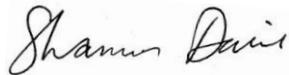

Cultural Resources Technical Report for the Mountain View Housing Ventures LLC Housing Project, NASA Ames Research Center, Moffett Field, Santa Clara County, California

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MANAGEMENT SUMMARY

Mountain View Housing Ventures LLC (MVHV), in conjunction with the National Aeronautics and Space Administration (NASA), proposes the “NRP Housing Lease” long-term enhanced use lease between NASA as Landlord and MVHV as Tenant for development of approximately 46 acres of land at NASA Ames Research Center. Pursuant to the NRP Housing Lease, MVHV will have the right to design, construct, manage, and operate new housing, retail, and related facilities at Moffett Field (the “Housing Project”) adjacent to Mountain View and Sunnyvale, Santa Clara County, California. The Housing Project will be located on federal property and the lease of that property is therefore an undertaking subject to compliance with Section 106 of the National Historic Preservation Act (NHPA) and implementing regulations found in Chapter 36, Code of Federal Regulations (CFR), Part 800.

ASM Affiliates, Inc., under contract to MVHV, has prepared this report for use by NASA. The purpose of this report is to evaluate whether the proposed Housing Project would affect any identified historic properties within the Housing Project’s Area of Potential Effects (APE). The Housing Project entails constructing residential and retail buildings ranging from 60 feet to 135 feet in height. This report provides an assessment and evaluation of effects on historic properties as a result of the Housing Project.

This assessment of effects was conducted in compliance with Section 106 (36 CFR 800) of the NHPA, National Environmental Policy Act (NEPA), and guided by the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (SOI Standards). Section 106 regulations define an adverse effect as one that occurs when an undertaking directly or indirectly alters the characteristics of an historic property that make it eligible for listing in the National Register of Historic Places (NRHP).

Two historic properties have been identified within the APE that are both listed in the NRHP: the U.S. Naval Air Station Sunnyvale, California Historic District (NAS Sunnyvale HD) (alternatively known as the U.S. Naval Air Station Moffett Field Central Historic District and the Shenandoah Plaza National Historic District); and its contributor, the individually eligible Hangar 1. The NAS Sunnyvale HD was listed in the NRHP in 1994 with a boundary expansion in 2013; 29 of the district’s contributing resources and individually eligible Hangar 1 are located within the APE. Because the Housing Project is located within view of the historic properties, the Housing Project poses the potential to cause adverse visual effects to historic properties. Although there will be an impact to a character-defining view toward Hangar 1, a contributing resource to the NAS Sunnyvale HD, that effect will not be adverse. Although the Housing Project will be located within the setting of NAS Sunnyvale HD, the design of the Housing Project conforms with the SOI Standards in accordance with 36 CFR 800.5(d)(1) of the NHPA. As such, under 36 CFR 800, the Housing Project will not result in any adverse effects, including cumulative, to the NAS Sunnyvale HD and Hangar 1.

No previously recorded archaeological resources were identified as a result of background research, and no previously undocumented archaeological resources were found as a result of the pedestrian survey, within the areas of project-related ground disturbance. However, the Housing Project will include ground disturbance in areas of potential subsurface prehistoric and historic archaeological sensitivity. Therefore, there is a potential for adverse effects to undocumented archaeological resources, which may qualify as historic properties, during construction. NASA will impose conditions detailed in Chapter 5 to avoid any adverse effect in accordance with 36 CFR 800.5(d)(2) of the NHPA.

1. INTRODUCTION

This report describes the goals, methods, and findings of the effects analysis conducted by ASM Affiliates, Inc. (ASM), for the Mountain View Housing Ventures LLC Project (the “Housing Project”) in Moffett Field adjacent to Mountain View and Sunnyvale, Santa Clara County, California. Mountain View Housing Ventures LLC (MVHV), in conjunction with the National Aeronautics and Space Administration (NASA), propose the construction of the Housing Project in the southeast corner of the NASA Ames Research Center and north of U.S. Highway 101 in Santa Clara County. The Housing Project will be located on federal property and the lease of that property is therefore an undertaking subject to compliance with Section 106 of the National Historic Preservation Act (NHPA) and implementing regulations found in Chapter 36, Code of Federal Regulations (CFR), Part 800. ASM has prepared this report to evaluate whether the Housing Project would affect any identified historic properties within the Area of Potential Effects (APE) of the undertaking. The following introductory sections present a description of the undertaking and regulatory framework. Copies of this report have been provided to the Moffett Field Historical Society and the Ohlone Indian Tribe.

This report is organized as follows: Management Summary, Introduction, Identification of Historic Properties, Historic Properties Affected, Analysis of Effects, Conditions, Project Personnel, and References. Appendix A contains the Conceptual Plans and Height Exhibit including depictions of the change in viewsheds, Appendix B is the Housing Project utility plan that illustrates the areas of infrastructure ground disturbance, Appendix C is the response letter from the Native American Heritage Commission, Appendix D contains the California Department of Parks and Recreation (DPR) 523 forms, and Confidential Appendix E illustrates the approximate locations of previously documented prehistoric sites as well as the areas of heightened archaeological sensitivity with the APE.

1.1 PROJECT LOCATION AND SETTING

The proposed undertaking, the construction of new housing, retail, and related facilities, is located in Moffett Field adjacent to Mountain View and Sunnyvale, Santa Clara County, California, within the NASA Research Park Development Area and southeast of the NAS Sunnyvale Historic District (HD). The Main Housing Project Area contains a variety of buildings that serve a mix of residential, commercial, and related uses. It is adjacent to Moffett Federal Airfield to the northeast, approximately 34 miles south of the City of San Francisco and 11 miles northwest of the City of San Jose in Santa Clara County. The southeastern sloughs and wetlands of San Francisco Bay are adjacent to the airfield on the north, and U.S. Highway 101 is adjacent on the south (Figures 1 and 2).

1.2 PROJECT DESCRIPTION

The proposed undertaking (“NRP Housing Lease”) is a long-term enhanced use lease between NASA as Landlord and MVHV as Tenant for development of approximately 46 acres of land at NASA Ames Research Center. Pursuant to the NRP Housing Lease, MVHV will have the right to design, construct, manage, and operate new housing, retail, and related facilities (collectively, the “Housing Project”) necessary to mitigate impacts associated with implementation of the 2002 NASA Ames Development Plan. The NRP Housing Lease allows for redevelopment of NASA Research Park by mitigating impacts to the region’s housing imbalance, improving traffic impacts through greater reductions in vehicle trips compared to other alternatives in the July 2002 Programmatic Environmental Impact Statement (“EIS”), performed for the 2002 NASA Ames Development Plan, and attracting academic and industry partners and their employees to NASA Research Park by providing housing and retail opportunities close to where they work (Design, Community and Environment 2002).

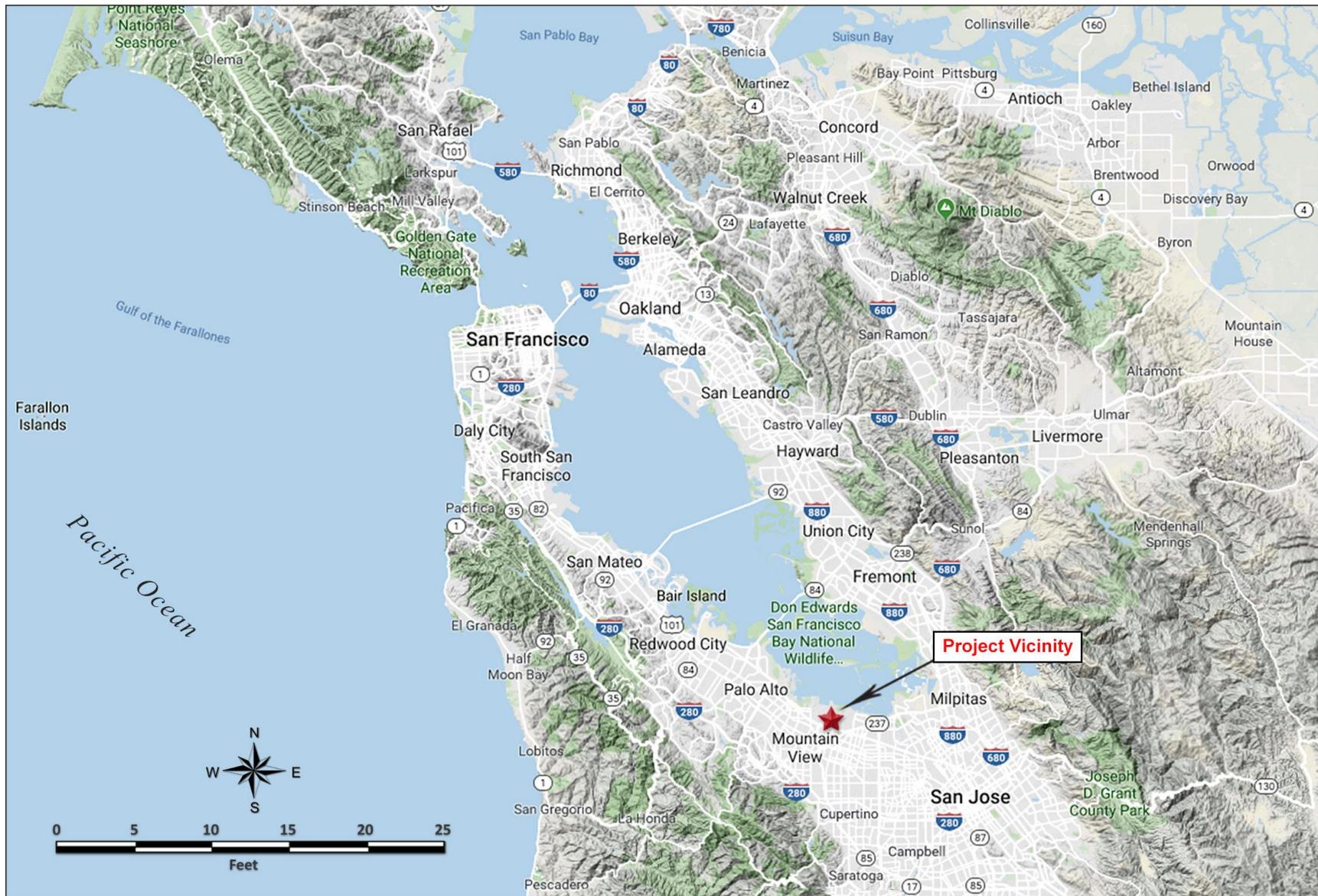


Figure 1. Project vicinity map.

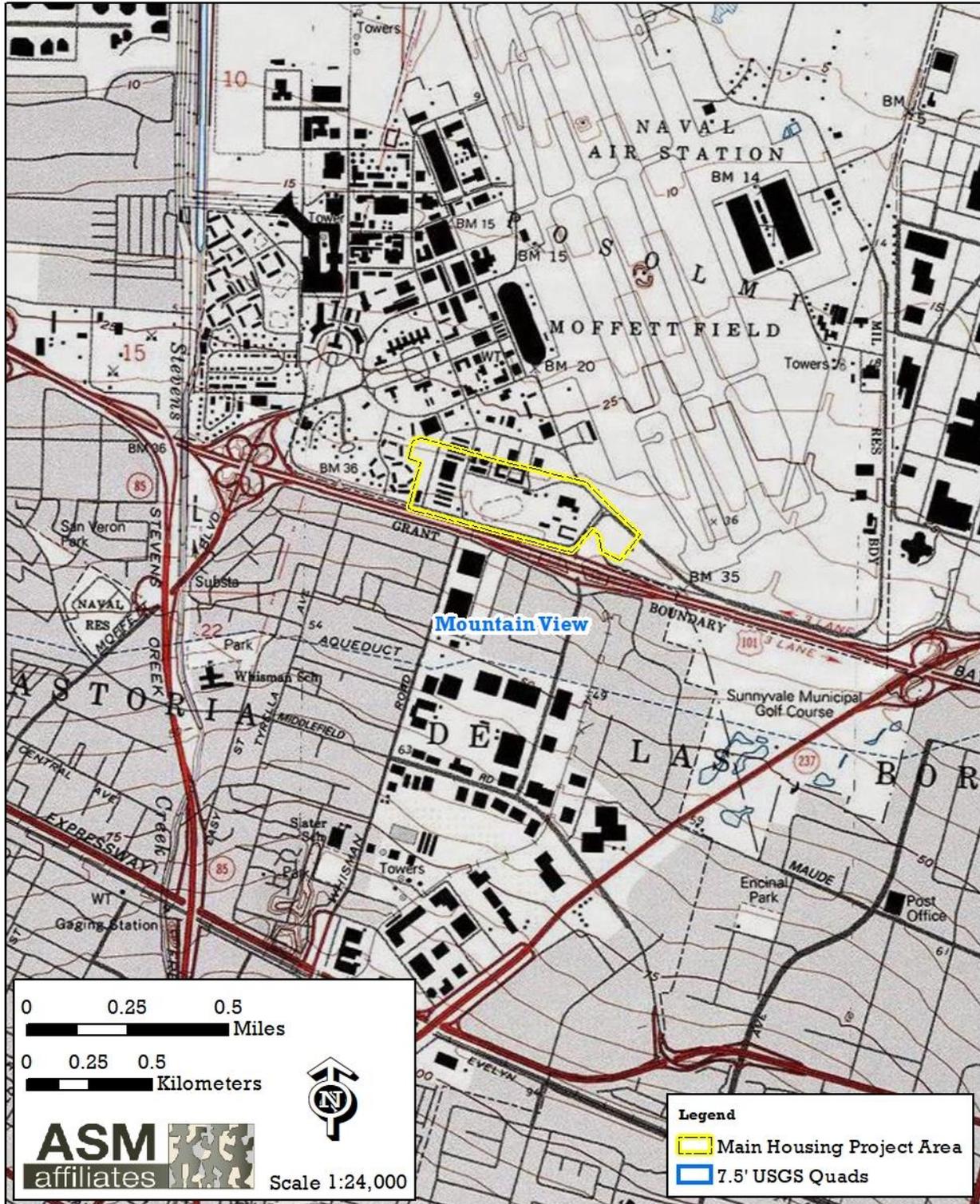


Figure 2. Main Housing Project Area location map.

The Project Area includes both the Main Housing Project Area as well as other areas outside of the Main Housing Project Area where construction will take place as part of the Housing Project (e.g. utility installation, etc.). All buildings in the Main Housing Project Area will be demolished prior to construction of multiple new buildings. The Main Housing Project Area will include housing ranging from a minimum of 1,900 dwelling units up to a maximum of 2,078 dwelling units. The Main Housing Project Area may also include up to 250,000 square feet of complementary ancillary uses, such as but not limited to, community centers, property management, childcare, active and passive recreation facilities, and telecommunications facilities. The Main Housing Project Area may also include up to 100,000 square feet of retail, office, hospitality, and/or other non-residential uses based upon market conditions and other factors.

