

Onizuka Options and Next Steps



CITY OF SUNNYVALE MOFFETT PARK SPECIFIC PLAN



UPDATED 2013

Location



Location



Background

- ***2005 -Onizuka Air Force Station Designated for Closure***
- ***2010/11 - Council Discussed and Studied Possible Uses***
- ***December 13, 2011 - City Approved the Onizuka AFS Amended Redevelopment Plan***
- ***Agreement with DeAnza/Foothill for Demolition of Buildings – Work Completed***



Background

- **2005 -Onizuka Air Force Station Designated for Closure**
- **2010/11 - Council Discussed and Studied Possible Uses**
- **December 13, 2011 - City Approved the Onizuka AFS Amended Redevelopment Plan**
- **Agreement with DeAnza/Foothill for Demolition of Buildings – Work Completed**



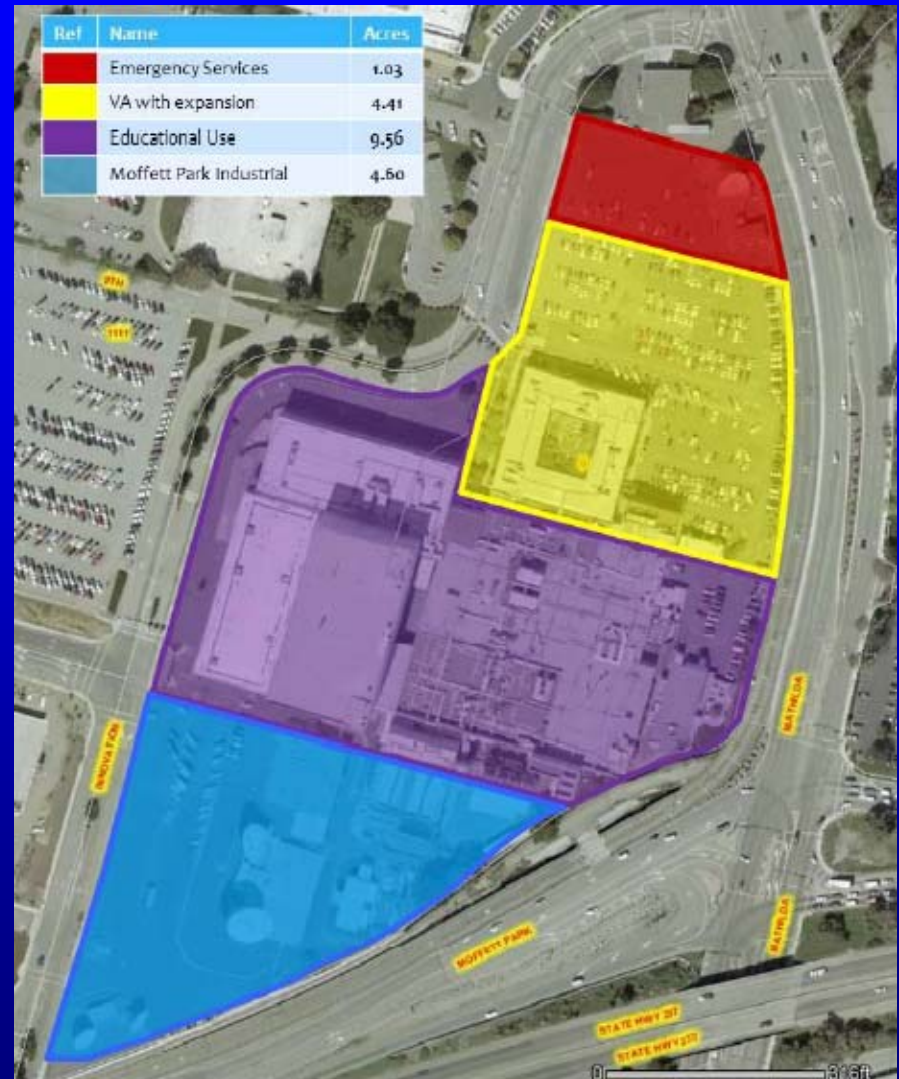
Background

- ***2005 -Onizuka Air Force Station Designated for Closure***
- ***2010/11 - Council Discussed and Studied Possible Uses***
- ***December 13, 2011 - City Approved the Onizuka AFS Amended Redevelopment Plan***
- ***Agreement with DeAnza/Foothill for Demolition of Buildings – Work Completed***



Onizuka Background

- **Moffett Park Industrial Zoning Designation**
- **Office, Industrial, Commercial, Lodging, Public Facilities**
- **5.02 Acres (4.6 Acres developable)**
- **2015 Appraisal - \$17 million**
- **Surplus Process Completed in 2011**
- **Sale of the Property Included in Discussions for Funding for Civic Center**
- **Three Options for Council Consideration**



Preferred Land Uses

Redevelopment Plan: Onizuka Air Force Station

Options

Option 1 - Selling in the Open Market

- **Highly Desirable and Visible Location**
- **Contract Real Estate Broker**
- **Increase Amount of Development Beyond the Allowed 35% FAR**
 - *Increased FAR could allow for land uses that align with new development*
 - *Could increase value*
 - *Amend the Moffett Park Specific Plan*
 - *Will require funding and consultant work*
- **Property Tax Revenue Estimates**
 - *Up to \$1.2 million a year*
 - *City - \$150,000; Sunnyvale School District - \$250,000; FUHSD - \$200,000*

Option 2 – Negotiate Directly with Foothill/DeAnza

- **Staff Received Unsolicited Offer Letter**
- **Collaboration with Fremont Union High School District and UC**
- **No Addition Tax Revenue**

Option 3- Other City Uses

- **Feasibility Study to Determine Options**
- **Develop Draft RFP for Council Consideration**
- **Future Capital and Operations Costs**

Recommendation

- ***Proceed with Option 1 – Selling in the Open Market***
- ***Alternatives 1, 2, and 4***
 - ***RFP for real estate broker***
 - ***Proceed with process to Amend Moffett Park Specific Plan***
 - ***Approve budget modification***
- ***Considerations***
 - ***Aligns with MPSP and the approved Redevelopment Plan***
 - ***Higher FAR and use of Development Reserve – better land use planning and maximizes value***
 - ***Discussion with broker to determine value of additional FAR***
 - ***Does not preclude Foothill/DeAnza from purchasing the property***
 - ***Funding for City infrastructure needs***
- ***Future Council Actions***
 - ***Contract awards***
 - ***Possible modification of MPSP***
 - ***Property sale***