



# Moffett Park Specific Plan

Public Review Draft



# Planning Commission

January 23, 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 process and findings from the Draft Environmental Impact Report**



**Provide comments on the Draft EIR**

# 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

# Summary of Specific Plan Process

Existing Conditions/Technical Studies/SWOT Analysis



```
graph TD; A[Existing Conditions/Technical Studies/SWOT Analysis] --> B[Land Use Alternatives]; B --> C[Preferred Land Use Map + Development Intensity]; C --> D[Policy Development]; D --> E[Draft Specific Plan];
```

The diagram illustrates a five-step process for creating a specific plan. The steps are represented by colored rectangular boxes arranged in a descending staircase pattern from top-left to bottom-right. Each step is connected to the next by a downward-pointing arrow. The colors of the boxes are teal, light blue, yellow, orange, and dark grey.

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

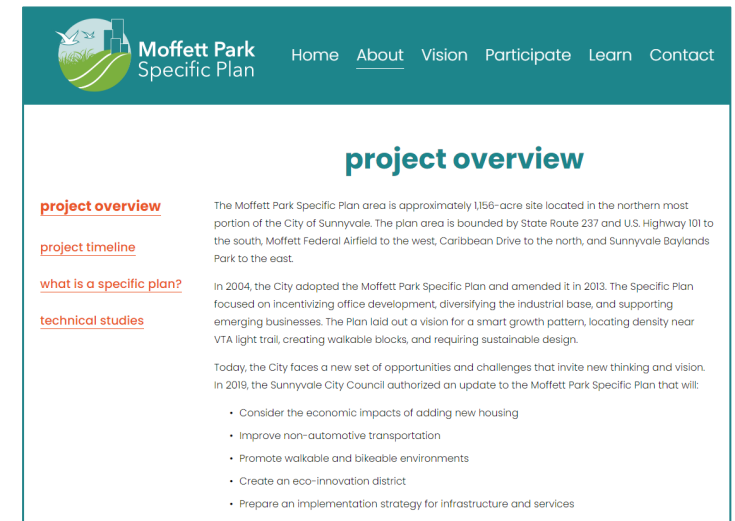
## Stakeholder Engagement

- 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

## 15 Public Meetings

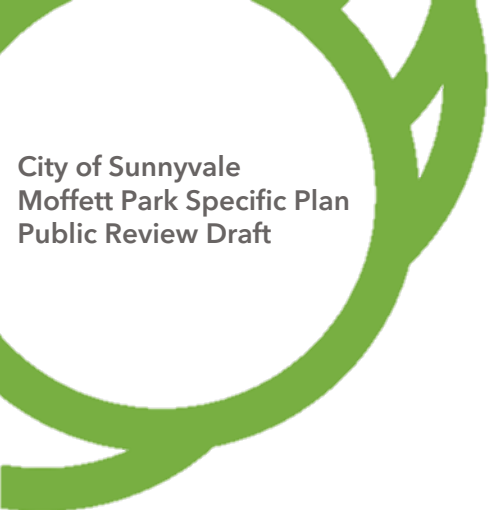
- **Community Workshop: Project Kick-Off** (February 12, 2020)
- **PC/CC Study Sessions** (July 27, August 11, September 29, 2020)
- **Sea Level Rise and Climate Change Workshop** (November 30, 2020)
- **Transportation and Infrastructure Workshop** (February 1, 2021)
- **Land Use, Housing, Open Space, 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)



# Specific Plan Organization



● Chapter 1 <b>Vision and Guiding Principles</b>	8	● Chapter 7 <b>Mobility</b>	182
● Chapter 2 <b>Planning Foundation</b>	16	● Chapter 8 <b>Transportation Demand Management and Parking</b>	220
● Chapter 3 <b>Major Strategies</b>	36	● Chapter 9 <b>Infrastructure and Utilities</b>	238
● Chapter 4 <b>Land Use</b>	60	● Chapter 10 <b>Implementation</b>	256
● Chapter 5 <b>Development Standards</b>	98	● Appendix A <b>Glossary</b>	288
● Chapter 6 <b>Open Space and Urban Ecology</b>	130	● Appendix B <b>Planting Palette</b>	294
● Chapter 7 <b>Mobility</b>	182		



# 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.





# Vision Statement



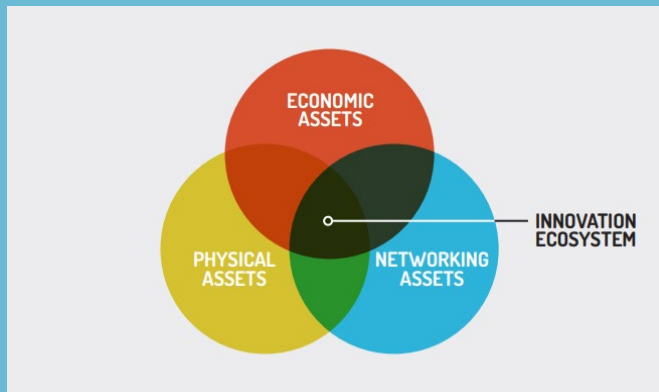
***Moffett Park is an integral part of Sunnyvale and is a well-connected ecological innovation district with a diverse mix of uses that serves as a model of resilience, climate protection, equity and economic opportunity.***

# 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*

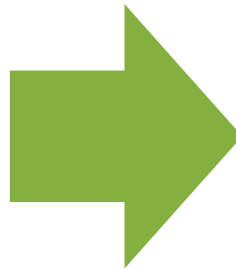


# ECO-DISTRICT

- "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...









