

**From:** Gail Rubino <[REDACTED]>  
**Sent:** Monday, January 23, 2023 8:00 AM  
**To:** PlanningCommission AP; Michelle King  
**Subject:** Comments on Moffett Park Specific Plan Draft

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Submitted via email

Michelle King, Principal Planner, City of Sunnyvale [mking@sunnyvale.ca.gov](mailto:mking@sunnyvale.ca.gov)  
Planning Commission, City of Sunnyvale [PlanningCommission@sunnyvale.ca.gov](mailto:PlanningCommission@sunnyvale.ca.gov)

January 23, 2023

Dear Michelle,

On behalf of Livable Sunnyvale's Moffett Park Committee, we are pleased to present some comments and changes that we would like to see in the Moffett Park Specific Plan Public Draft. The Moffett Park Committee has been involved in this Specific Plan process since 2020 and wishes to complement the City of Sunnyvale and the consultants that have contributed to the Moffett Park Specific Plan Public Draft.

Many of Livable Sunnyvale's Moffett Park Committee members attended the January 17th Virtual Public Workshop. We want to thank the city staff and the consultants for organizing this event.

Our committee members do have additional questions and comments we would like to share with you concerning the Moffett Park Specific Plan Public Draft.

### **Community Benefits**

Community Benefits as a result of the development of Moffett Park is a critical pillar of the transformation of Moffett Park from a single-use office/industrial park into a mixed-use district that will support a diverse economic engine for the City of Sunnyvale and the region. Using the Implementation Actions section 10.4 we suggest the following to enhance the Community Benefits for the City.

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- Include public participation in developing and implementing the administrative guidelines and expected value of contributions
- for the community benefits bonus program.
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- Ensure that the yearly analysis of the Community Benefits includes analyzing actual vs forecasts.
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- View Community Benefits as a structure that might need to be adapted to shifts/changes in economic and development conditions
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## **Infrastructure**

There are not many details on the school infrastructure needed to support the residents. Northern Sunnyvale needs schools to negate the inequality in the city. Schools need to be placed, not necessarily in Moffett Park but convenient to the majority of students in the vicinity of the school(s).

We would like to see an estimate of the number of new elementary, middle, and high school students as a function of the proposed residential developments. The plan should also present options to support these students as well as the minimum square footage and open space requirements for these schools.

## **Implementation**

### *10.4 Implementation Actions:*

In regard to the timeline referred to as, “ongoing” what is the start date for these actions?

We would like to suggest including community participation as stakeholders, and creating sitting stakeholder committees to help frame and speak to the ongoing and changing needs of the following objectives:

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- Collaborative Entity for Infrastructure
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- Transportation Management Authority
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- Community Benefits Guidelines and Contribution
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Green Building Program: Remove the incentive-based zoning provisions for Moffett Park from the City's Green Building Program.

Moffett Park is currently mentioned in the Green Building Program for building permits submitted on or after July 1, 2019. What is the intent behind this implementation item?

The Microgrid Program listed as a long-term project in section 10.4 was discussed at the January 17th meeting. It is our understanding that the Consultant mentioned the City has started talking to the utility agencies responsible for the microgrid. If this is the case, we recommend that this be deemed as an immediate or ongoing effort.

#### *10.6 Performance Metrics:*

We want the specific plan performance metrics to be updated annually and the data compiled into a dashboard easily viewed by the public. If appropriate, the Specific Plan would be amended. The [moffettparksp.com](http://moffettparksp.com) website is quite good and is potentially a good place to provide such a dashboard.

We suggest these additional metrics:

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- Retail square footage permitted.
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- Retail space occupied %, Retail space vacant%, Tenant turnover %
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- Gateway capacity and level of service to include delay percentiles rather than averages.
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- Transit usage for buses, light rail, circulator or other forms of transportation identified by the TMA.
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- Number of Class 1 and Class 2 bike parking spots and usage rates.
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- Number of EV charging stations and usage rates.
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- Total carbon footprint Moffett Park generates
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## **Mobility**

In all of the examples of street configurations, there are bike lanes and sidewalks. When there is a decision point to be made regarding the size of the lane for bikes, we would like that lane to be large enough to also accommodate e-bikes and scooters. This will ensure protected bike lanes which encourage safe biking and will make micro-mobility fast and convenient.

We also strongly encourage bathrooms and water fountains at the mobility hubs as well as evenly distributing these amenities in open spaces. If we want to encourage people to leave the convenience of their cars, we must make bathrooms and water fountains plentiful and accessible to all.

## **Open Space**

Youth sports are important to get kids outdoors and away from their screens. The draft plan provides at most 2 full-sized soccer fields and 4 10U-sized soccer fields for an anticipated population of over 40,000. With such limited facilities, where will the youth living in Moffett Park be able to participate in youth sports? Currently, the city fields are heavily utilized and would be unlikely to accommodate additional usage.

