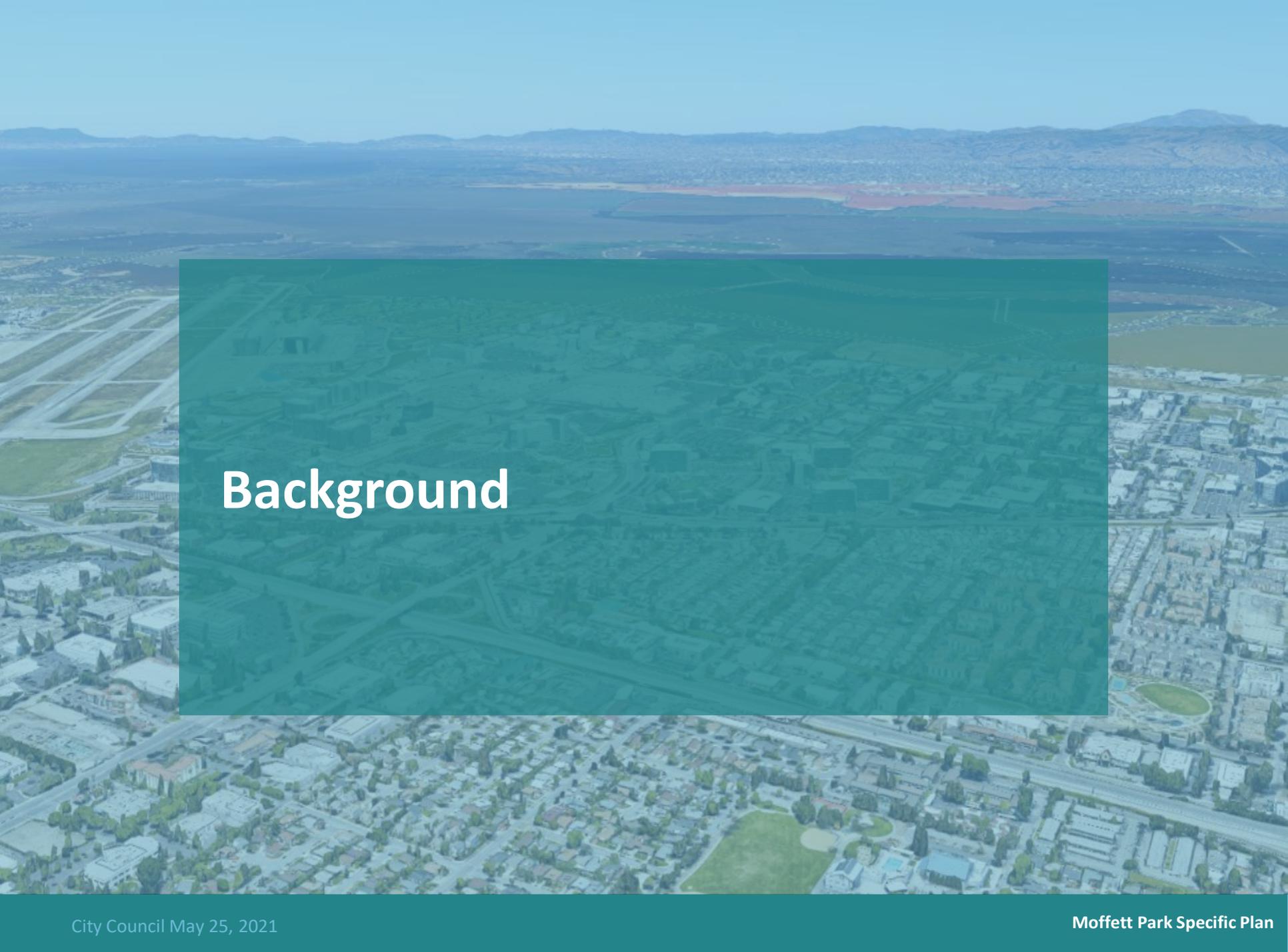




Moffett Park Specific Plan

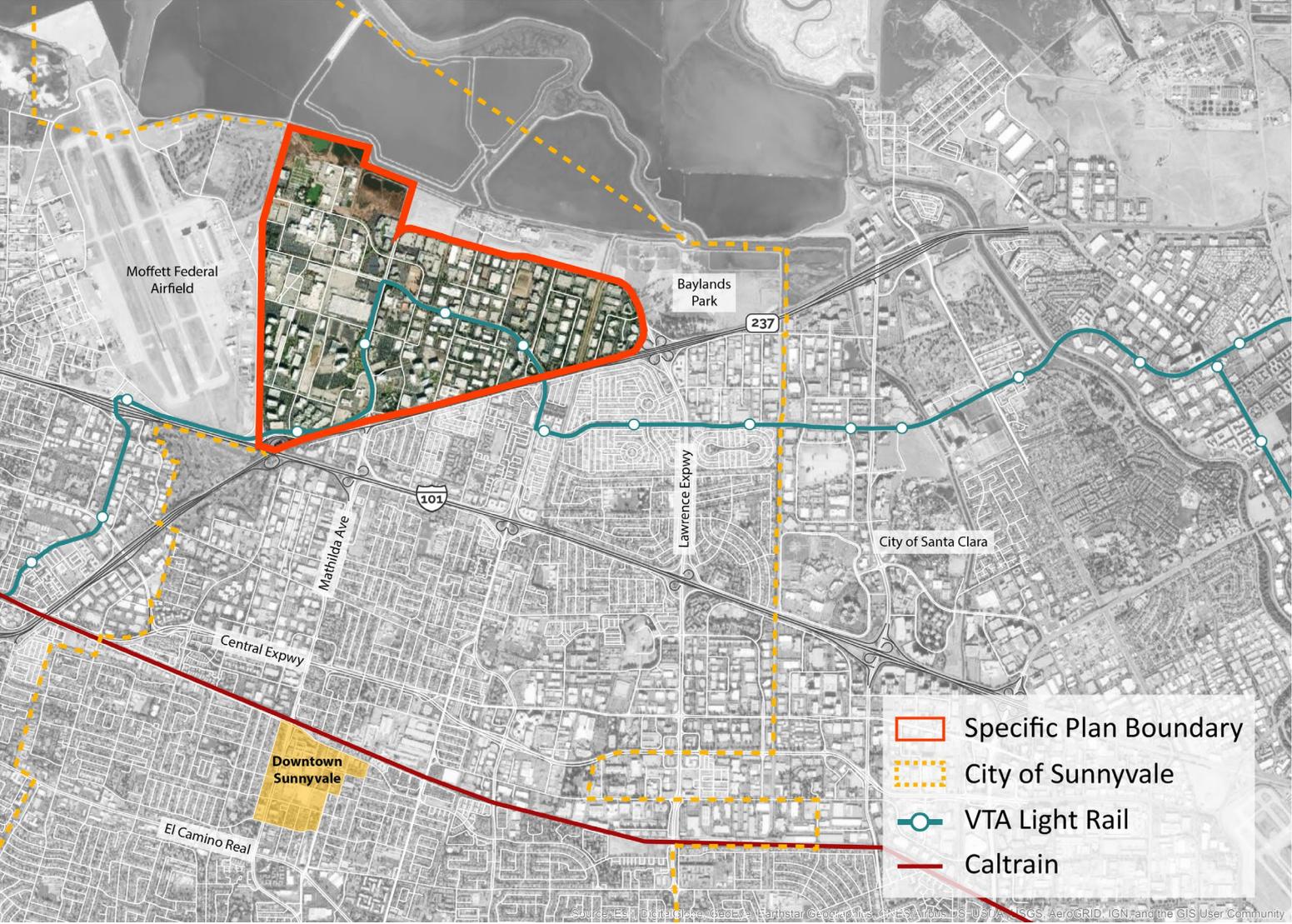
Land Use Plan + Development Program

City Council meeting: May 25, 2021

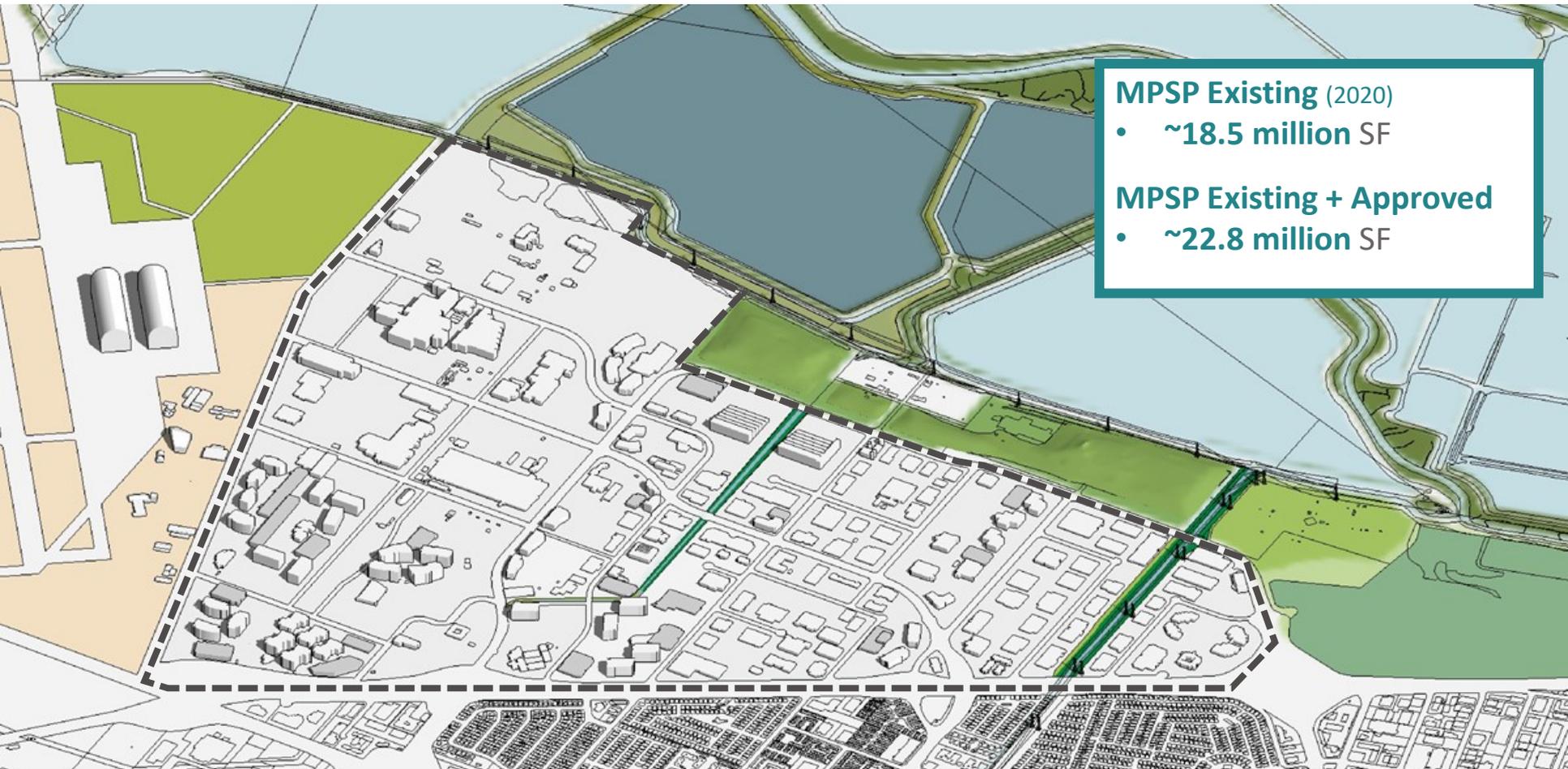


Background

Moffett Park Specific Plan



Existing Condition + Approved Projects



LEGEND:  MPSP Boundary

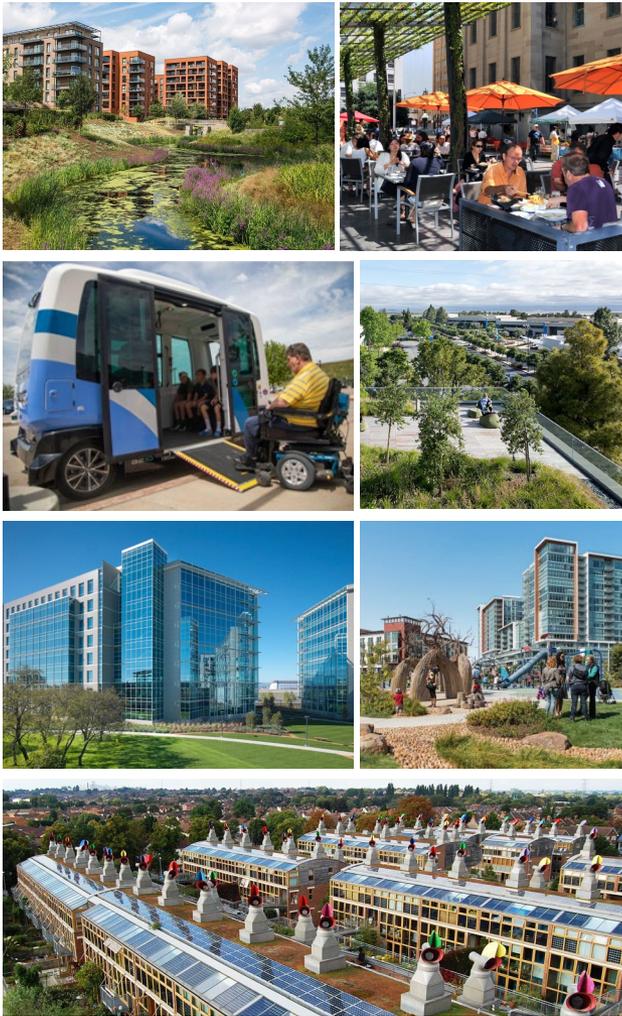
Vision Statement

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*

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 + #3

Sea Level Rise & Climate Change (Nov 2020)

 • **87** community members

 • **243** views on YouTube

Transportation & Mobility (Feb 2021)

 • **80** community members

 • **174** views on YouTube

Land Use, Market Conditions (Mar 2021)

 • **87** community members

 • **190** views on YouTube

Tonight's Decision is...

