



Moffett Park Specific Plan

Land Use Plan + Development Program

April 26 + May 25, 2021

The purpose of today's meeting is...



Review Planning
Process



Existing Conditions



Review Plan
Alternatives



Give direction on Land
Use Map and
Development Program

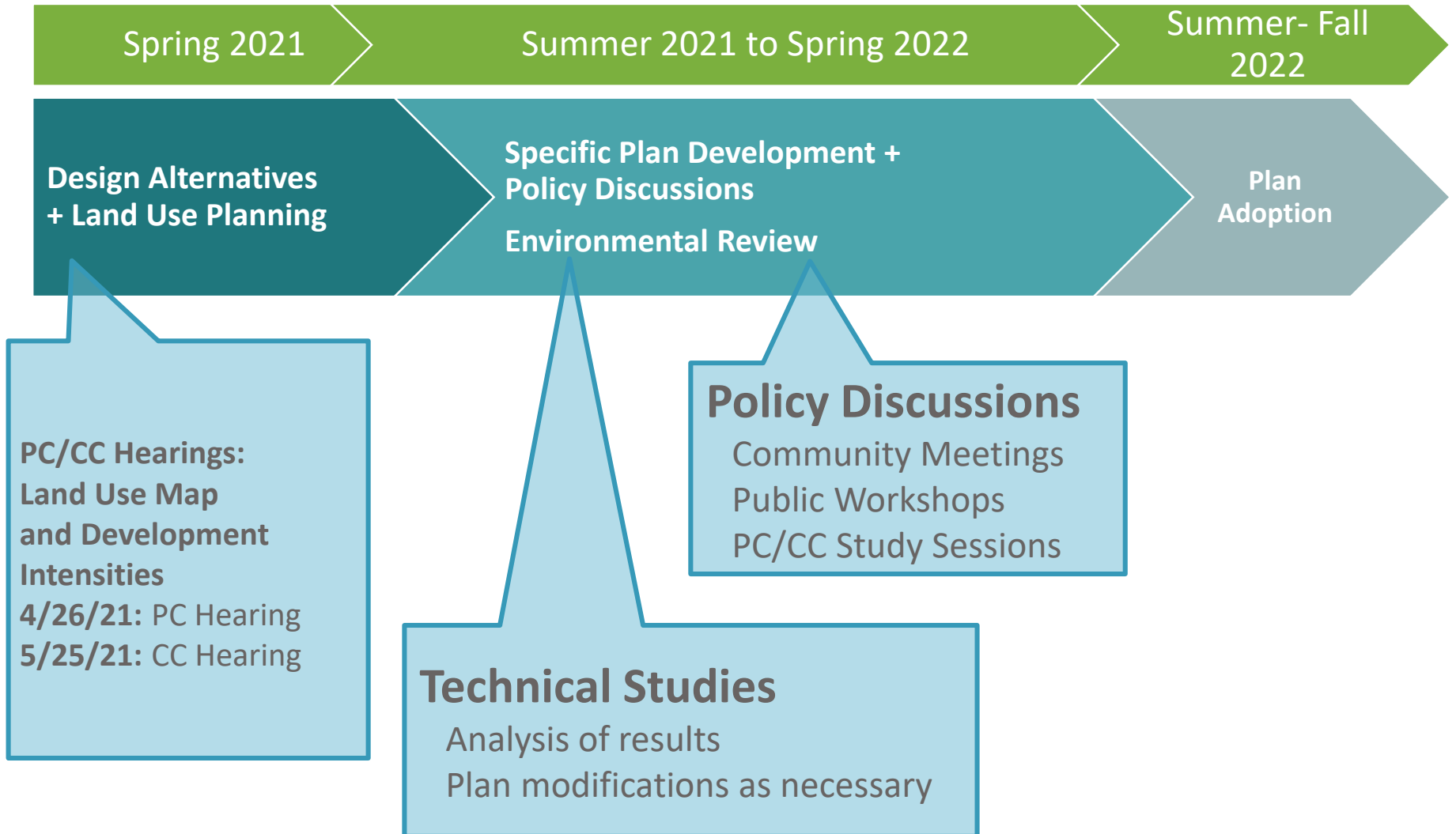
Hearing Agenda

- Planning Process
 - Overall Schedule
 - Meeting Expectations
 - Shoreline Vision Update
- Land Use Map
 - Draft Land Use Map
 - Map Options
 - Draft Development Program
 - Open Space
- Next Steps
- Review Decision Points
- Public Comment
- Q&A/Comment/Direction

An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green park area in the center, surrounded by urban development. A semi-transparent green rectangle is overlaid on the park area, containing the text "Planning Process".

Planning Process

Process Overview



Today's Decision is...

- Choosing for **study**, *for the purposes of environmental review (CEQA)*
 - **Development Program** (numbers)
 - **Draft Land Use Map** (locations)
- The final plan can and may be less than this land use concept but can not be **more**

Staff will return for policy discussions on...

Policy Discussions

- Open Space
- Urban Ecology
- Density and Form
- Fiscal Impacts
- Economic Diversity
- Community Benefits
- Affordable Housing
- Transportation, Parking, TDM
- Infrastructure
- Phasing and Implementation
- Schools
- Public Art

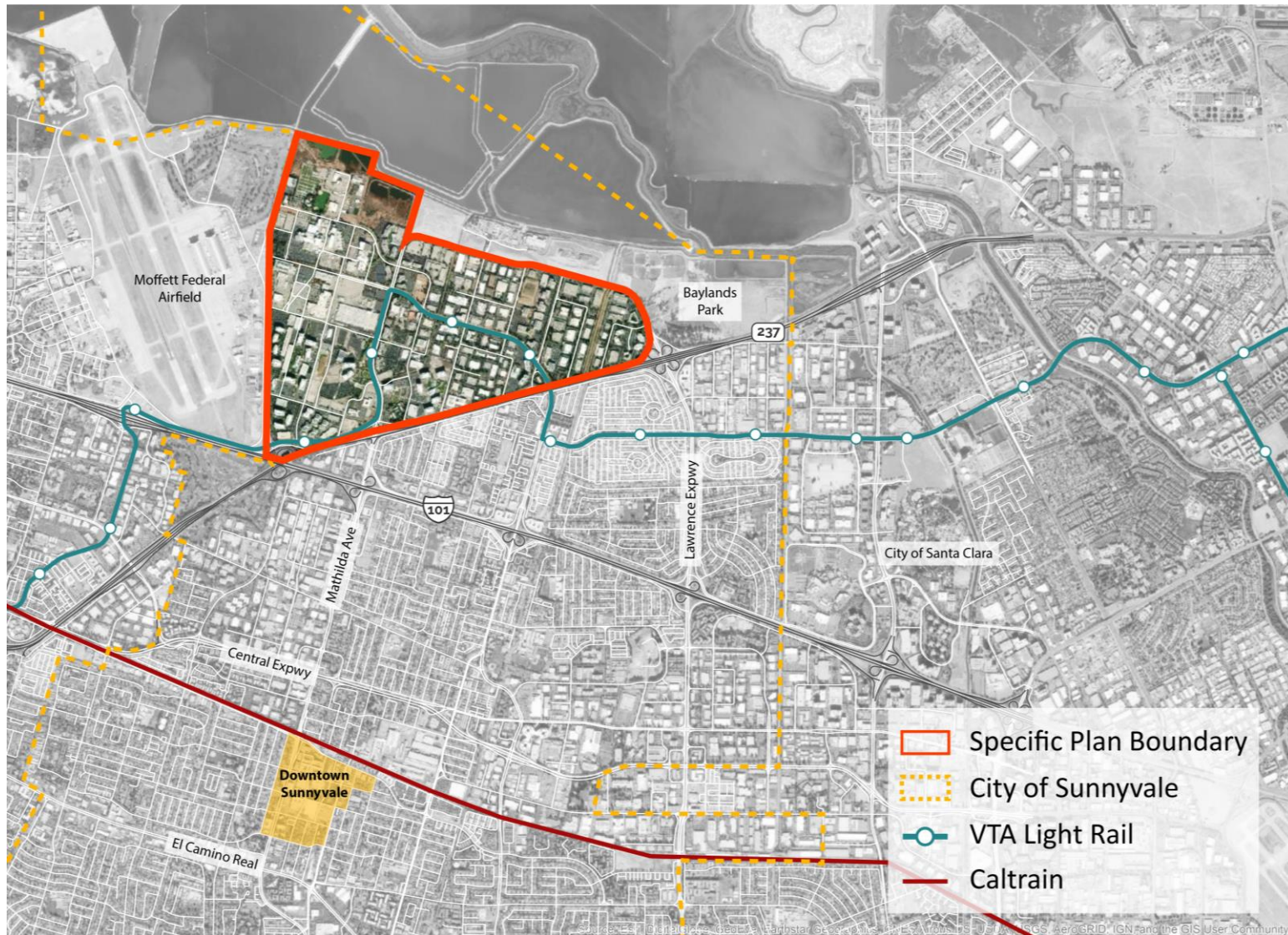
An aerial photograph of the Moffett Park area in San Jose, California. The image shows a large green field in the center, surrounded by residential neighborhoods, commercial buildings, and an airport runway to the left. In the background, there are mountains and a body of water. A semi-transparent green rectangle is overlaid on the center of the image, containing the word "Background" in white text.

Background

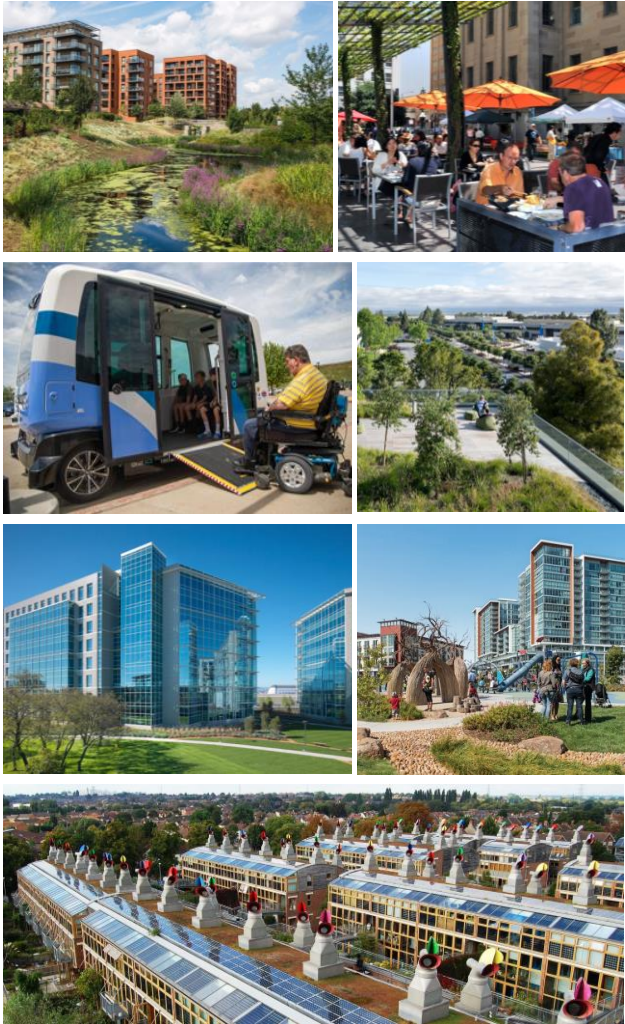
CEQA Overview

- Purpose of CEQA
- Purpose of an EIR
- EIR Process
 1. Notice of Preparation and Public Scoping Meeting
 2. Prepare and circulate Draft EIR
 3. Prepare and circulate Final EIR/Responses to Comments
 4. Public hearings

Moffett Park Specific Plan



Guiding Principles Summary



1. *Resilient + Equitable*
2. *Vibrant + Inclusive*
3. *Diverse Economy + Prosperity*
4. *Accessible + Pedestrian Friendly*
5. *Dynamic + Connected Public Spaces*
6. *Healthy + Biodiverse Environment*
7. *Innovative + Emerging Technology*

Vision Statement

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



Moffett Park is an integral part of Sunnyvale and 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.

