



Moffett Park Specific Plan

Public Review Draft



**Bicycle and Pedestrian
Advisory Commission**
March 16, 2023



Sunnyvale

The purpose of today's meeting is...



Describe the Moffett Park Specific Plan process



Review vision, guiding principles, major strategies, and key land use and development standards in the Moffett Park Specific Plan



Review key elements of the mobility strategy for Moffett Park



Provide recommendation on the Draft Specific Plan

City Council and Planning Commission Direction - 2019



- Create comprehensive community involvement strategy
- Consider the potential economic impacts of adding housing while directing growth toward transit supportive uses and improvements
- Redefine the Moffett Park Specific Plan as an “Ecological and Innovation District”
- Improve vehicular, pedestrian, bicycle and transit connectivity
- Develop and implement urban design standards for streets, streetscapes, buildings and open space, which promote walkable and livable environments
- Prepare an implementation strategy for infrastructure and services
- Prepare a program-level environmental impact report



Land Use Alternatives

Preferred Land Use Map + Development Intensity

Policy Development

Draft Specific Plan

Summary of Specific Plan Process

Technical Reports

- Groundwater Study
- Economic Impact Analysis
- Sea-Level Rise Adaptation Strategy: Background
- MPSP Noise and Vibration Constraints Analysis
- Moffett Park Market Analysis
- Air Quality and Acoustics Assessment
- MPSP Urban Ecology Report

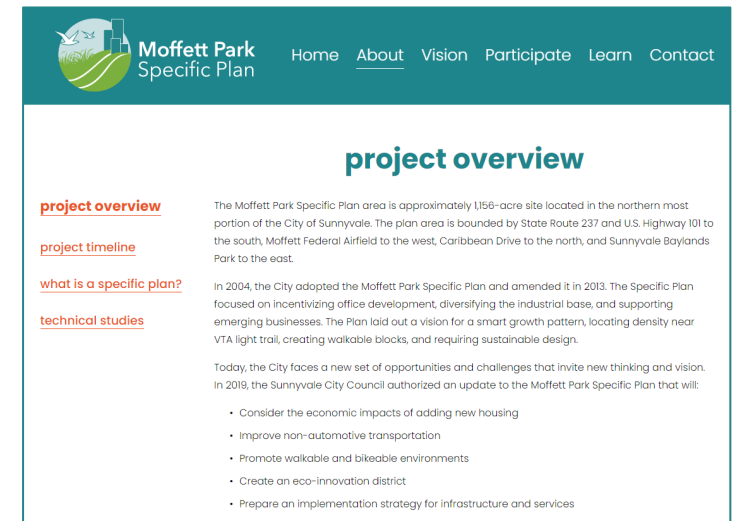
Stakeholder Engagement

- Property Owners
- Local Organizations and Stakeholders
- All City Departments
- Valley Transportation Authority
- Santa Clara Valley Water District
- South San Francisco Bay Shoreline Study
- Sunnyvale Shoreline Resilience Vision
- PG&E

Summary of Specific Plan Process

18 Public Meetings

- **Community Workshop: Project Kick-Off** (February 12, 2020)
- **PC/CC Study Sessions** (July 27, August 11, September 29, 2020)
- **Sea Level Rise and Climate Change Workshop** (November 30, 2020)
- **Transportation and Infrastructure Workshop** (February 1, 2021)
- **Land Use, Housing, Open Space, and Market Conditions Workshop** (March 2, 2021)
- **PC/CC Study Sessions** (March 29, March 30, 2021)
- **PC/CC Hearings: Land Use Alternatives** (April 26, May 25, 2021)
- **Open Space and Urban Ecology Workshop** (March 8, 2022)
- **Land Use Map and Density Workshop** (April 28, 2022)
- **Mobility Workshop** (September 20, 2022)
- **Community Benefits/Development Allocation Workshop** (October 18, 2022)
- **Virtual Open House on Specific Plan** (January 17, 2023)
- **PC Study Session on DEIR and Specific Plan** (January 23, 2023)
- **CC Study Session on Community Benefits** (January 31, 2023)



Specific Plan Organization



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Chapter 1

Vision and Guiding Principles

1.1 Vision

1.2 Guiding Principles

The vision and guiding principles describe where we want to be in the future and how we get there.



Wildlife Observation in the City after a Rainy Day by Amandine Breilly

Vision Statement



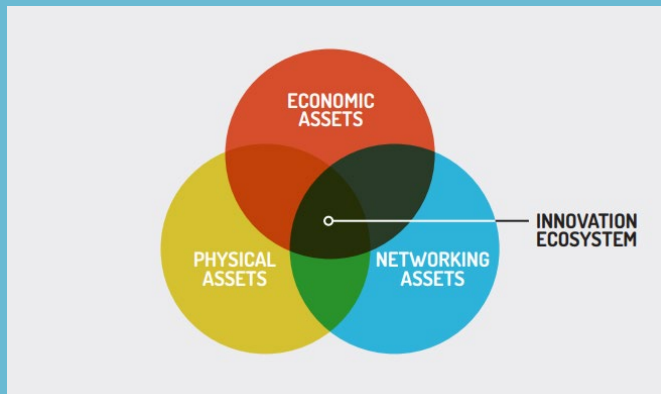
Moffett Park is an integral part of Sunnyvale and is a well-connected ecological innovation district with a diverse mix of uses that serves as a model of resilience, climate protection, equity and economic opportunity.

INNOVATION DISTRICT

“geographic areas where **leading-edge anchor institutions and companies** cluster and connect with **start-ups, business incubators**, and accelerators. They are also **physically compact, transit-accessible**, and technically-wired and offer **mixed-use housing, office, and retail.**”

“The Rise of Innovation Districts”

- *Brookings Institute Metropolitan Policy*



ECO-DISTRICT

- “The Eco-Districts approach is a comprehensive strategy to accelerate **sustainable development at the neighborhood scale** by integrating **building and infrastructure** projects with **community and individual** action.”
 - *EcoDistricts Protocol*
- “Maintaining functioning **urban ecosystems can significantly improve human health and well-being**...and help **contribute to climate-change mitigation and adaptation.**”
 - *Cities and Biodiversity Outlook (Secretariat of the Convention on Biological Diversity)*

Transforming Moffett Park: The Big Lift



From a suburban office park

To a place for people, opportunity, and nature

From Moffett Park Now...