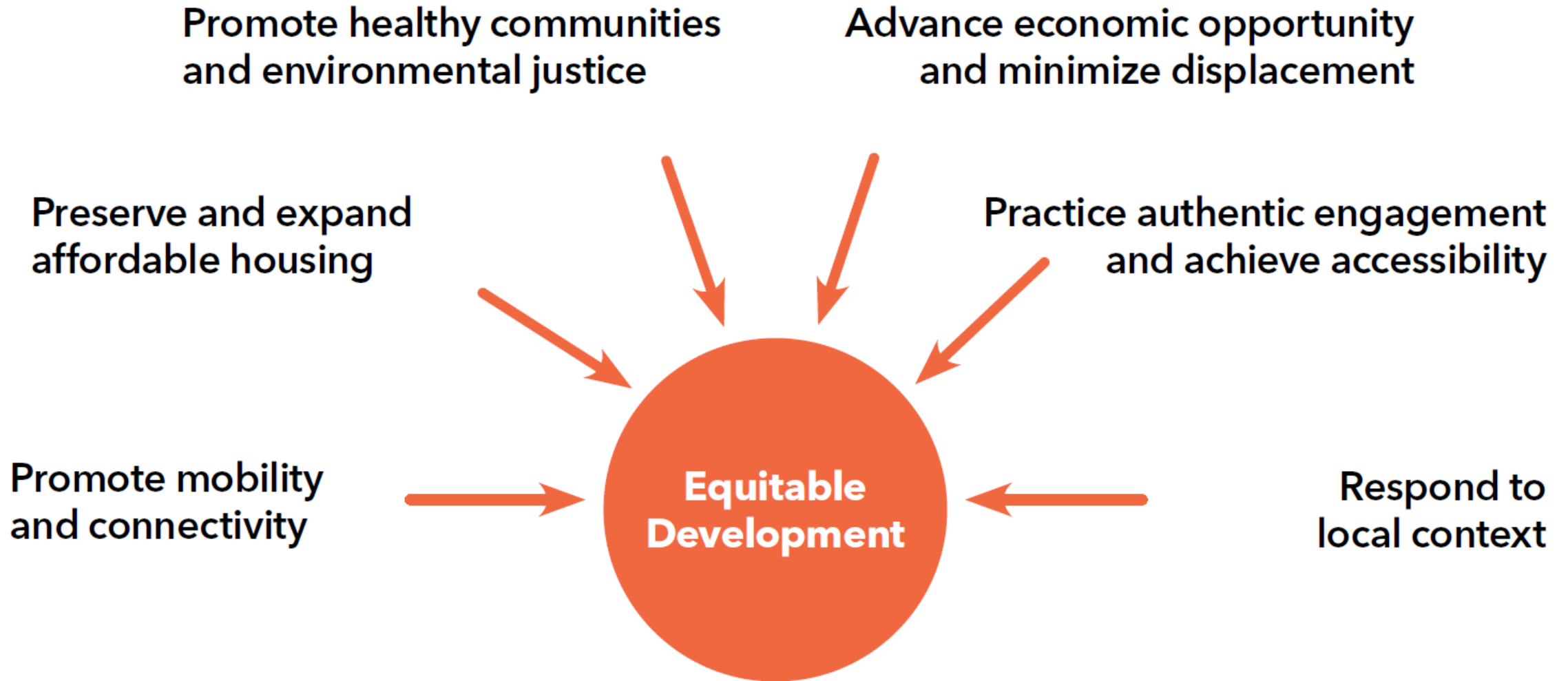
## Chapter 3

# 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

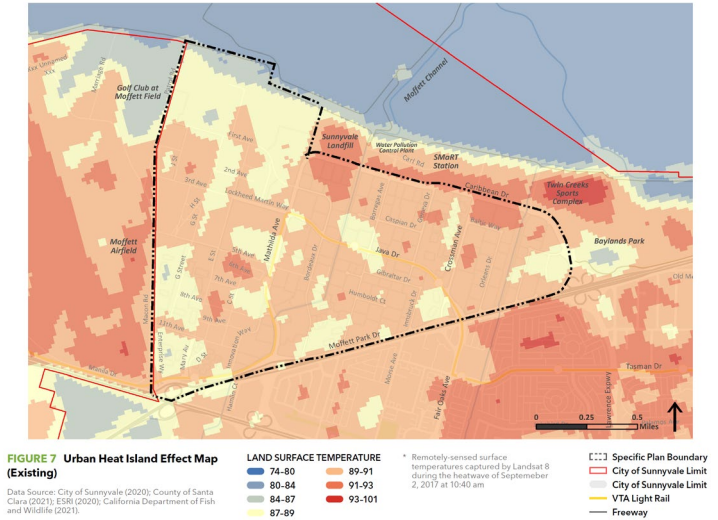




## 3.2 Building Climate Resilience

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







## 3.3 Fostering Urban Ecology

## 3.4 Connecting Open Space and Urban Ecology

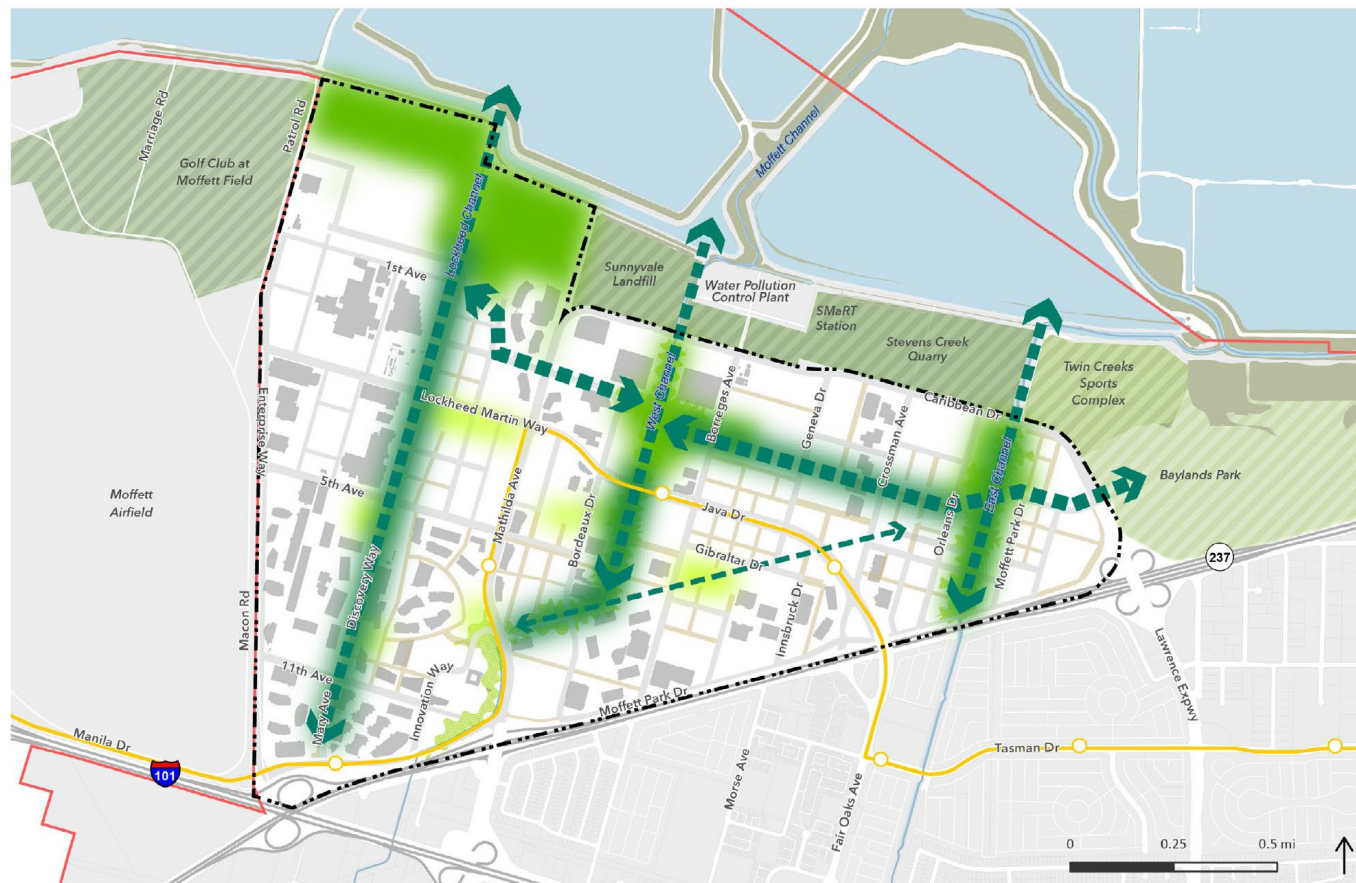


- 212-230 acres
- 3 Biodiversity Hubs
- 5 Habitat Patches
- Ecological/Greenbelt Corridors
- 2 Community Parks
- 6 Neighborhood Parks
- 4 Plazas/Mini Parks
- Channel Improvements
- Ecological Combining District



## 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

**Specific Plan Boundary**

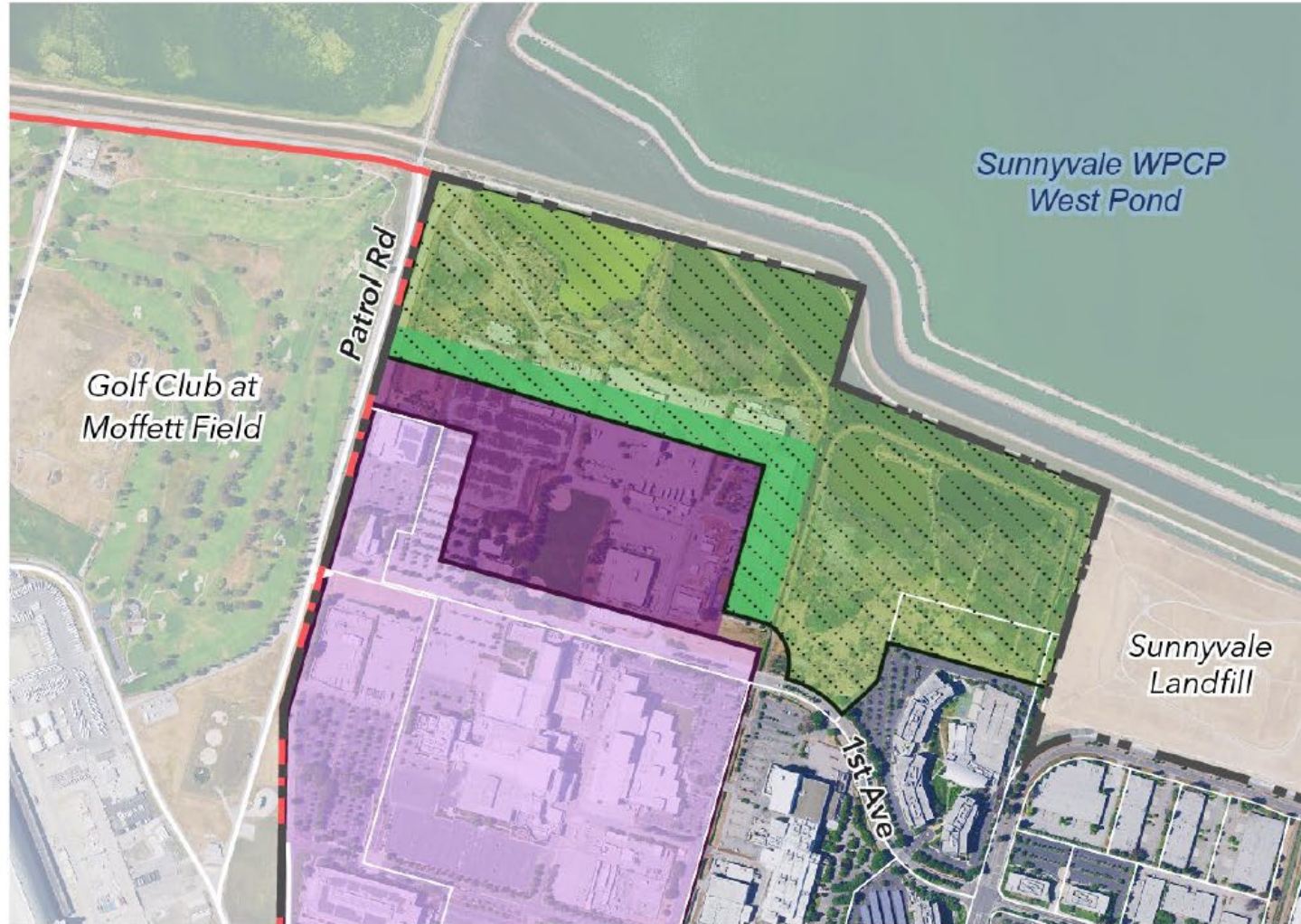
- City of Sunnyvale Limit
- VTA Light Rail
- Freeway
- Water/Channel