Other policies and plans that inform this process

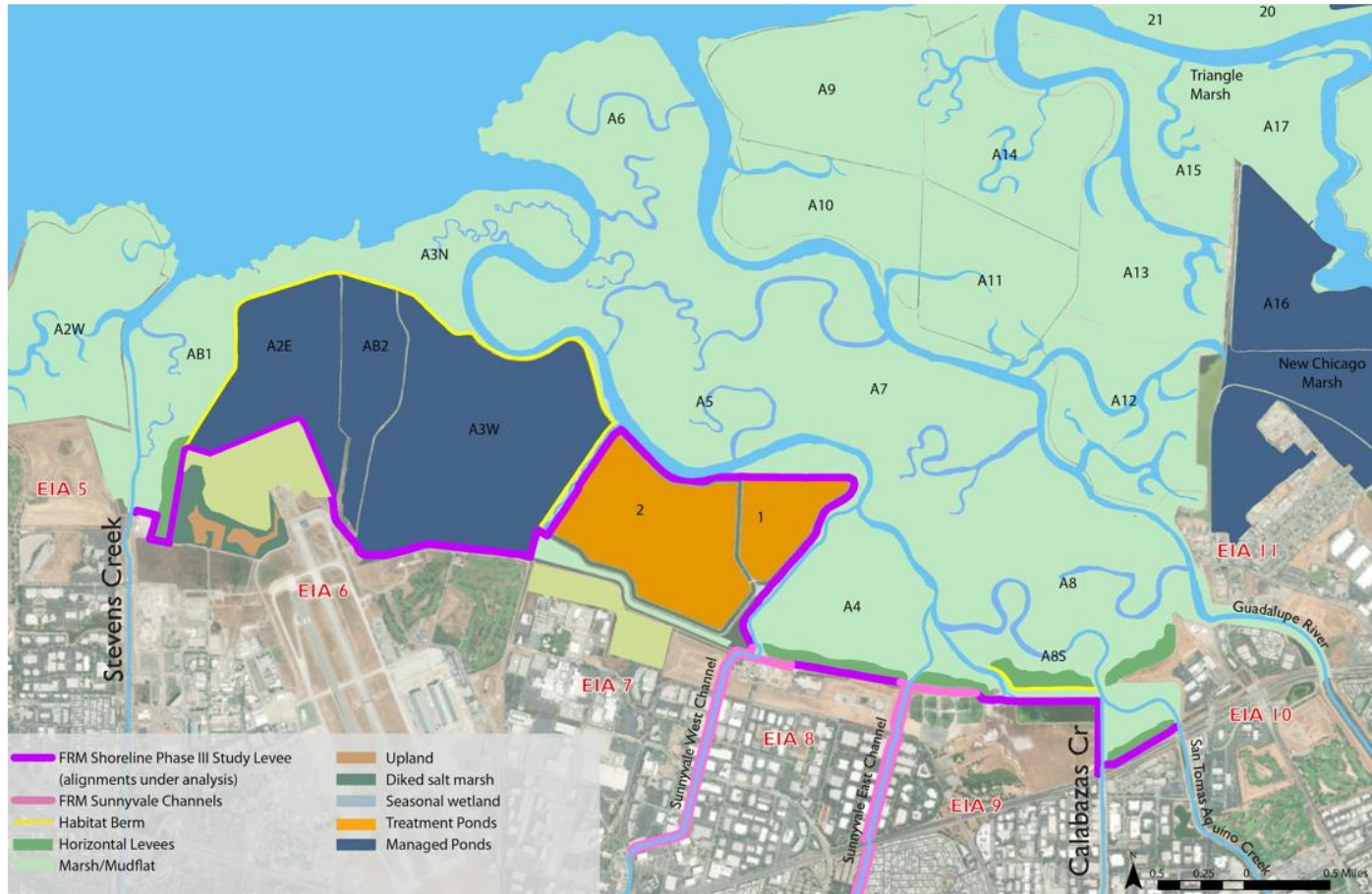
- General Plan Goals and Policies
- Sunnyvale Housing Strategy
- Sunnyvale Climate Action Playbook
- Moffett Park Specific Plan Draft Vision Statement
- Input from:
 - Stakeholder interviews
 - Community surveys
 - Workshops & study sessions
 - Stakeholder interviews
 - Technical Working Group (TWG)

Technical work completed and underway

- Existing Conditions Report (April 2020)
- Urban Ecology Technical Study (April 2020)
- Sea Level Rise Adaptation Strategy (March 2020)
- Acoustics and Air Quality Technical Study (March 2020)
- Market Analysis (June 2020)
- Noise and Vibration Study (March 2020)
- Cultural Resources Literature Review (underway)
- Biotic Resources Report (underway)
- Fiscal Impact Analysis (underway)
- Phase I Hazards (underway)
- Fiscal Analysis (underway)
- Traffic Modeling (underway)
- Groundwater Study (underway)

Shoreline Vision Study – Levee Location

Future Baylands - Levee to Protect Sunnyvale and Restore Marshes

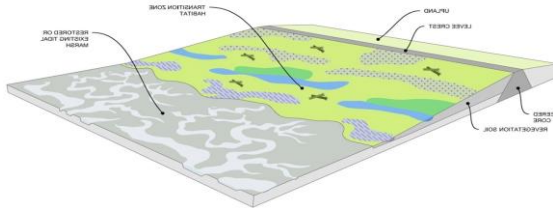


Alternative 2,
Sunnyvale Shoreline
Resilience Vision

SFEI | AQUATIC
SCIENCE
CENTER

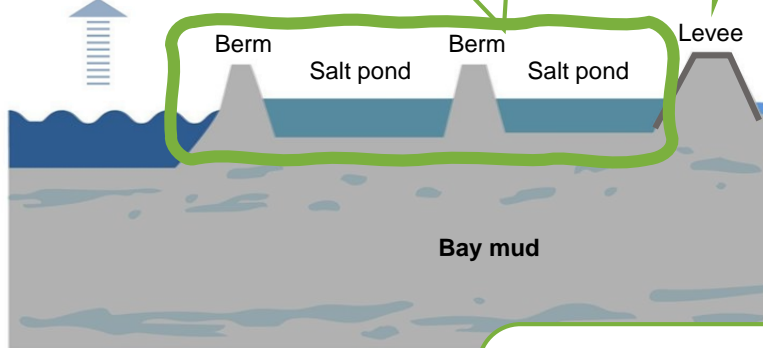
SLR/Flooding Strategy

Levee allows for marsh restoration



Levee protects Sunnyvale from SLR

Sea-level Rise,
Storm Surge
Tides



Stormwater
management creates
seasonal wetlands

Caribbean Dr.

Java. Dr.

Seasonal
wetland

Shallow Aquifer Zone

Aquitard

Deep Aquifer Zone

Subsidence

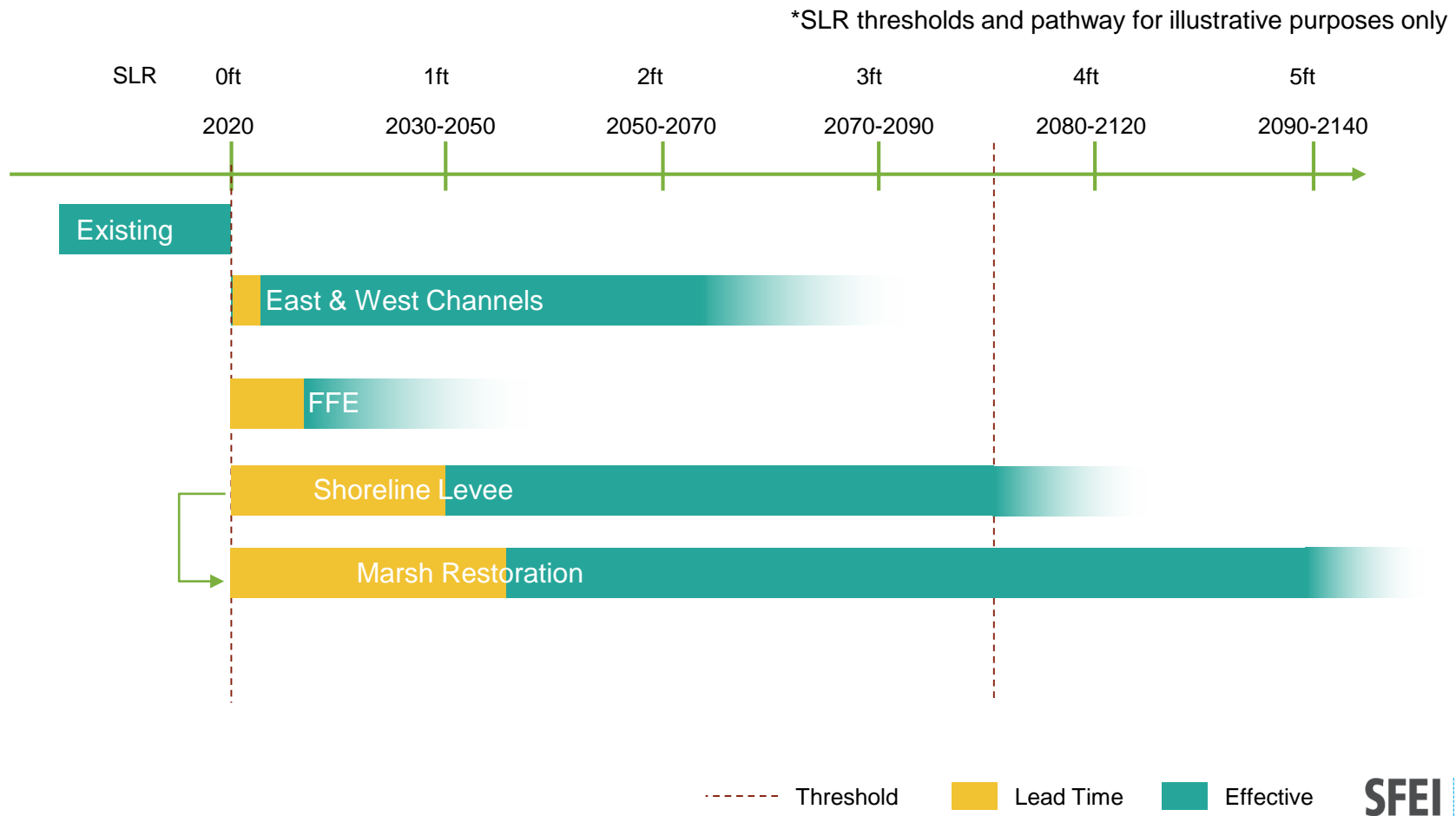
River discharge/
stormwater
runoff

Diagrammatic only: not to scale

SFEI AQUATIC
SCIENCE
CENTER

Raised finished floors
protect development
from flooding

Timeline



Existing Condition + Approved Projects



MPSP Existing (2020)