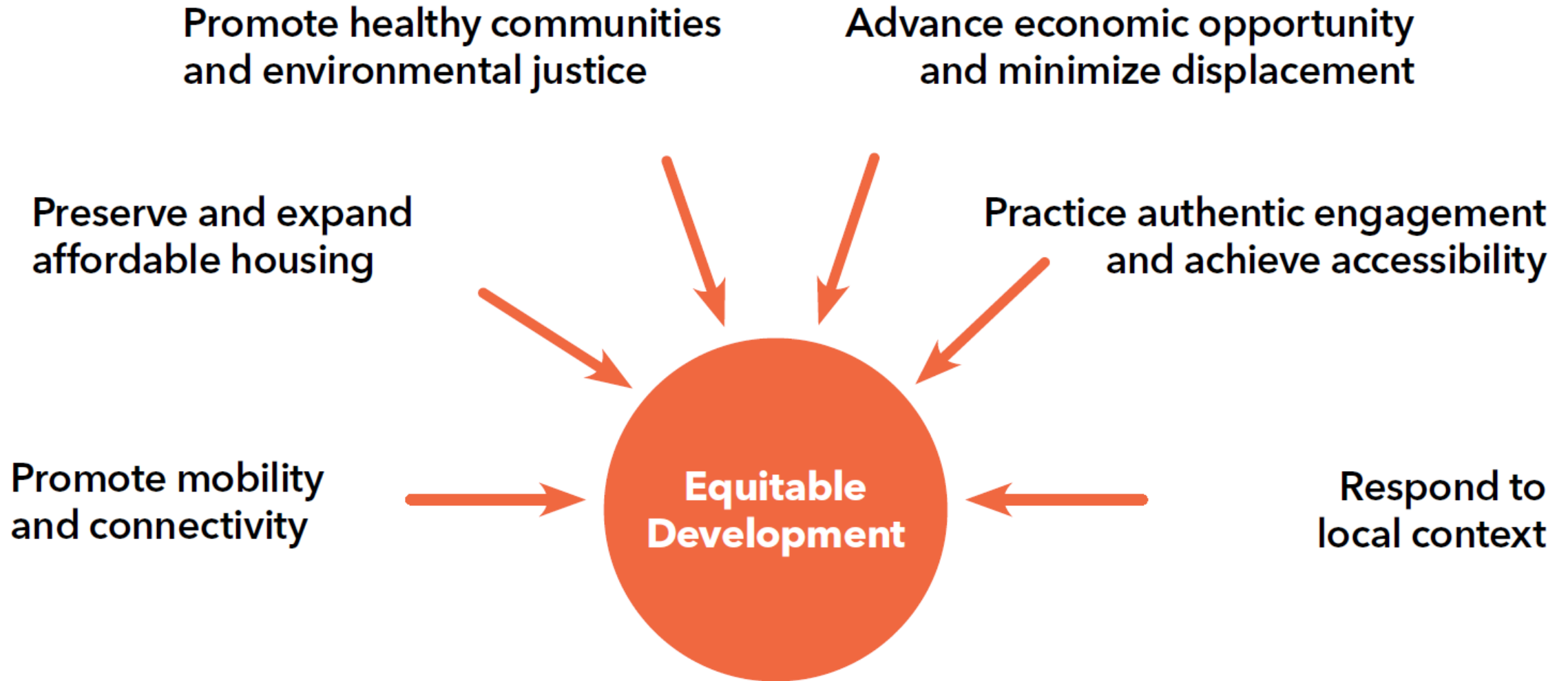
Chapter 3

Major Plan Strategies

- 3.1 Advancing Equitable Development
- 3.2 Building Climate Resilience
- 3.3 Fostering Urban Ecology
- 3.4 Connecting Open Space and Urban Ecology
- 3.5 Facilitating Diverse Housing and Economic Development
- 3.6 Creating Complete Neighborhoods
- 3.7 Establishing Strong Landmarks of Community Identity
- 3.8 Prioritizing Active Mobility
- 3.9 Reducing Single-Occupancy Vehicle Trips



3.1 Advancing Equitable Development



3.2 Building Climate Resilience

Multi-purpose and integrated design strategies

- SLR: Sunnyvale Shoreline Resilience Vision
- Flooding: East/West Channel adaptation strategies
- Stormwater Management: green infrastructure
- Heat Island: urban forest canopy cover, green roofs
- Reduce VMT: Mixed-use communities

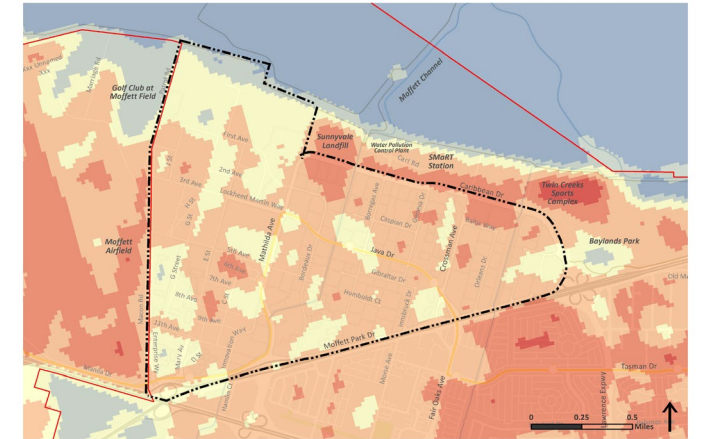


FIGURE 7 Urban Heat Island Effect Map (Existing)

Data Source: City of Sunnyvale (2020); County of Santa Clara (2021); ES&I (2020); California Department of Fish and Wildlife (2021).

LAND SURFACE TEMPERATURE

74-80	89-91
80-84	91-93
84-87	93-101
87-89	

* Remotely-sensed surface temperatures captured by Landsat 8 during the heatwave of September 2, 2017 at 10:40 am

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



3.3 Fostering Urban Ecology

3.4 Connecting Open Space and Urban Ecology



- 212-230 acres
- 3 Biodiversity Hubs
- 5 Habitat Patches
- Ecological/Greenbelt Corridors
- 2 Community Parks
- 6 Neighborhood Parks
- 4 Plazas/Mini Parks
- Channel Improvements
- Ecological Combining District

3.3 Fostering Urban Ecology

- Integrated network of Biodiversity Hubs, Habitat Patches, and Ecological Corridors
- Urban forest
- Green roofs
- Bird safe design
- Native vegetation
- Ecological Combining District

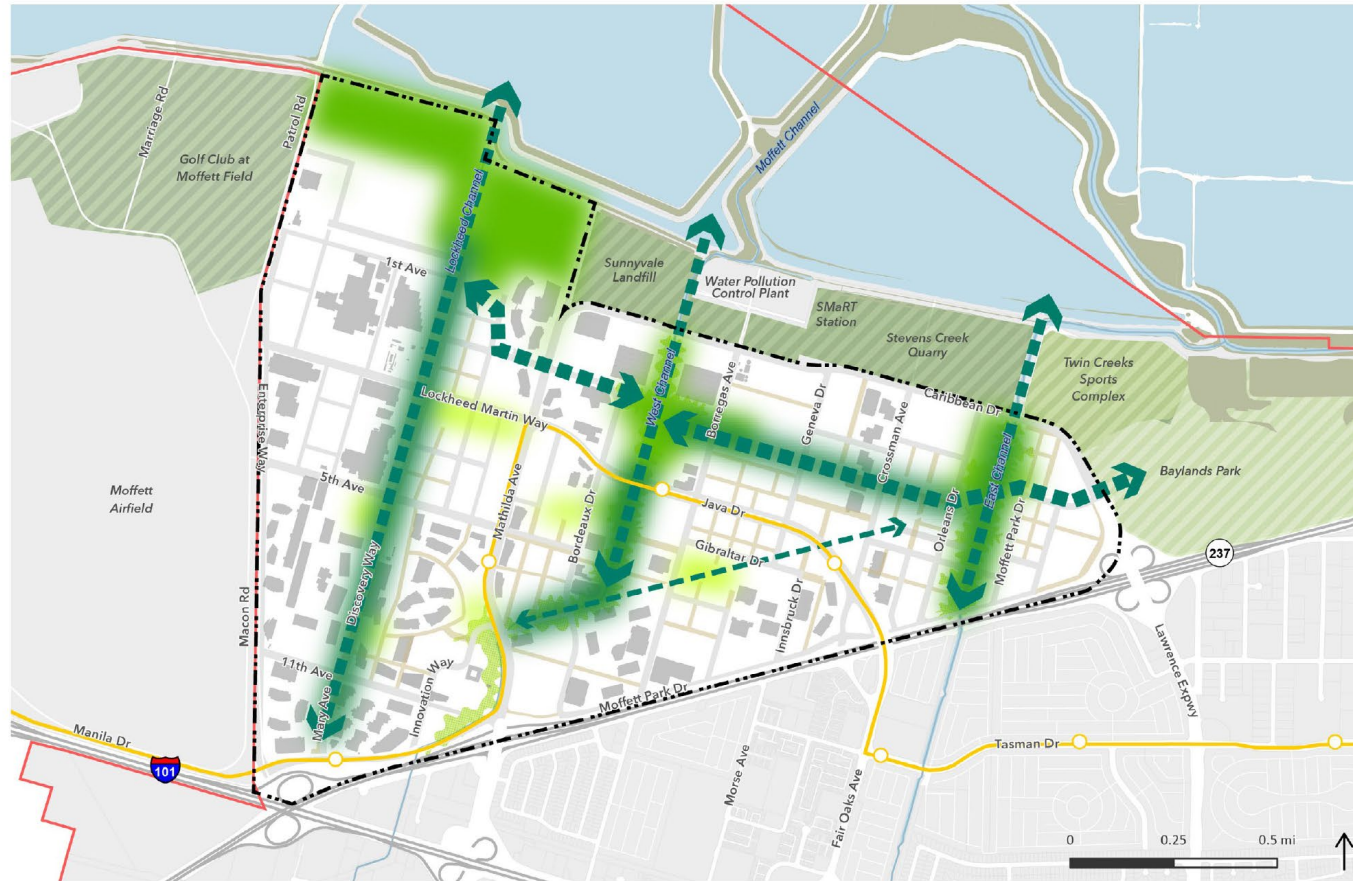


FIGURE 33 Urban Ecology Framework

City of Sunnyvale (2020); County of Santa Clara (2020); ESRI (2020)

EXISTING OPEN SPACE

- Special Use Area
- Baylands Park
- Private Recreational Open Space
- Golf Course