## 3.3 Fostering Urban Ecology

**FIGURE 39** EcologicalCombiningDistrict



-  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

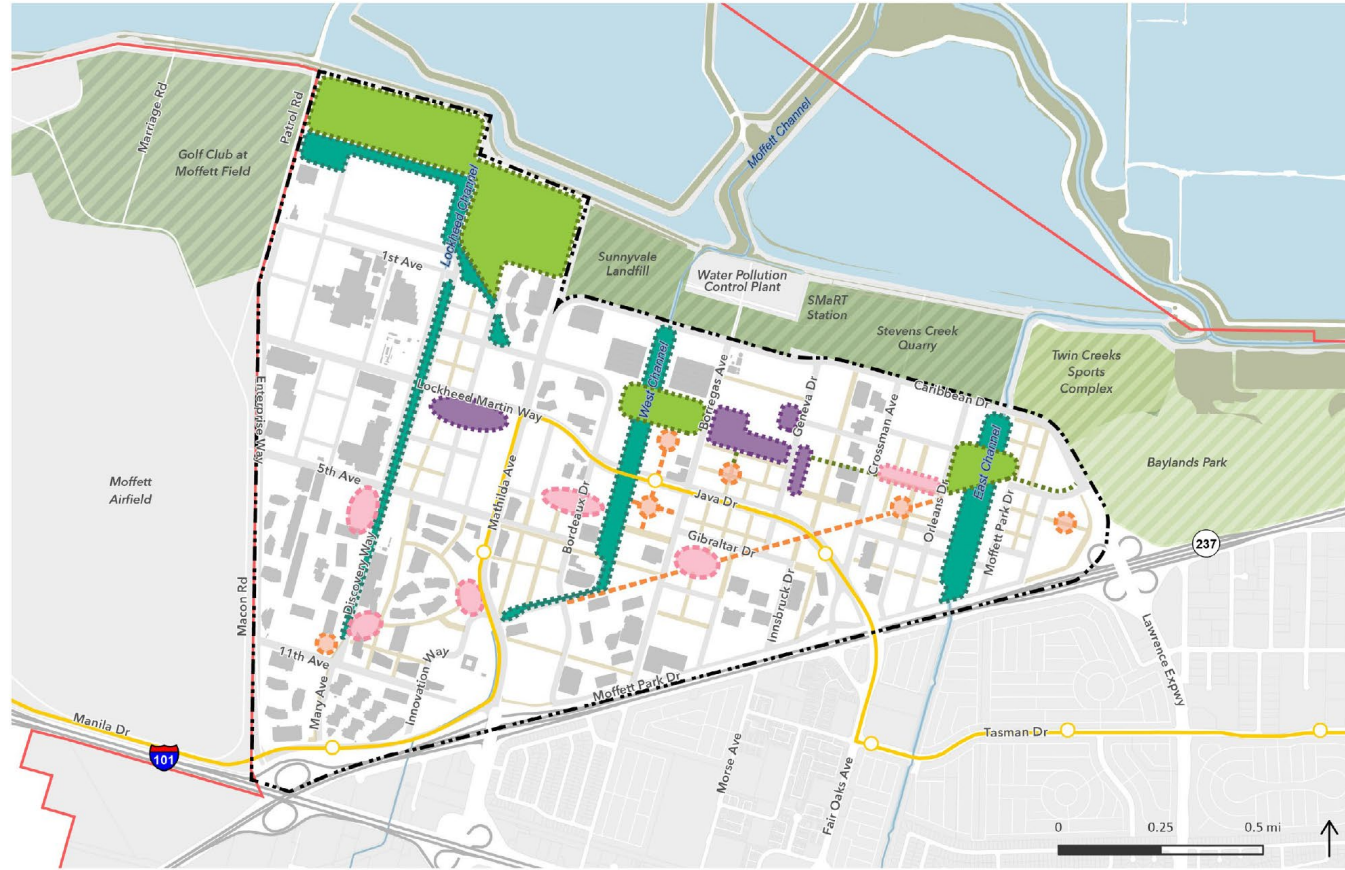


Mini Parks and Plazas





# 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%

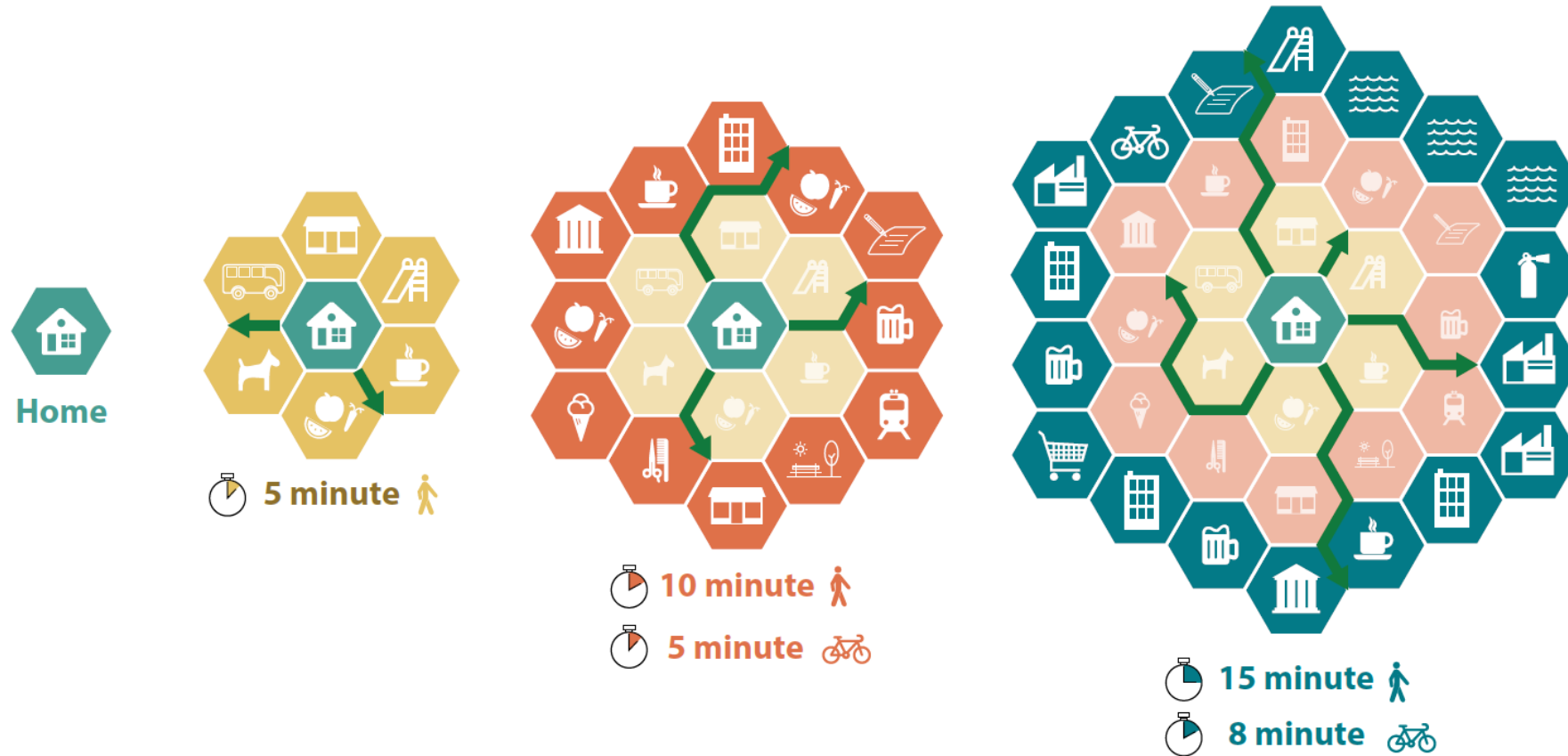
## 3.5 Facilitating Diverse Housing and Economic Development



