

Submitted via email

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Planning Commission, City of Sunnyvale
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January 21, 2023

Dear Michelle,

On behalf of Livable Sunnyvale's Moffett Park Committee, we are pleased to present some comments and changes that we would like to see in the Moffett Park Specific Plan Public Draft. The Moffett Park Committee has been involved in this Specific Plan process since 2020 and wish to complement the City of Sunnyvale and the consultants that have contributed to the Moffett Park Specific Plan Public Draft.

Many of Livable Sunnyvale's Moffett Park Committee members attended the January 17th Virtual Public Workshop. We want to thank city staff and the consultants for organizing this event.

Our committee members do have additional questions and comments we would like to share with you concerning the Moffett Park Specific Plan Public Draft.

Community Benefits

Community Benefits as a result of the development Moffett Park is a critical pillar of the transformation of Moffett Park from a single-use office/industrial park into a mixed-use district that will support a diverse economic engine for the City of Sunnyvale and region. Using the Implementation Actions section 10.4 we suggest the following to enhance the Community Benefits for the City.

- Include public participation in developing and implementing the administrative guidelines and expected value of contributions for the community benefits bonus program.
- Ensure that the yearly analysis of the Community Benefits include analyzing actual vs forecasts.
- View Community Benefits as a structure that might need to be adapted to shifts/changes in economic and development conditions

Infrastructure

There are not many details on the school infrastructure needed to support the residents. Northern Sunnyvale needs schools to negate the inequality in the city. Schools need to be placed, not necessarily in Moffett Park but convenient to the majority of students in the vicinity of the school(s).

We would like to see an estimate of the number of new elementary, middle and high school students as a function of the proposed residential developments. The plan should also present options to support these students as well as the minimum square footage and open space requirements for these schools.

Implementation

10.4 Implementation Actions:

In regard to the timeline referred to as, “ongoing” what is the start date for these actions?

We would like to suggest community participation as stakeholders, sitting on stakeholder committees to help frame and speak to the ongoing and changing needs of the following objectives.

- Collaborative Entity for Infrastructure
- Transportation Management Authority
- Community Benefits Guidelines and Contribution

Green Building Program: Remove the incentive-based zoning provisions for Moffett Park from the City’s Green Building Program.

Moffett Park is currently mentioned in the Green Building Program for building permits submitted on or after July 1, 2019. What is the intent behind this implementation item?

The Microgrid Program listed as a long term project in section 10.4 was discussed at the January 17th meeting. It is our understanding that the Consultant mentioned the City has started talking to the utility agencies responsible for the microgrid. If this is the case, we recommend that this be deemed as an immediate or ongoing effort.

10.6 Performance Metrics:

We want the specific plan performance metrics to be updated annually and the data compiled into a dashboard easily viewed by the public. If appropriate, the Specific Plan would be amended. The moffettparksp.com website is quite good and is potentially a good place to provide such a dashboard.

We suggest these additional metrics:

- Retail square footage permitted.
- Retail space occupied %, Retail space vacant%, Tenant turnover %
- Gateway capacity and level of service to include delay percentiles rather than averages.
- Transit usage for buses, light rail, circulator or other forms of transportation identified by the TMA.
- Number of Class 1 and Class 2 bike parking spots and usage rates.

- Number of EV charging stations and usage rates.
- Total carbon footprint Moffett Park generates

Mobility

In all of the examples of the street configurations there are bike lanes and sidewalks. When there is a decision point to be made regarding the size of the lane for bikes, we would like that lane to be large enough to also accommodate e-bikes and scooters. This will ensure protected bike lanes which encourage safe biking and will make micro mobility fast and convenient.

We also strongly encourage bathrooms and water fountains at the mobility hubs as well as evenly distributing these amenities in open spaces. If we want to encourage people to leave the convenience of their car, we must make bathrooms and water fountains plentiful and accessible to all.

Open Space

Youth sports are important to get kids outdoors and away from their screens. The draft plan provides at most 2 full-sized soccer fields and 4 10U-sized soccer fields for an anticipated population of over 40,000. With such limited facilities, where will the youth living in Moffett Park be able to participate in youth sports? Currently, the city fields are heavily utilized and would be unlikely to accommodate additional usage.

Community and neighborhood park space has been greatly reduced since the March 2022 Open Space Workshop to about five acres of community/neighborhood park space.

The Open Space Workshop proposed over 25 acres of community park space alone. The draft plan proposes a single community park, Caspian Community Park consisting of 40% natural area limiting public access, as well as bicycle and pedestrian paths. The amount of land dedicated to traditional park space in Caspian Community Park is only 300 feet x 300 feet. We would like to see the plan revised to provide park space much closer to the numbers we saw in 2022.

One of the major changes seems to be that many of the natural areas in Moffett Park have been called neighborhood and community parks. As an example, South Java Park is categorized as, “Neighborhood Park-Habitat Patch”. When it is built, will South Java Park be a protected environmental area with limited access or will it be comparable to an existing neighborhood park such as Muwekma Park?

We think that calling spaces like South Java Park a “neighborhood park” will give the public an incorrect expectation of what will be provided in Moffett Park. The Open Space Workshop did not use such confusing classifications. It clearly differentiated natural spaces and neighborhood/community parks. We would like the plan to revert to the open space categories used in March 2022 which will clarify the intended use of these open spaces.

Space Allocation

40,000 sq. ft. of “Neighborhood-serving office and community uses” does not seem sufficient to support the preschool needs of Moffett Park residents given California requires 35 sq. ft. of space per child and

recommends 70 sq. ft.. If 100% of the neighborhood-serving space were dedicated to preschools, it would support 571 students. Is this sufficient to support 20,000 housing units?

Will the 30,000 sq. ft. of community center/library space provide enough capacity for a facility similar to the Columbia Neighborhood Center?

Transportation

The draft plan does not contain details about how the children living in Moffett Park will get to and from elementary, middle, and high schools. We would like the TDM to include a goal regarding school transportation and include targets for the maximum time it will take a student to get to each type of school as well as policies to ensure transportation will be provided for after school activities.

Thank you for reviewing our letter and we look forward to your response.

Kind regards,

Agnes Veith and Gail Rubino
Livable Sunnyvale Moffett Park Committee Co-Chairs