

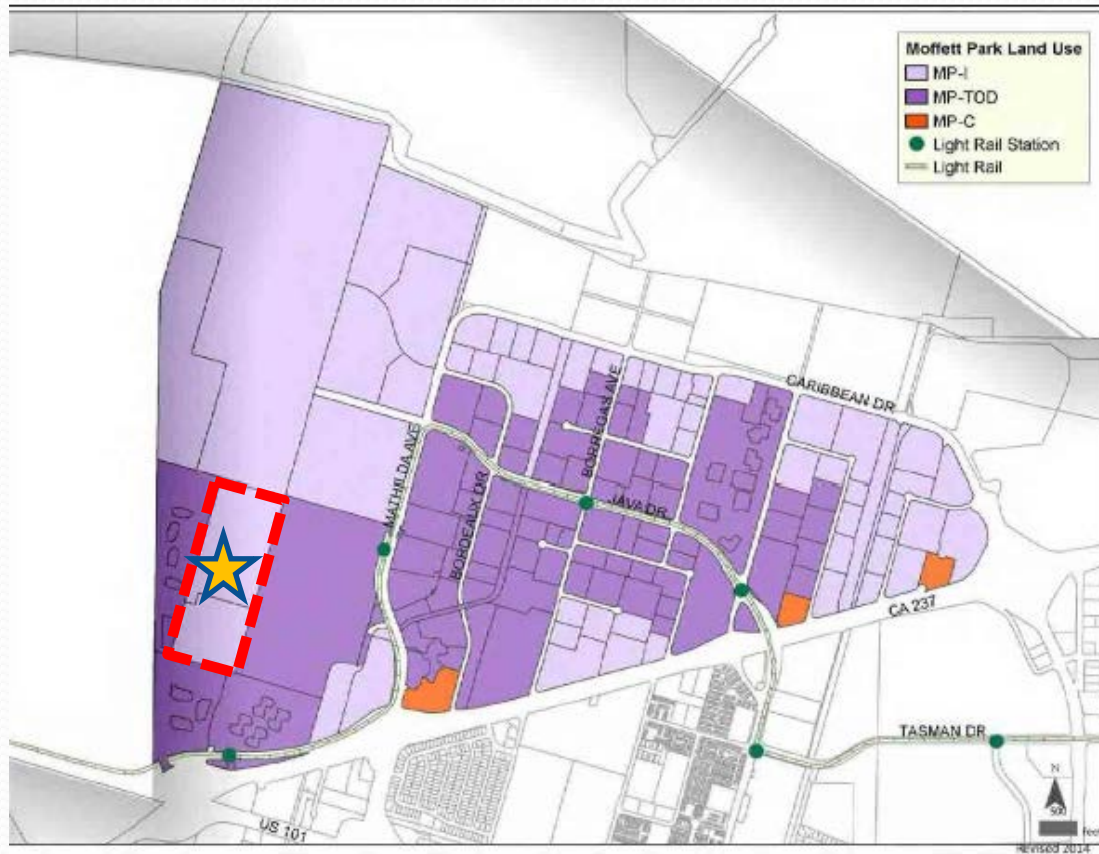
# 1111 Lockheed Martin Way Moffett Towers II April 19, 2016



**Zoning: MP-I**

# Project Location

## Moffett Park Specific Plan



Moffett Park Land Use Map



## Project Description

- Subsequent EIR-Environmental document
- Amend the Moffett Park Specific Plan
- Rezone the sites from MP-I to MP-TOD
- Future Actions
  - Moffett Park Special Development Permit
  - Development Agreement

## Subsequent EIR

- Program level EIR for Moffett Park Specific Plan
  - Certified 2003
- SEIR-Project specific impacts analyzed
  - 2016