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



## 3.6 Creating Complete Neighborhoods



5 min Walk=1/4 Mile  
 5 minute Bike=1 Mile

15 min Walk=3/4 Mile  
 15 minute Bike=3 Mile



## 3.7 Establishing Strong Landmarks of Community Identity







## 3.7 Establishing Strong Landmarks of Community Identity



### The Diagonal







## 3.7 Establishing Strong Landmarks of Community Identity



### Caspian Community Park

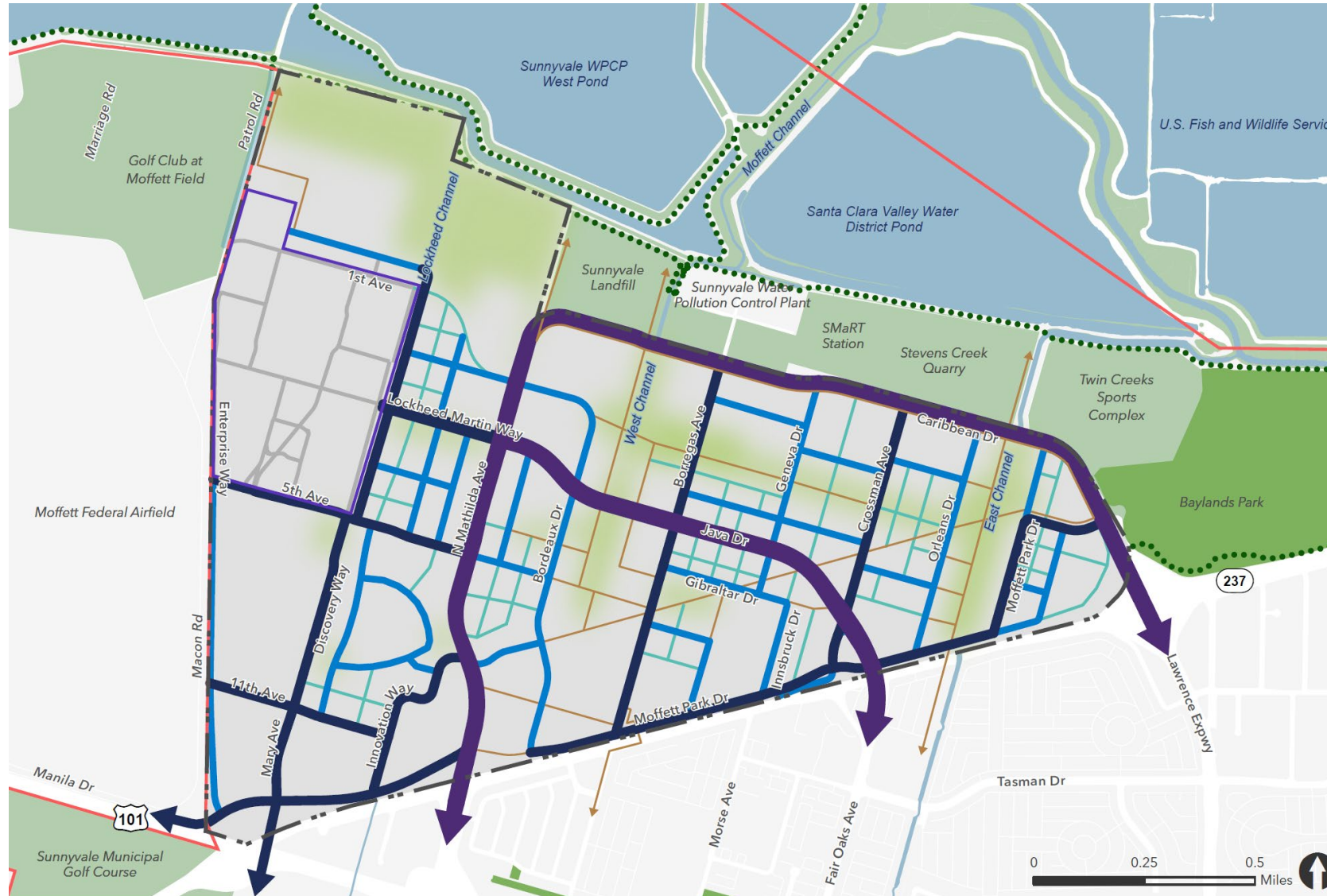
### Java as a Transit Spine







## 3.8 Prioritizing Active Mobility



- Walkable block structure
- Street hierarchy

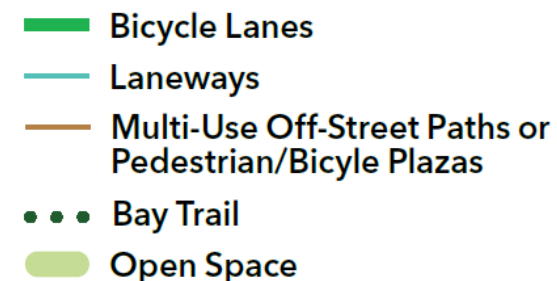
- Anchor Streets
- Crosstown Connectors
- Neighborhood Streets
- Laneways (Locations Flexible)
- Multi-Use Off-Street Paths or Pedestrian/Bicycle Plazas