- ~18.5 million SF

MPSP Existing + Approved

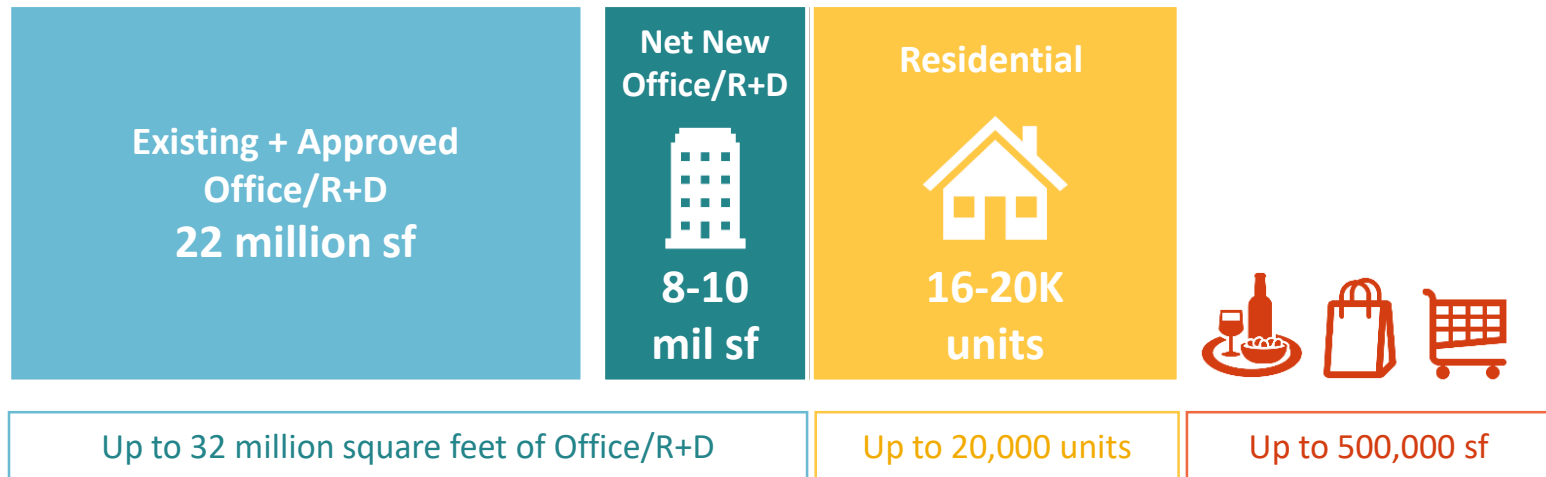
- ~22.8 million SF

LEGEND: — — MPSP Boundary

An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green park area in the center, surrounded by urban development. A semi-transparent green rectangle is overlaid on the park area, and the words "Land Use" are written in white text within this rectangle. In the background, the city of San Francisco is visible, along with the San Francisco Bay and the Golden Gate Bridge. The foreground shows a residential neighborhood with houses and streets.

Land Use

Range for Mixed-Priority Scenario



Summary Staff Recommendation

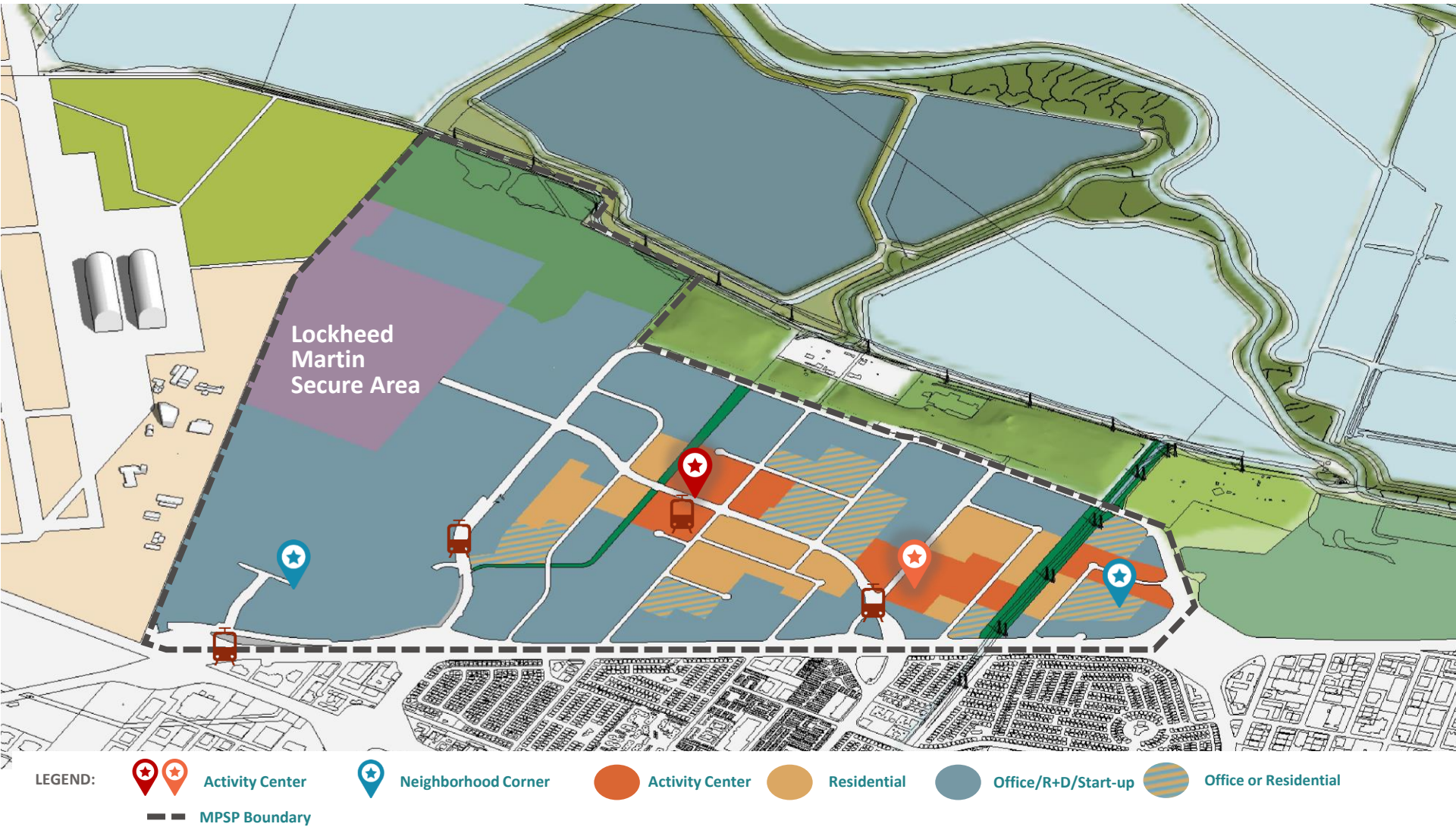
Development Program

- Up to 10 million sf of net new office/R+D
- Up to 18,500 units
- Up to 500,000 sf of net new commercial

