



September 29, 2020

Honorable Mayor Klein and Members of the City Council
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Mayor Klein, Vice Mayor Smith, and Councilmembers Fong, Goldman, Hendricks, Larsson, and Melton:

On behalf of SV@Home, Greenbelt Alliance, the Bay Area Housing Action Coalition, SPUR, the Silicon Valley Leadership Group, and the Bay Area Council, we write today to provide comments on the Moffett Park Specific Plan and the City's planning process. Thank you to city staff for all of the work that has already gone in to shaping and developing this plan and to the Council for prioritizing this opportunity.

Our organizations, representing expertise in topics ranging from housing to environmental issues to economic development to transit, all recognize the importance of getting future development in Moffett Park right. The area offers significant opportunities for the City of Sunnyvale to advance its housing, environmental, economic, and transit goals. It presents the city with a rare chance to craft an innovative approach to new neighborhoods, new housing, new jobs, and environmental resilience that responds to the climate crisis and the debilitating impact of COVID-19 on our economy.

At this stage in the process, we agree on core principles that should guide the city's development of the Moffett Park Specific Plan:

- **Housing:** The plan should include significant capacity for new housing development paired with requirements and incentives to ensure that a major proportion of this new development is deed-restricted affordable. Housing plans should take into account principles of mixed-use and transit-oriented development to create vibrant, attractive neighborhoods accessible to people of all incomes and abilities. They should also consider and mitigate for potential displacement pressures on neighboring parts of the city and center the advancement of racial and economic equity in Sunnyvale.
- **Environment:** The plan should fully mitigate the potential impacts of sea-level rise in the area, preferably through nature-based, multi-benefit solutions such as raingardens and wetlands restoration. Environmental plans should also include significant community benefits to restore shoreline ecosystems and waterways in the region as well as aspire to the highest standards of ecological design and development. They should take advantage of the existing Baylands trails to increase access to outdoor recreation activities.
- **Economy:** The plan should reinforce Moffett Park's status as a major jobs and innovation district for the City of Sunnyvale, ensuring that new research and development, office, industrial, and other commercial space can continue to move forward. This economic development should take

advantage of its proximity to transit, such as the VTA light rail network, and new housing in the area to provide more sustainable commuting opportunities.

- **Transit:** The plan should aim to increase VTA light rail line ridership and reduce car dependency. It should prioritize the creation of improved bike and pedestrian infrastructure to increase the accessibility and safety of alternative modes of transportation both within Moffett Park itself as well as its connections to the rest of Sunnyvale.

To that end, we support city staff's proposed updated approach to the Plan timeline and community engagement. And while we support conducting multiple sessions to capture the full range of different topics, we do believe it is important that we avoid issue siloing. We know that economic development decisions impact housing decisions, which impact environmental planning decisions, all of which have impacts on equity and inclusion. We urge the City to integrate this interconnectedness of policy decisions into its community engagement and planning process. Finally, we know that all community benefits and improvements are costly, so we encourage staff and the Council to fully consider economic feasibility at all junctures.

Sincerely,

Silicon Valley at Home (SV@Home)
Greenbelt Alliance
Bay Area Housing Action Coalition (Bay HAC)
SPUR
Silicon Valley Leadership Group (SVLG)
Bay Area Council