



December 18, 2014

City of Sunnyvale
Department of Community Development
456 West Olive Avenue
Sunnyvale, CA 94088

Attn: Hanson Hom, Director of Community Development

RE: Application to Initiate a General Plan Amendment
Moffett Towers 3
1111 Lockheed Martin Way Lots 2 & 4

Dear Hanson:

Please consider this letter our application to initiate a General Plan Amendment to change the Moffett Park Specific Plan and existing zoning for Moffett Towers 3, 1111 Lockheed Martin Way Lots 2 & 4 from MP-I to MP-TOD.

Existing Zoning

The proposed project is comprised of two parcels totaling 47.4 acres further described as follows:

Parcel	APN	Parcel Size (Ac)	Current Zoning	Existing SF	Current Max FAR	Permitted SF
Lot 2	100-01-036	16.64	MP-I	290,642	60%	434,903
Lot 4	110-01-038	30.76	MP-I	633,705	60%	803,943
				924,347		1,238,846

As provided in the Moffett Park Specific Plan, as amended in 2013, and the Green Building Ordinance effective January 1, 2015, the maximum square footage currently permitted would be achieved through certification of the project as LEED Gold by the USGBC and City Council approval of a Major Moffett Park Special Development Permit demonstrating the project incorporates additional green/sustainable development features. The additional FAR over existing FAR of 314,499 would be allocated from the Moffett Park Specific Plan Development Reserve.

Proposed Zoning

We are requesting a rezone of the property to MP-TOD for a maximum FAR of 80%. The 80% FAR would result in permitted FAR of 1,651,795 sf and an additional allocation from the MPSP Development Reserve of 412,949 sf for a total requested allocation of 727,448 sf.

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We believe our request is permitted by the Moffett Park Specific Plan which provides that a MP-I parcel may be considered for rezoning to MP-TOD if the property meets at least one of the following criteria (see attached Exhibit A):

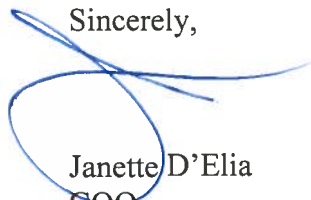
- Parcels zoned MP-I and located within one-quarter mile of a current light rail station, as measured from an averaged center point of the station; or a property that is designed as a cohesive office/R&D campus with a property that has direct access to the light rail station and provides on-site amenities that serve the entire campus proposal, including pedestrian features that overcome any physical barrier and help reduce the dependence on automobiles
- Parcel boundaries that are legally recorded, tentative map application has been received, or for which a lot line adjustment application has been submitted to the City of Sunnyvale. The City may consider separate parcels if they are part of a comprehensive campus development.

Both Lots 2 and 4 fully comply with at least one of the criteria cited above:

1. Lot 2 is within $\frac{1}{4}$ mile of the Moffett Park light rail station. Please see the attached Transit Core Radius map from the Moffett Park Specific Plan (see attached Exhibit B).
2. Lot 4, which is immediately adjacent to Lot 2, will be developed as part of a comprehensive campus development. As part of the project, we will include onsite amenities and pedestrian features that overcome any barrier and help reduce the dependence on automobiles. In addition, Lot 4 is approximately 125ft shy of being $\frac{1}{4}$ mile from the Lockheed Martin Light Rail Station.

As the basis for this request fully complies with the current Moffett Park Specific Plan, we respectfully request that this application be heard by City Council on the earliest possible date.

Sincerely,



Janette D'Elia
COO
Jay Paul Company

LMC Properties, Inc.
100 South Charles Street, Suite 1400 Baltimore, MD 21201
Telephone 410.468.1000 Facsimile 410.468.1075

LOCKHEED MARTIN



December 18, 2014

City of Sunnyvale
Department of Community Development
Planning Division
456 W. Olive Avenue
Sunnyvale, California 94088

Re: Development Application: 1111 Lockheed Martin Way Lots 2 & 4

Ladies and Gentlemen:

As you know, we are the current owners of the above-referenced properties located within the Moffett Park Subdivision (Tract No. 9800). We are also parties to agreements of purchase and sale with Paul Holdings, Inc. dba Jay Paul Company or its affiliate ("Jay Paul") (the "Sale Agreements") pursuant to which we currently anticipate selling the properties to Jay Paul. In connection with those anticipated sales, Jay Paul has informed us that it has prepared an application for development of the properties, which it now wishes to submit to you.