Community and neighborhood park space has been greatly reduced since the March 2022 Open Space Workshop to about five acres of community/neighborhood park space.

The Open Space Workshop proposed over 25 acres of community park space alone. The draft plan proposes a single community park, Caspian Community Park consisting of 40% natural area limiting public access, as well as bicycle and pedestrian paths. The amount of land dedicated to traditional park space in Caspian Community Park is only 300 feet x 300 feet. We would like to see the plan revised to provide park space much closer to the numbers we saw in 2022.

One of the major changes seems to be that many of the natural areas in Moffett Park have been called neighborhood and community parks. As an example, South Java Park is categorized as, a “Neighborhood Park-Habitat Patch”. When it is built, will South Java Park be a protected environmental area with limited access or will it be comparable to an existing neighborhood park such as Muwekma Park?

We think that calling spaces like South Java Park a “neighborhood park” will give the public an incorrect expectation of what will be provided in Moffett Park. The Open Space Workshop did not use such confusing classifications. It clearly differentiated natural spaces and neighborhood/community parks. We would like the plan to revert to the open space categories used in March 2022 which will clarify the intended use of these open spaces.

### **Space Allocation**

40,000 sq. ft. of “Neighborhood-serving office and community uses” does not seem sufficient to support the preschool needs of Moffett Park residents given California requires 35 sq. ft. of space per child and recommends 70 sq. ft. If 100% of the neighborhood-serving space were dedicated to preschools, it would support 571 students. Is this sufficient to support 20,000 housing units?

Will the 30,000 sq. ft. of community center/library space provide enough capacity for a facility similar to the Columbia Neighborhood Center?

### **Transportation**

The draft plan does not contain details about how the children living in Moffett Park will get to and from elementary, middle, and high schools. We would like the TDM to include a goal regarding school transportation and include targets for the maximum time it will take a student to get to each type of school as well as policies to ensure transportation will be provided for after-school activities.

Thank you for reviewing our letter and we look forward to your response.

Kind regards,

Agnes Veith and Gail Rubino  
Livable Sunnyvale Moffett Park Committee Co-Chairs

**Gail Rubino (she/her) / [REDACTED] mobile / [REDACTED]**

**From:** Kenneth Rosales <[REDACTED]>  
**Sent:** Monday, January 23, 2023 1:12 PM  
**To:** Michelle King  
**Cc:** Trudi Ryan; Kelly Cha; Agnes Veith; Gail Rubino; Regina Celestin Williams; Mathew Reed; PlanningCommission AP  
**Subject:** SV@Home Comment Letter - January 17th, 2023 Public Workshop on the Draft Moffett Park Specific Plan  
**Attachments:** [SVH\\_Letter\\_Draft\\_MPSP\\_for\\_1.17.2023\\_PublicWorkshop\\_1.23.2023.pdf](#)

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Hi Michelle!

A big thanks to you and Staff for holding such a great Public Workshop on the Draft MPSP last week!!! There was a lot of helpful input from everyone and I appreciate all of your patience as you responded to each one of our questions/recommendations. Attached is our SV@Home letter in response to the 1/17/2023 Workshop and our review/set of recommendations thus far of the Draft Moffett Park Specific Plan. Please let us know if you have any questions or would like to further discuss our comments - we'd be happy to continue our dialogue!

Best,

Kenneth Javier-Rosales (He/Him)  
Planning Senior Associate | **SV@Home**



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*Executive Director*

**TRANSMITTED VIA EMAIL**

January 23<sup>rd</sup>, 2023

Michelle King, Principal Planner  
City of Sunnyvale, Community Development Department  
456 W. Olive Avenue  
Sunnyvale, CA 94086

**Re: January 17th, 2023 Public Workshop on the Draft Moffett Park Specific Plan**

Dear Michelle King,

On behalf of SV@Home, we write to you today regarding Sunnyvale's Moffett Park Specific Plan (MPSP), for the January 17, 2023 Public Workshop. We would like to thank the Community Development Department Staff for their diligent work to ensure that the Moffett Park Eco-Innovation District is a community where everyone can live affordably. We appreciate the clear performance metric/objective of producing 20,000 housing units with at least 3,000 affordable housing units included in the Draft MPSP (Draft Plan). Staff has demonstrated their determination to work with the community and stakeholders to make our dreams for this northern pocket of Sunnyvale come true.

