



Moffett Park
Specific Plan

Public Workshops

Virtual Workshops will be immediately followed by a City Council Study Session from 6p - 7p

Office Hours will allow the public to engage one-on-one with City staff and the consultant team

Virtual Meeting information & agendas available at MoffettParkSP.com



Sunnyvale

Sea Level Rise & Climate Change

With San Francisco Estuary Institute, Environmental Science Associates, & Santa Clara Valley Water

Transportation & Infrastructure

With Nelson\Nygaard, & BKF Engineers

Land Use, Housing, Open Space, & Market Conditions

With Strategic Economics, CMG Landscape Architecture, & Raimi + Associates

Visit moffettparksp.com for video and presentation materials

WORKSHOP

**Tuesday, March 2, 2021
4:00p - 7:00p**

Office Hours

**Tuesday, March 9
12:00p - 1:00p**

Workshop #3 Agenda

INTERACTIVE PUBLIC MEETING

1. (4:00) Welcome/Roll Call
2. (4:05) Facilitation protocol
3. (4:10) Specific Plan Overview + Opportunities/Constraints
4. (4:30) Market Conditions, Housing, Fiscal Impacts (Strategic Economics) (15 min)
5. (4:45) Land Use (30 min)
6. (5:20) Round Table Discussion (30 min)

CITY COUNCIL DISCUSSION

7. (5:50) Public Comment (1.5 min each)
8. (6:10) City Council Study Session
9. (7:00) Adjourn

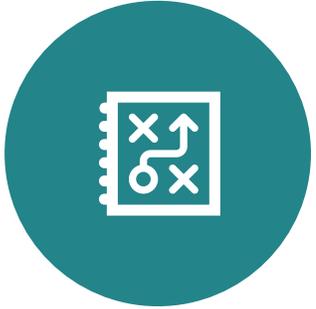
Direction from City Council

City Council + Planning Commission Direction

April 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

The purpose of today's meeting is...



Provide an **update** on the Moffett Park Specific Plan process and schedule



Review **history, vision, and guiding principles** for Moffett Park



Present **economic/market overview** and potential strategies **land uses**



Answer questions about land uses and receive feedback on land use intensities to study

Opportunities for Community Input

1. **Live Polling**
2. **Round Table Discussion**
 - Ask and rank questions on Menti.com
 - Moderator will choose questions
3. **Public Comment**
 - 90 sec per speaker
4. **Office Hours**
 - Tuesday, March 9th, Noon
5. **Website/Email**



moffettparksp.com
moffettpark@sunnyvale.ca.gov

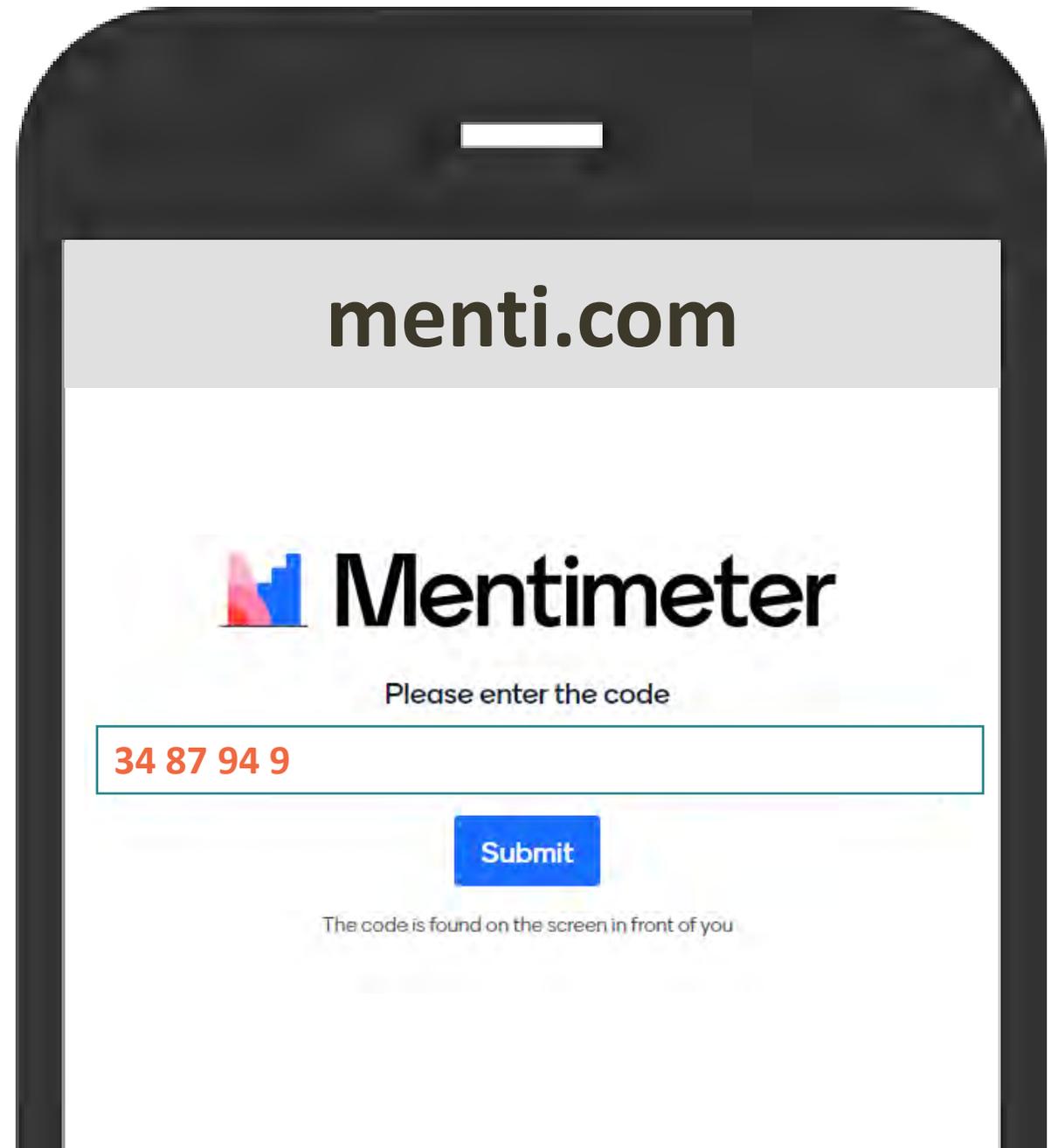
**COMMUNITY
PRIORITIES SURVEY
Launching Soon!**

How to use menti.com

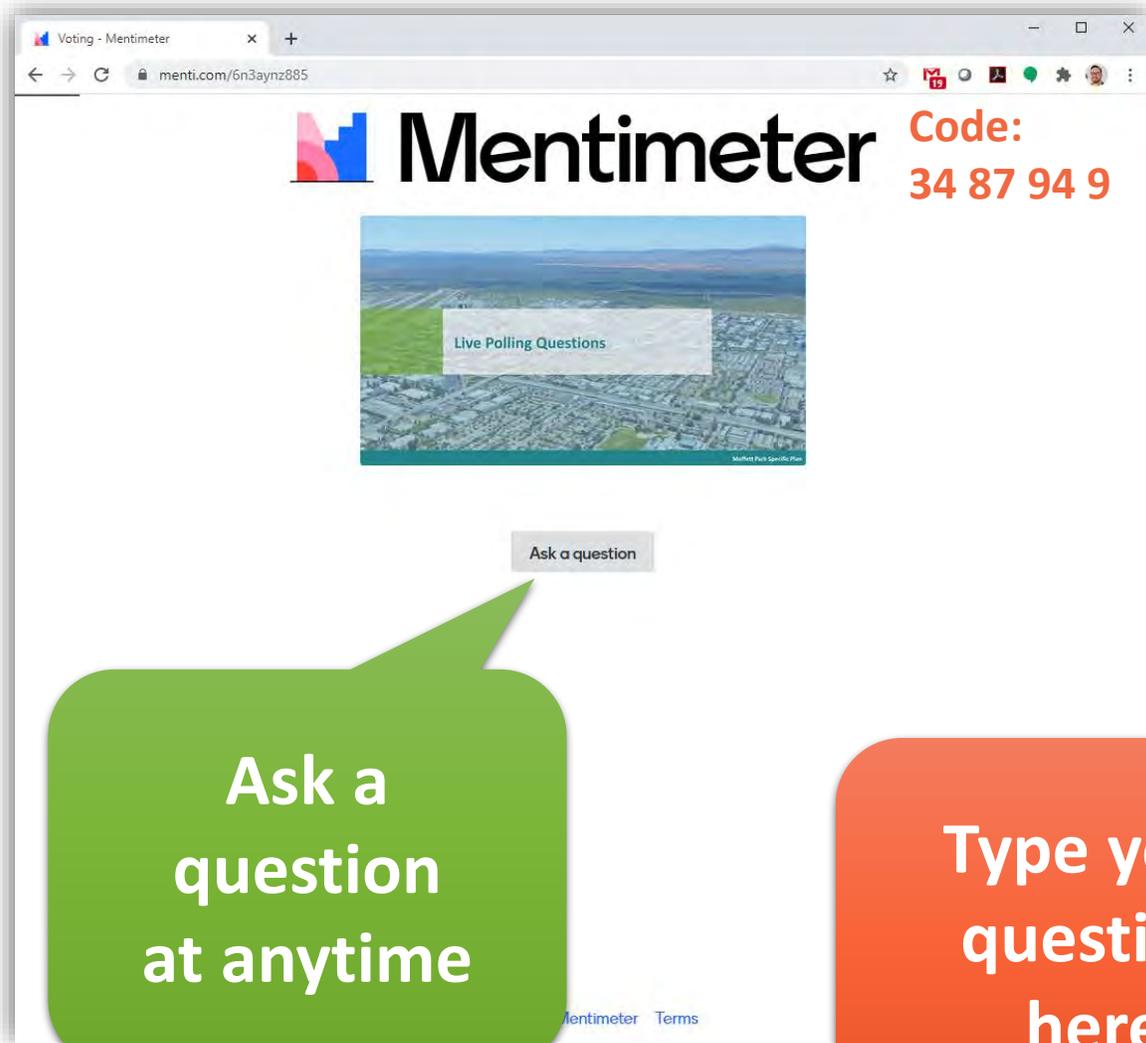
- Open a web browser
 - On second device if possible
 - In another window
- Go to **menti.com**
- Enter Code:

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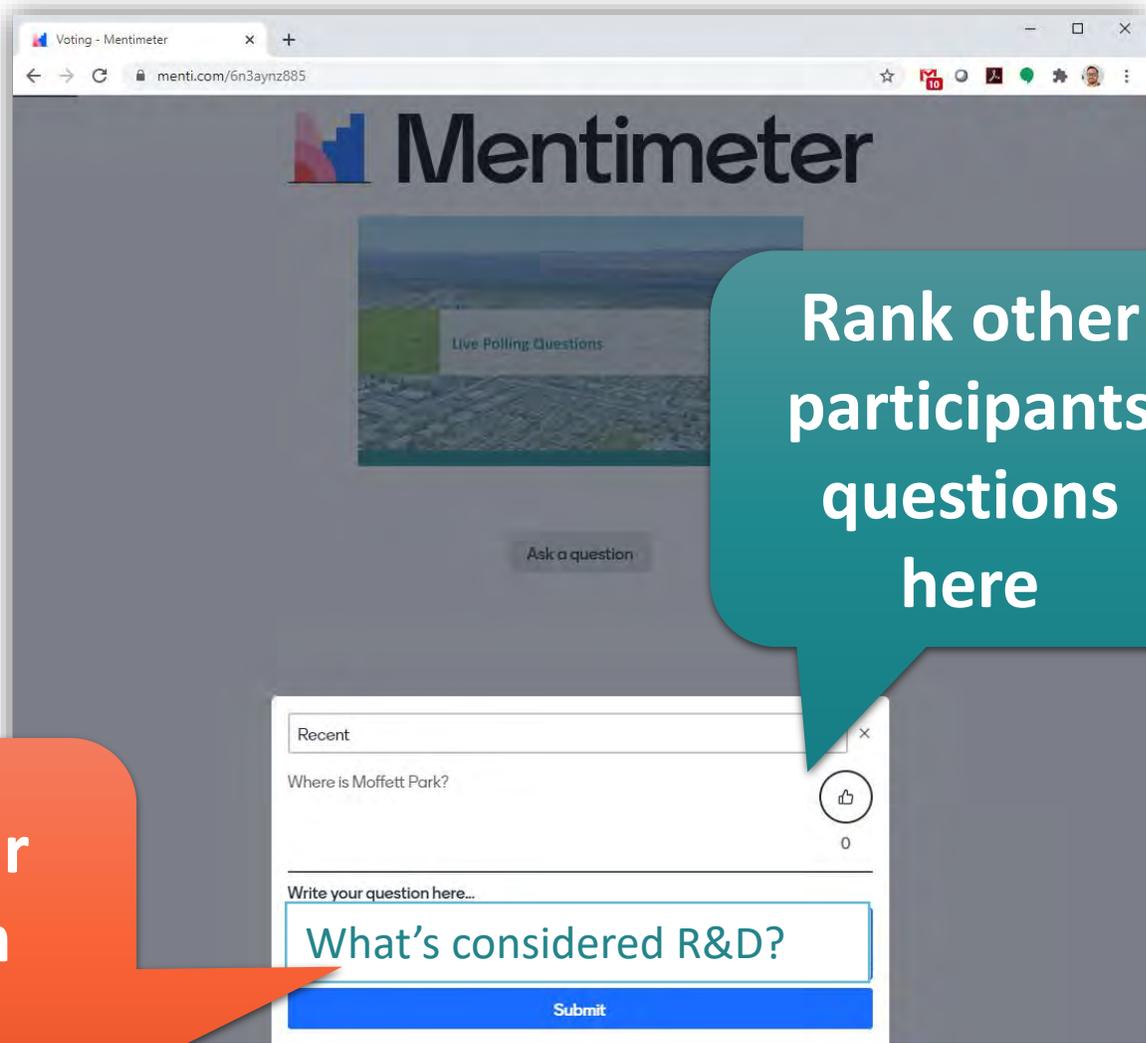
- Questions will appear throughout the meeting when activated by the presenter



Please submit your questions at any time!



Ask a question at anytime



Type your question here

Rank other participants questions here

menti.com



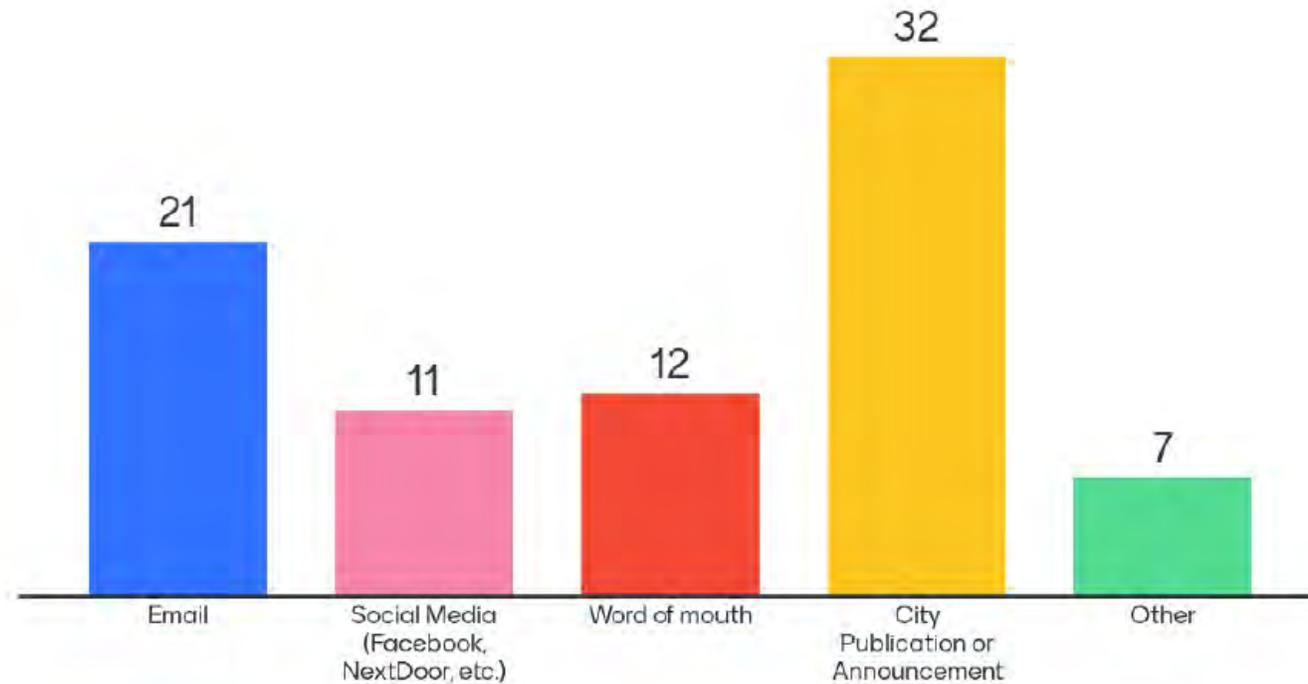
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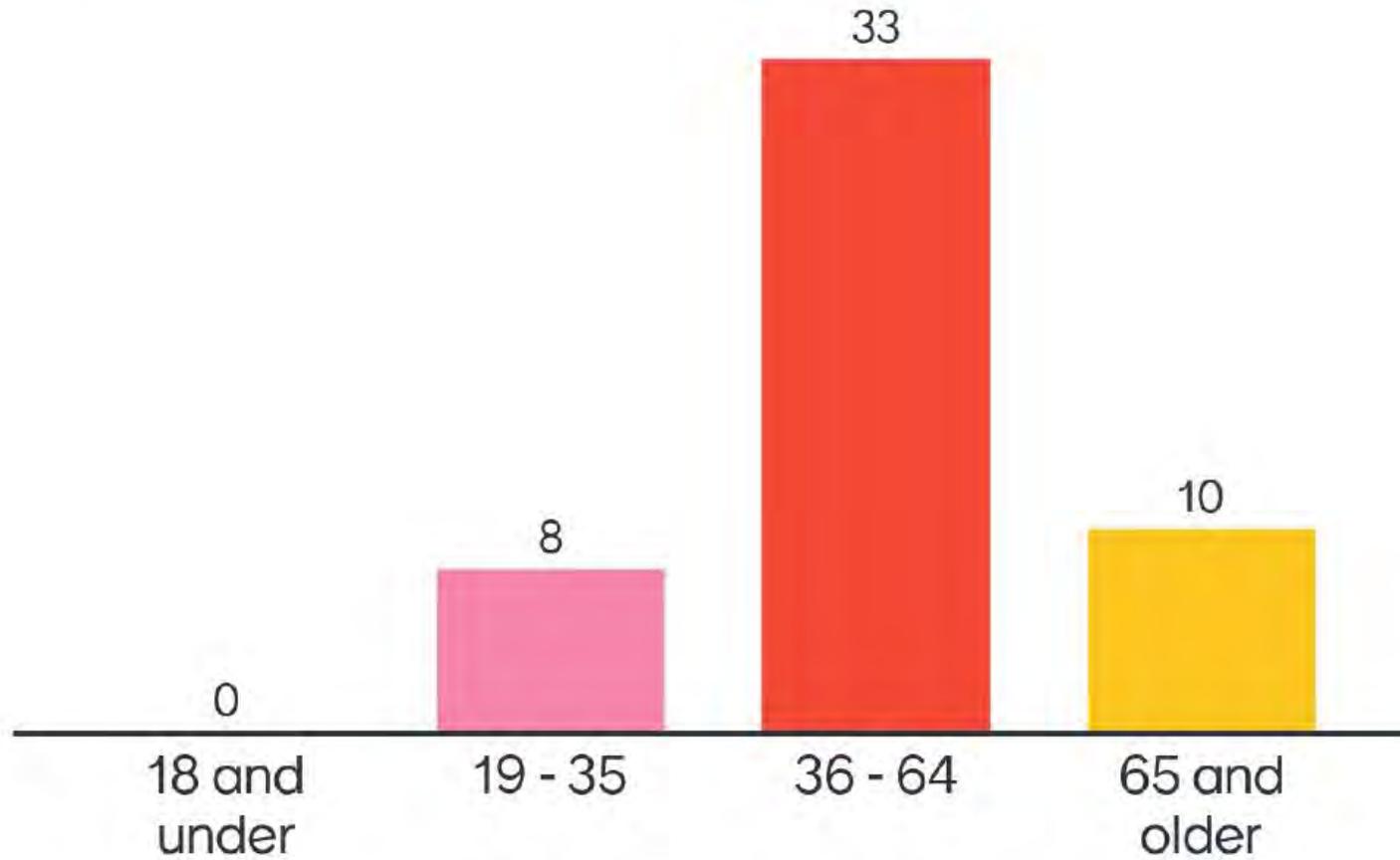
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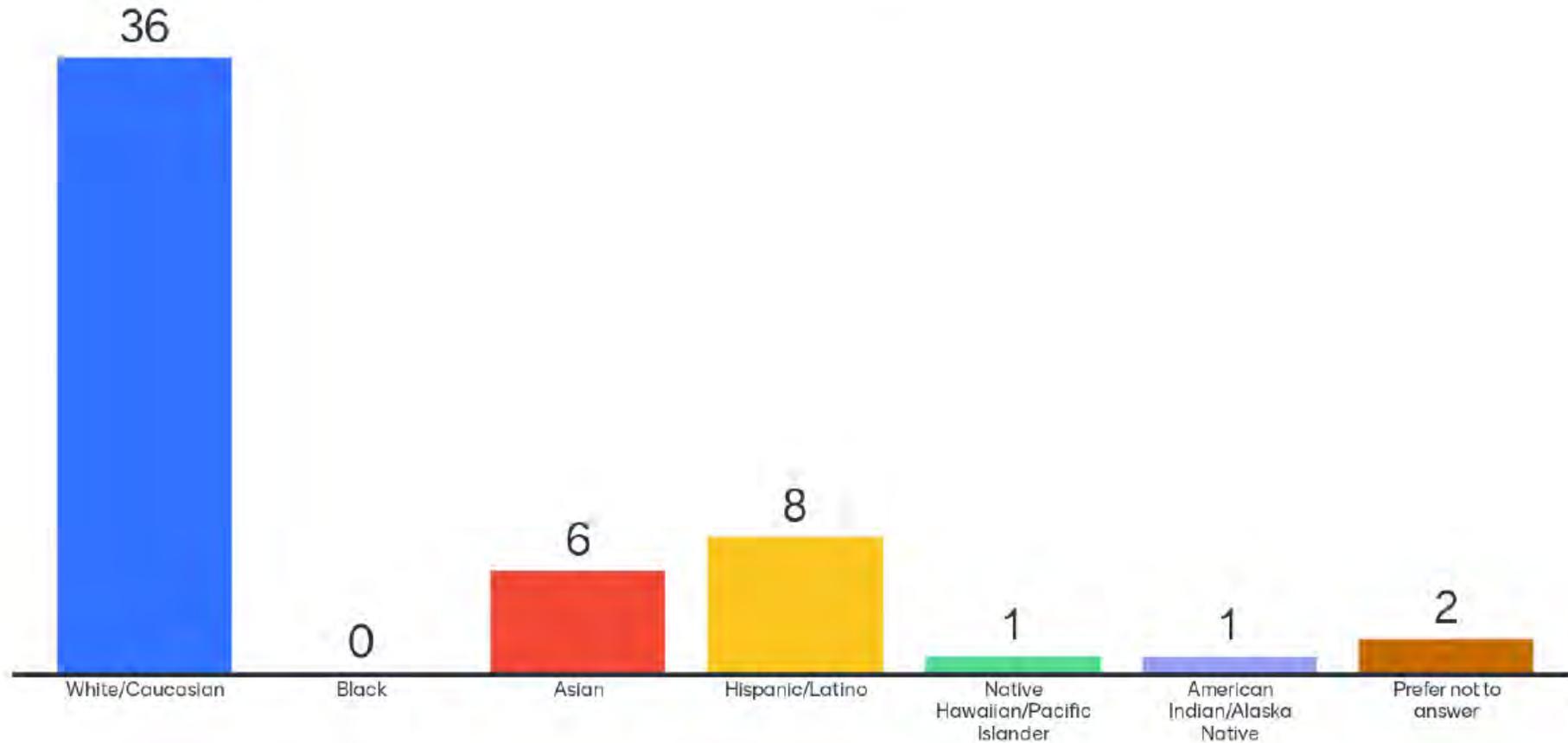
How did you hear about this event? Select all that apply



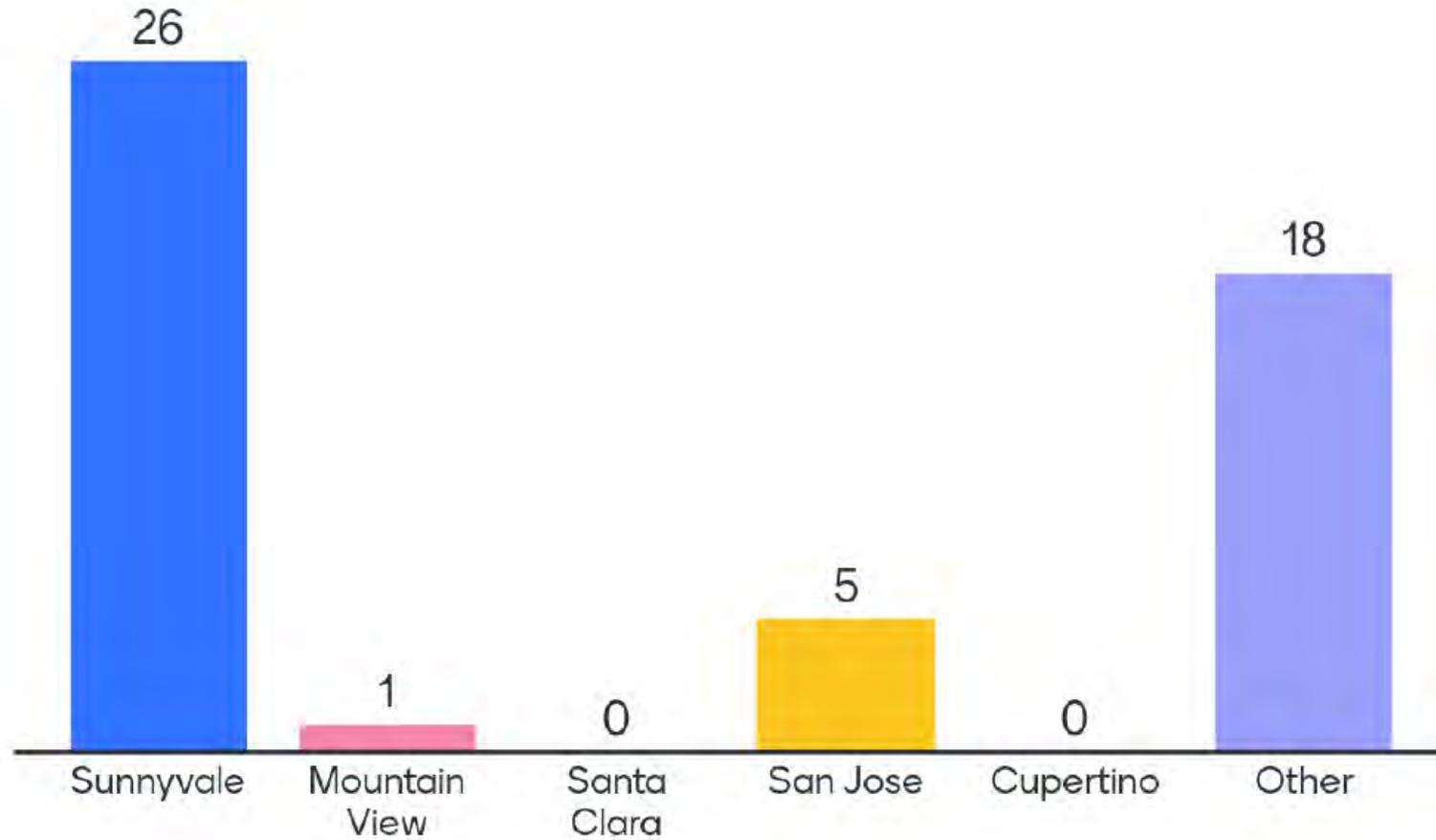
What is your age?



How would you describe yourself? (you can choose more than one)

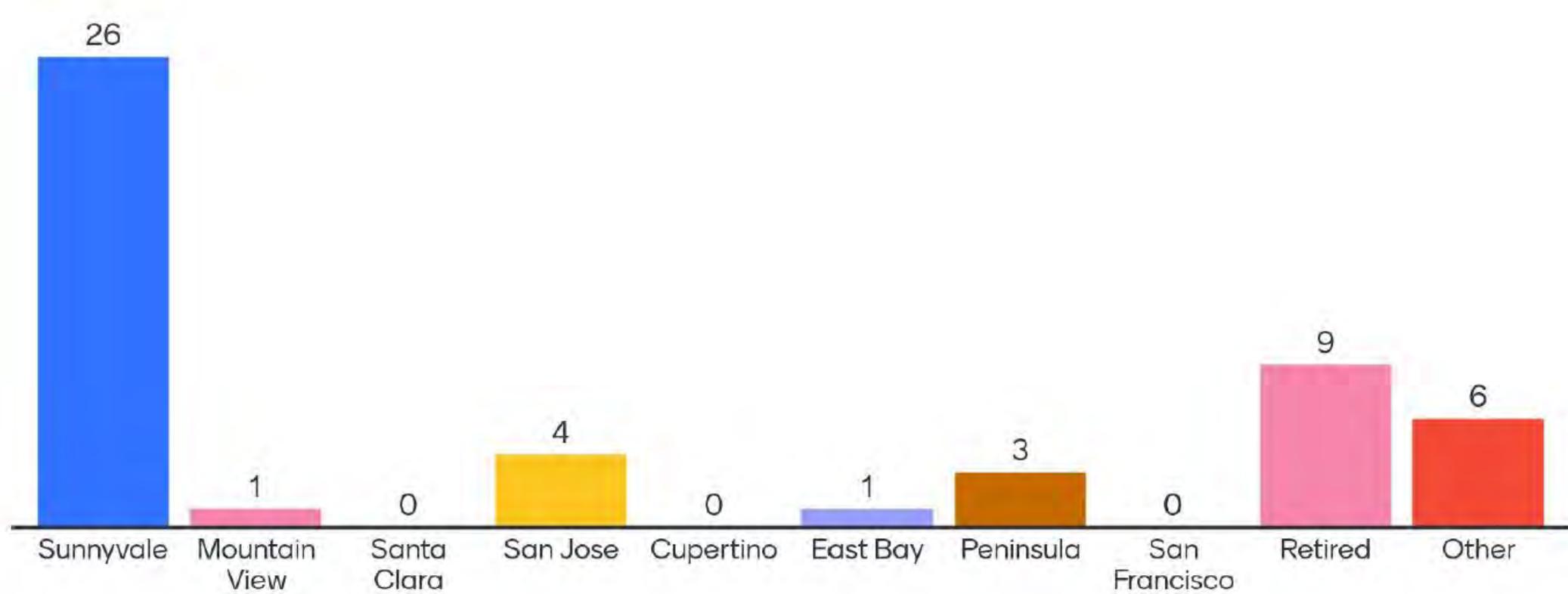


Do you live in Sunnyvale? If not, where?



Where do you work?

Mentimeter



Process Overview



Moffett Park Vision
Stakeholder Meetings
Staff Charrette
Community Mtg #1

**Public Workshops +
Community Meetings**

**COMMUNITY
PRIORITIES SURVEY**

Study Sessions: Land Use Alternatives
3/29/21: PC Study Session
3/30/21: CC Study Session

**PC/CC Hearings: Land Use Map and
Development Intensities**
4/26/21: PC Hearing
5/25/21: CC Hearing

Policy Discussions
Community Meetings
Public Workshops
PC/CC Study Sessions

**Adoption
Hearings**

Outreach Overview

2020 Meetings + Surveys

Community Workshop (Feb 2020)



• **68** community members

Visioning Survey (Feb – June 2020)



• **426** responses

Understanding the Future video series



• **673** views



• **160** micro-survey responses

Public Workshop #1 + #2

Sea Level Rise & Climate Change (Nov 2020)



• **87** community members



• **31** City Staff & representatives



• **243** views on YouTube

Transportation & Mobility (Feb 2021)



• **80** community members



• **39** City Staff & representatives



• **174** views on YouTube



project overview

[project overview](#)

[project timeline](#)

[what is a specific plan?](#)

[technical studies](#)

The Moffett Park Specific Plan area is approximately 1,156-acre site located in the northern most portion of the City of Sunnyvale. The plan area is bounded by State Route 237 and U.S. Highway 101 to the south, Moffett Federal Airfield to the west, Caribbean Drive to the north, and Sunnyvale Baylands Park to the east.

In 2004, the City adopted the Moffett Park Specific Plan and amended it in 2013. The Specific Plan focused on incentivizing office development, diversifying the industrial base, and supporting emerging businesses. The Plan laid out a vision for a smart growth pattern, locating density near VTA light rail, creating walkable blocks, and requiring sustainable design.