- Choosing for **study**,
for the purposes of environmental review (CEQA)
 - **Development Program** (numbers)
 - **Draft Land Use Map** (locations)

- The **final plan** may be less
 - *...but cannot be more*

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

Technical work

COMPLETED

- Sea Level Rise Adaptation Strategy (March 2020)
- Acoustics and Air Quality Technical Study* (March 2020)
- Existing Conditions Report (April 2020)
- Urban Ecology Technical Study (April 2020)
- Noise and Vibration Study* (March 2020)
- Market Analysis (June 2020)

UNDERWAY

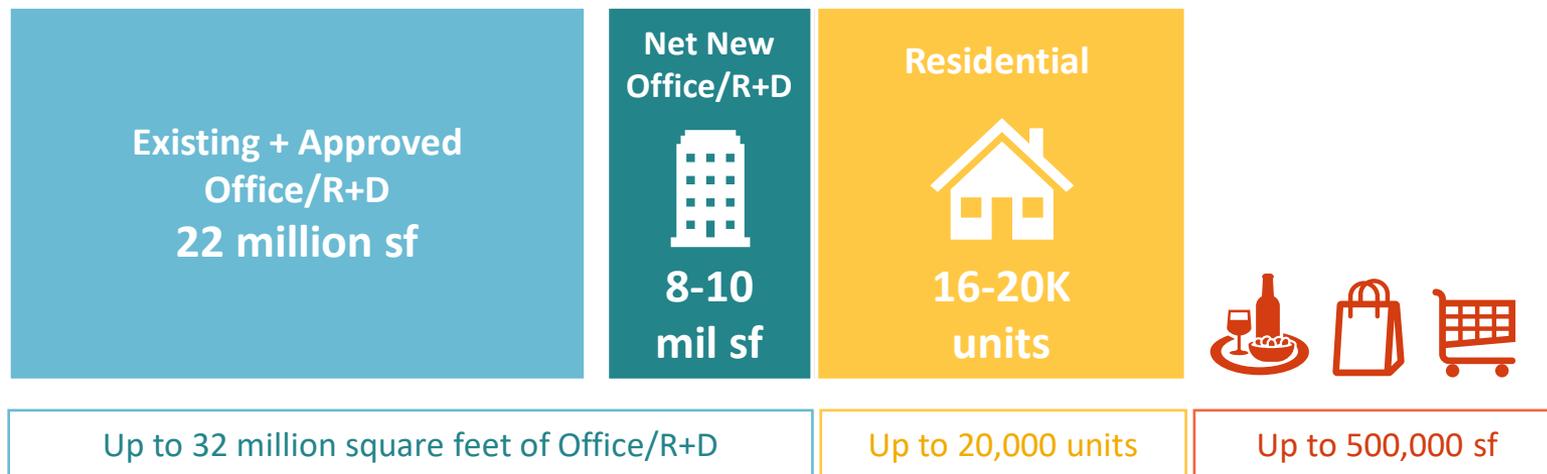
- Biotic Resources Report*
- Cultural Resources Literature Review*
- Fiscal Impact Analysis
- Groundwater Study*
- Phase I Hazards*
- Traffic Modeling

*Required for CEQA



Land Use

Range for Mixed-Priority Scenario



Staff Recommendation 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

- East of Mathilda

*Net New = Above Existing plus Approved not built

Land Use Map - Staff Recommendation

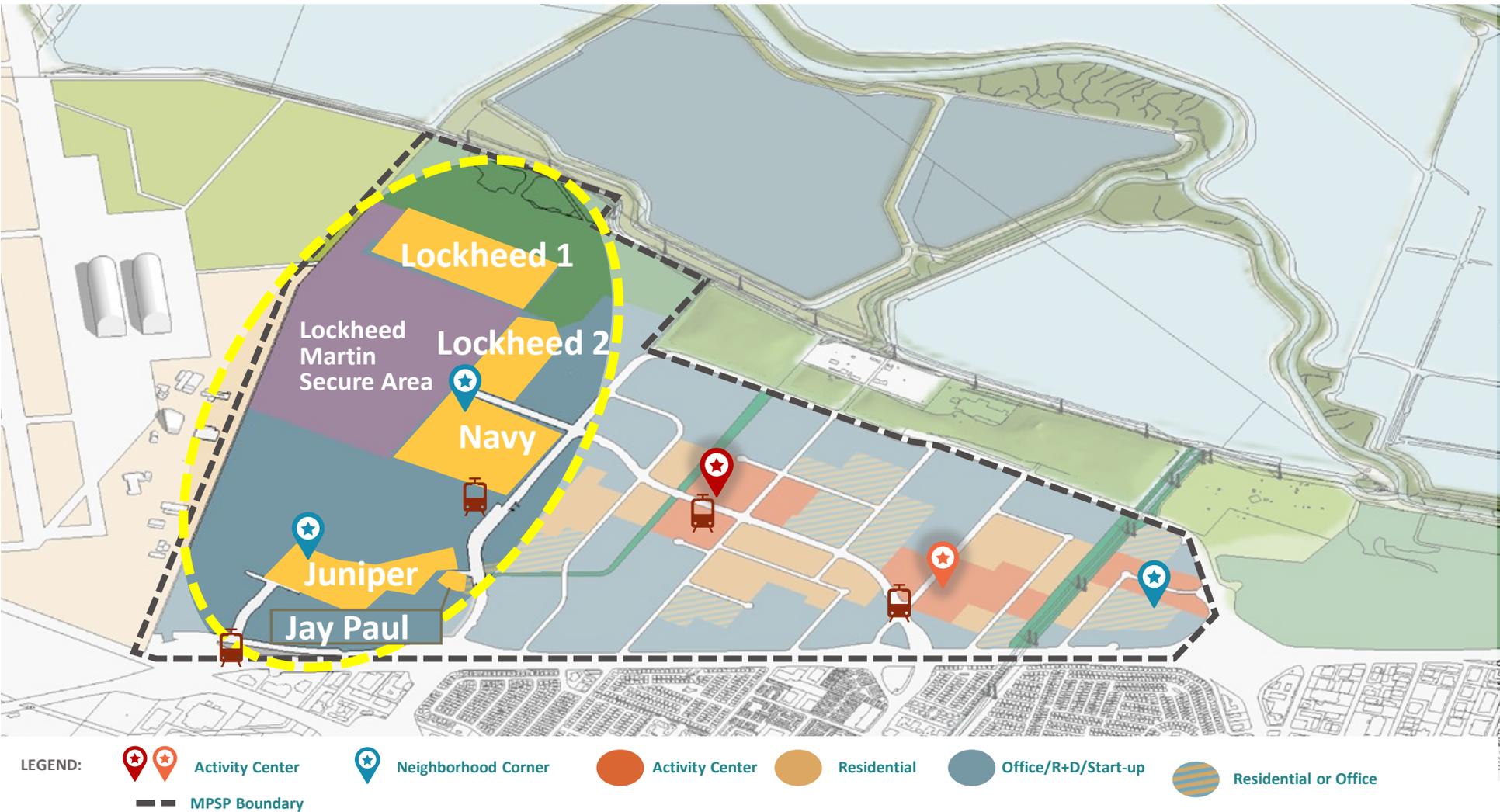


- LEGEND:**
- Activity Center
 - Neighborhood Corner
 - Mixed-Use Activity Center
 - Residential
 - Residential or Office
 - Office/R+D/Start-up
 - MPSA Boundary
 - TBD - School/s

