



Moffett Park Specific Plan

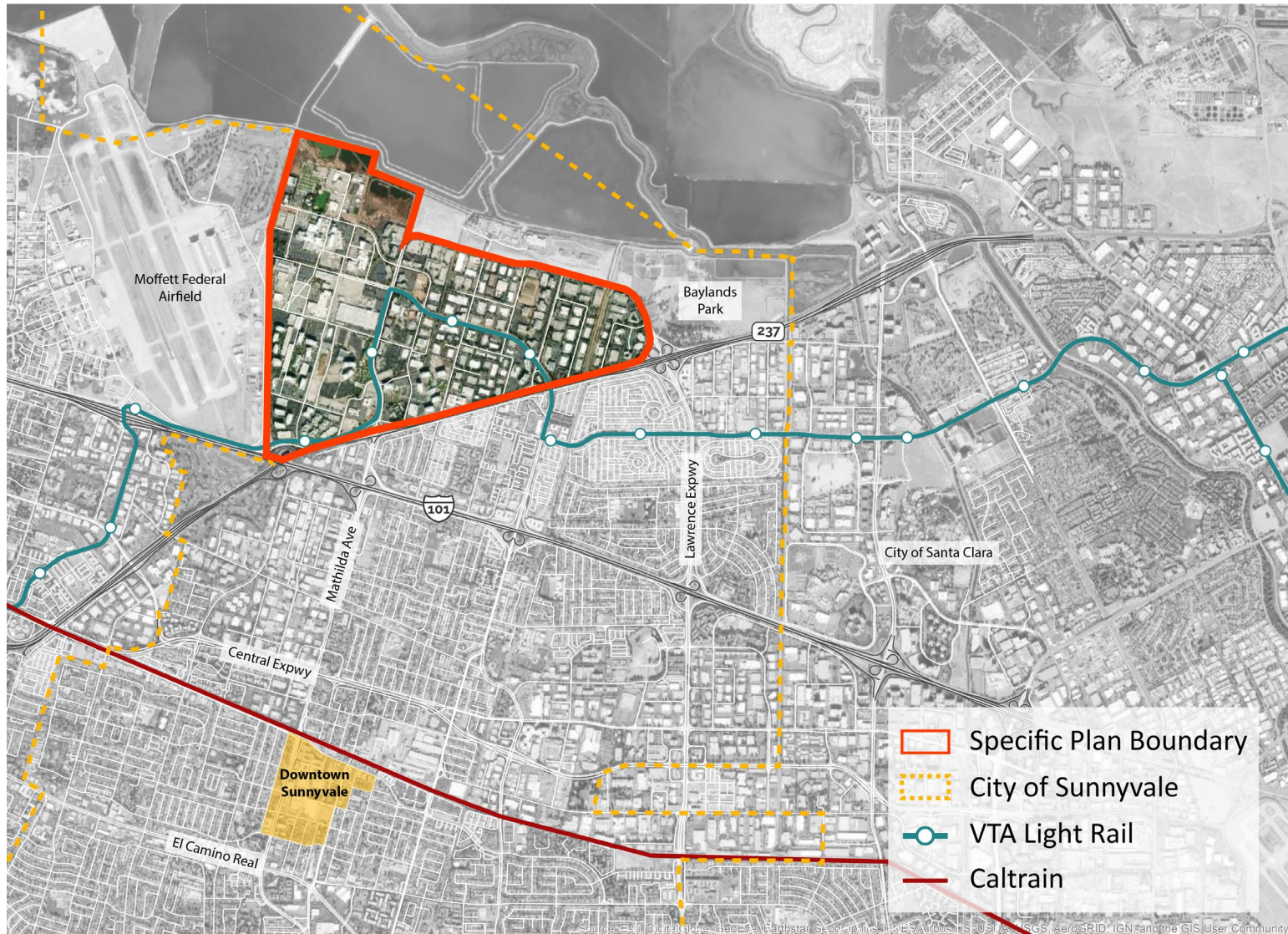
Land Use Plan + Development Program

City Council meeting: May 25, 2021

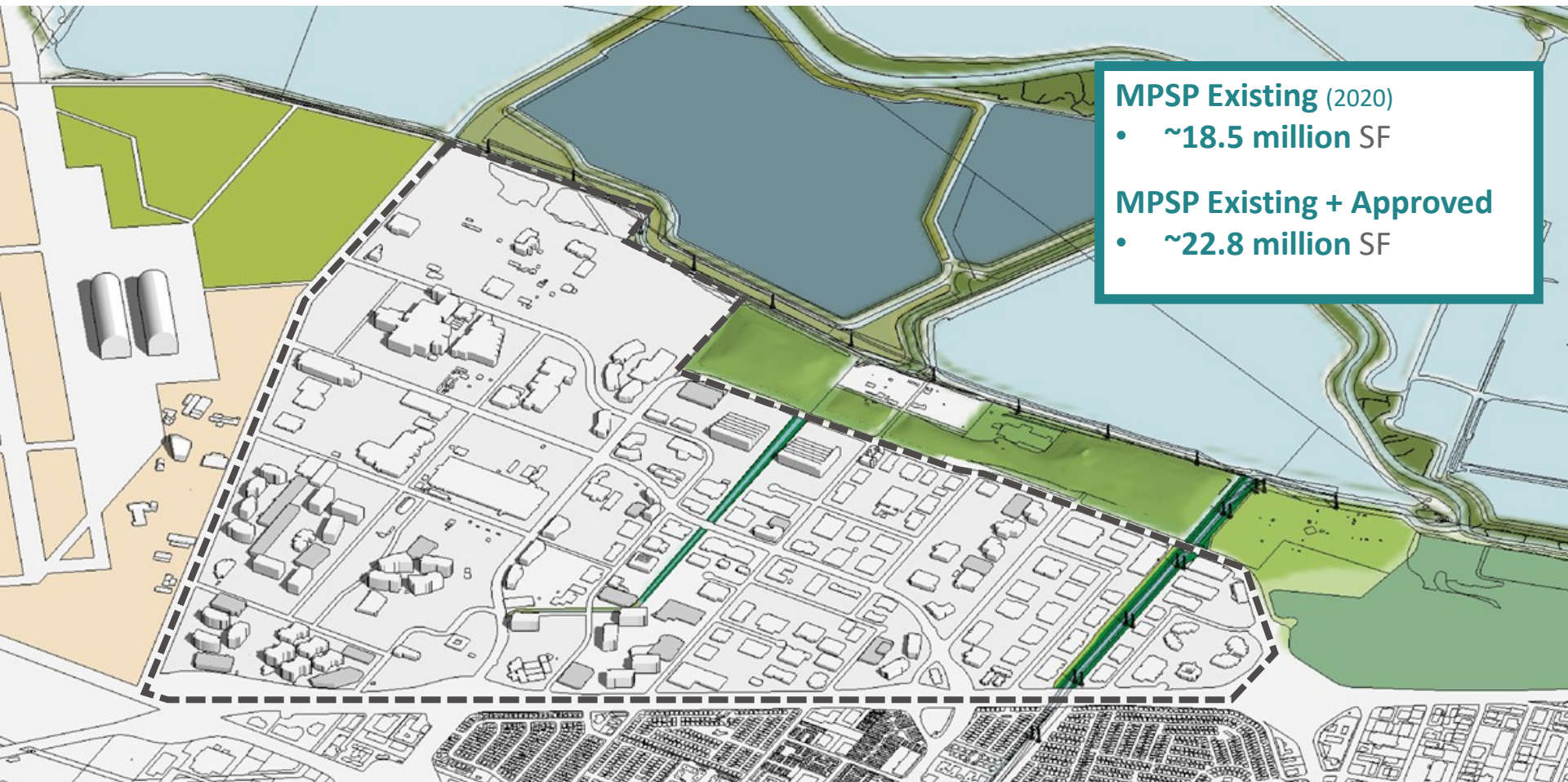
An aerial photograph of the Moffett Park area in San Jose, California. The image shows a large green park area in the center, surrounded by residential neighborhoods and commercial buildings. In the background, there are mountains and a body of water. A semi-transparent green rectangle is overlaid on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

Background

Moffett Park Specific Plan



Existing Condition + Approved Projects



MPSP Existing (2020)

- ~18.5 million SF

MPSP Existing + Approved

- ~22.8 million SF

LEGEND: — — MPSP Boundary

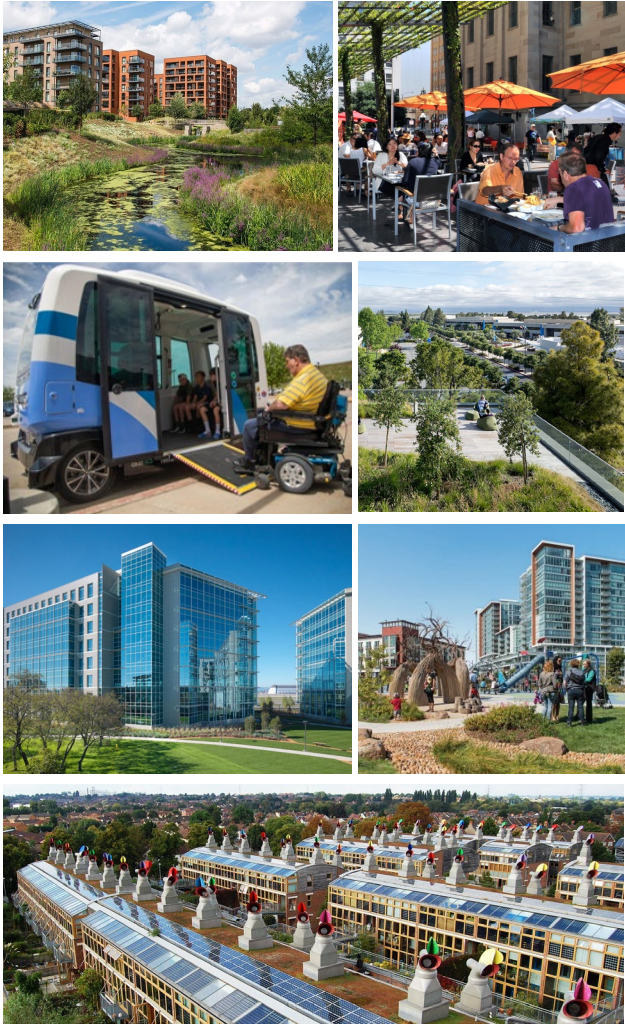
Vision Statement

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.

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*

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 + #3

Sea Level Rise & Climate Change (Nov 2020)



• **87** community members



• **243** views on YouTube

Transportation & Mobility (Feb 2021)



• **80** community members



• **174** views on YouTube

Land Use, Market Conditions (Mar 2021)



• **87** community members



• **190** views on YouTube

Tonight's Decision is...

- Choosing for **study**,
for the purposes of environmental review (CEQA)
 - **Development Program** (numbers)
 - **Draft Land Use Map** (locations)
- The **final plan** may be less
 - ...*but cannot be more*



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

Technical work

COMPLETED

- Sea Level Rise Adaptation Strategy (March 2020)
- Acoustics and Air Quality Technical Study* (March 2020)
- Existing Conditions Report (April 2020)
- Urban Ecology Technical Study (April 2020)
- Noise and Vibration Study* (March 2020)
- Market Analysis (June 2020)

