



Via email

April 26, 2021

City of Sunnyvale
465 West Olive Ave.
Sunnyvale, CA 94086

Attn: Planning Commission

RE: Moffett Park Specific Plan

Dear Chair Howard and Planning Commissioners,

On behalf of Jay Paul Company, we would like to commend the City's vision of supporting Sunnyvale's continued growth as the center of innovation and technology in Silicon Valley through the Moffett Park Specific Plan update process currently underway. As the Commission considers the important milestone of recommending a land use option for the development of proposed amendments to the Moffett Park Specific Plan, we hope that you consider the following:

Residential Alternatives

We strongly believe there is a need for some amount residential development west of Mathilda. Given the amount of commercial redevelopment that has already occurred on the west side, thoughtfully locating housing close to over 6 million square feet of recently constructed office space just makes sense in the context of bringing jobs and housing closer together. While we share Staff's concerns that placement of residential near light industrial may not be appropriate and that residential uses in closer proximity to the airfield may be perceived as noisier or less safe, light industrial space west of Mathilda is limited exclusively to the Lockheed Martin campus and without further study, the true impacts of the west side's proximity to Moffett Field unknown.

Option TC – Mixed Use Residential. Every campus we have developed in the area has been constructed on sites having no environmental restrictions and which are suitable for residential development. This includes our site at the corner of Innovation Way and Mathilda (the former fire station) where we would like to develop multi-family housing. In addition to its immediate adjacency to employment, this is an ideal location for multi-family due to its proximity to two light rail stations, the Lockheed Martin transit center and bicycle pathways. This site is nearly a mile from the closest Moffett Field runway. Currently zoning would allow a hotel use with similar sensitivities, though we have determined that a hotel is not economically viable due to the size of the parcel. We therefore ask the City to include Option TC – Mixed Use Residential Technology Corners in the MPSP. While we have no concerns about the site's proximity to Moffett Field, any potential impacts could be identified and addressed during the MPSP EIR process.

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Option NW – Mixed Use Residential Northwest Corner. Lockheed's parcels at the Northwest Corner should be also be considered for mixed use development as suggested in Option NW. Similar to our site at the corner of Mathilda and Innovation Way, Lockheed's NW parcel is over a mile from the centerline of the closest Moffett Field runway and its potential impacts could be studied during preparation of the EIR. Bringing residential mixed-uses to this corner of Moffett Park would solidify the west side as a dynamic, urban employment center linking jobs and housing. While we believe Lockheed's NW parcel is suitable for mixed-use development, we don't believe the Navy site is viable for residential use due to its environmental history, including an active plume currently under Bay Area Water Quality Board review. However, based on our limited knowledge of the site, we believe the Navy site, with regulatory agency oversight and remediation would be entirely suitable for commercial development.

Timing of MPSP Process

As we emerge from the pandemic, Jay Paul has already had significant interest from current and potential tenants about leasing additional buildings at our existing campuses in Moffett Park. It's critically important we are able to provide a reasonable timeline for Council's consideration of the final plan or these tenants will be forced to look for space in other cities. This would endanger the success and timing of the adopted plan as it will be heavily dependent on office developments providing the infrastructure funding necessary to make a mixed use plan a reality. The current process was initiated in 2017 and even prior to that time, Jay Paul had requested the City consider allowing us to add buildings to our Moffett Towers campus by amending the MPSP. In reading the Staff's report to Council, the timeline for potential adoption has again been pushed out to potentially the end of 2022. Most recently, Staff has been tracking to a summer/fall timeline for completion and per the current staff report, the FEIR will be complete in that timeframe. We ask that the City again return its focus to completing the adoption process by no later than Fall 2022 for further delay could have a negative impact on the Plan's timely implementation and success.

Thank you for your time and consideration.

Very truly yours,



Janette D'Elia
Chief Operating Officer

cc: Trudi Ryan, Director, Community Development
Andrew Miner, Assistant Director, Community Development Department, Planning Division
Honorable Mayor Klein and Members of the City Council

April 26, 2021



To Members of the Sunnyvale Planning Commission:

I would like to express my appreciation and support of the City's planning and outreach process in the update of the Moffett Park Specific Plan.

I would also like to voice my strong support and request that the Planning Commission adopt the **Option TC** in their deliberations on which option to recommend to the City Council.

Specifically, I would like to express my strong support for allowing Residential use on the Jay Paul parcel at the intersection of Innovation Way and Mathilda Ave.

As you may recall, this site was previously approved for a Hotel use by both the Planning Commission and the city council.

The current request is that the City now allow Residential use on this parcel.

Among the features that make this site appropriate to a residential use are:

- The site is a perfect Residential opportunity site that could accommodate over 230 new living units.
- The site is located within 1000' of one light rail station and within 2500' of a second light rail station. This proximity is key to a transit-oriented development.
- The site was previously approved for a Hotel use, which has similar sensitivities.
- The site is immediately adjacent to a benign office use of the Veterans Administration, as well as a facility for the Foothill-de Anza Community College District.
- The site has nearly a mile separation from the nearest runway of the extremely lightly used Moffett Field.
- The site is near the western terminus of the Green Link ped-bike pathway along the water district canal and Innovation Way, extending to the East.