Today, the City faces a new set of opportunities and challenges that invite new thinking and vision. In 2019, the Sunnyvale City Council authorized an update to the Moffett Park Specific Plan that will:

- Consider the economic impacts of adding new housing
- Improve non-automotive transportation
- Promote walkable and bikeable environments
- Create an eco-innovation district
- Prepare an implementation strategy for infrastructure and services

additional resources

The 15 Minute City

"The 15-minute city is an attempt to reconcile the city with the humans that live in it."

"Living in a city means accepting a certain level of dysfunction: long commutes, noisy streets, underutilized spaces. Carlos Moreno wants to change that. He makes the case for the '15-minute city,' where inhabitants have access to all the services they need to live, learn and thrive within their immediate vicinity – and shares ideas for making urban areas adapt to humans, not the other way around."

(Video and text provided by TED)



[Learn more from the Congress for the New Urbanism](#)

The Rise of Innovation Districts

"For the past 50 years, the landscape of innovation has been dominated by places like Silicon Valley—suburban corridors of spatially isolated corporate campuses, accessible only by car, with little emphasis on the quality of life or on integrating work, housing and recreation."

A new complementary urban model is now emerging, giving rise to what we and others are calling "innovation districts." These districts, by our definition, are 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."

[Read the full article by the Brookings Institute](#)

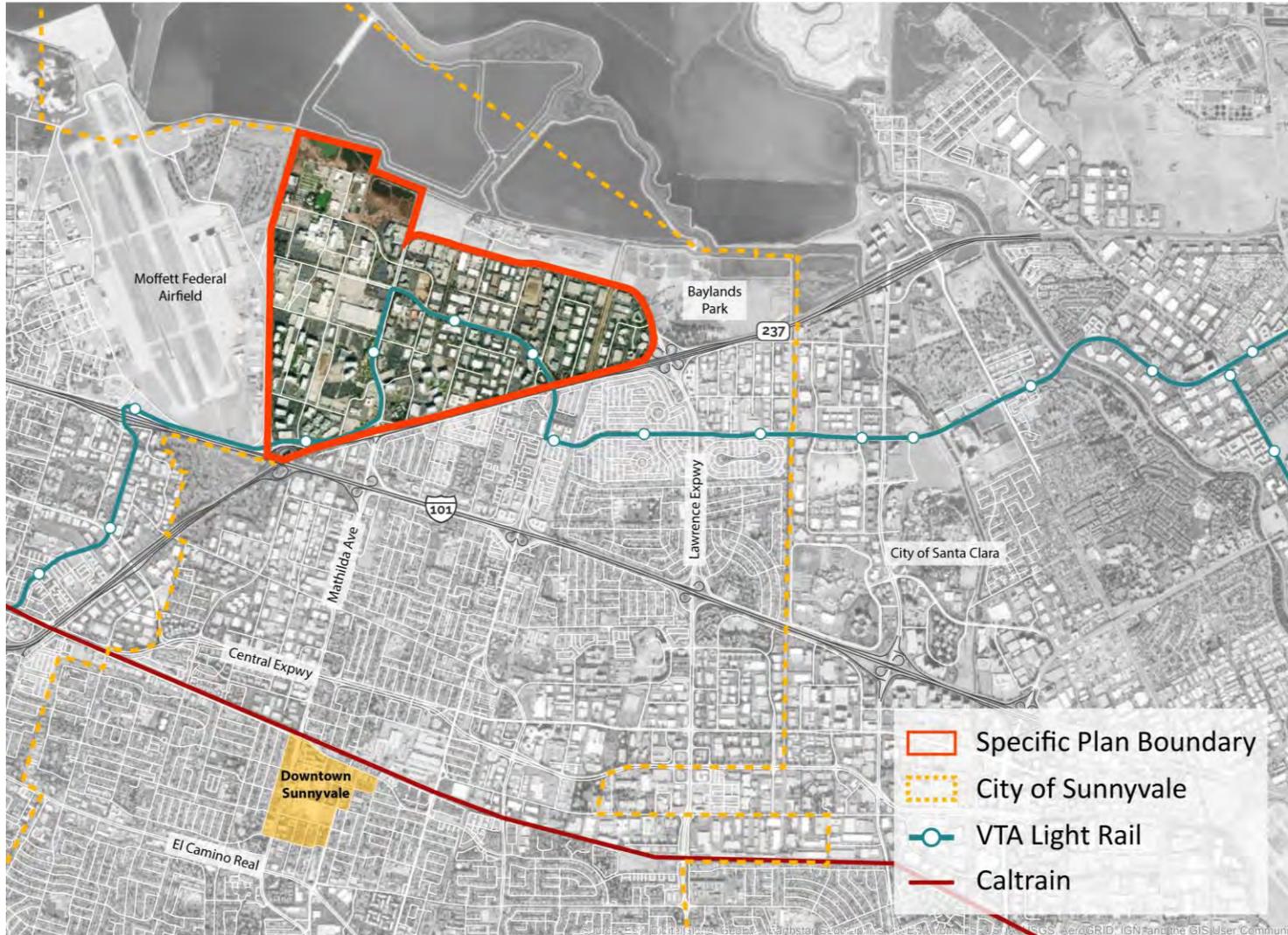
The Metropolitan Revolution



An aerial photograph of a city, likely Moffett Park, with a semi-transparent white rectangular box overlaid in the center. The box contains the text 'History, Vision, + Guiding Principles' in a teal color. The background shows a mix of urban buildings, green fields, and distant mountains under a clear sky.

History, Vision, + Guiding Principles

Moffett Park Specific Plan



- 1,300 acres
- 27% of City's employment
- 7-8% of Sunnyvale's 2019 General Fund Sales Tax Revenue
- 13% of citywide transient occupancy tax revenue
- Unique Asset: Lockheed Martin and proximity to Moffett Federal Airfield

Scale of Moffett Park

Moffett Park



Sunnyvale



San Jose



Oakland



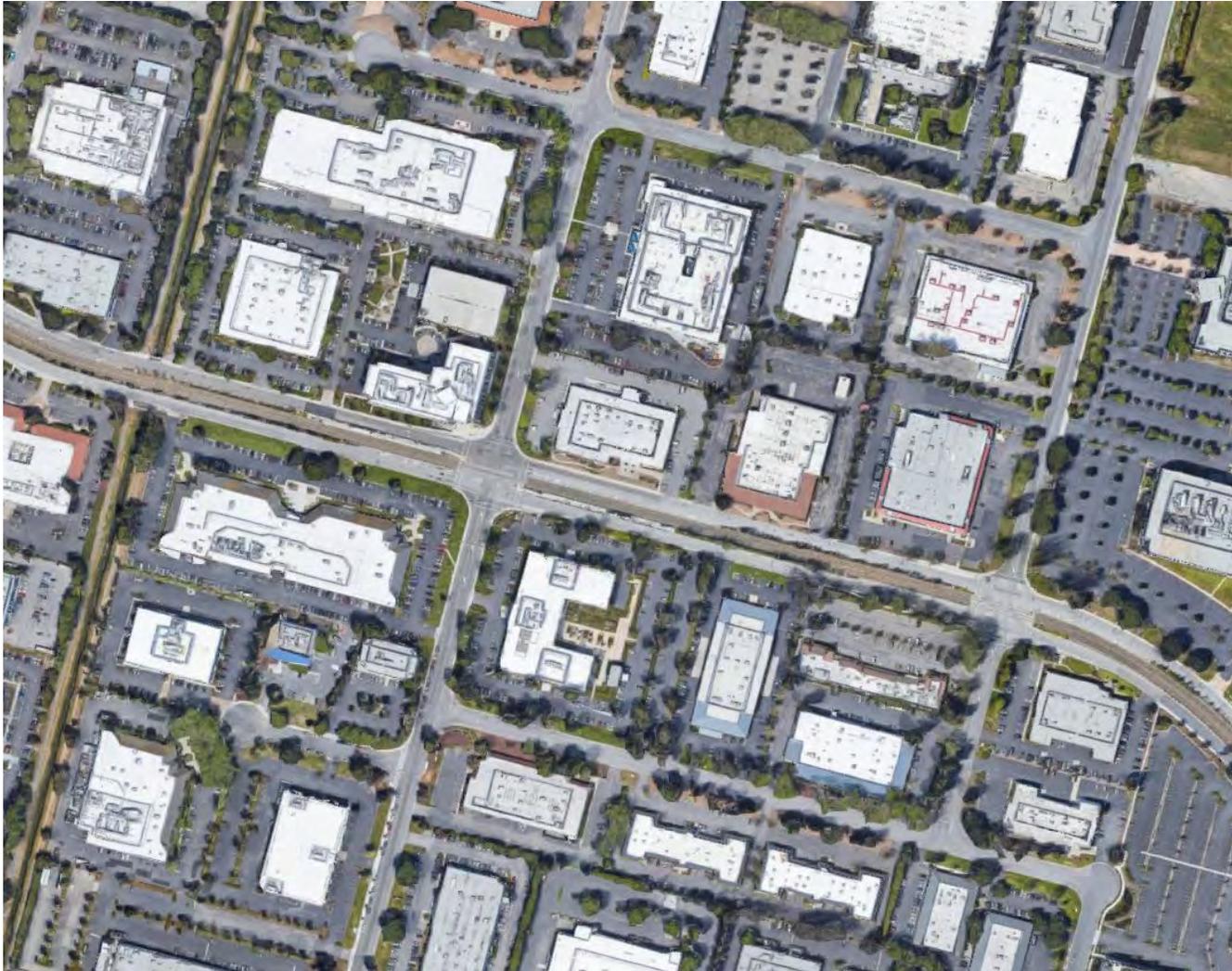
Redwood City



San Francisco



Character + Quality of Place | Auto Centric



Character + Quality of Place | Infrastructure



Character + Quality of Place | Corporate Campuses



Character + Quality of Place | New Open Spaces



There has been a lot of change over the last 80 years

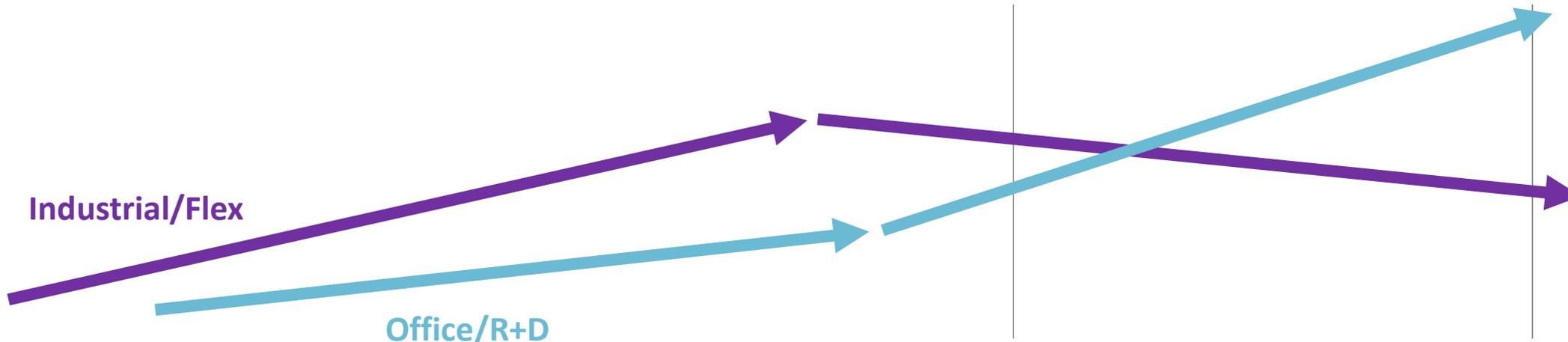


2004 | 15.6 million sf

2020 | ~19 million sf

Industrial/Flex

Office/R+D



Moffett Park Today

2004 Specific Plan

Moffett Park 2019/2020

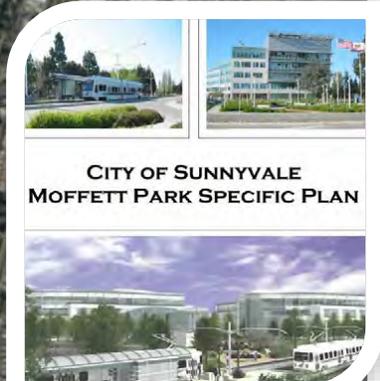
~17-19m SF, ~39,000 employees

Moffett Park with Pipeline:

21.9m SF, ~54,000 employees

Allowed under Specific Plan

Buildout of 24.33m SF



CITY OF SUNNYVALE
MOFFETT PARK SPECIFIC PLAN

Council's Direction 2019

- Community involvement
- Study adding housing
- Transit supportive
- Ecological + Innovation District
- Improved connectivity
- Walkable and livable
- Implementation strategy
- Prepare a program-level EIR



Draft Vision Statement

Redefine the Moffett Park Specific Plan as an:
“Ecological and Innovation District”



The vision for Moffett Park 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

- **Leading-edge anchor institutions and companies**
- **Start-ups, business incubators**
- **Physically compact**
- **Transit-accessible**
- **Technically-wired**
- **Mixed-use with housing**

- *"The Rise of Innovation Districts"*

Brookings Institute Metropolitan Policy Programs

ECO-DISTRICT

- **Holistic approach to sustainability and community**
- **Sustainable development at the neighborhood scale**
- **Integrate placemaking, building design, and infrastructure strategies**
- **Planning for urban ecology**
- **Multi-benefit solutions**

Guiding Principles

moffettparksp.com/vision-1
for more info on the Guiding Principles



Vibrant and inclusive



Improve connectivity



Highly resilient community



Diverse economic engine



Use of innovative and emerging technology



Dynamic and connected public realm



Healthy and biodiverse environment

SLR/Flooding + Technical Studies

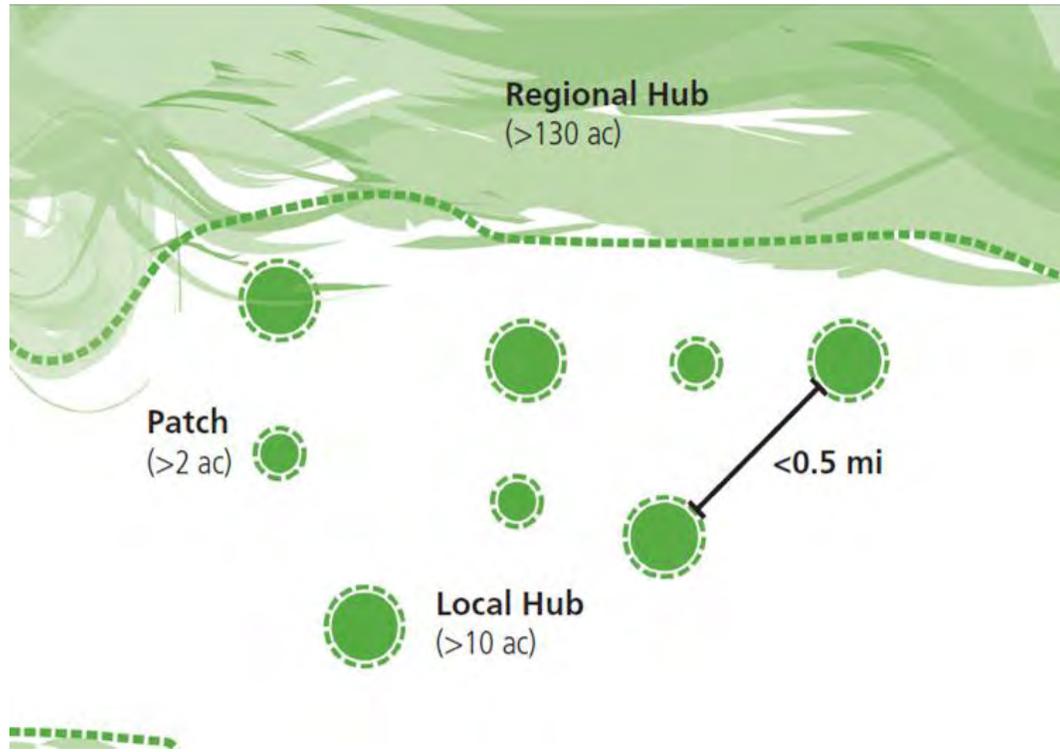
Future Baylands - Levee to Protect Sunnyvale and Restore Marshes



Alternative 2,
Sunnyvale Shoreline
Resilience Vision



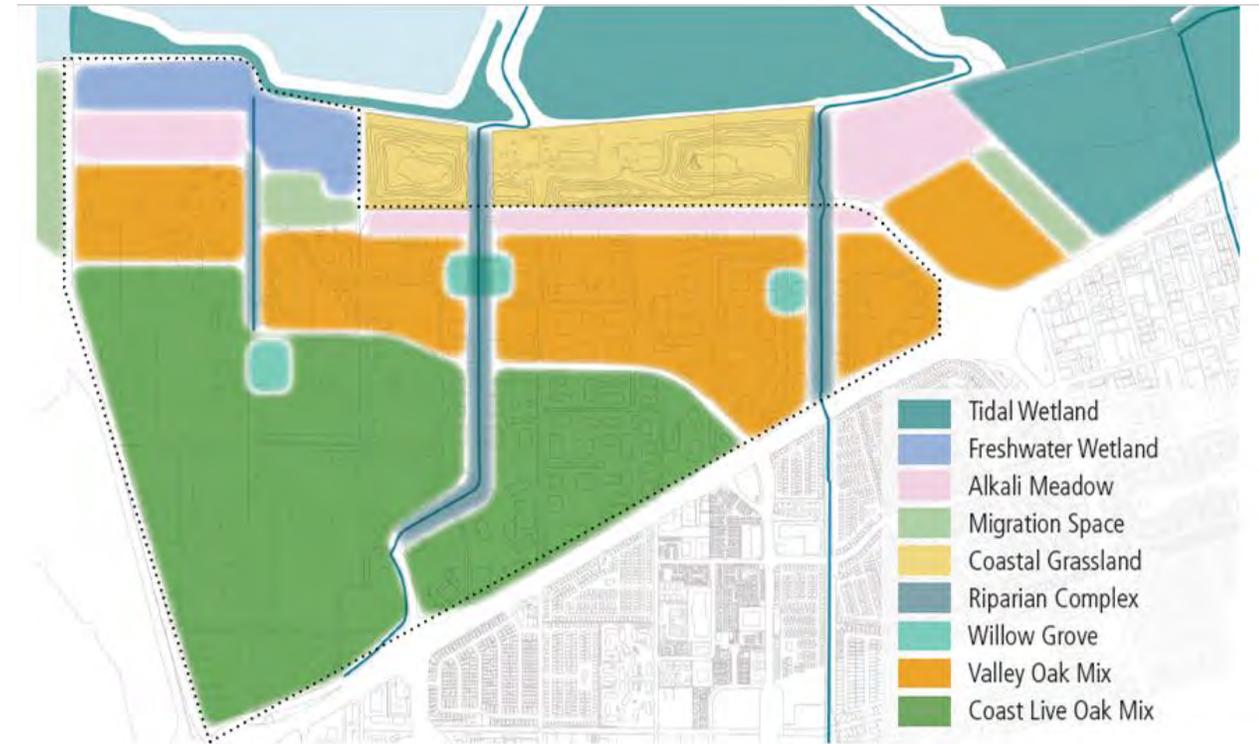
Urban Ecology + Multi-Benefit Solutions



Distributed network of high-quality habitat

Increase urban forest with parks + street trees

Create parks and street for people

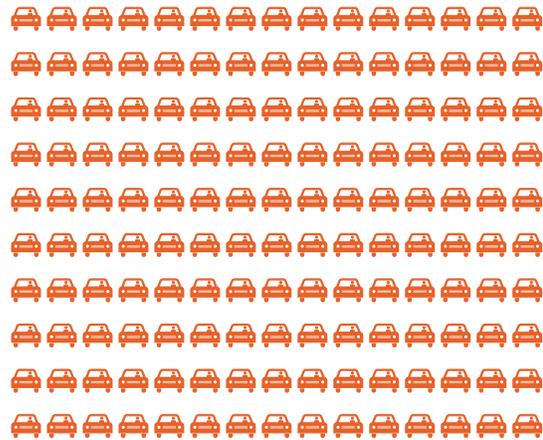


Native habitat zones

Place sensitive plantings

Reduce heat island effect

Prioritize People of Vehicle Movement



people driving alone



people taking transit



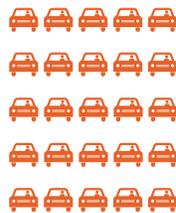
people biking



people carpooling



people walking



people driving alone



Convenient and Connected Neighborhoods

- Convenient and Connected Transit System



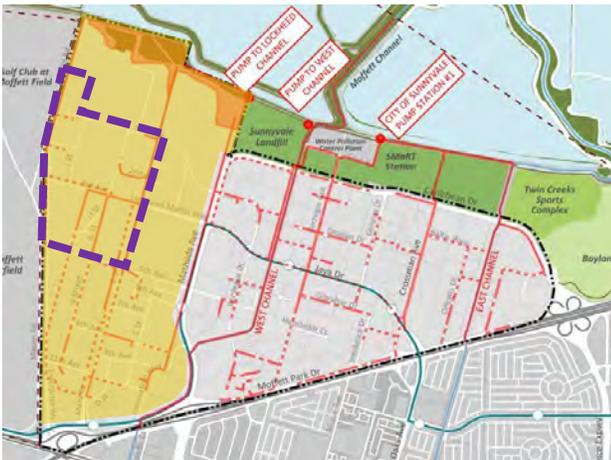
- 20-minute neighborhoods



Infrastructure needed to serve new land uses



Domestic Water Map



Stormwater Map

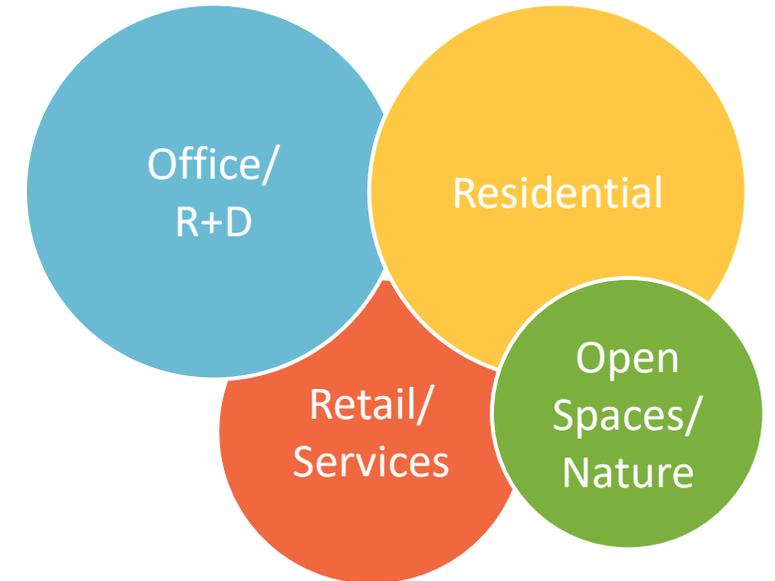


GreenWorks

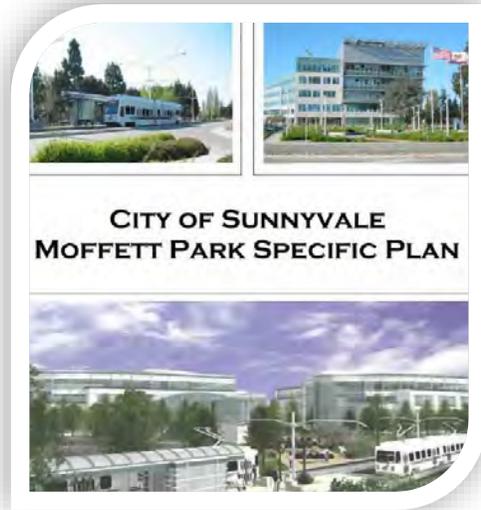
Implementing the Vision

What are the possible futures for Moffett Park?

- Maintain 2004 Specific Plan (up to 24.33 square feet of office/R+D/industrial)
- Increase office/R+D uses
- Add residential uses and create a mixed-use Eco-Innovation District

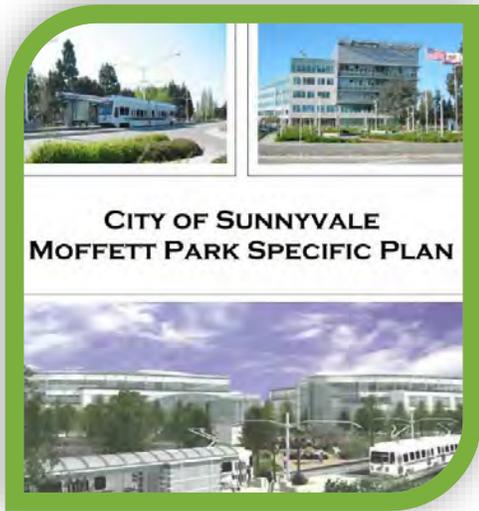


Maintain 2004 Specific Plan (up to 24.33 sf)



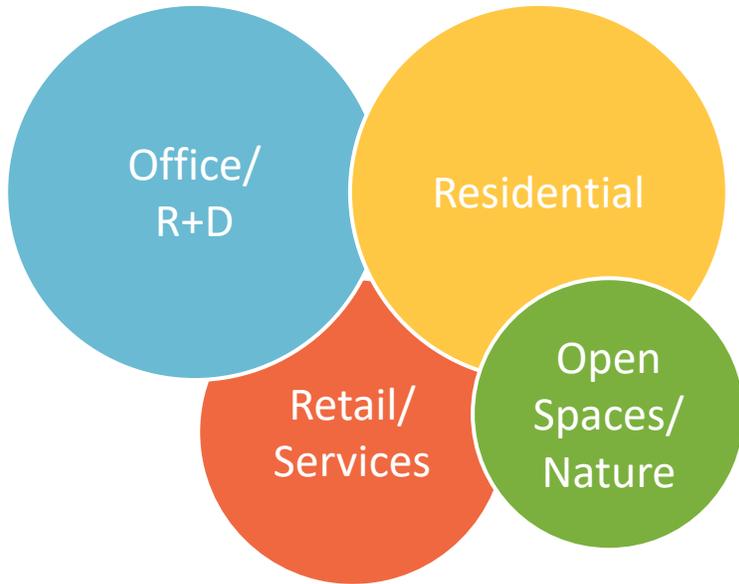
- Buildout of current pipeline
- Redevelopment of properties over time to maximum allowed density
- Minimal development of new pedestrian/bike facilities to serve their employees
- Very limited retail/services
- Private open spaces to serve employees

Increase office/R+D uses



- Densification of office development
- Continued transformation from R+D/Industrial to Office
- New pedestrian/bike facilities
- Jobs/housing ratio = increase future RHNA obligations
- Very limited retail/services, minimal growth
- Private open spaces to serve employees
- Increased traffic and congestion
- Potential improvements
 - New public open spaces
 - Increased urban ecology
 - Increased walkability

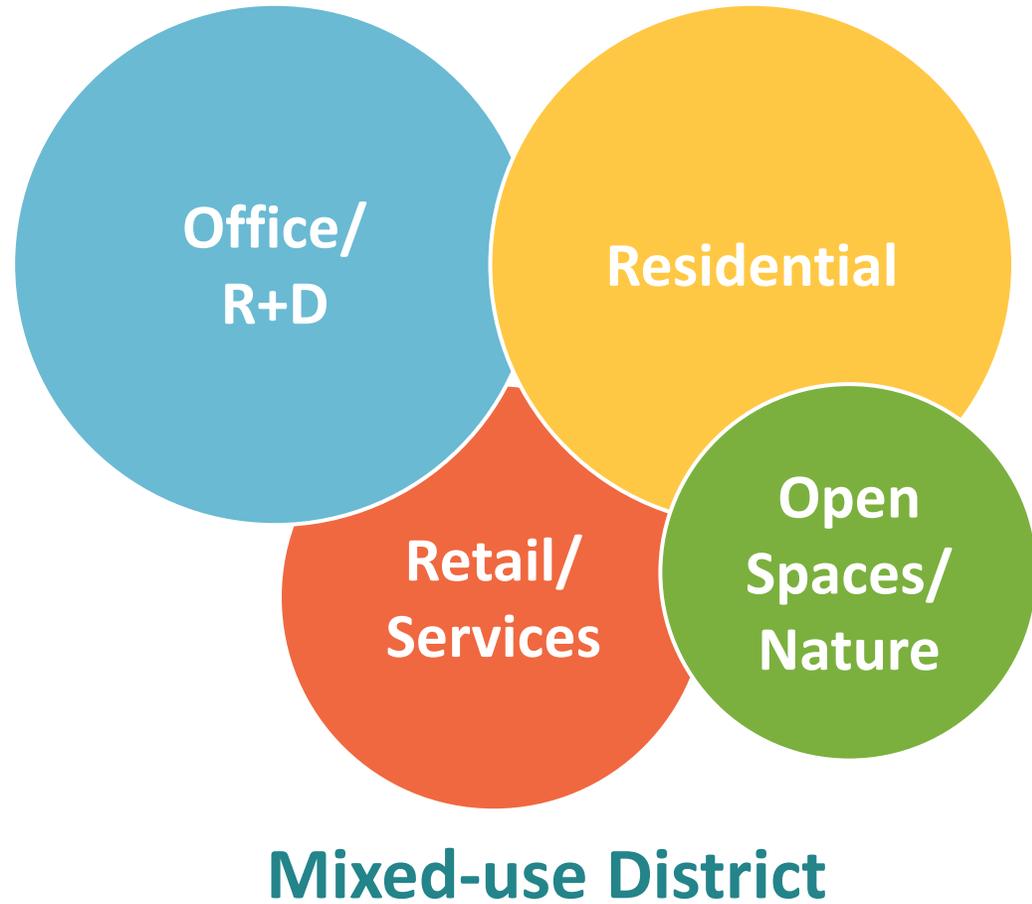
Mixed-Use District with Residential



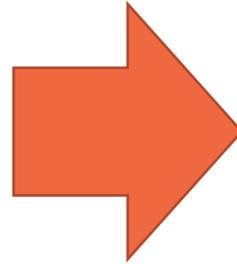
- Densification of office development
- Continued transformation from R+D/industrial to office
- Addition of residential neighborhoods
- Affordable housing
- Significant growth in retail/restaurants/services
- New public open spaces
- New pedestrian/bike facilities
- Increased urban ecology
- Improved connectivity and transit
- Create a healthier community



Moving toward an Eco-Innovation District



Transforming Moffett Park: The Big Lift



From a suburban
office park

To a place for people,
opportunity and nature

Range of Place Types

Activity Centers



Main Streets



Community Spaces



Neighborhoods



Office/R+D



Natural Places



An aerial photograph of a city, likely Moffett Park, with a teal semi-transparent overlay. The city features a mix of residential and commercial buildings, streets, and green spaces. In the background, there are rolling hills and mountains under a clear sky. The teal overlay is a large rectangle centered on the page, containing the title text.

