

APPENDIX C
Moffett Park Specific Plan Existing and
Proposed Employment

The table below shows a breakdown of employment ratios within different land use categories in the Specific Plan area during different phases of development. The “Existing” category shows the existing square footages and employee numbers on the Specific Plan area and is based on actual employment data. The “Approved but not yet Constructed/Occupied” category refers to pipeline projects that have been approved as of 2019 that will be built out alongside the proposed Specific Plan update. The “Existing to be Demolished” category shows the amount of existing building square footage that would be demolished, and the proportional number of employees that would be lost. The “Redeveloped” category refers to areas that are likely to have existing buildings removed and be redeveloped. The “Net New” category is reflective of the development proposed by the project and uses a different set of employment ratios that are based on employment assumptions for the Specific Plan. The “Project Buildout” category shows the total square footage and employment within each land use assuming full buildout of the project as proposed, including pipeline projects.

Moffett Park Specific Plan Development Categories						
	Existing¹	Approved but not yet Constructed/Occupied²	Existing to be Demolished¹	Redeveloped²	Net New³	Project Buildout
Retail						
SF	58,095	0	-18,395	18,395	500,000	558,095
SF/Employee	700	n.a.	---	435	400	---
Total Employees	83	0	-42	42	1,250	1,333
Service/Hotel						
SF	247,209	210,000	-247,209	247,209	150,000	607,209
SF/Employee	272	435	---	435	500	---
Total Employees	908	482	-908	568	300	1,350
Office/Industrial/R&D⁴						
SF	18,102,203	3,888,200	-5,509,247	5,509,247	10,000,000	31,990,403
SF/Employee	530	354	---	411	250	346
Total Employees	34,221	10,959 ²	-4,841	13,404	39,000	92,473
Institutional						
SF	126,122	0	-34,440	34,440	200,000	326,122

Moffett Park Specific Plan Development Categories						
	Existing ¹	Approved but not yet Constructed/ Occupied ²	Existing to be Demolished ¹	Redeveloped ²	Net New ³	Project Buildout
SF/Employee	2,212	1,000	1,000	1,000	1,000	---
Total Employees	57	0	-34	34	200	257
TOTAL SF	18,533,629	4,098,200	-5,809,291	5,809,291	10,850,000	33,481,829
TOTAL Employees	35,269	11,441	-5,825	14,048	40,750	95,683

¹ Existing employment data is based on actual employment data from City of Sunnyvale 2019 Business License data, provided by Raimi & Associates.

² Employment ratios for approved but not yet constructed/occupied development and redeveloped uses are based on Employment Assumptions square footage ratios, with the exception of the office employee calculation which includes projected employment data for the 360 Caribbean Drive project (file number: 2019-7507). Of the 3,886,554 square feet of pipeline office projects, the 411 SF/employee ratio was used to determine the number of employees generated by 2,844,664 square feet of pipeline office projects. The remaining 1,041,890 was subtracted from the calculation to allow for the existing data to be accounted for. The 360 Caribbean Drive project is estimated to have 4,034 net new employees. $((3,886,554 \text{ SF} - 1,041,890 \text{ SF}) / 411 \text{ employees per SF}) + 4,034 \text{ employees from the 360 Caribbean Drive project} = 10,957 \text{ total office employees}$.

³ Employment ratios for net new development are based on Employment Assumptions square footage ratios. Specific sources are as follows:

Office – Ryan, Trudi. Director of Community Development, City of Sunnyvale. Personal Communication. June 4, 2021. Based on information from: Strategic Economics. *Economic Impact Analysis*. June 28, 2021.

Retail – Strategic Economics, 2021. Calculations based on information from:

Strategic Economics. *Economic Impact Analysis*. June 28, 2021.

United States Green Building Council. Appendix 2: Default occupancy counts. <https://www.usgbc.org/credits/new-construction-existing-buildings-commercial-interiors-core-and-shell-schools-new-constr-3>

Service/Hotel – Vallen and Vallen. *Chapter 1: The Traditional Hotel Industry. Check-in, Check-out*. 2012.

Industrial – Strategic Economics, 2021. Calculations based on information from:

Strategic Economics. *Economic Impact Analysis*. June 28, 2021.

United States Green Building Council. Appendix 2: Default occupancy counts. <https://www.usgbc.org/credits/new-construction-existing-buildings-commercial-interiors-core-and-shell-schools-new-constr-3>

⁴ The employment ratios shown are blended ratios for office/industrial/R&D development. Note that existing, pipeline, and redevelopment ratios for Office/R&D are 411 SF/employee, while the net new ratio for Office/R&D is 500 SF/employee. The existing, pipeline, and redevelopment ratios for Industrial are 899 SF/employee, while the net new ratio for Industrial is 500 SF/employee.