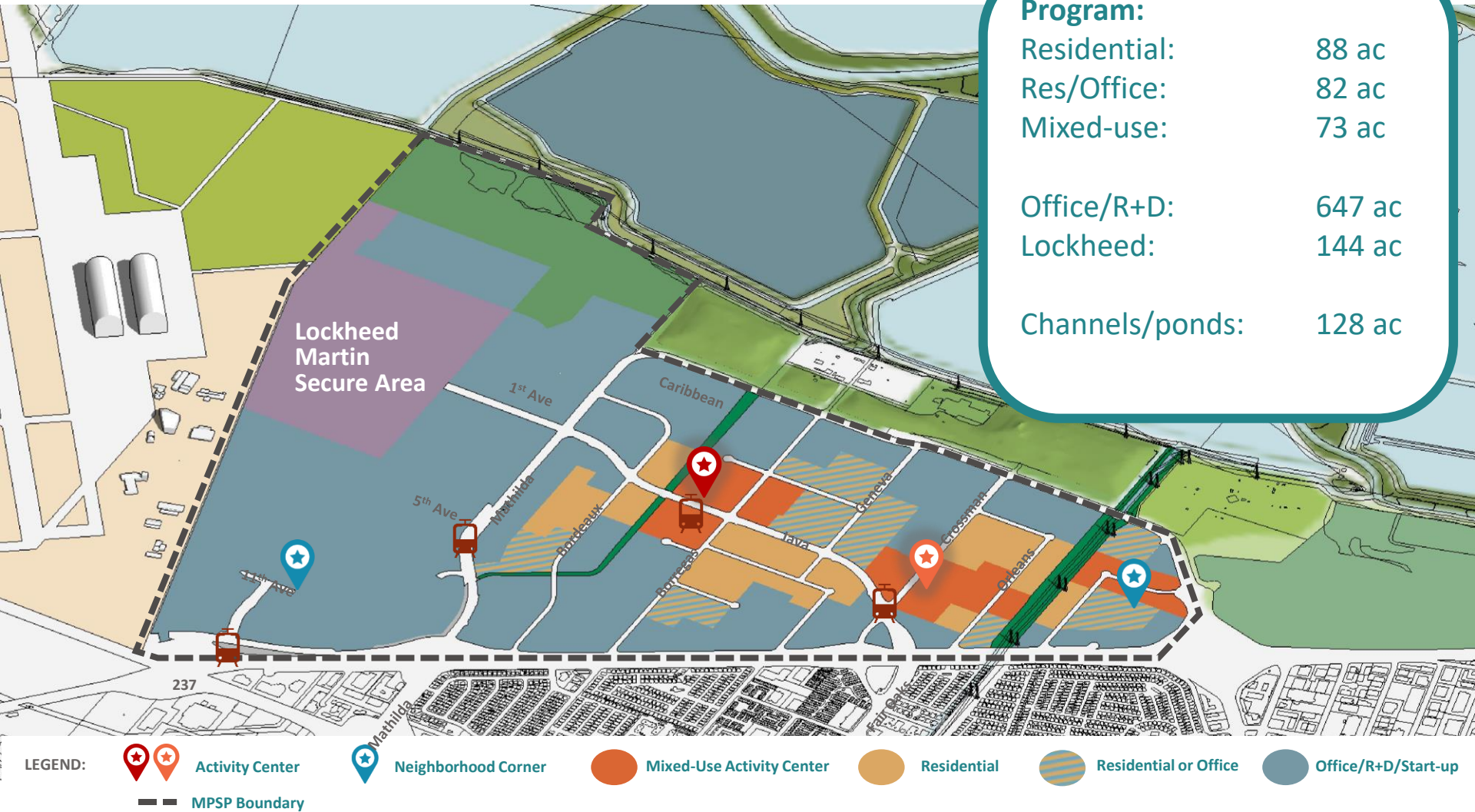
Where to study housing

- Study housing east of Mathilda

Land Use Map - Staff Recommendation



Land Use Map - Staff Recommendation



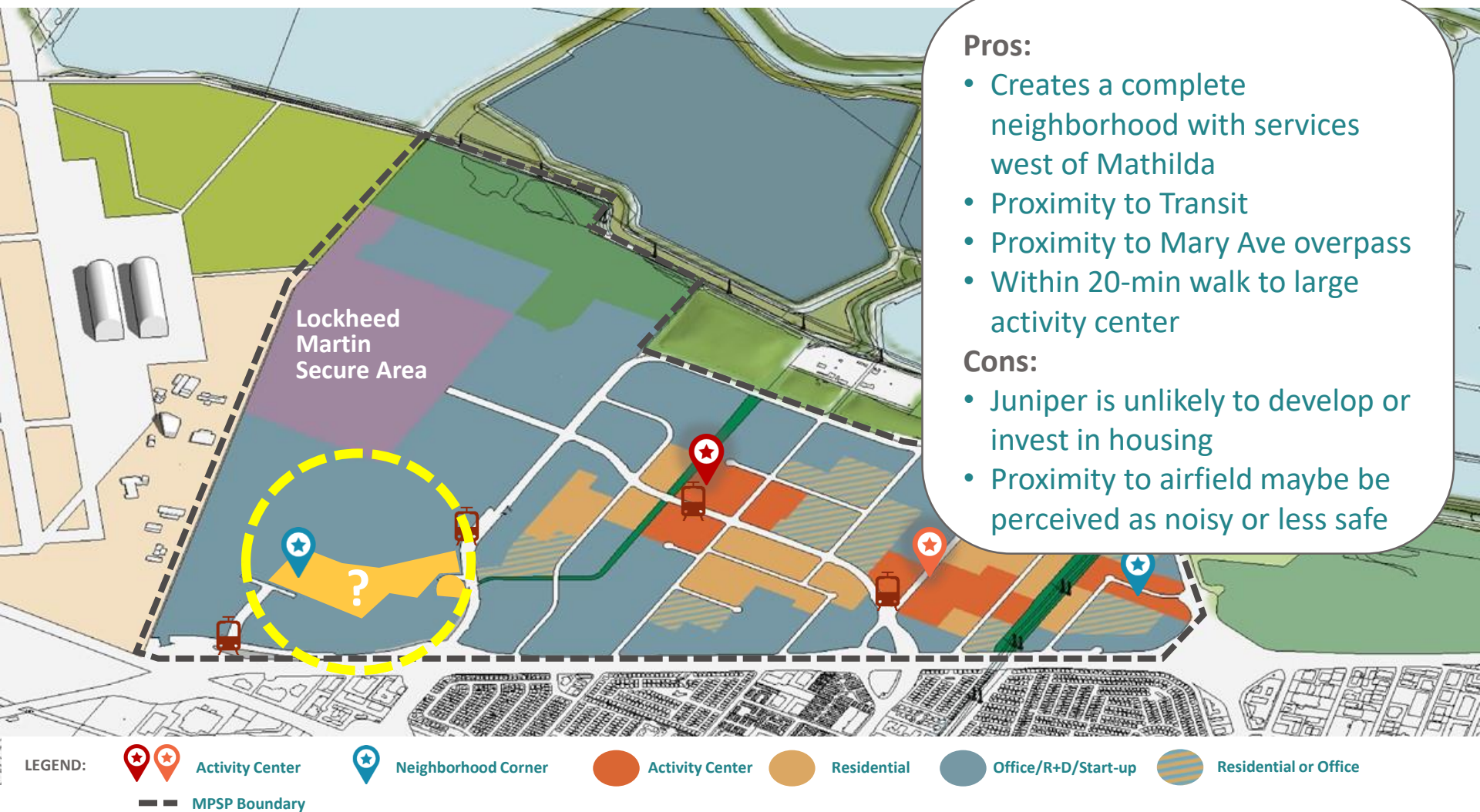
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Plan Alternatives

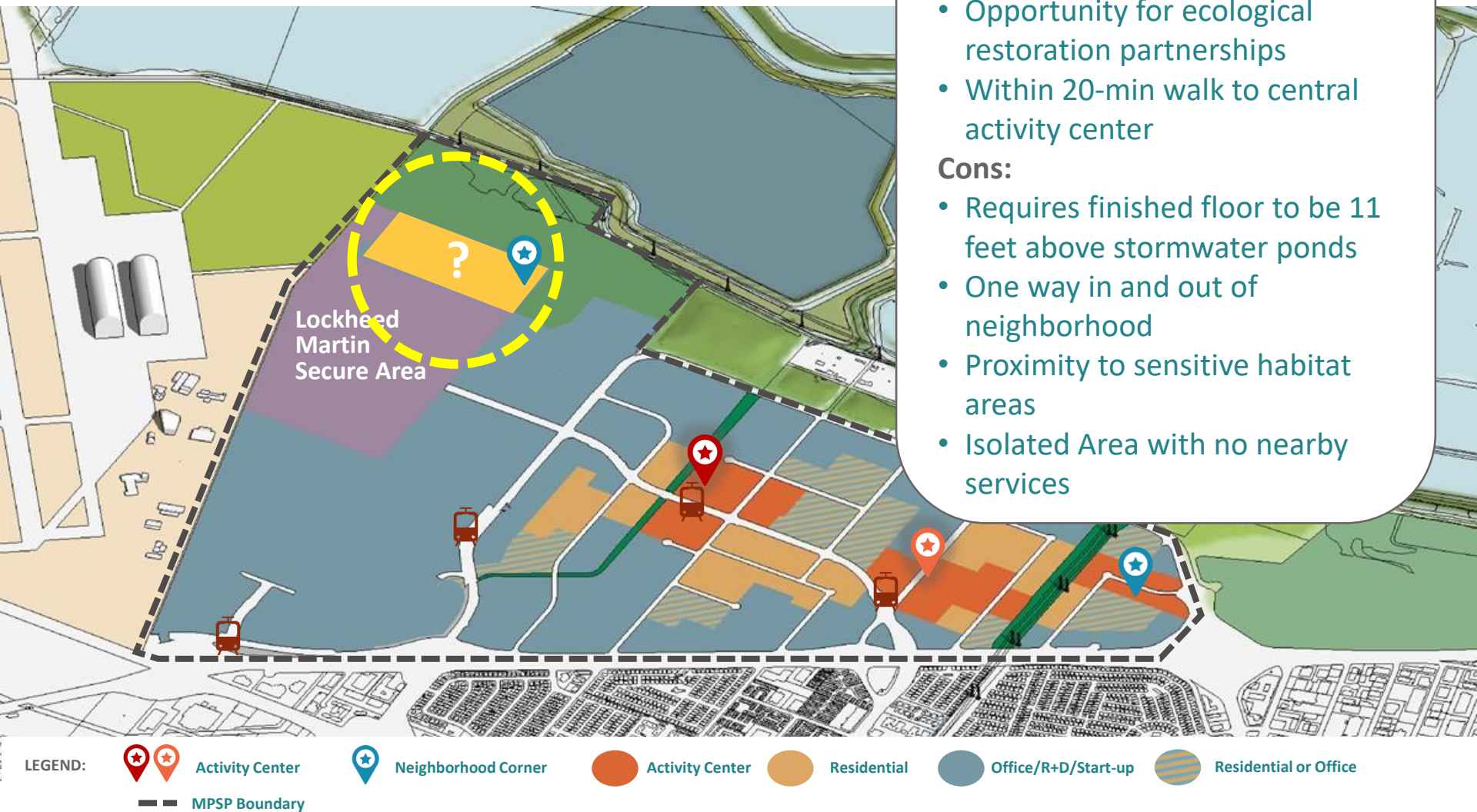
Additional Residential Opportunity Sites



Tech Corners



Northwest Corner



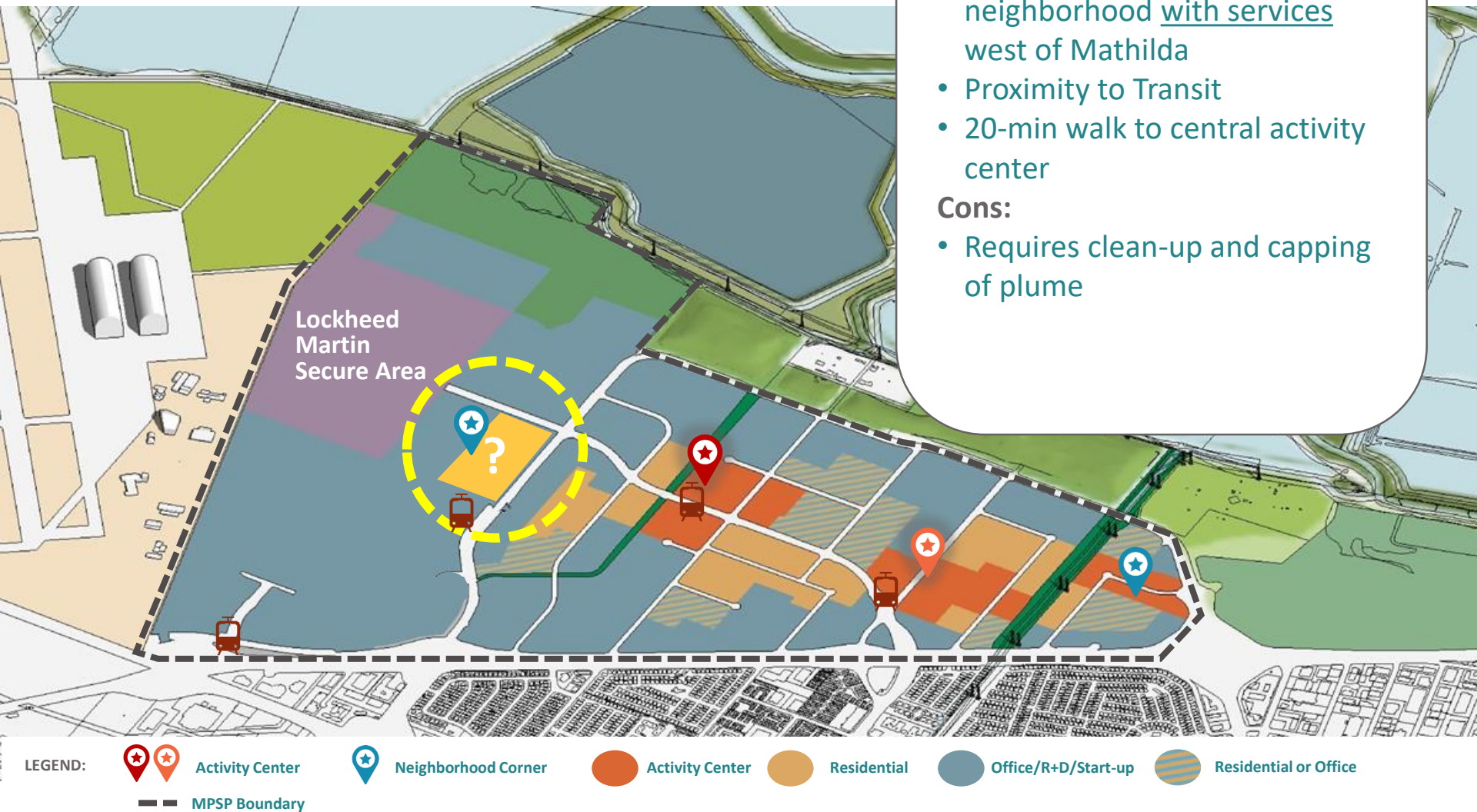
Navy Site

Pros:

- Creates a complete neighborhood with services west of Mathilda
- Proximity to Transit
- 20-min walk to central activity center

Cons:

- Requires clean-up and capping of plume



20-minute Neighborhoods



An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green field in the center, surrounded by urban development, including residential neighborhoods, commercial areas, and an airport runway to the left. In the background, the San Francisco Bay and distant hills are visible. A semi-transparent green rectangular overlay covers the central part of the image, and the words "Open Space" are written in white text within this overlay.

Open Space

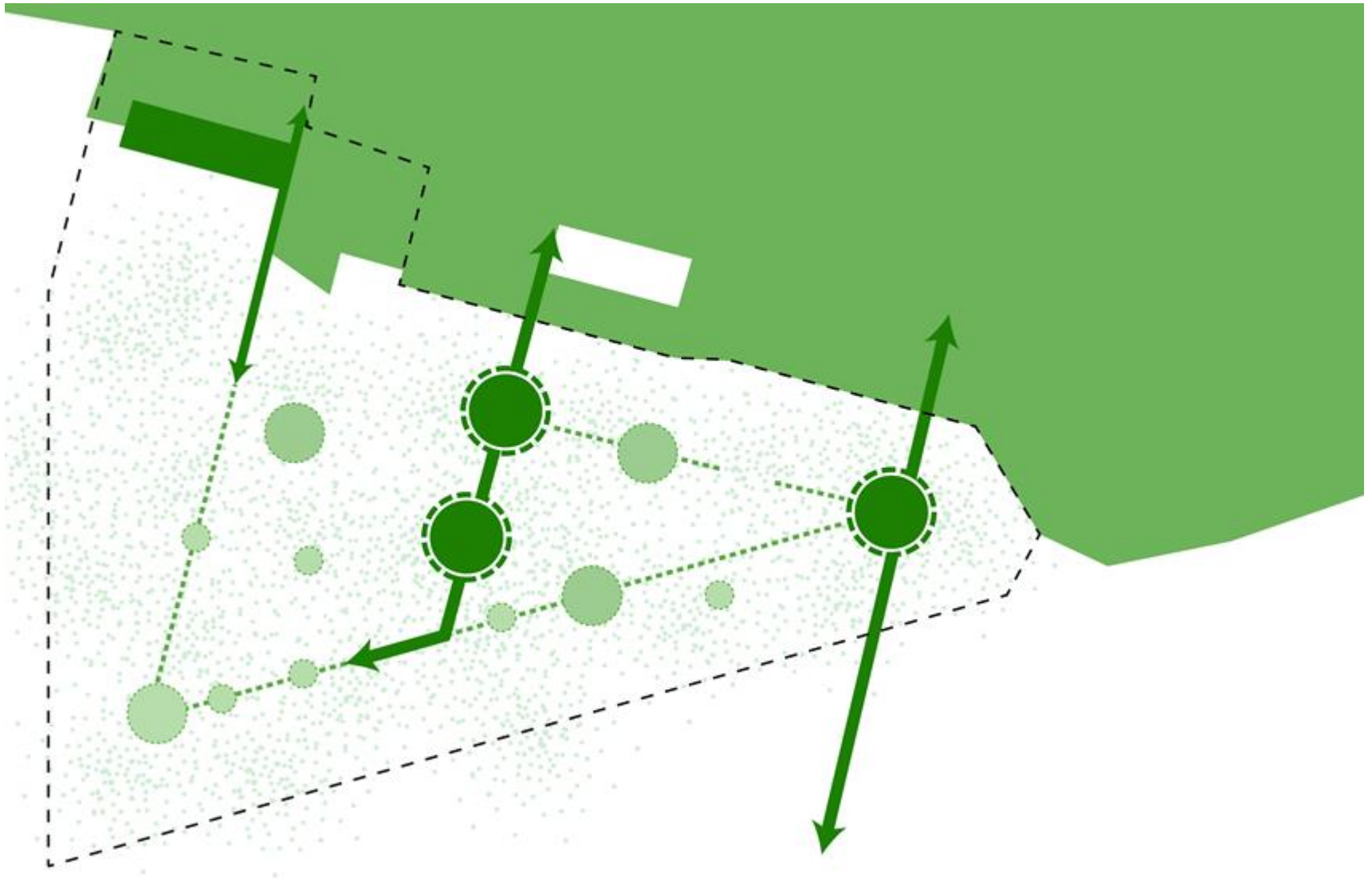
Principles for the Open Space Network

- Be mindful of the City's open space requirements per the General Plan
- Create an open space network to support an **Eco-Innovation District** including urban ecology goals
- Develop open space that provides synergy between social, recreational and ecological goals
 - **Well Connected** with the active transportation network
 - **Distributed** and located adjacent to transit and activity centers
 - **Diverse** in scale, program and amenities
 - **Integration** of biodiversity and urban ecology throughout
 - **Multi-benefit** part of the stormwater and flood protection system

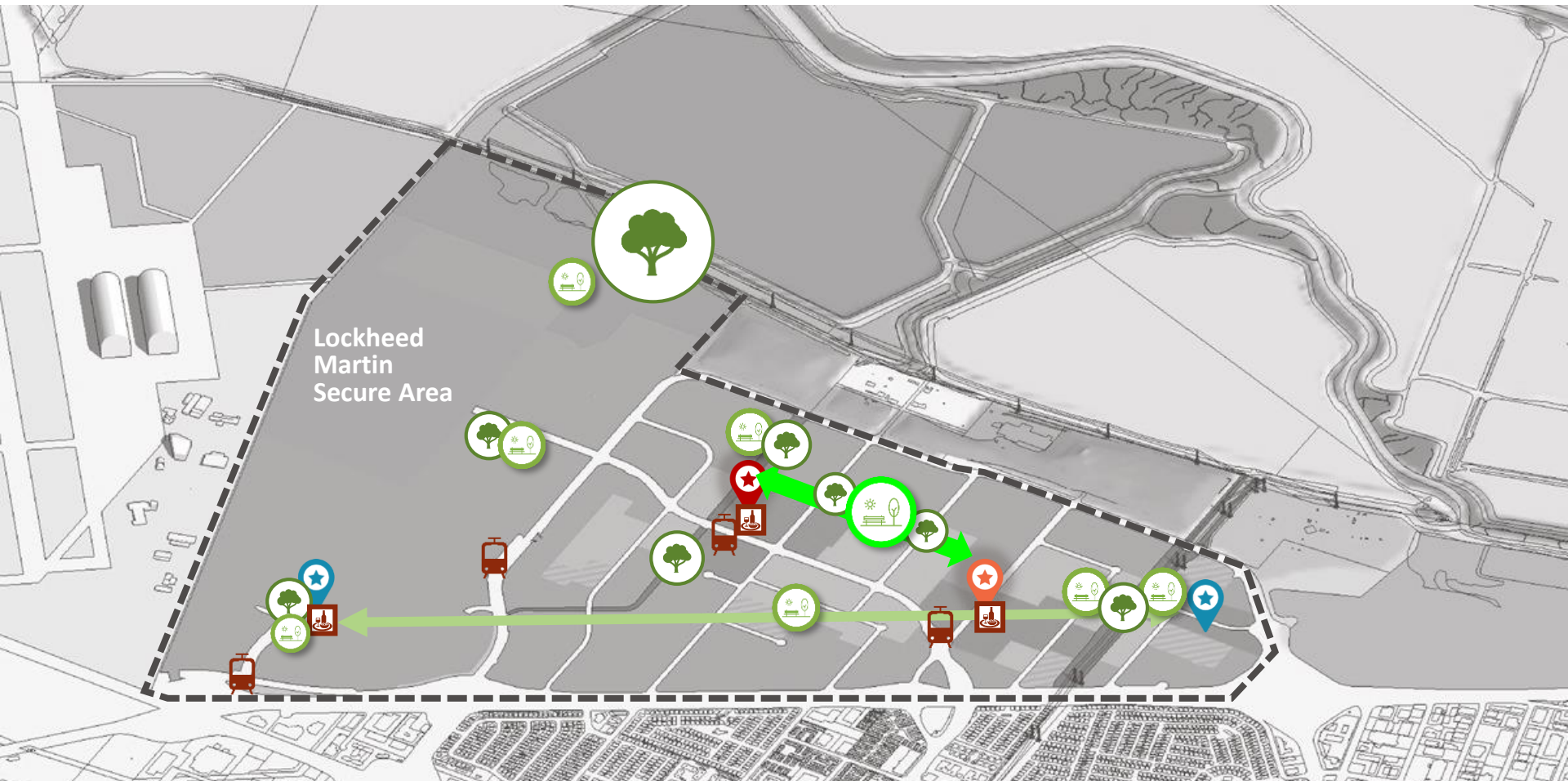
Urban Ecology Goals

- **Greenspaces**
 - urban cooling
 - stormwater capture
 - immersive nature experience
 - local biodiversity
- **Ecological Corridors**
 - facilitate ecological movement
 - active mobility
 - urban cooling
 - stormwater resilience.
- **Nature in the Urban Matrix**
 - cooling
 - stormwater retention
 - nature benefits

Diagram of Urban Matrix/Eco Patches



Parks, Plaza, Eco-patches



- LEGEND:**
- Activity Center
 - Neighborhood Corner
 - Activity Center
 - Residential
 - Office/R+D/Start-up
 - To Be Decided
 - MPSP Boundary
 - Neighborhood Parks and Mini-parks
 - Plazas + Squares
 - Eco-patches
 - Community/District Park

An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green field in the center, surrounded by urban development, including residential neighborhoods, commercial areas, and a large stadium (SAP Center) to the right. In the background, the San Francisco Bay and distant hills are visible. A semi-transparent green rectangle is overlaid on the center of the image, containing the text "Next Steps".

