

From: [Green, Tom](#)
To: [Council AnswerPoint](#)
Cc: [PlanningCommission AP](#); [CityClerk AP](#); [Andrew Miner](#); [Michelle King](#)
Subject: Lockheed Martin Letter - Moffett Park Specific Plan
Date: Thursday, March 25, 2021 2:27:51 PM
Attachments: [image002.png](#)
[Lockheed Martin Moffett Park Specific Plan MPSP March 25 2021 \(002\).pdf](#)
[Master Plan and 3D views - LoRes \(002\).pdf](#)

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Dear Mayor, Council, and Planning Commissioners,
City of Sunnyvale, CA

Re: Moffett Park Specific Plan

Lockheed Martin is excited about the future of Moffett Park, and the opportunities for our employees and community in the area. The opportunity to create a space for growth, where long-standing businesses continue to thrive, is important to us. We would like to continue our positive dialog with members of the Council and staff, and have included detailed goals and concerns about the project for your review.

We have also included 3D views provided by KRP Architects to further illustrate.

We are thankful for the space for continued engagement on the Moffett Park Specific Plan, and the verdant vision for Moffett Park's future put forth by the council.

Respectfully,

Thomas M. Green, CCIM | Director of Real Estate
LMC Properties Inc. / 100 South Charles Street, Suite 1400
Baltimore, MD 21201 / 410-468-1047 / 410-271-7814 (cell) tom.green@lmco.com



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March 25, 2021

Mayor, Council and Planning Commissioners
City of Sunnyvale, CA

RE: Moffett Park Specific Plan

Dear Mayor and Councilmembers:

Lockheed Martin is encouraged and supportive of the great work Mayor, Council and staff have done on the Moffett Park Specific Plan (MPSP). We have worked for more than two years both individually and with the two other largest landowners in Moffett Park—Google and Jay Paul Company—to provide input on our vision for Moffett Park as a whole and for our individual properties. The bold plans put together by staff and their consultants can truly make Moffett Park an example of superb planning of a modern ecological innovation district with the 24-hour vibrance of a live / work / play community.

Lockheed Martin is unique in Moffett Park. We originally anchored the park over 60 years ago. We originally occupied 600 acres west of Matilda, and most of the infrastructure in this area was installed with Lockheed Martin capital. Lockheed Martin still owns 314 acres, which is over 20% of the total Moffett Park. We have over 4000 contractors and employees on site supporting cutting edge high-tech manufacturing of the US government's most sophisticated programs. The additional square footage requested, will allow Lockheed Martin to accommodate our future growth needs of up to 10,000 employees. Our investment at the site is immense and ongoing with a great deal of work underway with plans to invest \$156M in the site between 2020 -2023. We are also growing our employment base at the site, having recently won several significant long-term contracts in addition to ongoing pursuits of several others. While we are heavily involved in the research, development and use of groundbreaking technology, we differ in many ways from the software/internet tech that now dominate Silicon Valley. As an aerospace and defense contractor and manufacturer, our very high security standards are dictated by the Pentagon and threats to the security of our site are considered threats to national security. Our growth is mostly tied to the U.S. defense budget and future program wins and the additional square footage requested will make Moffett Park a very strong option for the placement of future programs and employees. We are a long-term player having been in Sunnyvale for 60 years and plan to be here another 60 and beyond.

Lockheed Martin wholeheartedly supports the update to the MPSP. We welcome a more vibrant, connected Moffett Park and the opportunity for our employees to live in Moffett Park and enjoy a carless commute. As the planning staff begins to make more concrete recommendations to Council, Lockheed Martin wants to share our goals, concerns and ideas for working with the City to make Moffett Park a world class district.

Goals:

1. **Modernize and densify.** Most of the buildings on Lockheed Martin's campus are older and in need of renovation and we have underutilized buildings on our North Parcel. We need to consolidate into fewer buildings and renovate the buildings utilized for consolidation. Our renovations are very capital intensive due to our security requirements and manufacturing operations. We have been rightsizing our campus



since the 1990s, selling land and recycling capital into our projects. Density is critical to making this capital cycling work. In addition, our future growth will be more heavily weighted to office space. High-tech manufacturing, research and development today are more office-intensive than in prior years which required more manufacturing floor space. Lockheed Martin's future expansion in Sunnyvale is more vertical with structured parking and will be a departure from the single-story buildings and surface parking developed in years past.