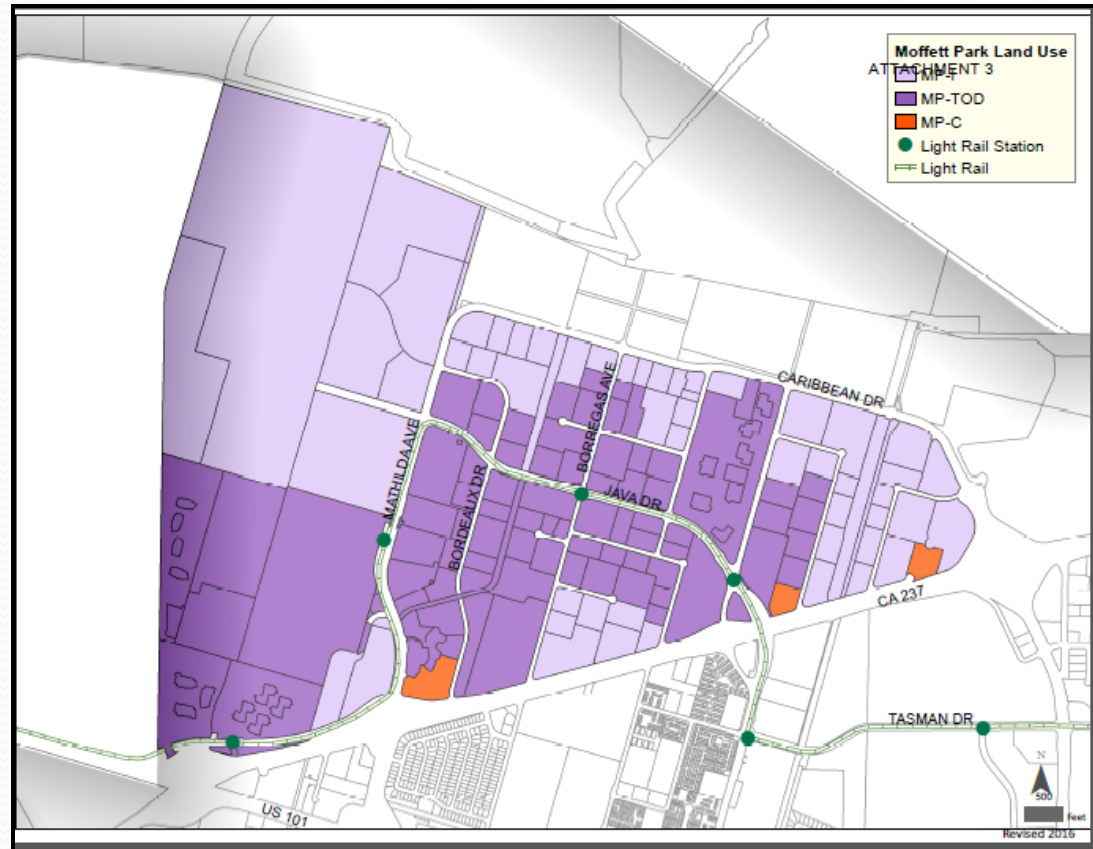


## Significant and Unavoidable Impacts

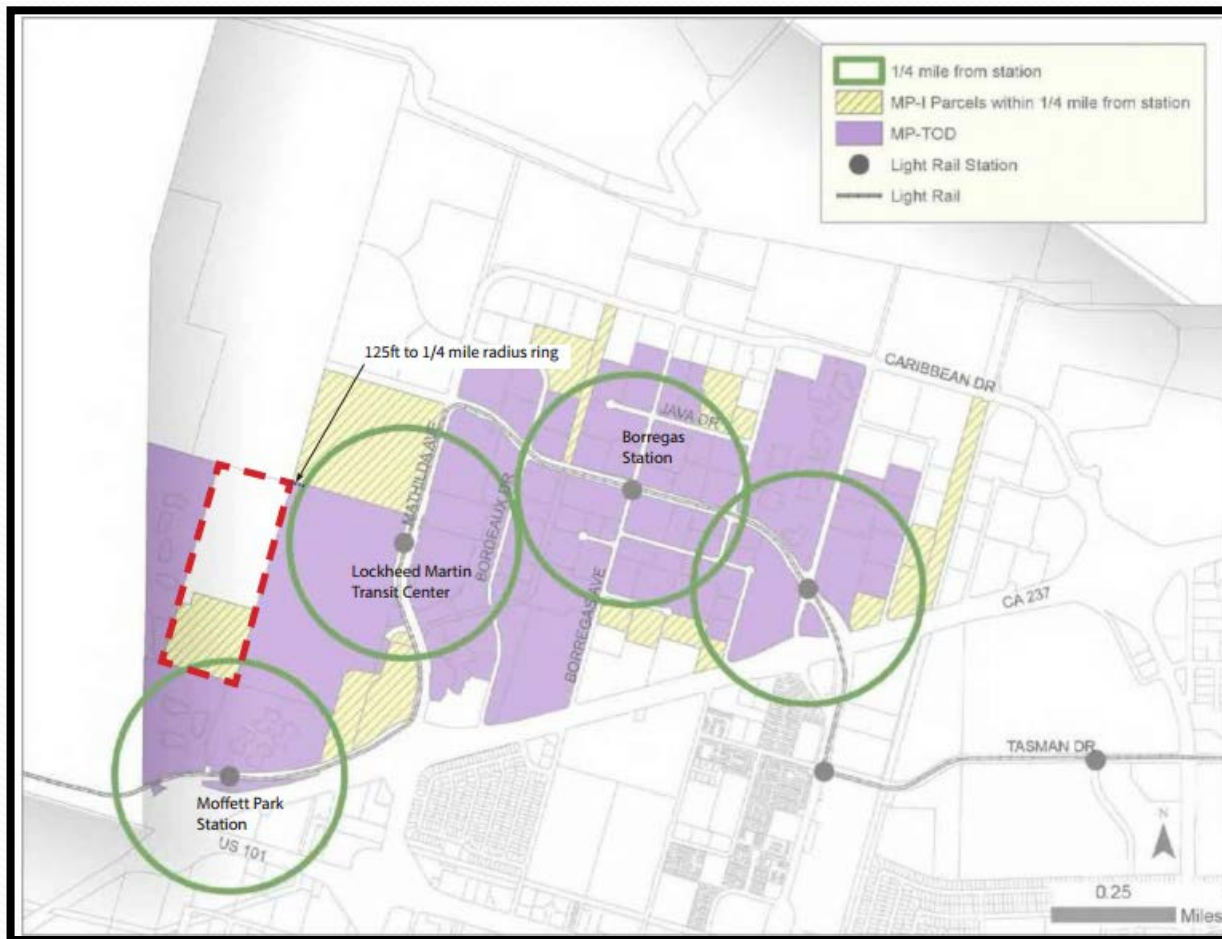
- Construction Air Quality Impacts
- Cumulative Plus Project Traffic Impacts