## 3.8 Prioritizing Active Mobility



- Integrated bike and pedestrian network





## 3.9 Reducing Single-Occupancy Vehicle Trips



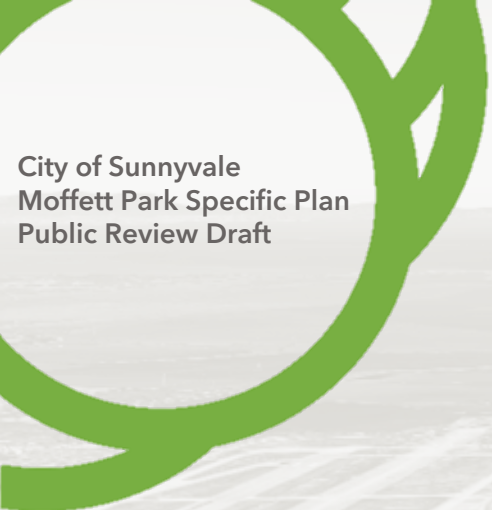
### PARKING STRATEGY

**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





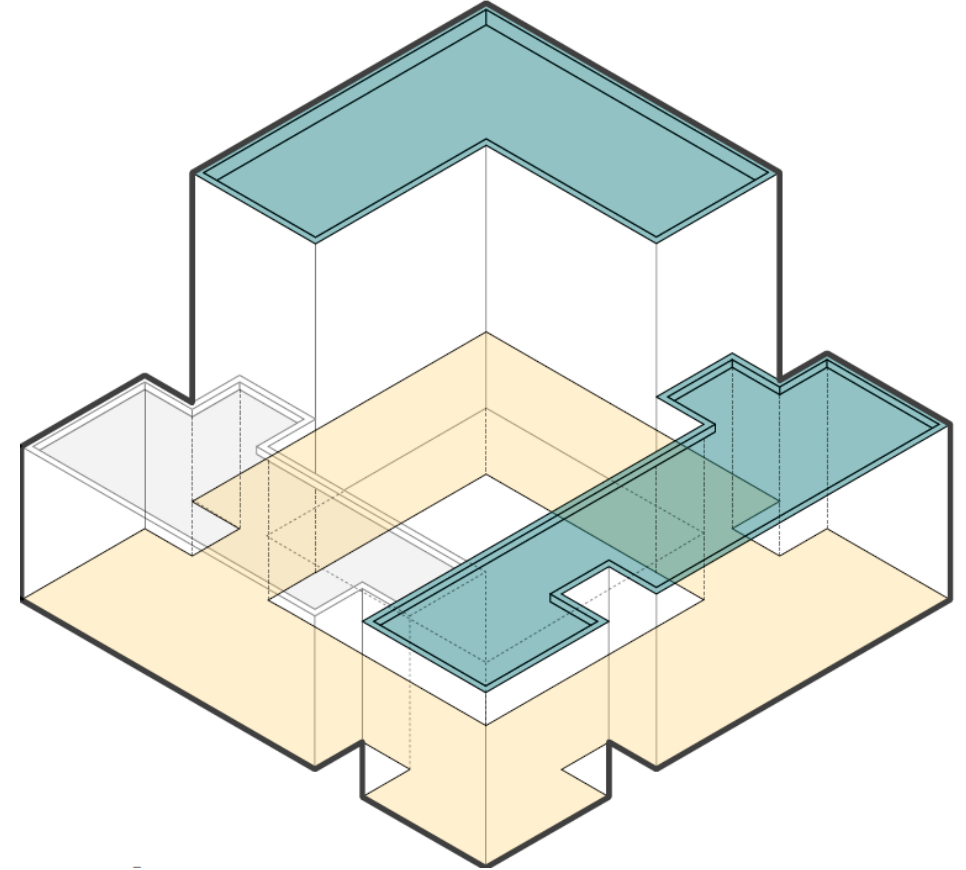
# Land Use and Development Standards



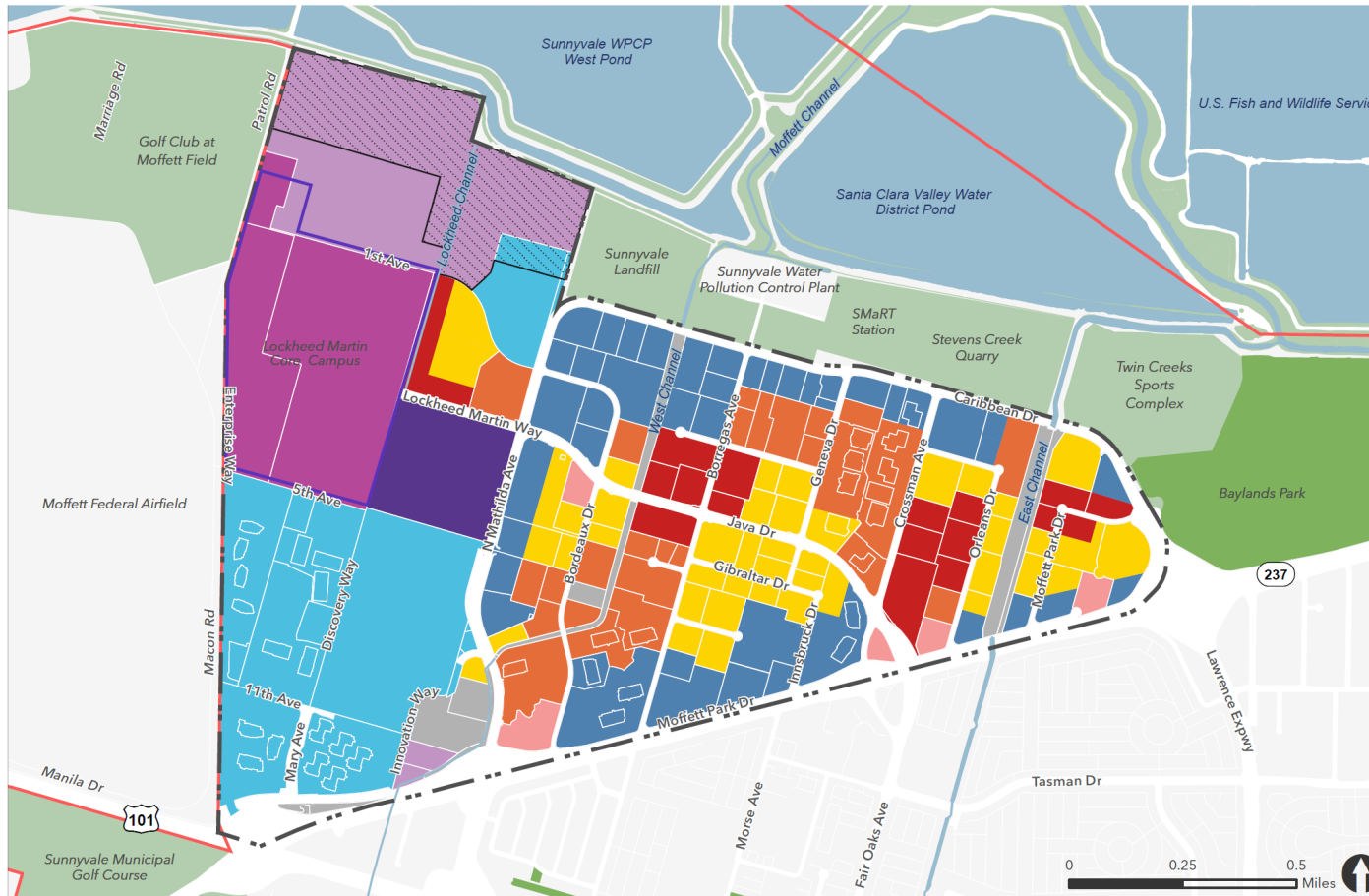


# Key Planning and Design Concepts

- Land Use Districts
- Moffett Park Neighborhoods
- Development Reserve
- Neighborhood-Serving Uses
- Innovation and Creation Space
- Heights
- Fine Grain Core
- Building Setbacks



# Land Use Districts



**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                            | [Red Line] City of Sunnyvale Limit        |
| MP-E1: Mixed Employment 1 | MP-R: Residential                            | [Blue Line] Water/Channel                 |
| MP-E2: Mixed Employment 2 | MP-PF: Public Facilities                     | [Purple Line] Lockheed Martin Core Campus |
| MP-E3: Mixed Employment 3 | [Green Circle] Ecological Combining District |   |
| MP-AC: Activity Center    |  |   |

## 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



# Land Use Districts – Intensity / Density Standards

Land Use District	Office and R+D Base FAR	Office and R+D Bonus FAR Maximum	Residential Density Minimum	Total FAR Maximum*
MP-AC	35%	75%	40 du/a	450%** 150% Office
MP-R	-	-	70 du/a	350%**
MP-MU	35%	100%	Allowed, no minimum required	400% 200% Office
MP-O1	35%	100%	-	150%
MP-O2	35%	135%	-	200%
MP-E1 (Navy)	35%	75%		150%
MP-E2 (LHM)	35%	50%	-	100%
MP-E3	35%	-		35%
MP-H	-	-		100%
MP-PF	-	-	-	-

MP-AC (80 acres):  
**min. 3,200 units**

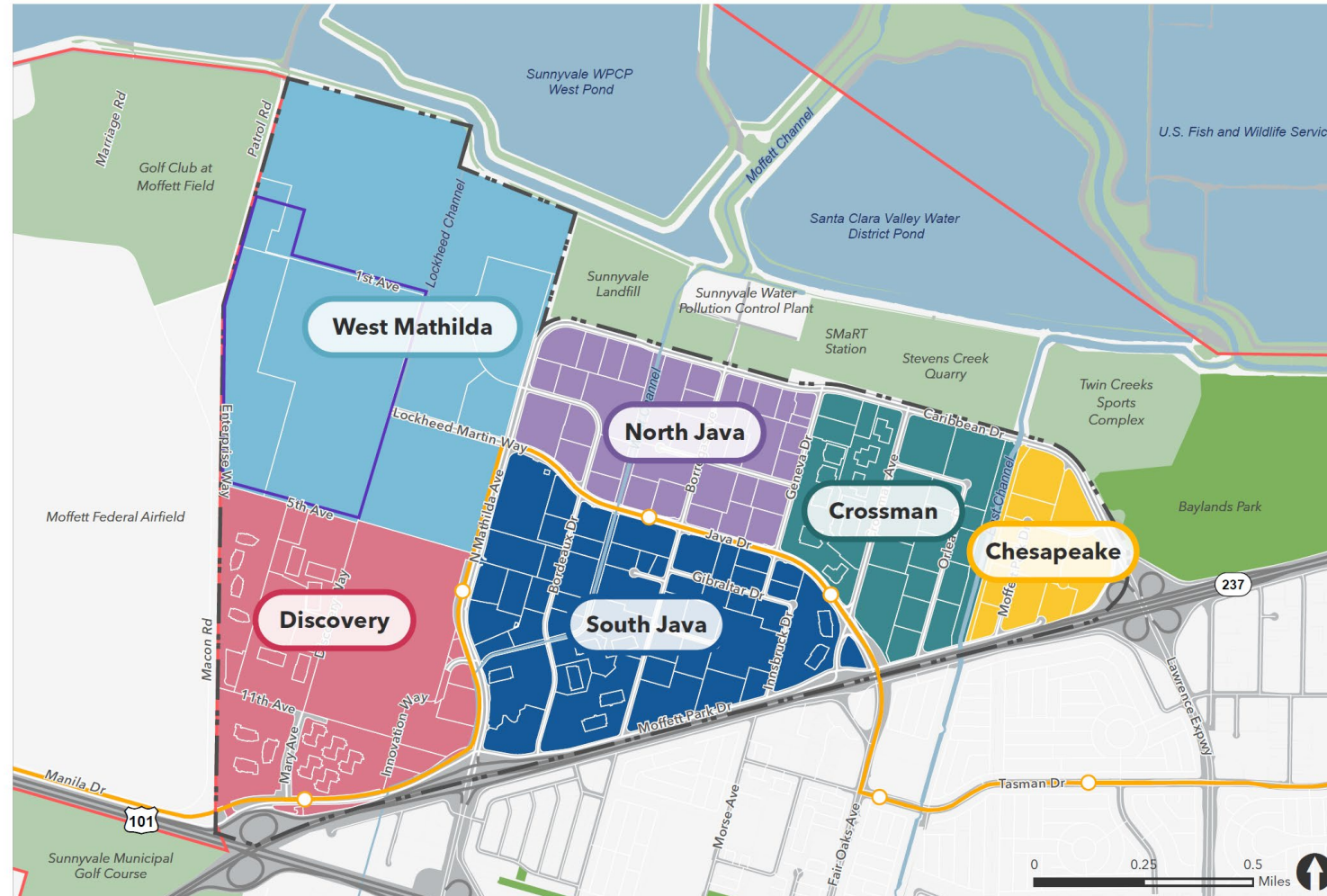
MP-R (152 acres):  
**min. 10,600 units**

Total (if all properties redevelop):  
**Min. 13,800 units**

\* Total FAR Maximum is the total of Office and R+D Bonus FAR Maximum, residential floor area, commercial and retail floor area, creation and innovation space, and additional Transfer of Development Rights Program incentives (Section 4.6).