The Project Area also includes additional areas where construction will take place as part of the Housing Project. The Project will include linear ground trenching for subterranean utilities that extend outside the Main Housing Project Area. Several billboards will be located along the southern edge and eastern edge of the Main Housing Project Area, which will either be mounted on the buildings or freestanding and installed with the same depth of ground disturbance as buildings. The signage portion of each billboard will be no larger than 60 feet long by 25 feet high, with the area not to exceed 1,200 square feet. The billboards may be double sided, lighted and/or fully electric, and when installed will be no higher than the buildings as indicated in the height limits established in Appendix A. The Project Area also includes a permanent fence that will be installed around the owl preserve along Edquiba and Cody roads to the south of Building 158 to help protect Western burrowing owls. The 2-inch diamond mesh fence with wood posts will be 6 feet tall with a maximum depth of ground disturbance of 2 feet for installation. The fence will be topped with an overhang to prevent climbing by other animals as well as bird perching deterrents (coils or spikes for example).

1.3 REGULATORY FRAMEWORK

Because the Housing Project is located on federal land, the Housing Project is subject to federal regulations including the NHPA and the National Environmental Policy Act (NEPA). NHPA Section 106 regulations (36 CFR 800) define an adverse effect as one that occurs when an undertaking carries the potential to directly or indirectly alter “any of the characteristics of a historic property that qualify the property for inclusion in the National Register” specifically in terms of the resource’s integrity (ACHP 2014). An adverse visual, auditory, or atmospheric effect is one that negatively affects the integrity of setting or feeling of a historic built environment resource to the extent that significance and eligibility for listing in the National Register of Historic Places (NRHP) are compromised. As such, this report addresses adverse effects under Section 106 to historic properties including districts, buildings, and structures.

The criteria of adverse effect are defined in 36 CFR 800.5(a)(1).

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property’s eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Pursuant 36 CFR 800.5(b), in consultation with the State Historic Preservation Officer (SHPO), an agency may find no adverse effect when:

- The undertaking's effects do not meet the criteria of paragraph (a)(1) (*quoted above*); OR
- The undertaking is modified or conditions are imposed, such as the subsequent review of plans for rehabilitation by the SHPO to ensure consistency with the SOI Standards and applicable guidelines, to avoid adverse effects.

1.3.1 Secretary of the Interior's Standards

The SOI Standards were codified in 1995 (36 CFR 68) to establish professional standards that apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund and serve as general guidance for work on any other historic building (Grimmer 2017). The Standards apply to historic properties of all periods, styles, types, materials, and sizes. The Standards also encompass related landscape features and the site and environment as well as attached, adjacent, or related new construction.

1.3.2 Criteria for Assessing Visual Effects

Because there is no universally accepted metric for measuring visual effects, and because those effects do not always affect the defining characteristics of an historic property in any physical manner, assessing them can be difficult and complicated. If we are to consider that an historic property is affected when its historic significance and integrity have been diminished, determining how an undertaking affects a resource's historical significance and integrity is essential to any assessment. In assessing the visual effects for historic properties, the criteria for significance and the aspects of integrity are factors that require careful evaluation and can provide a defensible qualitative method for determining visual effects on historic properties.

To ensure a thorough and complete analysis of visual effects, ASM augmented the Section 106 (36 CFR 800) regulations of the NHPA and SOI Standards with more specific guidance that has been developed by other states and some national agencies for assessing visual effects. This assessment of visual effects was based on guidance developed by National Park Service staff and Argonne National Laboratory for the 2018 Visual Resources Stewardship Conference (Sullivan et al. 2018) and by the Delaware State Historic Preservation Office (Delaware SHPO 2003) and the Wyoming Bureau of Land Management and Wyoming State Historic Preservation Office (Wyoming BLM 2006).

Definitions

For purposes of this analysis, the following definitions have been employed:

Historic Property: a historic site, district, building, structure, or object that is either eligible for inclusion in the NRHP or listed therein.

Adverse Visual Effect: an effect that negatively affects the integrity of the setting or feeling of an historic property, to the extent that significance and eligibility for listing in the NRHP are compromised. In particular, adverse visual effects can be seen as negatively affecting the following characteristics of integrity: setting, feeling, or association.

Obstructive Visual Effects: any visual effect that carries the potential to obstruct any part of the view of an historic property, or the scenic view from such a resource. Adverse obstructive effects can obstruct all or a portion of an historic property and/or its viewshed, in turn negatively affecting the property's historic character.

Foreground: zone of distance nearest to viewer location in which changes to the view are dominant and create the greatest contrast.

Middleground: zone of distance between foreground and background in which detail is still apparent.

Background: zone of distance far from viewer location in which the human eye typically does not perceive line or texture and only sees outlines of form and splashes of color.

Distant Background: zone of distance furthest from viewer location, detail will not be visible.

Scenic Views: any scenic resources or resources that are visually and aesthetically important and that contribute to an historic property's significance.

Viewsheds: those areas visible from a specified location or locations.

Visual Effects: any aspect of a proposed undertaking that will be seen from or will be in the view of an historic property. A visual effect may be beneficial or adverse and may affect the historic property in an aesthetic or obstructive manner. The determination that a visual effect exists does not automatically imply that the effect is adverse.

Adverse Visual Effects

Adverse visual effects may be created when an undertaking is visible within the viewshed of the historic property, when it blocks a view toward the historic property, or when it introduces an element that is incompatible with the criteria under which the property is eligible.

Simply because an undertaking will be visible from an historic property does not mean it will create an adverse visual effect. Therefore, it is necessary to evaluate the visual changes and alterations the undertaking will introduce to the resource. In assessing adverse visual effects on a historic property, it is necessary to identify the criterion or criteria under which the resource is eligible and what qualities or characteristics of the resource contribute to its significance or eligibility. For example, if a resource is eligible for its innovative engineering qualities, visual effects on the property may not be adverse, whereas if the property is eligible on the basis of its architectural significance, an adverse effect very well may be created.

An adverse effect may be obstructive, which is to say it may block the view to or from an historic property; it may also not be obstructive and still create an adverse effect in that it introduces elements so incompatible with the criterion or criteria under which the property is eligible for listing that it diminishes the property's significance to a substantial degree. For example, a highway proposed to run alongside an historic rural church, while it would not directly obstruct the view to or from the building, might still introduce an element so incompatible with the rural setting of the property that it would have a diminishing effect upon the integrity of the property's setting.

Adverse visual effects should be determined on a case-by-case basis, weighing the following factors:

- **Significance.** An historic built-environment resource's historical significance and its key aspects of integrity must be taken into account in order to evaluate the undertaking effects on the property's eligibility for listing in the NRHP.
- **Character-Defining Features.** The alteration of character-defining features at the project location (including open space) can affect the view from the historic built-environment resource and possibly the location, feeling, setting, and association of that resource.
- **Compatibility.** Whether in an open space or a developed area, the compatibility of the undertaking with the character of its location and surrounding area, including historic properties, is important. The character of the historic property's site and architectural features

should be the basis for determining the appropriate characteristics of the undertaking. The compatibility is determined by:

- Mass—the arrangement of the undertaking’s spaces;
 - Scale and proportion—the size and the proportion of the undertaking to the surrounding structures and features;
 - Height—sometimes it may be necessary that building height extend beyond that of the surrounding buildings and other features within view of the undertaking;
 - Shadows;
 - Color;
 - The degree to which the undertaking would contribute to the area’s aesthetic value;
 - The degree of contrast, or lack thereof, between the undertaking and the background, surrounding scenery, or neighborhood; and
 - The amount of open space.
- **Obstructive Effects.** When an undertaking is on or near an historic property, it can block the resource from being viewed, or block a view seen from that resource, thereby possibly diminishing its integrity. Determination of adverse obstructive effects should be made on a case-by-case basis, considering the following factors:
 - The historic property’s significance. It is necessary to understand the resource’s historic significance and its key aspects of integrity in order to evaluate the effects on the resource’s eligibility for listing in the NRHP.
 - Nature and quality of the view from the historic property. This includes such features as natural topography, settings, man-made or natural features of visual interest, and other historic property seen from the historic built-environment resource, any of which would contribute to its significance and integrity.
 - Extent of obstruction. This includes total blockage, partial interruption, or interference with a person’s enjoyment and appreciation of a scenic view or historic property viewed from the historic property, to the extent it affects the integrity of the historic property.
 - Obstruction of an historic property. The undertaking might obstruct the historic property from being viewed from the project site or other area. If the historic property is visually appreciated from surrounding viewpoints, obstructing its view may affect its feeling, setting, location, or association.

2. IDENTIFICATION OF HISTORIC PROPERTIES

36 CFR 800.16 defines a historic property as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria.”

2.1 DESCRIPTION OF THE AREA OF POTENTIAL EFFECTS

The APE for the proposed undertaking includes all areas that could potentially be directly or indirectly affected by the proposed Housing Project (Figure 3). Within the APE, the smaller Study Area is limited to those areas of direct or indirect effects. The APE also includes the entirety of the NAS Sunnyvale HD’s boundaries, a portion of which is within the Study Area. As depicted on Figure 3, the Study Area includes the Project Area (areas of potential ground disturbance) as well as areas of potential visual effects. The Project Area includes:

- the footprint of the Main Housing Project Area (including billboards along the southern and eastern edges);
- construction staging area (north of the Main Housing Project Area);
- the fence adjacent to the owl preserve (northeast of the Main Housing Project Area); and
- various linear corridors that may be subject to ground trenching for subterranean utilities that will extend outside the Main Housing Project Area (see Figure 3 and Appendix B).

The vertical APE for the areas of ground disturbance within the Main Housing Project Area is expected to be approximately 15 feet, based on the demolition of all extant buildings in the Main Housing Project Area. Pending the results of future geotechnical investigations, there is the potential that soil improvements, such as grouted columns and/or piers, may be required within the new foundation footprints that could reach a maximum depth of 75 feet. The vertical APE for the fence installation is expected to be approximately 2 feet. The overall Housing Project design is still being completed, so the extent to which the surveyed linear portions outside of the Main Housing Project Area will be utilized has not yet been confirmed; but this represents the maximum extent of utility-related ground disturbance. In most locations where open cut and cover trenching for subterranean utilities will occur, the depth of disturbance will typically be to 4 to 6 feet, with storm and sanitary sewer trenching potentially reaching up to 20 feet.

The Study Area also includes all areas that could be affected visually. Potential audible, atmospheric, or temporary or permanent vibration effects were not analyzed for this report. The Study Area was determined in part by the expected visibility of the Housing Project from various points in the surrounding area (Appendix A). Although the Study Area only includes a portion of the NAS Sunnyvale HD, this assessment takes into consideration potential effects on the whole district, with a focus on the potential visual impacts on 29 district contributors in the viewshed of the Housing Project.

The APE excludes the residential area south of U.S. Highway 101 that is obscured by the existing highway/sound barrier wall and vegetation in the North Whisman neighborhood. The proposed APE and Study Area were discussed with NASA during the kick-off call for the project prior to the field survey. The adequacy of the APE and Study Area were then considered by ASM during the field survey to assess effects and found to sufficiently encompass all areas from which the Housing Project has the potential for a visual effect.

The following content was redacted from this public posting:

2.2 Review of Existing Background Information

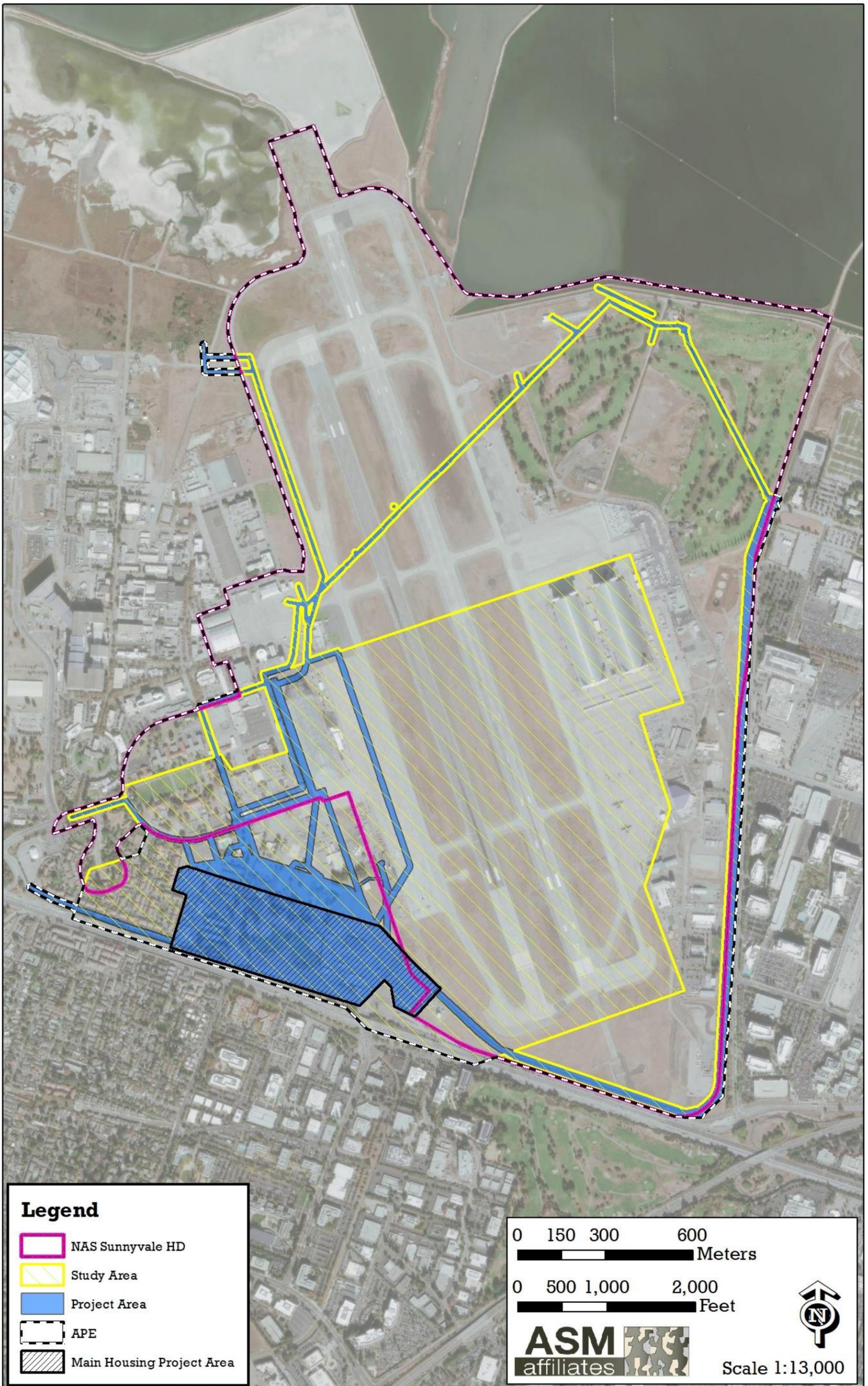


Figure 3. APE map.

