

An aerial photograph of a city landscape. In the foreground, there's a large, flat green field. Beyond it, a city with various buildings and roads is visible. In the far background, a range of mountains stretches across the horizon under a clear blue sky.

Community Benefits Priorities City Council Workshop

January 31, 2023



Today's Workshop

1. (6:00) Welcome/Roll Call
2. (6:05) Background & Community Benefits Presentation
3. (6:45) Public Comment (1.5 min each)
4. (7:15) City Council Discussion/Direction
5. (9:00) Adjourn

The purpose of today's meeting is...



Review district **improvements** needed to meet Ecological Innovation District vision



Review current Citywide fees and **future fees** for the Moffett Park area



Review the **development requirements** and **community benefits** framework



Receive feedback about and **answer questions** on the Community Benefit priorities for the plan area

Summary of Specific Plan Process

Existing Conditions/Technical Studies/SWOT Analysis



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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];
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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

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

Stakeholder Engagement

- Property Owners
- Local Organizations and Stakeholders
- All City Departments
- Valley Transportation Authority
- Santa Clara Valley Water District
- School Districts (3)
- South San Francisco Bay Shoreline Study
- PG&E

Next Steps

- Public Draft Specific Plan and EIR Engagement
 - **Comment Period Ends 2/10/2023**
- Presentations to Boards and Commissions
 - Airport Land Use Commission (ALUC) - March 2023
 - Bicycle and Pedestrian Advisory Commission – March 2023
 - Housing and Human Services Commission – March 2023
 - Sustainability Commission – March 2023
 - Planning Commission – March 2023
- City Council Consideration – April 2023

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.

An aerial photograph of the Moffett Park area in San Jose, California. The image shows a mix of urban development, including residential neighborhoods, commercial buildings, and parking lots. In the background, there are green fields and distant mountains under a clear blue sky. A semi-transparent white rectangular box is centered over the middle of the image, containing the title text. The left side of the image has a vertical green gradient overlay.

Moffett Park Features

Ecological Innovation District

Mixed-use activity centers

Integrated open space and urban ecology network

Integrated mobility and open space network

Walkable block structure



Land Use Districts

Development Program BUILDOUT

- **32 M** square feet (SF) office
 - 10 M Net New
- **500,000** SF retail uses
 - ~442,000 Net New
- **650,000** SF hospitality uses
 - ~403,000 Net New
- **200,000** SF institutional uses
 - ~75,000 Net New
- **20,000** housing units
 - **All** Net New