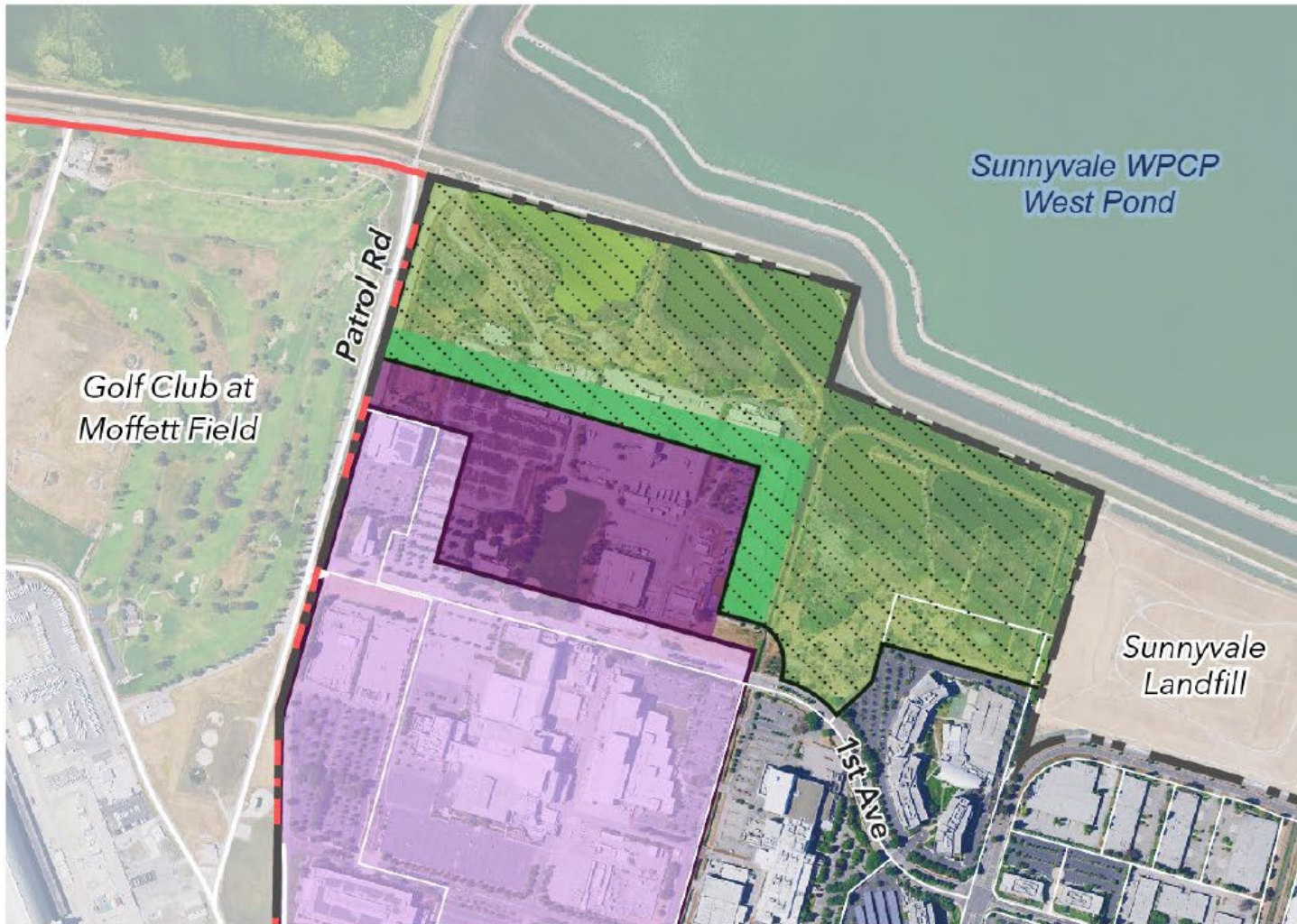
OPEN SPACE TYPES







- Ecological Corridors
- Biodiversity Hubs
- Habitat Patches
- Other Open Spaces

Legend

- Specific Plan Boundary
- City of Sunnyvale Limit
- VTA Light Rail
- Freeway
- Water/Channel

3.3 Fostering Urban Ecology



-  Ecological Combining District
-  Park/Open Space Area
-  Developable Area
-  Lockheed Martin Core Campus
Boundaries subject to change
-  Specific Plan Boundary
-  City of Sunnyvale Limit



3.4 Connecting Open Space and Urban Ecology

Park and Open Space Types



Greenbelts—Ecological Corridors



Natural Areas—Biodiversity Hubs



Community Parks



Neighborhood Parks



Mini Parks and Plazas

3.4 Connecting Open Space and Urban Ecology

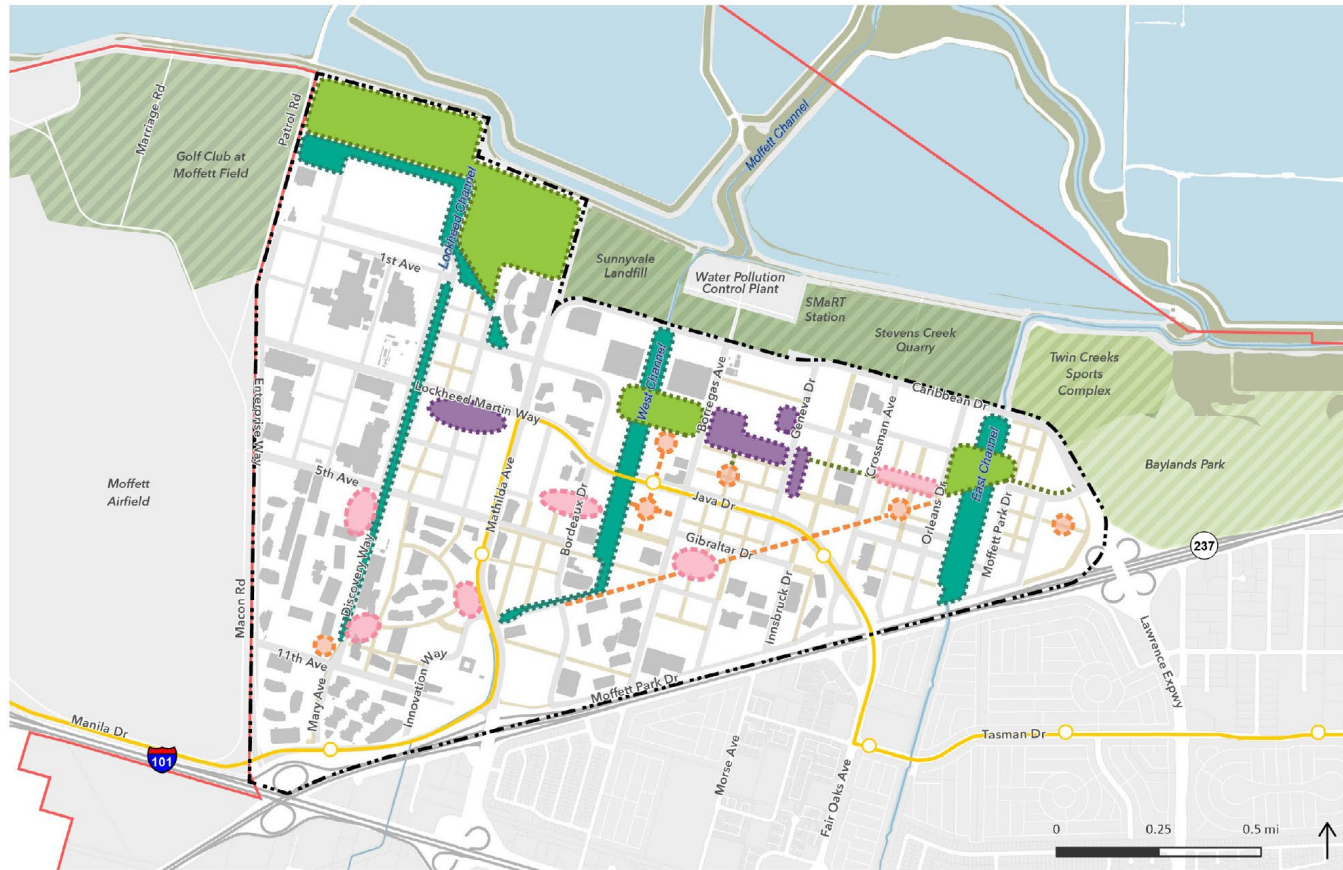


FIGURE 32 Parks and Open Space Framework

City of Sunnyvale (2020); County of Santa Clara (2021); ESRI (2020)

*The final location, size, program, ownership, and management of each open space will be determined as part of the implementation of the plan.