2.3 NATIVE AMERICAN HERITAGE COMMISSION REQUEST

ASM sent a request to the California Native American Heritage Commission (NAHC) on November 8, 2019, to search their Sacred Lands File (SLF) to determine whether their files contained any information relating to the presence of Native American cultural resources within the Project Area. The NAHC response of November 18, 2019, provided a negative result, indicating an absence of specific site information in the SLF. The response also included a list of six tribal contacts who may be able to provide additional information about the Project Area and query letters were sent to each of those contacts. One response was received on November 24, 2019, which was forwarded to NASA; this response was from Andrew Galvan representing the Ohlone Indian Tribe, who asked about whether literature review and/or survey work had been done for the Project Area, and if so, if he could receive a copy of the report. A copy of this report was sent to Mr. Galvan. After the expansion of the APE with the addition of the proposed utility corridors, a second query letter was sent on October 30, 2020, to the same list of contacts. No additional responses have been received to date. If any additional responses are received later, they too will be provided to NASA. NAHC-related correspondence is provided as Appendix C.

2.4 FIELD SURVEY METHODOLOGY

As part of the process of identification of historic properties, on-site built environment and archaeological surveys were performed. The archaeological survey was limited to the Project Area, while the built environment survey encompassed the entire Study Area.

2.4.1 Archaeological Survey

Pedestrian archaeological survey was conducted of all accessible portions of the Project Area where there was a potential for ground disturbance at no greater than 15-meter transect intervals. Where vegetation was heavier, particular attention was paid to berms, rodent holes, and other areas of visible disturbance where subsurface soils might be exposed. Additional attention was paid to areas near previously documented sites and known archaeological sensitivity (Confidential Appendix E).

2.4.2 Built Environment Survey

A total of 70 built environment properties in the APE were surveyed for this report (Figures 4 and 5). Twenty-nine are contributing resources to the NAS Sunnyvale HD (including individually eligible Hangar 1); ASM assessed the condition and integrity of each to confirm their continued status as contributing resources. Of the 413 remaining properties, 34 were previously evaluated and recommended not eligible for the NRHP or CRHR; ASM concurs with those findings of ineligibility. The remaining seven properties had never been evaluated; none are recommended eligible. All of these buildings were documented during the surveys and are summarized in Table 2.

Fourteen additional buildings noted in the AECOM 2014 inventory as ineligible at that time have since been demolished. Although they were not surveyed for this report, DPRs were prepared to update their status as demolished.

During the survey, the proposed location for the Main Housing Project Area was identified and photographed in relationship to the NAS Sunnyvale HD. Photographs were taken from the contributing resources toward the south end of the Main Housing Project Area, which contains building heights up to 135 feet and thus the most likely to be visible from any of the contributors (Appendix A).

Table 2. Summary of Buildings and Structures Surveyed for this Report

Building No.	Name/Description	Year Built	Prior Evaluation Status	Direct Impact	Visual Impact
1	Hangar 1	1933	Contributing Resource/ Individually Eligible		Yes
5	Water Tower	1932	Contributing Resource		Yes
6	Recycling and Storage	1933	Contributing Resource		Yes
10	Boiler Plant/Heat Plant	1932	Contributing Resource		Yes
15	Fire Station/Laundry	1933	Contributing Resource		Yes
16	Locomotive Crane Shed	1933	Contributing Resource		Yes
17	Admiral's Building	1933	Contributing Resource		Yes
19	Bachelor Enlisted Quarters	1933	Contributing Resource		Yes
20	Bachelor Officers Quarters	1933	Contributing Resource		Yes
21	Bachelor Officers Garage	1933	Contributing Resource		Yes
22	Bachelor Offices Garage	1933	Contributing Resource		Yes
23	Dispensary	1933	Contributing Resource		Yes
24	Ambulance Garage	1933	Contributing Resource		Yes
25	Bowling Alley/Theater	1933	Contributing Resource		Yes
32	North Floodlight Tower	1934	Contributing Resource		Yes
33	South Floodlight Tower	1934	Contributing Resource		Yes
46	Hangar 2	1933	Contributing Resource		Yes
47	Hangar 3	1933	Contributing Resource		Yes
55	Boiler House (east)	1943	Contributing Resource		Yes
77	South Gate Sentry House	1944	Not Evaluated	Yes	
82	Athletic Storage	1944	Not Evaluated	Yes	
104	Substation	1943	Not Evaluated		Yes
105	Airfield Lighting Vault (east)	1947	Contributing Resource		Yes
106	East: Aircraft Compass Calibration Pad (Compass Rose)	1947	Contributing Resource		Yes
107	Navy ROICC Admin Building	1948	Not Eligible (under G)		Yes
108 & 109	NASA Exchange Swimming Pool and Dressing Rooms	1948	Not Eligible (under G)		Yes
111	Transportation Storage	1944	Not Evaluated	Yes	
126	Moffett Field Historical Society	1949	Contributing Resource		Yes
146	Transportation Garage	1952	Not Eligible (under G)	Yes	
148	Barracks	1953	Not Eligible (under G)		Yes
149	Barracks	1953	Not Eligible (under G)		Yes
150	Barracks	1953	Not Eligible (under G)	Yes	
151	Barracks	1953	Not Eligible (under G)	Yes	
152	Admin	1953	Not Eligible (under G)	Yes	
153	Admin	1953	Not Eligible (under G)	Yes	

2. Identification of Historic Properties

Building No.	Name/Description	Year Built	Prior Evaluation Status	Direct Impact	Visual Impact
154	Admin	1953	Not Eligible (under G)	Yes	
155	Admin	1953	Not Eligible (under G)	Yes	
156	Admin	1953	Not Eligible (under G)	Yes	
158	Flight Operations (terminal)	1954	Contributing Resource		Yes
161	Gas Station (small)	1952	Not Eligible (under G)	Yes	
184	Maintenance Storage	1955	Not Eligible (under G)	Yes	
331	Storage	1958	Not Eligible (under G)		Yes
380	Bus Shelter	1957	Not Evaluated	Yes	
400	Storage	1958	Not Eligible (under G)		Yes
454	Transmission Building	1960	Contributing Resource		Yes
463	Antenna-Communications	1960	Not Eligible (under G)		Yes
476	Space University	1964	Not Eligible (under G)		Yes
482	Painting Facility	1963	Not Eligible (under G)		Yes
498	Storage	1965	Not Eligible (under G)		Yes
499	Storage	1966	Not Eligible (under G)		Yes
503	Gas Station and Ancillary Structures	1966	Not Eligible (under G)		Yes
510	Admin	1967	Not Eligible (under G)		Yes
512A-C	Barracks	1970	Not Eligible (under G)	Yes	
526	Club Storage	1970	Not Eligible (under G)		Yes
529	Warehouse	1970	Not Eligible (under G)		Yes
533	Park Restrooms	1971	Not Eligible (under G)	Yes	
534	BBQ Shelter	1971	Not Evaluated	Yes	
543	Hobby Shop	1973	Not Eligible (under G)	Yes	
544	Auto Hobby Shop	1974	Not Eligible (under G)	Yes	
547B-E	Living Quarters	1974	Not Eligible (under G)	Yes	
554	Exchange/Partner Technology Facility	1975	Not Eligible (under G)		Yes
945	Athletic Field Dressing Rooms	1940	Not Evaluated	Yes	
951	Material Storage	1957	Not Eligible (under G)	Yes	
958	Storage	1956	Not Eligible (under G)	Yes	
992	Transportation Truck Repair Shop	1957	Not Eligible (under G)	Yes	
SOQ 1	A Berry Court	1933	Contributing Resource		Yes
SOQ 2	B Berry Court	1933	Contributing Resource		Yes
SOQ 3	C Berry Court	1933	Contributing Resource		Yes
SOQ 4	D Berry Court	1933	Contributing Resource		Yes
SOQ 5	E Berry Court	1933	Contributing Resource		Yes

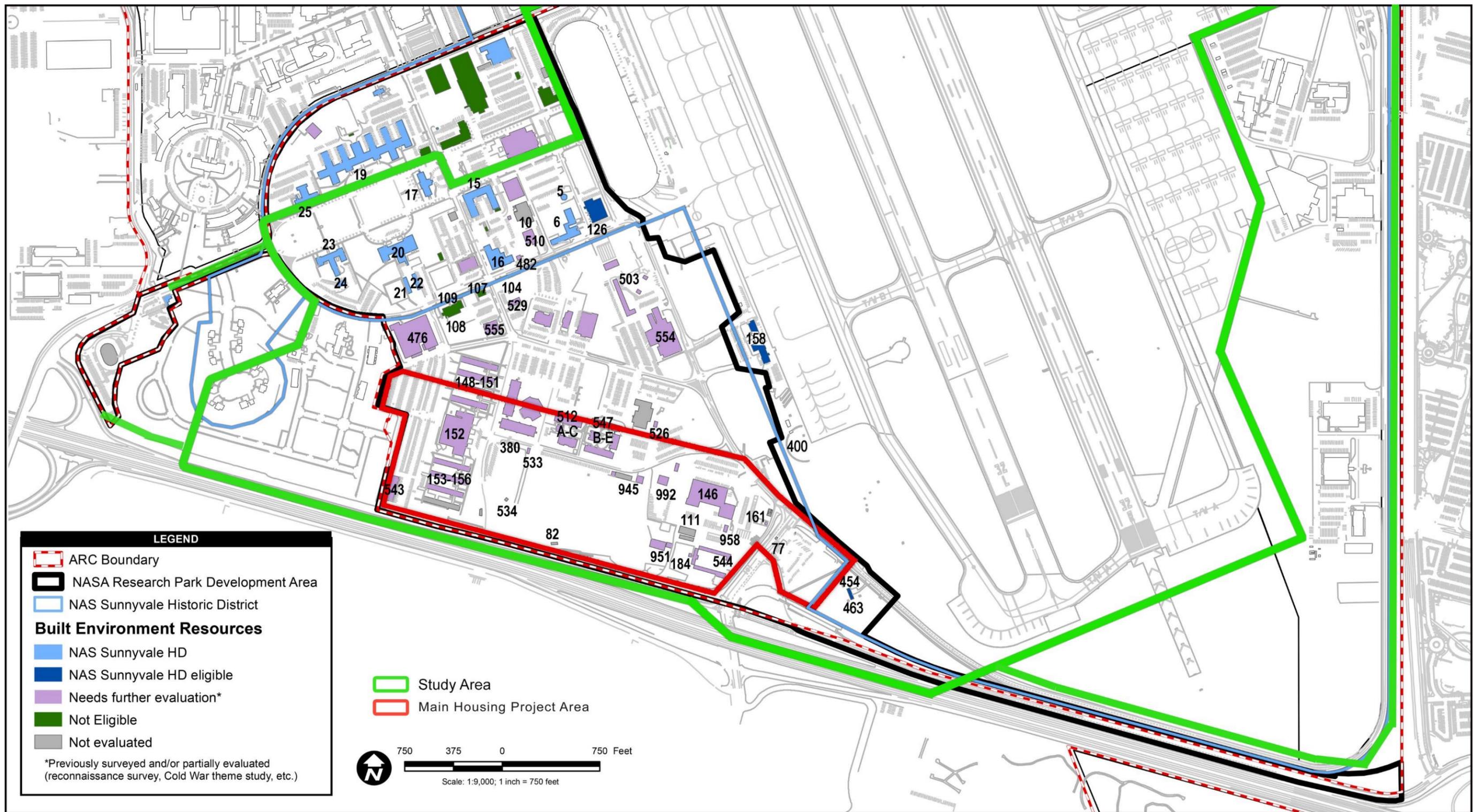


Figure 4. Buildings and structures located within the southwest portion of the APE; blue shading indicates contributors to NAS Sunnyvale HD.

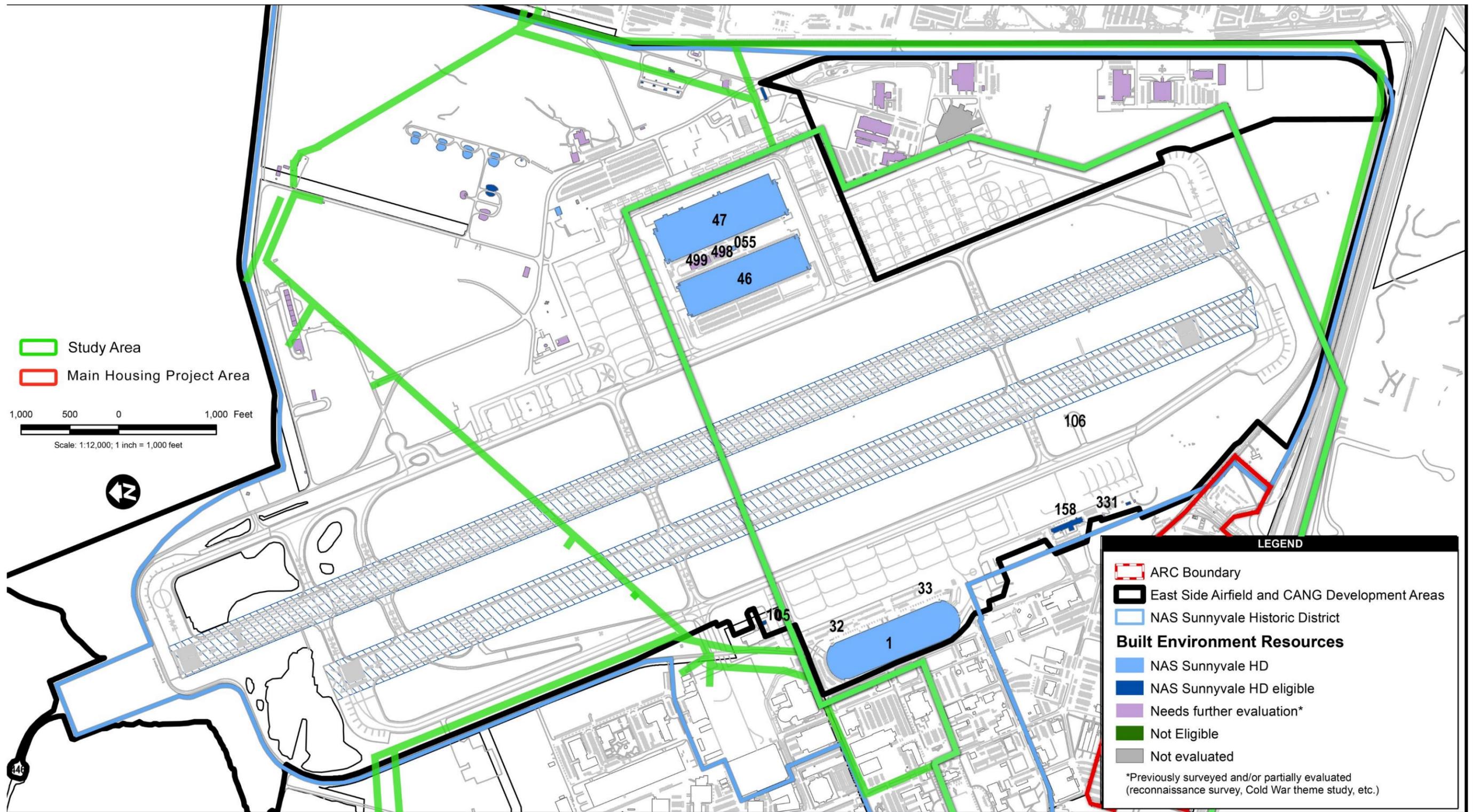


Figure 5. Buildings and structures located within the northeast portion of the APE; blue shading indicates contributors to NAS Sunnyvale HD.