UNDERWAY

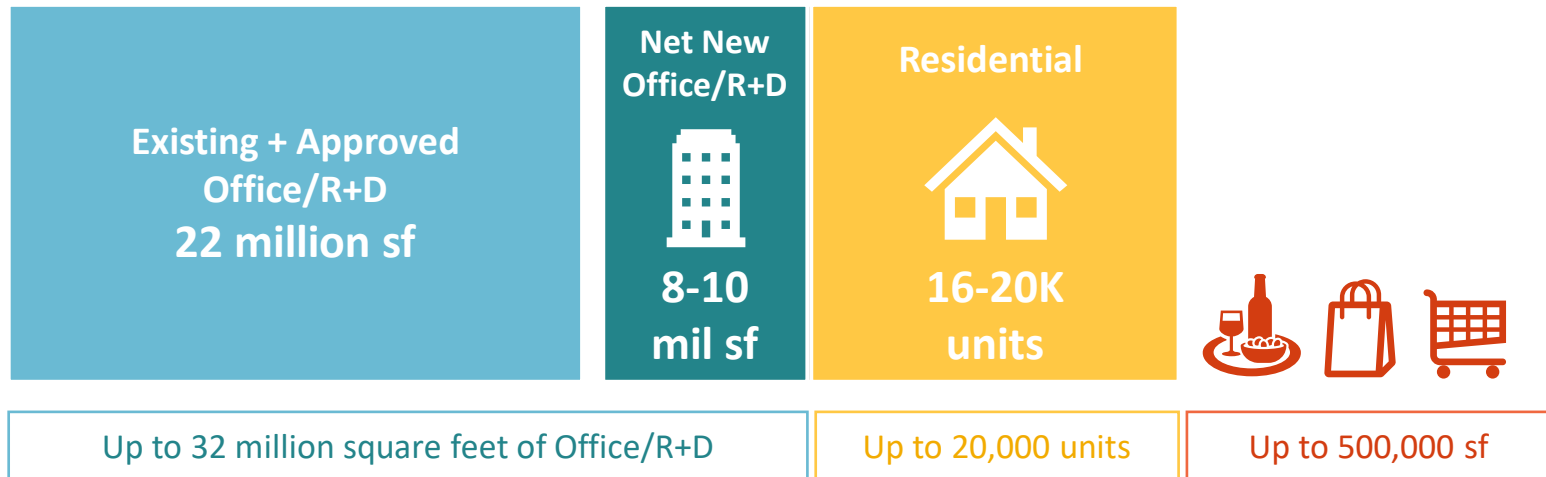
- Biotic Resources Report*
- Cultural Resources Literature Review*
- Fiscal Impact Analysis
- Groundwater Study*
- Phase I Hazards*
- Traffic Modeling

*Required for CEQA

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, commercial buildings, and an airport runway on 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 text "Land Use".