EXISTING OPEN SPACE

- Special Use Area
- Baylands Park
- Private Recreational Open Space

OPEN SPACE TYPES

- Greenway–Ecological Corridor
- Natural Area–Biodiversity Hub
- Community Park–Ecological Corridor
- Neighborhood Park–Habitat Patch
- Mini-Parks and Plazas
- Laneways

Legend

- Specific Plan Boundary
- City of Sunnyvale Limit
- VTA Light Rail
- Freeway
- Water/Channel


Open Space Area by Type	Area Range (acres)	% of Moffett Park Open Space
Greenbelt - Ecological Corridor	40-45	20%
Natural Area - Biodiversity Hub	120-125	60%
Community Park - Ecological Corridor	20-25	5%
Neighborhood Park - Habitat Patch	18-20	12%
Mini Parks, Plazas & Laneways	14-15	3%
Totals	212-230	100%

3.5 Facilitating Diverse Housing and Economic Development



- Diverse housing
- Neighborhood serving uses
- Innovation and creation spaces
- Incentive-based zoning

 Major Activity Center

 Activity Center

3.5 Facilitating Diverse Housing and Economic Development

Development Program

- **32 Million** square feet (SF) of office
- **500,000** SF neighborhood serving commercial
- **650,000** SF hospitality uses
- **200,000** SF institutional uses
- **20,000** housing units

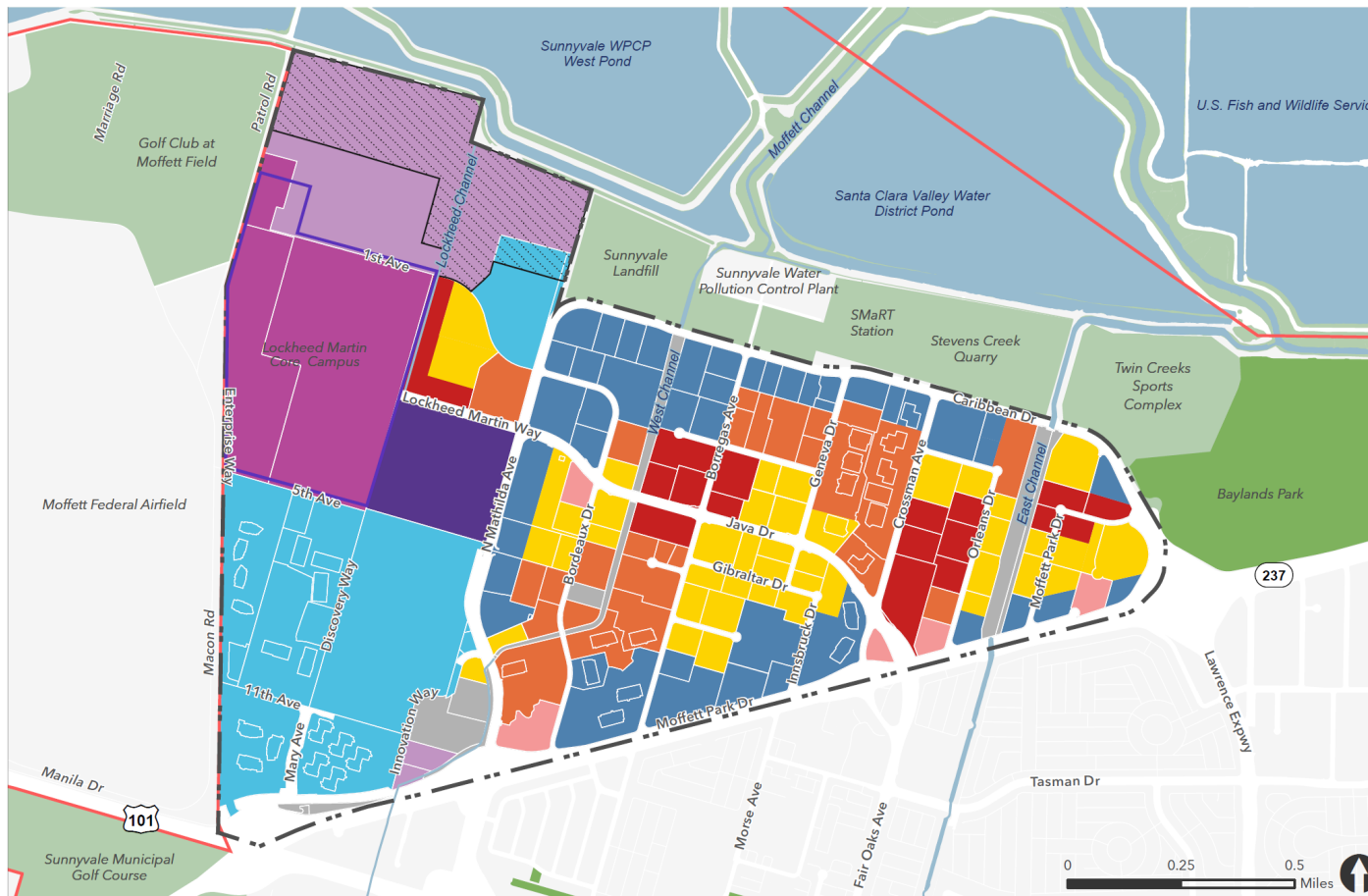
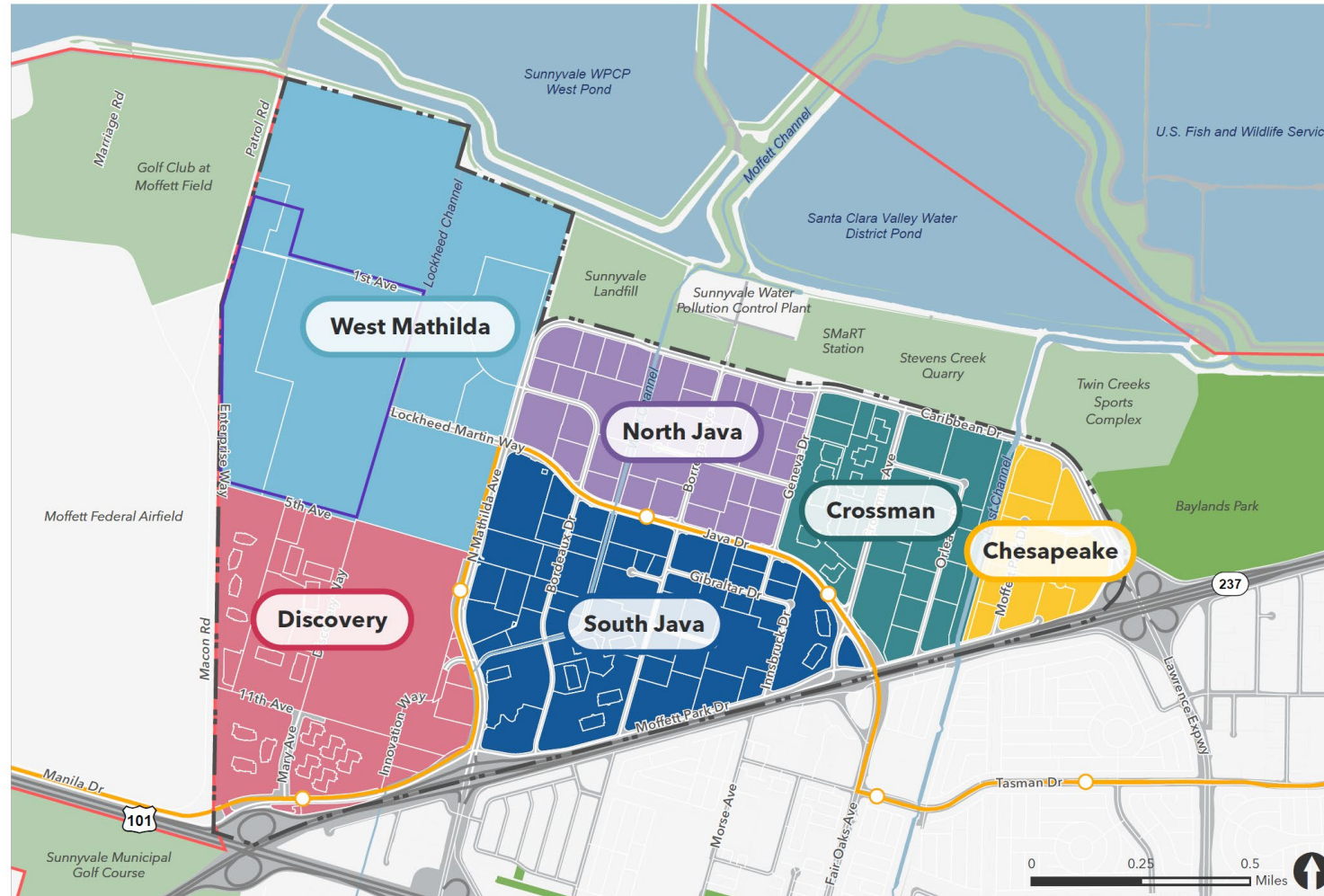


FIGURE 26 Land Use Districts

City of Sunnyvale (2020); County of Santa Clara (2021); ESRI (2020); California Department of Fish and Wildlife (2021)

- | | | |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| ■ MP-O1: Office 1 | ■ MP-MU: Mixed Use | Specific Plan Boundary |
| ■ MP-O2: Office 2 | ■ MP-H: Hospitality | City of Sunnyvale Limit |
| ■ MP-E1: Mixed Employment 1 | ■ MP-R: Residential | — Water/Channel |
| ■ MP-E2: Mixed Employment 2 | ■ MP-PF: Public Facilities | — Lockheed Martin Core Campus |
| ■ MP-E3: Mixed Employment 3 | Ecological Combining District | |
| ■ MP-AC: Activity Center | | |