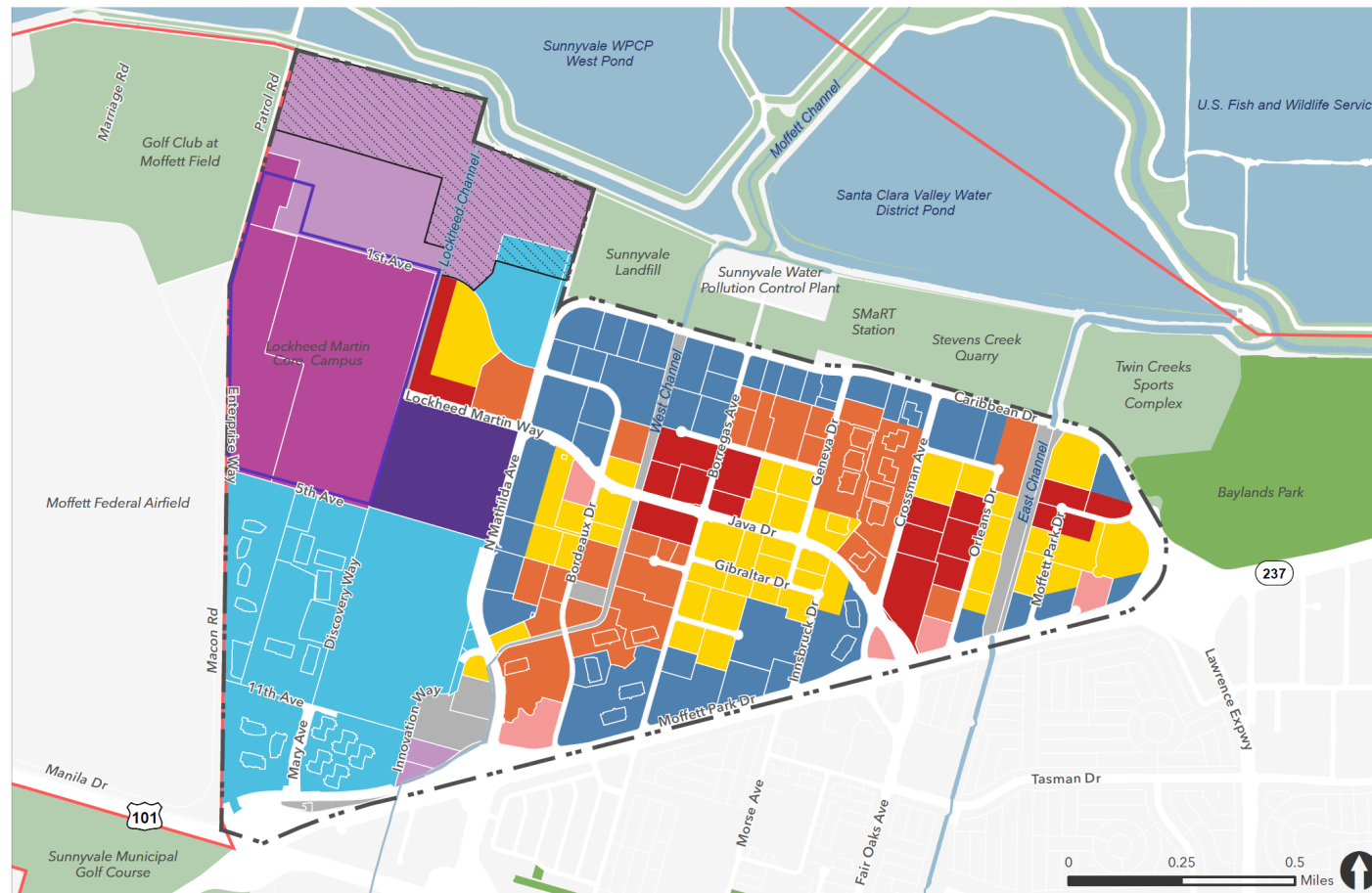