Market/Economic Conditions

Moffett Park Today: Regional Job Center

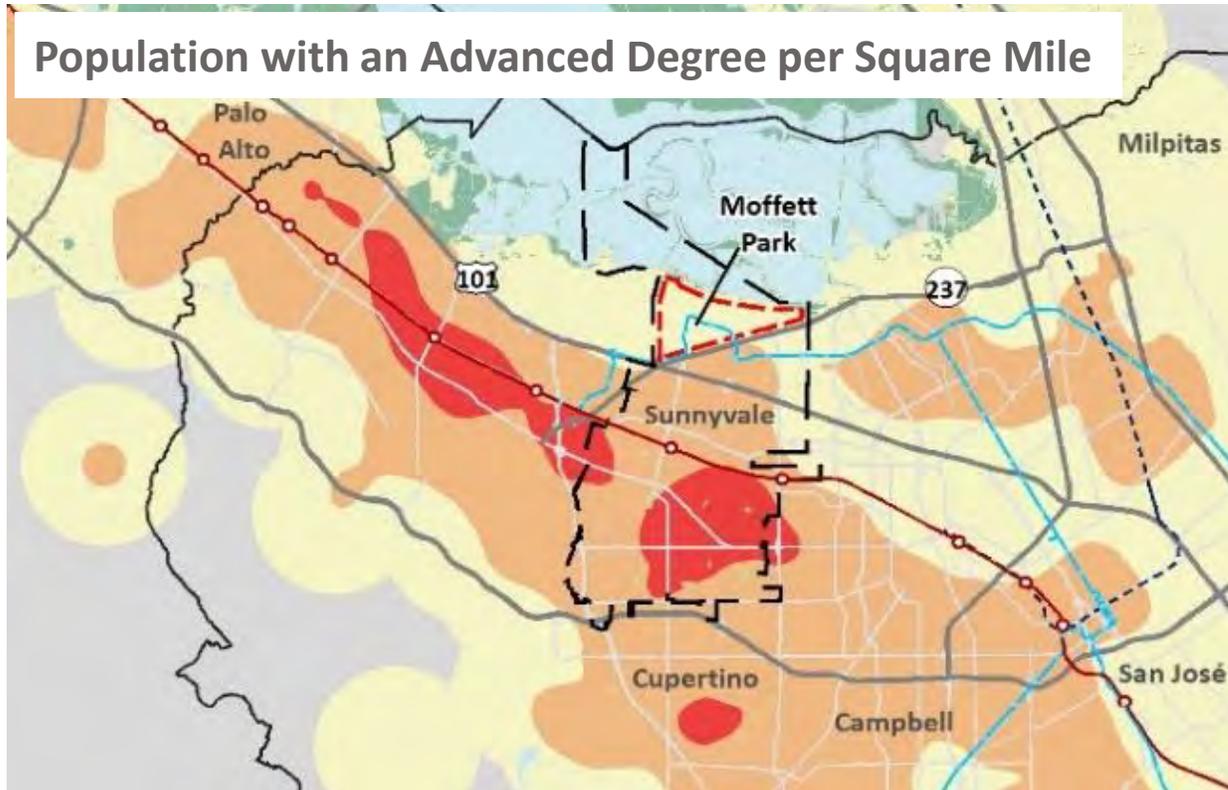
Employment for Top Industries in Moffett Park, 2019 (pre-COVID-19)



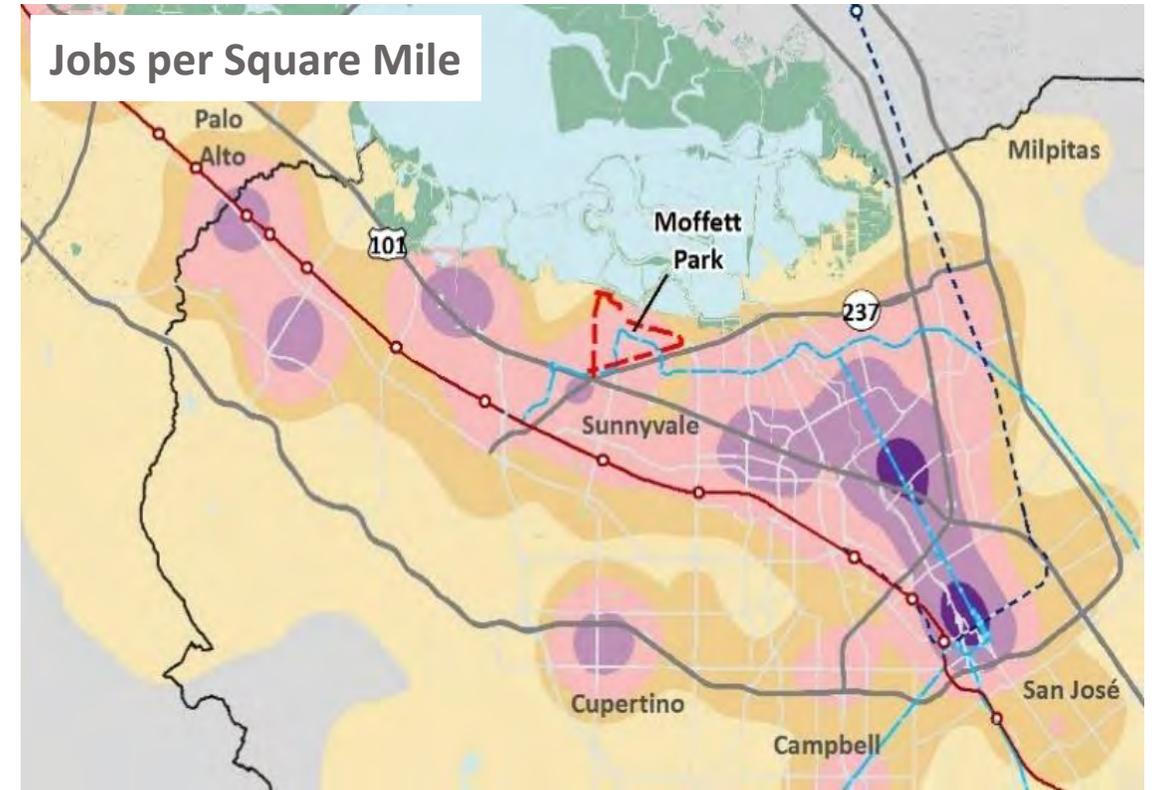
Source: City of Sunnyvale, 2020; Strategic Economics, 2020.

Moffett Park Today: Regional Job Center

- Moffett Park well positioned to attract highly skilled labor



Access to highly educated labor force

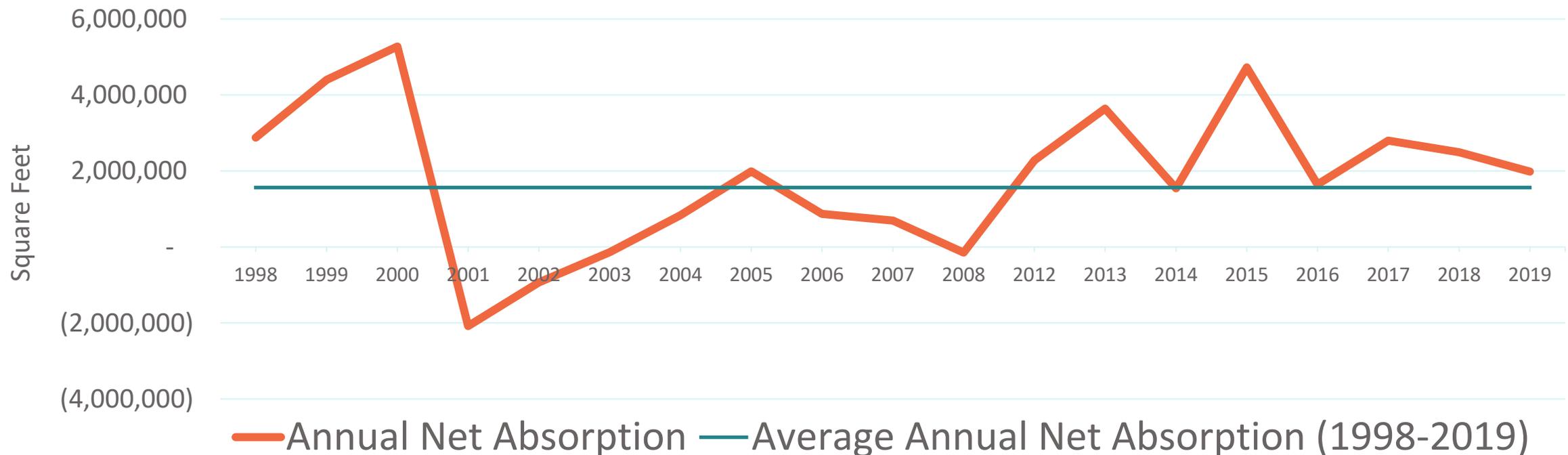


Connectivity to other Silicon Valley job centers

Market Conditions: Office Trends

Office

- In Sunnyvale, Mountain View, San Jose and Santa Clara (market area) the rate of absorption was **~1.56 million square feet of office space per year (1999-2019)**
- Growth driven by expansion of large tech firms



Market Conditions: Office Demand in Market Area

Scenario 1: ABAG Forecast

43,679 new jobs by 2040

X

250 square feet per job

**= 11 million square feet
in market area**

(Sunnyvale, Mountain View,
Santa Clara, San Jose)

Scenario 2: Continued Trends

1.56 million square feet/year

X

20 years

**= 31 million square feet
in market area**

(Sunnyvale, Mountain View,
Santa Clara, San Jose)

Market Conditions: Office Demand in Moffett Park

- Competitiveness and ability to capture office growth depends on:
 - Improved transit, infrastructure and walkability
 - Addition of residential uses
 - Addition of retail, services, and amenities for workers



Moffett Towers

Staying Competitive in the Office Market



*Article on post-pandemic real estate
(Dec 10, 2020)*

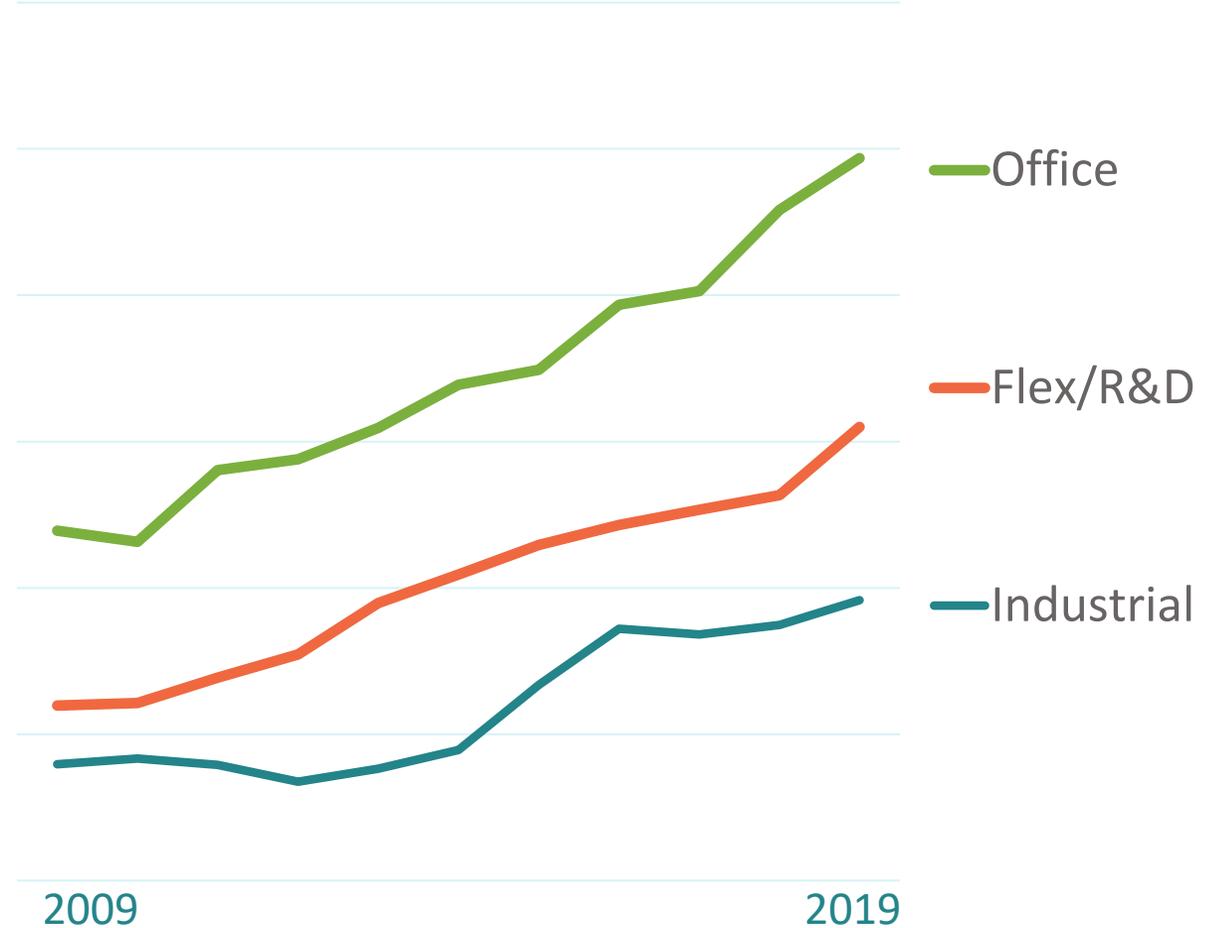
- As choice drives re-occupancy, **people-focused real estate will rise in value.**
- **Less human-centric places may not** see consistent returns.
- **The 20-minute neighborhood:** People are looking for cities where commercial, residential, institutional and humanitarian real estate are in the same districts and neighborhoods.
- **Equitable and inclusive design** will become a hallmark of real estate developments as we move forward

Market Conditions: Industrial/Flex

Industrial/Flex

- Market forces do not favor retention or development of industrial/flex spaces
- Amount of **inventory is decreasing** as areas get redeveloped for office uses
- **Relatively inexpensive rents** attract small manufacturers, “makers” and other industrial tenants
- How will Moffett Park maintain industrial/flex “maker” spaces?

Rents in Sunnyvale (NNN)



Note: Rents shown as triple net (NNN).
Source: Costar, 2020; Strategic Economics, 2020.

Housing: Existing Policies and Goals

General Plan Goals and Policies

Goal LT-7: Diverse housing opportunities

- Housing options with a variety of dwelling types, sizes, and densities
- Promote new mixed-use development and allow higher residential density zoning

Goal HE-1 Adequate housing:

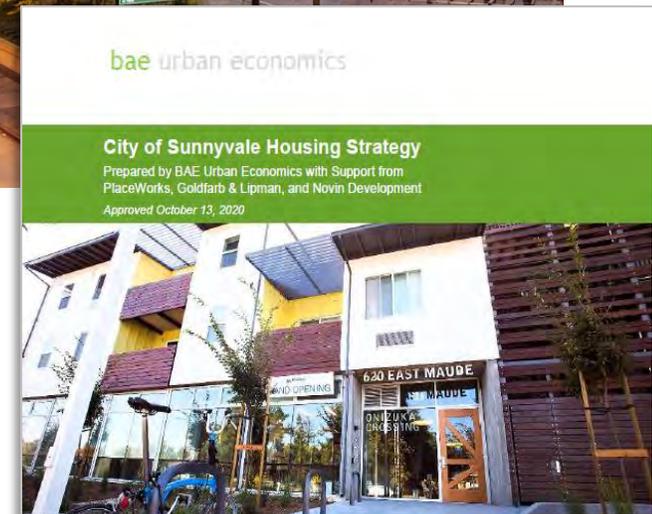
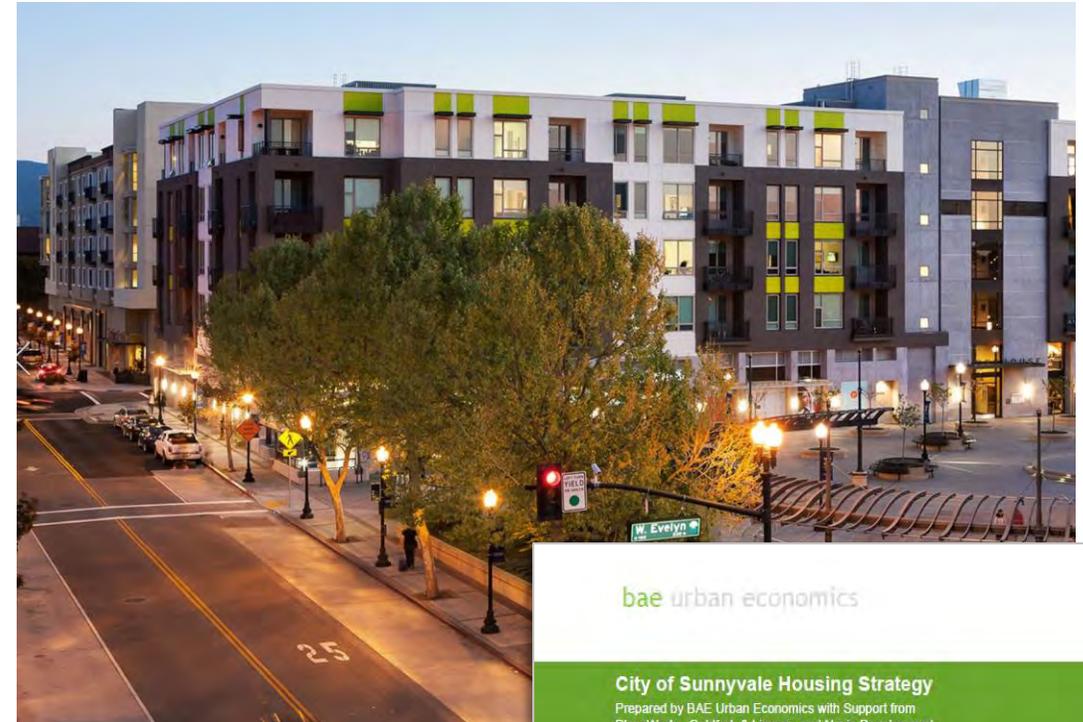
- Housing to meet the diverse needs at all income levels.

Goal HE-4 Adequate housing sites:

- Direct new residential development into specific plan areas, near transit, and close to employment and activity centers.
- Direct new residential development into specific plan areas, near transit, and close to employment and activity centers.

Role of Moffett Park in Meeting Housing Need

- Up-zone land to facilitate increase residential development
 - **Moffett Park**
 - El Camino Real
 - Lawrence Station
- State HCD encourages jurisdictions to plan for more than the RHNA numbers
- Identified sites must be realistic for development



Housing: Strong Demand for Housing

- No existing housing in Moffett Park
- **Market demand continues to grow**
- Strong demand for apartments and condominiums
- Regional demand for affordable housing
- **6th Cycle RHNA:** Estimated at approximately 12,000 units for Sunnyvale

PROGRESS IN MEETING 2015-2023 HOUSING NEEDS ALLOCATION, 2019



Source: City of Sunnyvale, 2020; Strategic Economics, 2020.

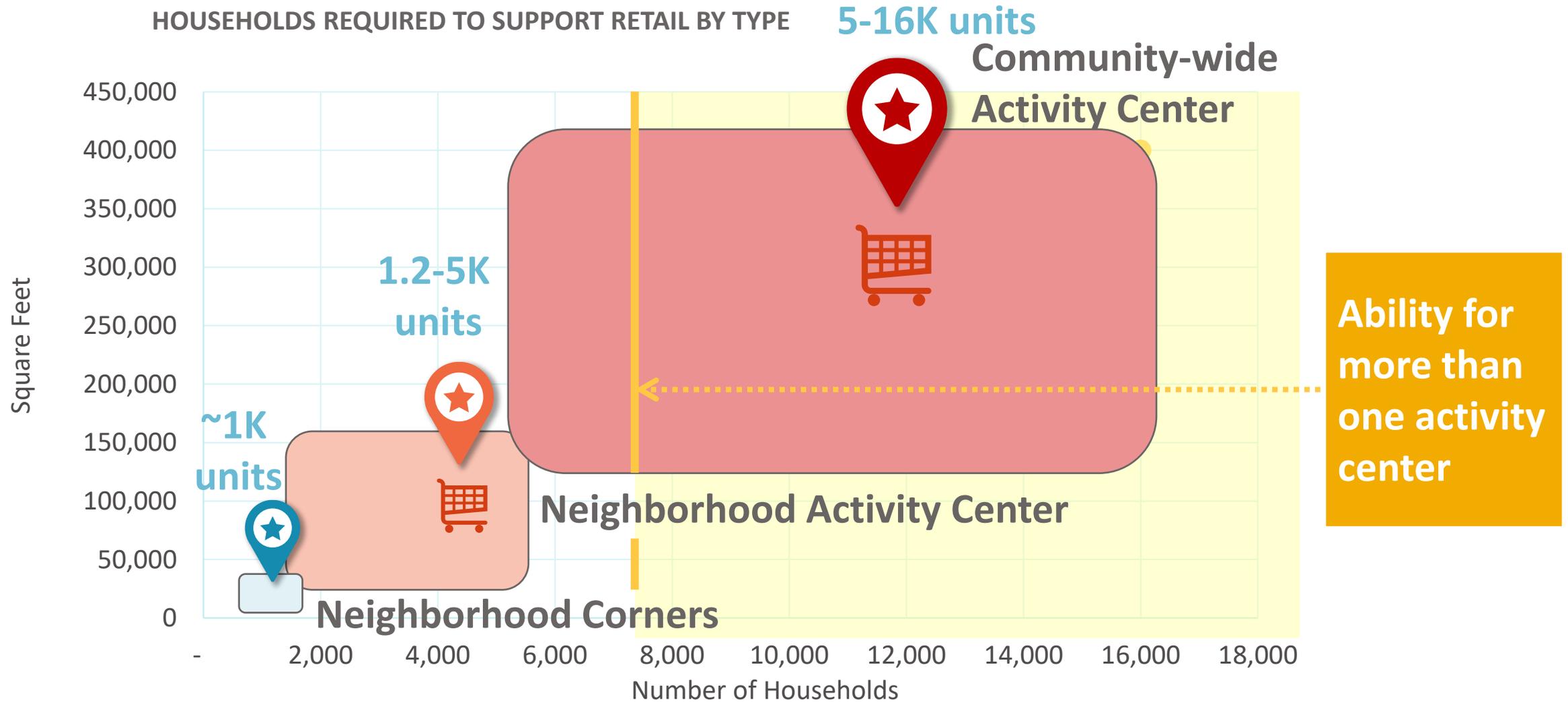
Housing: Supports Retail and Services

- Limited existing retail in Moffett Park
- Retail demand **driven by household growth** in Moffett Park
 - Grocery stores
 - Drug stores
 - Restaurants
 - Services
- **Each new household can support ~25 square feet** of new community-serving retail

ALL RETAIL PROPERTIES NEAR MOFFETT PARK, 2019



Housing Supports Retail and Services



Source: Costar, 2019; Strategic Economics, 2020.

Housing: Benefits to Moffett Park

Creates a more competitive employment district

- Helps attract/retain companies
- Supports daytime and evening populations

Helps meet community goals

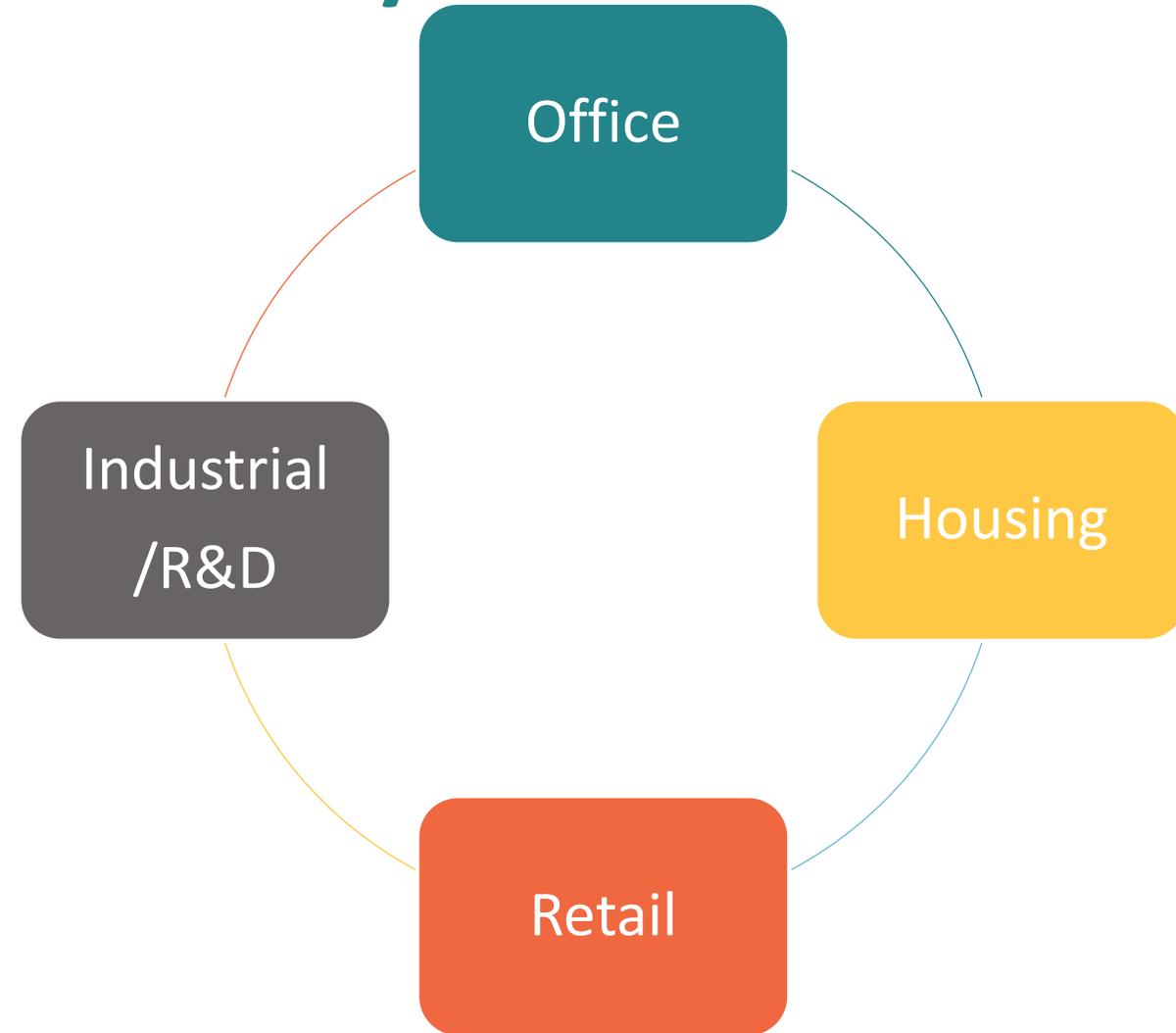
- Improves affordability
- Supports small businesses, retail, and services
- Creates more walkable, vibrant places



Source: MITHUN

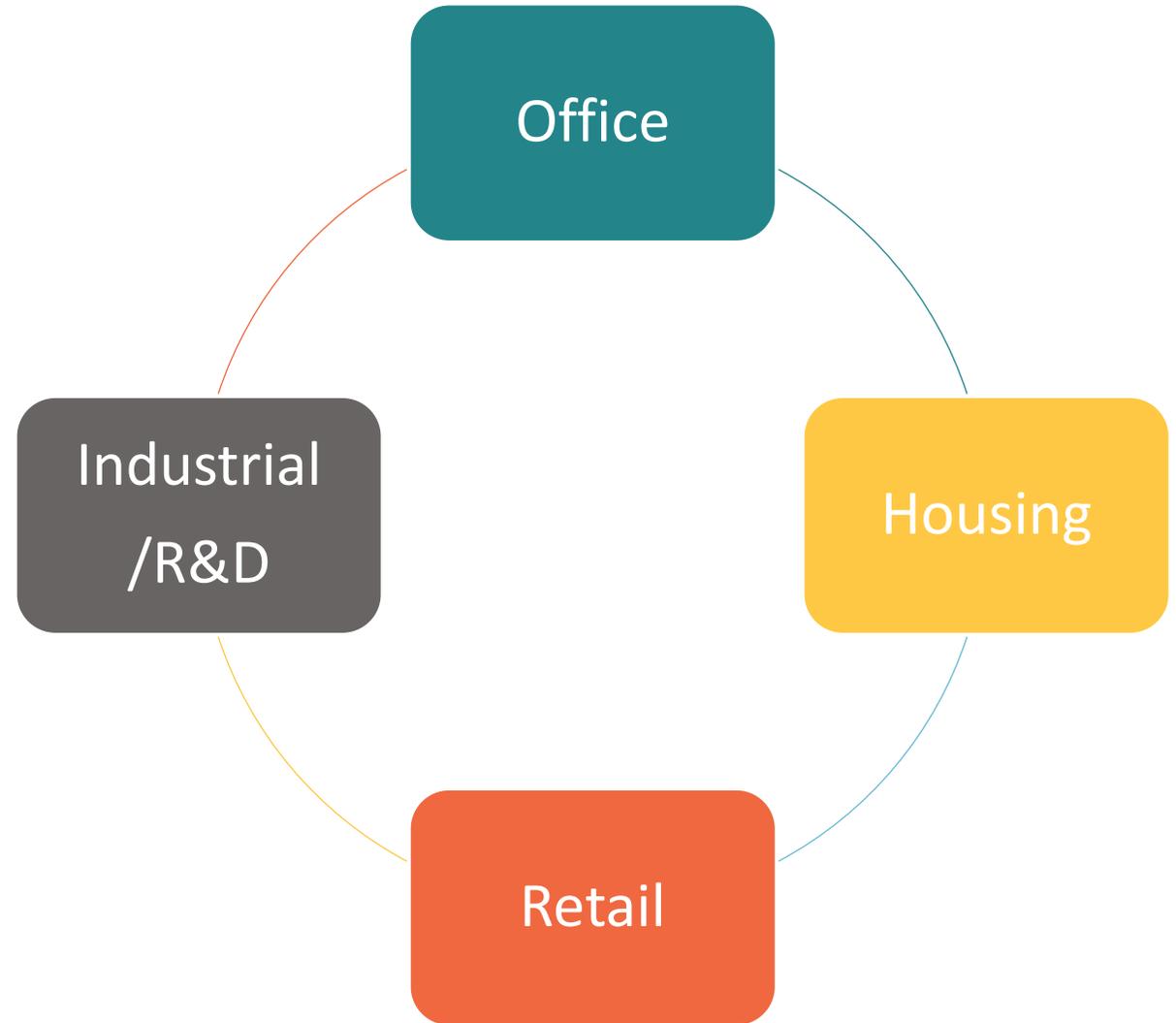
Benefits of a Mixed-Use Community

- Jobs + housing + retail together create a **more walkable, bikeable community**
- Mixture of uses creates more **economic diversity and resilience**
- **Density will be required** to create a walkable, complete community



Benefits of a Mixed-Use Community

- **Housing --> amenities**
- **Office --> community benefits**
- **Growth in City revenues**
 - Property tax
 - Retail sales tax
 - Business-to-business sales tax
 - Hotel tax



Public and Private Sector Partnerships

Infrastructure and Facilities

(streets, parks, schools, housing)

Impact Fees
and Developer
Contributions

Federal, State,
Regional
Grants

Tax Credits

Public
Financing
Districts
(CFDs, TIFs)

Operations and Maintenance

(public safety, public works, city services)

Property and
Business
Owners

City General
Fund

COVID-19 Impacts

Office

- Short term
 - Most office workers work remotely
- Long term
 - Continued need for collaborative work environments; most will return at least part time



Source: DominikaMiazek

COVID-19 Impacts

Industrial and Flex/R&D

- Short term
 - Manufacturing and life sciences businesses have largely stayed open
- Long term
 - Continued need to accommodate these uses in the Bay Area region



Image © nate dunn photography

COVID-19 Impacts

Retail

- Short term
 - Personal services and soft goods highly impacted
 - Convenience retail is strong
- Long term
 - Returning demand for personal services, restaurants
 - Weak demand for many categories that compete with online shopping



Photo: Gott's Roadside

COVID-19 Impacts

Hotel

- Short term
 - Occupancy rates are extremely low
- Long term
 - Will return once business travel resumes



oaklandairport.com

menti.com



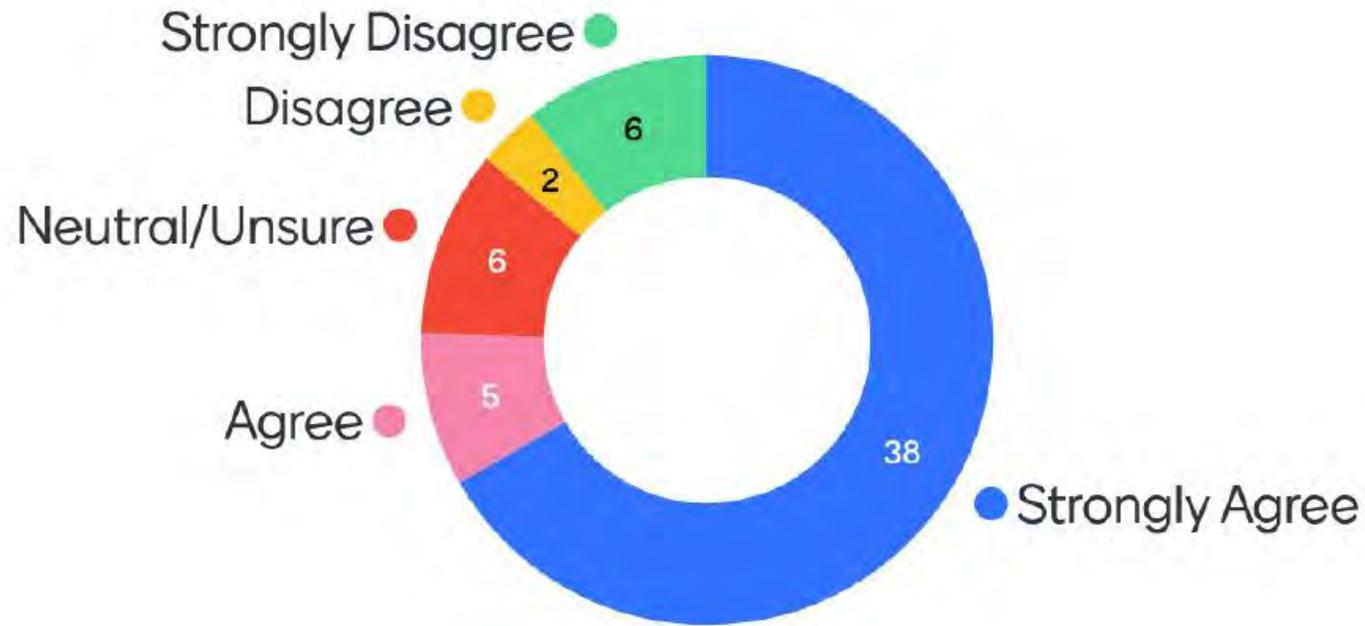
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Submit

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To what degree do you support adding housing in Moffett Park?



An aerial photograph of a city, likely Moffett Park, with a teal semi-transparent overlay. The city features a mix of residential and commercial buildings, streets, and green spaces. In the background, there are mountains and a large body of water. The text "A New Mix of Land Uses" is centered in white on the teal overlay.