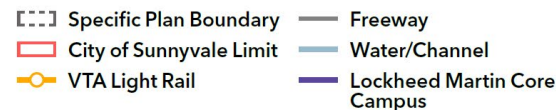
3.6 Creating Complete Neighborhoods



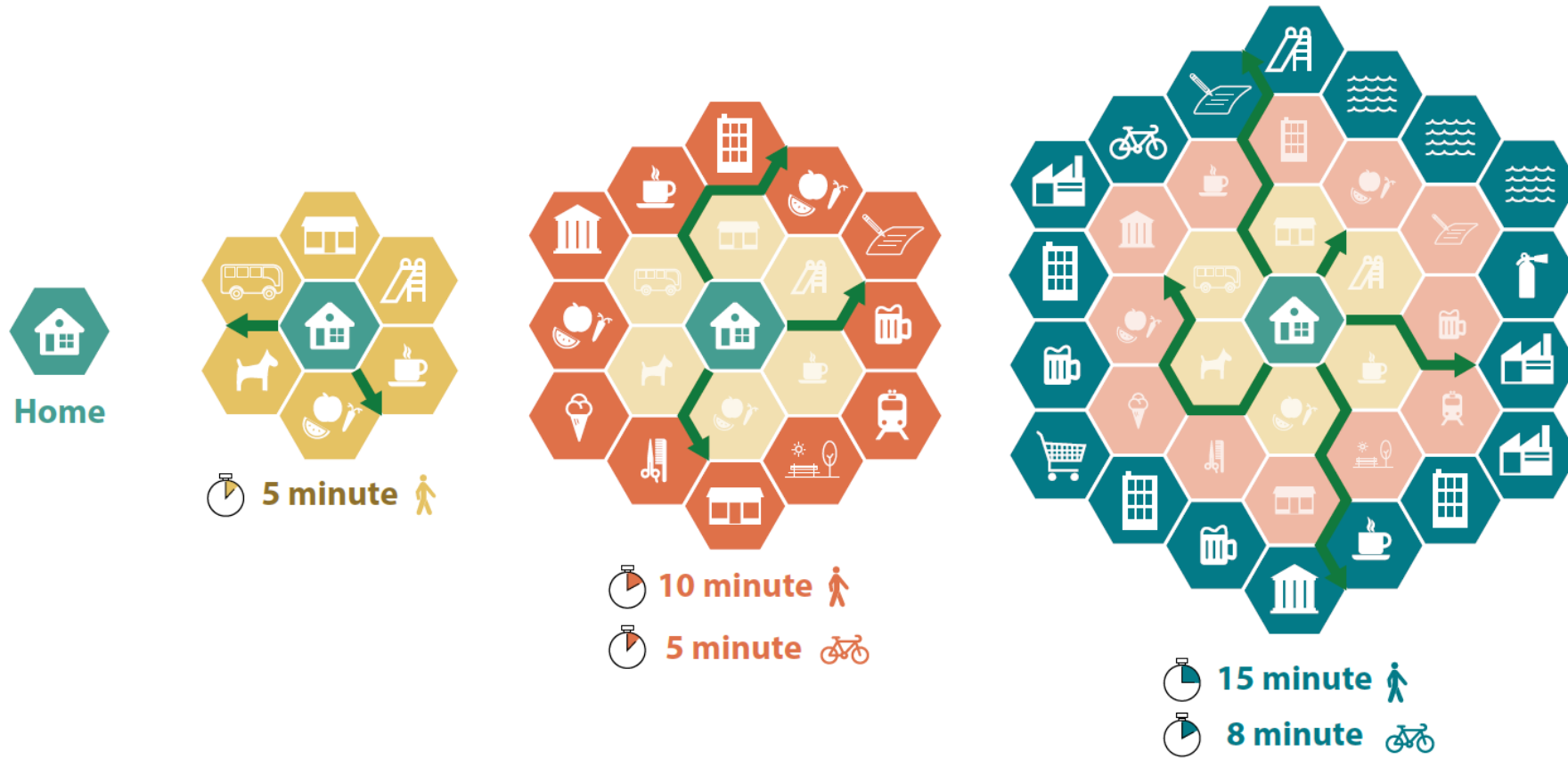
- Ensure competitive reserve pool is distributed across the plan area
- Create complete neighborhoods
- Focus development and amenities near transit, in residential areas, and in walkable activity centers
- Support large and small businesses

FIGURE 12 Moffett Park Neighborhoods

Data Source: City of Sunnyvale (2020); County of Santa Clara (2021); ESRI (2020); California Department of Fish and Wildlife (2021).