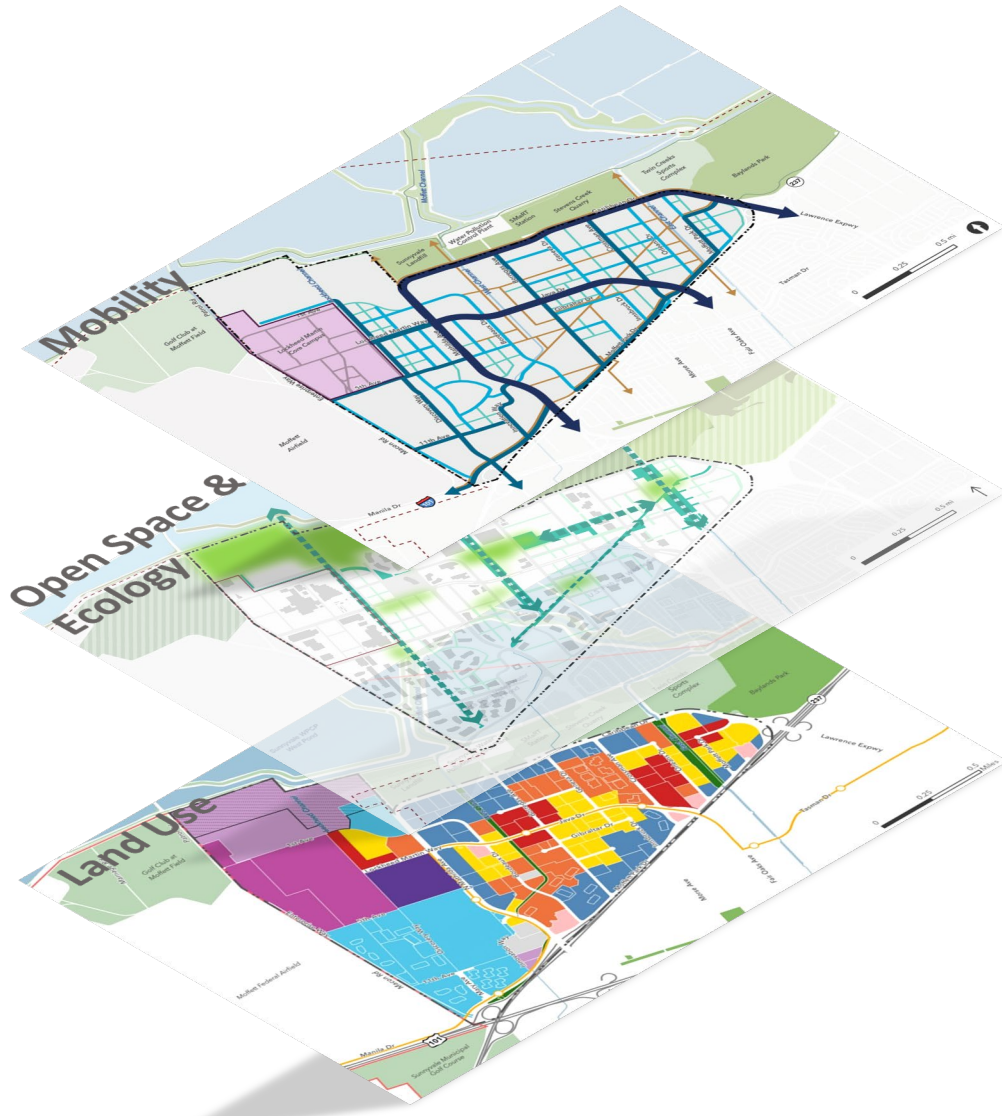


