

FACT SHEET



NASA AMES Development Plan: Final Programmatic Environment Impact Statement July 2002
Description of Preferred Alternative - Mitigated Alternative 5

The NASA Ames Development Plan Final Programmatic Environmental Impact Statement (FPEIS) is being prepared for the National Aeronautics and Space Administration (NASA). The purpose of the FPEIS is to assess the environmental consequences associated with the development under the proposed NASA Ames Development Plan (NADP), which is intended to bring new research and development uses to NASA Ames Research Center (ARC) in Santa Clara County, California.

Under the NADP, portions of ARC will be transformed into an integrated, dynamic research and education community in the heart of Silicon Valley.

The public review period for the Draft Programmatic EIS extended from December 10, 2001 to January 28, 2002. During that time, various agencies, organizations, and individuals submitted comments on the Draft Programmatic EIS (DPEIS) as required under NEPA. Substantive comments made during this review period have been responded to in the FPEIS. Changes to the Draft Programmatic EIS that resulted from comments have been incorporated into the Final Programmatic EIS as required under NEPA.

The major changes made in the FPEIS include:

1. Additional Housing as a Mitigation Measure

The most significant change to the FPEIS is the addition of a new mitigation measure to the Socio Economic portion of the DPEIS. Several commentators requested consideration of additional housing in the NADP to decrease the impact of the development on the Bay Area's existing Jobs/Housing imbalance. NASA has responded by developing a mitigation measure that would add 890 housing units to the proposed development, bringing the total on-site housing to 1,930 units.

2. Recalculation of Fill Needed in Bay View

As described in the DPEIS, fill would be required in the Bay View area because the Bay View is within the 100 year flood plain. Fill would be used in the housing area (Parcel 1 in Bay View, see map on other side) to bring the finished grade up to 2 meters (7 feet) along the northern edge of the Bay View area, and slope upward to the south to conform to the existing ground elevations.

A recalculation of fill requirements concluded that fill would be placed over a 102,000 square meter (1,100,000 square feet) area with fill ranging in depth from 0.15 meter (0.5 feet) to 1.4 meters (4.5 feet), with an average depth of 1.2 meters (4.0 feet). The total volume of fill required would be approximately 123,000 cubic meters (160,000 cubic yards). This amount of fill is less than the 170,000 cubic meters (220,000 cubic yards) that was calculated in the DPEIS.

The amount of earth needed to haul the fill is expected to generate 12,300 truck loads or 24,600 truck trips over a two to three year period. Based on 250 working days per year, this equates to an average of approximately 33 to 49 truck trips per day likely using the Highway 101/Moffett Field interchange.

These trucks would be distributed throughout the day and are not expected to significantly affect peak period intersection operations at the ramps or on-site. These numbers are lower than those calculated for the DPEIS, where an estimated 17,000 truck loads or 34,000 truck trips were reported.