Again, I would like to request that the Planning Commission consider adopting and recommending to the City Council **Option TC** which will allow the much-needed Residential use to occur on this Jay Paul Innovation Way parcel.

Sincerely,

DES Architects + Engineers, Inc.

A handwritten signature in blue ink, appearing to read "C. Thomas Gilman", followed by a long horizontal line.

C. Thomas Gilman, AIA
President

From: [Mike Serrone](#)
To: [PlanningCommission AP](#); [Michelle King](#); [Carol Weiss](#); [Daniel Howard](#); [David Simons](#)
Cc: [Council AnswerPoint](#)
Subject: 21-0365 Recommend a Land Use Option for the Development of Proposed Amendments to the Moffett Park Specific Plan and Analysis in the Environmental Impact Report (EIR)
Date: Monday, April 26, 2021 3:29:30 PM

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Re: 21-0365 Recommend a Land Use Option for the Development of Proposed Amendments to the Moffett Park Specific Plan and Analysis in the Environmental Impact Report (EIR)

Planning Commissioners and City Staff,

I encourage approval of Staff Alternative 1: Land Use Option of: Office/R+D/Industrial of (an additional 10 million square feet over existing and approved) with Mixed-Use Residential east of Mathilda (up to 18,500 housing units and 500,000 square feet of commercial/retail).

This proposal is generally consistent with the recommendations voted on by Livable Sunnyvale members.

- The Eco-Innovation District will enable an integrated, holistic approach to planning for the area.
- The 18,500 housing units are badly needed and will help the City meet our RHNA goals.
- The activity centers will support both the housing and the office space.

In addition, Option TC - Mixed-Use Residential Tech Corners and Option NS - Mixed Use Residential Navy Site should be evaluated. Note that if there are toxic sites that need to be cleaned up, this will need to be done for any use alternative other than fencing off the area.

Option NW - Mixed-Use Residential Northwest Corner is more complicated. The proximity to sensitive habitat areas raises some concerns for residential use. On the other hand, this is the only location in Moffett Park with views of the Bay, not blocked by landfills.

We should consider a public use option for this location - either an art gallery or an interpretive center (or both)

- Sunnyvale basically has no art gallery. Local artists go to neighboring cities to display their art. Santa Clara has the Triton Museum, Palo Alto/Stanford have several galleries as does San Jose.
- An art gallery or interpretive center could provide opportunities for all residents to enjoy scenic views of the Bay.
- This type of public use facility would have relatively low use on a daily basis.
- The building could be elevated above the ground, reducing the environmental impact and possible flood risk.
- Elevated walkways could connect the facility to the Bay Trail.
- Observation platforms could be included.

At the very least, this option should be considered as a possibility for this location and the land

use decisions should not prevent this option from being implemented in the future.

Respectfully,

Mike Serrone



April 23, 2021

Planning Commission
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088-3707

RE: Moffett Park Specific Plan Land Use Option for Development

Dear Planning Commissioners:

On behalf of the Moffett Park Business Group (MPBG), thank you for the opportunity to comment on the Moffett Park Specific Plan (MPSP) project update. The potential concepts that have been presented through the study process have been exciting to consider. The MPBG's vision aligns with the City of Sunnyvale's Eco-Innovation District concept. We believe it is important, as staff states, to have a "balance of uses" approach with new mixed-use residential opportunities and additional office space" to create a vibrant community.

Therefore, we support staff recommendations to:

- Create a mix of uses in the Moffett Park (MP) area to encourage "all day" activity (generally seen as employees and service providers by day and residents by night) by creating neighborhoods with a variety of uses and environments.
- Include the study of up to 18,500 new residential units in the MP.
- Include the study of 10 million "net new" square feet of office/R&D/industrial space.
- Include the study of up to 500,000 square feet of new retail and commercial space.
- Consider open space amenities that will be a combination of linear parks, active parks, plazas, ecological features, and biotic setbacks.

Beyond the staff recommendation, we encourage the Planning Commission to approve the study of residential west of Mathilda in very specific areas. Explicitly, the locations Lockheed Martin has identified on their property, and the prior fire station site, at the corner of Innovation Way and N. Mathilda Avenue. Yet, we do not support inclusion of Juniper Networks' property in the Tech Corner area for residential zoning.

Finally, we encourage the Planning Commission to support the current timeline as outlined on the [Moffett Park Specific Plan website](#) with the first draft of the MPSP expected to be



presented to the Planning Commission and City Council in the Spring of 2022, the draft EIR issued and public hearings held in the Summer of 2022, and adoption by the Fall of 2022.

Thank you for your consideration.

Regards,

Kerry Haywood

Kerry Haywood
Executive Director
Moffett Park Business Group

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