FIGURE 26 Land Use Districts

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



Layers of Plan Area Improvements



- New diverse mix of land uses
- Retail and services for existing and new employees and residents
- Park and open space network
- Eco-District Features
- Complete streets & mobility network
- Utilities and infrastructure

MPSP Improvements and Needs

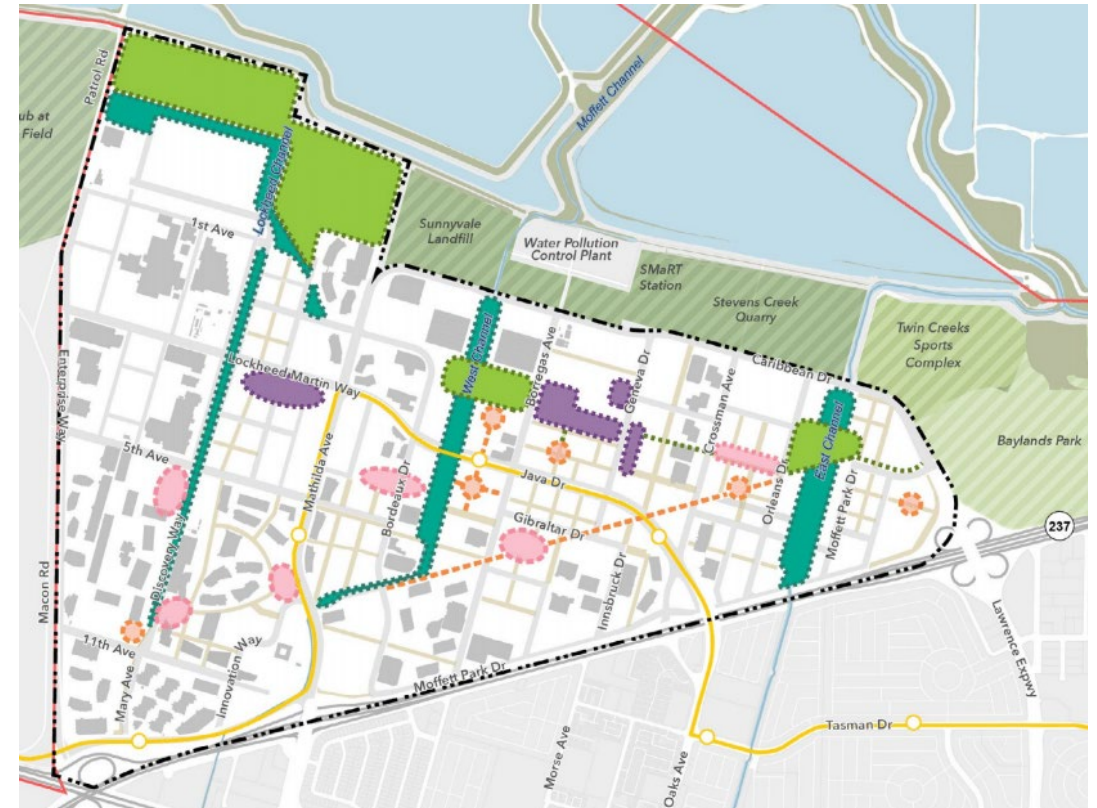
- ❖ Open Space & Ecological Improvements
- ❖ Mobility & Infrastructure
- ❖ Community Facilities
- ❖ Affordable Housing
- ❖ Placemaking
- ❖ Climate Adaptation

Open Space & Ecology

- **Parks and Open Space**
 - Land dedication
 - Development & improvement
 - On-going **operations and maintenance**
- **Ecological improvements**

Specific Plan includes:

- **Open space**
 - Types
 - Standard dimensions
- **Design and development standards**



Key Open Space and Urban Ecology Components

- **Parks and Open Space**
 - Land dedication
 - Development and improvement
 - On-going operations and maintenance
- **Ecological Improvements**
 - Integrated network of Hubs, Patches, and Corridors
 - Urban forest
 - Native vegetation



Approach to Meeting Open Space and Ecology Need

Current Requirements

- Park Dedication or In-Lieu Fee
 - Residential Only

Additional MPSP Requirements

- Site Dedication
 - **Residential:** provide on site: designated locations
 - **Non-Residential Bonus FAR:** provided on site: designated locations
- Park and Open Space Improvements
 - Circulation
 - Materials and furnishing
 - Urban forest canopy
 - Landscape design and planting
 - Multi-use flex fields
- All site dedication and improvements
 - Count toward:
 - Park Dedication (residential)
 - Community benefit contributions (non-residential)

Potential District Community Benefits – Open Space

- Ongoing **maintenance** and **operations** of parks and open space
- Features based on community input



Key Mobility & Infrastructure Components

- **Infrastructure** that exceeds standard project requirements or required mitigations
- **Public access improvements**
 - Bridges over channels or freeways
 - Other connections
- Underfunded Improvements
- Additional **stormwater improvements**
- **Shared Parking facilities**
- Formation of a **Transportation Management Association (TMA)**