A New Mix of Land Uses

Goals for creating a mixed-use district

- Meet Council Direction for **Eco-Innovation District**
- Implement Climate Action Playbook + Green Infrastructure
- Add Residential that **supports RHNA goals**
- Create a **vibrant mixed-use district**
- **Increase active recreation and open space** opportunities
- **Improve urban ecology** and **reduces flooding** hazards
- Economically feasible
- Create **demand needs for retail and services**
- Work with site constraints

A new mix of land uses

- Capitalize on existing land uses
 - Lockheed Martin
 - Corporate Campuses
 - Technology Companies
 - Innovation + Creativity
- Expand office development
- Maintain diverse mix of employment uses
 - Production/Distribution/Repair (PDR)
 - Start-up/Innovation Space
 - Flex/R+D
 - Smart Manufacturing

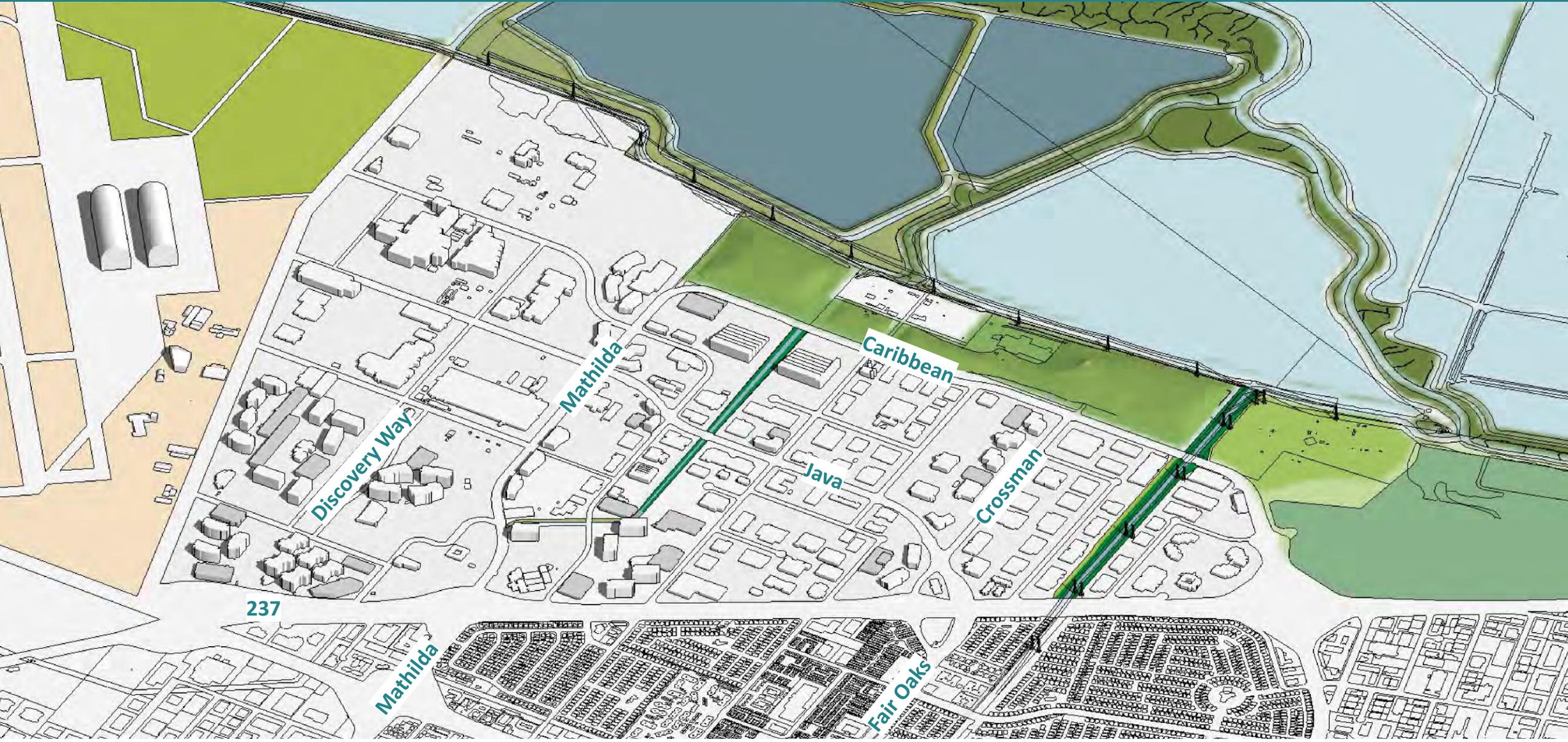


Mixed-Use
District



Build on success of Moffett Park and create an Ecological Innovation District with a mix of uses including housing, commercial, and services

This is Moffett Park of the near future showing approved projects



And 50% of that is new construction since 2000



LEGEND:  Buildings less than 20 years old + Approved Pipeline Buildings

Not all buildings will be around forever...



LEGEND:  Buildings 50+ years old  Buildings less than 20 years old  Lockheed Martin Core Campus  Pipeline Buildings  Parking Structures

Older buildings + surface parking provide opportunity for change



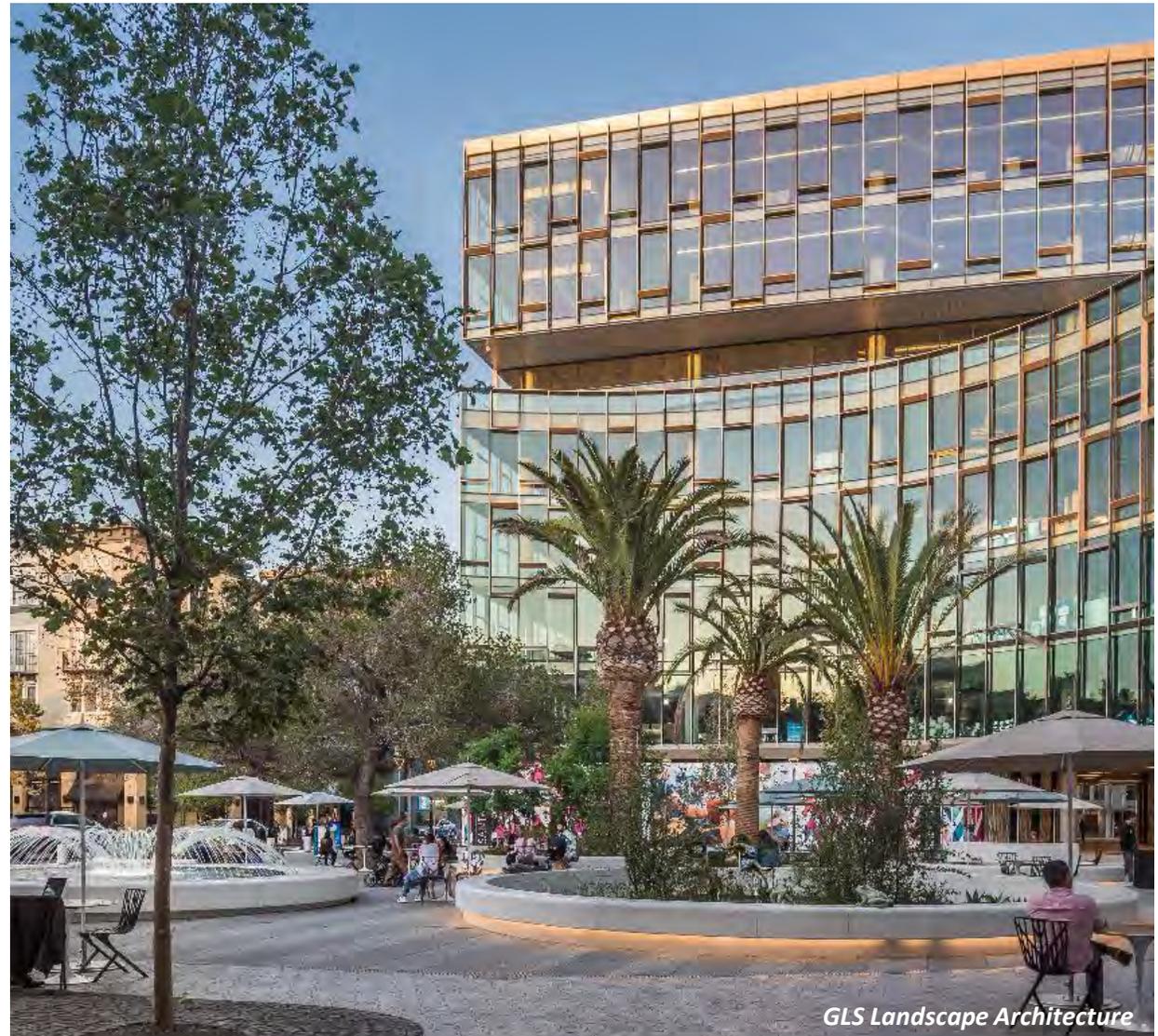
LEGEND:  Redevelopment Opportunity  Buildings less than 20 years old  Lockheed Martin Core Campus  Pipeline Buildings  Parking Structures

Older buildings + surface parking provide opportunity for change

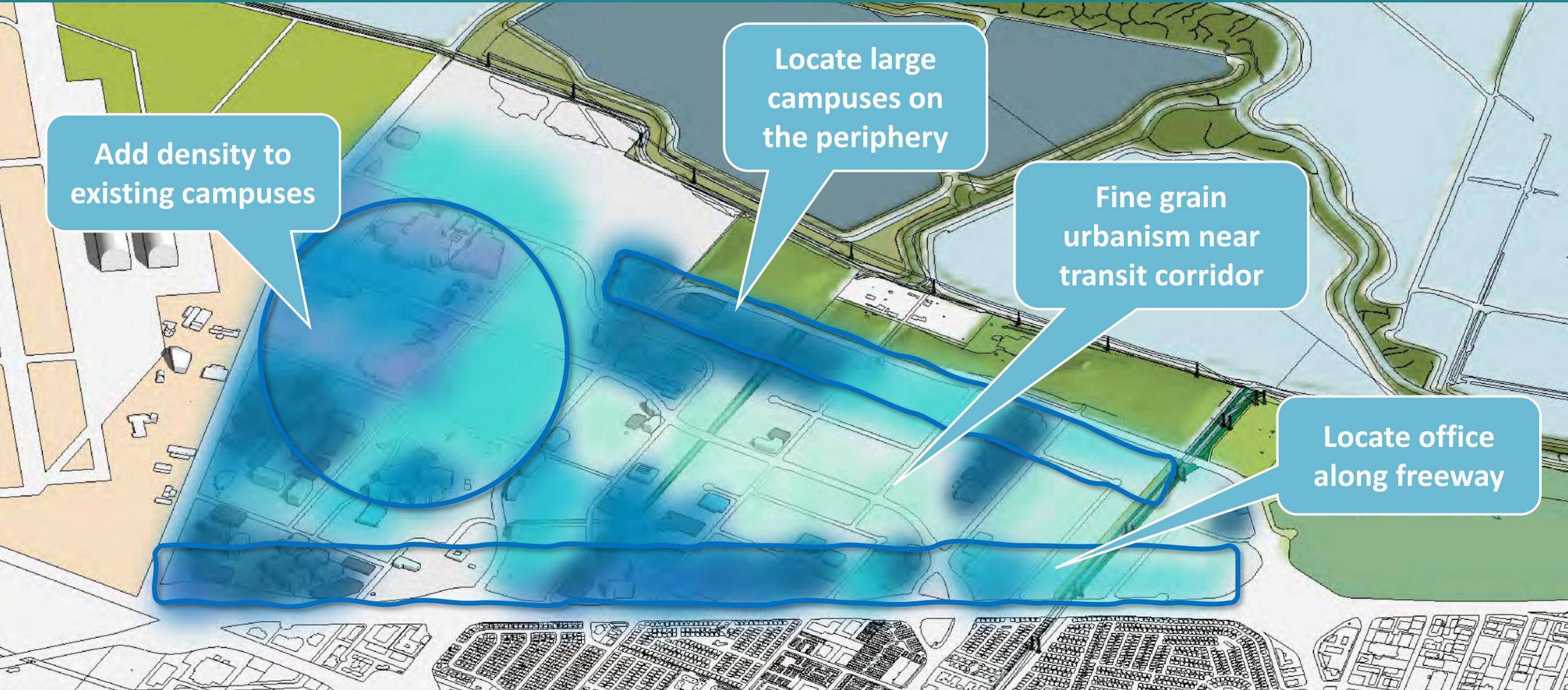


LEGEND:  Redevelopment Opportunity  Buildings less than 20 years old  Lockheed Martin Core Campus  Pipeline Buildings  Parking Structures

Opportunities to add new office space



Building on Success, Opportunities for the Large Campus



LEGEND:  Campus Opportunity  Existing Office Campus  Potential Office Development

New Residential Neighborhoods



A new mix of land uses

Adding housing to Moffett Park

- Creating a complete community
- Reducing VMT
- Adding housing near transit
- Increasing housing choices
- Increasing affordable housing
- Supporting RHNA obligations
- Creating demand for services

Support housing with new services

- Groceries
- Retail/Restaurants
- Entertainment
- Personal + Professional Services

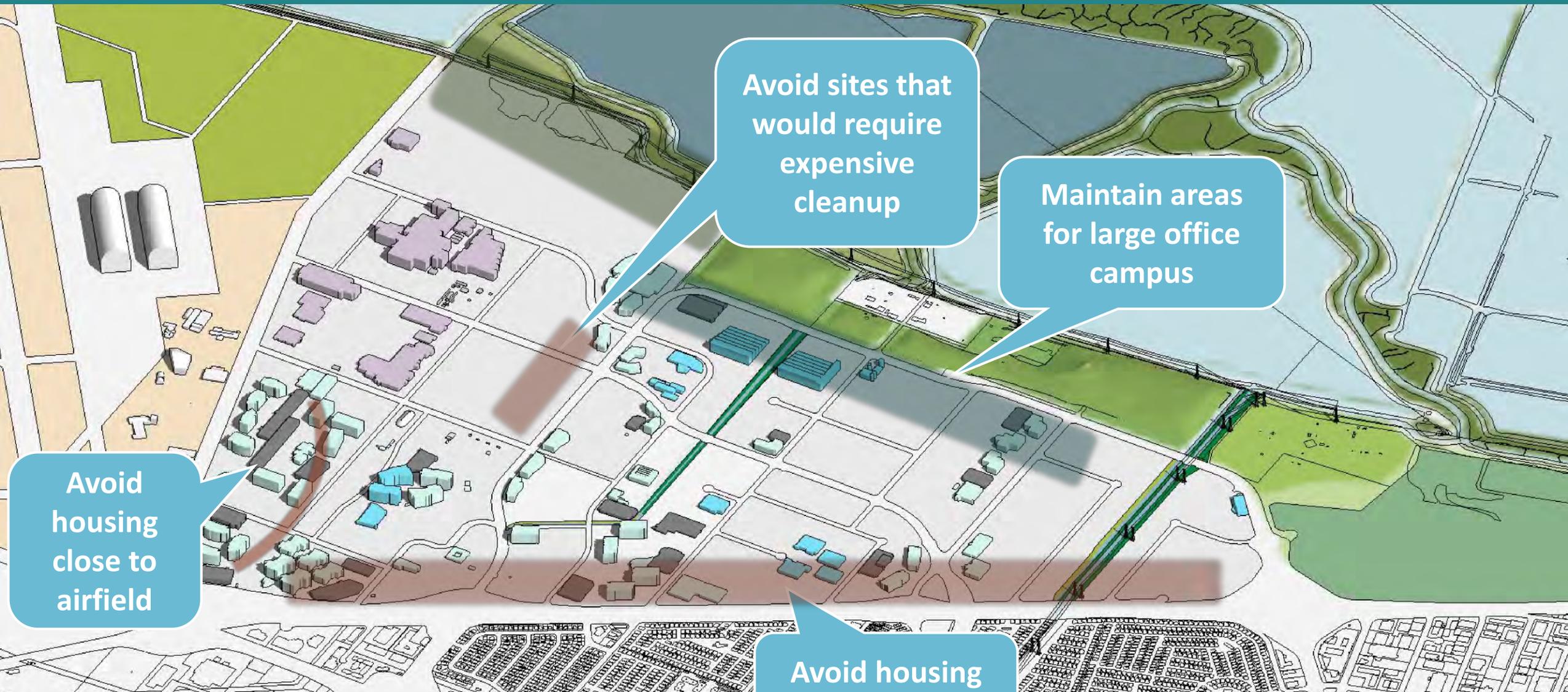


A new mix of land uses

Challenges to adding housing

- Protecting sensitive habitats
- Phasing in retail/services
- Conflicts with existing and future industrial uses
- Costs of infrastructure

Potential Locations for Residential Neighborhoods



Avoid sites that would require expensive cleanup

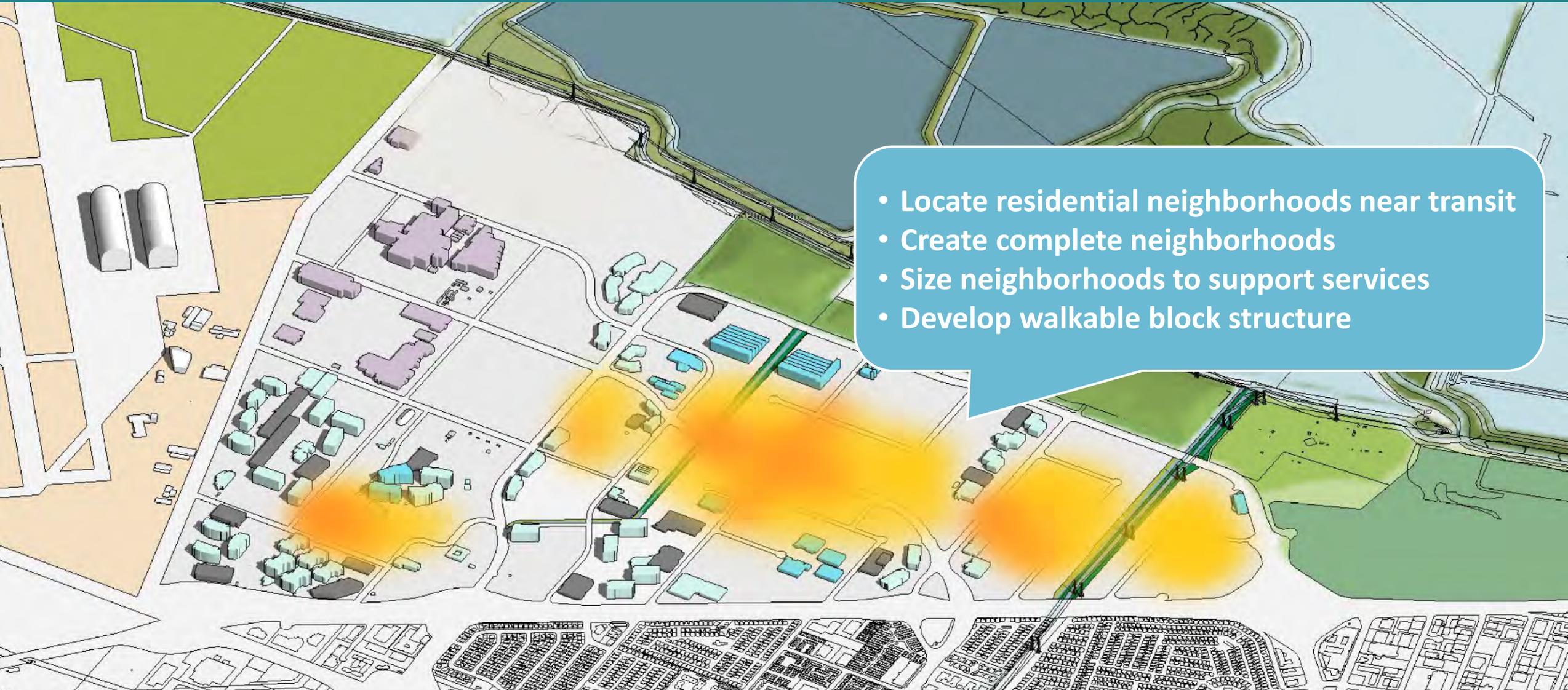
Maintain areas for large office campus

Avoid housing close to airfield

Avoid housing close to freeway

LEGEND: ● Residential Opportunity Near Transit ● Residential Opportunity

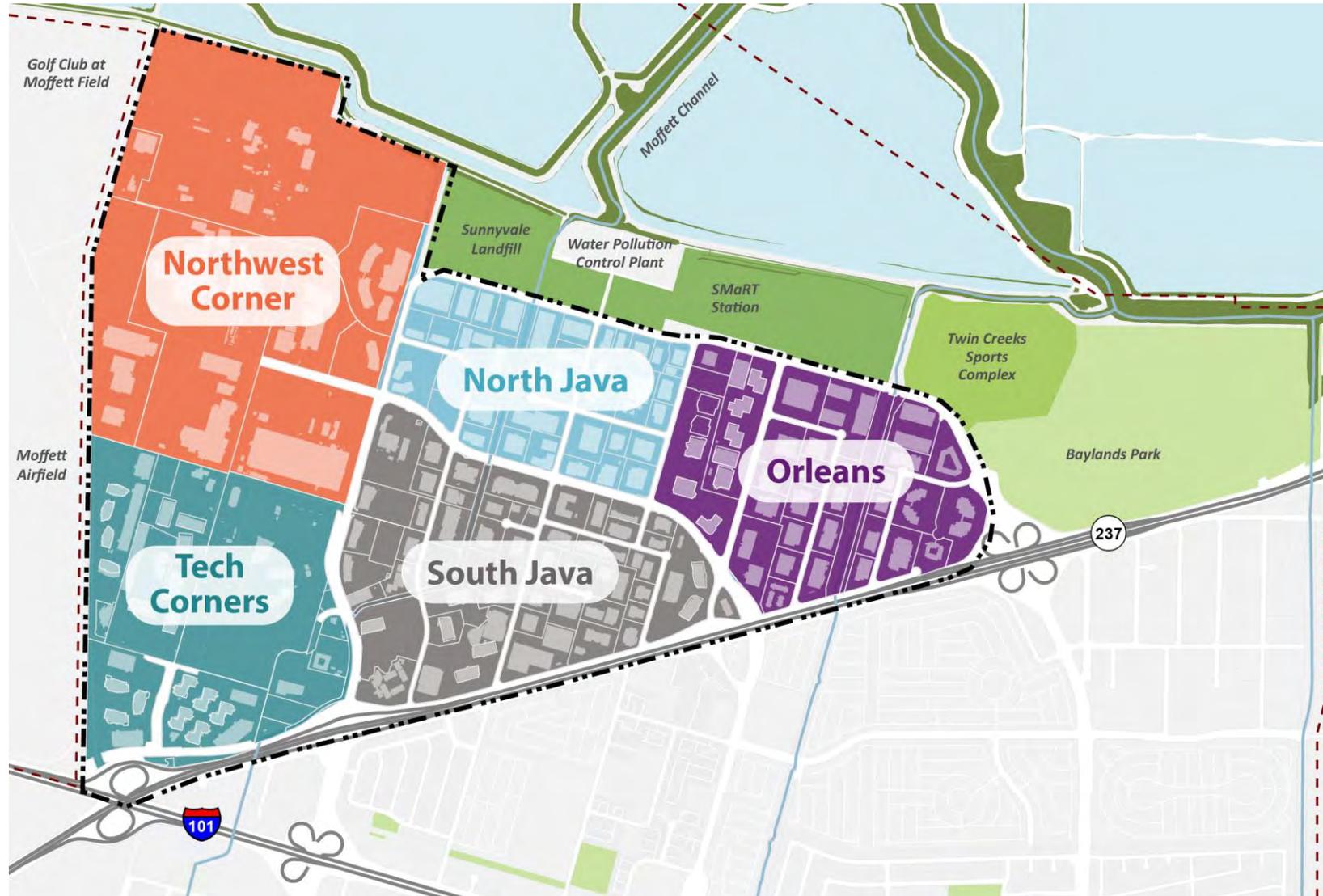
Potential Locations for Residential Neighborhoods

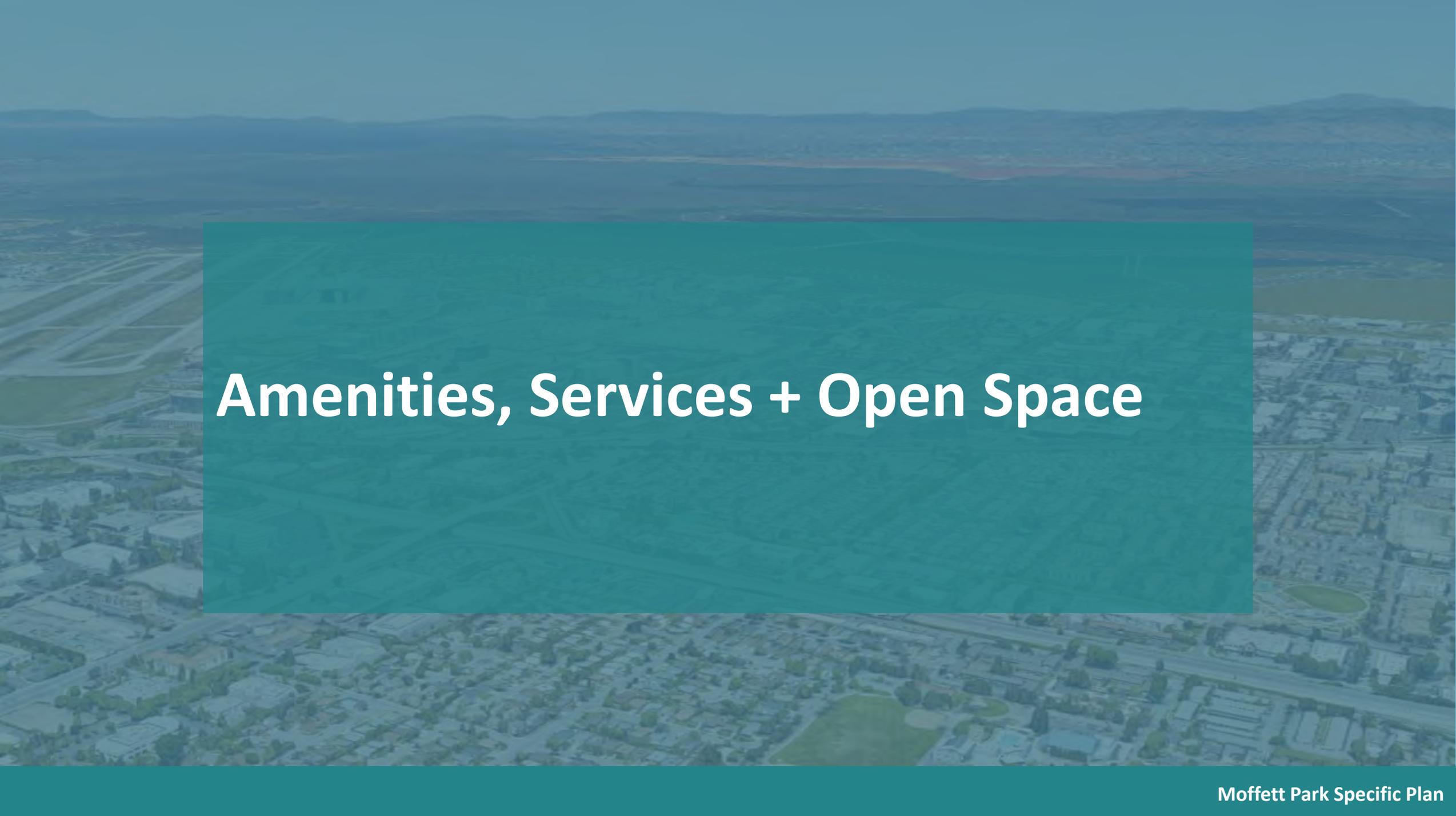


- Locate residential neighborhoods near transit
- Create complete neighborhoods
- Size neighborhoods to support services
- Develop walkable block structure

LEGEND: ● Residential Opportunity Near Transit ● Residential Opportunity

Different areas may have different mix of uses



An aerial photograph of a city, likely Salt Lake City, showing a mix of urban development, green spaces, and a large airport runway on the left. The image is overlaid with a semi-transparent teal rectangle in the center. The text 'Amenities, Services + Open Space' is written in white, bold, sans-serif font within this rectangle. The background shows a valley with mountains in the distance under a clear sky.