3.6 Creating Complete Neighborhoods



5 min Walk=1/4 Mile

15 min Walk=3/4 Mile

5 minute Bike=1 Mile

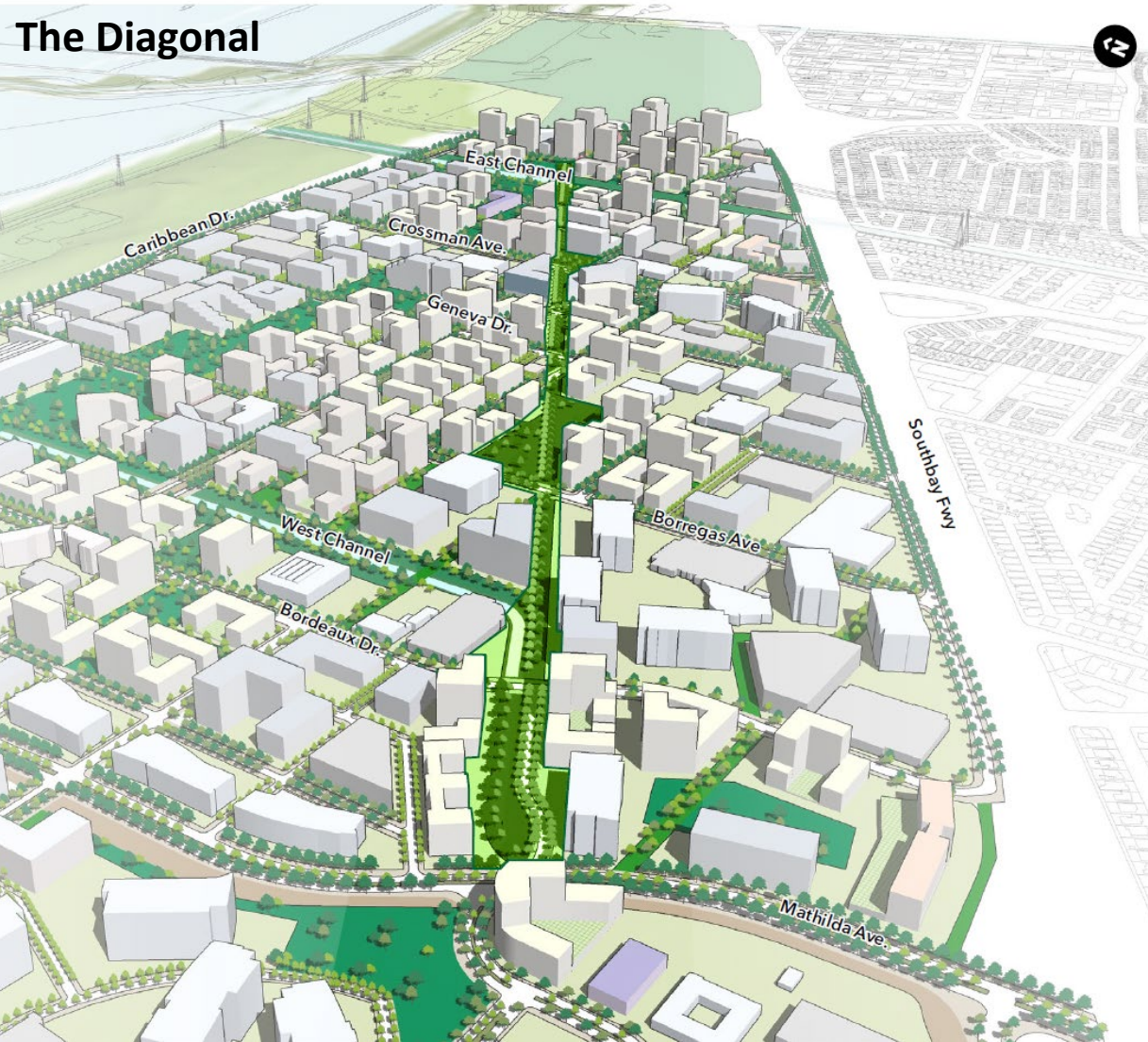
15 minute Bike=3 Mile

3.7 Establishing Strong Landmarks of Community Identity



Artist Rendering

3.7 Establishing Strong Landmarks of Community Identity



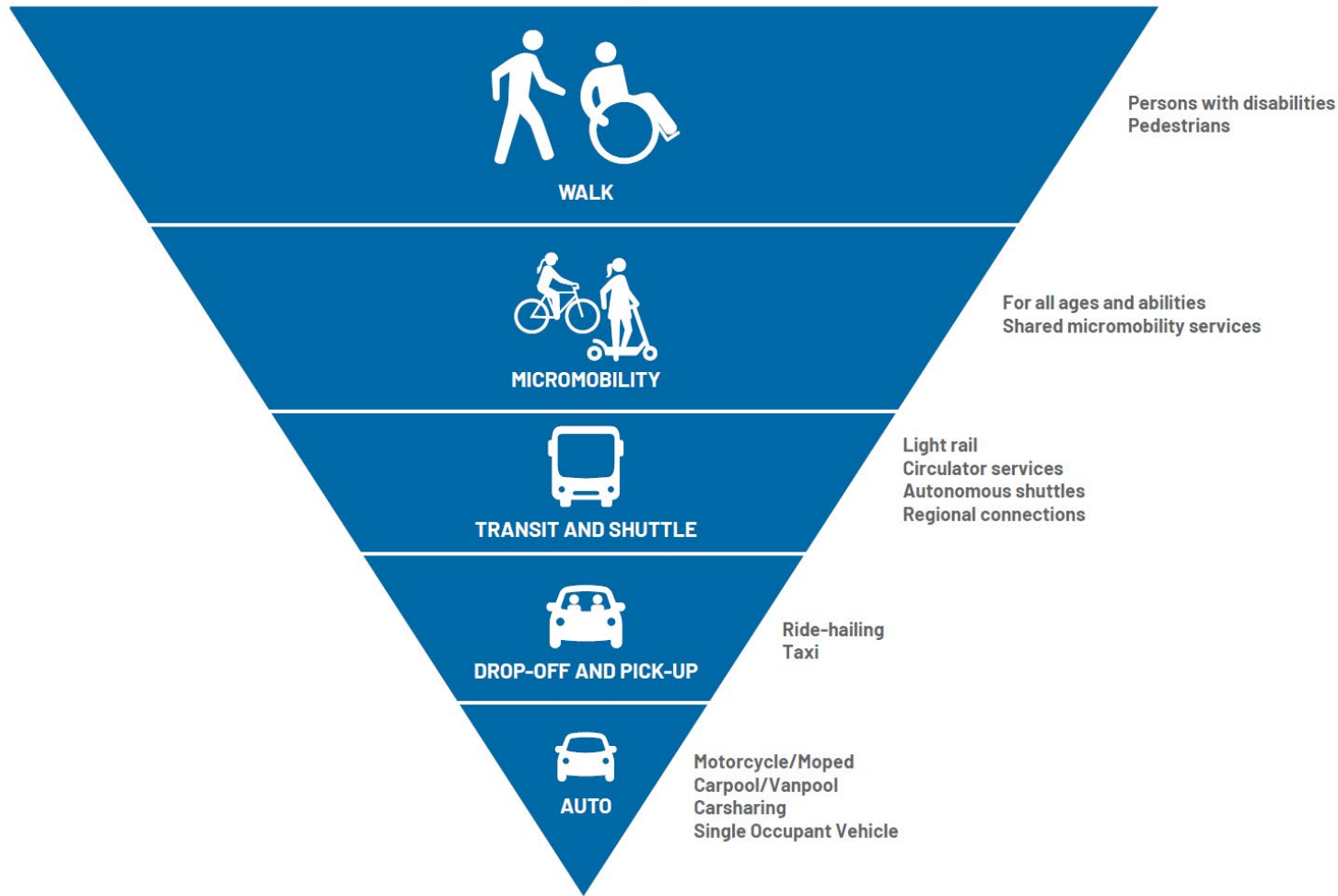
3.7 Establishing Strong Landmarks of Community Identity



- Caspian Community Park
- Java as a Transit Spine



3.8 Prioritizing Active Mobility



- Complete Streets
- Bicycle Network
- Transit Network

3.9 Reducing Single-Occupancy Vehicle Trips



PARKING STRATEGY

Right-size the parking supply to avoid building excess parking spaces and incentivizing driving over alternatives

TDM STRATEGIES

Manage demand for parking by providing high-quality alternatives to driving, such as walking, biking, and transit



