



**SPUR**



**TRANSMITTED VIA EMAIL**

February 10, 2023

Michelle King, Principal Planner  
City of Sunnyvale, Community Development Department  
456 W. Olive Avenue  
Sunnyvale, CA 94086

**Re: Draft Moffett Park Specific Plan, Coalition Letter**

Dear Michelle King,

We write to you today regarding the Draft Moffett Park Specific Plan (MPSP). As organizations that have been actively engaged in this multi-year process, we commend City Staff for their impassioned and diligent work. This plan has come a very long way and we appreciate the City’s continued dedication to community input and building consensus around a vision for an accessible, equitable, and inclusive Eco-Innovation District.

The MPSP (the Plan) lays out an innovative blueprint to cultivate new and complete neighborhoods, new housing, new jobs, and new opportunities for dynamic urbanism that leverages transit resources and commits to environmental stewardship, sustainability, and climate resilience. The Plan recognizes that success will be measured in part by the opportunities it promises to current and future residents of Sunnyvale across all incomes — a vibrant and inclusive community where all people can thrive.

Our organizations, representing expertise in topics ranging from housing to environmental issues and economic development to transit and community participation, all recognize that realizing this vision will be transformational for Sunnyvale and the Silicon Valley. The recommendations below are intended to support this shared vision by providing additional tools we believe will help ensure it is manifested.

## **Affordable Housing**

- Because the City's Inclusionary Housing Program does not guarantee that affordable units will be built on site or within Moffett Park, include an explicit requirement that a minimum of 15 percent of the residential units in the plan area be income-restricted housing affordable to moderate, low, very-low and extremely-low income households, with a 20 percent goal.
- Include explicit language acknowledging that expanding access to people of all incomes will require deed-restricted units integrated into both market-rate development and stand-alone 100 percent affordable developments. This will require additional public and private resources to achieve deeper levels of affordability.
- Consider other tools that would generate additional resources, reduce costs, and incentivize affordable housing development.
- One potential tool to consider could be to allow all or some of the Housing Mitigation Fees collected from commercial development within Moffett Park be dedicated to affordable housing development within each master plan area. Another tool could be to reduce city development fees for affordable housing within the plan area.
- Incorporate concrete language in the Community Benefits Program that affordable housing be prioritized to expand opportunities for very-low and extremely-low income households.
- Include details in the Community Benefits Program on how affordable housing is valued, relative to other benefits.

## **Environmental Resilience and Equitable Open Space**

- Pursue more extensive efforts to stave off urban heat island effects and predicted flooding issues by specifying and incorporating additional nature based solutions and green infrastructure (bioswales, wetland restoration and creation, urban greening requirements, etc.) into the MPSP.
- Ensure spatial equity by committing to going above and beyond the minimum 44 acres of high habitat value eco patches recommended in the San Francisco Estuary Institute Technical Report, with emphasis in areas and neighborhoods slated for affordable housing development.
- Consider the establishment of a climate resilience task force focused on guidance of longer term resilience planning efforts.

### **Shared Economic Opportunity**

- The establishment of a small business advocate office that serves as a single point of contact for existing Sunnyvale small business owners and non-profits, or through a small business alliance, to support the proposed retention/expansion policy currently included in the Community Benefits Program list.

### **Equitable Transit Commitments**

- Require increased investment in Transportation Demand Management measures that seek to attain the goals before assessing penalties for non-attainment.
- Include an explicit commitment to engage in regional transit integration plans to expand equitable access to Moffett Park including: Metropolitan Transportation Commission (MTC) Connected Network Plan, Valley Transportation Authority's Visionary Network, and an MTC-convened regional initiative laying the groundwork for a regional funding measures for public transportation.
- Adjust the MPSP to be consistent with MTC's recently adopted Transit Oriented Communities Policy, wherever relevant.

### **Community Participation**

- Include public participation in developing and implementing the administrative guidelines and expected value of contributions for the Community Benefits Program.
- Provide the Sunnyvale community an ongoing role as equity stakeholders in the Collaborative Entity for Infrastructure, the Transportation Management Authority, and the Community Benefits Program's community benefits guidelines and contributions.

We are excited to reach the end-stage of the planning process and are hopeful that these recommendations will be seen as supporting the vision of an inclusive Moffett Park, and ensure that all Sunnyvale residents have the opportunity to live, prosper, and move freely in the Eco-Innovation District. This is going to be a great place that will serve as a regional model and the details in this plan will determine who will be able to be a part of it.

Please do not hesitate to contact us for any questions you may have.

Sincerely,

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