\*\* MP-AC and MP-R developments in the Chesapeake neighborhood may exceed the Total FAR Maximum by up to 100% FAR due to additional height allowances.

# Moffett Park Neighborhoods



**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).

- Specific Plan Boundary
- City of Sunnyvale Limit
- VTA Light Rail
- Freeway
- Water/Channel
- Lockheed Martin Core Campus

- 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

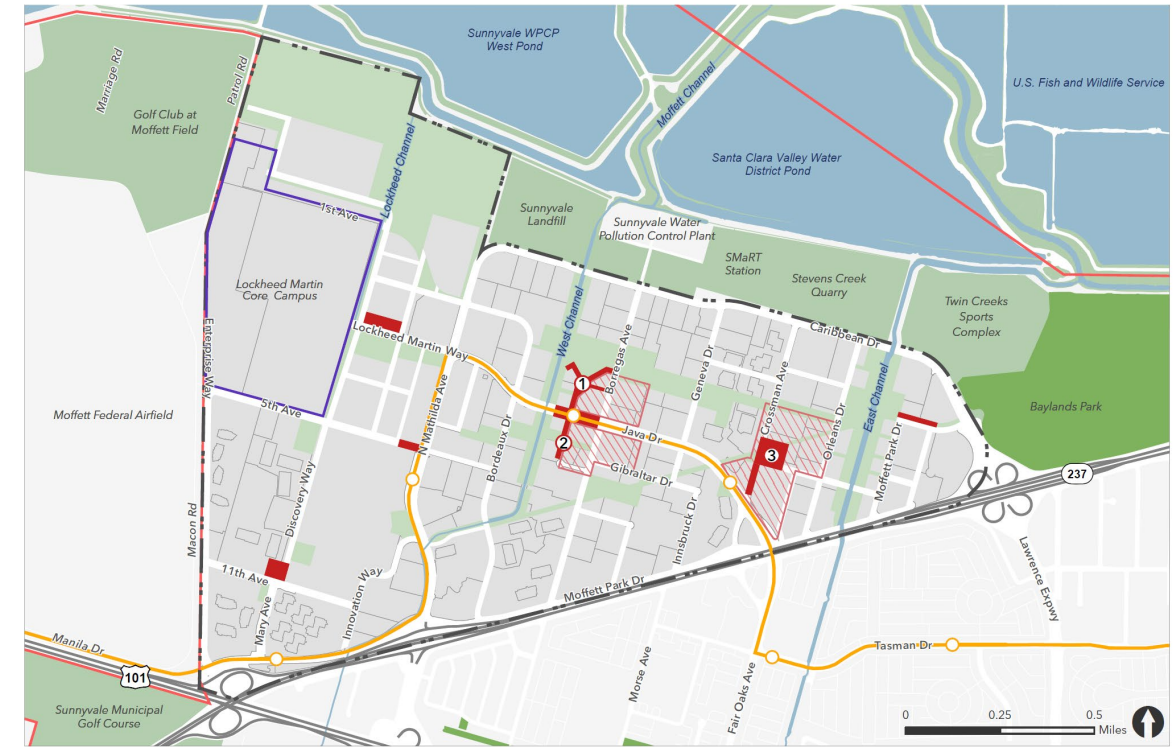


# Moffett Park Neighborhoods - Development Reserve

Neighborhood	Land Area (Gross)	Development Reserve (Net New Floor Area)	Estimated Office, R+D, and Industrial Total Floor Area at Plan Buildout	Estimated Residential Range at Plan Buildout	Estimated Open Space at Plan Buildout
West Mathilda	399 acres	800,199 sf	5,500,000 sf	1,800-2,200 du	123 acres
Discovery	246 acres	715,344 sf	7,700,000 sf	200-400 du	9 acres
North Java	149 acres	990,775 sf	3,500,000 sf	2,400-3,200 du	31 acres
South Java	261 acres	2,479,729 sf	7,100,000 sf	5,600-7,400 du	22 acres
Crossman	150 acres	1,600,948 sf	4,000,000 sf	4,300-5,800 du	30 acres
Chesapeake	70 acres	222,602 sf	1,000,000 sf	2,200-3,200 du	11 acres
Base FAR Reserve		2,000,000 sf	2,000,000 sf		
Small Project Reserve		1,200,000 sf	1,200,000 sf		
Totals	1,275 acres	10,009,597 sf	32,000,000 sf	16,000-20,000 du	226 acres

# Neighborhood-Serving Uses

- **Retail and Commercial Uses**
  - Required ground floor retail space in Activity Centers
  - Spaces for retail sales, personal services, restaurants
- **Office and Community Uses**
  - Spaces for non-profit office, medical, childcare
  - **10,000 SF** in North Java
  - **10,000 SF** in South Java
  - **20,000 SF** in Crossman
- **Medium-Format Retail**
  - Spaces for tenants like grocery, pharmacy
  - One **15,000 SF** in North Java
  - One **15,000 SF** in South Java
  - One **30,000 SF** in Crossman



**FIGURE 27 Neighborhood-Serving Use Locations**

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

- Retail Frontage Required
- Medium Format Retail Area
- Potential Open Space Locations
- Frontages facing Borregas Square, paseos, and other public plazas in the North Java Activity Center. Location of Borregas Square is flexible as outlined in Chapter 6.
- Frontages facing public plazas and paseos in the South Java Activity Center.
- Frontages facing Crossman Square. Location of Crossman Square is flexible as outlined in Chapter 6.
- Specific Plan Boundary
- City of Sunnyvale Limit
- VTA Light Rail
- Freeway
- Water/Channel
- Lockheed Martin Core Campus

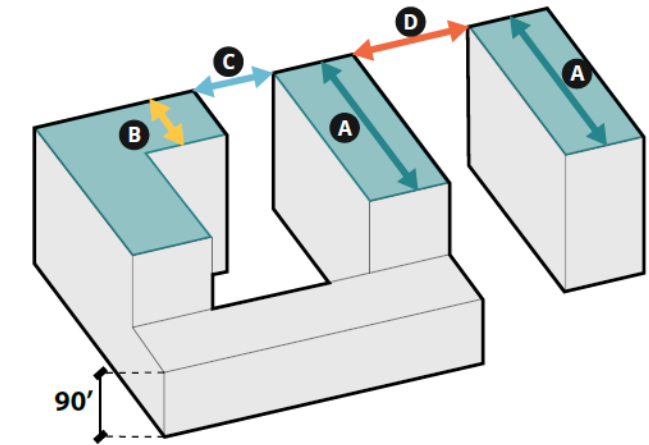
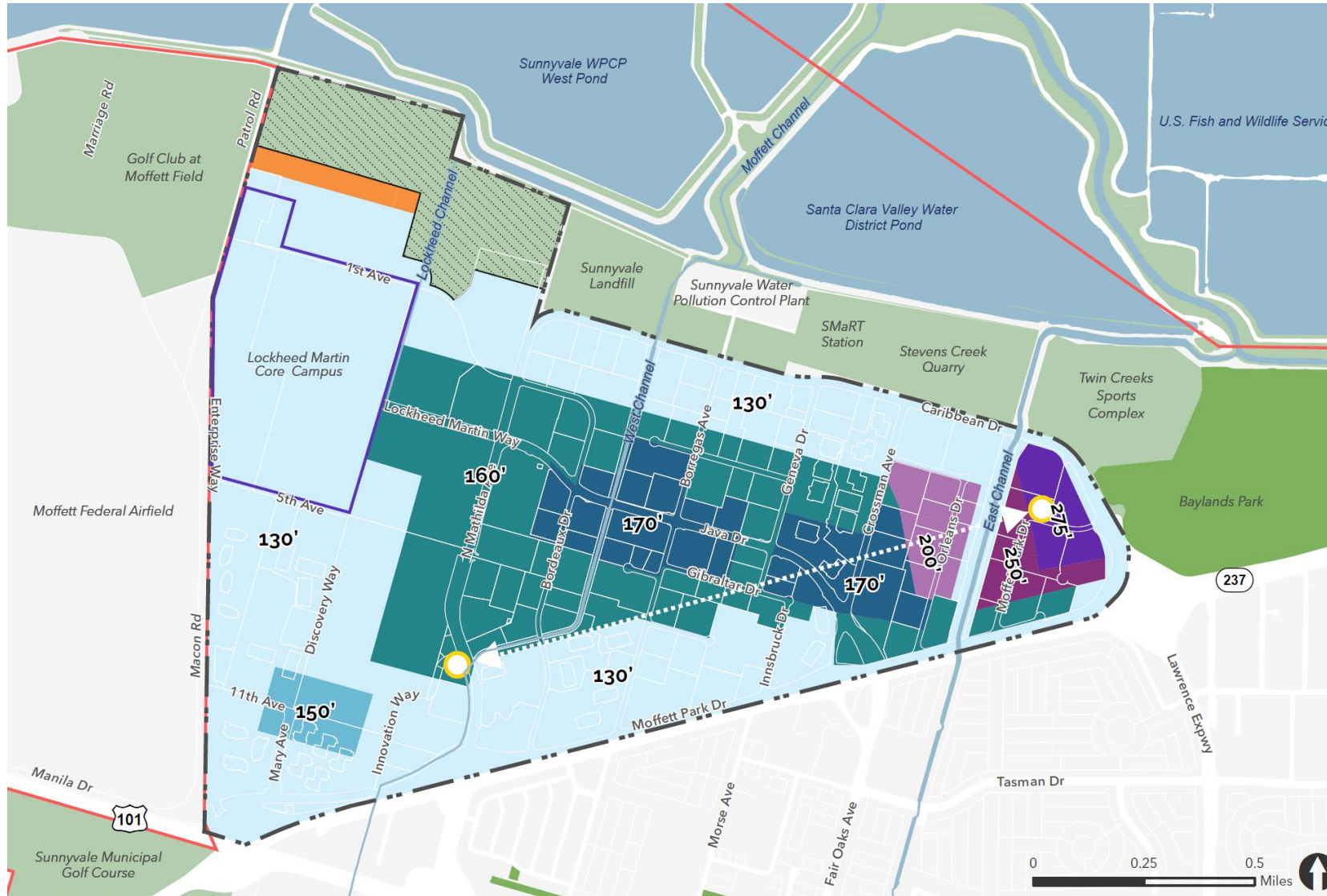


