and does not include all background information needed for the environmental

review process. Staff has noted the specific transportation and transit issues previously identified by the Planning Commission and City Council.

- Water Supply Assessment
- Public Infrastructure Assessment
- Bike and Pedestrian Circulation Plan
- Traffic Impact Analysis (VMT, LOS and VTA Light Rail Prioritization)
- Parking Demand Analysis
- Market Analysis for the Plan Area
- Economic Impact Analysis regarding the current diverse business base and the potential impact of losing the business diversity
- Fiscal Impact Analysis, including costs and revenues for City Services
- Sea Level Rise and Adaptation Study

Task 4: Land Use Alternatives and Urban Design, Streetscape and Open Space Standards.

The urban design standards shall address transit oriented design, including general design concepts for public spaces, street design by type and function of street, building form and orientation, street furniture, street lighting, street trees and landscaping, decorative sidewalks, utility vaults/cabinets/appurtenances, and special design treatments for spaces such as the transit stations, bus stops, and bicycle and pedestrian connections. Specific outcomes;

- Land Use and Circulation Alternatives will be presented to the Planning Commission and City Council.
- Urban Design, Streetscape and Bicycle and Pedestrian Standards
- Open Space Framework Plan (public infrastructure, public parks and private open space)

PHASE 3: UPDATE THE MOFFETT PARK SPECIFIC PLAN AND ENVIRONMENTAL REVIEW

Task 5: Develop a Draft Specific Plan

Use the analysis previously performed and input received from the public, stakeholders and decision makers. Key topics to be addressed;

- **Land Use/Housing:** Identification of land use designations, including number of units, square footage of non-residential uses, mixed use, and

employment generating land uses. Population and job projections will be included. An affordable housing strategy will also be included.

- **Transportation and Parking:** Circulation for motor vehicles, transit, bicycles, and pedestrians will be defined. New streets, paths and connections will be identified. Parking management strategies and TOD parking ratios shall be developed, based on the prior Parking Demand Analysis.
- **Public Services:** Services and infrastructure needs to implement the plan including specific policies regarding utilities, public safety, parks, schools, libraries, and cultural facilities.
- **Community Benefits Program:** A community benefits program will be developed that provides development incentives such as additional FAR for the inclusion of improvements or uses that benefit the community.
- **Connectivity Plan:** The Plan will address access to transit by walking, bicycling, driving, and transit as well as circulation for these modes throughout the plan area. A focus will be on pedestrian and bike routes of travel from transit-oriented development within one half mile.
- **Design and Streetscape Standards:** Policies and standards will be included to promote pedestrian friendly design to increase pedestrian comfort and safety in walking to the transit options.
- **Open Space Plan:** The Plan will provide for adequate public and private open space as an integral part of the conceptual land-use alternatives. Plan will address connectivity to surrounding (existing) open space facilities (e.g., Bay Trail, Baylands Park) and additional open spaces needs to support the planned land uses.
- **Implementation Plan:** Plan implementation actions and strategies will be identified, along with completion date estimates or thresholds (i.e. after development of specific percentage or number of a land use), phasing, and cost estimates. Plan will include infrastructure improvements needed for plan implementation and specific financing strategies to enable these improvements.
- **Draft Zoning and Policy Amendments.** Prepare a Draft Zoning Code that reflects the preferred draft Land Use Plan and provides implementation for the design principles included in the Draft Specific Plan.

Task 6: Program Environmental Impact Report

A Program Environmental Impact Report (EIR) will be prepared that thoroughly and adequately assess the environmental impacts of the draft update to the MPSP to comply with the provisions of the California Environmental Quality Act and the applicable regulations thereunder. The EIR is required to address the following areas:

- **Land Use Consistency and Compatibility:** The EIR will evaluate the draft Plan's compatibility with existing land uses and development patterns and evaluate the proposed plan's consistency with other adopted city plans and policies.
- **Population, Housing and Employment:** The EIR will analyze the projected population, housing and employment impacts of the draft plan.
- **Transportation and Circulation:** A traffic study will be completed to determine the draft plan's impacts to the existing and proposed roadway system, existing and proposed bikeway network, transit systems (bus and commuter rail) and pedestrians. Corridor levels of service shall be determined for regional/arterial streets.
- **Air Quality:** The plan's impact on air pollutants and their precursors as well as localized carbon monoxide impacts will be evaluated utilizing the appropriate air quality modeling tools. The analysis shall address both operational, including vehicular emissions (long term) and construction level (short term) impacts on local and regional air quality as well an analysis of impacts on sensitive receptors.
- **Noise:** The EIR will evaluate the potential impacts on ambient noise levels from any construction related noise as well as potential impacts on ambient noise from the proposed project (buildout of proposed land uses).
- **Biological Resources:** The EIR will analyze the plan's short term (construction) impacts as well as long term impacts on biological resources, including special status species.
- **Water/Wastewater:** The EIR shall analyze and address the project's construction and operational impacts to the water and wastewater systems, and water supply and wastewater capacity to serve buildout of the General Plan. A Water Supply Assessment shall be completed for the project.

- **Hydrology/Flooding:** The EIR will analyze the storm water system, potential flooding impacts and water quality.
- **Public Services:** The EIR will evaluate the potential impacts to public utilities and services, such as schools, parks, solid waste disposal, police, fire, emergency medical, and utilities.
- **Cultural and Historic Resources:** The EIR will evaluate potential impacts to cultural and historic resources.
- **Visual Quality:** Scenic, natural, cultural and historic assets will be evaluated and potential impacts of the project identified.
- **Geology and Seismicity:** The EIR will examine geologic and seismic conditions, addressing ground shaking and liquefaction potential from earthquakes.
- **Hazardous Materials/Toxics:** The EIR shall evaluate sites in the plan area which are potentially contaminated as well as risks associated with existing hazardous material uses.

Energy/Climate Change: Changes in energy consumption anticipated through implementation of the proposed land use plan shall be analyzed. Greenhouse gas emissions anticipated with the project will be included. The EIR shall analyze how future development will be affected by climate change and how implementation of the plan will affect climate change. While analysis of this topic is evolving, this EIR shall include the most current thinking and practice regarding impacts of greenhouse gas emissions.

CEQA Considerations; The EIR will evaluate significant impacts, growth inducing impacts and cumulative impacts as well as analyze project alternatives; including reduced and no project.

Certification of the EIR: Final Environmental Impact Report with Mitigation and Monitoring Program: The environmental impact report, will be presented at public hearings before the Planning Commission and City Council for consideration and certification.

PHASE 4: ADOPTION AND IMPLEMENTATION

Task 7: Adoption and Implementation

- Based on the work and findings of prior tasks, hold public hearings before appropriate Boards and Commission and the City Council for consideration of concurrent adoption of:
 - Final EIR
 - Updated Specific Plan, (as addressed in Task 5) to include at least:
 - Land Use maps and intensities
 - Community Benefit program
 - Mitigation program
 - Design Guidelines
 - Implementation program
 - Revised Zoning regulations