2. **Infrastructure.** Much of the infrastructure west of Matilda was installed with Lockheed Martin capital, and much is still maintained by Lockheed Martin. Today, this company only owns half of its former campus, and there are many businesses using this infrastructure. We would like to explore with the City opportunities to transition this infrastructure such as storm water facilities to the City, where appropriate.
3. **Manufacturing / Security.** Enable Lockheed Martin to continue world class manufacturing in a secure campus. Proper fencing and security buffers are necessary to continue to produce classified products in Sunnyvale for the U.S. Government. We are in fierce cost competition for government contracts. Manufacturing in the Silicon Valley cost environment is a challenge. As part of this MPSP, Lockheed Martin encourages Sunnyvale to favor more targeted fees tied to new development rather than broad fee structures that would negatively impact our cost competitiveness.
4. **Environment.** We strive to achieve environmentally conscious business operations. Our plans, many of which have been shared with staff, incorporate more green space, a canal-side promenade and better connections to the bayfront. Lockheed Martin has the largest green space in Moffett Park at 87 acres bordering the Bay Trail. This space is currently access-restricted behind security fencing. We would like to work with the City to increase access and utility of this area.
5. **Housing.** Lockheed Martin strongly supports adding residential components to Moffett Park. Our employees, like many in the Silicon Valley, struggle with high housing costs and resulting long commutes. Our employees want a vibrant live / work / play community with a carless commute. Lockheed Martin has proposed the ability to add bay view residential as well as office to our site north of 1st Avenue. We do not agree that sea level rise concerns make this an undesirable site for residential development. Half of Moffett Park is threatened by sea level rise in the long term, including Lockheed Martin's ground level manufacturing buildings, where we have invested hundreds of millions of dollars. The appropriate solution is through the implementation of levees and building codes, rather than restricting residential development. Our employees would greatly appreciate, use and enjoy walk-to-work housing options.

Concerns:

1. For Moffett Park to be successful, there needs to be increased density to create funding. We suggest increased density of 3.47M Sf of new office space and 2,000 residential units on Lockheed Martin's 314 acres. This company needs increased density to generate capital to fund our renovation of old buildings and to enable future growth. There is a limit to how much density the infrastructure and roads can support. Lockheed Martin owns over 20% of the acreage of Moffett Park and we should get a fair share of the increased density. We have submitted a joint plan with Google and Jay Paul to City Staff.
2. Lockheed Martin has serious concerns about allocation of new density. The MPSP is a 20+ year plan. This company plans to be in Sunnyvale with steady growth throughout this period. We would like to be allocated a certain amount of the new density for our campus to be used throughout the duration of the MPSP. If the density is allocated through a "Bonus Pool" system, the fast growth tech companies and real estate developers could "grab" all the new density quickly, (particularly office density), and none would be left when Lockheed Martin needs to grow.

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3. Bringing residential development to Moffett Park will require a great deal of infrastructure. Lockheed Martin is concerned about increased fees / costs being borne by our cost sensitive manufacturing operations. We think these infrastructure costs should be financed through the fees on the new residential development.
4. We are concerned that environmental groups sent a letter to Council supportive of the MPSP but advocating to limit development on Lockheed Martin's land between 1st Avenue and the bay. 56 of the 142 acres in this area have been in industrial use since the 1960s and are asphalted and house numerous buildings. 87 of the 142 acres are green space (and ponds). Lockheed would like to explore with the City transitioning this now access restricted, privately owned undeveloped 87 acres to the meet the green space goals of the MPSP. However, we are concerned and opposed to the concept of converting our 56 acres of property that has been developed for the past 60 years into green space. We look forward to working with the City for a win – win solution for these 142 acres.