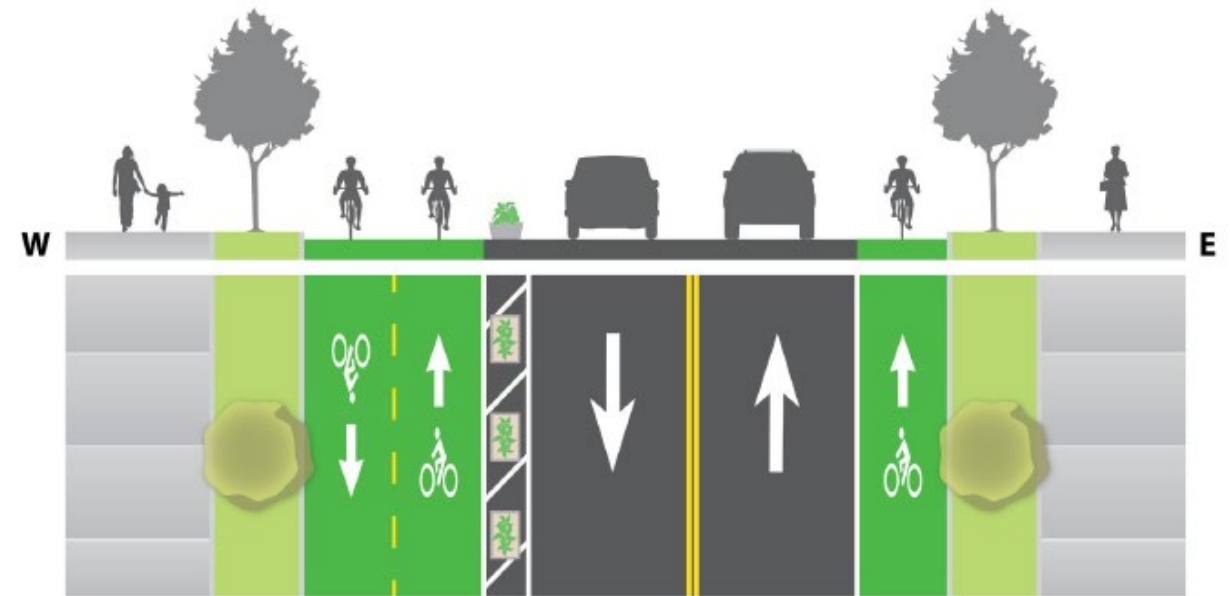
Approach to Meeting Mobility

Current Requirements

- Transportation Impact Fee (TIF)
- Add Public Sidewalks

Specific Plan Requirements

- **Complete Street Improvements**
 - Projects provide easement and dedicate the street, in designated locations where the existing streets do not meet the standards
 - Standards for dimensions and design
- **Additional MPSP TIF**
 - Applicable net new trips (all uses)
 - New intersection upgrades for areas impacted by future MPSP traffic



Example Complete Streets Requirement in MPSP
(Borregas)

Mobility Potential District Community Benefits

- Construction for transit only lane on Java
- Converting one of the travel lanes on Caribbean Drive
- Light Rail Station Relocation
- Bridges over East Channel/West Channel
- VTA bus shelters addition/relocation
- Bike/ped improvements not along project frontage
- East Channel Trail segments and bridges (bridges relate to the construction of the East Channel Trail)
- Shared parking facilities
- Gap between TIF collected for intersection improvements



Key Infrastructure and Utility Components

- Water Supply
- Sanitary Sewer Infrastructure Improvements
- Water Pollution Control Plant
- Recycled Water Expansion
- Stormwater and Flood Management Systems



Community Facilities

- **Community space** in mixed-use activity center
 - *such as library or community center facilities*
- **School site/s dedication** (*City holds until needed*)



CONCEPT PLAN: LAKEWOOD BRANCH LIBRARY



Community Facilities

Approach to Meeting Community Facility Need

- Provision of **Community Center** / Library uses in:
 - North Java neighborhood
 - Crossman neighborhood
- Identification of potential **school location**, co-located with open space
 - Ongoing coordination with school districts
- Transfer of Development Rights Program for schools and community facilities
- Site dedication and improvement count towards community benefit contributions

Potential District Community Benefits

- Public uses like schools and community centers
- Affordable housing beyond requirements, including for special needs and/or workforce
- Wayfinding
- Public art beyond requirements