Land Use

Range for Mixed-Priority Scenario



Staff Recommendation to PC

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

- East of Mathilda

*Net New = Above Existing plus Approved not built

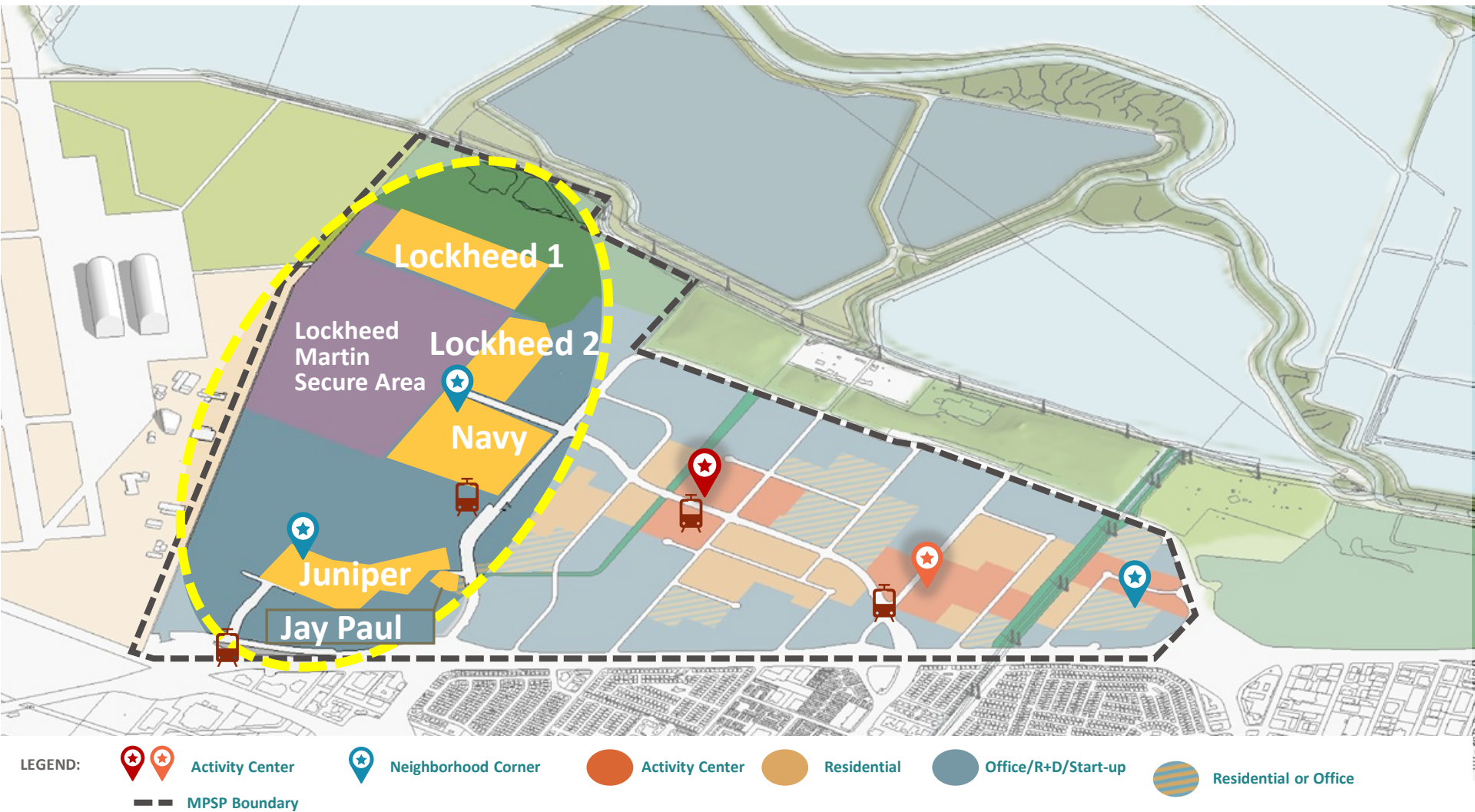
Land Use Map - Staff Recommendation



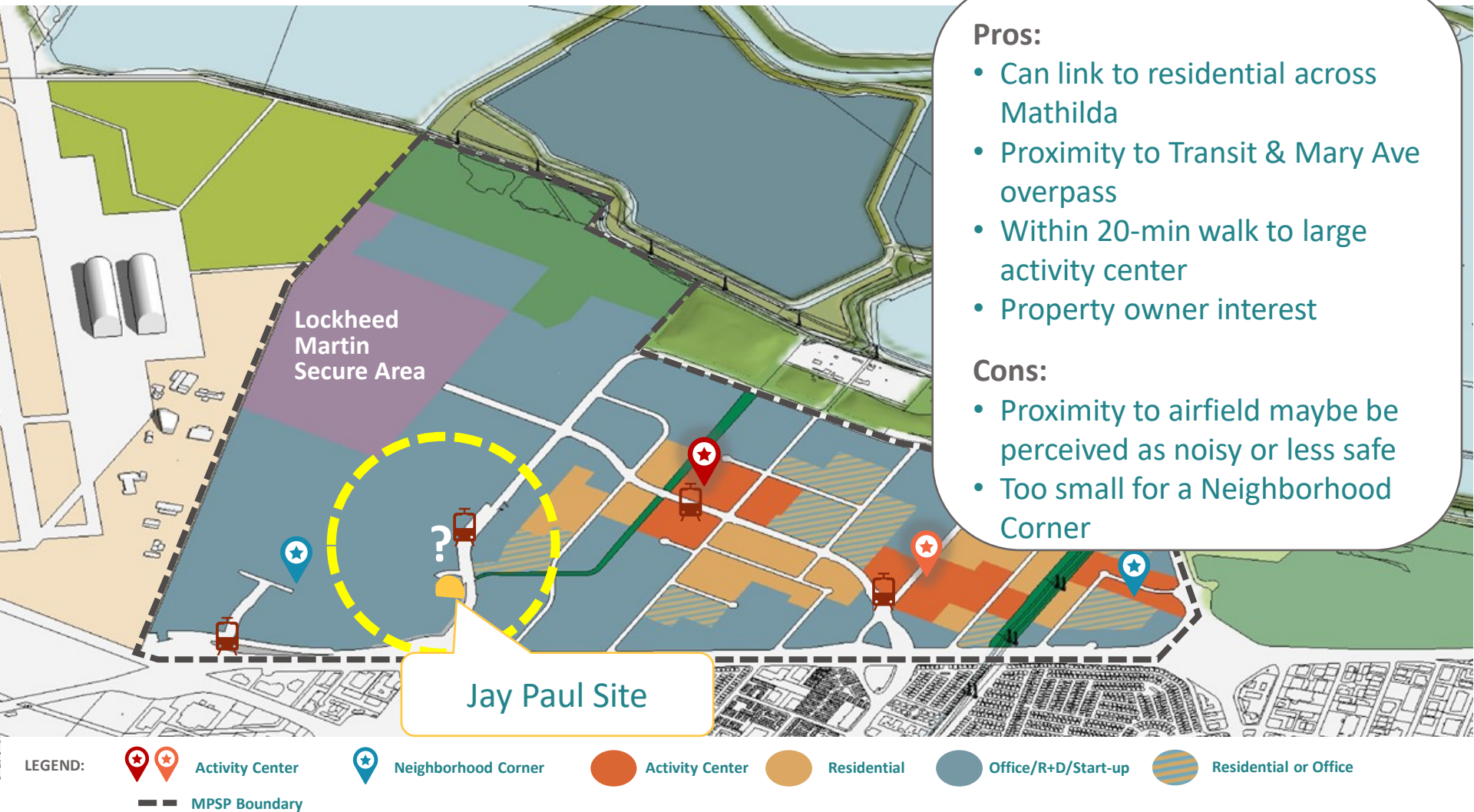
An aerial photograph of the Moffett Park area in San Jose, California. The image shows a large green park area in the center, surrounded by residential neighborhoods and commercial developments. In the background, the San Francisco Bay and the San Francisco Peninsula are visible under a clear blue sky.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