Amenities, Services + Open Space

Amenities + Supportive Land Uses

Retail/Restaurants/Services



Community Services



Open Space/Parks



R+D/Flex/Start-up



Community Services

Community Centers/Libraries



Locate in Residential Neighborhoods, Activity Centers, or Open Spaces

Schools



Potential for Urban School Format adjacent to Open Space/Park

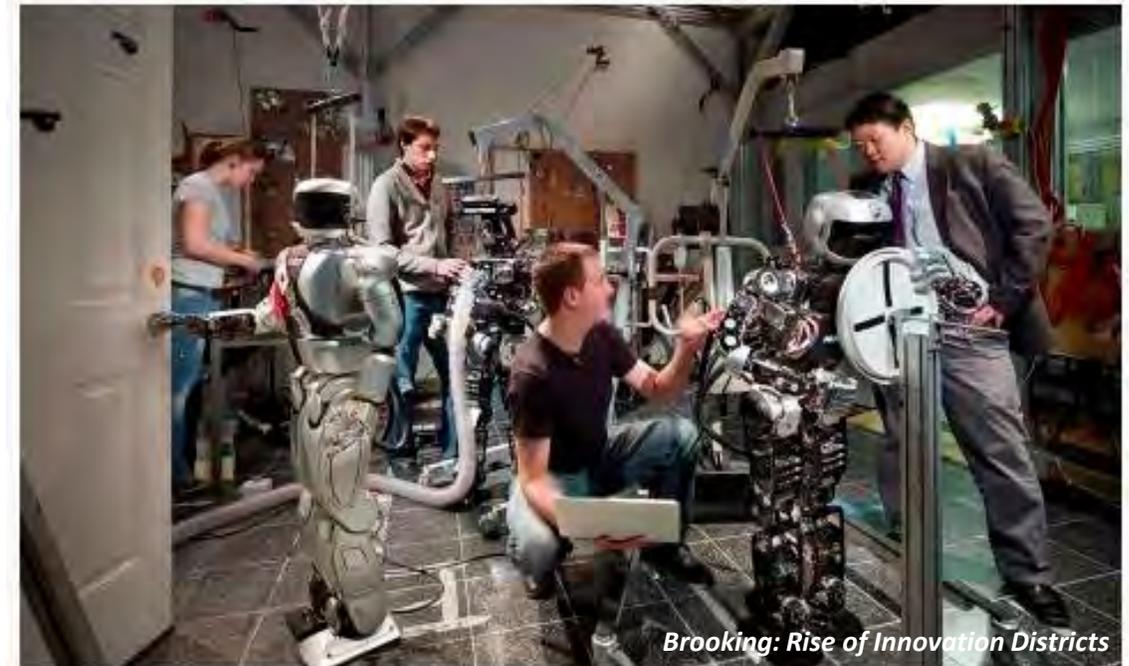
Public Safety



Location based on need

R+D/Start-up/Maker/Innovation Spaces

- Maintaining and expanding R+D/Flex Spaces
- Diverse Economic Engine
- Innovation Economy
- Placemaking Opportunity
- Below Market Rate Structure
- Agglomeration of R+D flex uses



Brooking: Rise of Innovation Districts

Robots come to life at Drexel University in Philadelphia's innovation district. Photo credit: Halkin/Mason Photography, courtesy of Drexel University

Activity Centers



Community-wide Activity Center



District-wide Destination
“Main street”
Central gathering place
125K-400K retail/food+bev
Full-service grocery store



Neighborhood Activity Center



Neighborhood Destination
Central gathering place
30K-125K retail/food+bev
Small grocery store



Neighborhood Corners



Local Hang Out
Restaurant, Cafe/lunch spot
Salon/yoga studio
Bodega

Activity Centers



Community-wide Activity Center



District-wide Destination
8,000 to 16,000 households

125K-400K retail/food+bev
Full-service grocery store



Neighborhood Activity Center



Neighborhood Destination
3,000 to 6,000 households

30K-125K retail/food+bev
Small grocery store



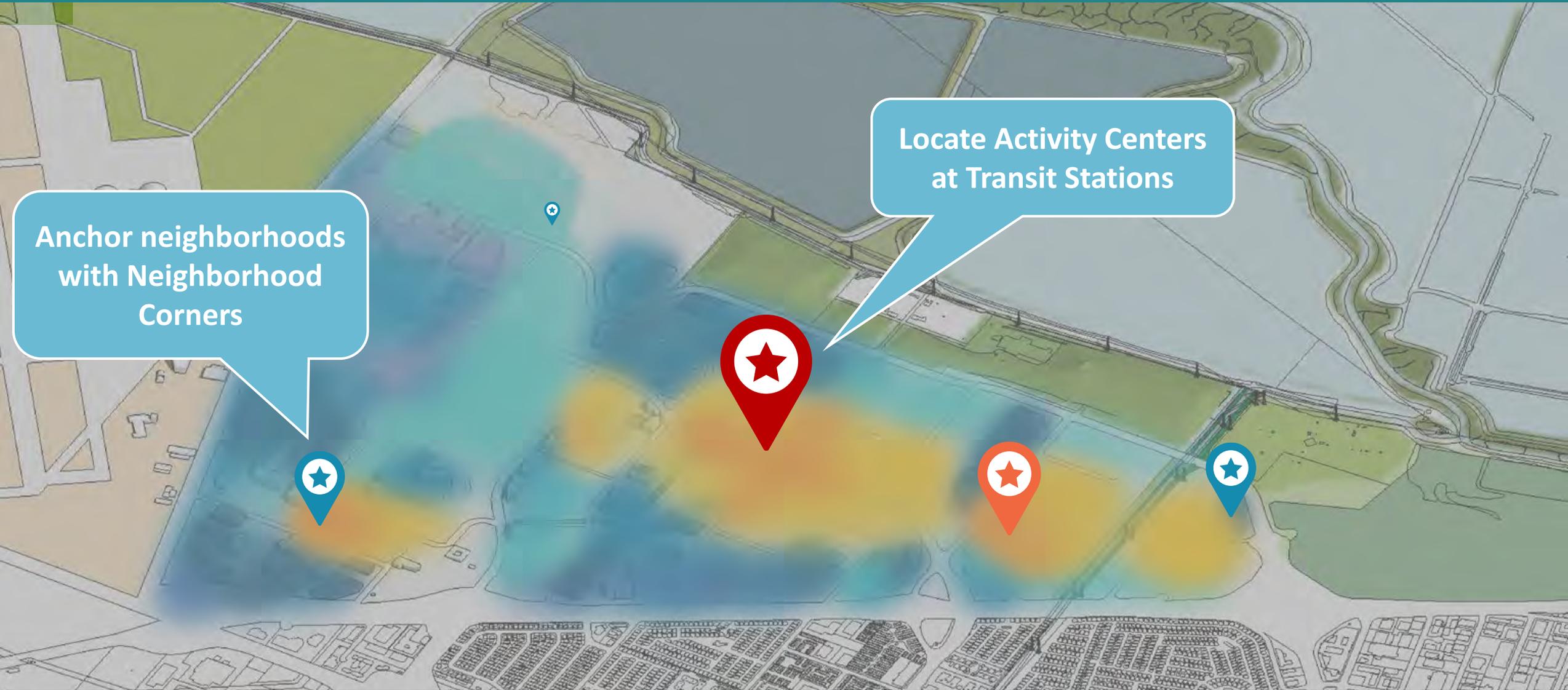
Neighborhood Corners



Local Hang Out
about 1,200 households

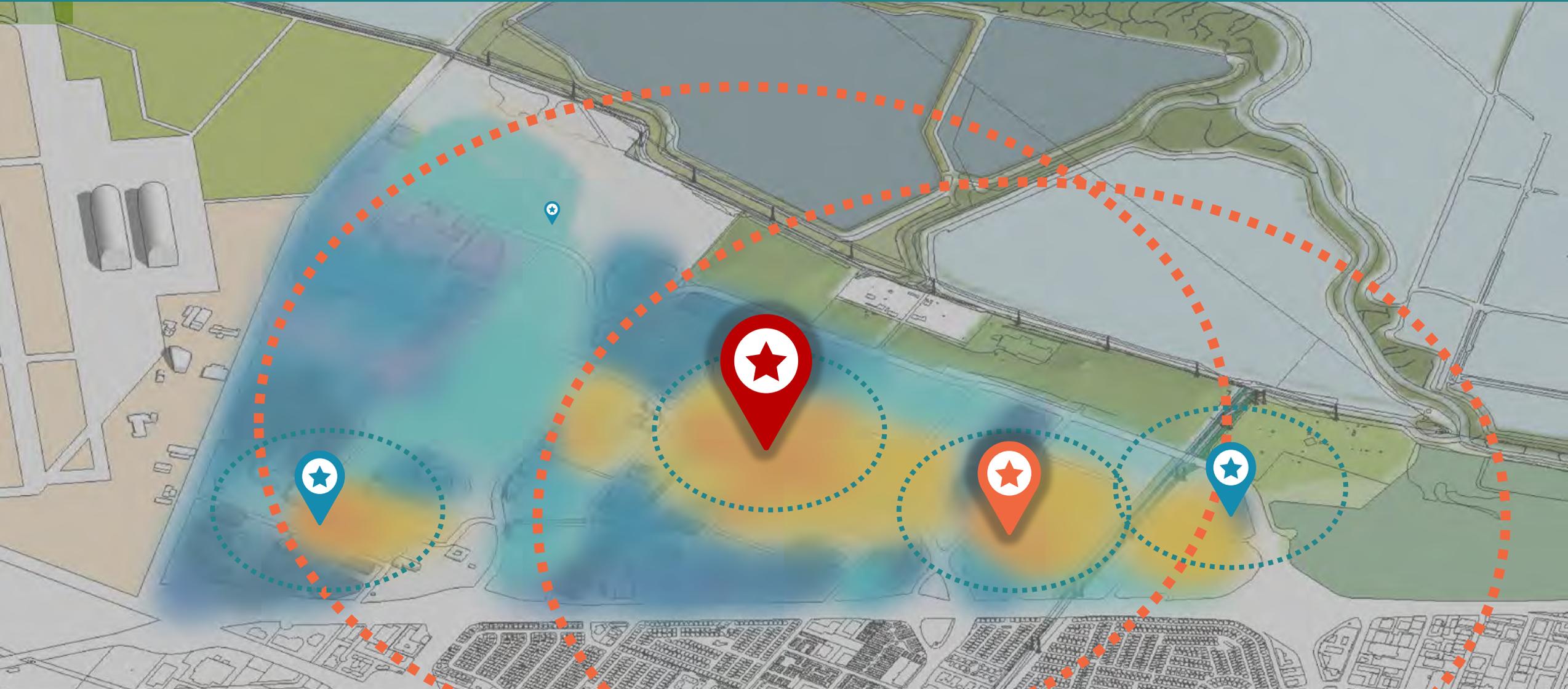
3K-10K retail/food+bev

Potential Locations for Activity Centers



LEGEND: ● Residential Opportunity Near Transit ● Residential Opportunity ● Office Development Opportunity ★ Activity Center ★ Neighborhood Corner

Creating 5-minute and 20-minute Neighborhoods



LEGEND:  Residential Opportunity Near Transit  Residential Opportunity  Office Development Opportunity  5-minute walk radius  20-minute walk radius

Creating Range of Open Space Types + Sizes



CMG



PPS



Iwan Baan



Massachusetts Convention Center Authority



John Gollings



GrowNYC



Austin Anderson



GoByBikePDX



Open Space Potential

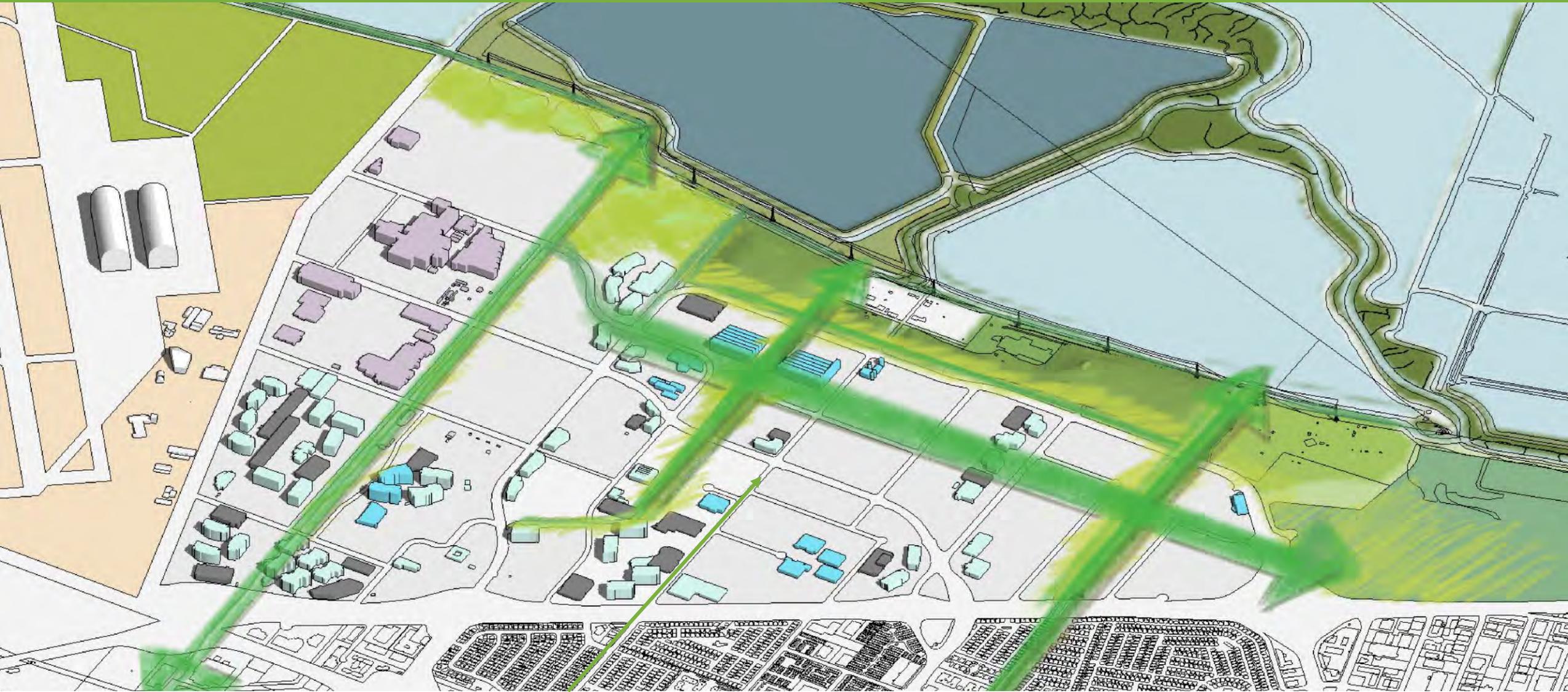
- Plaza/Activity Center
- District Park
- Neighborhood Park
- Linear Open Space
- Ecological Patches
- Office Campuses
- Sports Fields
- Ped/Bike Connections

Potential to build on existing ecosystems



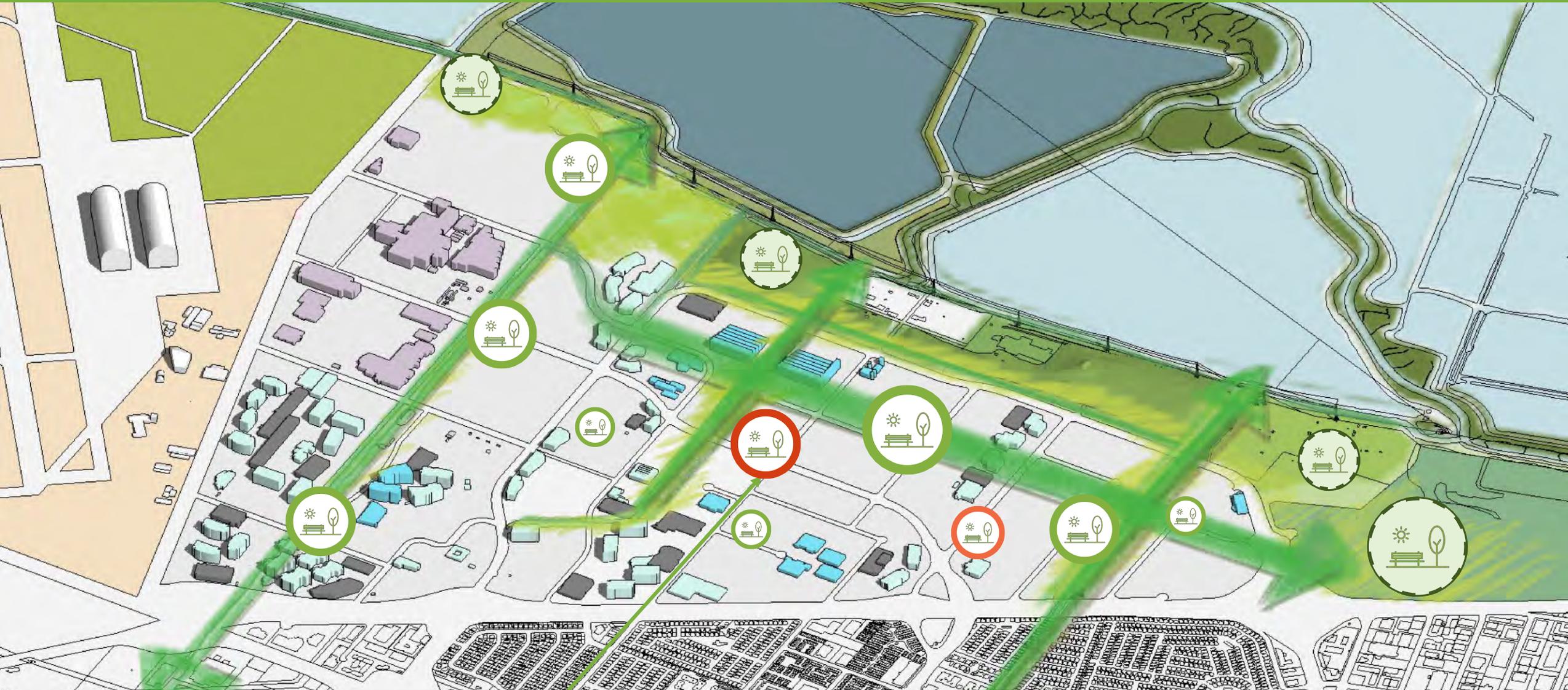
LEGEND:  Expand habitat areas

Potential locations for open spaces



LEGEND:  Open Space Connectors

Potential locations for open spaces



LEGEND:  Parks, Plazas, & Eco Patches

 Plazas + Activity Centers

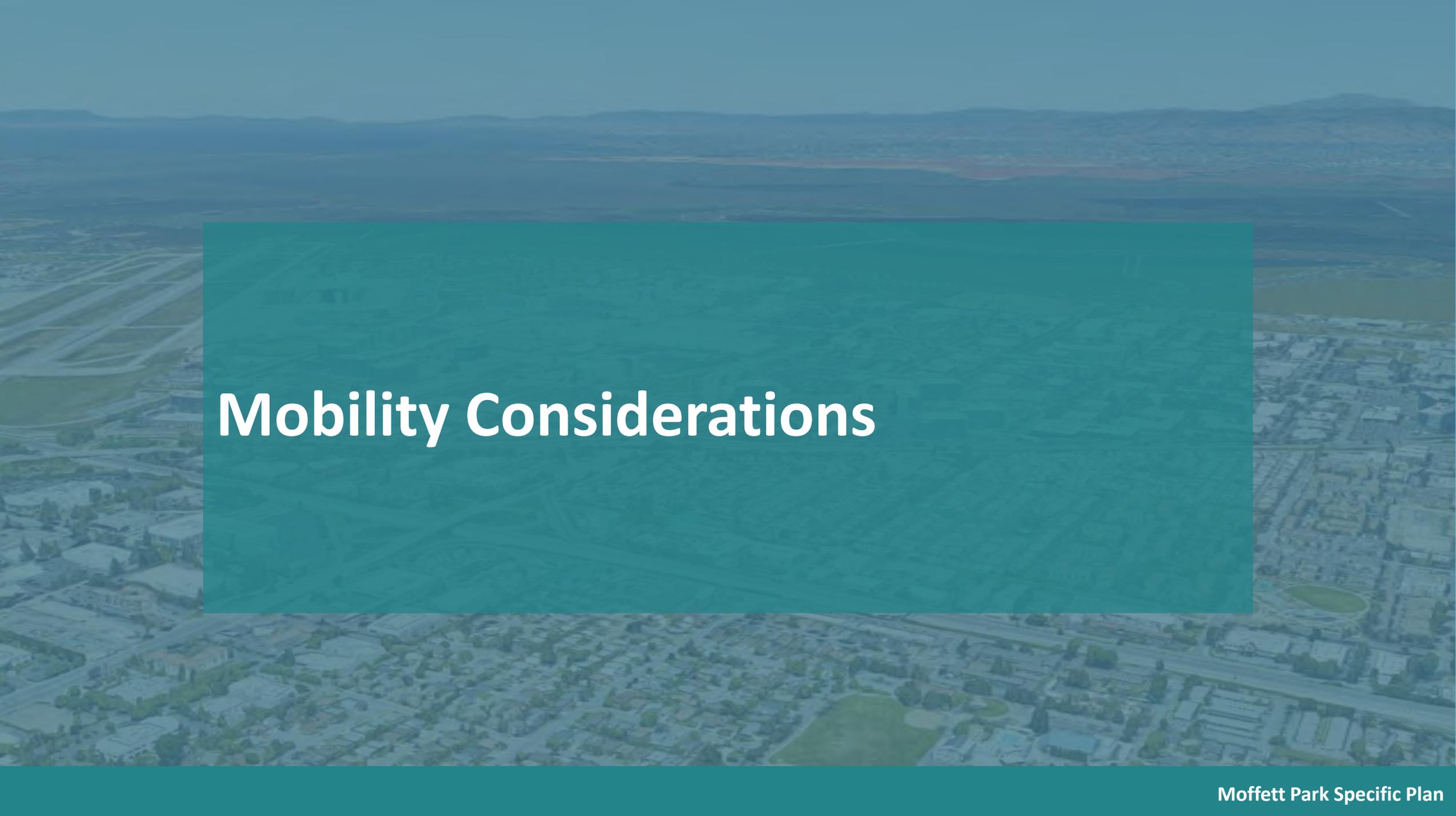
 Open Space Connectors

Potential locations for open spaces



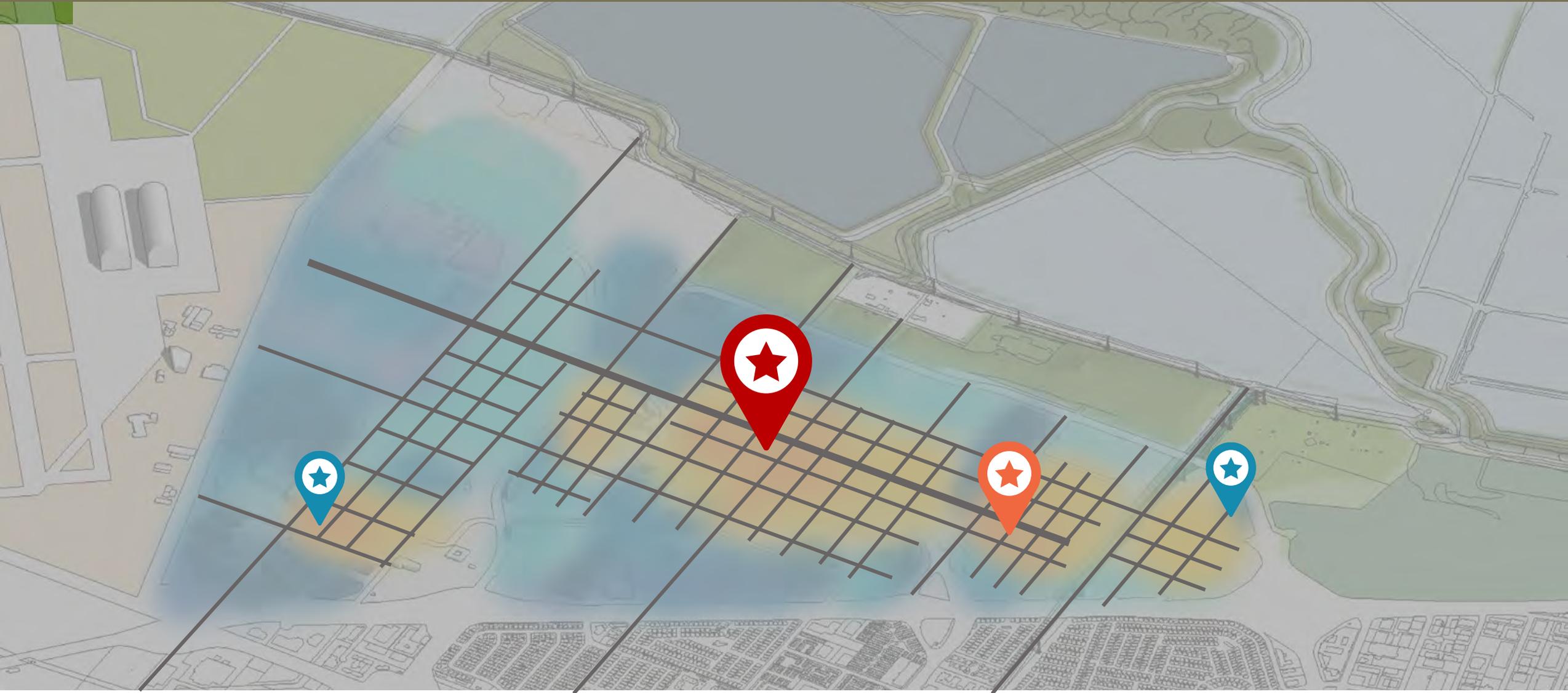
LEGEND:  Parks, Plazas, & Eco Patches

 Open Space Connectors

An aerial photograph of a city, likely Moffett Park, with a teal semi-transparent overlay. The city features a mix of residential and commercial buildings, streets, and green spaces. In the background, there are rolling hills and mountains under a clear sky. The teal overlay is a large rectangle that covers most of the image, with the title text centered within it.

Mobility Considerations

Potential for a walkable street/path network



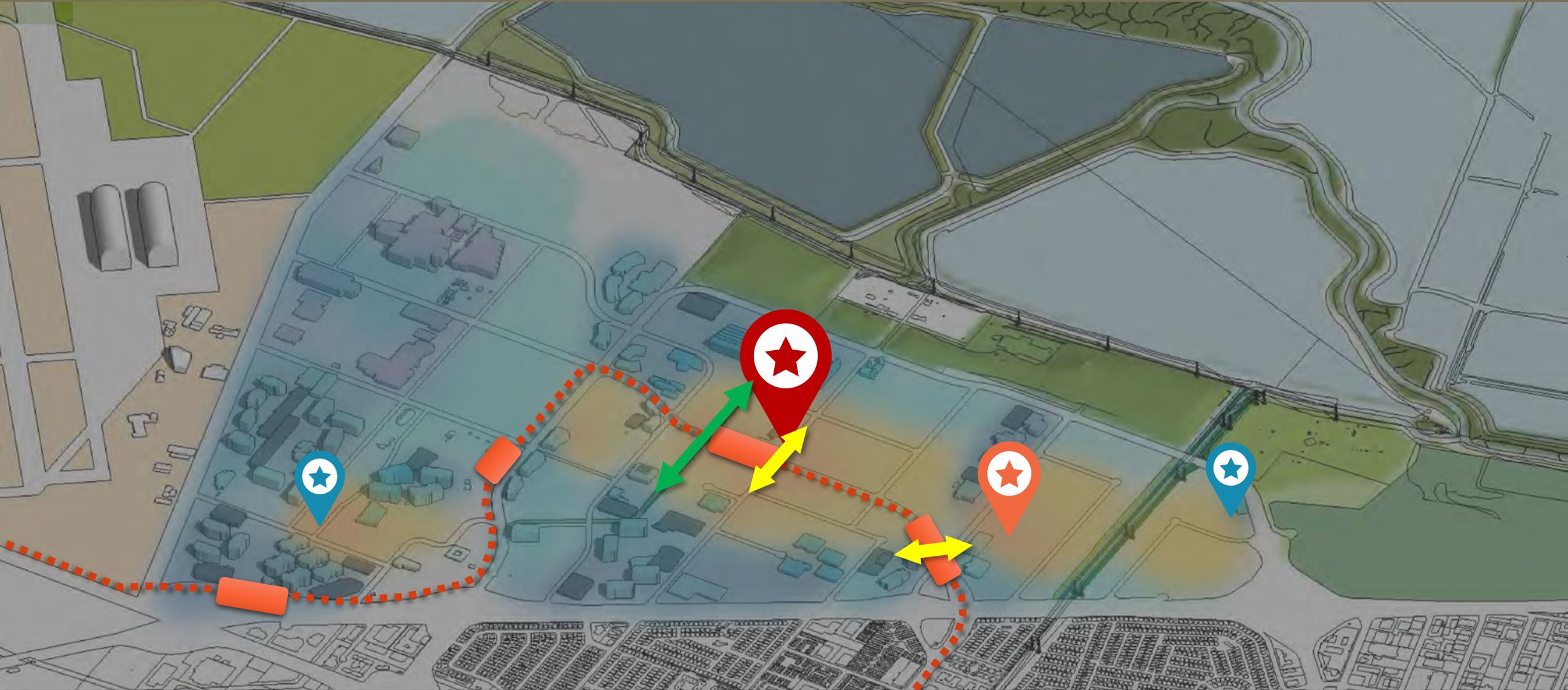
LEGEND: ● Residential Opportunity Near Transit ● Residential Opportunity ● Office Development Opportunity

Potential for comfortable and connected bike network



LEGEND: ● Residential Opportunity Near Transit ● Residential Opportunity ● Office Development Opportunity

JAVA: Light rail Crossings + Station Design



LEGEND: ● Residential Opportunity Near Transit ● Residential Opportunity ● Office Development Opportunity

An aerial photograph of a city, likely Salt Lake City, Utah, showing a mix of urban development, green spaces, and a large airport to the left. The image is overlaid with a semi-transparent teal rectangle in the center. The text "Creating Complete Neighborhoods" is written in white, bold, sans-serif font across the teal area.

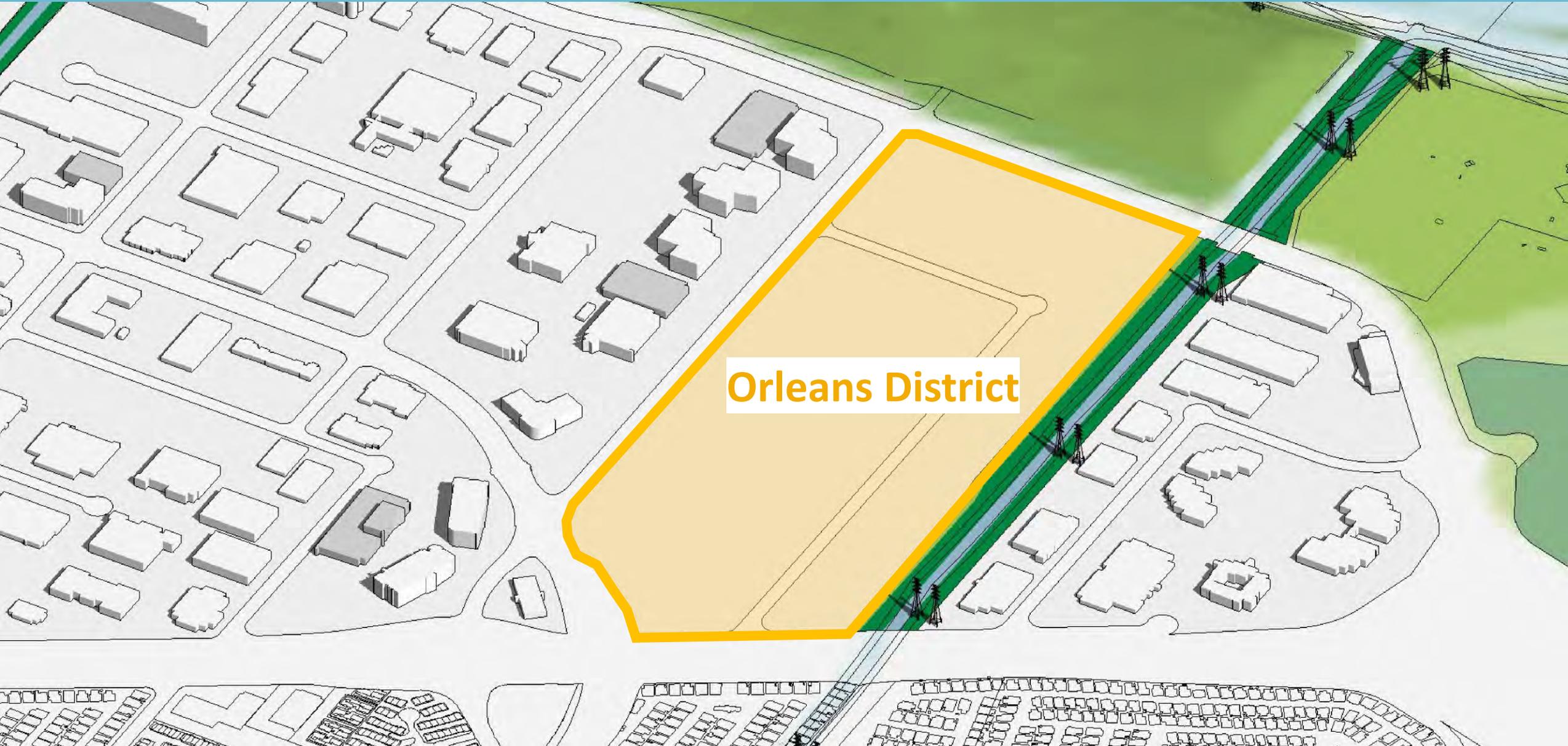
Creating Complete Neighborhoods

Creating Complete Neighborhoods



Orleans District

Creating Complete Neighborhoods



Orleans District

Creating Complete Neighborhoods

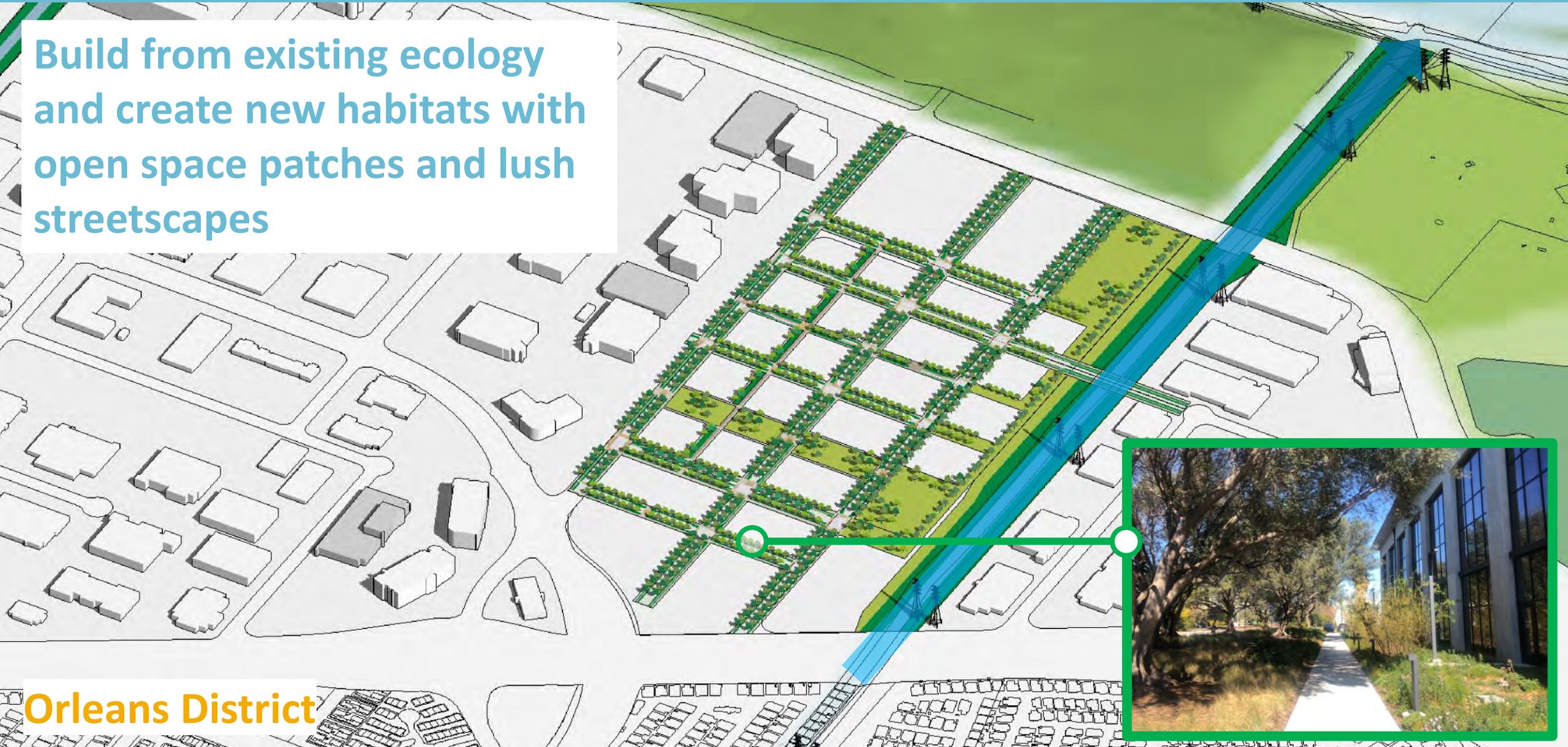
It starts with a new finer grain network of open spaces and street connections that sets the framework for a new walkable district