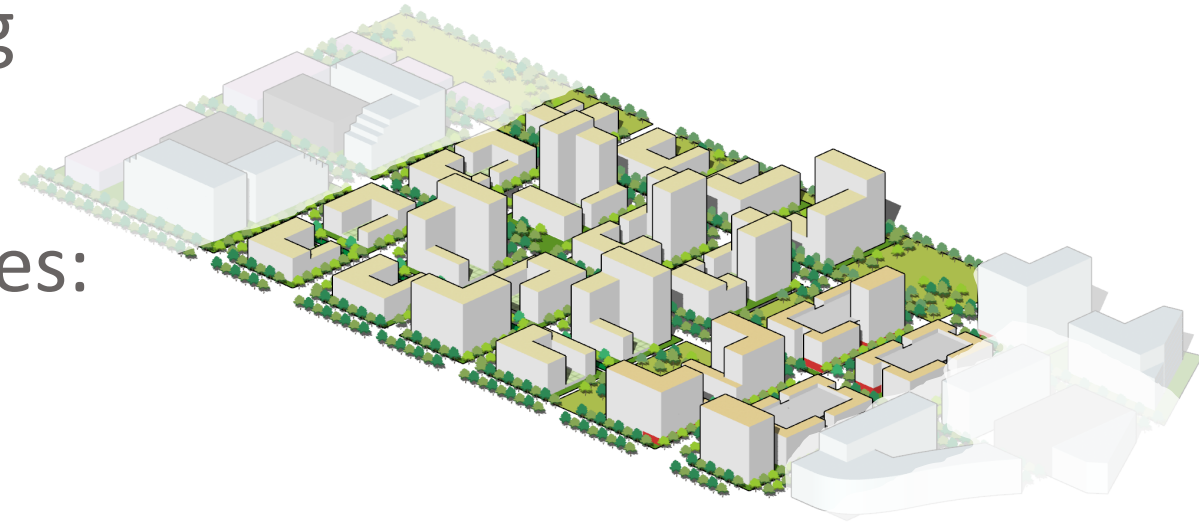


Affordable Housing

- Deeper affordability
- Greater quantity
- Specialized housing, e.g.
 - Populations with higher need
- Funding for the **unhoused population**

MPSP Zoning Standards for Housing

- Form-based approach for housing
- No Maximums
- Minimum requirement these zones:
 - MP-AC (Activity Center)
 - MP-R (Residential)
- No Bonus Structure



Approach to Meeting Housing Needs

- **Zoning Standards**
- **Other MPSP incentives:** TDR from housing site
- **Phasing** housing relative to office included in Development Agreement
 - Adaptive action to promote a balance of uses
- **Inclusionary Housing Programs**
 - 15% inclusionary requirement for rental and ownership
 - Alternative compliance options available (subject to Council approval)
- **Housing Mitigation Fee (HMF)** for Non-Residential Development
 - Funds affordable housing developments
- **Other Citywide Housing Programs**
 - Federal Grants (CDBG/HOME) Funded Programs
 - Housing Element & Housing Strategy Programs

Placemaking

- **Wayfinding**
- **Public Art** beyond current requirements



"Double Diver" located at 1275-1395 Crossman Ave By Carole Feuerman

Climate Action

- Improvements / programs to **advance CAP goals**
- Improvements that help **build resilience** and reduce potential impacts of sea level rise

An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green field in the center, surrounded by residential neighborhoods, a baseball field, and a tennis court. In the background, the city of San Francisco and the San Francisco Bay are visible under a clear blue sky. A semi-transparent green rectangle is overlaid on the center of the image, containing the text "Impact Mitigation/Fees".

Impact Mitigation/Fees

Current Impact-Mitigation or Fees

Residential Only

- **Park Dedication or Fee In-Lieu**
 - Affordable rental units exempt
- **15% Affordable Housing**
 - In-lieu fee:
 - For-sale partial units
 - Rental (3-6 units)
 - Other: if approved by Council

Non-Residential Only

- **Housing Mitigation Fee**
 - Net new square feet
 - Commercial, industrial, R&D, office, retail, and hotel/motels
- **Art in Private Development**