Figure 7. View across the recorded location of CA-SCL-16 toward the airfield hangars, view toward east.

[REDACTED]



Figure 8. View of open area utility corridor between Macon Road and eastern boundary fence, view toward north.

2.5.2 Built Environment Survey Findings

2.5.2.1 Contributing Resources to the NAS Sunnyvale HD

Twenty-nine contributing resources to the NAS Sunnyvale HD in the Study Area were surveyed to confirm their continued status as contributing resources and determine effects from the proposed Housing Project. One DPR Continuation Sheet (L) was prepared for the historic district update for these properties, including descriptions, photographs, and confirmation that the buildings retain sufficient integrity to remain contributors to the historic district. Table 3 summarizes the contributing resources surveyed. More information on each property can be found in the DPRs attached as Appendix D (Figures 9-13).

Table 3. NAS Sunnyvale Historic District Contributors within the Study Area

Building No.	Description	Year Built
1	Hangar 1 (also individually eligible)	1933
5	Water Tower	1932
6	Recycling and Storage	1933
10	Boiler Plant/Heat Plant	1932
15	Fire Station/Laundry	1933
16	Locomotive Crane Shed	1933
17	Admiral's Building	1933
19	Bachelor Enlisted Quarters	1933
20	Bachelor Officers' Quarters	1933

2. Identification of Historic Properties

Building No.	Description	Year Built
21	Bachelor Officers' Garage	1933
22	Bachelor Officers' Garage	1933
23	Dispensary	1933
24	Ambulance Garage	1933
25	Bowling Alley/Theater	1933
32	North Floodlight Tower	1934
33	South Floodlight Tower	1934
46	Hangar 2	1933
47	Hangar 3	1933
55	Boiler House (east)	1943
105	Airfield Lighting Vault (east)	1947
106	Aircraft Compass Calibration Pad (Compass Rose)	1947
126	Moffett Field Historical Society	1949
158	Flight Operations (terminal)	1954
454	Transmission Building	1960
SOQ 1	A Berry Court	1933
SOQ 2	B Berry Court	1933
SOQ 3	C Berry Court	1933
SOQ 4	D Berry Court	1933
SOQ 5	E Berry Court	1933



Figure 9. Representative view of the NAS Sunnyvale HD including Hangar 1 and Building 17, view toward east.



Figure 10. Representative view of the NAS Sunnyvale HD from the parade ground, view west toward the entrance to the historic district.



Figure 11. Building 17 (Administration Building), an example of one of the contributing resources to the NAS Sunnyvale HD in the APE, view toward east.



Figure 12. Garages (Buildings 21 and 22), examples of the contributing resources to the NAS Sunnyvale HD in the APE, view toward northwest.



Figure 13. Berry Court officer's residence A, an example of one of the contributing resources to the NAS Sunnyvale HD in the APE, view toward east.

2.5.2.2 Properties Previously Evaluated Under Criteria Consideration G

ASM surveyed 34 buildings in the Study Area that were less than 50 years old when they were previously surveyed and evaluated as part of an inventory of Cold War Era properties at Moffett Federal Airfield in 1998/1999 (SAIC 1999). Because the properties were less than 50 years old, they were evaluated at that time under Criteria Consideration G for properties that have achieved significance within the past 50 years (Figures 14 and 15). All were identified as support buildings found at Naval installations regardless of mission and were previously recommended not eligible; ASM concurs with that recommendation (Table 4). For the current survey, four of these properties were constructed in the 1970s and thus remain less than 50 years old; therefore, they are re-evaluated under Criteria Consideration G. Thirty-four properties are recommended not eligible for the NRHP. ASM referred to extant historic context including that for the Cold War and airfield study in the preparation of Continuation forms (Appendix D) to provide an update to those evaluations.



Figure 14. Building 152 (Barracks Administration Building), an example of one of the buildings re-evaluated for the report without the application of NRHP Criteria Consideration G, view toward northeast.



Figure 15. Building 503 (Gas Station), an example of one of the buildings re-evaluated for the report without the application of NRHP Criteria Consideration G, view toward northeast.

Table 4. Properties Previously Evaluated under Criteria Consideration G

Building No.	Description	Year Built	Eligibility*
107	Navy ROICC Admin Building	1948	Not Eligible
108 & 109	NASA Exchange Swimming Pool and Dressing Rooms	1948	Not Eligible
146	Transportation Garage	1952	Not Eligible
148	Barracks	1953	Not Eligible
149	Barracks	1953	Not Eligible
150	Barracks	1953	Not Eligible
151	Barracks	1953	Not Eligible
152	Administrative Building	1953	Not Eligible
153	Administrative Building	1953	Not Eligible
154	Administrative Building	1953	Not Eligible
155	Administrative Building	1953	Not Eligible
156	Administrative Building	1953	Not Eligible
161	Gas Station (small)	1952	Not Eligible
184	Maintenance Storage	1955	Not Eligible
331	Storage	1958	Not Eligible
400	Storage	1958	Not Eligible
463	Antenna-Communications	1960	Not Eligible
476	Space University	1964	Not Eligible
482	Painting Facility	1963	Not Eligible
498	Storage	1965	Not Eligible
499	Storage	1966	Not Eligible
503	Gas Station and Ancillary Structures	1966	Not Eligible
510	Administrative Building	1967	Not Eligible
512A-C	Barracks	1970	Not Eligible
526	Club Storage	1970	Not Eligible
529	Warehouse	1970	Not Eligible
533	Park Restrooms	1971	Not Eligible
543	Hobby Shop	1973**	Not Eligible (under G)
544	Auto Hobby Shop	1974**	Not Eligible (under G)
547 B-E	Living Quarters	1974**	Not Eligible (under G)
554	Exchange/Partner Technology Facility	1975**	Not Eligible (under G)
951	Material Storage	1957	Not Eligible
958	Storage	1956	Not Eligible
992	Transportation Truck Repair Shop	1957	Not Eligible

* Column provides current recommendations of eligibility

** Less than 50 years old at time of current survey

2.5.2.3 Properties Not Previously Evaluated

Seven properties within the Study Area had not been previously evaluated (Table 5). ASM evaluated all seven properties; none are recommended eligible for listing in the NRHP (Figure 16). Evaluation of these buildings was based on extant historic context provided in the 1995 NAS Sunnyvale HD NRHP nomination, the Historic Property Survey Report for the Airfield (AECOM 2013), the ICRMP (AECOM 2014), *Inventory and Evaluation of Cold War Era Historical Resources: Moffett Federal Airfield and NASA Crows*

Landing Flight Facility (SAIC 1999), and *Archaeological Resources Study* (2017). DPR 523A and BSO forms for these buildings are included in Appendix D.

Table 5. Properties Not Previously Evaluated

Building No.	Description	Year Built	Eligibility
77	South Gate Sentry House	1944	Not eligible
82	Athletic Storage	1944	Not eligible
104	Substation	1943	Not eligible
111	Transportation Storage	1944	Not eligible
380	Bus Shelter	1957	Not eligible
534	BBQ Shelter	1971	Not eligible
945	Athletic Field Dressing Rooms	1940	Not eligible

2.5.2.4 Demolished Properties

Fourteen properties previously located within the Study Area at the time of the 2014 ICMRP inventory have been demolished (Table 6). All were previously evaluated and recommended not eligible (SAIC; Sunnyvale HD NRHP 1994). DPR continuation sheets have been provided in Appendix D to update these 14 previously evaluated properties.

Table 6. Demolished Properties

Building No.	Description	Year Built	Prior Evaluation
50	Communications Building	1958	Not eligible (under G)
93	Former Aircraft Welding Shop	1946	Not eligible (under G)
175	Line Maintenance Shelter	1956	Not eligible (under G)
176	Line Maintenance Shelter	1956	Not eligible (under G)
346/396	Line Operations Shelter	1950	Not eligible (under G)
350	Line Maintenance Shelter	1950	Not eligible (under G)
351	Line Maintenance Shelter	unknown	Not eligible (under G)
382	Line Operations	1950	Not eligible (under G)
459	Recreation Storage	1950	Not eligible (under G)
464	Storage	1964	Not eligible (under G)
472	Air Frames Shop	1961	Not eligible (under G)
525	Bowling Alley	1970	Not eligible (under G)
539	Line Shack	1972	Not eligible (under G)
540	Line Shack	1972	Not eligible (under G)

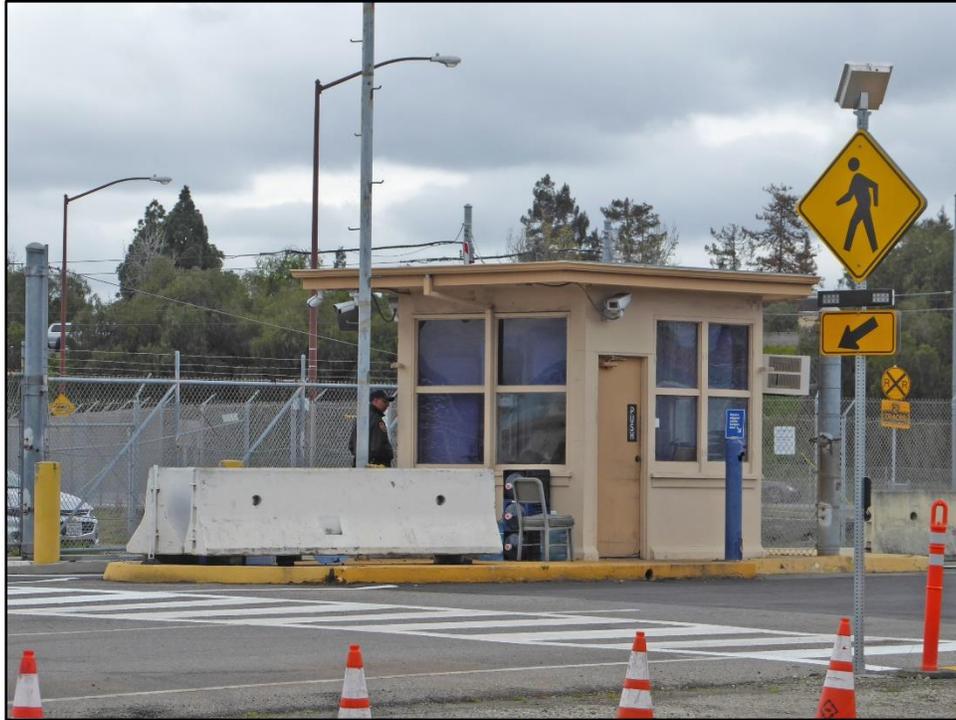


Figure 16. South Gate Sentry House, an example of one of the buildings evaluated for the first time in this report, view toward southeast.

3. AFFECTED HISTORIC PROPERTIES

3.1 BUILT ENVIRONMENT RESOURCES

3.1.1 NAS Sunnyvale Historic District

U.S. Naval Air Station Sunnyvale, California Historic District was listed in the NRHP in 1994.¹ The site consists of a large number of buildings constructed over a period of approximately 60 years beginning in the early 1930s. The buildings are clustered in a formal campus-like horseshoe-shaped layout anchored by a western-facing gated entrance and Hangar 1 prominently anchoring the eastern end of the core (see Figure 9 and section 3.1.2). The core of the district is distinguished by a well-tended landscape, including mature trees, shrubs, and lawns. The site can be easily divided into its stylistic components that also define the different eras of construction over the base's lifetime.

The oldest and most historically significant buildings, from an architectural and engineering standpoint, form a coherent core, and include the formal cluster of buildings dating from 1933 that lead up to and include the imposing Hangar 1 (the original dirigible hangar) and two World War II (WWII)-era blimp hangars across the runways of Moffett Airfield. This area of the base is approached via Clark Road from U.S. Highway 101 to the west. The central area is laid out in an axial plan in a northeasterly direction with the original buildings regularly placed along a grand central parade ground. In addition, there is an equally significant adjunct of officers' residences clustered around Berry Drive just to the south of the main gated entrance in another formally laid out site with grass medians, a grass island at the end of the southern cul-de-sac, and a characteristically suburban curved residential street. In keeping with the symmetry that was so strong to the original plan, another unbuilt residential complex was originally planned for the northern side of the entrance drive.

These earliest buildings, which were designed by the Navy Department Bureau of Yards and Docks, exemplify California's most popular contemporary architectural style of the 1920s and early 1930s. They are constructed in a late Spanish Colonial Revival architectural style (a style that was equally as popular in government construction in the eastern sections of the U.S. during the 1920s and into the early 1940s), while simultaneously displaying features of Modernism, which would predominate in American architecture from approximately 1940 to 1975.

In the nation's quest to provide security for the lengthy expanse of its coastlines, the opportunity for air reconnaissance was realized by Admiral William A. Moffett. Through his efforts, two Naval Air Stations were commissioned in the early 1930s to port the two U.S. Naval Airships (dirigibles) that believed capable of this challenge. The Naval Air Station Sunnyvale was selected as the Pacific Coast location to port the USS Macon (ZRS 5) rigid airship, or dirigible. Hangar 1, the immense structure designed to house the airship, and its larger counterpart in Akron, Ohio, were the two largest structures in the U.S. without internal support. At the onset of WWII, the base was expanded with Hangars 2 and 3, which were designed to accommodate the smaller blimps and balloons used for reconnaissance, until the range of heavier-than-air aircraft (airplanes) became sufficient to patrol the coast. The significance of the NAS Sunnyvale HD is attributed to the association with the expanding defense capabilities of the U.S. Navy, the engineering technology applied in lighter-than-air airships, the design of the hangar and system for porting the dirigible, and in the plan and architectural style of the station designed to support this defense technology.