Path Forward:

Lockheed Martin would like to continue to work with the City on making the concepts developed for the MPSP a reality. The work done to date and the preliminary plans are quite an accomplishment. Now the specifics around density, open space and residential locations need to be decided. We think it would be appropriate to hold meetings with staff to discuss:

1. How to transition the 87 acres of green space including the ponds from its current fenced, restricted state to a more publicly accessible end state
2. Density and how it would be allocated to our site
3. Residential option on the North parcel
4. Transition of infrastructure from private to public

Lockheed Martin is truly excited about creating a world class work environment for our employees in Moffett Park. Our employees want to be part of a vibrant, connected, environmentally friendly community. Lockheed Martin has a key role to play in the transformation of Moffett Park. We own over 20% of the land, plus the largest greenspace, and much of the infrastructure west of Matilda. We are the longest-tenured business in Moffett Park and remain one of the largest high-tech manufacturers in the area. Lockheed Martin has had a long, rich history here in Moffett Park and desire to continue investing in our bright future right where we started. We have taken a very proactive role in working with the City to help make this a world class plan and look forward to continuing those dialogues. We appreciate the leadership of the Mayor and Council to embark on this exciting journey to make Moffett Park a modern ecological innovation district with the 24-hour vibrance of a live / work / play community.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas M. Green".

Thomas M. Green
Director of Real Estate

CC: Andy Miner, Michelle King, City of Sunnyvale Planning Department



SITE ANALYSIS		
SITE 1 AREA	6,451,236 SF	148.1 AC
SITE 2 AREA	1,071,576 SF	24.6 AC
SITE 3 AREA	2,439,360 SF	56.0 AC
SITE 4 OPEN SPACE AND NATURAL HABITAT AREA	3,733,092 SF	85.7 AC
TOTAL	13,695,264 SF	314.4 AC

AREA ANALYSIS		
SITE 1 (OFFICE / INDUSTRIAL) 148.1 ACRES		
BUILDING AREA		
2,575,000 SF	EXISTING	
1,525,000 SF	NEW	
4,100,000 SF	TOTAL	
0.60	FAR	
SITE 2 (OFFICE) 24.6 ACRES 8-12 STORY		
BUILDING AREA		
301,700 SF	EXISTING	
769,876 SF	NEW	
1,071,576 SF	TOTAL	
1.0	FAR	
SITE 3 (OFFICE) 56.0 ACRES 8-12 STORY		
BUILDING AREA		
202,340 SF	EXISTING	
2,237,020 SF	NEW	
2,439,360 SF	TOTAL	
1.0	FAR	
OR		
OFFICE		
27.6 ACRES		
BUILDING AREA		
98,600 SF	EXISTING	
1,103,656 SF	NEW	
1,202,256 SF	TOTAL	
1.0	FAR	
RESIDENTIAL		
28.4 ACRES		
2000	UNITS	
70 UNITS/ACRE	DENSITY	
1.8	FAR	

LEGEND	
	PROPERTY LINE
	SECURE FENCING
	LMC CORE CAMPUS
	NEW LMC BUILDING SITE
	OFFICE
	OPEN SPACE AND NATURAL HABITAT
	EXTENT OF BIO HABITAT
	SECURITY CHECK POINT

LOCKHEED
MARTIN
BAY AREA
CAMPUS

SUNNYVALE, CA
KENNETH RODRIGUES
& PARTNERS, INC.

MASTER SITE PLAN

0' 300' 600'