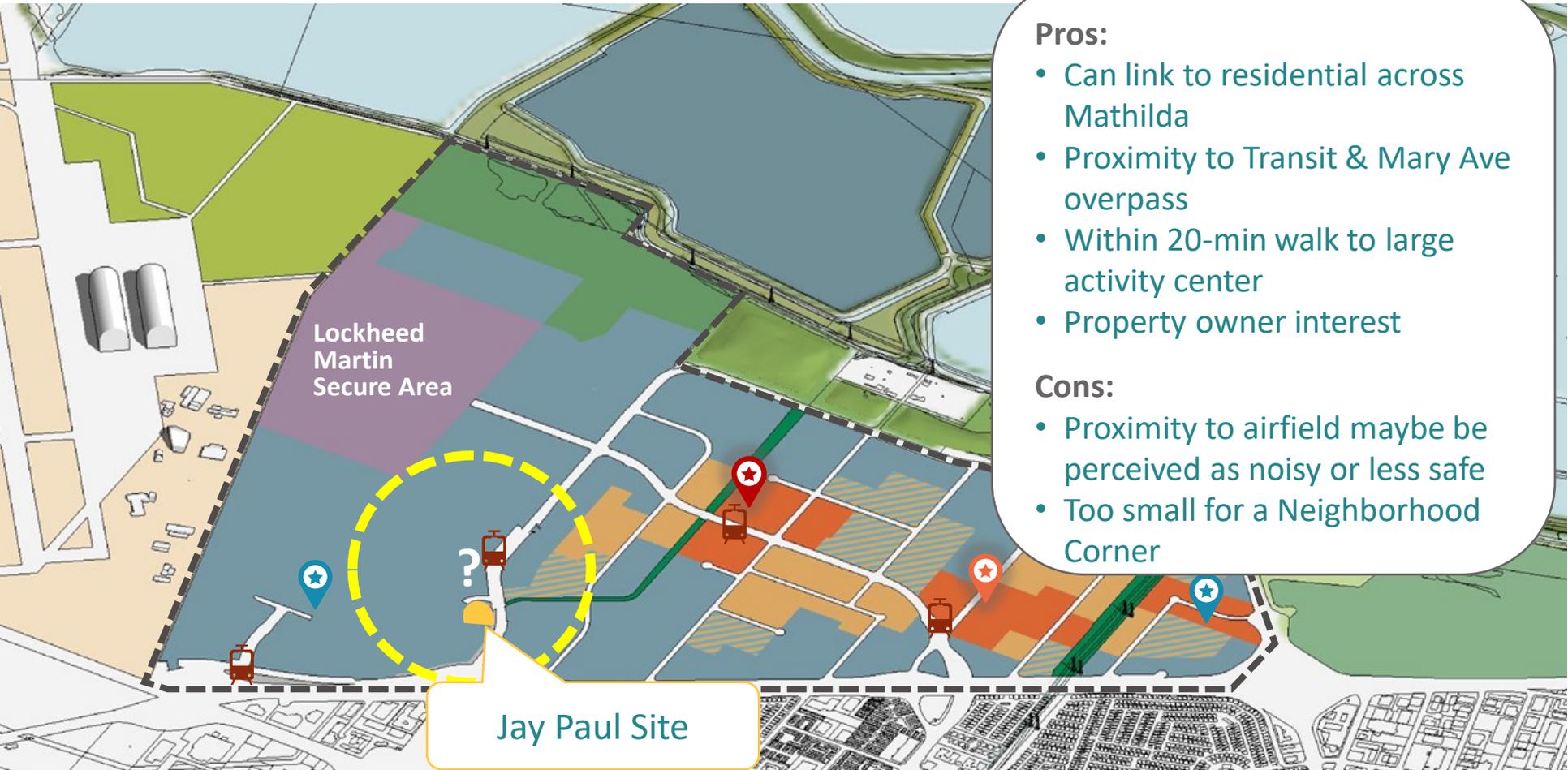
An aerial photograph of a city, likely Moffett Park, with a large, semi-transparent green rectangular overlay in the center. The text "Additional Residential Sites" is written in white, bold, sans-serif font across the middle of the green overlay. The background shows a dense residential area with streets, buildings, and a large green field. In the distance, there are mountains and a body of water.

Additional Residential Sites

Additional Residential Sites



Jay Paul Site



Pros:

- Can link to residential across Mathilda
- Proximity to Transit & Mary Ave overpass
- Within 20-min walk to large activity center
- Property owner interest

Cons:

- Proximity to airfield maybe be perceived as noisy or less safe
- Too small for a Neighborhood Corner

LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up



Residential or Office



MPSP Boundary

Juniper Site



Pros:

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

Cons:

- **Juniper opposes residential**
- 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

Lockheed #1



Pros:

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

Cons:

- **Lockheed no longer requesting**
- 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
- 1/2 mile to transit
- Property owner interest
- Large enough area for residential to support a Neighborhood Corner

Cons:

- May require cap and/or remediation of plume from Navy Site
- 2/3 mile to Activity Center

LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up



Residential or Office



MPSP Boundary

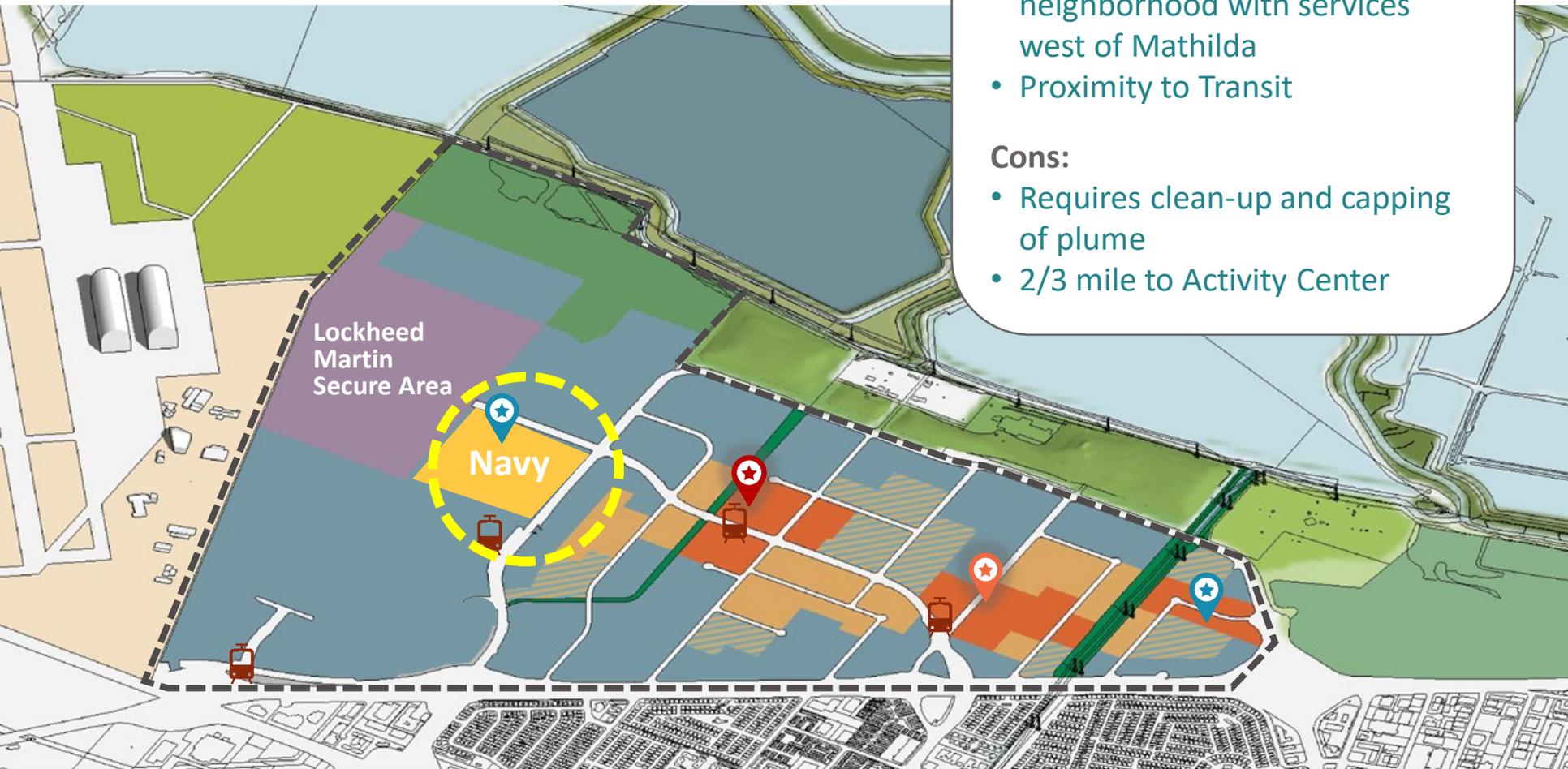
Navy Site

Pros:

- Large enough for a complete neighborhood with services west of Mathilda
- Proximity to Transit

Cons:

- Requires clean-up and capping of plume
- 2/3 mile to Activity Center



LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up

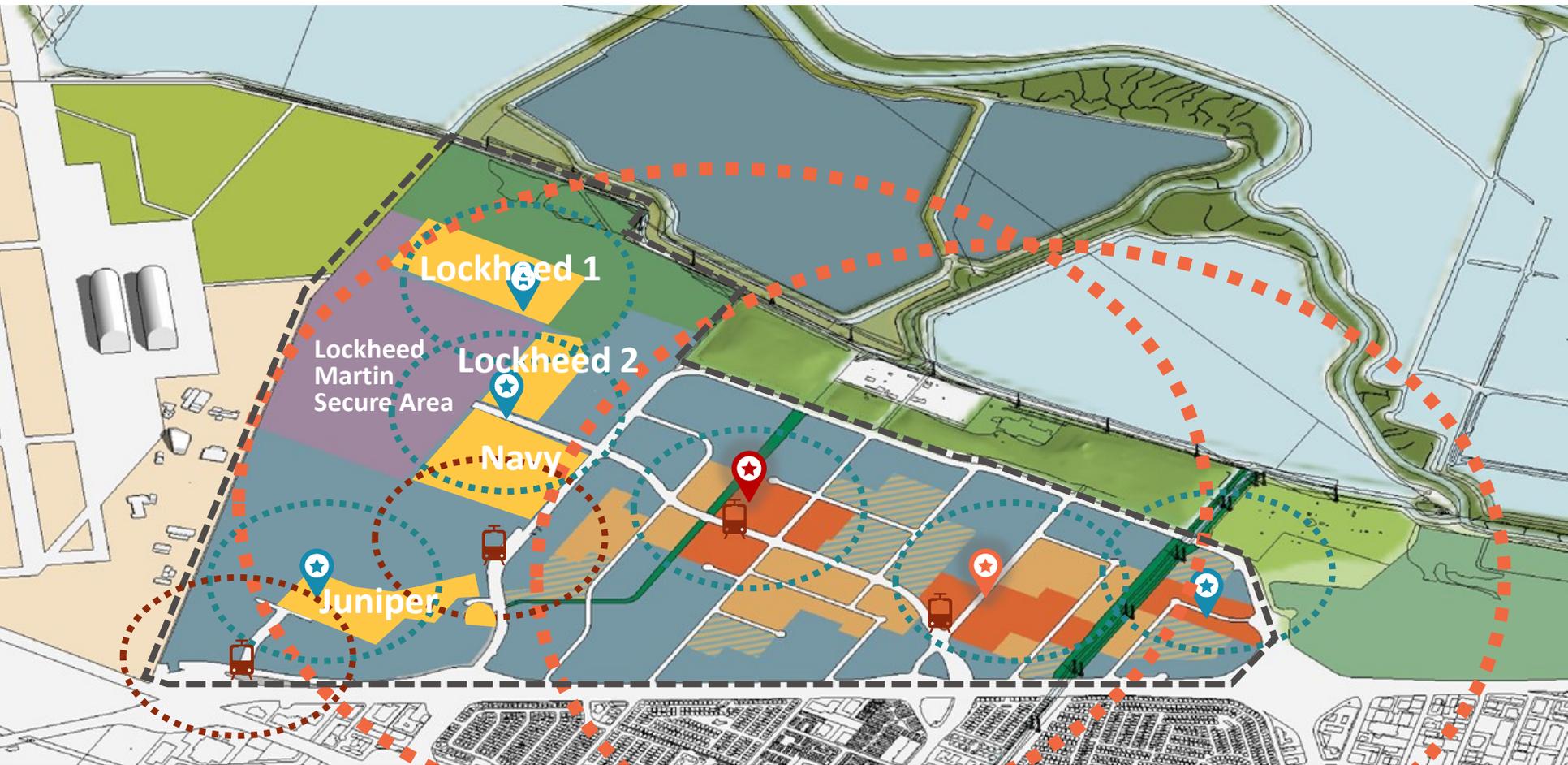


Residential or Office



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

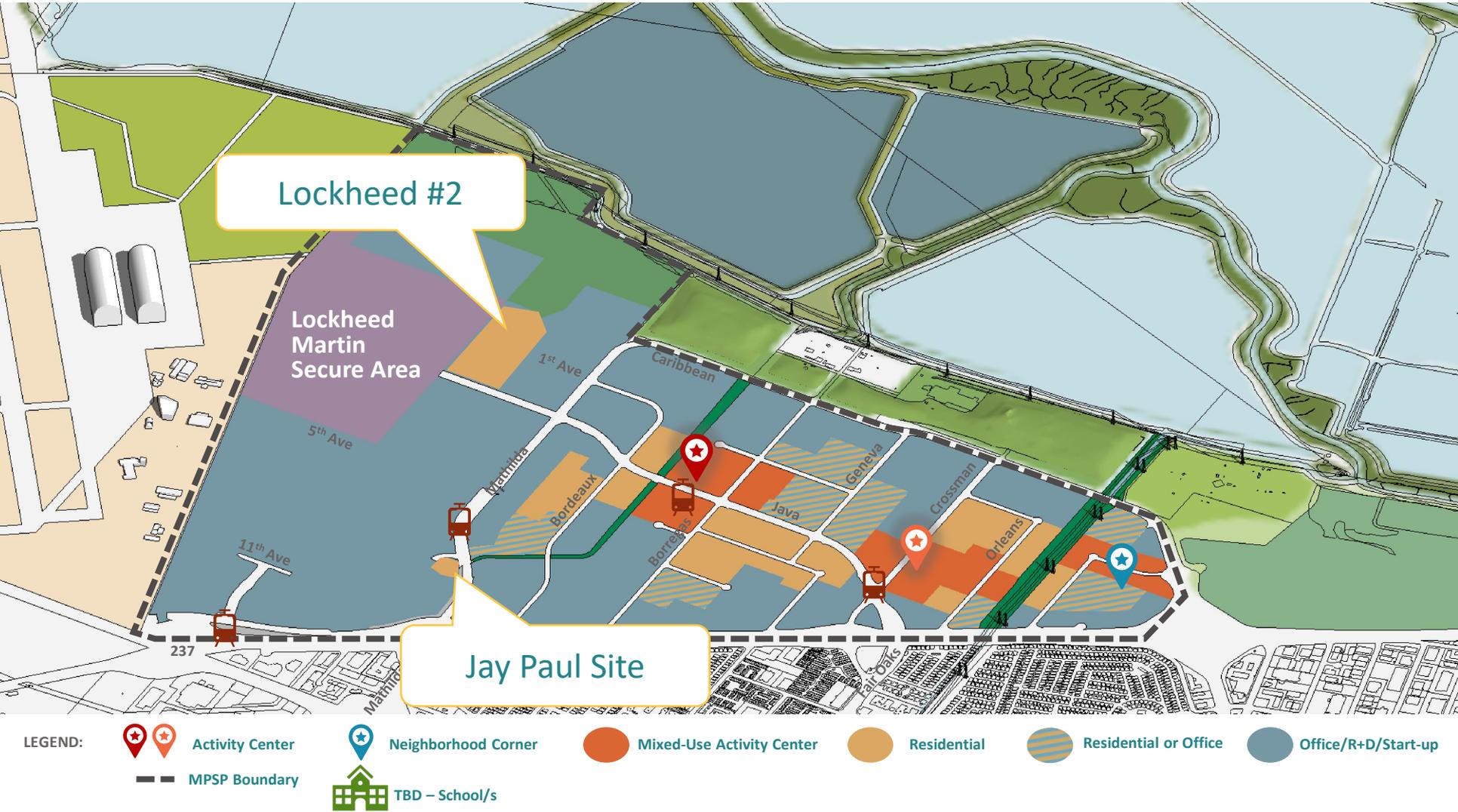
Development Program

- 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

- East of Mathilda
- *Jay Paul Site*
- *Lockheed Site #2*

Land Use Map – PC Recommendation



An aerial photograph of a city, likely Moffett Park, with a large, semi-transparent green rectangular overlay in the center. The text "Open Space" is written in white, bold, sans-serif font across the middle of the green overlay. The background shows a dense urban area with buildings, streets, and a large body of water in the distance under a clear blue sky.