The entire historic district is supported for listing in the NRHP at the national level of significance under Criterion A for its association with coastal defense and naval technology that has made a significant contribution to the broad patterns of our history; and Criterion C, reflecting the distinctive type, period,

¹ This description is excerpted and adapted from the 1994 NRHP nomination for the NAS Sunnyvale HD.

method of construction and high artistic values represented in the 1933 station plan and buildings. In 1942, the station was recommissioned as U.S. Naval Air Station, Moffett Field, in recognition of the significant contribution to naval history by Admiral Moffett, contributions that have gained him the unofficial title “Father of Naval Aviation.” However, the NRHP nomination does not recommend significance of the district under Criterion B.

In 2013, AECOM recommended an extension to the boundary of the NAS Sunnyvale HD. The extension allowed for the inclusion of the Airfield and additional historic features directly associated with the district’s core aviation mission. Properties within the extended boundary include support operation features such as runways, taxiways, compass calibration pads, buildings used to house aircrafts, repair shops, control towers, research and training facilities, and administrative facilities. The extension included 22 additional eligible contributing properties to the district.

See Table 3 for the list of district contributors in the Study Area and Figures 9 through 13 for representative photographs of the district.

Character-defining features of the district include:

- Spanish Colonial Revival architecture
 - Red clay barrel tile roofs with complex gables
 - Smooth stucco cladding
 - Arched arcades and window and door openings
 - Multi-light wood casement windows
 - Quatre-foil, urn, and cartouche ornamentation
 - Projecting chimneys and domes
 - Stringcourses
 - Flat or low stepped parapets on utilitarian buildings
- Cold War era function-specific buildings that created a fully contained air station
- Innovative engineering technology used for hangars
- Symmetrical unified campus-like site plan with central green/parade ground (Shenandoah Plaza)
- Views across Shenandoah Plaza toward the contributing resources surrounding the plaza

3.1.2 Hangar 1

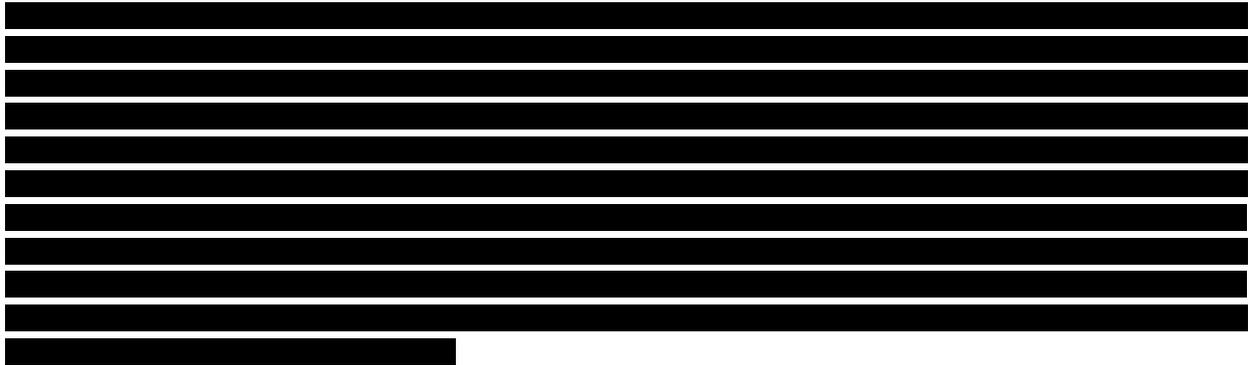
The significance of Hangar 1 was recognized when it was designated a Naval Historical Monument. It has been designated a California Historic Civil Engineering Landmark by the San Francisco section of the American Society of Civil Engineers, and it has been determined eligible for listing in the NRHP by the U.S. Navy in consultation with the California SHPO. It is eligible under Criterion A for its association with important historical events related to military uses and under Criterion C for an innovative engineering technique and method of construction.

Character-defining features of Hangar 1 include:

- Views toward Hangar 1 from U.S. Highway 101 when passing the airfield
- Size and position at the apex of the horseshoe shape of the historic district forms the anchor
- Enormous size and proportions
- Complex structural system forming an open internal space
- Designed specifically to house a dirigible, tracing the form of the specific airship
- Rounded shape the epitome of aerodynamically influenced Streamline Moderne style

- Uniquely engineered collapsible curved doors at both ends, meeting at the top of the structure, called “orange peel” doors
- Metal sheathing
- Two rows of regularly spaced multi-light windows
- Adjacent to flight line

3.2 ARCHAEOLOGICAL RESOURCES



4. ANALYSIS OF EFFECTS

As stated in Section 1, the criteria of adverse effect are defined in 36 CFR 800.5(a)(1).

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Examples of adverse effects on historic properties identified in 36 CFR 800.5(a)(2) include, but are not limited to:

- i. Physical destruction of or damage to all or part of the property;
- ii. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- iii. Removal of the property from its historic location;
- iv. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- v. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- vi. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

4.1 ARCHAEOLOGICAL RESOURCES

[REDACTED]

4.2 BUILT ENVIRONMENT RESOURCES

The Housing Project would construct new mixed-use commercial and residential buildings, billboards, and a fence adjacent to but outside of the NAS Sunnyvale HD. No built environment historic properties are in the Project Area; therefore, no direct impacts on built environment historic properties are anticipated. Most of the criteria for adverse effect that address direct impacts are not applicable for built environment resources in this undertaking, specifically (ii), (iii), (vi), and (vii). The Housing Project would not cause damage to or remove any historic properties, result in the neglect of any historic properties, or transfer, lease, or sale of any historic properties within Federal control.

Under criterion (i), the type of construction and demolition work proposed for the Housing Project is not anticipated to result in ground vibration strong enough to cause structural damage to nearby historic properties. As such, the Housing Project would not result in physical damage to nearby historic properties per adverse effect criterion (i).

Under criterion (iv), the Housing Project would not change the character of the NAS Sunnyvale HD's use, but the Housing Project has the potential to change the character of physical features within the district's setting that contribute to its historic significance. The physical features of the district's setting in the Main Housing Project Area include designed landscapes (grass, shrubs, and trees), circulation spaces (sidewalks/paths and roads), and Cold-War era residential and military support buildings ranging from one to three stories in height.

Under criterion (v), the Housing Project would have no permanent impact on the atmospheric or auditory quality of historic properties within the APE. Potential changes to the current air quality and noise levels associated with construction and/or demolition would be temporary. The functions proposed for the Housing Project are not anticipated to create any substantial change to air quality or noise levels beyond existing conditions. As such, the Housing Project would not introduce atmospheric or audible elements that diminish the integrity of any historic properties in the APE per adverse effect criterion (v).

However, also under criterion (v), the Housing Project would introduce visual elements that have the potential to diminish the integrity of the NAS Sunnyvale HD's significant historic features. The significant historic features of the district are detailed in Section 3.1.1 and include its Spanish Colonial Revival style architecture, function-specific Cold-war era architecture, engineering technology of the hangars, campus-like site plan organized around Shenandoah Plaza, and views across Shenandoah Plaza toward the contributing resources surrounding the plaza. Views toward the Main Housing Project Area from the district are not considered historic features. However, views toward individually eligible Hangar 1 from U.S. Highway 101 when passing the airfield are among its significant historic features.

Visual effects on the NAS Sunnyvale HD potentially include views *toward* and *from* the district as well as views toward and from several specific contributing resources. According to the SOI's *Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building*, "new construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting" (NPS 2017:26). The Housing Project entails constructing buildings ranging from 60 feet to 135 feet in height for housing, retail, and related facilities. ASM reviewed Conceptual Plans for the Housing Project (Appendix A), which provides design details for two of the 10 parcels in the Main Housing Project Area; the other parcels will be similarly designed. ASM carefully considered the impacts on the viewshed *from* the historic district toward the Housing Project, especially from areas where the tallest of the buildings will be visible (based on form, mass, and scale proposed for those parcels). Of those contributing resources from which the Housing Project will be visible, the viewsheds from Buildings 1, 5, 6, 15-17, 20-24, and SOQ 1-5 (Berry Court) are the most impacted (Appendix A, pp. 3-9). The parcels closest to those contributing resources are the two parcels for which the Conceptual Plans have been

prepared, and are also the lowest height limits (60 feet); height limits rise from west to east with the west lowest at 60 feet and the east highest at 135 feet. The Housing Project will create an interruption of the mid-ground views from those buildings; however, viewshed from those contributing resources is not a character-defining feature of the historic district. Furthermore, the Housing Project will result in a weak contrast to the setting of the historic district as a whole. Although it will be visible, the Housing Project will not dominate the setting or attract the attention of the casual observer as depicted in Appendix A due to its horizontal massing and scale and distance from the historic district.

ASM further analyzed the proposed designs for the Main Housing Project Area for conformance with the SOI *Standards for Rehabilitation*, specifically Standards 9 and 10. In conformance with Standard 9, the Housing Project will not destroy historic materials, features, nor disrupt spatial relationships that characterize the NAS Sunnyvale HD. In conformance with Standard 10, the Housing Project could be demolished and removed at any point in the future without impairing the essential form and integrity of the historic district. The SOI *Guidelines for Rehabilitation* only reference new construction within historic districts specifically as part of the guidelines for “Setting,” of which the section pertaining to Alterations/Additions for the New Use was considered in this design review analysis. Thus the architectural plans and renderings for the Housing Project were reviewed to ensure that the design will be differentiated from the historic district yet be compatible with the massing, size, scale, materials, and architectural features of the district’s setting. The design should be contemporary and clearly differentiated from the historic buildings of the district, yet reference historic style/design motifs (Grimmer 2017).

Although compatible with the contributing resources of the historic district, the design of the Housing Project also differentiates itself from those buildings of the NAS Sunnyvale HD. The Housing Project will mimic the regularity of the parcels and the circulation space and landscaping of the Central Park (Figure 17). Yet the footprints, floorplans, and forms are a departure from the typical rectangular and square forms of the district (Figures 17-22). Although the massing and scale will be greater than some of the buildings immediately surrounding the Main Housing Project Area, there are examples of buildings within the historic district of similar or greater massing and scale. The buildings of the western portion of the Housing Project closest to the NAS Sunnyvale HD will be four to six stories tall; the height of the eastern portion may be as high as 13 stories but not as tall as Hangar 1 at 211 feet, or the equivalent of a 21-story residential building.

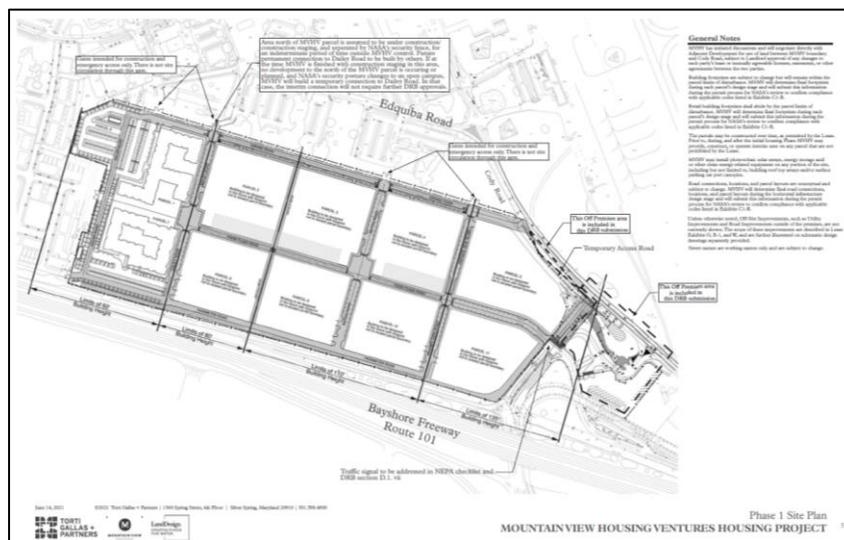


Figure 17. *Conceptual Design Documents, Phase 1 Site Plan p. 5* illustrates the regularity of the parcels, circulation space, and landscaping planned for the Housing Project.

The materials of the Housing Project are also compatible with the contributing resources of the historic district. Proposed materials for the Housing Project that are present in the historic district and reference historic style/design motifs are stucco, wood, metal, brick, and glass. Proposed materials that clearly differentiate the new construction include cementitious panels, vinyl siding, artificial or natural green walls, and photovoltaic elements (Figure 18 and Appendix A: Mountain View Housing Ventures, *Housing DRB Submission, Section C: Conceptual Design Documents, Street Level Exterior Perspective & Material Palette*, p. 12, June 14, 2021).

While some of the solid to open wall areas ratios and fenestration patterns are compatible with those present in the historic district, other fenestration patterns on the new buildings have a higher degree of glazing and solid/voids ratio which is clearly new and contemporary (Figures 19-22). The majority of the walls are arranged symmetrically with simple patterns of windows and doors and similar set-backs (to the district), whereas that pattern is interrupted in a contemporary fashion with varied set-backs, full wall surface of corner windows and balconies, and extended cornices.

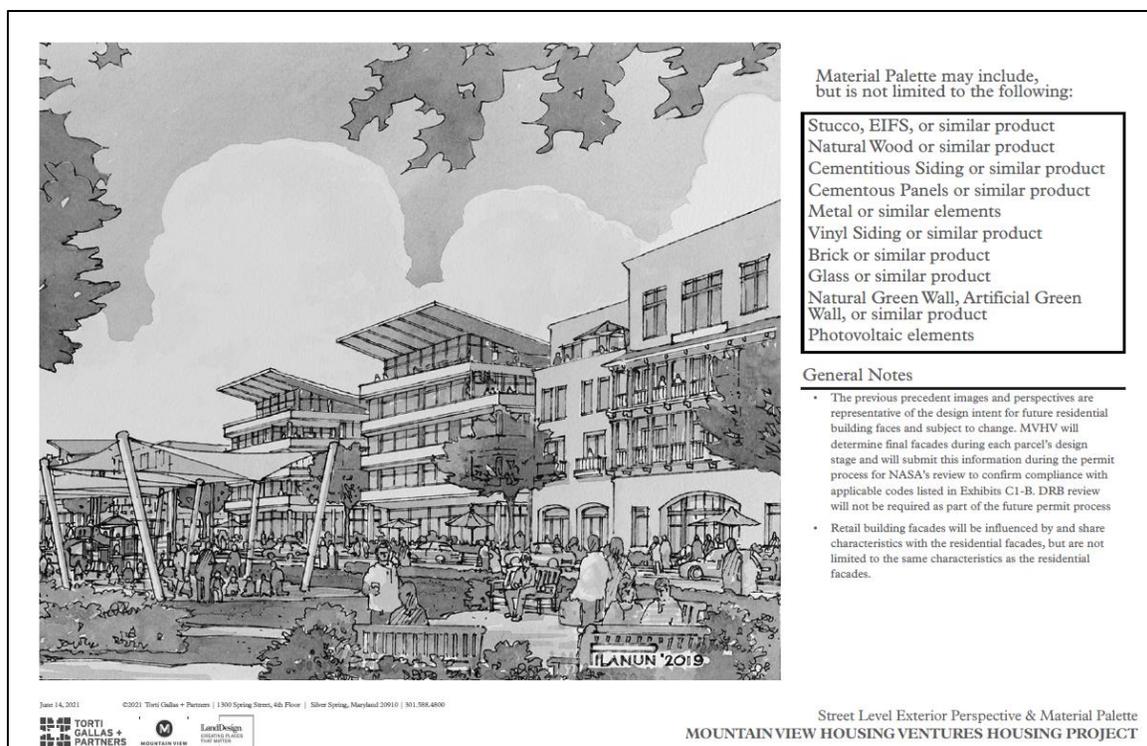


Figure 18. *Conceptual Design Documents Street Level Exterior Perspective & Material Palette*, p. 12, lists the materials proposed for the Housing Project.