Additional Residential Sites

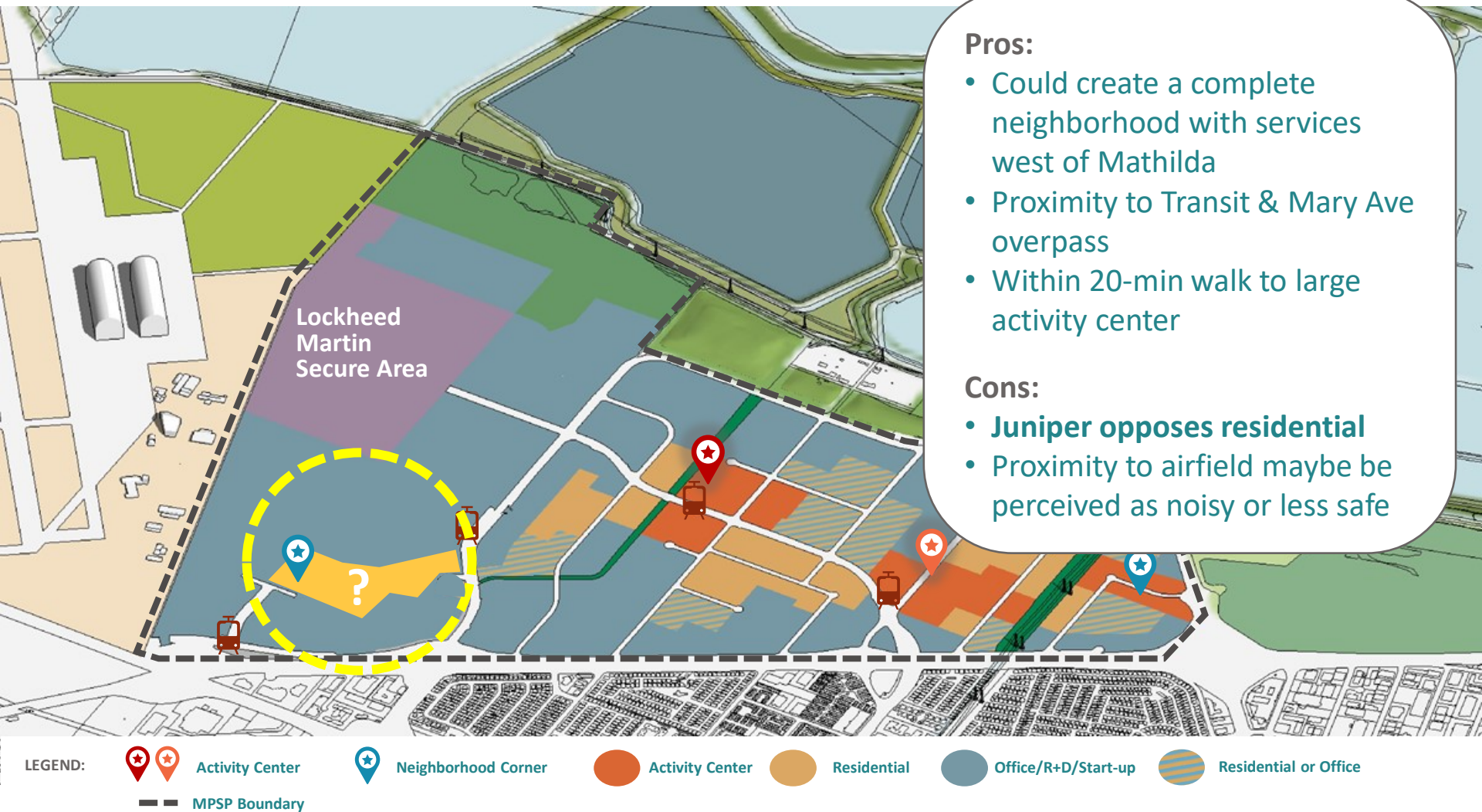
Additional Residential Sites



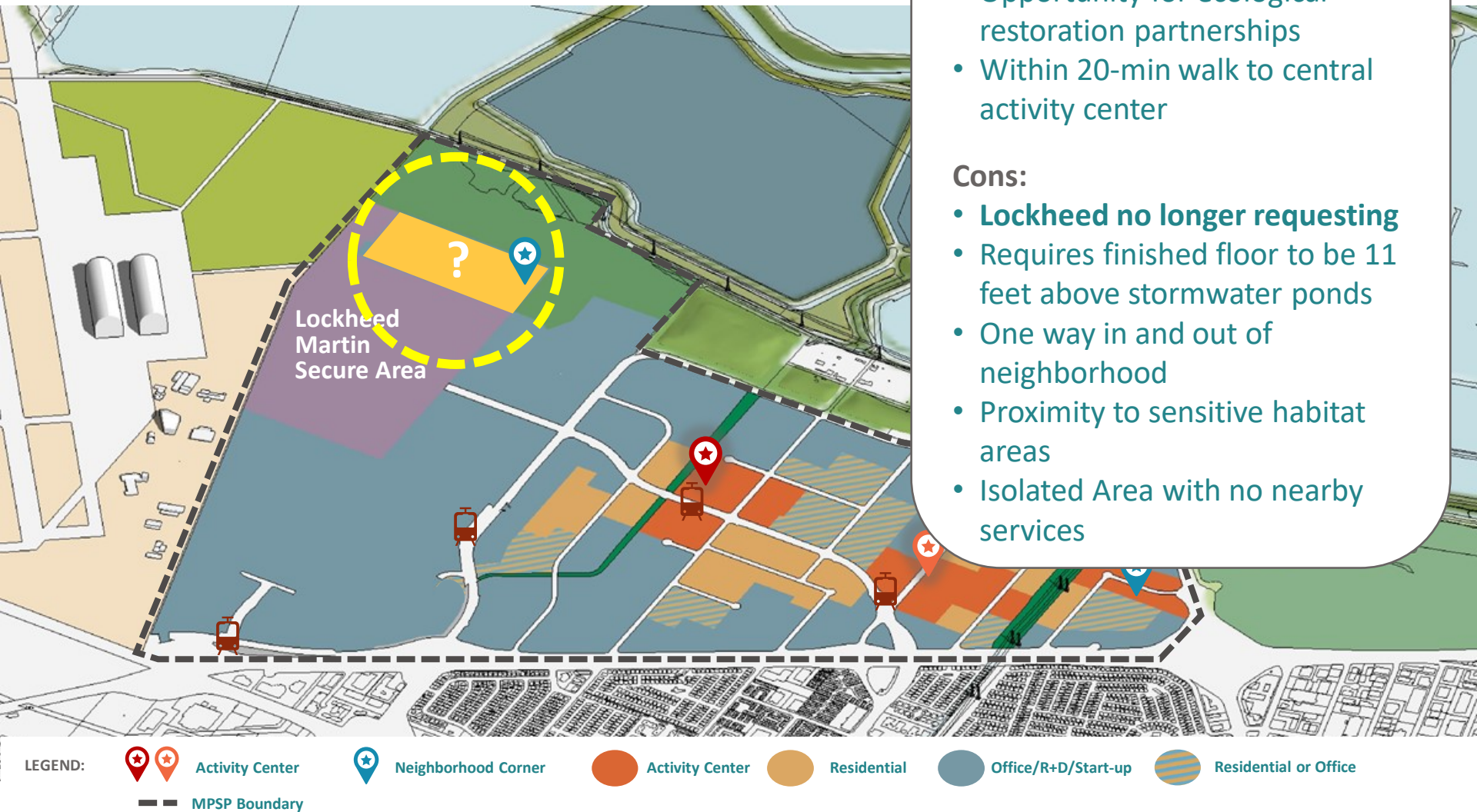
Jay Paul Site



Juniper Site



Lockheed #1



Lockheed #2

Pros:

- Proximity to Bay Trail
- 1/2 mile to transit
- Property owner interest
- Large enough area for residential to support a Neighborhood Corner

Cons:

- May require cap and/or remediation of plume from Navy Site
- 2/3 mile to Activity Center



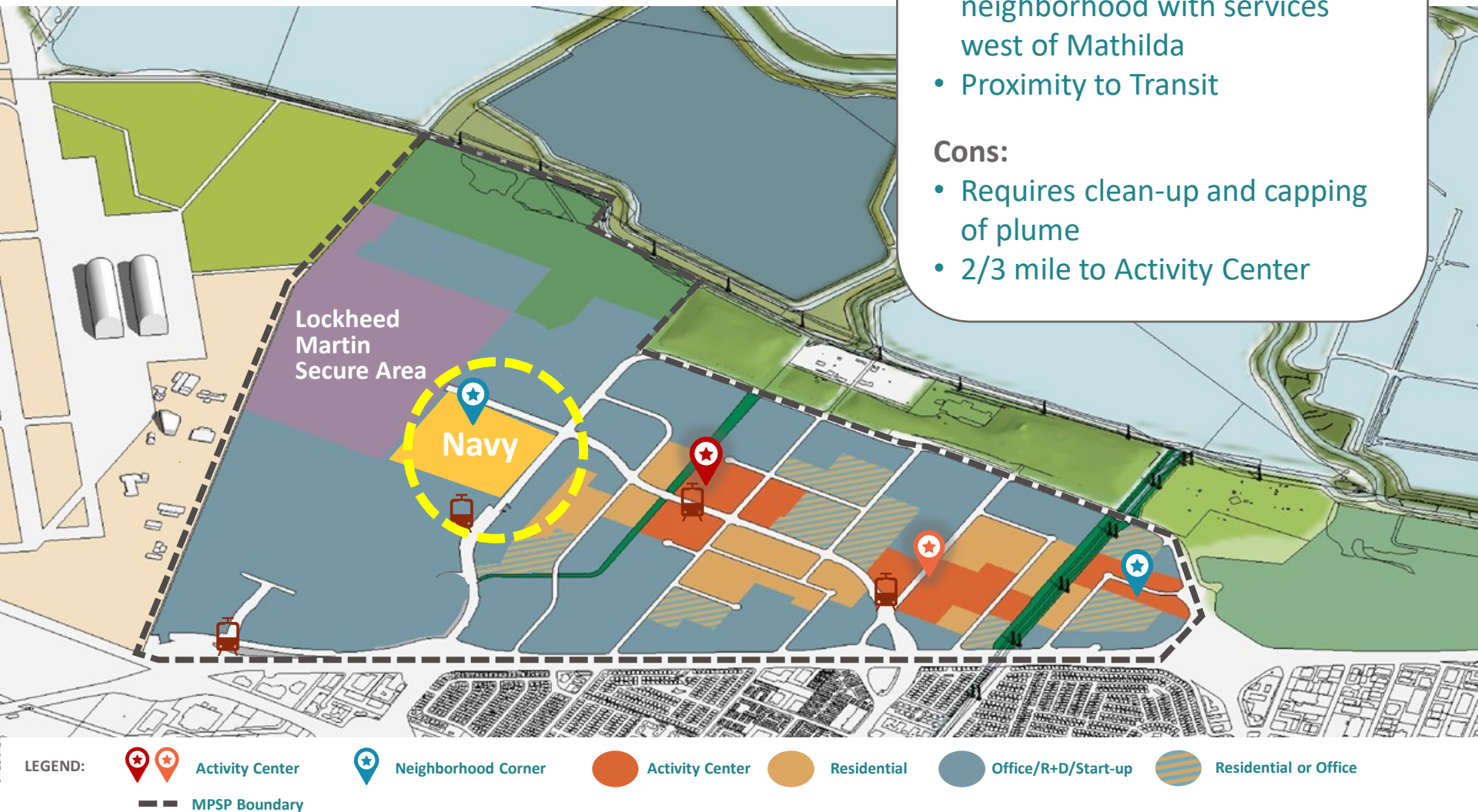
Navy Site

Pros:

- Large enough for a complete neighborhood with services west of Mathilda
- Proximity to Transit

Cons:

- Requires clean-up and capping of plume
- 2/3 mile to Activity Center



20-minute Neighborhoods



Summary PC Recommendation

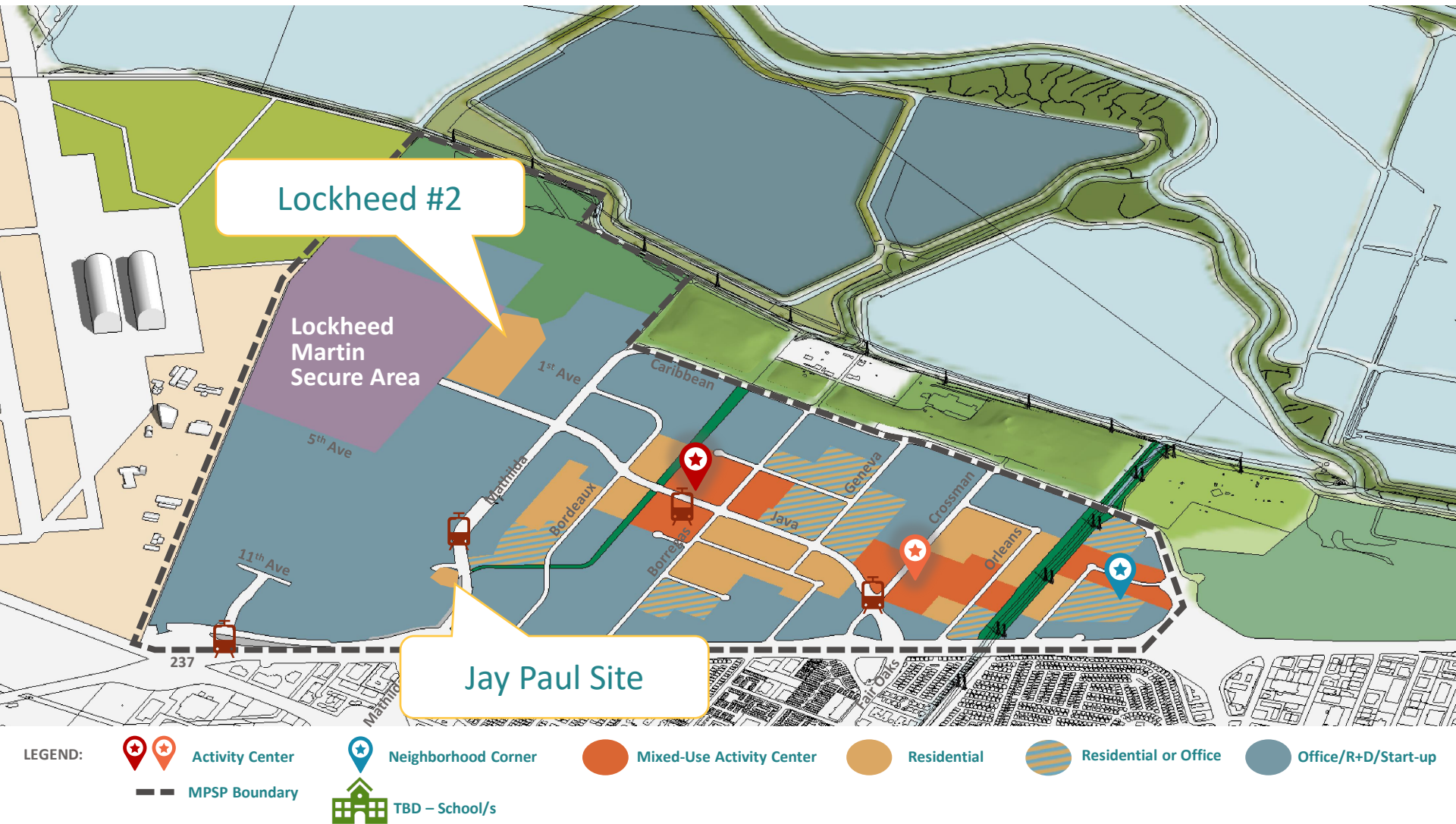
Development Program

- 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

- East of Mathilda
- *Jay Paul Site*
- *Lockheed Site #2*

Land Use Map – PC Recommendation



An aerial photograph of the Moffett Park area in San Jose, California. The image shows a large green field (Moffett Park) in the center, surrounded by residential neighborhoods, commercial areas, 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 text "Open Space".

Open Space

Principles for the Open Space Network

- Open space requirements in 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