# Innovation and Creation Spaces

- Ensure a Diversity of Businesses
- Goal to create **750,000** SF of Innovation and Creation space for small and start-up businesses and non-profits
- A minimum **7.5%** of all net new office and R&D space
- Creation Space counts at **1.5 times** Innovation Space



# Building Height



## High Rise Buildings

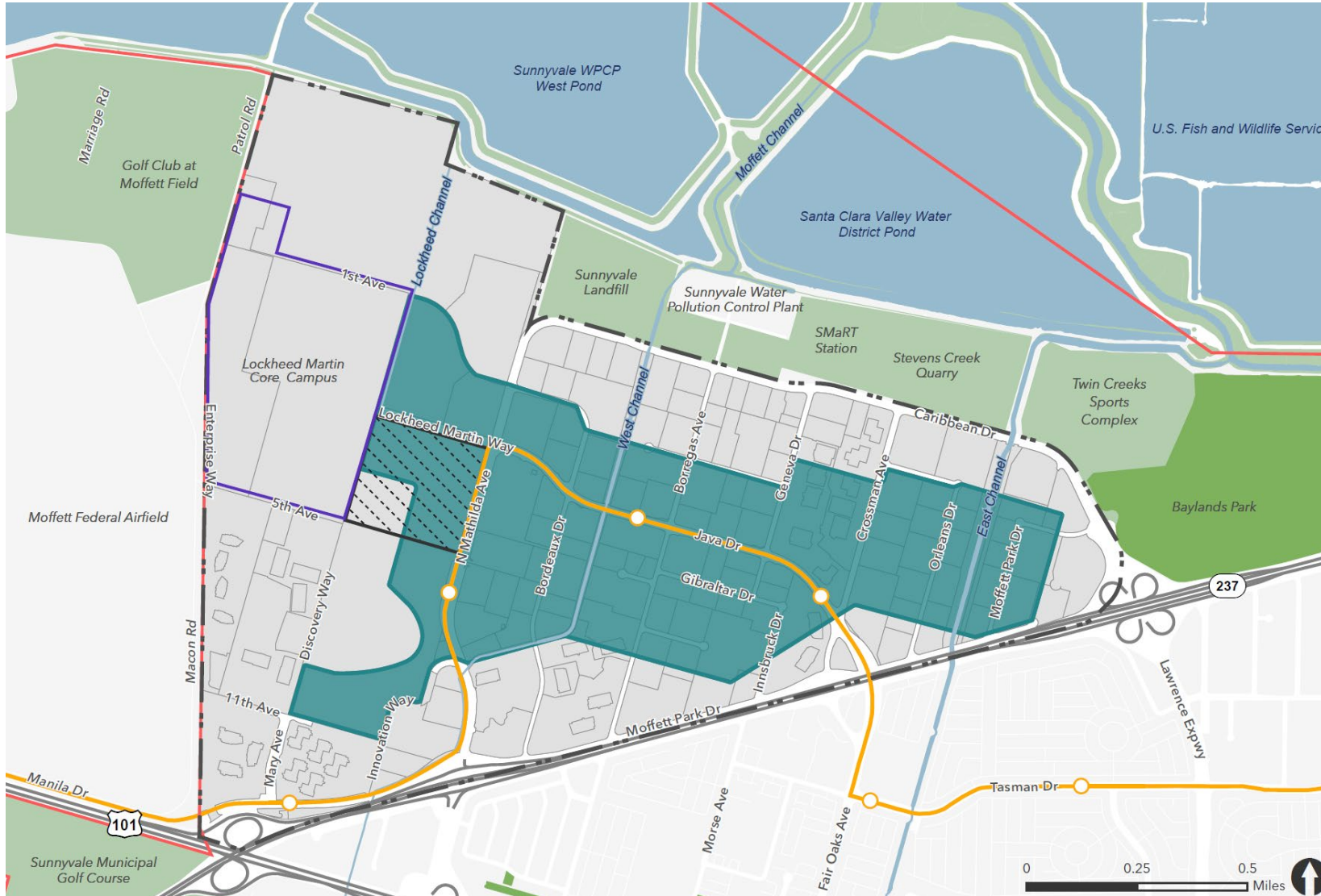
Maximum residential floorplate above 90' in height: 16,000 sf

- A** Buildings Facade  $\geq 100'$  Length
- B** Buildings Facade  $\leq 90'$  Length
- C** 60' min. distance between buildings  $\geq 90'$
- D** 120' min. distance between building facades  $\geq 100'$  in length



- 130 feet max
- 150 feet max
- 160 feet max
- 170 feet max
- 200 feet max
- 250 feet max
- 275 feet max
- Daylight plan step down for buildings adjacent to ECD
- Ecological Combining District (ECD)
- Diagonal
- Diagonal Terminus Sites



# Fine Grain Core



- Inside fine grain core:
  - 400 feet maximum block length
  - 1,400 feet maximum block perimeter
- Outside fine grain core:
  - 600 feet maximum block length
  - 2,400 feet maximum block perimeter

 Fine Grain Core Area  
 Special Location Alternative

# Building Setbacks



**FIGURE 29 Building Setbacks**

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

- Activity Areas
- Mixed-Use Neighborhoods
- Office Campus Areas
- Channel
- Java Typical
- Java Activity Center
- Diagonal
- Specific Plan Boundary
- City of Sunnyvale Limit
- Water/Channel
- Lockheed Martin Core Campus

## Activity Areas





# Building Setbacks



**FIGURE 29 Building Setbacks**

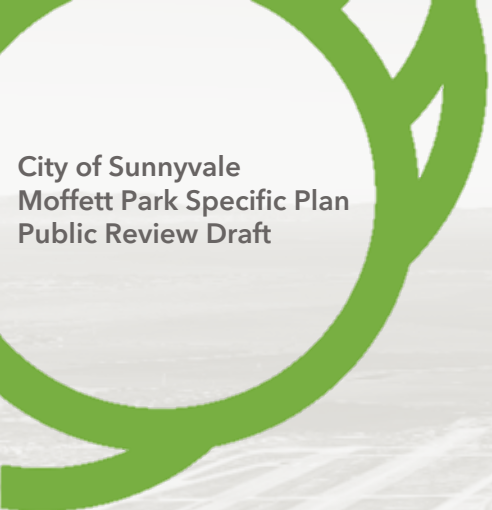
City of Sunnyvale (2020); County of Santa Clara (2021); ESRI (2020)

- Activity Areas
- Mixed-Use Neighborhoods
- Office Campus Areas
- Channel
- Java Typical
- Java Activity Center
- Diagonal
- Specific Plan Boundary
- City of Sunnyvale Limit
- Water/Channel
- Lockheed Martin Core Campus