Figure 19. Conceptual Design Documents, Residential Building Facade Styles and Precedents, p. 8.



Figure 20. Conceptual Design Documents, Residential Building Facade Styles and Precedents, p. 9.

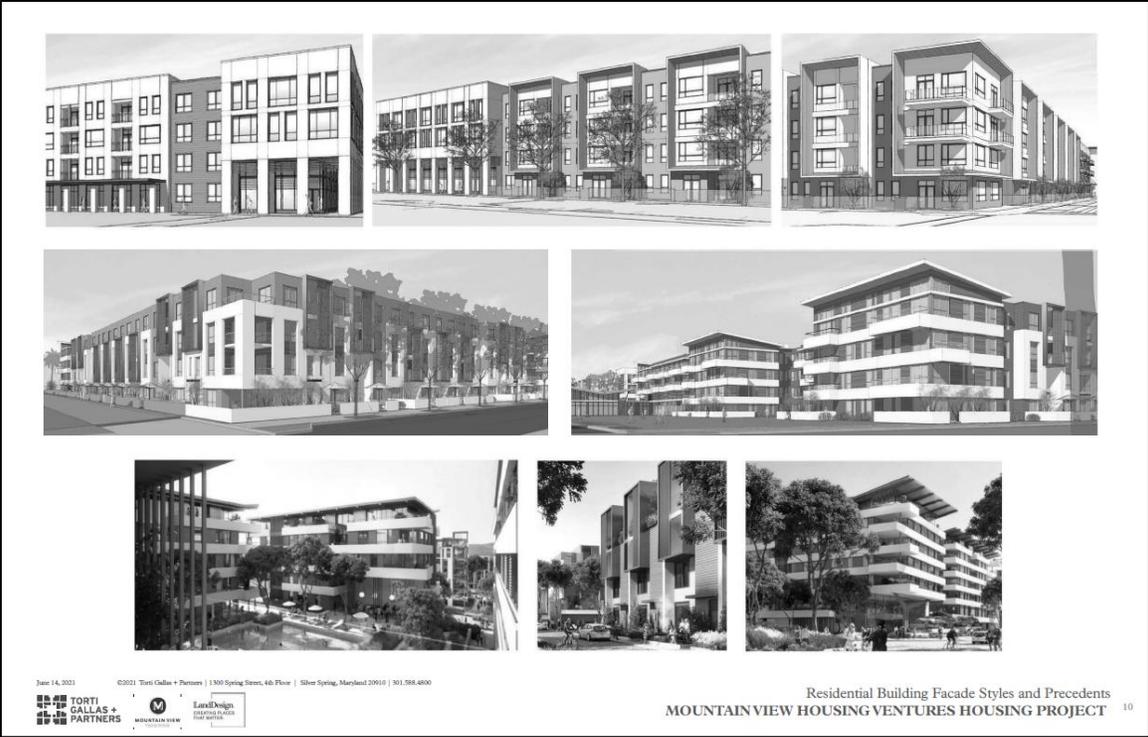


Figure 21. Conceptual Design Documents, Residential Building Facade Styles and Precedents, p. 10.



Figure 22. Conceptual Design Documents, Residential Building Facade Styles and Precedents, p. 11.

Therefore, the disruption of the viewsheds from the contributing resources identified above does not constitute an adverse visual effect to NAS Sunnyvale HD per adverse effect criterion (v) as 1) the design of the Housing Project conforms with the *SOI Standards*, specifically with Standards 9 and 10; and 2) the disruption does not alter the characteristics of the historic properties that make them eligible for listing in the NRHP, specifically in terms of the resources' integrity of location, design, materials, workmanship, feeling, or association. Although the integrity of setting is negatively impacted, only a small portion of the setting is impacted and not to the extent that it would compromise the overall integrity of setting for these contributing resources or the historic district as a whole.

Some views *toward* the district are character-defining, specifically distant views of the hangars; ASM identified the character-defining views toward Hangar 1 that will be obscured by the Project as illustrated in *Conceptual Design Documents* (pp. 11-17) found in Appendix A. Those figures illustrate the disruption of the views of Hangar 1 from two locations on U.S. Highway 101, titled 101 View One and 101 View Two. Those figures illustrate that the Housing Project will only result in a partial disruption of the views toward Hangar 1 and key character-defining views toward Hangar 1 will not be adversely affected. As such, the Housing Project would not introduce visual elements that diminish the integrity of Hangar 1 per adverse effect criterion (v).

4.3 EFFECTS ASSESSMENT SUMMARY

ASM recommends finding that one NRHP-listed historic district, NAS Sunnyvale HD, and one individually eligible resource, Hangar 1, within the APE have the potential to be affected by the proposed undertaking.

With regard to NAS Sunnyvale HD and Hangar 1, after applying the criteria of adverse effect to the undertaking as outlined in 36 CFR 800.5, ASM recommends that the Housing Project will not result in any adverse visual effects to the historic district or hangar individually, as their integrity of location, design, materials, workmanship, feeling, and association will not be impacted and the impacts to setting are minimal and will not result in a loss of overall integrity. Furthermore, as the Housing Project will not cause an adverse effect, it does not have the potential to contribute to any cumulative effects to these historic properties.

ASM recommends a finding of No Adverse Effect for the undertaking, with specific minimization conditions. To avoid physical destruction or damage to previously undocumented archaeological resources that may exist within the Project Area, per adverse effect criterion (i), ASM recommends the conditions detailed in Chapter 5 in accordance with 36 CFR 800.5(d)(2) of the NHPA.

5. CONDITIONS IMPOSED TO AVOID AN ADVERSE EFFECT

The current project design avoids all direct effects within known/mapped archaeological site boundaries and, as such, will not cause adverse effects to any known archaeological historic properties. In addition, ASM recommends avoidance of all ground-disturbing activities within the areas of Heightened Prehistoric and Historic-era Sensitivity for subsurface resources that have been identified in the APE (Figure 23). However, given that the current project design does not allow for full avoidance of areas considered to have heightened sensitivity for subsurface resources, it is recommended that additional measures be adopted to avoid adverse effects. Pursuant to 36 CFR 800.5(d)(2), the following measures will be incorporated into the NASA approval for the Housing Project in order to avoid any potential for an adverse effect to any undocumented or underdocumented archaeological deposits that may exist within the area of subsurface disturbance:

- Where ground disturbance may take place within any of the areas of Heightened Prehistoric and Historic-era Archaeological Sensitivity (Figure 23), and it is not possible to redesign the project to achieve full avoidance, the project applicant will retain a qualified professional who meets the *Secretary of Interior's Professional Qualifications Standards* for Archeology to monitor any initial ground disturbance that extends beyond an existing building foundation and where it is possible to observe the soils subject to ground disturbance (e.g., mass-excavation, open trenching, drill cuttings, etc.). Prior to any construction activities, an archaeological monitoring plan will be prepared and submitted to NASA for approval. Monitoring shall be conducted within the areas of archaeological sensitivity within the Project Area under the following conditions:
 1. The monitor shall be on-site at a pre-construction meeting to discuss monitoring protocols.
 2. The monitor shall be notified at least 48 hours in advance of ground disturbing activities within the areas of heightened archaeological sensitivity.
 3. Monitoring will not be required during activities for which no subsurface soils are visible for inspection (e.g., underground directional boring, pile-driving, etc.).
 4. Monitors shall be empowered to temporarily halt construction or divert equipment to allow assessment of potential archaeological resources.
 5. If any potential archaeological resources and/or human remains are identified during construction activities, including in areas of mapped lower sensitivity for which an archaeological monitor may not be present, the following shall occur:
 - No further disturbance within at least 50 feet of the potential discovery shall occur until a qualified archaeologist has inspected the potential discovery and cleared the area.
 - The qualified archaeologist shall quickly assess the nature and potential significance of the find. If the material does not have the potential to be a significant resource, it shall be documented in the monitoring notes and the area cleared for construction to continue. Examples of such finds include isolated artifacts such as debitage, shell fragments, or other such materials that derive from disturbed soils or contexts of secondary deposition.
 - If the discovery is potentially significant or requires further investigation, the qualified archaeologist shall notify NASA immediately, providing information about the find and recommendations for treatment. NASA will consult with SHPO as

appropriate. Such discoveries include intact archaeological deposits, redeposited sediments containing significant densities of cultural material (e.g., midden), human remains, or potential grave goods.

- If there are future design plan changes (e.g., shift in off-site utility locations), MVHV will work with their archaeological contractor and NASA to review the modifications. If NASA determines that the change is minor and does not materially alter the APE described in this document and would not necessitate material alterations to the conditions described above, the changes will be approved and no further consultation with the SHPO will be required. If the proposed changes do not meet these conditions, additional consultation under Section 106 may be required.

By imposing the above conditions, ASM recommends that the Housing Project will not cause an adverse effect on any previously undocumented archaeological resources that may be identified during construction activities within areas of heightened sensitivity.

The following content was redacted from this public posting:

Figure 23: Archaeological sensitivity map

6. PROJECT PERSONNEL

ASM Senior Architectural Historian, Shannon Davis, M.A., served as Project Manager for ASM and supervised all aspects of the project including review of all prior documentation, methodology, and the assessment of effects. Ms. Davis exceeds the professional qualification standards for Architectural Historian and Historian as identified in the *Secretary of the Interior's Standards for Archeology and Historic Preservation* (36 CFR 61). As an Architectural Historian at ASM, Ms. Davis has documented and evaluated numerous cultural resources for Section 106 of NHPA compliance, California Environmental Quality Act (CEQA) compliance, impacts/effects analysis, Historic Structures Reports (HSRs), Historic American Building Survey (HABS), and NRHP nominations. Ms. Davis additionally has past professional experience with the cultural resources programs of the National Park Service (NPS), including eight years as an Historian with the NRHP.

ASM Architectural Historian Marilyn Novell, M.S., conducted the survey and evaluations of the properties within the APE of the project. Ms. Novell exceeds the professional qualification standards for Architectural History and History as identified in the *Secretary of the Interior's Standards for Archeology and Historic Preservation* (36 CFR 61). As an Architectural Historian at ASM, Ms. Novell has conducted comprehensive surveys and prepared evaluations for many historic properties, in both California and Hawaii, including the Mojave National Preserve, Edwards Air Force Base, Los Angeles Unified School District, and the Bank of Hawaii. She has also developed historic context statements based on field work and archival research for clients including Ontario International Airport and the City of Monrovia.

ASM Architectural Historian Lisa Demarais, M.H.P., assisted in the evaluation of properties within the APE of the project, the preparation of DPR forms, and contributed to the Cultural Resources Technical Report. Ms. Demarais meets the professional qualification standards for Architectural History as identified in the *Secretary of the Interior's Standards for Archeology and Historic Preservation* (36 CFR 61). As an Architectural Historian at ASM, Ms. Demarais has conducted comprehensive surveys and prepared evaluations for many historic properties for Section 106 of NHPA compliance, California Environmental Quality Act (CEQA) compliance, determination of eligibility to the NRHP/CRHP, and impacts/effects analysis. Ms. Demarais also has experience in public history, including cataloging, curation, site interpretation, and writing educational materials.

ASM Senior Archaeologist, Sherri Andrews, M.A., reviewed the records search, performed the pedestrian surveys, and provided recommendations for monitoring. Ms. Andrews exceeds the professional qualification standards for Archaeology as identified in the *Secretary of the Interior's Standards for Archeology and Historic Preservation* (36 CFR 61). As an Archaeologist at ASM, Ms. Andrews has served as Principal Investigator, Co-Principal Investigator, and Field Director on projects throughout southern California, including the Mojave Desert and the Channel Islands. Ms. Andrews has experience in all aspects of project management, ranging from records searches and fieldwork to report writing and preparation. She also has experience in laboratory management, including artifact analysis, cataloging and curation, and has served as laboratory director for three university-run field schools, including the Eel Point field school run by CSUN, and the San Elijo Lagoon project run by ASM and University of California, San Diego.

REFERENCES

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- 2014 *Integrated Cultural Resources Management Plan: NASA Ames Research Center*. Prepared for NASA Ames Research Center.
- 2017 *NASA Ames Research Center: Archaeological Resources Study*. Prepared for NASA Ames Research Center.
- 2018 *Archaeological Resources Identification and Evaluation for the California Air National Guard Telecommunication Fiber Conduit Project, California Air National Guard, Moffett Federal Airfield, Santa Clara County, California*. Prepared for California Air National Guard, Moffett FAF.

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Mountain View Housing Ventures

- 2021 *Housing DRB Submission, Section C: Conceptual Design Documents,* June 14, 2021.

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- 2020 *Archaeological Data Recovery Report, P-43-000039/CA-SCL-19, NAVAIDS Project, Moffett Federal Airfield, Santa Clara County, California.* Submitted to Page & Turnbull, San Francisco, California.

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- 1999 *Inventory and Evaluation of Cold War Era Historical Resources: Moffett Federal Airfield and NASA Crows Landing Flight Facility.* Prepared by Alexandra C. Cole for Science Applications International Corporation, Santa Barbara, California.

WSA

- 2018 *Cultural Resources Assessment Report, NAVAIDS Project, Moffett Federal Airfield, Santa Clara County, California.* Prepared for Page & Turnbull, San Francisco, California.