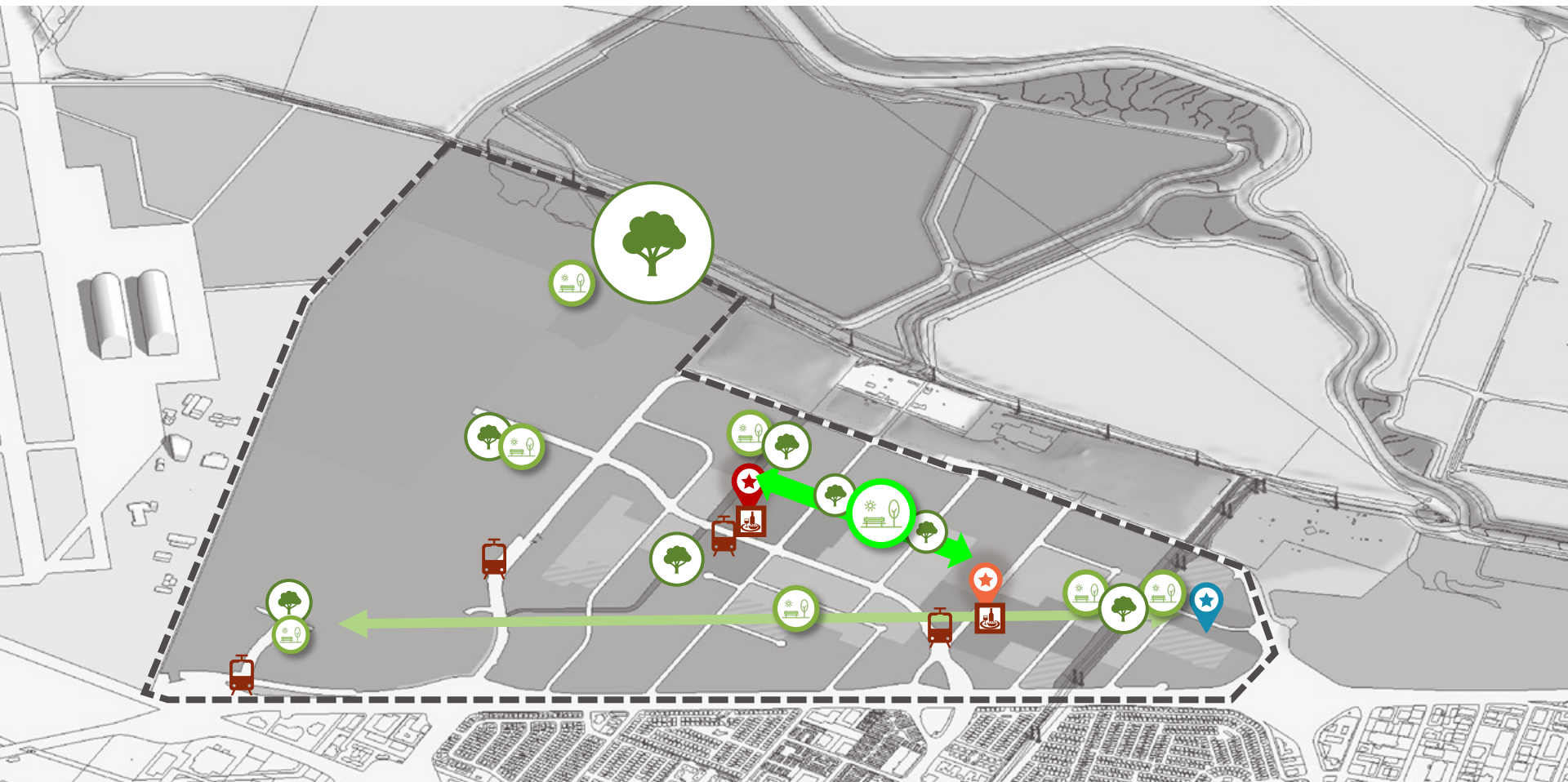
- **Ecological Corridors**

- facilitate ecological movement
- active mobility
- urban cooling
- stormwater resilience.

- **Nature in the Urban Matrix**

- cooling
- stormwater retention
- nature benefits

Parks, Plaza, Eco-patches



LEGEND:



Activity Center



Neighborhood Corner

--- MPSP Boundary



Neighborhood Parks and Mini-parks



Plazas + Squares



Eco-patches



Community/District Park

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Next Steps

Future Study Sessions *(Summer '21 – Spring '22)*

- Series of Study Sessions on policies & findings
- Policy discussions on implementation and phasing:
 - Development
 - Infrastructure
 - Services

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

Policy Discussions

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

Technical studies

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

*Required for CEQA

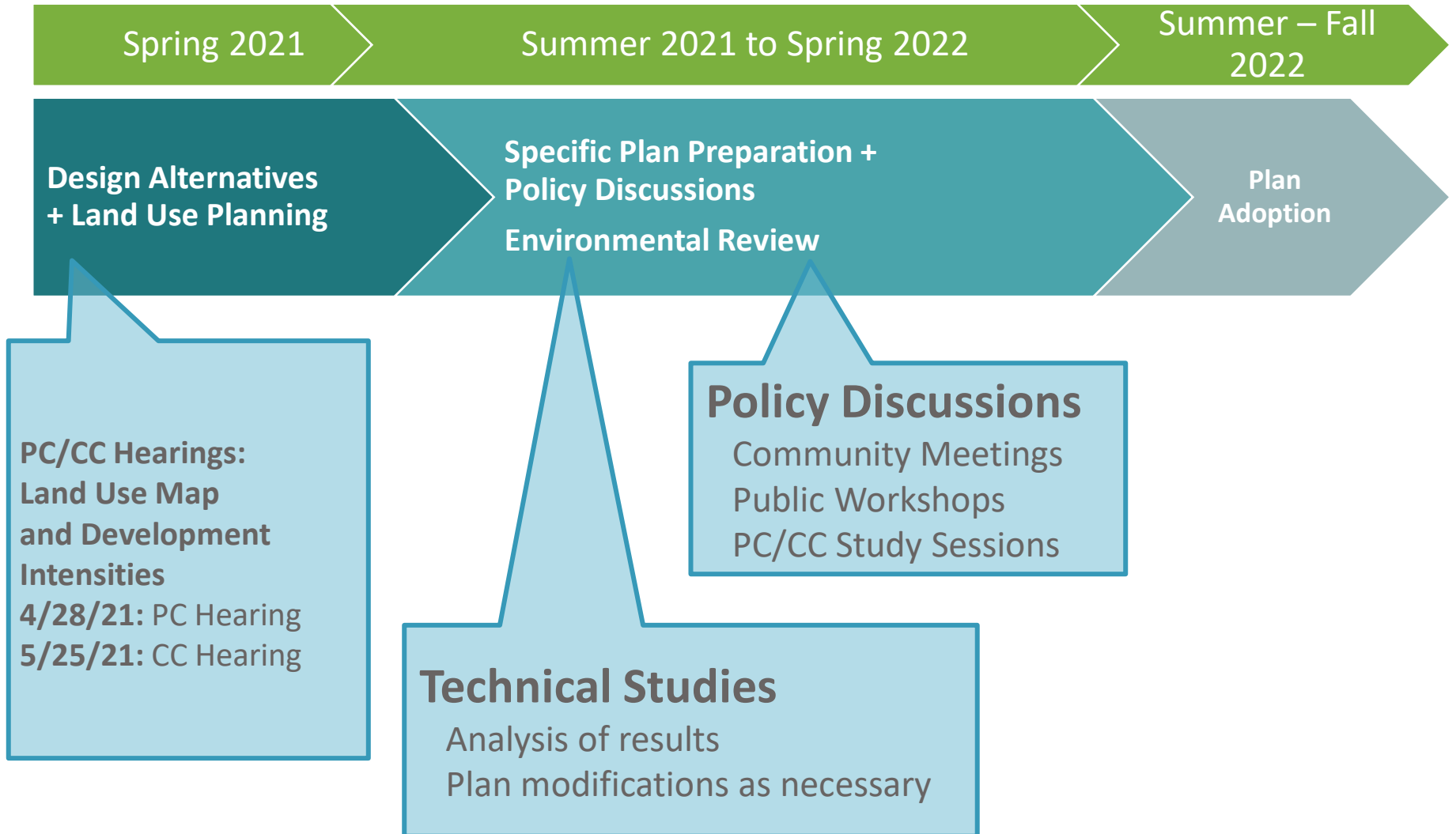
Other Policies, Plans, Input and Studies

- General Plan
- Sunnyvale Housing Strategy
- Sunnyvale Climate Action Playbook
- Moffett Park Specific Plan Draft Vision Statement
- Input from:
 - Stakeholders
 - Community members
 - Workshops & study sessions
 - Technical Working Group (TWG)

Environmental Review Process

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

Process Overview



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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

- East of Mathilda

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Questions