Orleans District



Creating Complete Neighborhoods

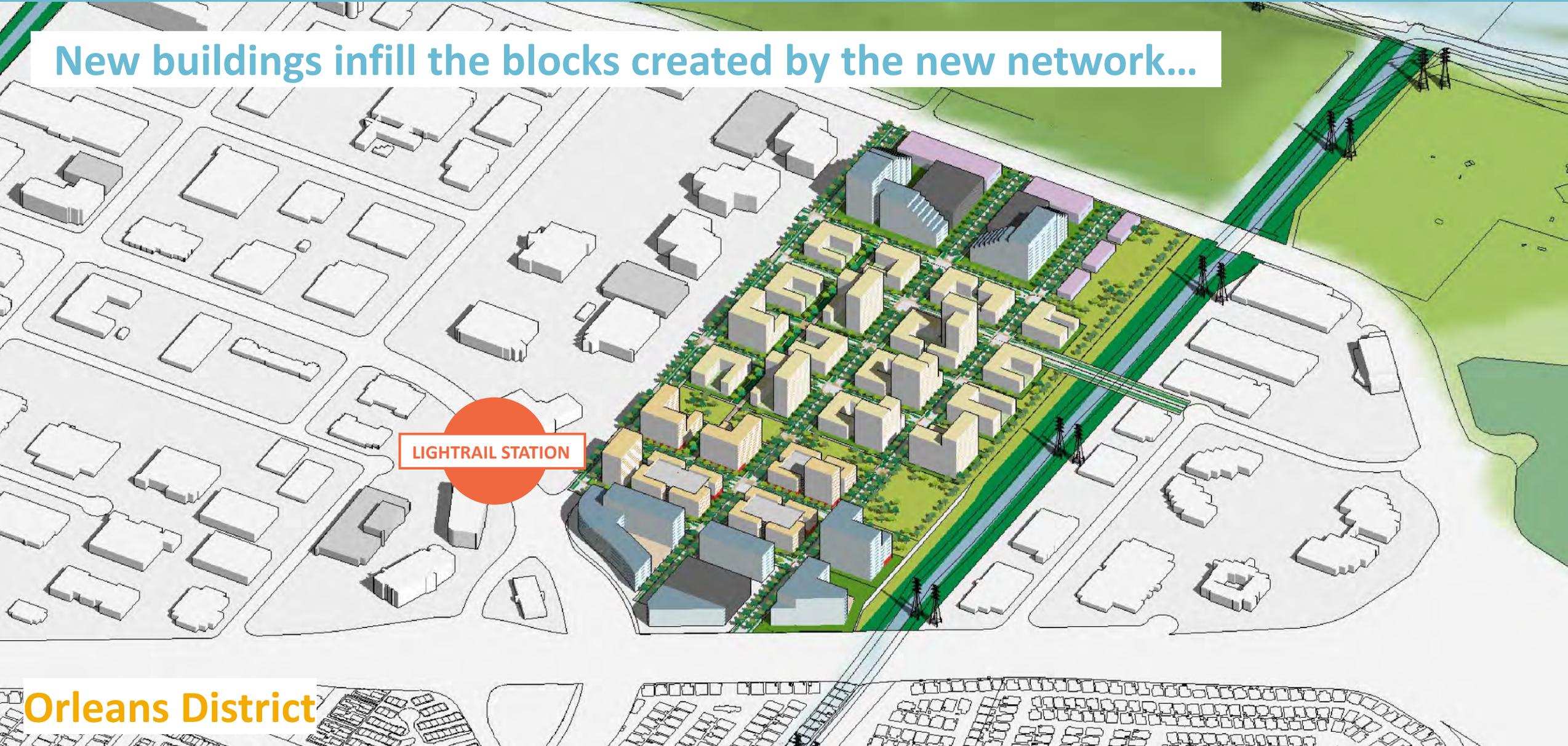
Build from existing ecology and create new habitats with open space patches and lush streetscapes



Orleans District

Creating Complete Neighborhoods

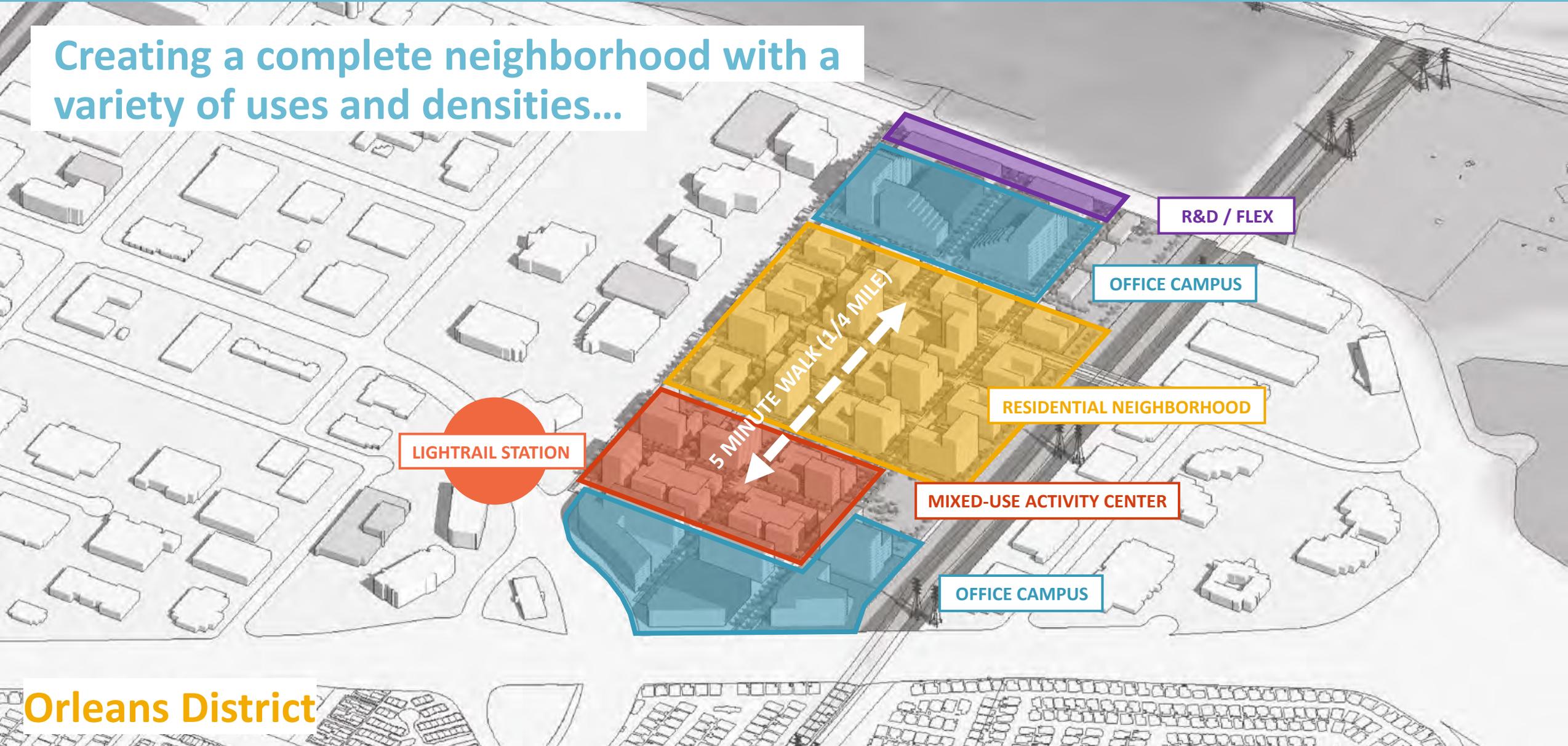
New buildings infill the blocks created by the new network...



Orleans District

Creating Complete Neighborhoods

Creating a complete neighborhood with a variety of uses and densities...



Orleans District

Creating Complete Neighborhoods

Anchored by a mixed-use activity center close to transit...



LIGHTRAIL STATION



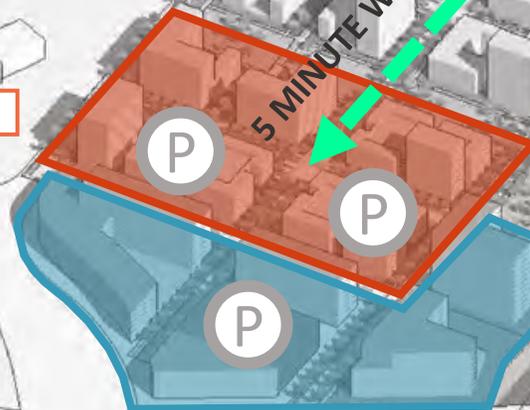
Orleans District

Creating Complete Neighborhoods

District parking is located on the outside of the neighborhood in office parks and mixed-use areas...



LIGHTRAIL STATION



MIXED-USE ACTIVITY CENTER

RESIDENTIAL NEIGHBORHOOD

OFFICE CAMPUS

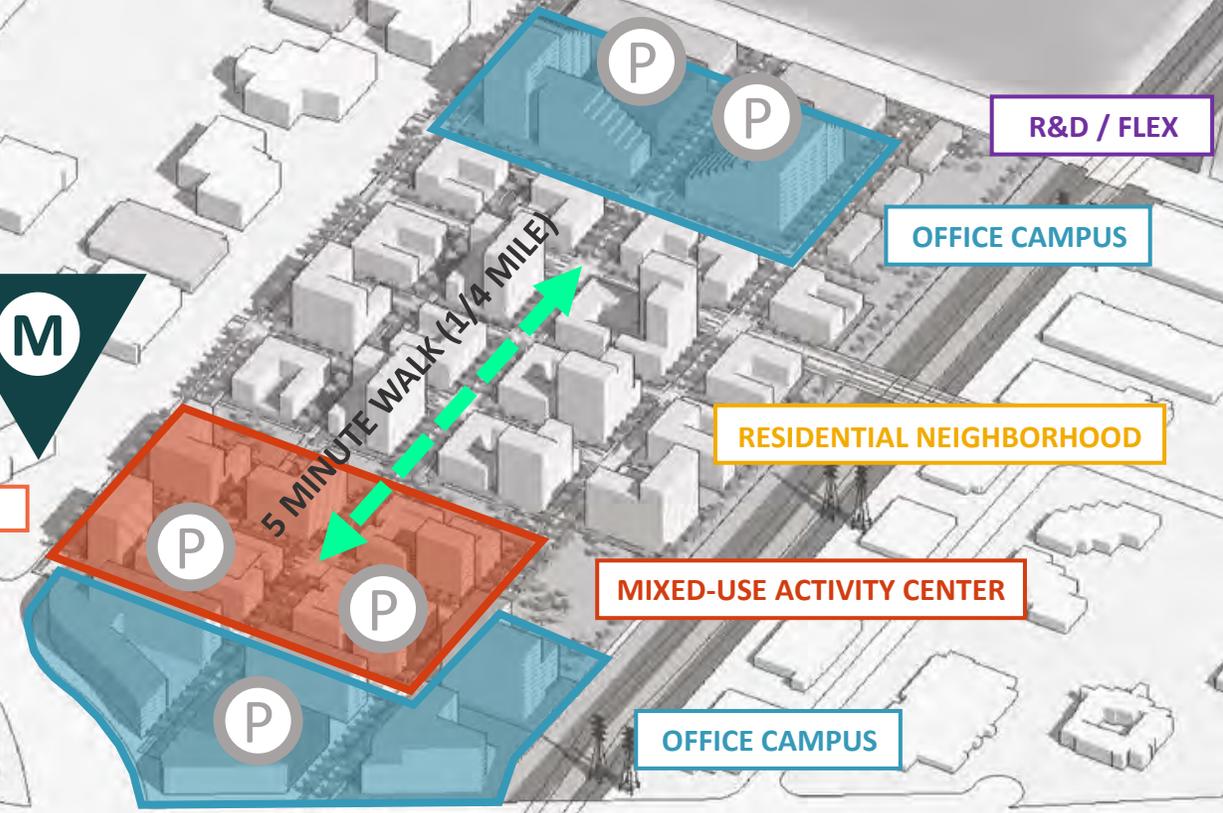
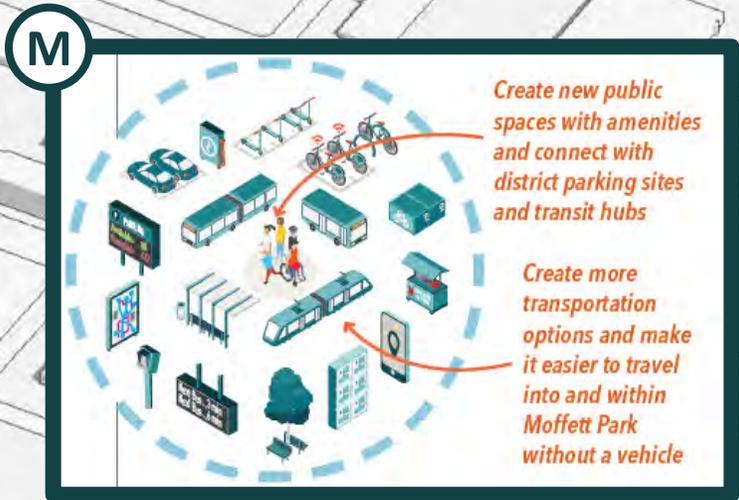
R&D / FLEX

OFFICE CAMPUS

Orleans District

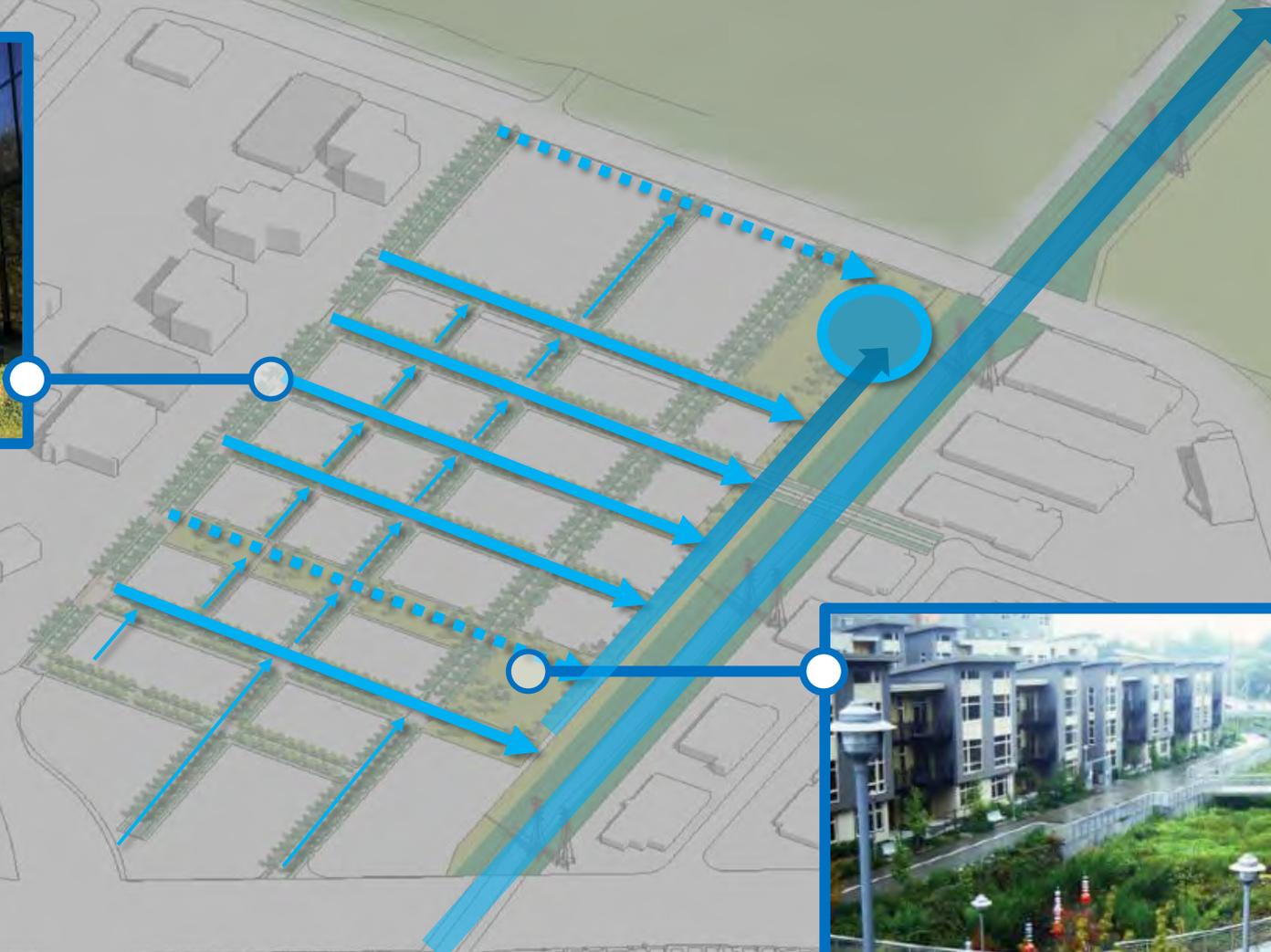
Creating Complete Neighborhoods

Mobility Hubs are located adjacent to transit and activity centers...



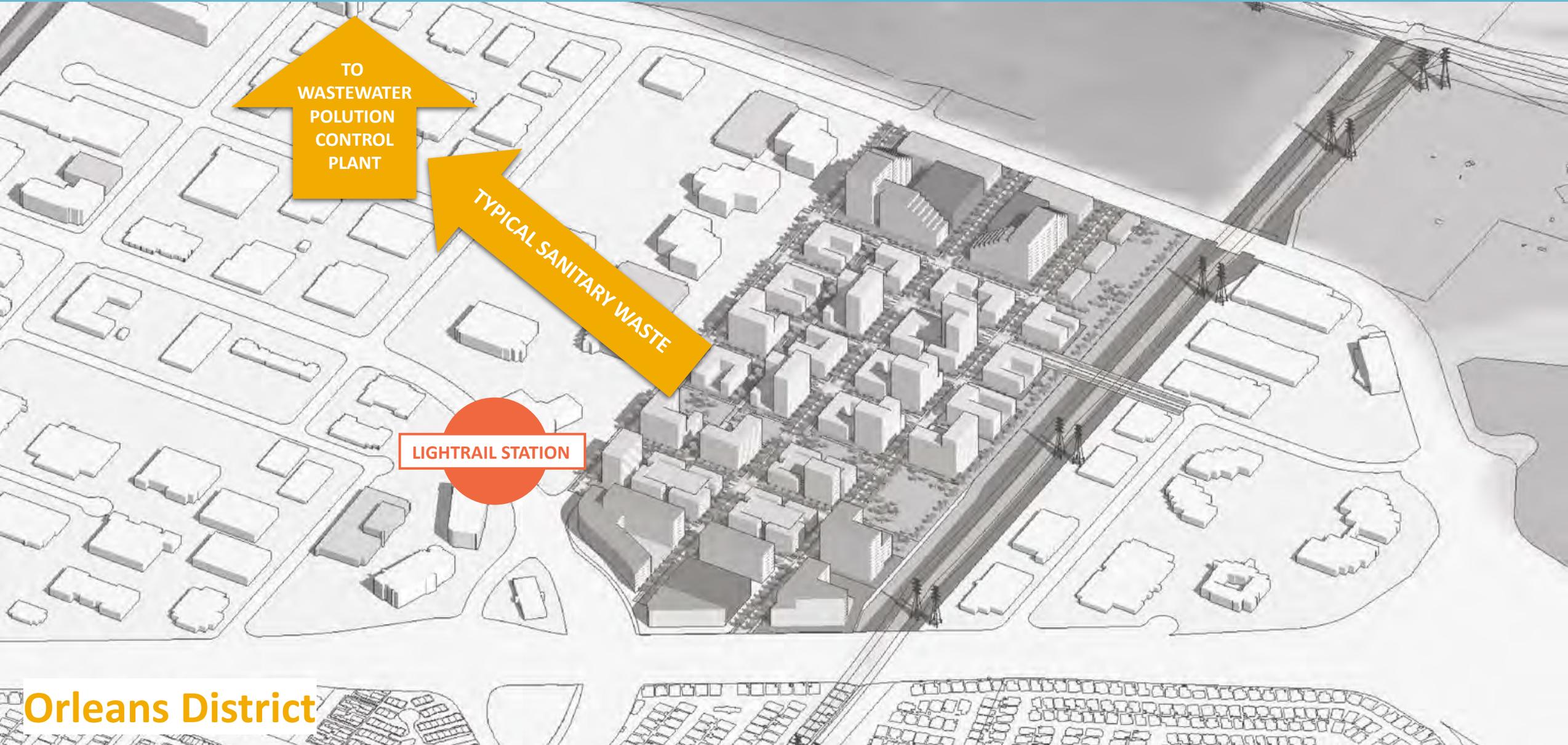
Orleans District

District Infrastructure | Centralized Stormwater Management



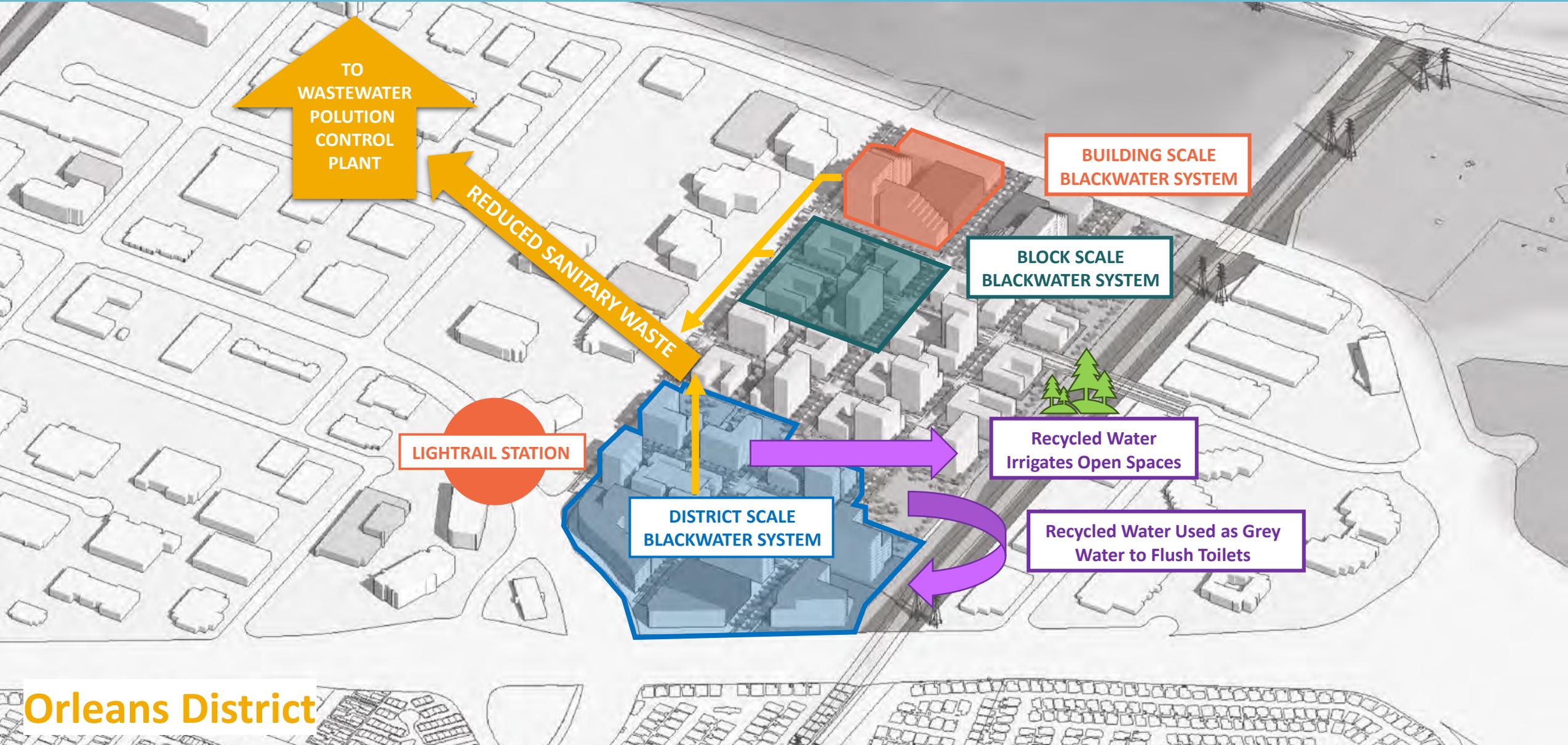
Orleans District

District Infrastructure | Wastewater Management



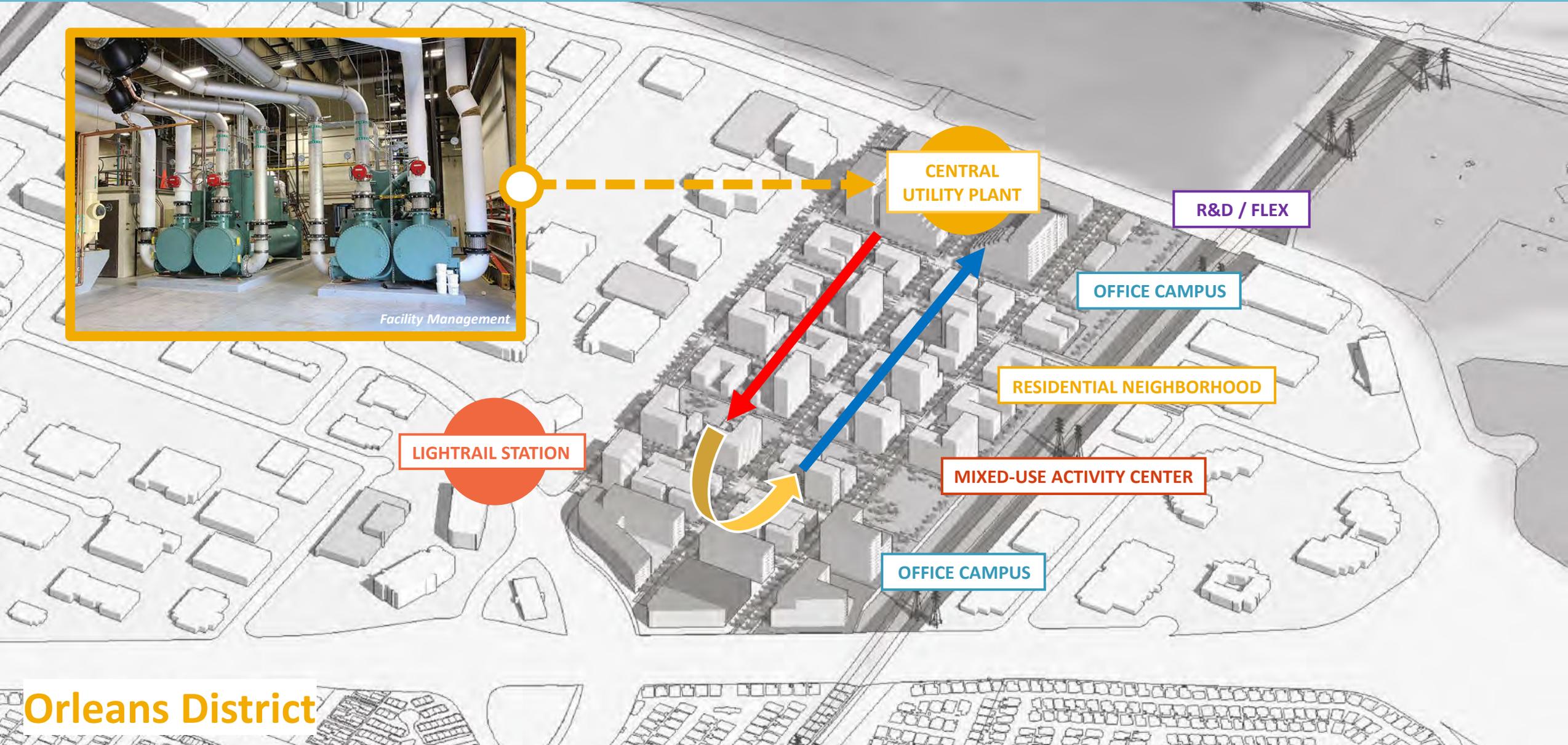
Orleans District

District Infrastructure | Wastewater Management



Orleans District

District Infrastructure | Cooling/Heating Exchange



Orleans District

Creating Complete Neighborhoods

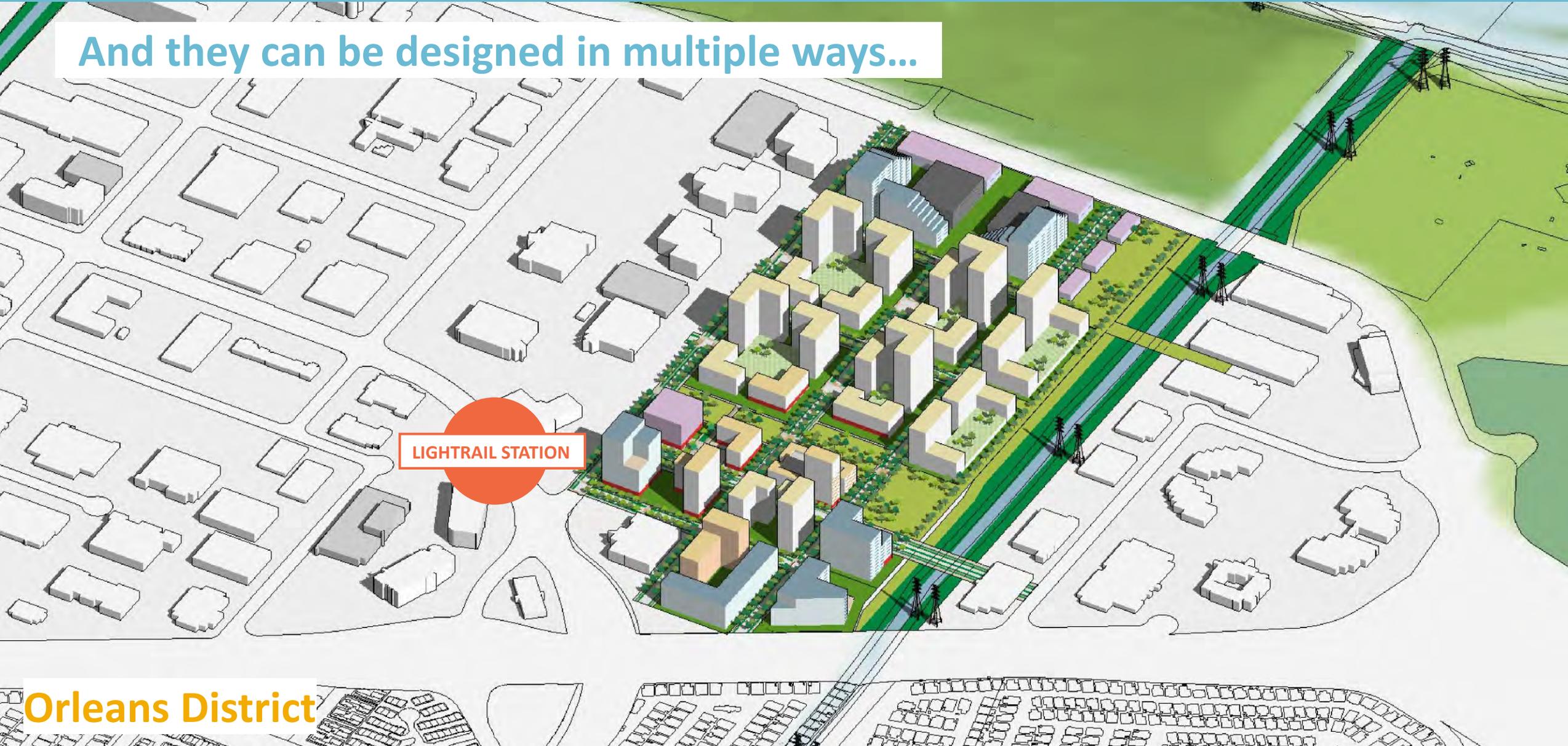
Together, these elements create complete neighborhoods



Orleans District

Creating Complete Neighborhoods

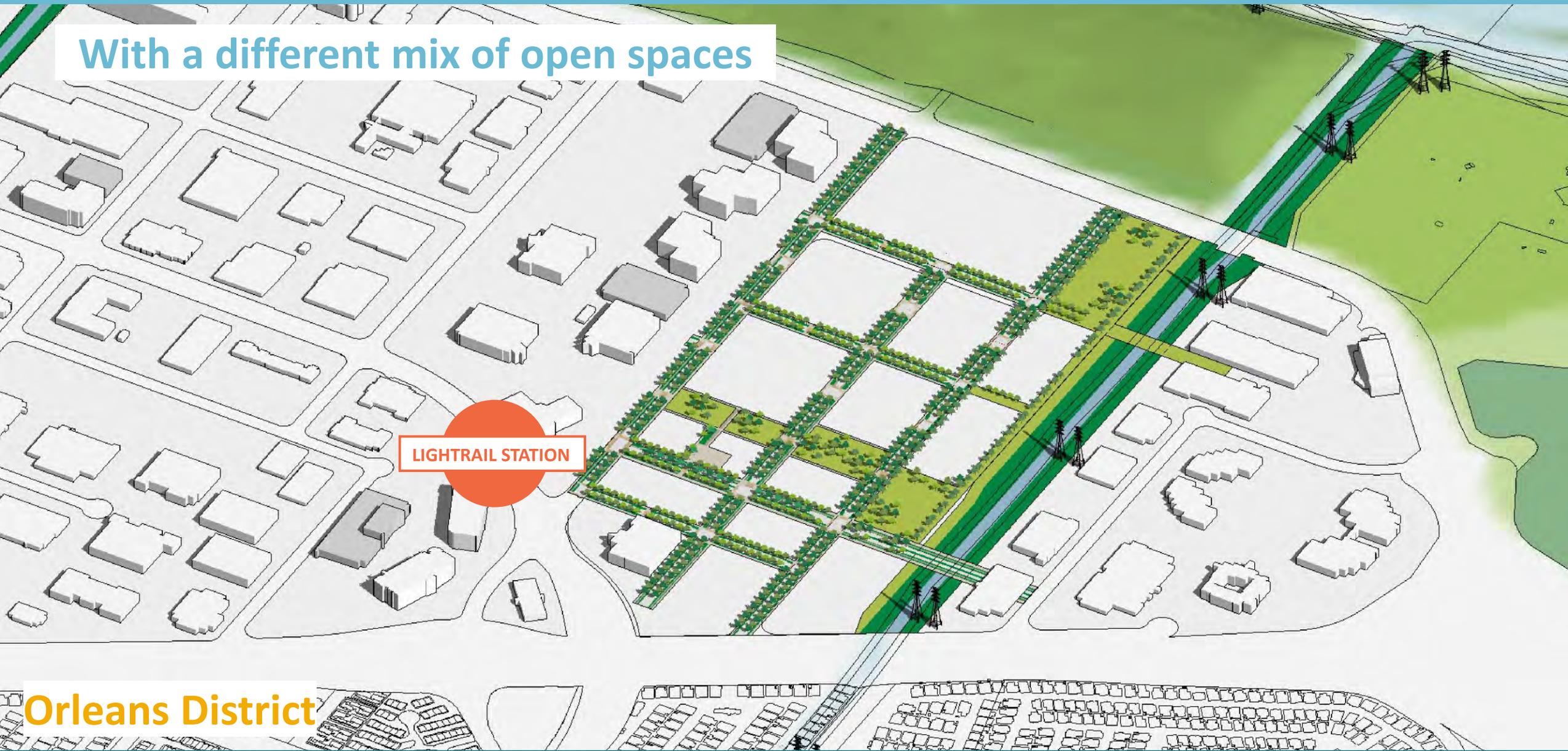
And they can be designed in multiple ways...