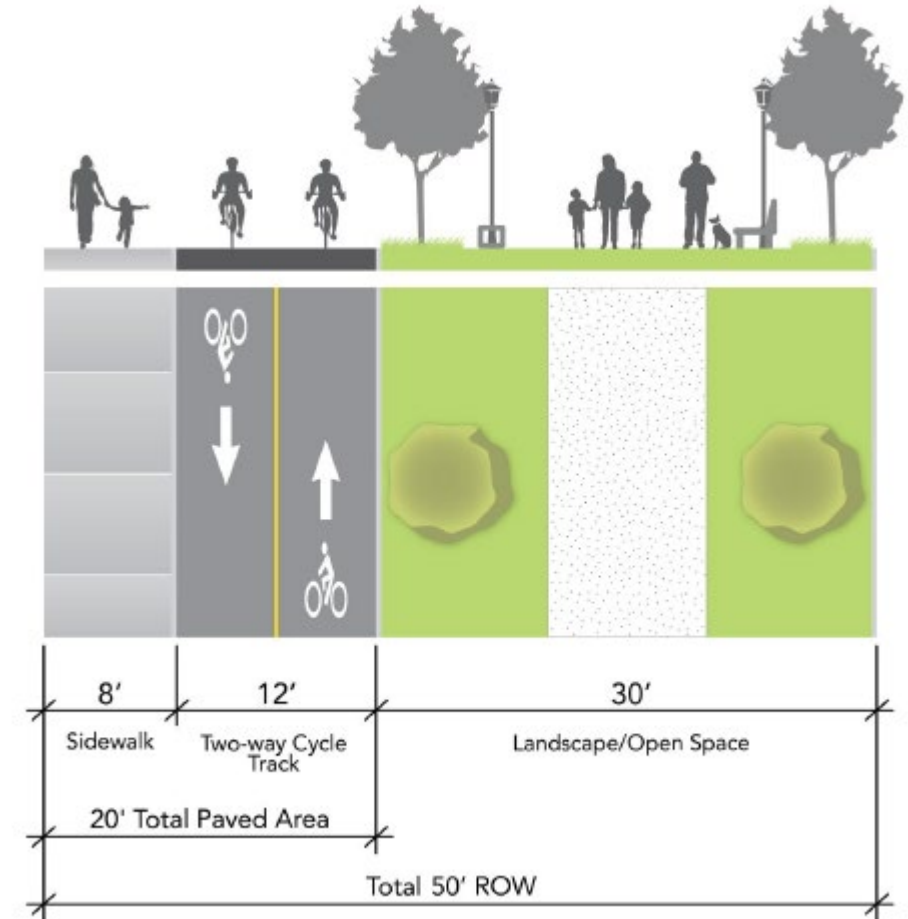
Mobility



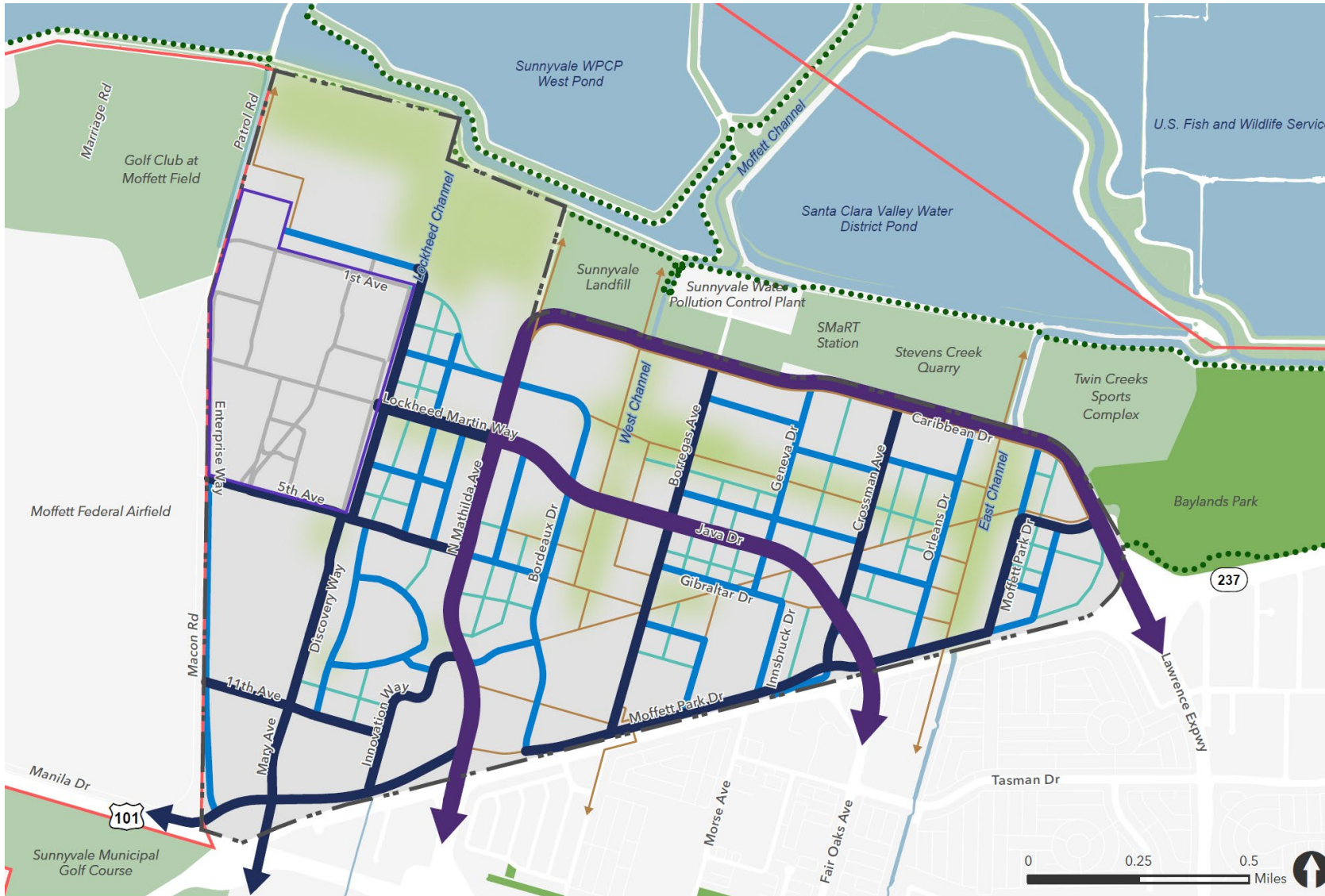
Key Mobility Concepts




- Complete Streets
- Bicycle Network
- Pedestrian Network
- Transit Network & Mobility Hubs
- Transportation Demand Management
- Parking

Laneway Park / Path (Typical)



Complete Streets

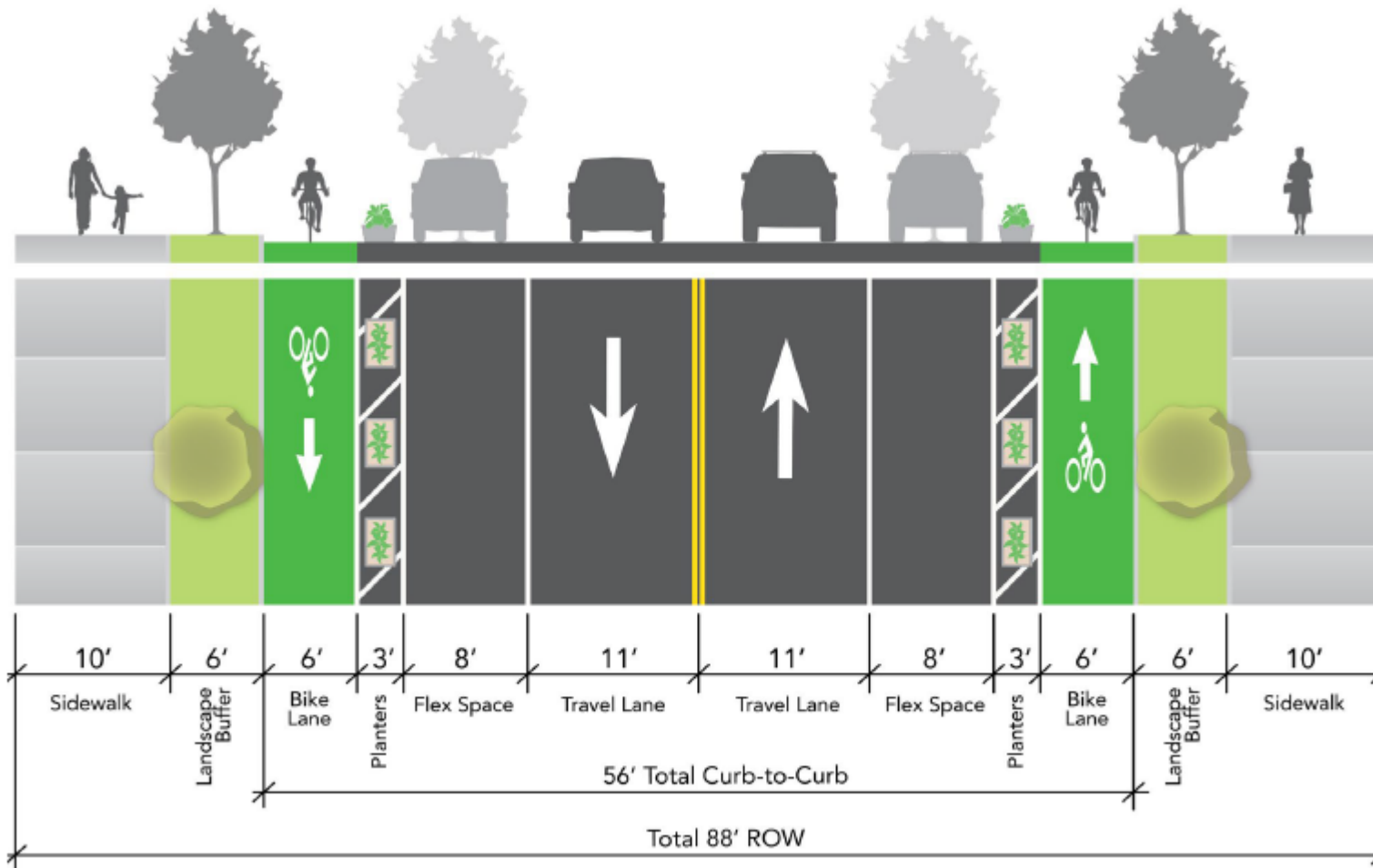


-  Anchor Streets
-  Crosstown Connectors
-  Neighborhood Streets
-  Laneways (Locations Flexible)
-  Multi-Use Off-Street Paths or Pedestrian/Bicycle Plazas



Complete Street Cross Sections

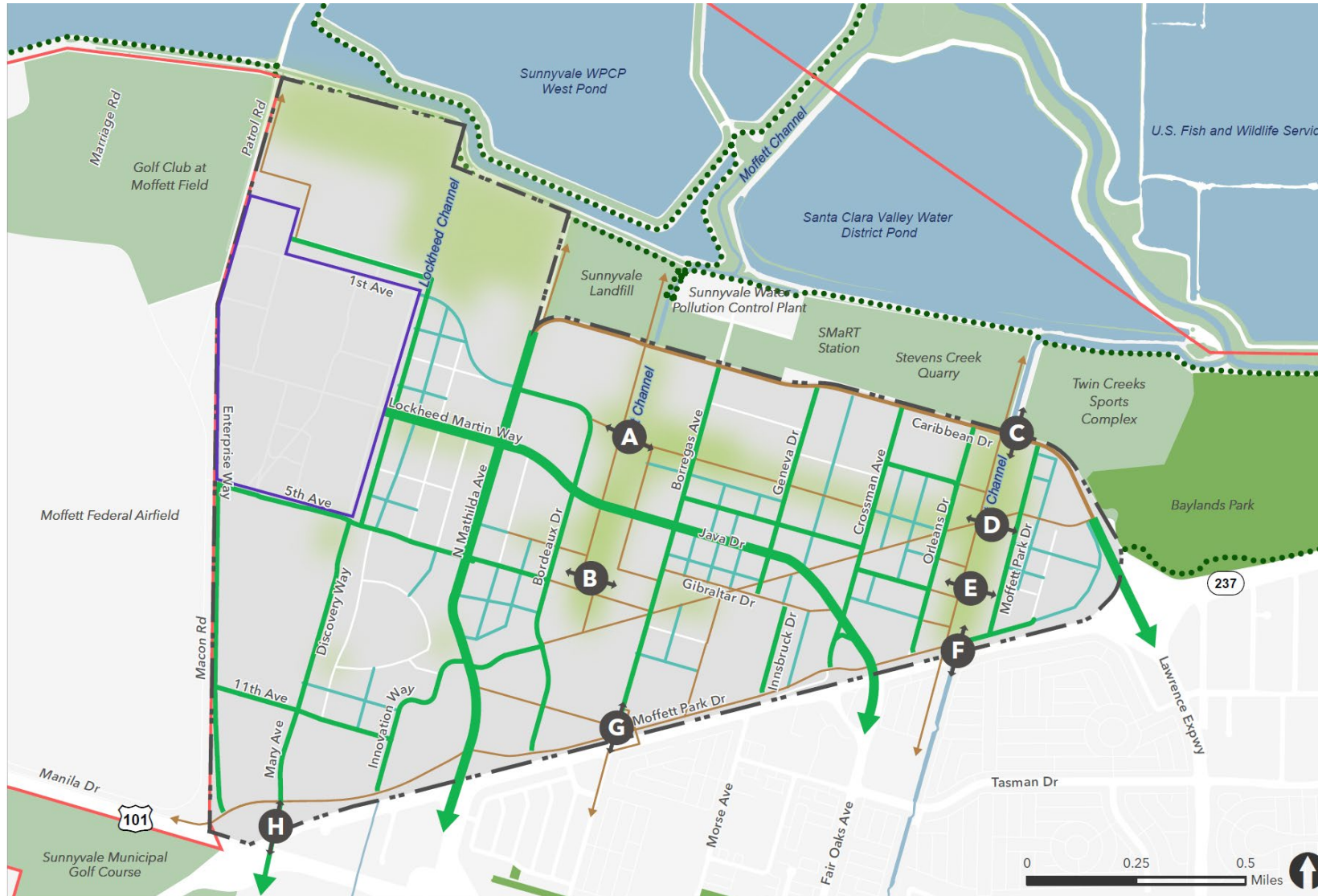
Neighborhood Street with Bicycle Facility (Typical)