# Specific Plan Amendment

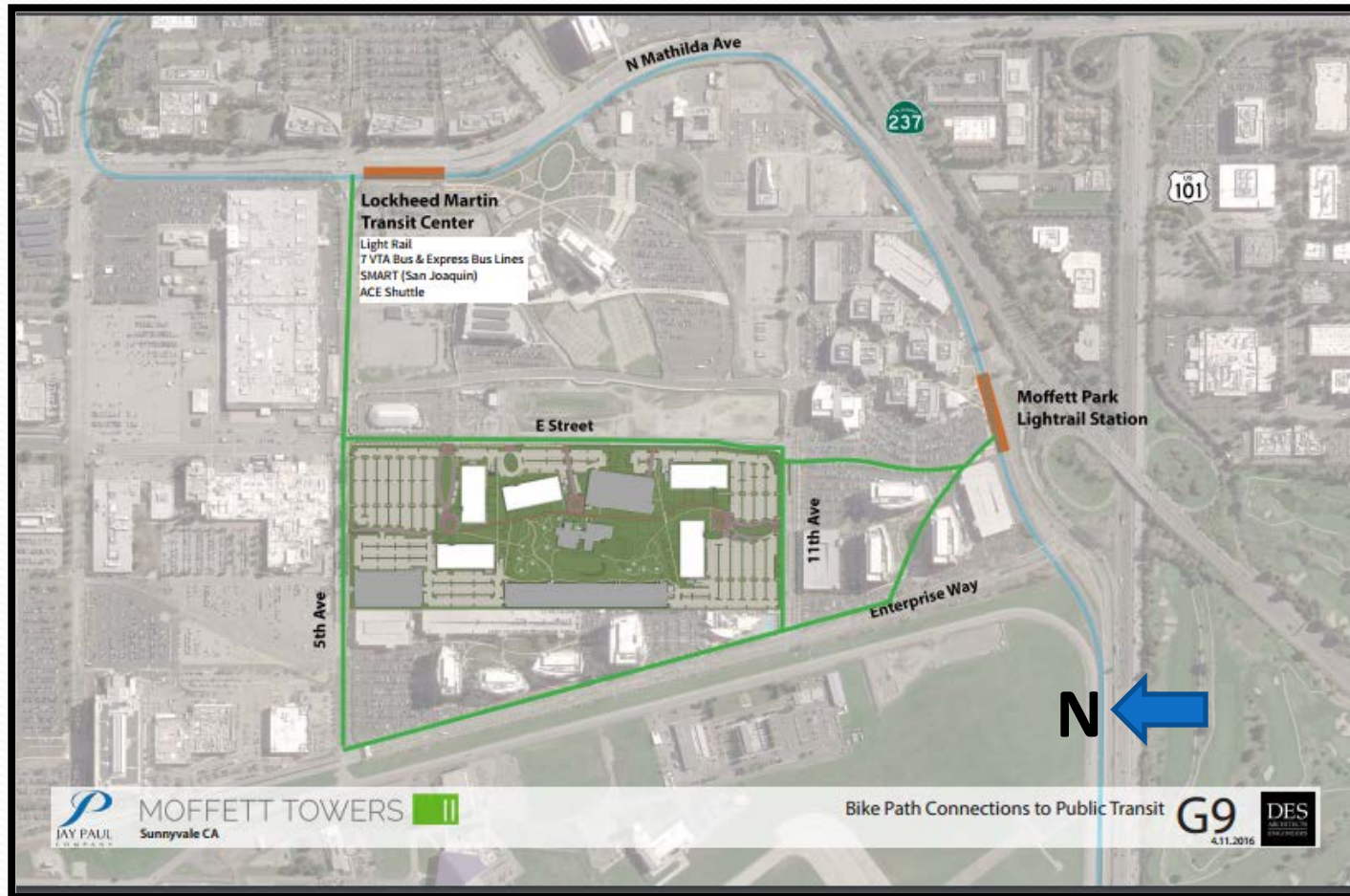
- 1/4 mile from light-rail stop
- Direct access to light-rail
- On-site amenities