We write this letter to you in order to assure you that Jay Paul has our permission and consent in submitting the development application for the properties, subject to, and in accordance with the terms of the Sale Agreements.

Please call us at (410) 468-1047 if you have questions on this matter

Very truly yours,

LOCKHEED MARTIN CORPORATION

By: LMC Properties, Inc., a Maryland
corporation under special delegation of
authority dated December 18, 2014

By: 

Name: Jack Gaylord

Title: Vice President

2.4 Land Use Plan

The Land Use Plan for the Moffett Park Specific Plan provides for the implementation of three distinct subdistricts and allowable land uses described below. The Moffett Park Specific Plan Land Use Map (*Exhibit 2-5*) depicts the boundaries for each land use subdistrict within the Specific Plan. Chapter 5 of the Specific Plan further refines the types of uses and development standards applicable to the sub-district zoning.

The Moffett Park Specific Plan area incorporates three distinct land use subdistricts: Moffett Park- Transit Oriented Development (MP-TOD), Moffett Park – General Industrial (MP-I), and Moffett Park- Commercial (MP-C). In addition to the new subdistricts, a "floating" development reserve of an additional 5,440,000 square feet can be applied to most parcels in the MP-TOD and MP-I subdistricts, provided they meet specific criteria within the Specific Plan. A Transfer of Development Rights (TDR) program is also available for most parcels within the MP-TOD and MP-I subdistricts, provided they meet specific criteria. The Specific Plan has an ultimate development potential total of 24.3 million square feet, an increase of 8.6 million square feet above the current conditions.

Table 2.1
Summary of Land Use Plan Intensities

	Acres	Developable Acreage	Standard FAR	Max FAR	Development Potential at Standard FAR (million)
MP-TOD	539	469	50%	70%	9.73
MP-I	604	586	35%	50%	8.93
MP-C	13	13	40%	40%	0.23
Dev. Reserve					5.44
Total	1,156	1,068			24.33

Moffett Park – Transit Oriented Development Subdistrict (MP-TOD)

The purpose of the MP-TOD subdistrict is to encourage higher intensity uses that can best take advantage of locations in close proximity to the Tasman Light Rail Corridor, such as Class A office, R&D, and Corporate Headquarters. This district is approximately 539 gross acres and includes the former Futures E intensification area (zoned M-3 with FAR up to 50%). The standard FAR for the primary uses is set at the highest level within the MPSP area at 50% FAR. Approved access to the Development Reserve or use of transfer of development rights (TDR) permits a maximum FAR of 70% for specific sites.

Ancillary uses that include hotels, restaurants, financial institutions, retail sales and services intended for the Moffett Park employees, professional services, and similar compatible uses are allowed and encouraged. Accessory uses for the benefit of on-site employees (e.g. recreational facilities, cafeterias) are also allowed and encouraged.

To be considered for the MP-TOD subdistrict the property must meet at least the following criteria:

- Parcels zoned MP-I and located within one-quarter mile of a current light rail station, as measured from an averaged center point of the station; or a property that is designed as a cohesive office/R&D campus with a property that has direct access to the light rail station and provides on-site amenities that serve the entire campus proposal, including pedestrian features that overcome any physical barrier and help reduce the dependence on automobiles.
- Parcel boundaries that are legally recorded, tentative map application has been received, or for which a lot line adjustment application has been submitted to the City of Sunnyvale. The City may consider separate parcels if they are part of a comprehensive campus development. The City may impose additional conditions to ensure the campus development remains intact through the life of the project.

The one-quarter mile radius map used as the basis for the MP-TOD subdistrict and adjacent MP-I parcels illustrated in ***Exhibit 2-6: Transit Core Radius Map***.

Moffett Park General Industrial MP-I

The MP-I subdistrict is intended for general industrial development at moderate FAR due to its proximity to regional transportation facilities and transit services. The MP-I subdistrict provides approximately 604 gross acres primarily for office, warehouse, and general industrial development at standard FAR of 35% and a maximum of 50% FAR.

Also allowed are ancillary uses that include hotels, restaurants, financial institutions, retail sales and services intended for area employees, professional services, and similar compatible uses. Accessory uses for the benefit of onsite employees (e.g., recreational facilities, cafeterias) are also allowed and encouraged.