3. Increase to Wetlands Buffer

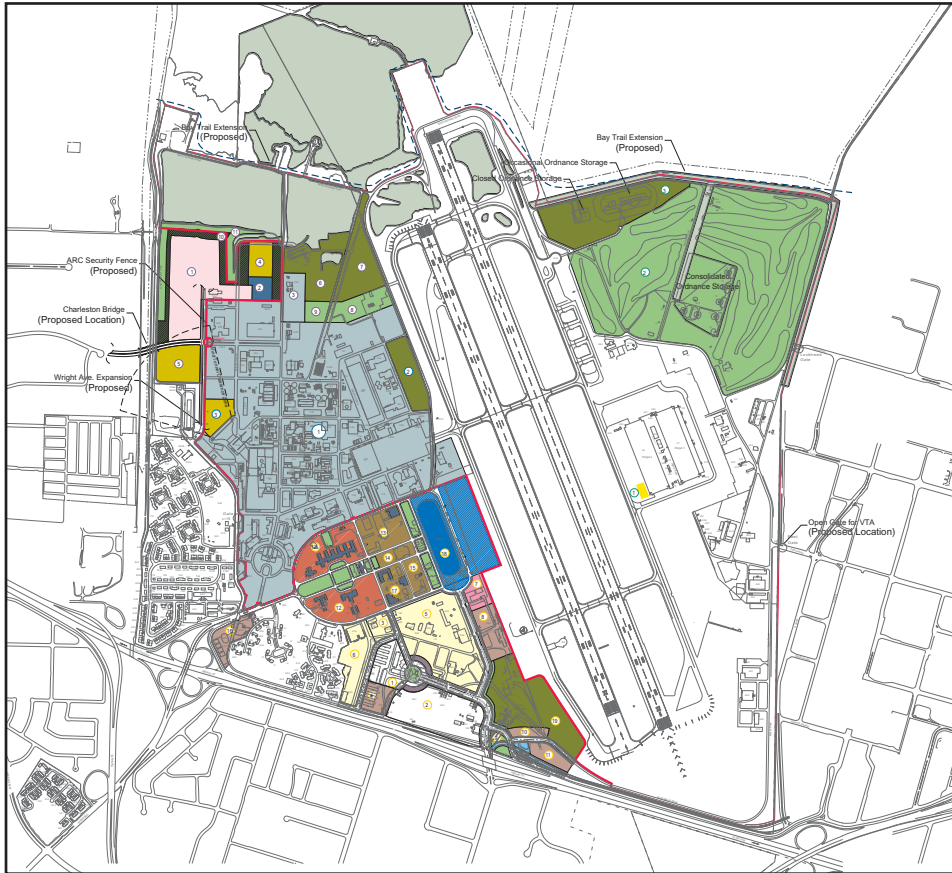
In response to received comments, the open space buffer between development in the Bay View and wetlands in North of Bay View areas has been doubled from 30 meters (100 feet) to 61 meters (200 feet).

4. Stormwater Drainage Changes

NASA has revised the conceptual plan for the storm drain system to reduce off-site flows and pollutant loading. In Bay View, storm water would be retained on-site in recreational areas, then flow through swales to a settling basin. From there, it would move on to the Eastern Diked Marsh and then to the stormwater retention pond, thereby eliminating the need to route water directly to Stevens Creek. In addition, there have been changes to the design of the NASA Research Park storm system to slow drainage flows to the stormwater retention pond.

5. Construction Buildout

Construction of the increased housing under Mitigated Alternative 5, the preferred alternative, would cause the project to be built out over 11 years, instead of 10 years, to keep NOx emissions below 91 tonnes (100 tons) per year as required by the Clean Air Act.



Proposed Land Use Plan



Table 1: Alternative 5 (as shown in DPEIS)

Alternative	NASA Research Park	Eastside/Airfield	Bay View	Ames Campus	Total Build Out
5	<ul style="list-style-type: none"> Add 2.1 million sf of new educational, office, R&D, museum, conference center, housing and retail space Demolish 560,000 sf of non-historic structures Renovate 600,000 sf of existing space 	Construct a new 12,000 sf control tower	Add 1 million sf of new development primarily for housing	Demolish 400,000 sf of existing buildings to make way for 500,000 sf of high density office and R&D space	8.4 million sf

Table 2: Summary of Mitigated 5, The Preferred Alternative

Alternative	NASA Research Park	Eastside/Airfield	Bay View	Ames Campus	Total Build Out
Mitigated 5	Same as above, with several exceptions. In the NRP area, the land area of Parcel 1, which is proposed to accommodate the Lab Project proposed under the baseline, would be decreased. The development potential of this parcel would be kept the same through an increase in the parcel's allowed FAR. The land area of NRP Parcel 6, which is proposed for housing, would be increased, with a corresponding increase in its development potential. As well, a portion of Buildings 19 and 20 would be redesignated for use as dormitory housing. This would be in keeping with the historic use of these buildings, which were originally built as enlisted men's and officer's housing respectively.		The land area of Parcel 1, which is designated for housing development would be increased, as would the parcel's allowed FAR. This would allow more housing development on the parcel. The land area of Parcel 2 would be decreased, resulting in a smaller development potential. Despite the increase in housing potential, there would still be room to increase the buffer between the wetlands and development. The buffer area would be increased by distributing the open space in Parcel 10 in a new configuration, while leaving Parcel 10's land area the same. The total open space remains the same. Mitigated Alternative 5 would generate 7,088 new employees, approximately 3,000 students, and 1,930 housing units within the study area.		

Although the additional mitigations of Alt 5 have reduced the impact to the jobs/housing imbalance and the traffic impacts, they remain significant and unavoidable, as do the impacts to air quality.

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