Integrated Standards for:

- Curb-to-curb and right-of-way widths
- Pedestrian zone
- Bicycle facilities
- Vehicle
- Curbside zone
- Medians

Bicycle Network



- A. Crossing of West Channel at Caspian [Under Construction]
- B. Crossing of West Channel at 5th Avenue [Approved Project]
- C. Crossing of Caribbean at East Channel to connect to Bay Trail [Grade Separated and Improved Crossing Study identified in ATP]
- D. Crossing at East Channel
- E. Crossing at East Channel
- F. Crossing of SR 237 at East Channel [Grade Separated Crossing Study identified in ATP]
- G. Crossing of SR 237 at Borregas
- H. Crossing of US 101 and SR 237 at Mary Avenue

- Bicycle Lanes
- Laneways
- Multi-Use Off-Street Paths or Pedestrian/Bicycle Plazas
- ⋯ Bay Trail
- Open Space

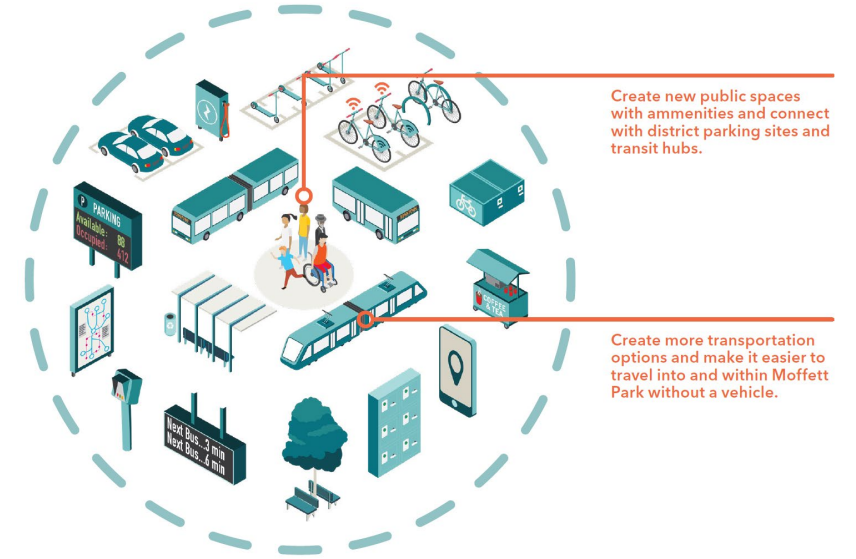
Transit Network



FIGURE 60 Potential Circulator Route at Full Build-Out

City of Sunnyvale (2020); County of Santa Clara (2021); ESRI (2020)

- Potential Circulator Route
- VTA Orange Line
- VTA Bus Lines
- ACE Red Shuttle
- VTA Bus Stop Only
- VTA Bus Stop and VTA Orange Line Station
- VTA Orange Line Station Only
- ⋯ Specific Plan Boundary
- ▭ City of Sunnyvale Limit
- Freeway
- Water/Channel
- Lockheed Martin Core Campus



3.9 Reducing Single-Occupancy Vehicle Trips



PARKING STRATEGY

Right-size the parking supply to avoid building excess parking spaces and incentivizing driving over alternatives

TDM STRATEGIES

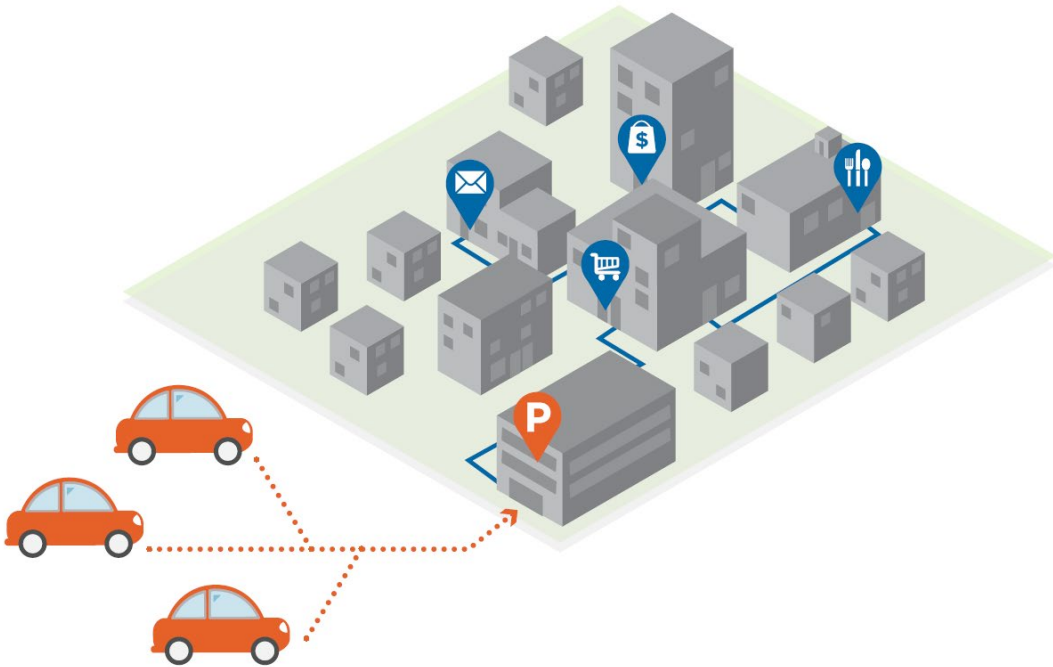
Manage demand for parking by providing high-quality alternatives to driving, such as walking, biking, and transit



Transportation Demand Management

- **Transportation Management Association - establishment a priority implementation action**
- **Transportation Demand Management Plan - require all new development to participate**

Parking Management



- Park-once strategy
- Shared parking
- Parking maximums
- Phased in approach to parking maximums
- Unbundled Park



What Did We Hear? What's Next?

Engagement on the Specific Plan

- **Public Draft Specific Plan and EIR Engagement**
 - **Virtual Open House on Specific Plan (January 17, 2023)**
 - **PC Study Session on DEIR and Specific Plan (January 23, 2023)**
 - **CC Study Session on Community Benefits (January 31, 2023)**
- **Comment Letters Submitted to the City**
 - **DEIR Comments due by February 10, 2023**
 - **Majority of comments on the plan received by the end of February**

Comments on Specific Plan

- Office allocation distribution and office intensity
- Feasibility issues with Creation and Innovation Space requirements
- Requests for greater height for some plan designations
- Land Use changes from Office to MU
- Location and size of public open space and parks
- Clarification on policies related to development fees and development requirements
- Community Benefit priorities
- Site Master Plan requirements and approval process

Specific Comments on Mobility

- **Concerns with the proposed parking maximums**
- **Shared parking facilities**
- **Location and impact on projects feasibility of the Diagonal and other public improvements**
- **Flexibility of the location of the complete street network**
- **Route of Circulator Shuttle**

What's Next in the Process?

- **Presentations to City Boards and Commissions for Recommendation**
 - **Bicycle and Pedestrian Advisory Commission - March 16, 2023**
 - **Sustainability Commission - March 20, 2023**
 - **Housing and Human Services Commission - March 22, 2023**
 - **Planning Commission - April 24, 2023**
- **City Council Consideration for adoption - May 16, 2023**

Recommendation

STAFF RECOMMENDATION

Recommend to the City Council Alternative 1: Approve the Moffett Park Specific Plan as proposed.

ALTERNATIVES

Recommend to the City Council:

- 1. Approve the Moffett Park Specific Plan as proposed.**
- 2. Approve the Moffett Park Specific Plan with modifications and/or suggestions provided by the Bicycle and Pedestrian Advisory Commission.**