Wyoming Bureau of Land Management (BLM)

- 2006 *Programmatic Agreement Among the Wyoming Bureau of Land Management, Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers Regarding the Manner in Which BLM Will Meet Its Responsibilities under the National Historic Preservation Action.* State Protocol between the Wyoming Bureau of Land Management State Director and the Wyoming State Historic Preservation Office.

APPENDICES

APPENDIX A
Conceptual Plans and Height Exhibit
(Prepared by MVHV)



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June 14, 2021

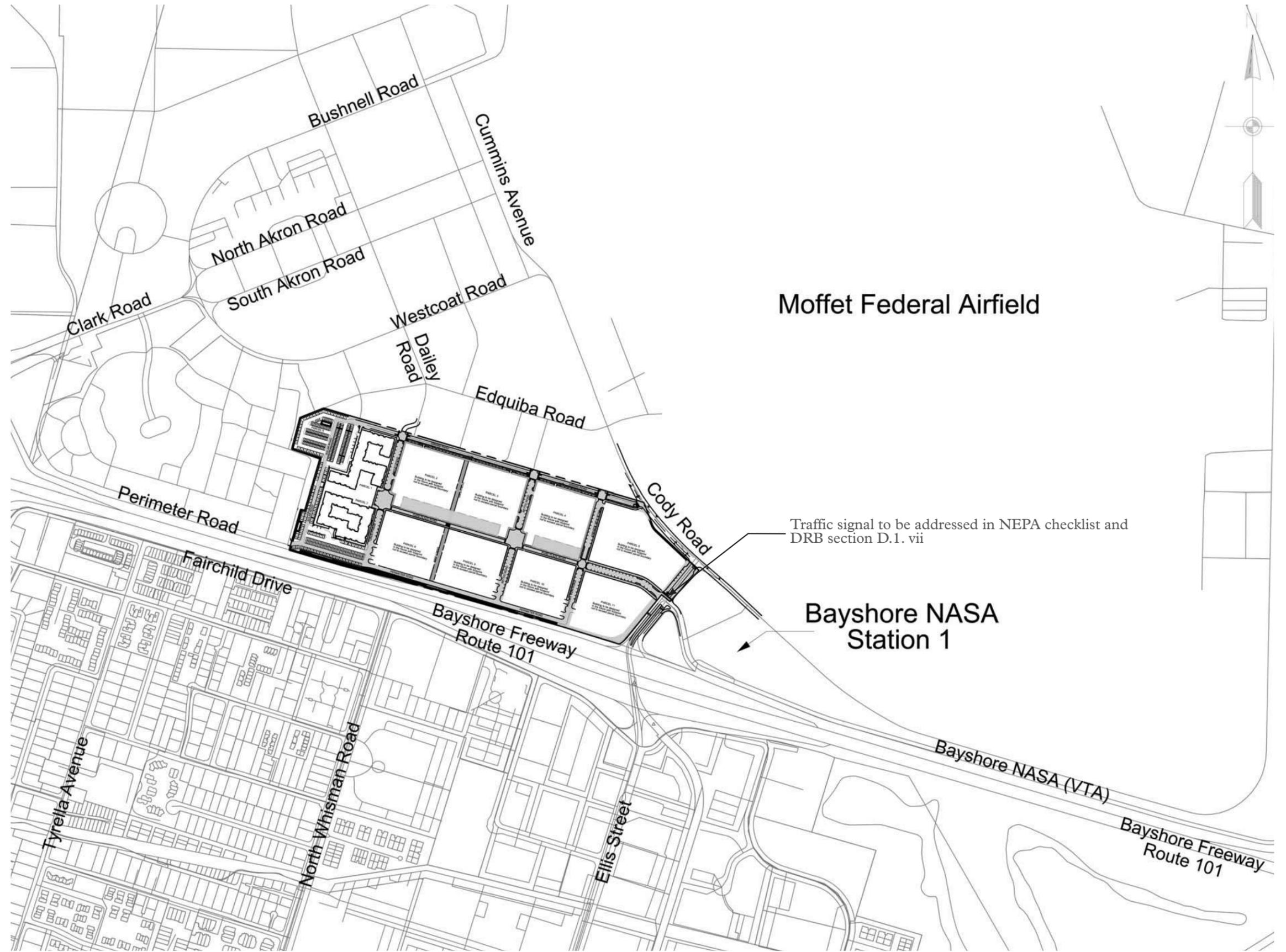
Mountain View Housing Ventures DRB Submission Section C: Conceptual Design Documents



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Page 5		Phase 1 Site Plan
Page 6	3.iii	Landscape Concept Plan
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Page 11	3.ii	Residential Building Facade Styles and Precedents
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Page 13	1.iii	Vicinity Map 1'=400'

For a planning level narrative description of the Project, refer to DRB Section D.2 Project Description.



Proposed Use

Permitted Uses and Entitled Uses of the Premises: The Permitted Uses of the Premises shall be residential uses (including Ancillary Uses) and Retail Uses. The Entitled Uses of the Premises shall be limited to: (a) 2,078 Housing Units (the "Entitled Housing Units") and all Required Core Space (as defined in section 1.147), (b) 250,000 Square Feet of Ancillary Uses (the "Entitled Ancillary Use"), and (c) 100,000 Square Feet for Retail Spaces (the "Entitled Retail Use"; together with the Entitled Housing Units, the Required Core Space, and the Entitled Ancillary Use collectively, the "Entitled Uses"). The above listed uses are allowed for any parcel, including the off site area beneath Girard Road and the area bounded by Girard Road and Cody Road adjacent to the Premises, and are for reference only and shall in no way restrict or otherwise limit the Entitled Uses of the Premises as defined in Exhibit B-1, Exhibit Q or any other permitted uses under the lease.

Building Data Summary

- i) The Subject Property Total Area: 47.67 AC or 2,076,425 SF. Within this area, MVHV will determine the land usage consistent with the following
- ii) Retail minimum and maximum:
 - a. 10,000 sf to 100,000 sf
- iii) Dwelling Unit minimum and maximum:
 - a. 1,900 units to 2,078 residential units
 - b. 0 to 250 townhomes or duplex units
- iv) Parking minimum and maximum
 - a. Residential apartment parking min and max; 490 to 3,000 spaces
 - b. Non-residential parking min and max; 0 to 5.5 spaces per 1000 sf of non-residential space
 - c. Visitor Parking including on-street and off street spaces min and max: 30 -300 spaces
 - d. Building loading space; minimum of 1 loading space per parcel
- v) Off-street Residential Parking:
 - a. 490 to 3000 spaces
- vi) Estimated residential off-street parking surface area including parking garages*
 - a. 350,000 sf. or 16.85% of site area
- vii) Estimated building footprint area, not including garage or other parking**:
 - a. 700,000 sf. or 33.71% of site
- viii) Estimated Public landscaped area***:
 - a. 1.48 AC. or 3.20% of site - this only includes the area marked "Public Landscaped Areas" as shown on the plan and is exclusive of additional public landscaped areas that may be included on any individual parcel.
- ix) Density and intensity ****
 - a. Non-residential; 10,000 sf. (0.0048 FAR) to 100,000 sf. (0.048 FAR)
 - b. Residential; 1,900 dwelling units (39.86 dwelling units / acre) to 2,078 dwelling units (43.59 dwelling units / acre) and up to 250,000 sf. (0.12 FAR) of ancillary uses.

*MVHV may adjust the total residential off-street parking area for any reason and change does not constitute an amendment to the CDP under Section 1.10 of Ex C to the Lease

**Estimated square footages, actuals may vary.

***Public Landscaped Area is different than the open space requirement in HMM-26. Per HMM-26, MVHV will include no less than 3.6 acres of landscaped or softscaped open space for active and/or passive recreational purposes within the Premises (which may include areas used for phytoremediation so long as they are used for active and/or passive recreational purposes). When MVHV submits final permit drawings for each building to the NASA CBO, a running tabulation for HMM-26 will be included to demonstrate that the requirement is met no later than MVHV's final development parcel.

****Minimum and maximum square footages only apply to indoor space.

General Notes

MVHV has initiated discussions and will negotiate directly with Adjacent Development for use of land between MVHV boundary and Cody Road, subject to Landlord approval of any changes to each party's lease or mutually agreeable licenses, easements, or other agreements between the two parties.

Building footprints are subject to change but will remain within the parcel limits of disturbance. MVHV will determine final footprints during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

Retail building footprints shall abide by the parcel limits of disturbance. MVHV will determine final footprints during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

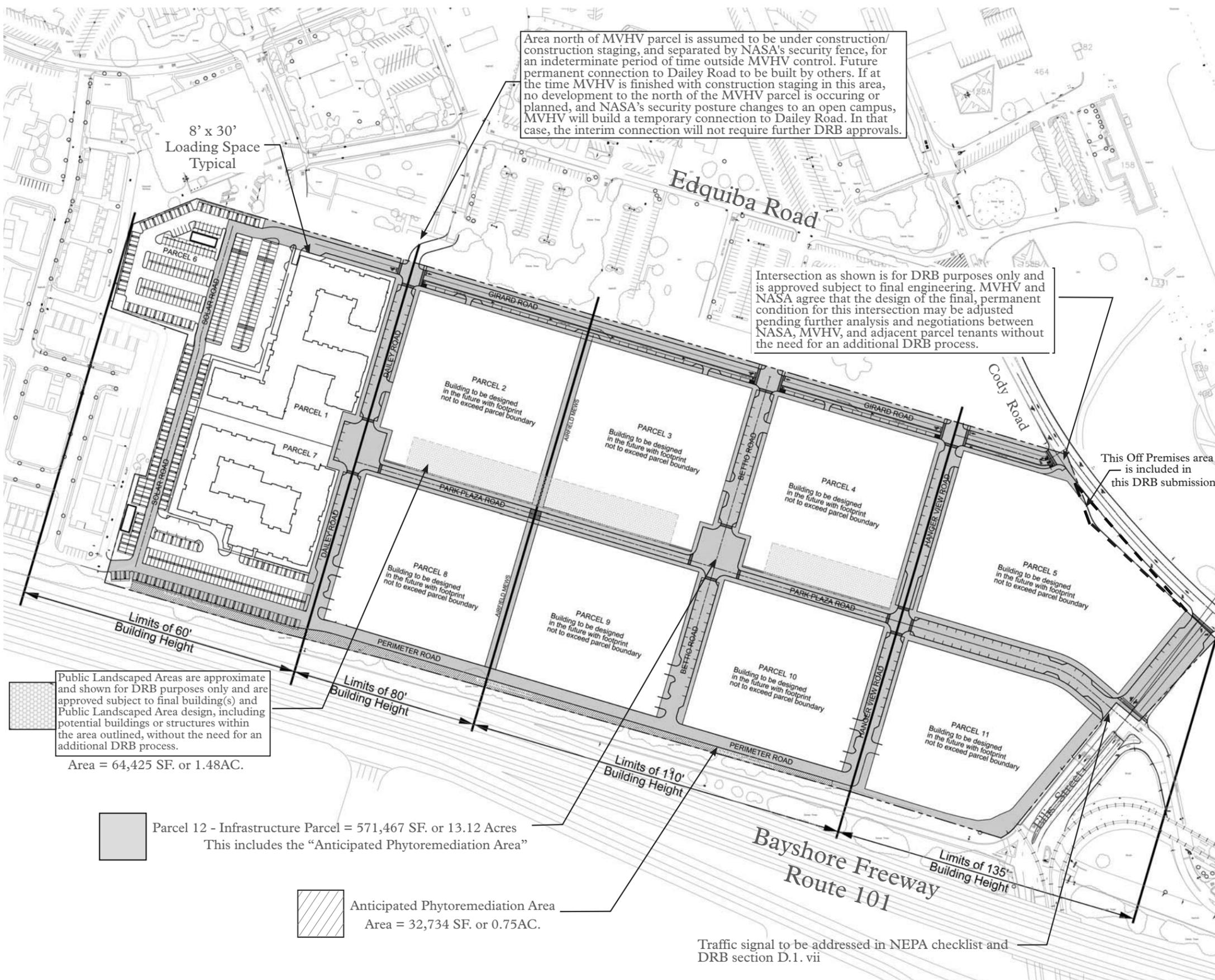
The parcels may be constructed over time, as permitted by the Lease. Prior to, during, and after the initial housing Phase MVHV may provide, construct, or operate interim uses on any parcel that are not prohibited by the Lease.

MVHV may install photovoltaic solar arrays, energy storage and/or other clean energy-related equipment on any portion of the site, including but not limited to, building roof top arrays and/or surface parking car port canopies.

Road connections, locations, and parcel layouts are conceptual and subject to change. MVHV will determine final road connections, locations, and parcel layouts during the horizontal infrastructure design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

Unless otherwise noted, Off-Site Improvements, such as Utility Improvements and Road Improvements outside of the premises, are not currently shown. The scope of these improvements are described in Lease Exhibits O, R-1, and W, and are further illustrated on schematic design drawings separately provided.

Street names are working names only and are subject to change.



Area north of MVHV parcel is assumed to be under construction/ construction staging, and separated by NASA's security fence, for an indeterminate period of time outside MVHV control. Future permanent connection to Dailey Road to be built by others. If at the time MVHV is finished with construction staging in this area, no development to the north of the MVHV parcel is occurring or planned, and NASA's security posture changes to an open campus, MVHV will build a temporary connection to Dailey Road. In that case, the interim connection will not require further DRB approvals.

Intersection as shown is for DRB purposes only and is approved subject to final engineering. MVHV and NASA agree that the design of the final, permanent condition for this intersection may be adjusted pending further analysis and negotiations between NASA, MVHV, and adjacent parcel tenants without the need for an additional DRB process.