Current Impact-Mitigation or Fees: All Uses

- **School Impact Fee**
 - Paid directly to school districts
 - Maximum fees set by State of California
- **Transportation Impact Fee**
 - Net new trips
 - Special rate for N of SR 237
 - Additional fee certain areas only
- **Sense of Place Fee**
 - Certain areas only
- **Water/Sewer Connection Fees**



Potential New Fees

- **Additional TIF for MPSP**
- **MPSP Infrastructure upgrades** for sewer and water conveyance in the Plan Area
- **Community Facilities Fee (Citywide)**
 - Applies to all new development
 - Collects funds for future City facilities such as libraries, fire and police stations

An aerial photograph of a city, likely Salt Lake City, showing a mix of urban development, green spaces, and a large body of water in the distance. A large, semi-transparent green rectangle is overlaid on the center of the image, serving as a background for the title text.

Community Benefits

Defining Voluntary Community Benefits

- “Voluntary” contributions
- Only for non-residential projects
- Incentivized through discretionary granting of additional development rights
 - Create a value “uplift” per bonus square foot

Base Requirement Examples

- Development standards
- Inclusionary housing
- Impact fees or alternative mitigations

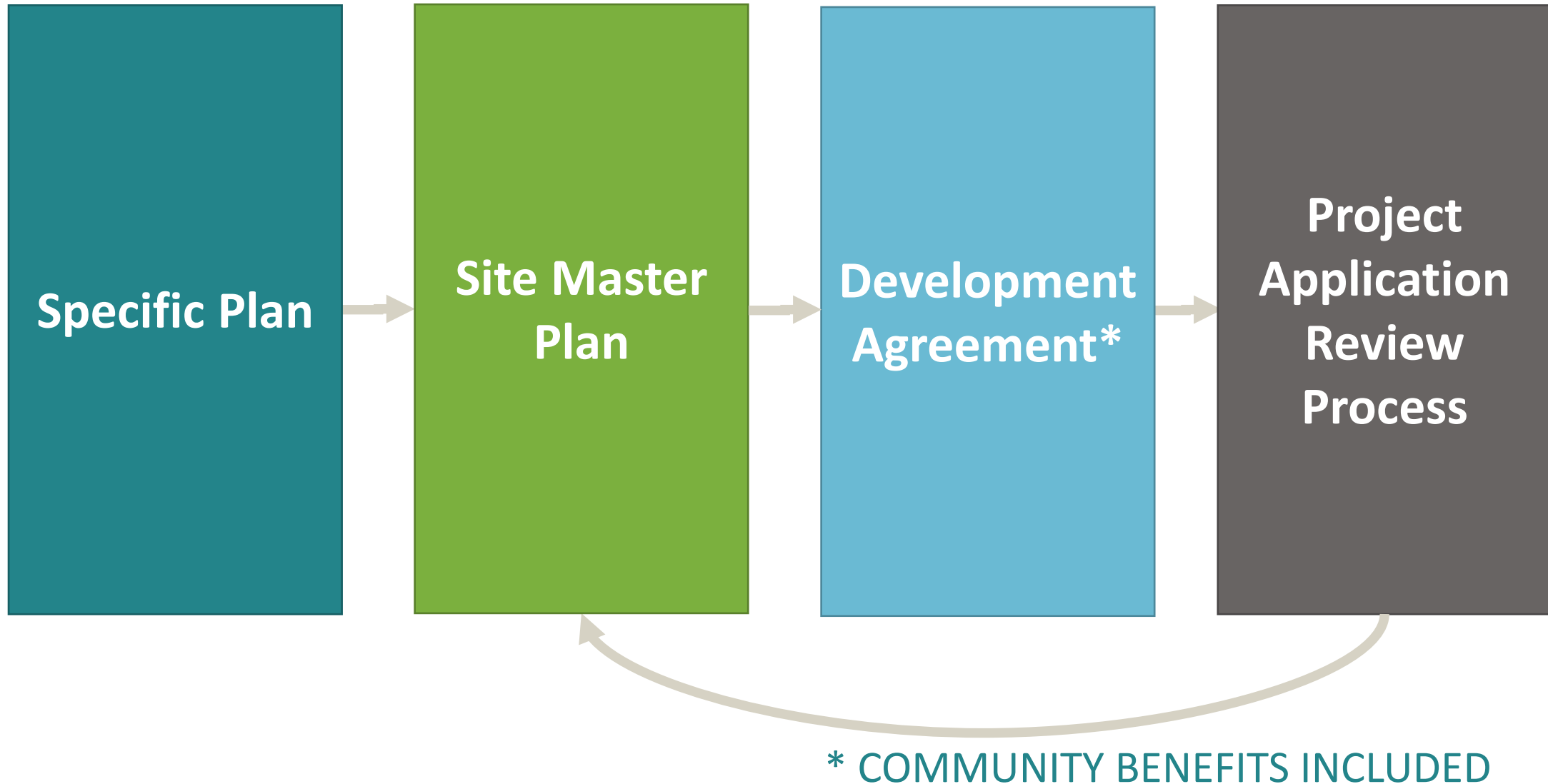
Community Benefits Examples

- Exceeding standard requirements
- Additional contributions to other needs such as below market rate commercial space, public facilities, district infrastructure

Development Overview for Office and R&D

- **Existing Building Redevelopment**
 - Development project redevelops existing building floor area within a neighborhood
 - Not subject to Community Benefits contributions
- **Base FAR Reserve**
 - For development projects that do not exceed the Base FAR (35%)
 - Not subject to Community Benefits contributions
- **Bonus FAR Reserve**
 - For development projects that exceed the Base FAR up to the Maximum FAR
 - Allocated by neighborhood and small project reserve
 - Small Project Reserve is allocated for small projects
 - **Subject to Community Benefit contributions**

Simplified Development Approval Process



Site Master Plan

- Establishes
 - Development Submittal Requirements
 - Horizontal Development Plan