# Light Rail Station Map



# Pedestrian & Bike Connections to Light Rail



# Development Reserve

- Allows parcels to exceed the base FAR
- Project Use of Development Reserve
  - 108,000 SF - MPSP Amendment
  - 413,000 SF – MP 20% FAR Green Bonus
  - 206,000 SF – Citywide 10% FAR Green Bonus
  - **727,000 SF Total Project**
- Development Reserve Balance
  - 694,000 SF – After this project
  - 267,000 SF – After all 3 pending projects

# Rezoning

- MP-I to MP-TOD

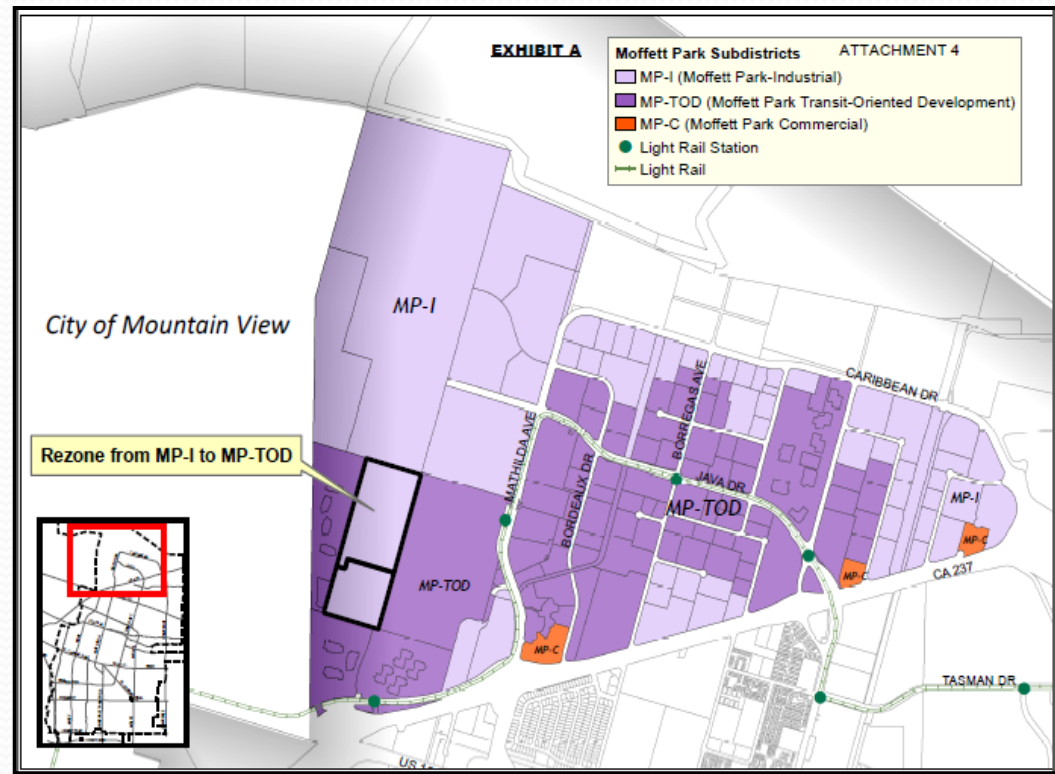
- Base FAR

- 35% to 50%

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- MP-TOD Enables:

- 70% FAR - LEED Gold
  - 80% FAR - LEED Gold + additional green/sustainable measures





April 11, 2016

## Planning Commission Recommendation

- Certify SEIR
- Amend the MPSP Land Use Designation
  - MP-I to MP-TOD
- Rezone
  - MP-I to MP-TOD



## Staff Recommendation

- Certify the SEIR
- Make Findings Required by CEQA
- Adopt a Statement of Overriding Considerations and Mitigation Monitoring Program
- Amend the Moffett Park Specific Plan to MP-TOD
- Introduce an Ordinance to Rezone the site to MP-TOD