Orleans District

Creating Complete Neighborhoods

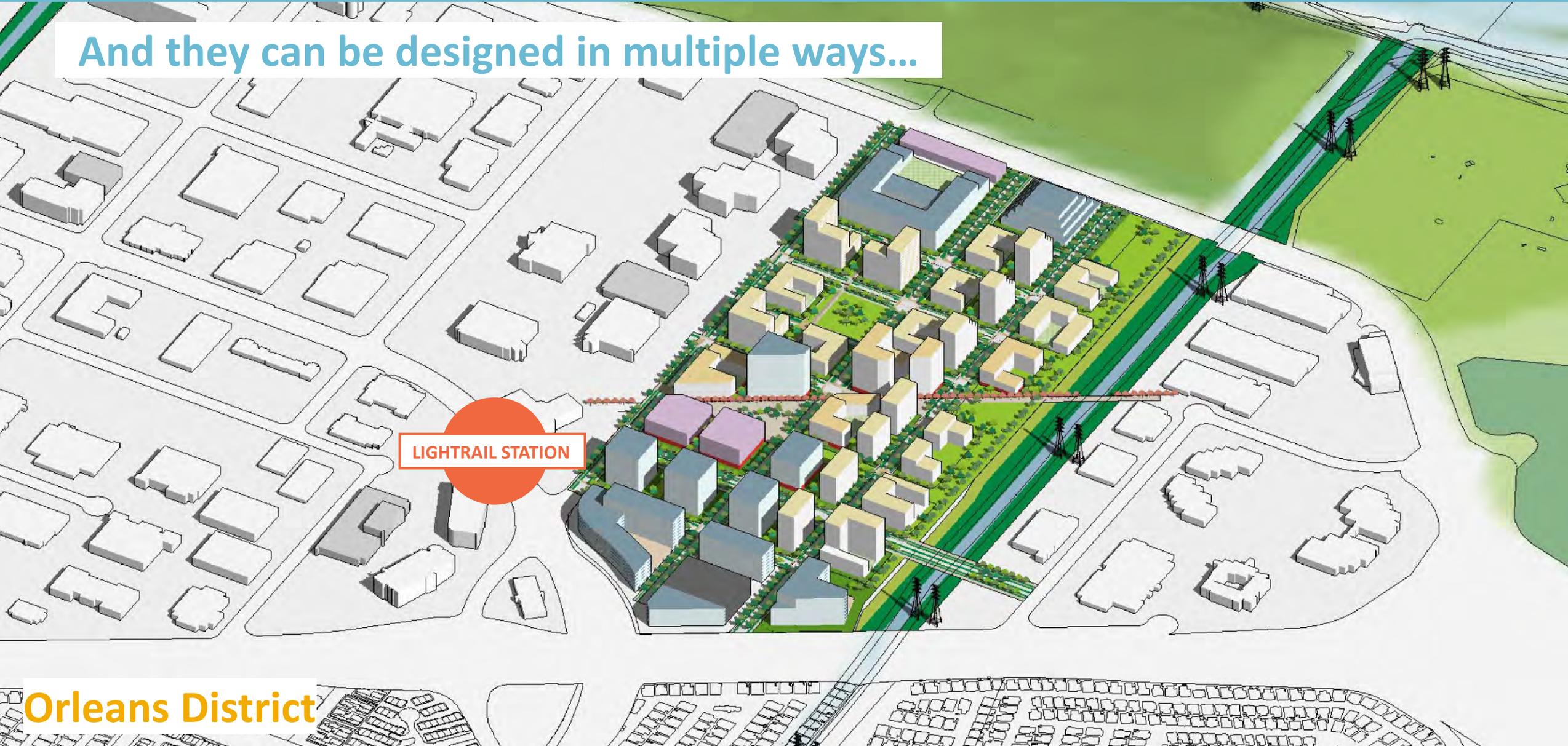
With a different mix of open spaces



Orleans District

Creating Complete Neighborhoods

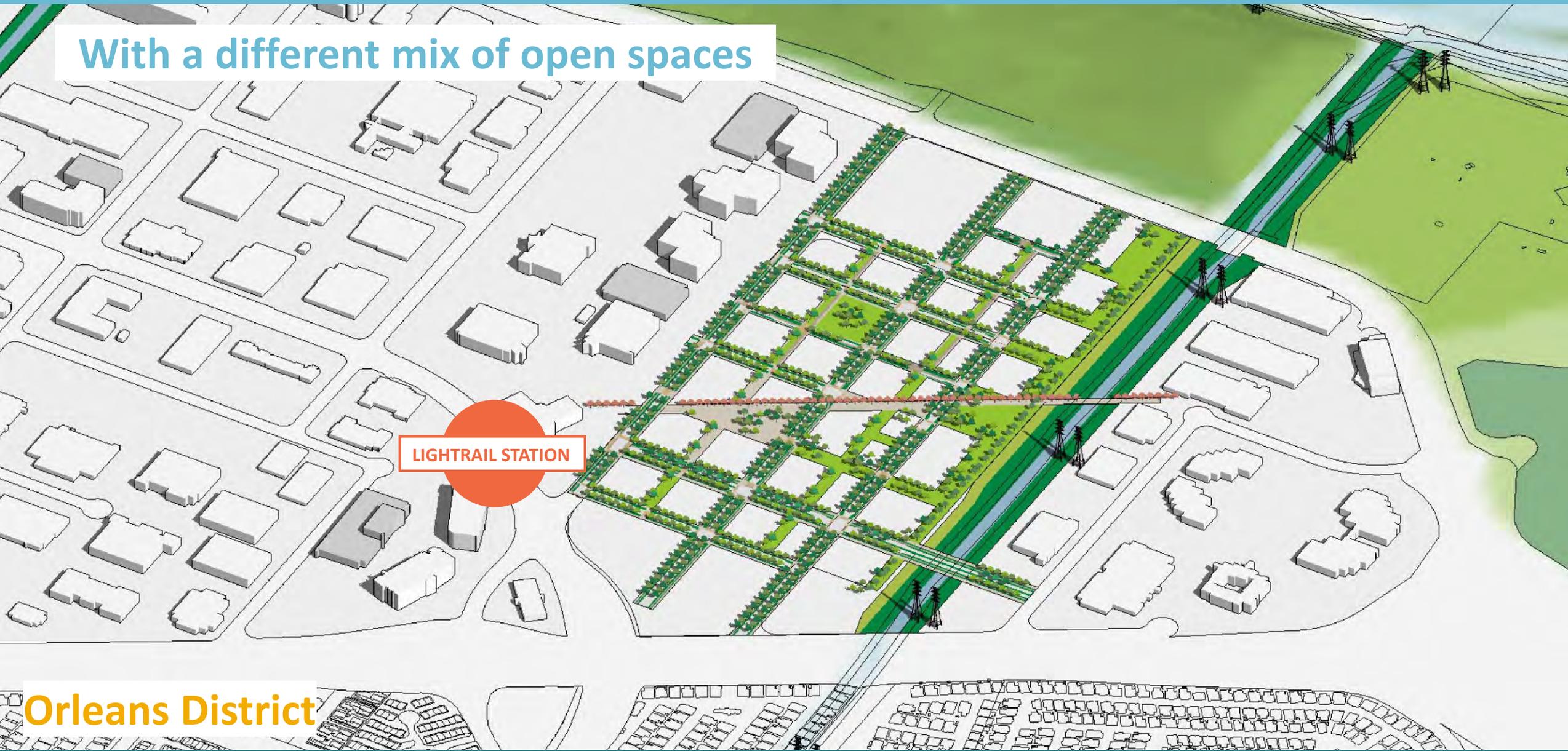
And they can be designed in multiple ways...



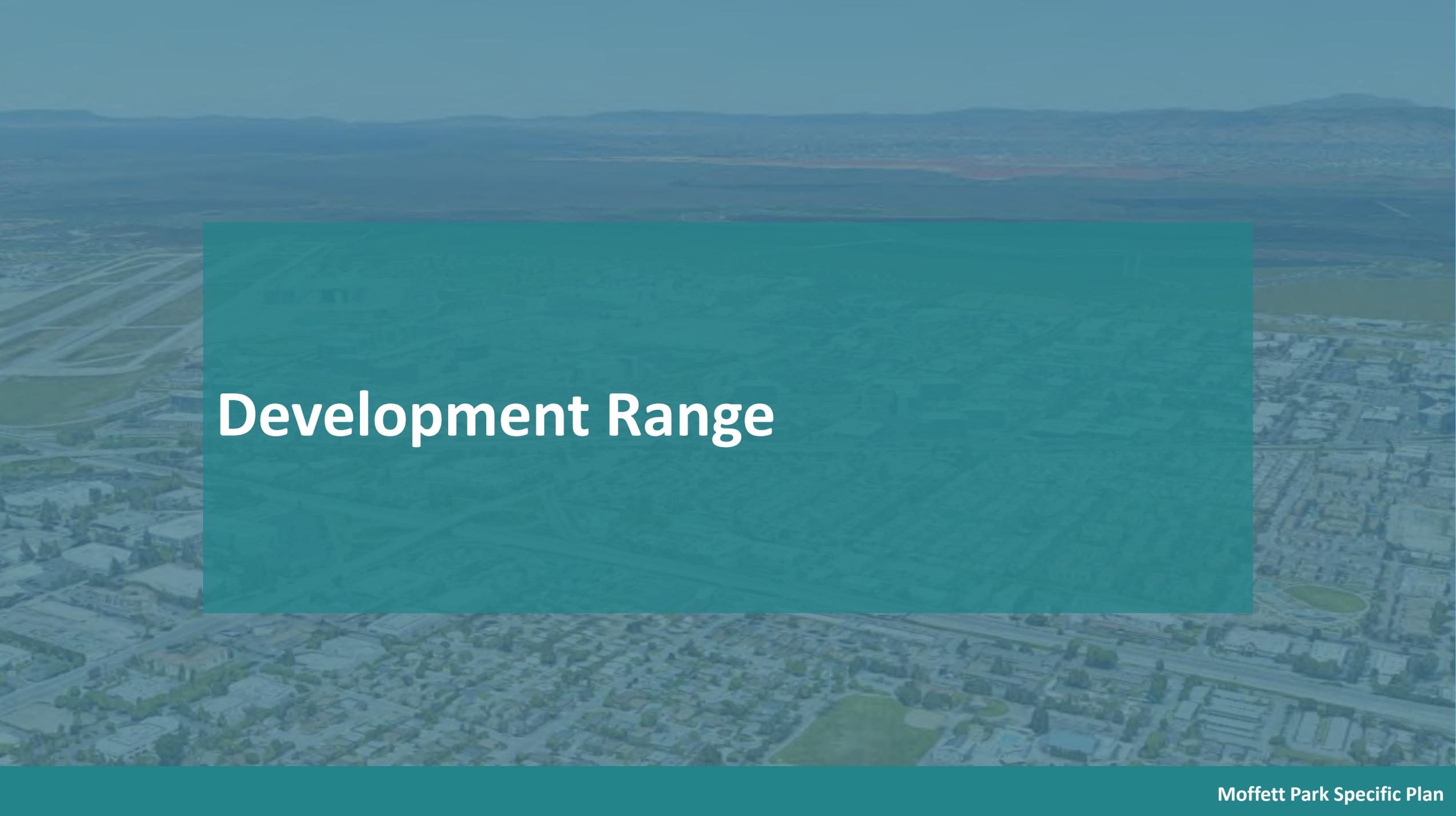
Orleans District

Creating Complete Neighborhoods

With a different mix of open spaces



Orleans District

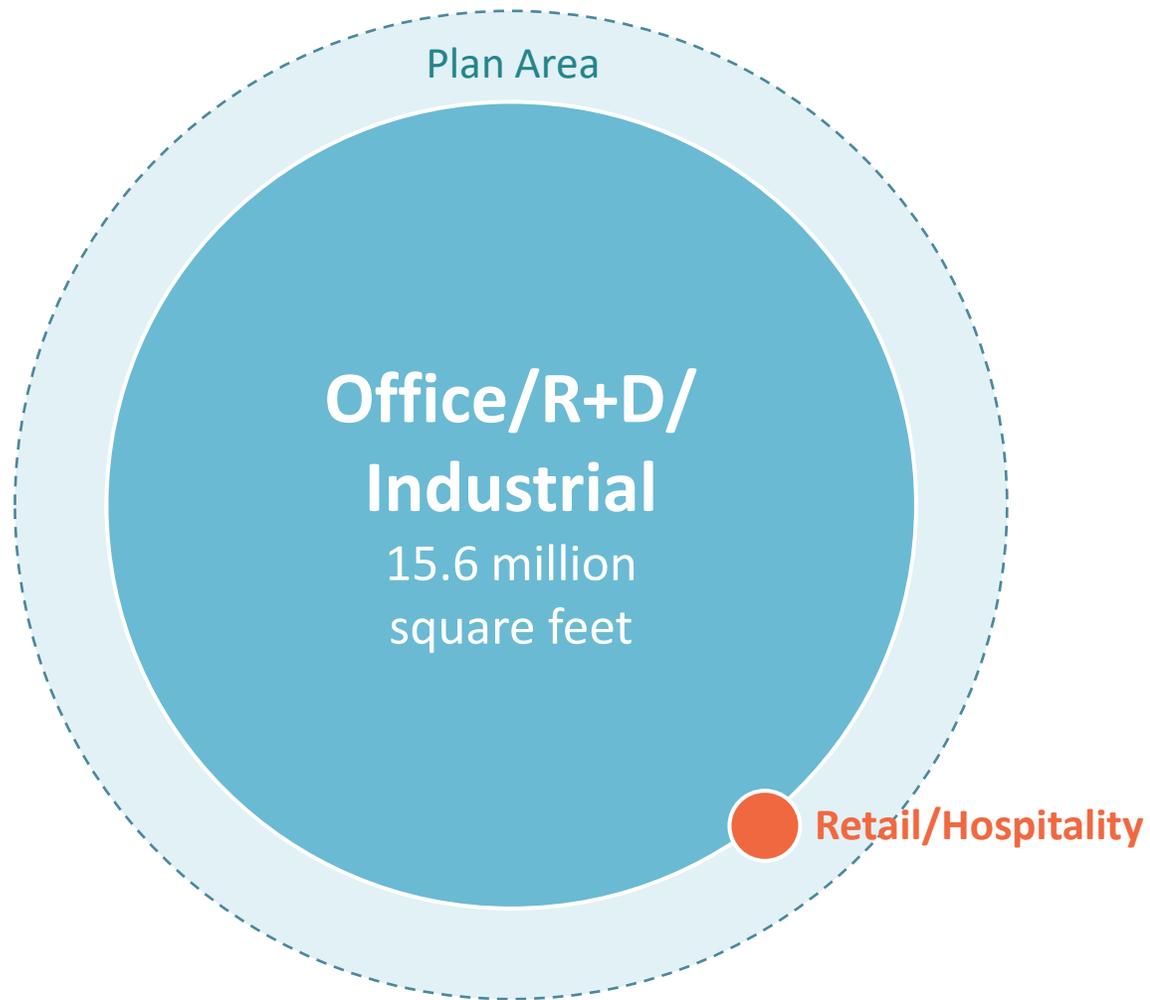
An aerial photograph of a city, likely Moffett Park, with a large teal semi-transparent rectangle overlaid in the center. The background shows a city grid, a large airport runway on the left, and distant mountains under a clear sky. The text 'Development Range' is centered within the teal box in a white, bold, sans-serif font.

Development Range

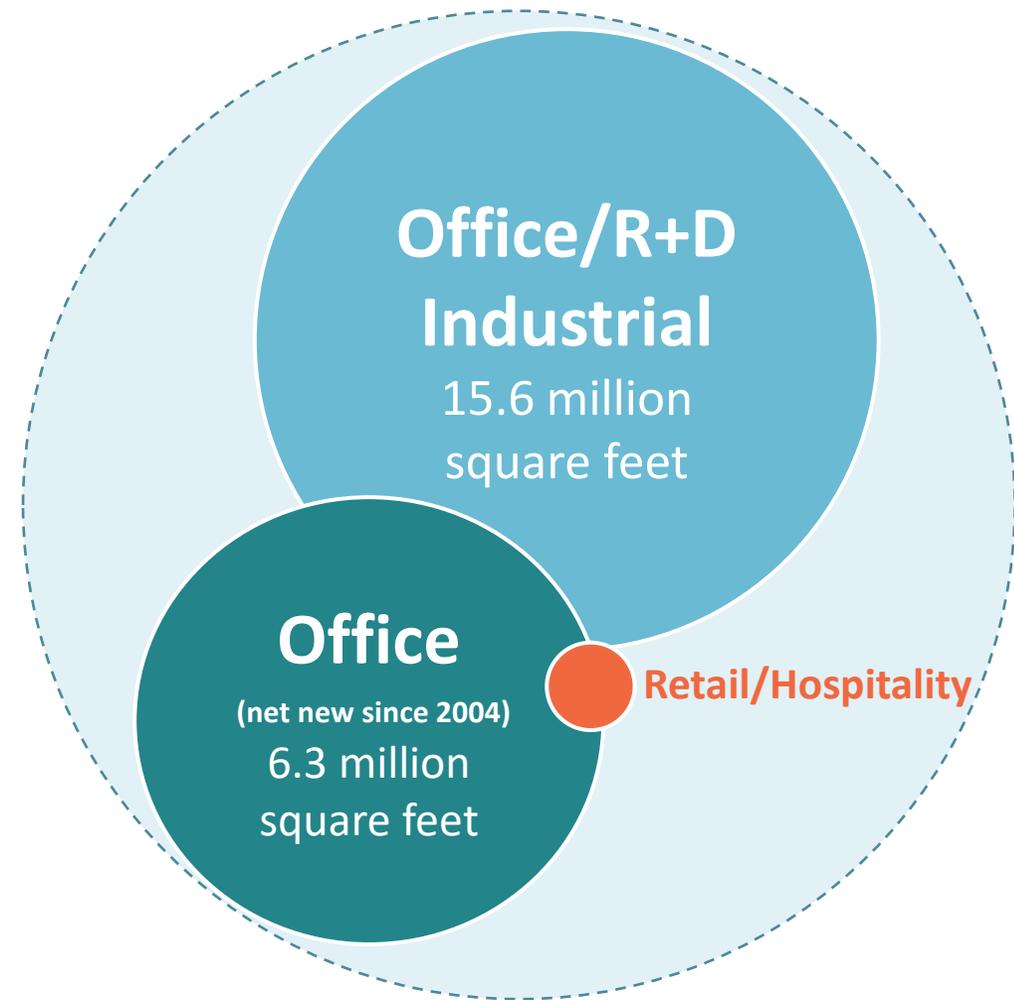
Goals for creating a mixed-use district

- Meet Council Direction for **Eco-Innovation District**
- Implement Climate Action Playbook + Green Infrastructure
- Add residential that **supports RHNA goals**
- Create a **vibrant mixed-use district**
- **Increase active recreation and open space** opportunities
- **Improve urban ecology** and **reduces flooding** hazards
- Economically feasible
- Create **demand needs for retail and services**
- Work with site constraints

Visualizing future development

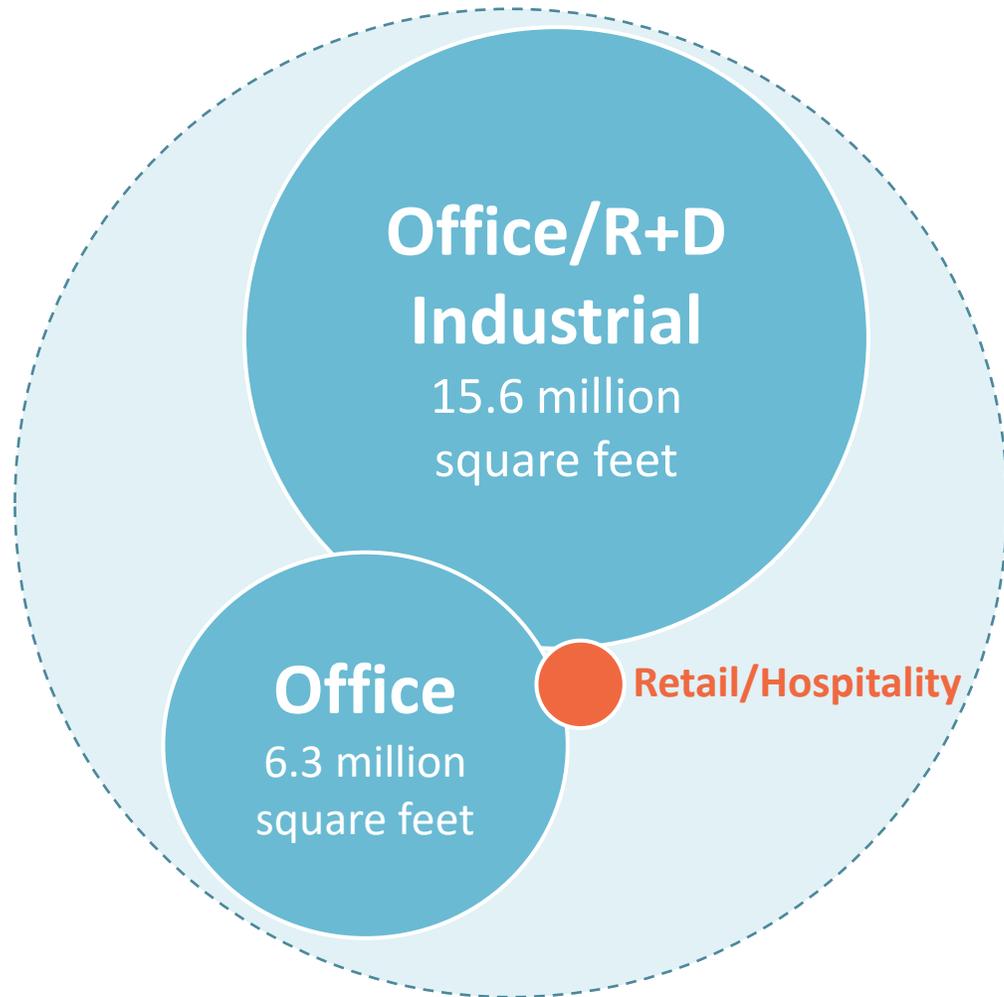


2004 | 15.6 million sf

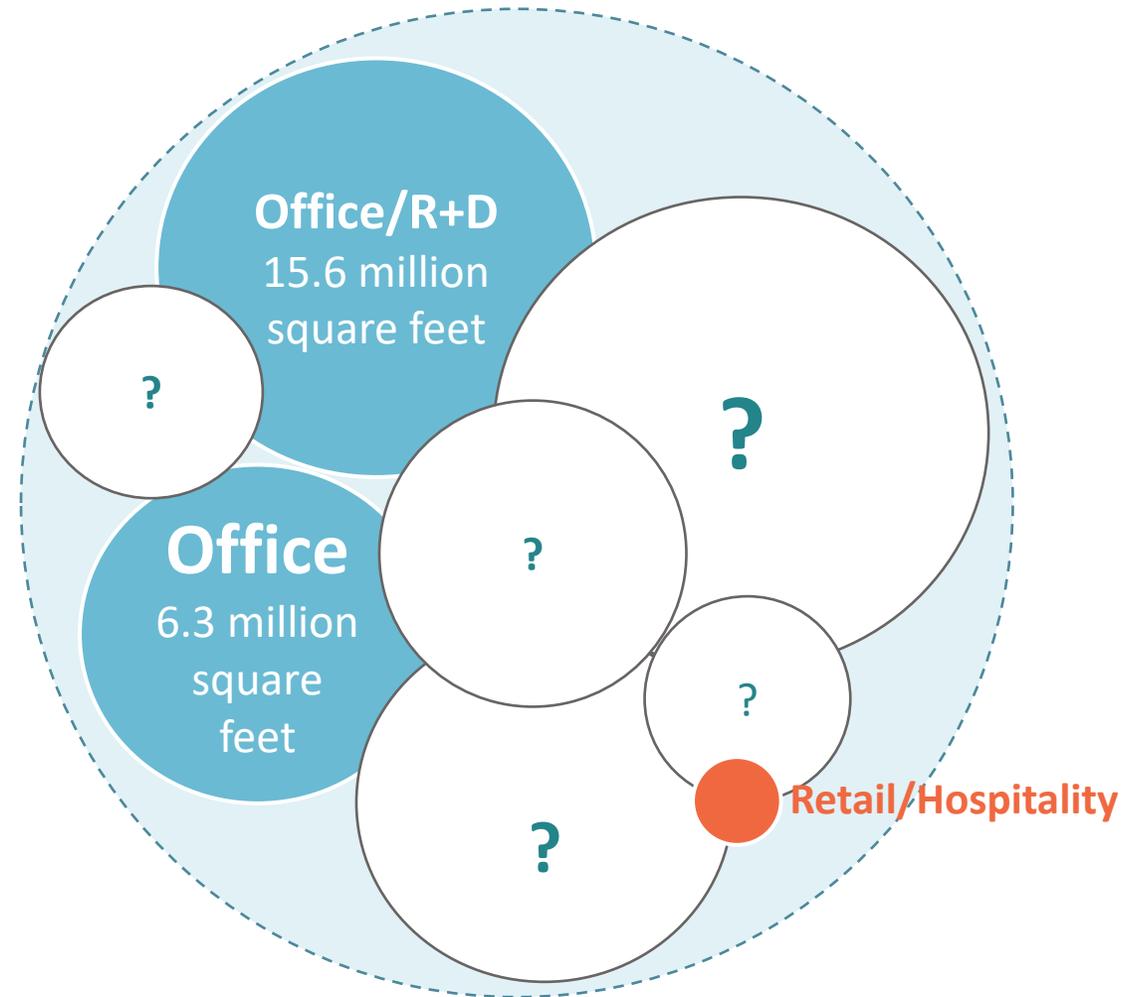


Approved | 21.9 million sf

Visualizing future development

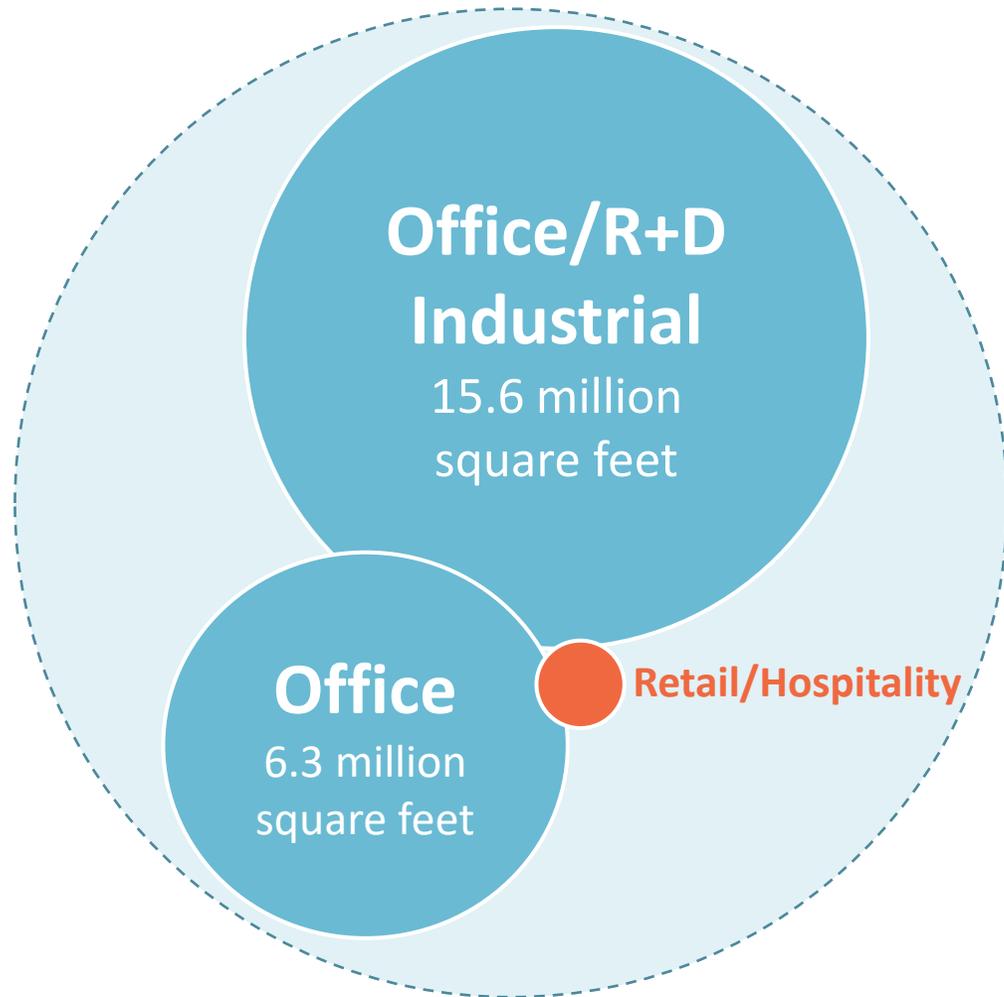


Approved | 21.9 million sf

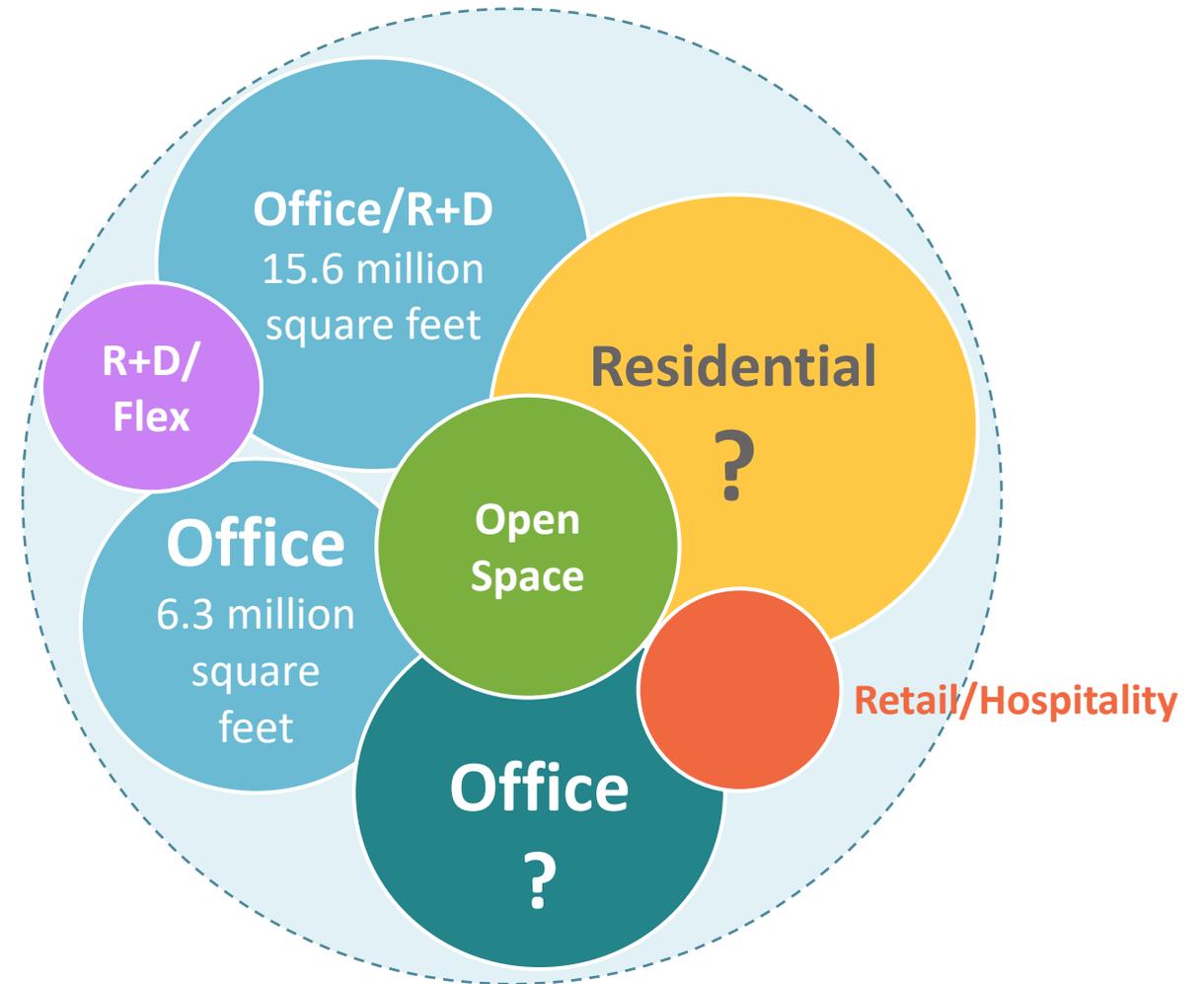


2040+ | ???