 - Locations of Publicly Accessible Streets, Open Spaces, and Infrastructure
- Addresses Phasing
- Addresses Development Reserve request
- *May be submitted in tandem with project (vertical) development applications*

Development Agreement

Bonus FAR, Community Benefits, and Phasing

Key Components

- Primarily applicable to **non-residential development**
- Bonus FAR request
- Community benefits provided
- Not an alternative path to change Specific Plan standards and requirements
- Phasing

Developed by: Joint Developer/Staff -- Negotiated Agreement
Approved by: City Council

An aerial photograph of a city, likely Salt Lake City, showing a mix of urban development, green spaces, and a large body of water in the distance. A large, semi-transparent green rectangle is overlaid on the center of the image, containing the text 'Community Priorities' in white. The background shows a city with various buildings, roads, and green areas, with mountains visible in the far distance under a clear blue sky.

Community Priorities



MPSP Improvements and Needs

- ❖ Open Space & Ecological Improvements
- ❖ Mobility & Infrastructure
- ❖ Community Facilities
- ❖ Affordable Housing
- ❖ Placemaking
- ❖ Climate Adaptation

Staff recommendation: Community Benefit Framework*

TIER ONE

- More Affordable Housing Units
- Open Space & Ecology
- Mobility & Infrastructure

TIER TWO

- Deeper affordability
- Community Facilities
- Community Benefit Fund Contribution
- Climate Adaptation

TIER THREE

- Housing for specific groups
- Place Making

**Priorities will change over time; new benefit categories may be identified; and framework should be reviewed at least every five years*

Questions for City Council

- Are there other Community Benefits to add to framework?
- Are the Community Benefits in the correct Tiers?
- Is a 5-year review cycle desirable?

An aerial photograph of a suburban area with a large green field on the left, a residential neighborhood with many houses in the foreground, and a large body of water in the background. A semi-transparent white rectangular box is centered over the middle of the image, containing the text "Public Comment Council Discussion/ Direction" in a dark teal font. The text is split across two lines.

Public Comment Council Discussion/ Direction