33.637 FEBRUARY 2021

A1.0

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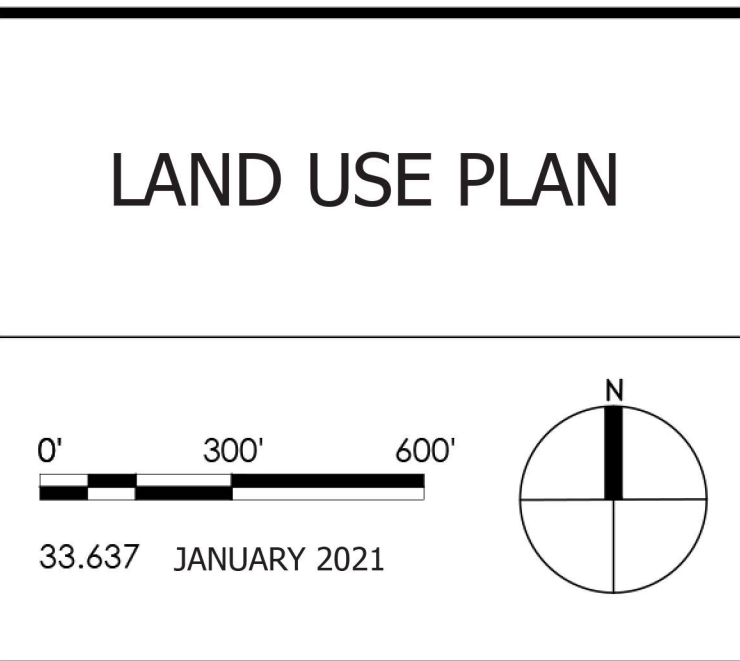
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	PROPERTY LINE
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	SECURE FENCE

LOCKHEED
MARTIN
BAY AREA
CAMPUS

SUNNYVALE, CA
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& PARTNERS, INC.

LAND USE PLAN



A1.1

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From: [Haywood, Kerry E](#)
To: [PlanningCommission AP](#)
Subject: Comments on the MPSP project
Date: Friday, March 26, 2021 2:18:43 PM
Attachments: [MPSP MPBG-Vision3.2021-F.pdf](#)

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Dear Planning Commissioners:

Please see attached a letter that was sent to City Council regarding the Moffett Park Specific Plan (MPSP) project. Within the letter, the Moffett Park Business Group(MPBG) expresses support of a specific plan that brings together business and residential into one vibrant community. Therefore, MPBG ask that you take into consideration the concepts stated in the letter when considering next steps at your March 29, MPSP study session.

Regards,

Kerry Haywood

Executive Director

Moffett Park Business Group

P.O. Box 60995

Sunnyvale, CA 94088-0995

408.742.6008

Mpbg.org



March 22, 2021

Mayor Klein, Vice Mayor Hendricks, and City Council Members
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

Re: Moffett Park Specific Plan Project

Dear Honorable Mayor, Vice Mayor, and City Council:

The Moffett Park Business Group (MPBG) would like to commend the progression of the Moffett Park Specific Plan project. City of Sunnyvale staff has done excellent work collecting data, providing information sessions, and gathering input from stakeholders and City Council. As the process moves forward, MPBG would like to take this moment in the timeline to reiterate, in this letter, the general vision and needs we have of the future Moffett Park.

Foremost, we are excited by the City's vision of an Eco-Innovation District (EID), celebrating Moffett Park's unique and long history of innovation in Sunnyvale, and looking towards a better, more sustainable future.

We believe there is an opportunity for the EID vision to not only outline housing and business in the same zone, but to create a new area where residents and businesses thrive next to each other. This will result in a vibrant district that supports the growth of businesses, where retail, restaurants, and commercial services flourish, open spaces connect with the natural environment, and a place for residents to call home.

Within the district, our employer members want to see plenty of housing options for their employees. We believe residential space can be built in a way that creates a vibrant, social, and connected neighborhood, that can also help reduce the strain of a long commute.

We also believe it is important to add additional square footage for business growth in the EID vision. Established companies, as well as, start-ups are attracted to communities where space for expansion is possible. If done thoughtfully, we think there could be an opportunity to provide small spaces to small companies or innovators, by reusing or repurposing certain



existing buildings. Creating a robust start-up to maturity business environment.

As we move forward, we are excited by the project's progress and would encourage everyone to keep the project on schedule and on track to turn vision into reality.

Again, we think the City has done a great job with the preliminary work. We look forward to the next steps towards making the Moffett Park EID a model for responsible, inclusive, and sustainable growth.

Sincerely,

Kerry Haywood

Kerry Haywood
Executive Director
Moffett Park Business Group

cc: MPBG Board Members
Planning Commission, City of Sunnyvale
Michelle King, City of Sunnyvale
Kelly Cha, City of Sunnyvale