Next Steps

Future Study Session Topics *(Summer '21 – Spring '22)*

- Series of study sessions on policies and technical findings
- Policy discussions on implementation and phasing:
 - Development
 - Infrastructure
 - Services

Future Study Session Topics *(Summer '21 – Spring '22)*

Policy Discussions

- Open Space
- Urban Ecology
- Density and Form
- Fiscal Impacts
- Economic Diversity
- Community Benefits
- Affordable Housing
- Transportation, Parking, TDM
- Infrastructure
- Phasing and Implementation
- Schools
- Public Art

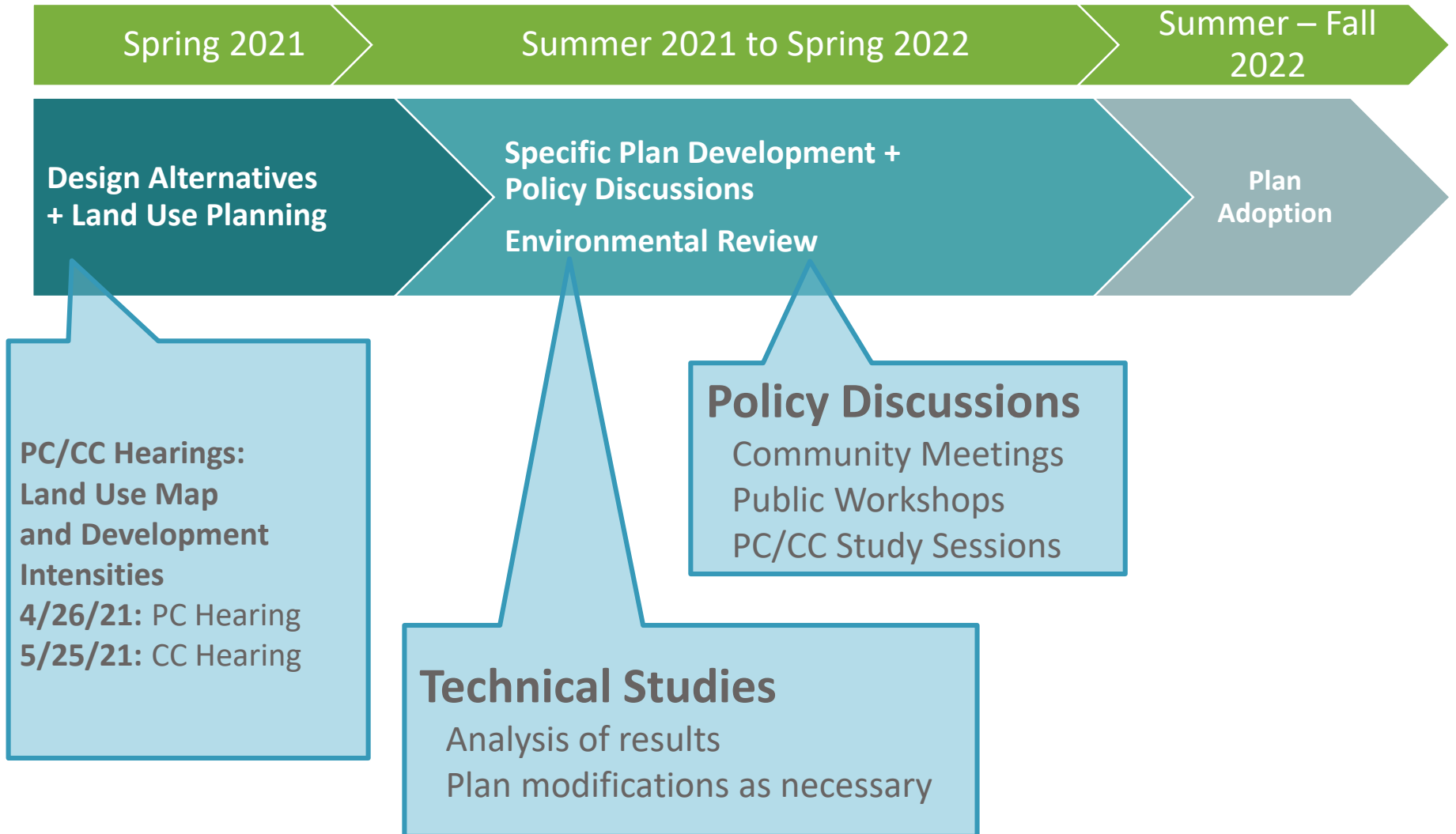
Technical studies

- Shoreline Vision
- Groundwater
- Environmental Hazards
- VMT and Traffic Operations Studies
- Water Supply Study
- Wastewater Capacity
- Mary Ave
- Cultural Resources
- GHG Analysis

Environmental Review Process

- Land Use Plan and Maximum Development Program to Study
- CEQA/EIR will provide results
- City will have opportunity to set final development program and final land use plan

Process Overview



An aerial photograph of the Moffett Park area in San Jose, California. The image shows a large green park area in the center, surrounded by residential neighborhoods and commercial developments. In the background, the San Francisco Bay and the San Francisco Peninsula are visible under a clear blue sky. A semi-transparent green rectangle is overlaid on the center of the image, containing the word "Recommendation" in white text.

Recommendation



Summary Staff Recommendation:

Development Program

- Up to 10 million sf of net new office/R+D
- Up to 18,500 units
- Up to 500,000 sf of net new commercial

Where to study housing

- Study housing east of Mathilda

Potential Residential Opportunities Areas to Study

East of Mathilda

Plus+

West of Mathilda

Tech Corners Area

*Jay Paul and/or
Juniper*

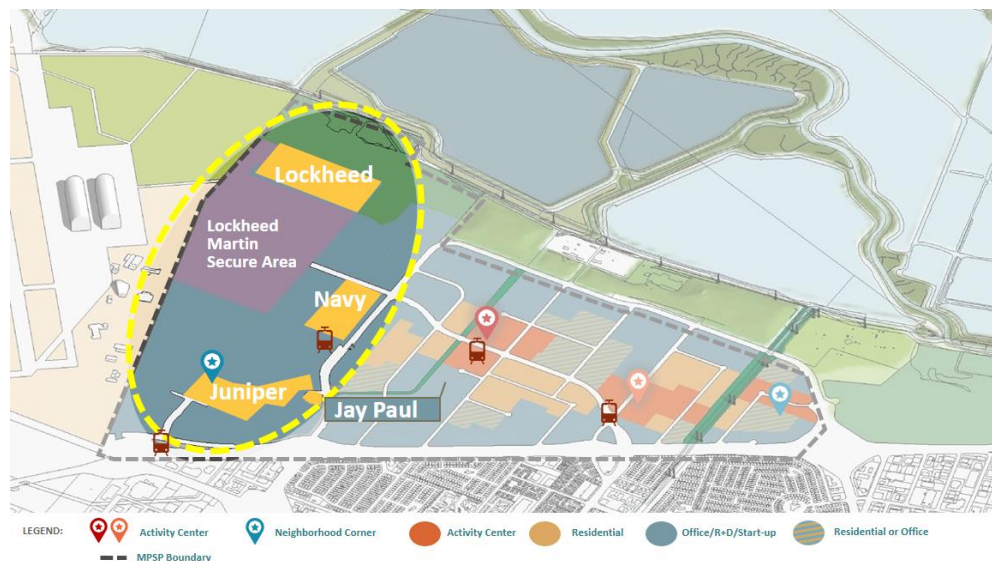
- Y or N

Navy Site

- Y or N

Northwest Corner

- Y or N





Summary Staff Recommendation:

Development Program

- Up to 10 million sf of net new office/R+D
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Where to study housing

- Study housing east of Mathilda

An aerial photograph of a city, likely San Jose, California, showing a mix of urban development, green spaces, and a large body of water in the background. A semi-transparent green rectangular box is centered over the image, containing the title text in white.

Questions and Public Hearing

Lockheed Site #2



An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green field (Moffett Park) in the center, surrounded by residential neighborhoods and industrial areas. In the background, the San Francisco Bay and the Golden Gate Bridge are visible. A semi-transparent green rectangle is overlaid on the center of the image, containing the text "EXTRA SLIDES".

EXTRA SLIDES



Air Quality and Noise Findings

Phase I Hazards

- Map
- Outline any remediation needed for residential development

Example Open Space + Mobility Network



Biological Sensitive Areas to be studied?



■ ■ ■ Future Lockheed Martin Secure Area

Wildlife need terrestrial buffers around wetlands to nest, breed, forage, and for shelter:

- 100 ft- removal of nutrients and pollutants that negatively impact water quality and aquatic wildlife
- 330 ft- aquatic species protection
- 650 ft- meet minimum habitat requirements for some amphibian, reptilian, and bird species



Ecological Setback Considerations for later in the process?

Community/District Park Configuration to Study

- Alt 1: min 10-acre district park
- Alt 2: Linear greenway with min 5-7 acres continuous