Visualizing future development

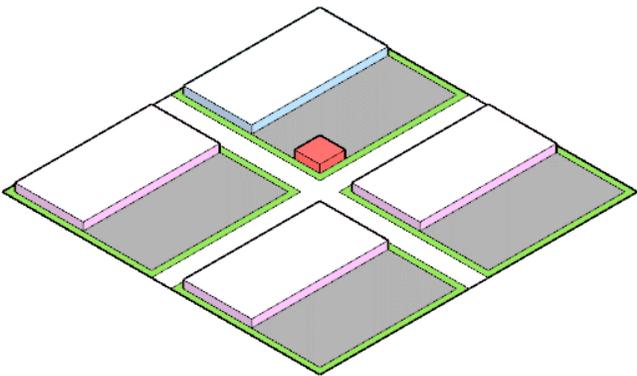


Approved | 21.9 million sf



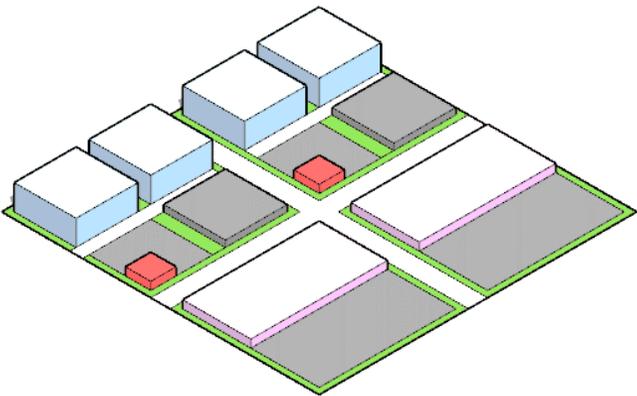
2040+ | ???

Visualizing future development



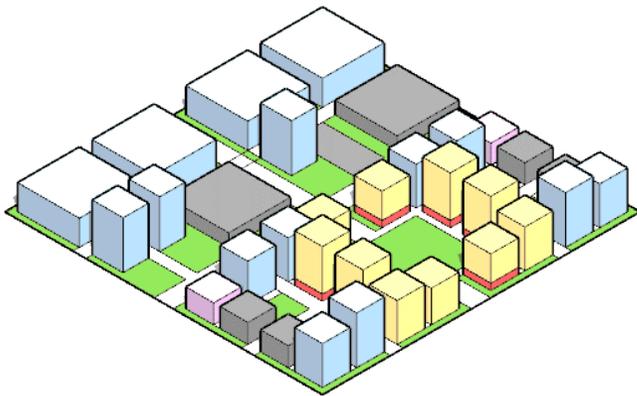
2004

15.6 million sf



2021 + Approved

21.9 million sf

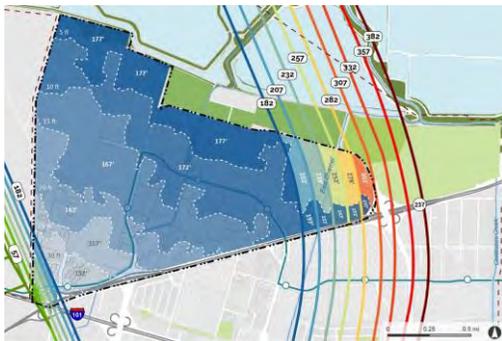


2040

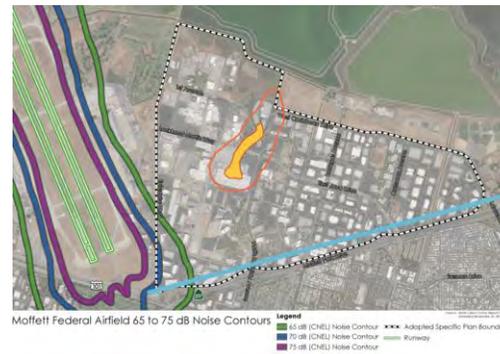
?????

Background Analysis

- Site/Environmental Constraints
 - SLR/Noise/Pollution/Contamination
- Draft Walkable Block Network
 - 12% ROW to 25-40% public space
- Draft Open Space Strategies
 - 5.34 acres per 1,000 residents
 - Urban Ecology/Eco-patches
- Land Use Location Analysis
- Block Design
 - Wide building setbacks to increase habitat and reduce heat island effect
- Building Prototype + Site Capacity Tests
 - FAR/density analysis



Heights



Noise and Pollution

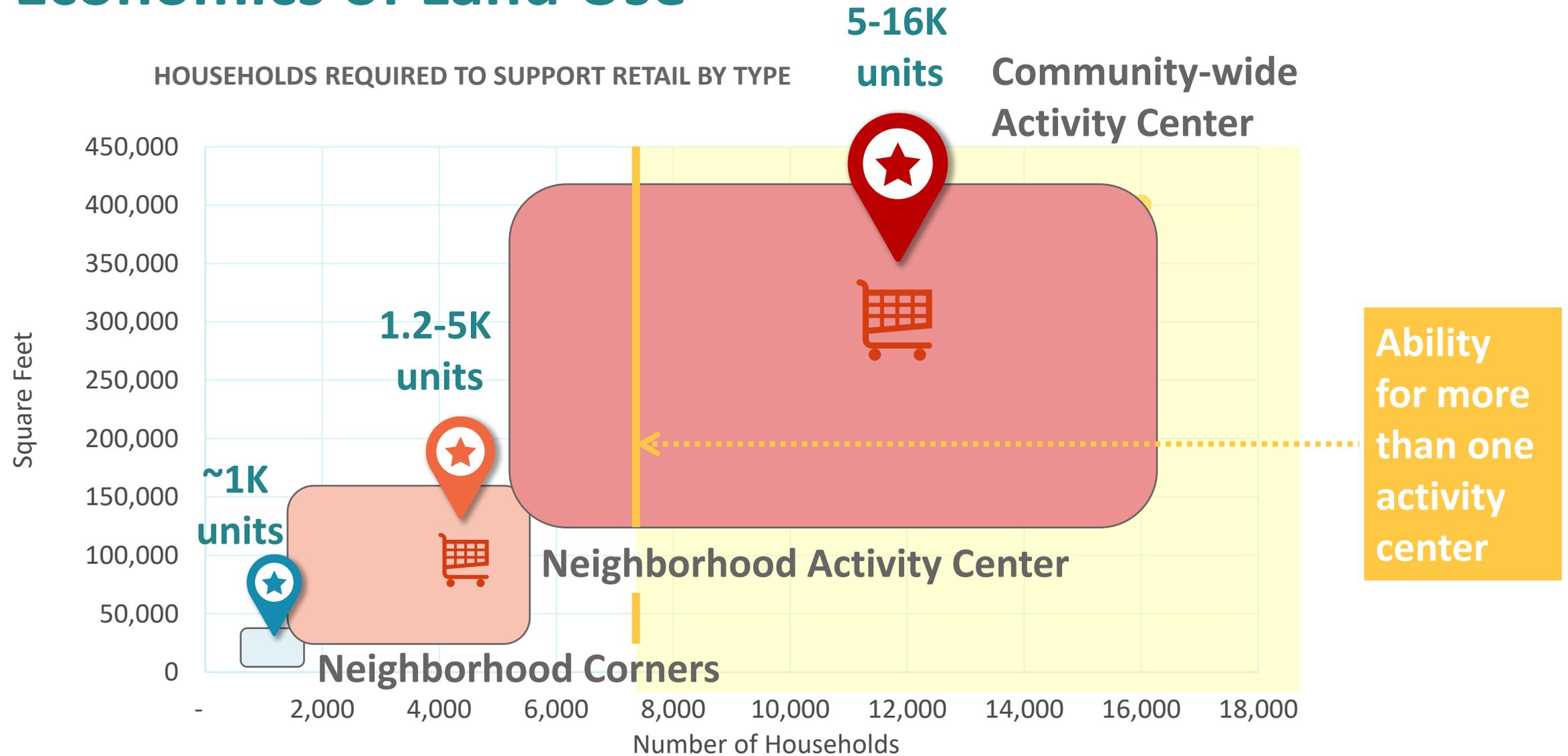


Urban Ecology



Sea Level Rise/Flooding

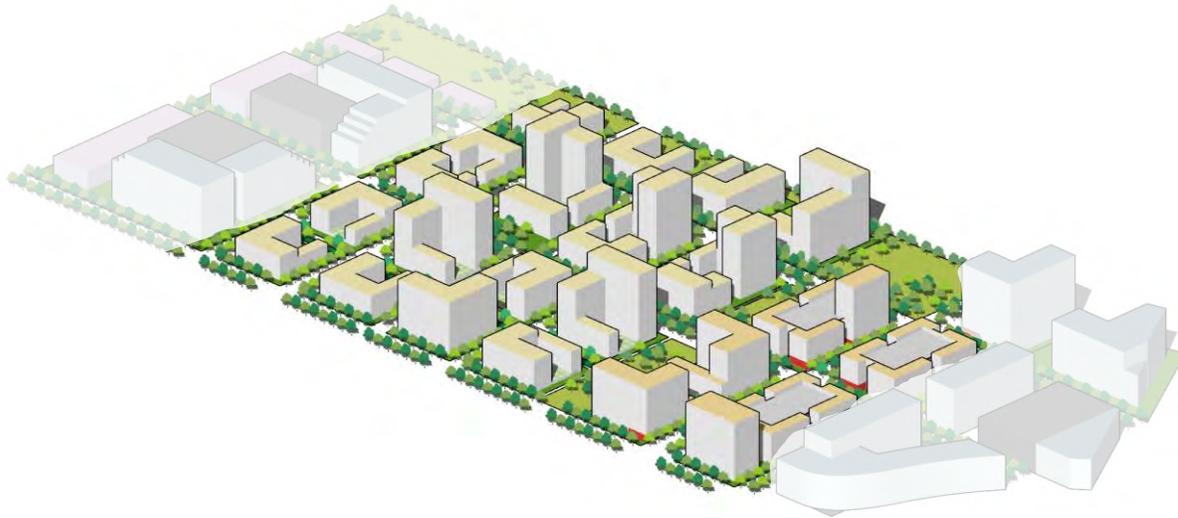
Economics of Land Use



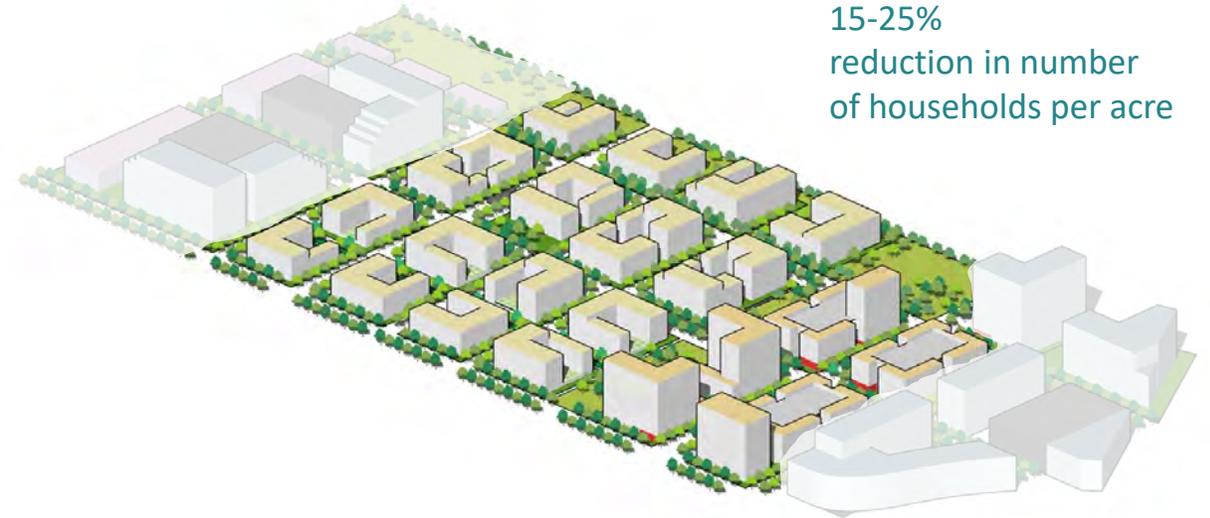
Source: Costar, 2019; Strategic Economics, 2020.

Residential Density Analysis

Mix of mid-rise and high-rise residential



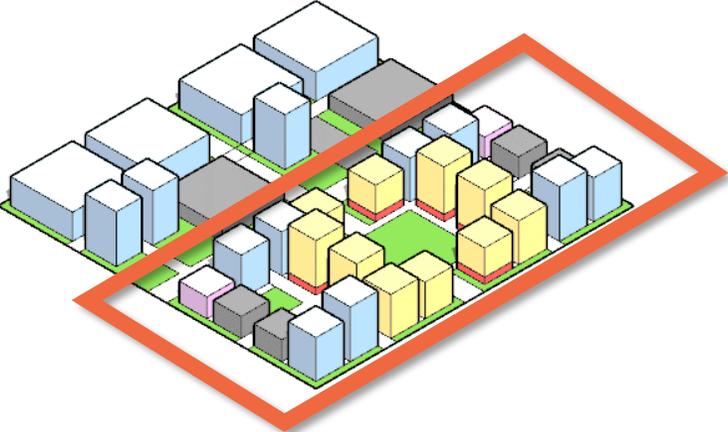
Mid-rise residential between 5-8 stories



15-25%
reduction in number
of households per acre



Visualizing future development



~ 2040

Existing
Office/
R+D

Area for
Redevelopment



Red line represents the amount of retail the land uses can support

Office-Priority



Mixed-Priority



Residential-Priority



Shaping Development Scenarios

- **Office**
 - Interest of property owners and businesses
- **Residential**
 - Minimum
 - 1-2 Neighborhood Activity Centers
 - 1 Community-Wide Activity Center
 - Available Locations After Site Constraints
 - SLR/Noise/Pollution/Contamination/Height
 - Housing types
 - Mid-rise to high-rise (15 stories)
 - Micro to 3-bedroom units
 - Maximum
 - Open space
 - Height limits



Office-Priority

Mixed-Priority

Residential-Priority



+ 12
million
SF



+ 8,000
Units

+ 8
million
SF

+ 16,000
Units

+ 4
million
SF



+ 22,000
Units

Office-Priority

- Maximize land area for office
- Create enough residential to support a mixed-use neighborhood

Residential-Priority

- Maximize land area for residential
- Create enough office to support infrastructure and redevelopment

+ 12
million
SF



+ 8,000
Units

+ 8
million
SF

+ 16,000
Units

+ 4
million
SF

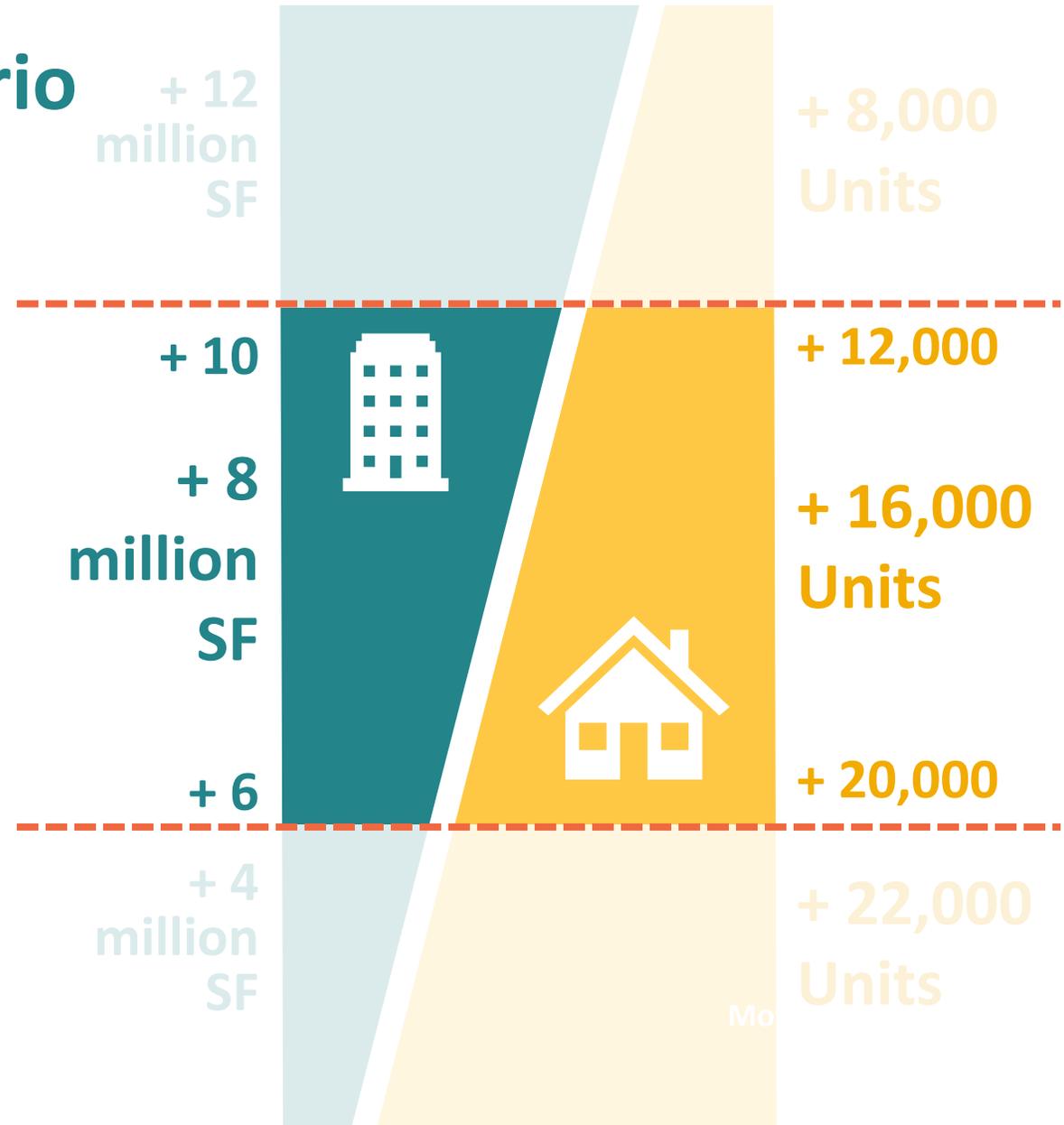


+ 22,000
Units

Range for Mixed-Priority Scenario

Next Steps for Study

- A. Range directed by Council
- B. Present a range of office and residential densities
- C. Present urban design concepts



Today's Workshop

INTERACTIVE PUBLIC MEETING

(4:00) Welcome/Roll Call

(4:05) Facilitation protocol

(4:10) Specific Plan Overview +

Opportunities/Constraints

(4:30) Market Conditions, Housing, Fiscal
Impacts (Strategic Economics) (15 min)

(4:45) Land Use (30 min)

(5:20) Round Table Discussion (30 min)

CITY COUNCIL STUDY SESSION

(5:50) Public Comment (1.5 min each)

(6:10) City Council Study Session

(7:00) Adjourn

OPPORTUNITIES FOR COMMUNITY INPUT:

1. Live Polling

2. Round Table Discussion

- Ask and rank questions on Menti.com
- Moderator will choose questions

3. Public Comment

- 90 sec per speaker

4. Office Hours

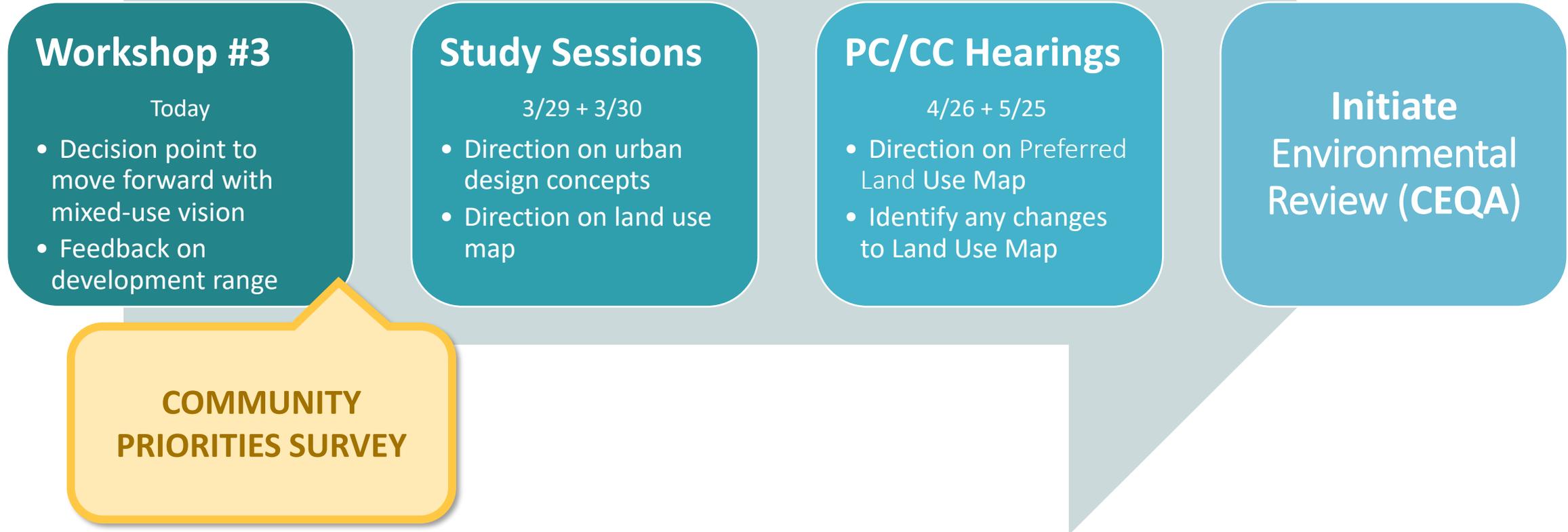
- Tuesday March 9, @Noon

5. Website/Email

MoffettparkSP.com
moffettpark@sunnyvale.ca.gov



Process from today to CEQA



Questions to Consider

- Do you want to study housing in Moffett Park?
- What land use scenario or scenarios should be studied?
 - Office-Priority
 - Mixed-Priority
 - Residential-Priority
- What other info do you need?
- What does the Council think about retaining and creating spaces for start-up, maker spaces, light industrial and research + development?



Wrap Up

An aerial photograph of a city, likely Moffett Park, with a semi-transparent white rectangular box overlaid in the center. The box contains the text "Round Table Discussion" in a bold, teal-colored font. The background shows a mix of urban buildings, green fields, and distant mountains under a clear sky.

Round Table Discussion

Round Table Discussion Panel

City of Sunnyvale

- Andy Miner, Assistant Director of Community Development
- Michelle King, Principal Planner

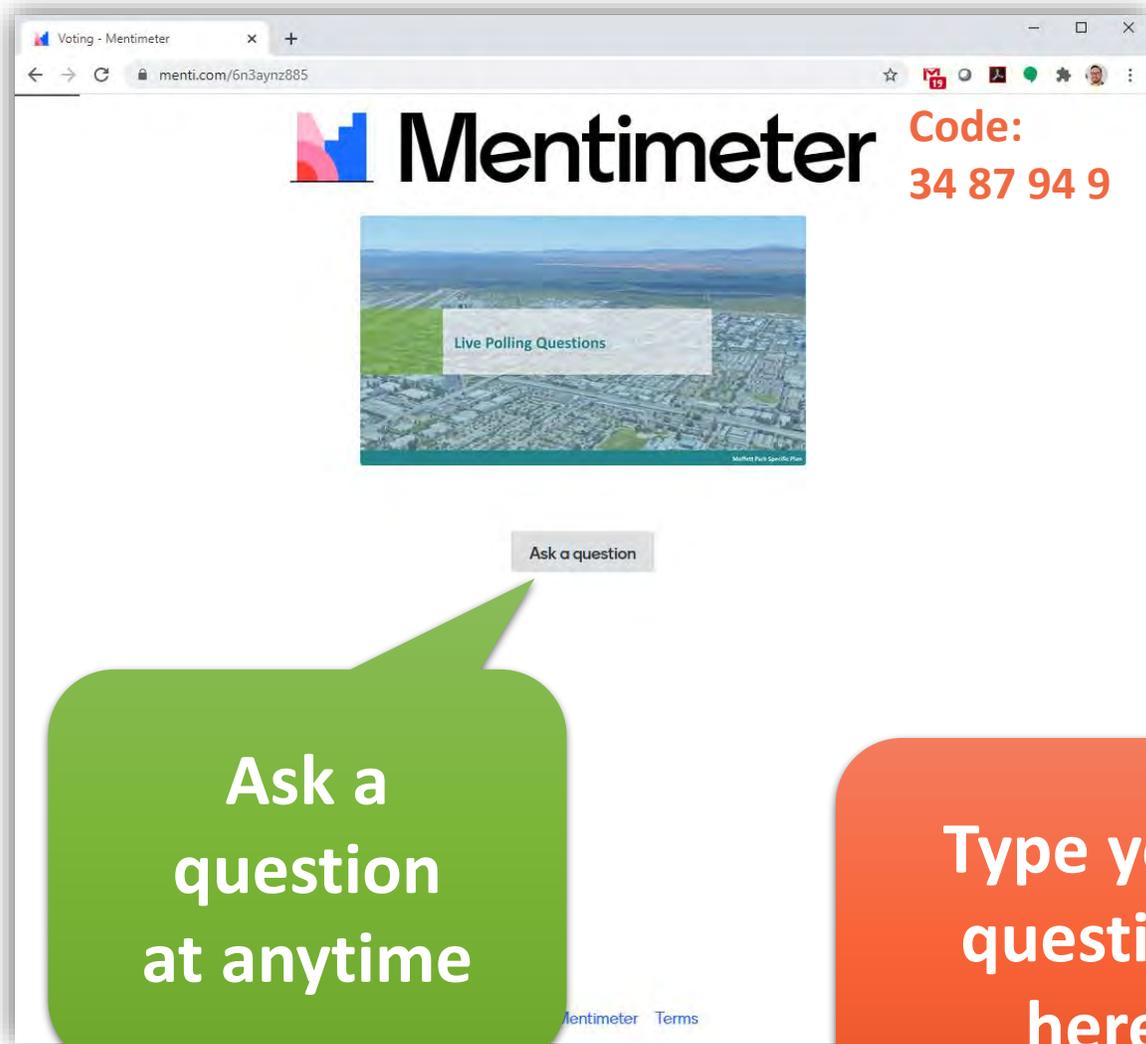
Raimi + Associates

Eric Yurkovich, Principal
Chris Sensenig, Senior Associate

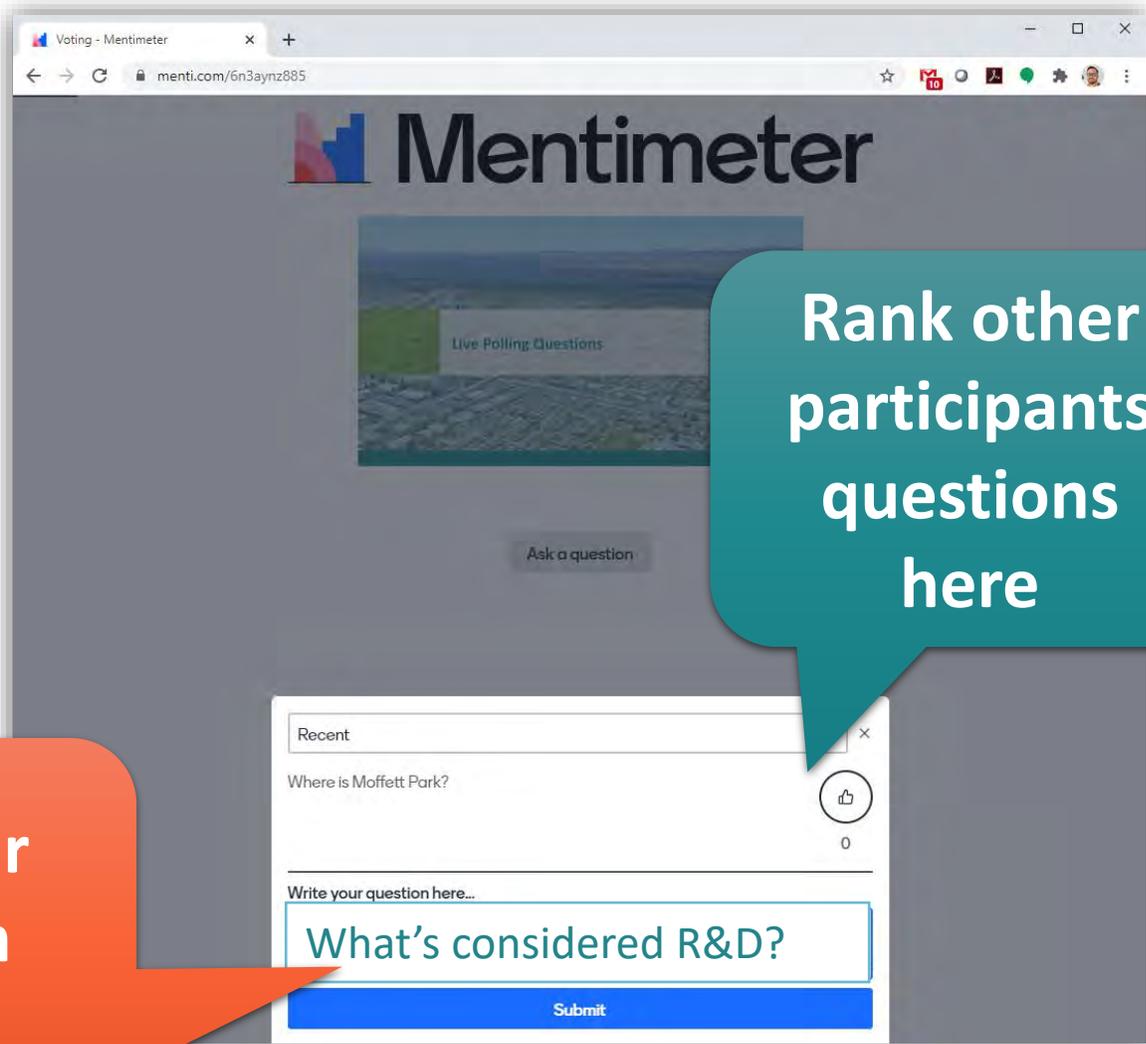
Strategic Economics

Sujata Srivastava, Principal
Derek Braun, Senior Associate

Please submit your questions at any time!



Ask a question at anytime



Type your question here

Rank other participants questions here

menti.com



Please enter the code

34 87 94 9

Submit

The code is found on the screen in front of you

Community Priorities Survey Now Live!



Insert this link in your web browser:

moffettparksp.com/community-visioning-survey



Scan this code with your mobile device:



Access the survey from the project website:

moffettparksp.com