

## MOFFETT BOULEVARD CHANGE AREA



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### VISION

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The Moffett Boulevard Change Area transforms into a revitalized corridor supporting a flexible mix of land uses.

In 2030, Moffett Boulevard is an important gateway to Downtown with a strong connection to NASA Ames. Commercial, mixed-use and residential buildings engage the landscaped, well-lighted street while respecting the character of surrounding neighborhoods. Moffett Boulevard has plazas and other gathering areas for people. It's easy for people to walk or bicycle across Central Expressway and to get to surrounding areas.

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### GOALS AND POLICIES

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Moffett Boulevard policies support a redeveloped corridor that serves as a gateway into Downtown and a connection to NASA Ames.

**Goal LUD-23: A revitalized gateway into Downtown.**

#### **Policies**

**LUD 23.1: Enhanced public street.** Support an enhanced public street, including a gateway feature that links the area to Downtown.

**LUD 23.2: A vital corridor.** Promote Moffett Boulevard as a vital corridor and connection to NASA Ames.

**LUD 23.3: Diverse land use mix.** Encourage a diverse mix of land uses.

**LUD 23.4: Parcel assembly.** Support the assembly of parcels to spur new development projects.

**LUD 23.5: Building and site improvements.** Encourage the rehabilitation and improvement of existing buildings and properties.

**LUD 23.6: Residential transitions.** Require well-designed transitions between Moffett Boulevard development and surrounding residential uses.

**LUD 23.7: Accessibility.** Enhance accessibility along Moffett Boulevard and across the Central Expressway corridor.

**LUD 23.8: Parking supply and management.** Support strategies to improve the supply and management of parking.

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## FORM AND CHARACTER

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### Pedestrian and Bicyclist Environment

- Active, pedestrian-oriented street.
- Street improvements support a distinctive gateway.
- Improved connections to the surrounding bicycle network.
- Wide sidewalks with tree wells, pedestrian amenities and connections to key destinations.
- Surrounding residential streets include continuous planter strips and trees.
- Small curb radiuses and short street-crossing distances.

### Site Layout and Design

- Buildings at or near the sidewalk to support an active pedestrian environment.
- Building size and layout integrate with surrounding residential character.
- Distinctive site and building features engage key corner locations.
- Parking primarily towards rear or sides of buildings.
- Garages, driveways and sidewalk cuts designed to support a pedestrian-oriented street.
- Upper stories of tall buildings designed to reduce visual bulk.

*Distinctive building design and features at key corners*



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### Plazas and Shared Space

- Outdoor amenities support commercial activity and a vibrant street.
- Plazas and gathering spaces engage key pedestrian locations.



*Outdoor amenities  
create a vibrant  
streetscape*

### Building-to-Street Relationship

- A variety of frontages activate the street, including storefronts, courtyards and terraces.
- Attractive and well-designed buildings break up long frontages.
- Doors, windows and other pedestrian building features on street-facing frontages.