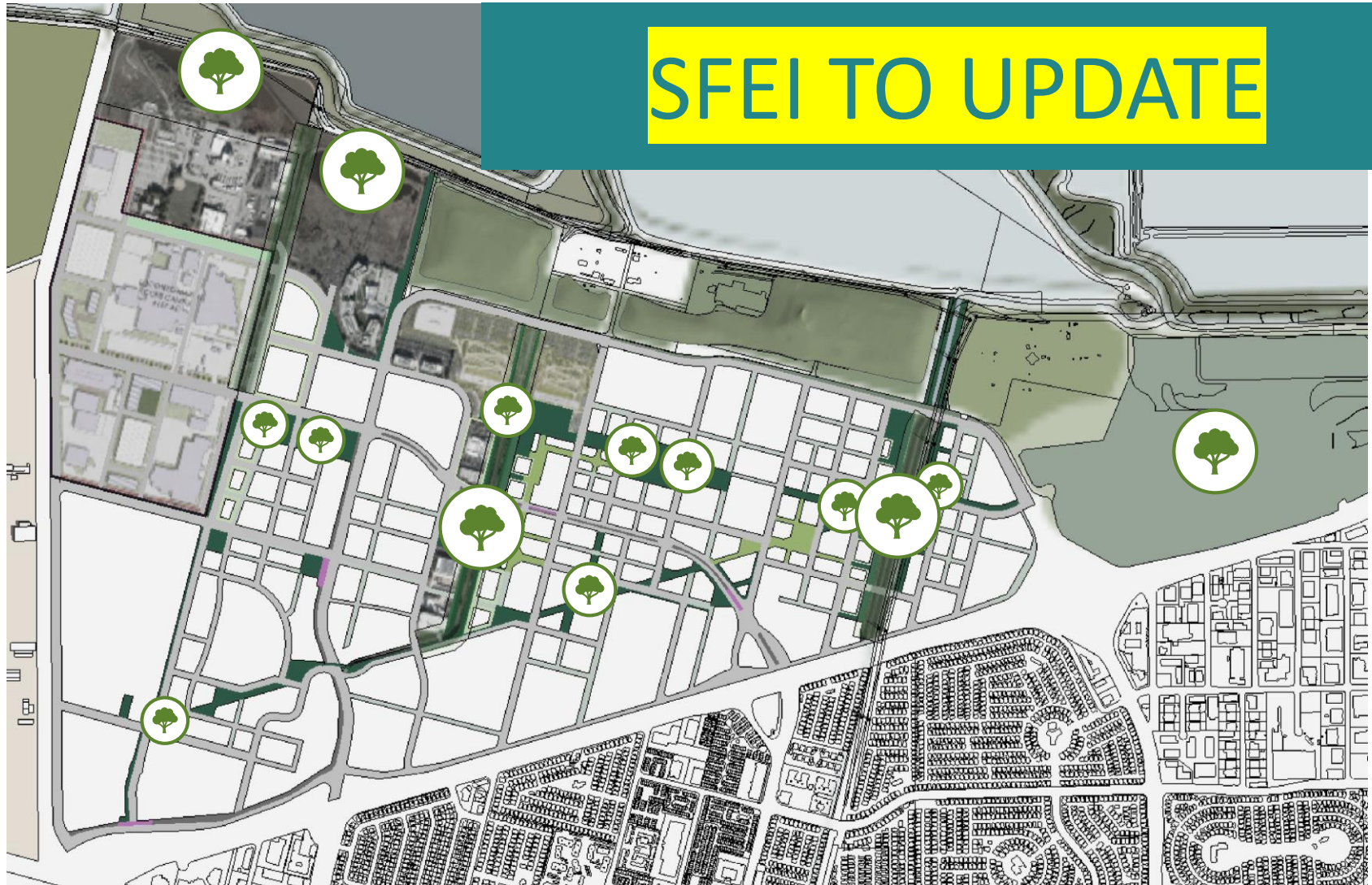
ADD MAPS

West Channel Setback Channel

- Example terrestrial setback

DIAGRAMATIC SECTION
-CMG

Diagram of Urban Matrix/Eco Patches





Street Tree Map

Land Use Map

Program:

Residential: 106 ac

Res/Office: 39 ac

Mixed-use: 73 ac

Office/R+D: 652 ac

Lockheed: 144 ac

Channels/ponds: 128 ac



LEGEND:



Activity Center



Neighborhood Corner



Activity Center



Residential



Office/R+D/Start-up

--- MPSP Boundary



Community/District Park Concept

- Pros and Cons

An aerial photograph of the Moffett Park area in San Francisco. The image shows a large green park area in the center, surrounded by urban development. In the background, the San Francisco Bay and the Golden Gate Bridge are visible. A semi-transparent green rectangle is overlaid on the center of the image, containing the text "Development Program".

Development Program

Development Program

- **Residential**

- **Number of Units:**

- Alt 1: 10,000 max
 - Alt 2: 16,000 max
 - Alt 3: 20,000 max
 - Alt 4: 20,000 or more if possible

Development Program

Office/R+D/Flex/Innovation

- **Existing Condition:**
 - ~18.5 million sf
 - ~35,000 employees
- **With Approved Projects:**
 - ~22.8 million sf
 - ~58,000 employees

Proposed Net New

- **Alt 1:**
 - + 8 million sf
 - + 46,000 employees (~104,000 total)
- **Alt 2:**
 - + 10 million sf (net new)
 - + 55,000 employees (~113,000 total)

Open Space Alternatives

Open Space Ratio:

- Alt 1: 5.34 ac/1k units
- Alt 2: 4 ac/1K units

District Park:

- Alt 1: min 10-acre district park
- Alt 2: Linear greenway with min 5-7 acres continuous

Community Facility/School Site:

- (y or n): require space for community facilities/school adjacent to min 4 acre park

Residential West of Mathilda

Tech Corners Area

- Y or N

Navy Site

- Y or N

Northwest Corner

- Y or N



Biological Sensitive Areas (Northwest Corner)

Terrestrial Buffer Width

- ~100 feet*
- ~330 feet*
- ~650 feet*

*exception for access to existing/new development or publicly accessible open spaces



■ ■ ■ Future Lockheed Martin Secure Area

Development Program

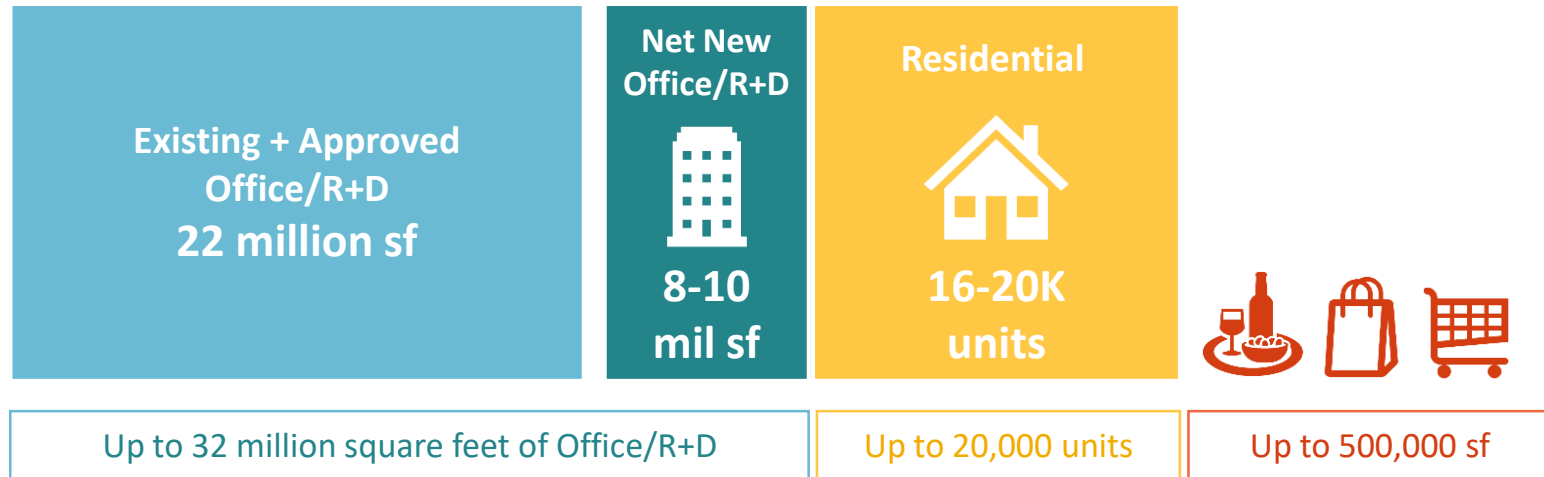
Office/R+D/Flex/Innovation

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Range for Mixed-Priority Scenario

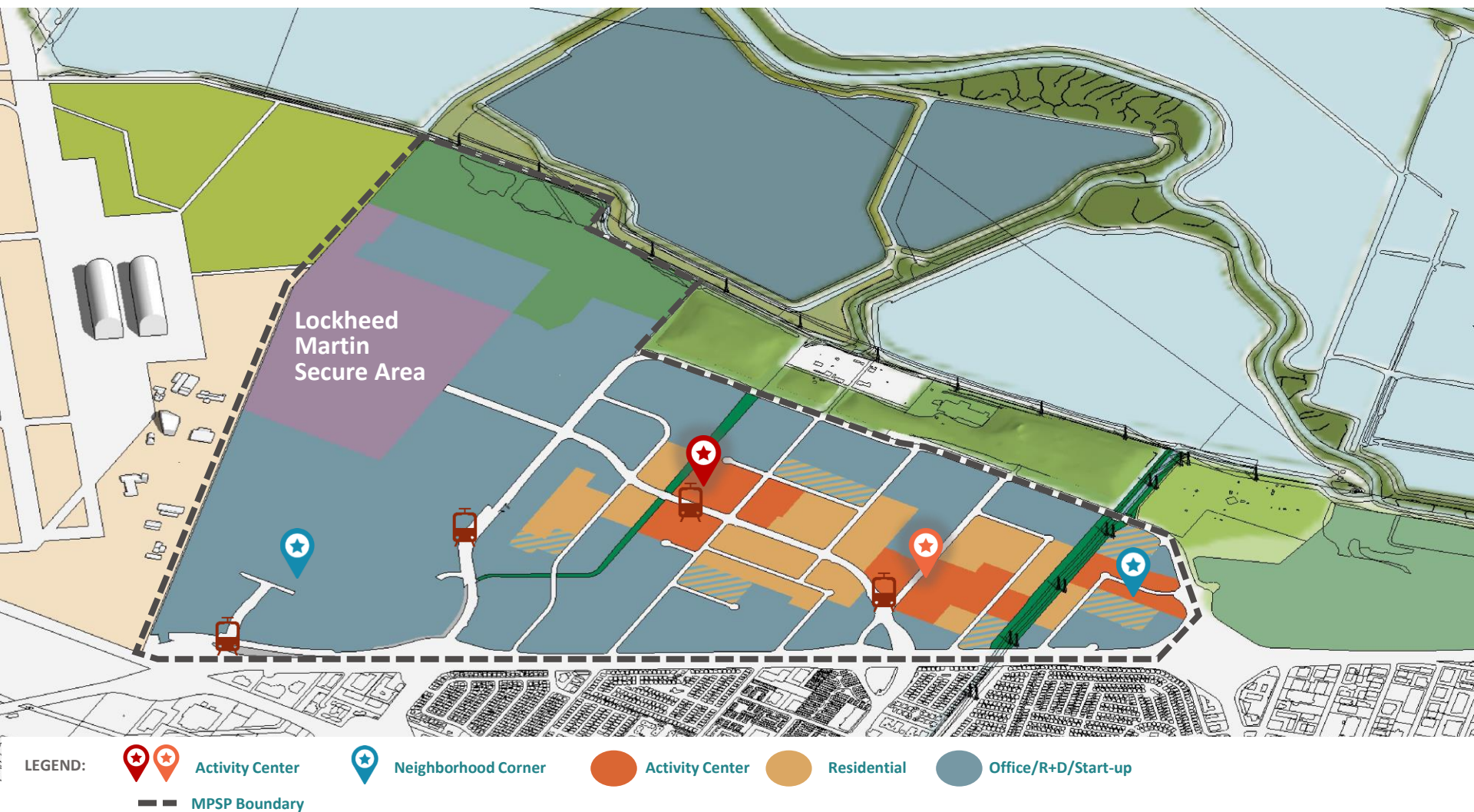


Staff Recommendation:

- Up to 8 million sf of net new office/R+D
- Up to 20,000 units
- Up to 500,000 sf of net new commercial

Land Use Map

12,500 – 18,500 units (up to 5,700 additional units possible west of Mathilda)



Residential Density Analysis

Mid-rise residential between 5-8 stories



Mix of mid-rise and high-rise residential



Residential Density Analysis

How unit mix effects density:

Larger Units

16,000 Units



Smaller Units

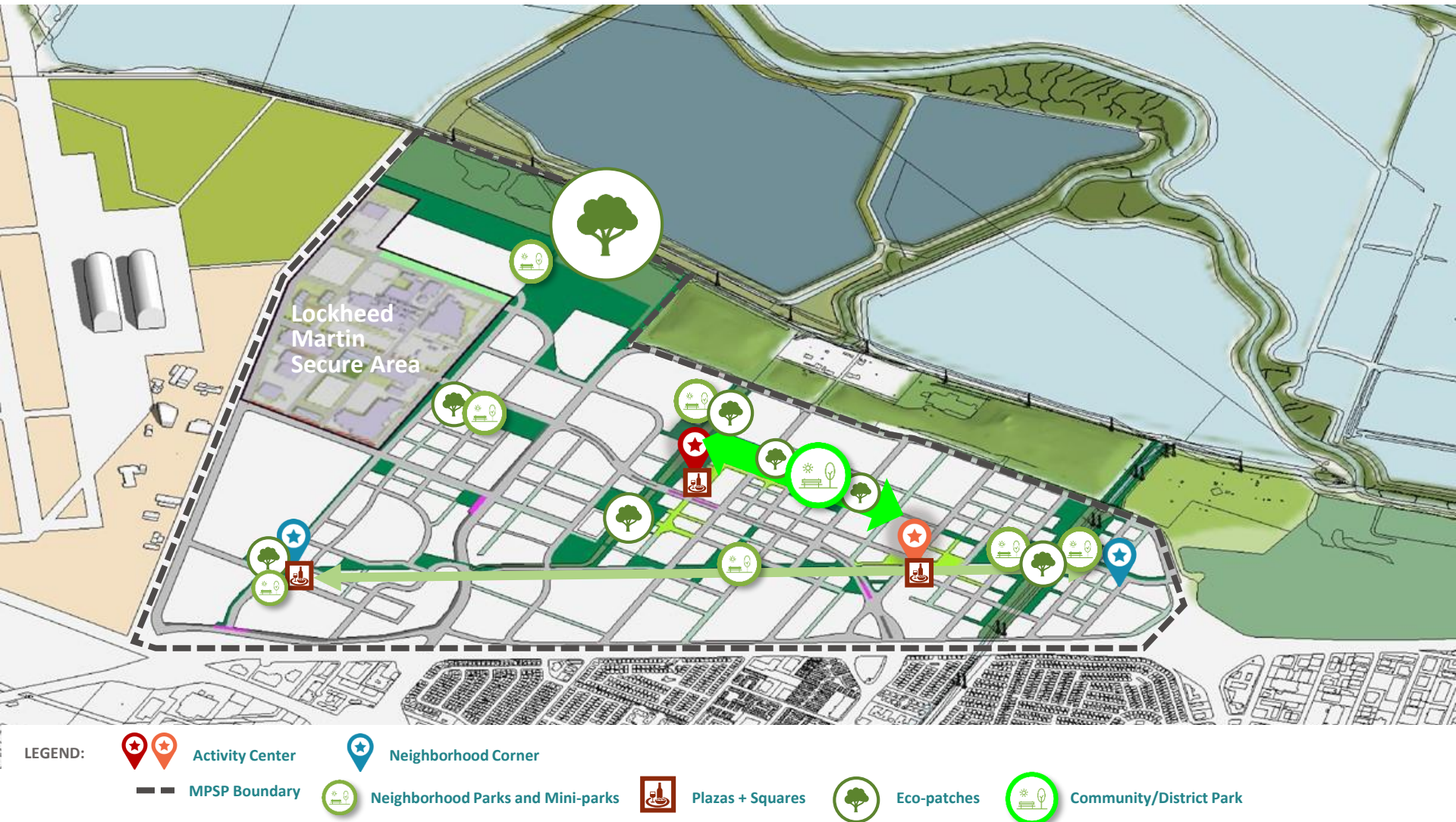
18,500 Units



An aerial photograph of the Moffett Park area in San Francisco. A large, semi-transparent green rectangle is overlaid on the center of the image, covering the park and surrounding urban areas. The text "Open Space" is written in white, bold, sans-serif font across the middle of this green rectangle. In the background, the city of San Francisco is visible, including the Golden Gate Bridge and the bay. The foreground shows a dense residential neighborhood with many houses and trees.

Open Space

Parks, Plaza, Eco-patches



Open Space Alternatives

- **Open Space Ratio:**

- Alt 1: 5.34 ac/1k units
- Alt 2: 4 ac/1K units

- **District Park:**

- Alt 1: min 10-acre district park
- Alt 2: Linear greenway with min 5-7 acre continuous

- **~~Community Facility/School Site:~~**

- ~~(y or n): require space for community facilities/school adjacent to min 4-acre park~~

An aerial photograph of the Moffett Park area in San Francisco. The image shows a dense urban landscape with a large green rectangular overlay in the center. The overlay contains the title 'Urban Ecology Buffers' in white text. The background shows the city's grid pattern, a large body of water (the San Francisco Bay) in the distance, and hills under a hazy sky.

Urban Ecology Buffers

Biological Sensitive Areas



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Wildlife need terrestrial buffers around wetlands to nest, breed, forage, and for shelter:

- 100 ft- removal of nutrients and pollutants that negatively impact water quality and aquatic wildlife
- 330 ft- aquatic species protection
- 650 ft- meet minimum habitat requirements for some amphibian, reptilian, and bird species

Biological Sensitive Areas



■ ■ ■ Future Lockheed Martin Secure Area

Alt 1

- Maintain existing development footprint
- Allow for redevelopment to new uses

Biological Sensitive Areas



■ ■ ■ Future Lockheed Martin Secure Area

Alt 2

- Reduce development footprint to 330' terrestrial buffer line and land needed to access parcel
- Incentive program to reallocate development potential to other Lockheed Martin parcels

Biological Sensitive Areas



■ ■ ■ Future Lockheed Martin Secure Area

Alt 3

- Reduce development footprint to 650' terrestrial buffer line and land needed to access parcel
- Incentive program to reallocate development potential to other Lockheed Martin parcels

Potential locations for office/R+D development



Development Program

- **R+D/Flex/Industrial/Innovation**

- **Since 2004:**

- Loss of XXX million sf R+D/flex/industrial

- **With Approved Projects:**

- Loss of XXX million sf R+D/flex/industrial

- **With change of land uses:**

- Loss of ~5.5 million sf R+D/flex/industrial

- **Proposals**

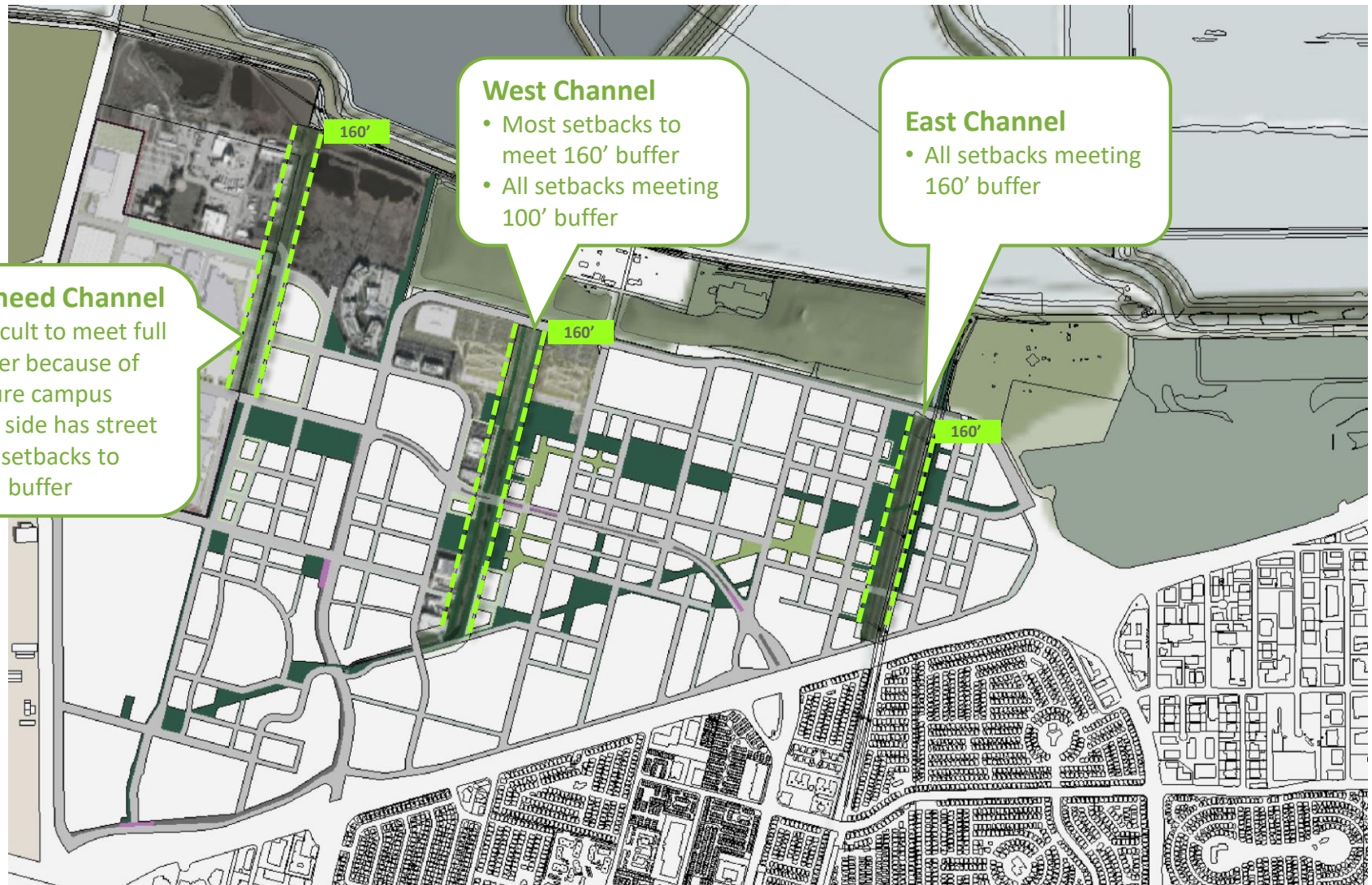
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	Sunnyvale Mix	Downtown Sunnyvale	Lawrence Station	Mountain View North Bayshore
Studio	15%			40%
1 bedroom	40%			30%
2 bedroom	30%			30%
3+ bedroom	15%			10%
Avg Gross Unit Size	1,150 sf			966 sf

	Typical Apartment Mix	Tech Focus	Mountain View North Bayshore
Studio	10%	20%	40%
1 bedroom	40%	40%	30%
2 bedroom	30%	30%	30%
3+ bedroom	20%	10%	10%
Avg Gross Unit Size	1,150 sf		966 sf

Biological Sensitive Areas



Eco-Patches Greater than 2 acres



Moffett Towers II
Open Space