## Mixed-Use Neighborhoods







# Draft Environmental Impact Report





# Purpose of an EIR

- Inform decision makers and the public about project impacts
- Identify ways to mitigate or avoid impacts
- Identify alternatives





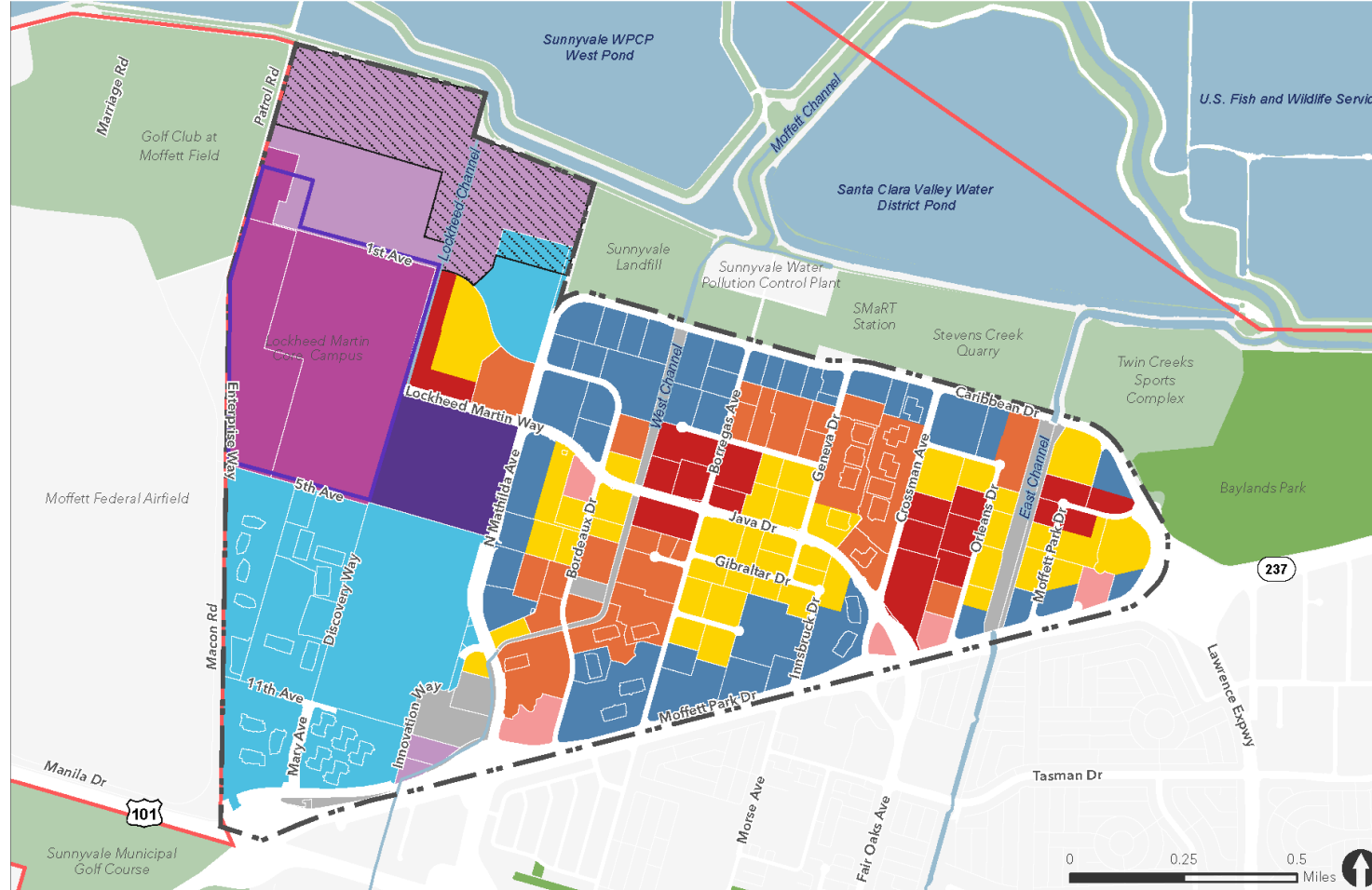
# EIR Process

- **Notice of Preparation** - August 18, 2021 to September 17, 2021
- **Scoping Meeting** - August 26, 2021
- **Draft EIR Public Review and Comment Period**  
December 19, 2022 through February 10, 2023
  - Specific Plan Open House - January 17, 2023
  - Planning Commission Hearing - January 23, 2023
  - City Council Hearing - January 31, 2023
- **Final EIR/Responses to Comments** - Winter 2023
- **Public Hearings for the EIR and Project Approval** - Spring 2023





# Project Description



**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              | [Dashed Line] Specific Plan Boundary      |
| MP-O2: Office 2           | MP-H: Hospitality             | [Red Line] City of Sunnyvale Limit        |
| MP-E1: Mixed Employment 1 | MP-R: Residential             | [Blue Line] Water/Channel                 |
| MP-E2: Mixed Employment 2 | MP-PF: Public Facilities      | [Purple Line] Lockheed Martin Core Campus |
| MP-E3: Mixed Employment 3 | Ecological Combining District |   |
| MP-AC: Activity Center    |                               |   |



# Project Description

	Residential Units	Non-Residential Square Footage
Existing Development + Recently Approved Projects	0	22,641,425
Allowed Development under the Proposed Specific Plan	20,000	33,491,303
<b>Net Change</b>	<b>20,000</b>	<b>10,849,878</b>





# Environmental Topics Covered in the Draft EIR

- |                                       |                                   |                                 |
|---------------------------------------|-----------------------------------|---------------------------------|
| • Aesthetics                          | • Geology and Soils               | • Noise and Vibration           |
| • Agricultural and Forestry Resources | • Greenhouse Gas Emissions        | • Population and Housing        |
| • Air Quality                         | • Hazards and Hazardous Materials | • Public Services               |
| • Biological Resources                | • Hydrology and Water Quality     | • Recreation                    |
| • Cultural Resources                  | • Land Use and Planning           | • Transportation                |
| • Energy                              | • Mineral Resources               | • Utilities and Service Systems |

Shaded = significant and unavoidable impact with Specific Plan policies/requirements incorporated



# Significant and Unavoidable Impacts

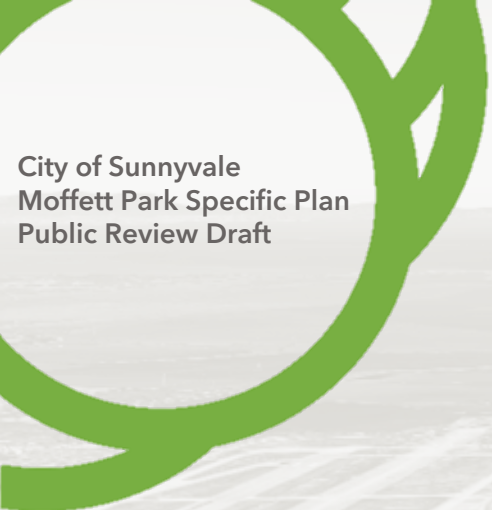
- **Air Quality**
  - Operational criteria air pollutant emissions
- **Greenhouse Gas Emissions**
  - Operational greenhouse gas emissions
- **Utilities and Service Systems**
  - Potential construction impacts from the need to expand the wastewater treatment plant





# Project Alternatives

- **No Project/No New Development Alternative**
  - Avoids all impacts, partially meets objectives
- **No Project/Adopted Specific Plan Buildout Alternative**
  - Lesser impacts, partially meets objectives
- **25 Percent Reduced Development Alternative**
  - Lesser impacts, meets all objectives but to a lesser extent



# What's Next?





# Upcoming Engagement and Next Steps

- **Public Draft Specific Plan and EIR Engagement**
  - January 31, 2023 at 6:00 p.m.: City Council Study Session on the MPSP Zoning Incentive program and potential Community Benefits
  - **Comment Period Ends 2/10/2023**
- **Next Steps after the Comment Period**
  - Compile public comments
  - Presentations to City Boards and Commissions
    - Bicycle and Pedestrian Advisory Commission - March 2023
    - Sustainability Commission - March 2023
    - Housing and Human Services Commission - March 2023
    - Planning Commission - March 2023
- **City Council Consideration for adoption in Spring 2023**



# How to Provide Public Comments on the Draft EIR and Specific Plan

- Written comments concerning the environmental review contained in the Draft EIR or the Specific Plan should be sent to:

Michelle King, Principal Planner  
Department of Community Development  
City of Sunnyvale  
456 West Olive Avenue, Sunnyvale, CA 94086  
[mking@sunnyvale.ca.gov](mailto:mking@sunnyvale.ca.gov)

- All public comments must be submitted by **February 10, 2023**
- Please send comments on the DEIR and Specific Plan separately
- Visit the Specific Plan website at <https://www.moffettparksp.com/>