However, we believe that the Plan requires some minor amendments, and additional detail, to ensure that we fully realize the shared vision of Moffett Park as a vibrant, thriving, and inclusive community. We believe this starts with ensuring that everyone in Sunnyvale has the opportunity to access a home in Moffett Park. We are excited to continue our partnership to strengthen the affordable housing components of the Moffett Park Specific Plan and with that said, SV@Home submits the following recommendations.

**Committing to a 15 Percent Affordable Homes Mandate with a Goal of 20 Percent Affordable Housing**

As it currently reads under Guiding Principle 3, the Draft MPSP aspires to reach a minimum of 15 percent housing affordability with a cap of up to 20 percent with incentives. As we have discussed, the primary mechanism for achieving this goal is the City's Inclusionary Housing Ordinance, which, as you have noted, can be met through a variety of alternatives, as outlined in Sunnyvale Municipal Code Title 19 (Zoning). We think that this planning process affords the City an opportunity to mandate feasible affordability requirements that will ensure that deed restricted affordable homes are integrated throughout Moffett Park as intended. We also believe that the 20 percent affordability goal can be a target rather than a cap. The MPSP (the Plan) can explicitly state the expectation that this target will be met

through a combination of deed restricted units integrated into market-rate development and stand-alone 100 percent affordable developments, which allow deeper levels of affordability than is feasible through the Inclusionary Ordinance alone.

To facilitate the development of more deeply affordable homes, we recommend that Affordable Housing Mitigation Fees (Commercial Linkage Fees) collected from commercial development within the master planned areas, should be made available exclusively in these areas to support additional affordable housing.

The MPSP is a tremendously comprehensive and forward-thinking document that will clearly be transformative and open up opportunities for current and future residents of Sunnyvale. We do not question the City's commitment to an economically and racially integrated Moffett Park, but we do know that commitments are best met when clear direction is included in the Plan itself.

**SV@Home recommends the MPSP include clear mandates for a minimum of 15 percent affordable housing, or 3,000 units, with a goal that 20 percent of all new residential units be deed-restricted affordable homes. SV@Home also recommends using the Affordable Housing Mitigation Fees collected from commercial developments within master planned areas to support affordable housing development within these areas.**

### **Creating a Clear Incentive Structure for Community Benefits that Supports the Development of Additional Affordable Housing at Deeper Levels of Affordability**

The Draft MPSP currently includes standards for bonus commercial floor area ratio (FAR) developments and a list of potential district community benefits under Table 3 that includes additional affordable housing. We understand that the details of the Community Benefits Program structure will be coming back to council for consideration. The current Draft Plan does not clearly weigh the different community benefits on the list to ensure the success of incentivizing affordable housing production.

There are many opportunities and interests that can be realized through the community benefits component of the plan. These benefits promise to make Moffett Park a remarkable place to live, work, and play. It will be up to the City, in working with the developers, to determine who has access to these benefits and who does not—due to their inability to afford living in the area. To realize the goals of optimizing equitable community access to enjoy these benefits, the production of housing affordable to Sunnyvale residents of all incomes must be appropriately incentivized by the community benefit structure.

We believe it is essential that Staff's presentation to City Council scheduled for January 31st on the Plan's Community Benefits Program highlight the City's Inclusionary Housing Program's limits to providing housing opportunities for many lower-income households. Without additional incentives for deeper housing affordability in the Plan, the area will be largely out of reach for a significant



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portion of the city's current residents, many of the new office and manufacturing employees, and most of the new retail commercial employees—all with average household incomes below 50 percent of the current Area Median Income. If Moffett Park is to truly become a place of opportunity for all, the Community Benefits Program will be instrumental in leveraging the resources to make this happen.

**SV@Home recommends that the Community Benefits Program successfully incentivizes affordable housing production by clearly weighing the Plan's list of community benefits. SV@Home also recommends the Community Benefits Program include a clear intent to expand housing opportunities for very-low and extremely-low income households, which may not benefit from the below market units required by the current Inclusionary Housing Program.**

### **Tracking, Measuring Progress, and Adaptability**

We believe the Plan can set clearer actions to monitor and resolve barriers to achieving the Plan's affordable housing requirements and goals. We would like to see:

- A program to track or measure progress towards meeting the Plan's affordable housing production goals throughout the 20-year buildout period and the five-year review/updates.
- An adaptive policy that allows the City to change its strategies if affordable housing targets are not met throughout the life the plan, including the five-year review/updates.

We appreciate Staff's dedicated and tireless work in drafting the MPSP, for meeting with us before its release, and answering all our questions. Our ongoing partnership with the City is important to us, and we look forward to continuing this work together through the MPSP's adoption. Through this partnership and further discussion of our recommendations with City Staff, we hope to reach our shared goal of ensuring any Sunnyvale resident can afford to live in Moffett Park, the Eco-Innovative District.

Sincerely,



Regina Celestin Williams  
Executive Director