Open Space

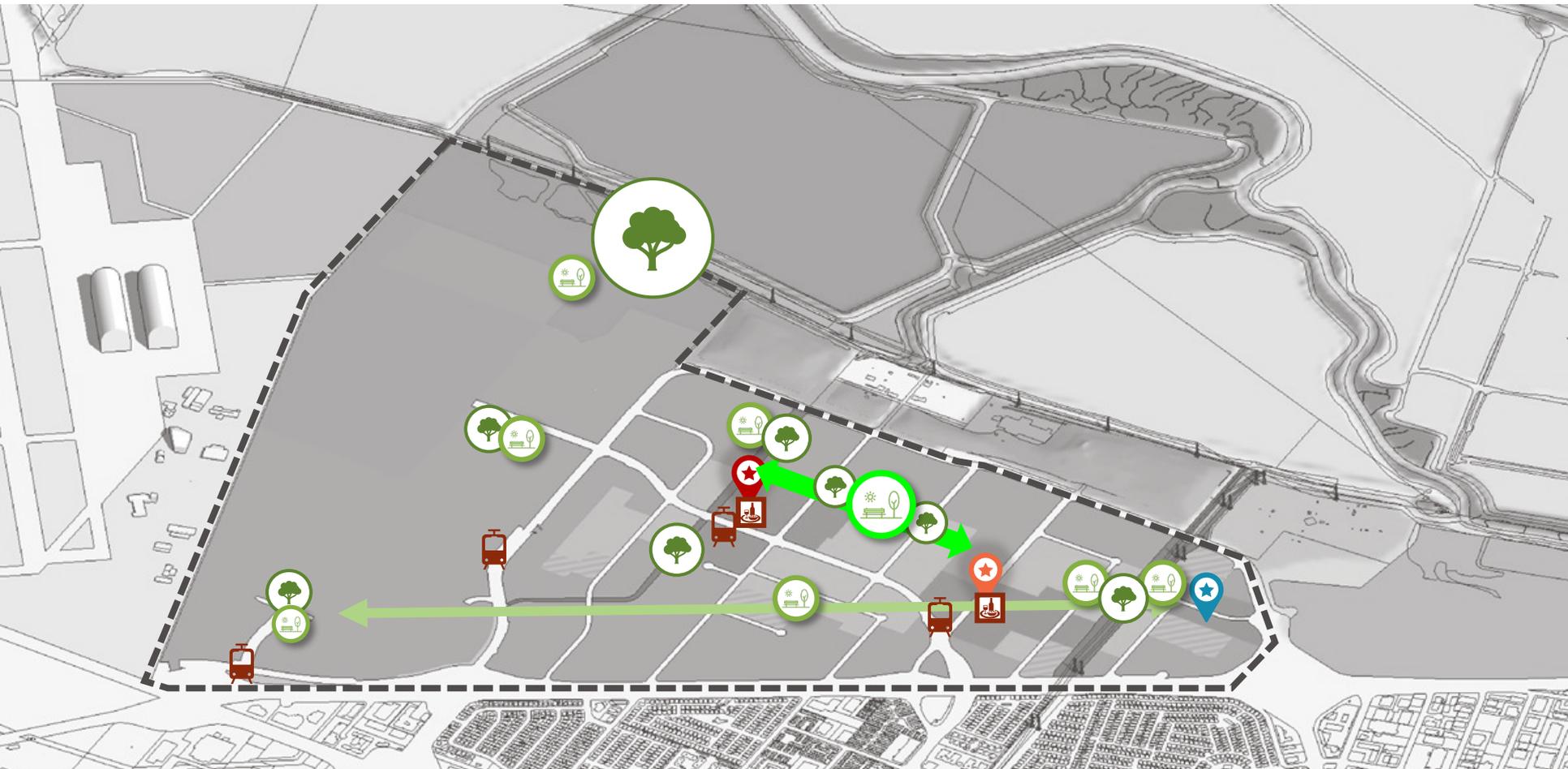
Principles for the Open Space Network

- Open space requirements in 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



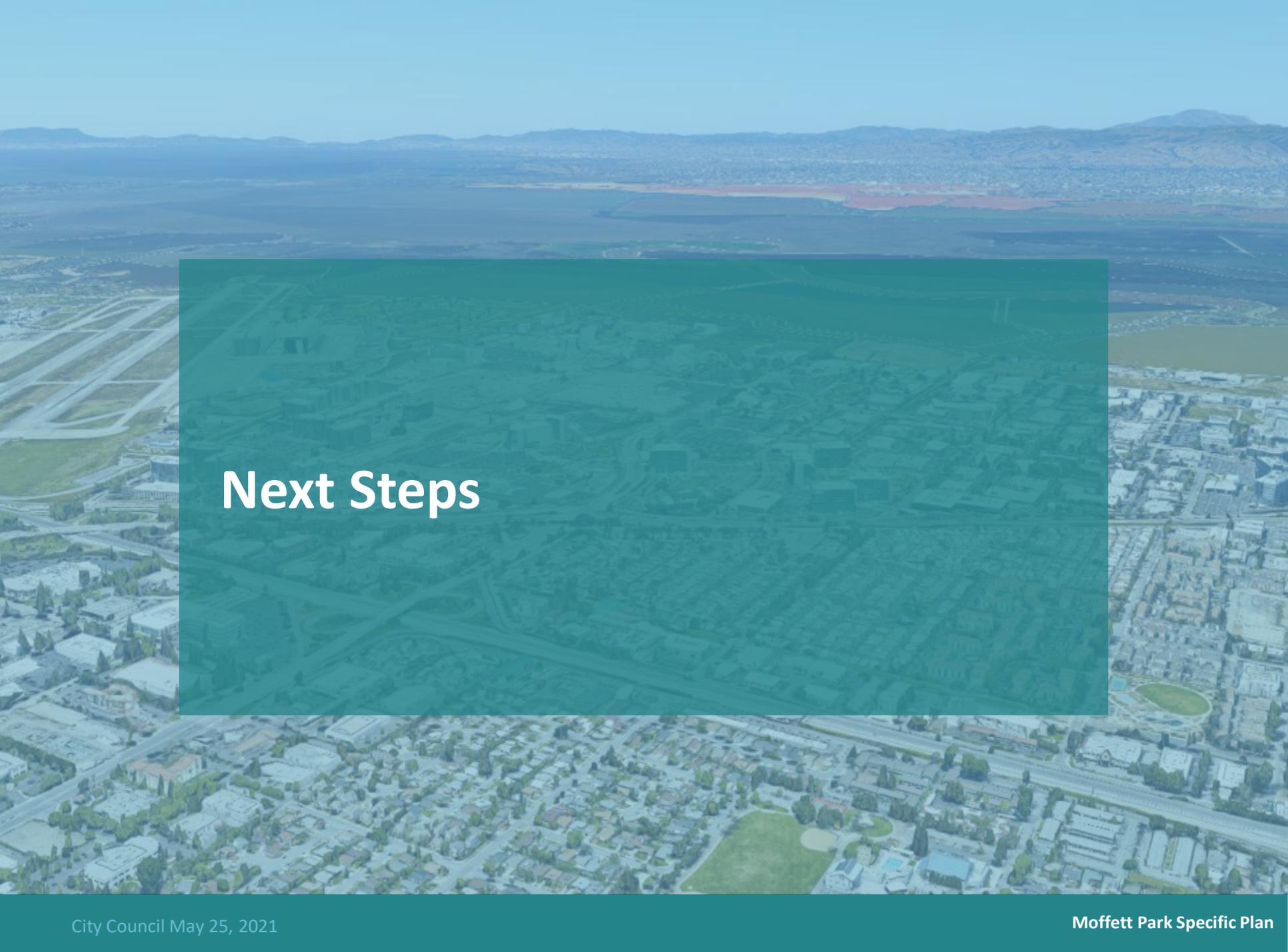
Plazas + Squares



Eco-patches



Community/District Park

An aerial photograph of the Moffett Park area in San Jose, California. The image shows a dense residential neighborhood with a grid street pattern, interspersed with green spaces and trees. In the background, a large body of water (Santa Clara Reservoir) is visible, along with a city skyline and mountains under a clear blue sky. A semi-transparent green rectangular overlay covers the central portion of the image, containing the text "Next Steps".

Next Steps

Future Study Sessions *(Summer '21 – Spring '22)*

- Series of Study Sessions on policies & findings
- Policy discussions on implementation and phasing:
 - Development
 - Infrastructure
 - Services

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

Policy Discussions

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

Technical studies

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

*Required for CEQA

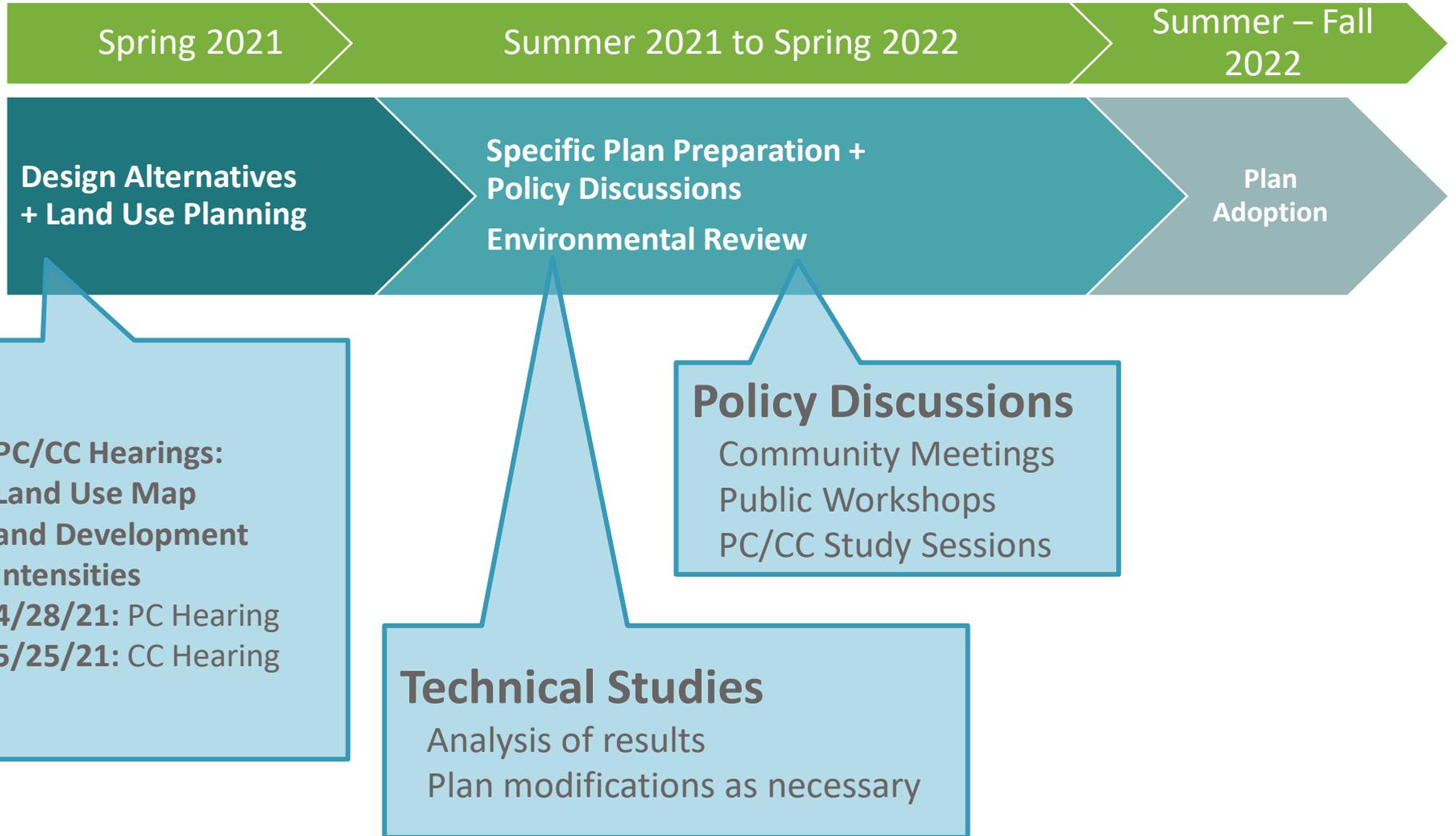
Other Policies, Plans, Input and Studies

- General Plan
- Sunnyvale Housing Strategy
- Sunnyvale Climate Action Playbook
- Moffett Park Specific Plan Draft Vision Statement
- Input from:
 - Stakeholders
 - Community members
 - Workshops & study sessions
 - Technical Working Group (TWG)

Environmental Review Process

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

Process Overview





Recommendation

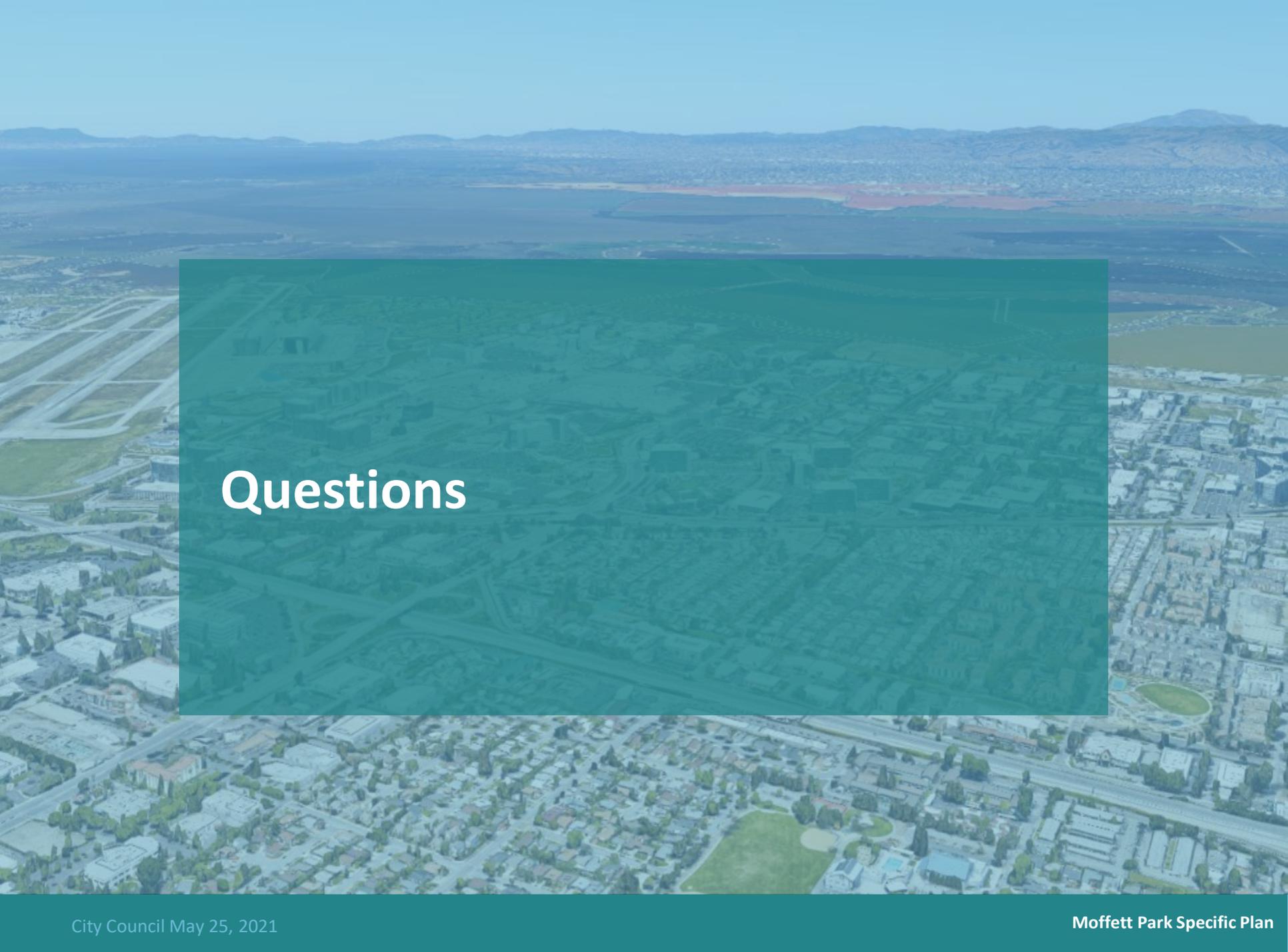
Summary Staff Recommendation:

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Questions