This Off Premises area is included in this DRB submission

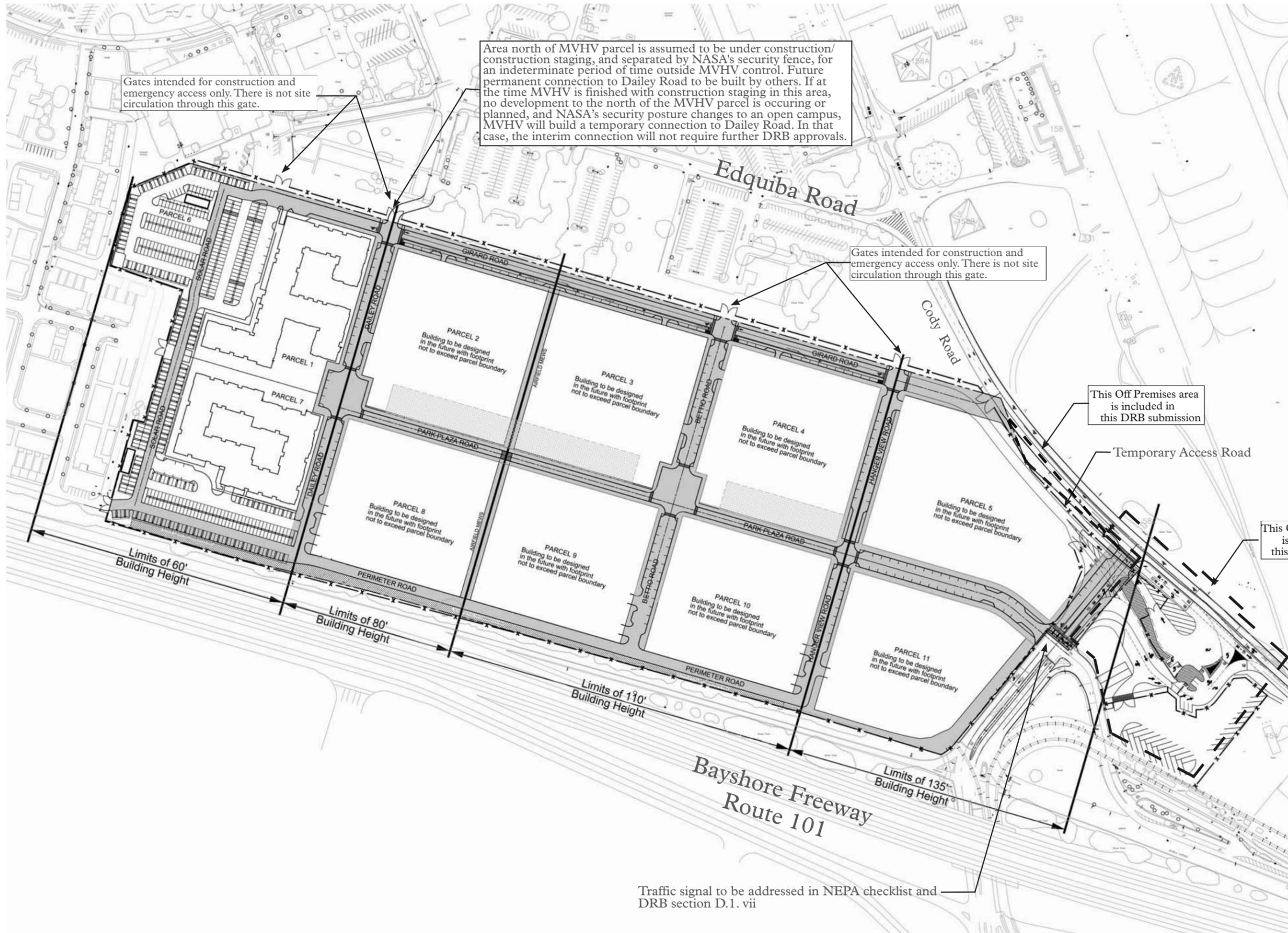
Public Landscaped Areas are approximate and shown for DRB purposes only and are approved subject to final building(s) and Public Landscaped Area design, including potential buildings or structures within the area outlined, without the need for an additional DRB process.

Area = 64,425 SF. or 1.48AC.

Parcel 12 - Infrastructure Parcel = 571,467 SF. or 13.12 Acres
This includes the "Anticipated Phytoremediation Area"

Anticipated Phytoremediation Area
Area = 32,734 SF. or 0.75AC.

Traffic signal to be addressed in NEPA checklist and DRB section D.1. vii



General Notes

MVHV has initiated discussions and will negotiate directly with Adjacent Development for use of land between MVHV boundary and Cody Road, subject to Landlord approval of any changes to each party's lease or mutually agreeable licenses, easements, or other agreements between the two parties.

Building footprints are subject to change but will remain within the parcel limits of disturbance. MVHV will determine final footprints during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

Retail building footprints shall abide by the parcel limits of disturbance. MVHV will determine final footprints during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

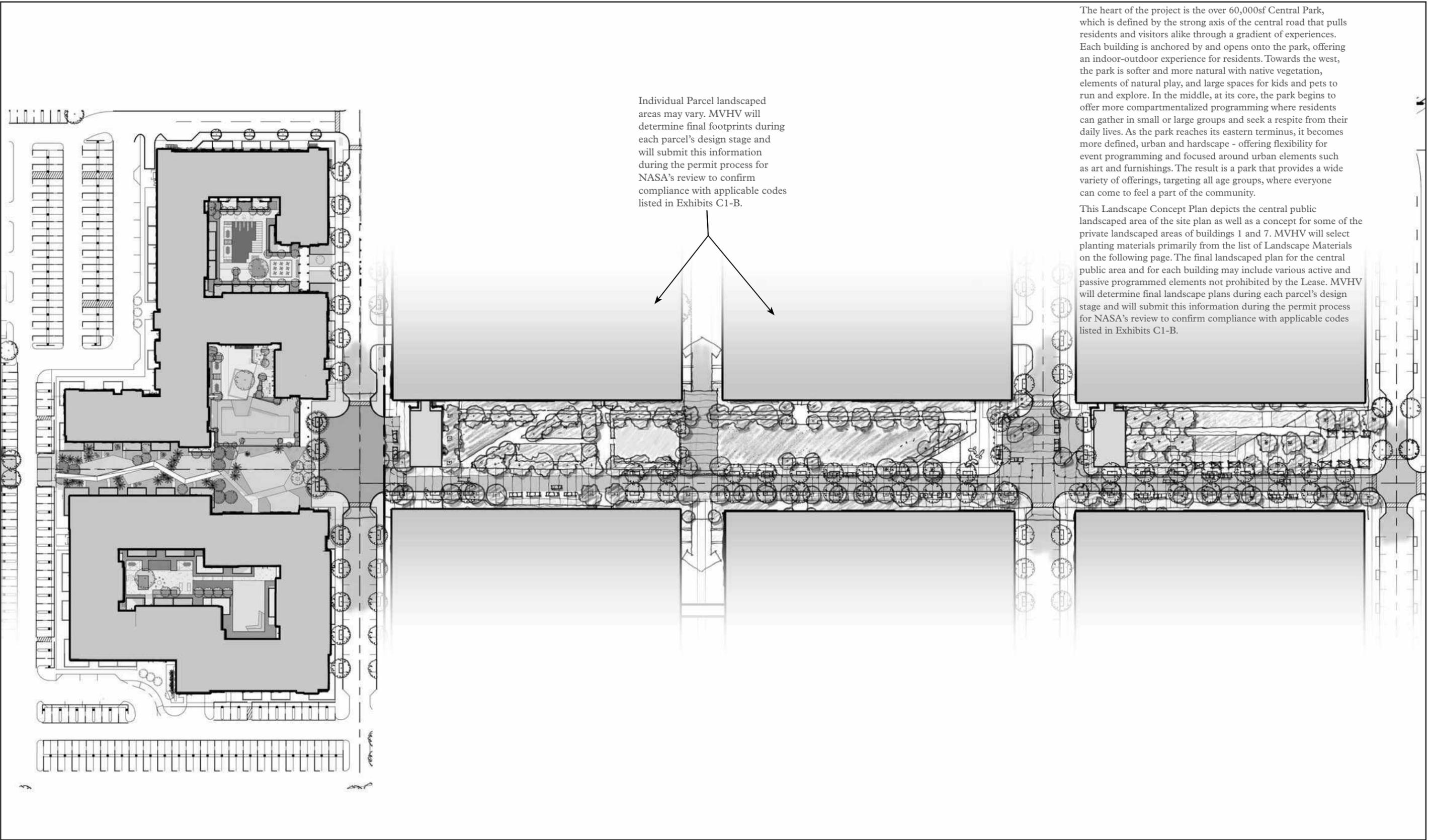
The parcels may be constructed over time, as permitted by the Lease. Prior to, during, and after the initial housing Phase MVHV may provide, construct, or operate interim uses on any parcel that are not prohibited by the Lease.

MVHV may install photovoltaic solar arrays, energy storage and/or other clean energy-related equipment on any portion of the site, including but not limited to, building roof top arrays and/or surface parking car port canopies.

Road connections, locations, and parcel layouts are conceptual and subject to change. MVHV will determine final road connections, locations, and parcel layouts during the horizontal infrastructure design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

Unless otherwise noted, Off-Site Improvements, such as Utility Improvements and Road Improvements outside of the premises, are not currently shown. The scope of these improvements are described in Lease Exhibits O, R-1, and W, and are further illustrated on schematic design drawings separately provided.

Street names are working names only and are subject to change.



Individual Parcel landscaped areas may vary. MVHV will determine final footprints during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

The heart of the project is the over 60,000sf Central Park, which is defined by the strong axis of the central road that pulls residents and visitors alike through a gradient of experiences. Each building is anchored by and opens onto the park, offering an indoor-outdoor experience for residents. Towards the west, the park is softer and more natural with native vegetation, elements of natural play, and large spaces for kids and pets to run and explore. In the middle, at its core, the park begins to offer more compartmentalized programming where residents can gather in small or large groups and seek a respite from their daily lives. As the park reaches its eastern terminus, it becomes more defined, urban and hardscape - offering flexibility for event programming and focused around urban elements such as art and furnishings. The result is a park that provides a wide variety of offerings, targeting all age groups, where everyone can come to feel a part of the community.

This Landscape Concept Plan depicts the central public landscaped area of the site plan as well as a concept for some of the private landscaped areas of buildings 1 and 7. MVHV will select planting materials primarily from the list of Landscape Materials on the following page. The final landscaped plan for the central public area and for each building may include various active and passive programmed elements not prohibited by the Lease. MVHV will determine final landscape plans during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B.

California Native Plants List

Type	Latin Name	Common Name
TREES	<i>Abies concolor</i>	White Fir
	<i>Acer macrophyllum</i>	Bigleaf Maple
	<i>Acer negundo</i>	Box Elder
	<i>Aesculus californica</i>	California Buckeye
	<i>Alnus rhombifolia</i>	White Alder
	<i>Arbutus</i>	Artutus
	<i>Calocedrus decurrens</i>	Incense Cedar
	<i>Cercis occidentalis</i>	Western Redbud
	<i>Chilopsis</i>	desert willow
	<i>Cornus nuttallii</i>	Pacific Dogwood
	<i>Cupressus macrocarpa</i>	Monterey Cypress
	<i>Fraxinus dipetala</i>	Foothill Ash
	<i>Fraxinus latifolia</i>	Oregon Ash
	<i>Lyonothamnus</i>	Catalina ironwood
	<i>Magnolia</i>	Magnolia
	<i>Olea</i>	Olive
	<i>Pinus coulteri</i>	Coulter Pine
	<i>Pinus edulis</i>	Nut Pine
	<i>Pinus ponderosa</i>	Western Yellow Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pinus sabiniana</i>	Digger Pine
	<i>Pinus torreyana</i>	Torrey Pine
	<i>Platanus racemosa</i>	California Sycamore
	<i>Populus fremonti</i>	Western Cottonwood
	<i>Prunus lyonii</i>	Catalina Cherry
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Quercus chrysolepis</i>	Canyon Live Oak
	<i>Quercus douglasii</i>	Blue Oak
	<i>Quercus lobata</i>	Valley Oak
	<i>Quercus wislizenii</i>	Interior Live Oak
	<i>Sambucus</i>	Elderberry
	<i>Sequoia sempervirens</i>	Coast Redwood
	<i>Umbellularia californica</i>	California Bay
	SHRUBS	<i>Achillea millefolium</i>
<i>Aquilegia formosa</i>		Western Columbine
<i>Arctostaphylos densiflora</i> 'Howard McMinn'		Sonoma Manzanita
<i>Artemisia</i>		artemisia
<i>Atriplex</i>		Coyote Brush
<i>Calycanthus occidentalis</i>		Spice Bush
<i>Carpenteria californica</i>		Bush Anemone
<i>Ceanothus sp.</i>		Lilac
<i>Carpenteria</i>		Bush Anemone
<i>Cercis</i>		redbud
<i>Chilopsis</i>		desert willow
<i>Dendromecon</i>		bush poppy

California Native Plants List

Type	Latin Name	Common Name	
GRASSES	<i>Aristida</i>	Purple Three-Awn	
	<i>Bouteloua</i>	Blue Grama	
	<i>Calamagrostis</i>	Reed Grass	
	<i>Carex</i>	Sedge	
	<i>Deschampsia</i>	Hair Grass	
	<i>Elymus</i>	wild Rye	
	<i>Festuca</i>	Fescue	
	<i>Leymus</i>	Lyme Grass	
	<i>Melica</i>	Melic	
	<i>Muhlenbergia</i>	Muhly	
	<i>Nassella</i>	Needlegrass	
	<i>Sporopolus</i>	Sacaton	
	PERENNIALS	<i>Allium</i>	Wild Onion
		<i>Artemisia</i>	Artemisia
		<i>Asclepias</i>	Milkweed
		<i>Aster</i>	Aster
		<i>Baileya</i>	Desert Marigold
<i>Dianella</i>		Flax Lily	
<i>Dichelostemma</i>		Dichelostemma	
<i>Dudleya</i>		Dudleya	
<i>Epilobium</i>		California fuchsia	
<i>Erigeron</i>		Fleabane	
<i>Eriogonum</i>		Buckwheat	
<i>Eschscholzia</i>		California Poppy	
<i>Heuchera</i>		Coral Bells	
<i>Mimulus</i>		Monkey Flower	
<i>Monardella</i>		Monardella	
<i>Papaver</i>		Poppy	
<i>Penstemon</i>		Beard Tongue	
<i>Phacelia</i>		Phacelia	
<i>Romneya speciosum</i>		Goosberry	
<i>Salvia sp.</i>	Sage		
<i>Solidago</i>	Goldenrod		
<i>Sphaeralcea</i>	Globe Mallow		
FERNS	<i>Dryopteris</i>	California wood fern	
	<i>Polypodium</i>	Polypody	
	<i>Polystichum</i>	Western Sword Fern	

- This plant list represents a sampling of plant species to be utilized for the proposed landscape areas and is not exhaustive.
- This project will exclusively specify plant material native to the State of California, with the exception of phytoremediation and lawn areas. However, subject to market conditions, if there is no widespread availability for the selected species at local or regional plant nurseries during time of project implementation, MVHV may use adapted plants on the condition of those plant species having a non-aggressive behavior towards the local plant community, and may use any species not listed as invasive or aggressive plants on the California Department of Food and Agriculture's Noxious Weeds list. Final plant selections will be submitted as required during the permit process.
- Shrubs, perennials, grasses, groundcovers and vines will be selected at MVHV's consultant's discretion for their ability to create a resilient plant community that will thrive in the site's climate, soil, sun exposure, and future human disturbance. MVHV's consultant may give preference to drought tolerant plants, minimizing maintenance and irrigation needs. Final plant selection will be submitted as required during the permit process.



June 14, 2021

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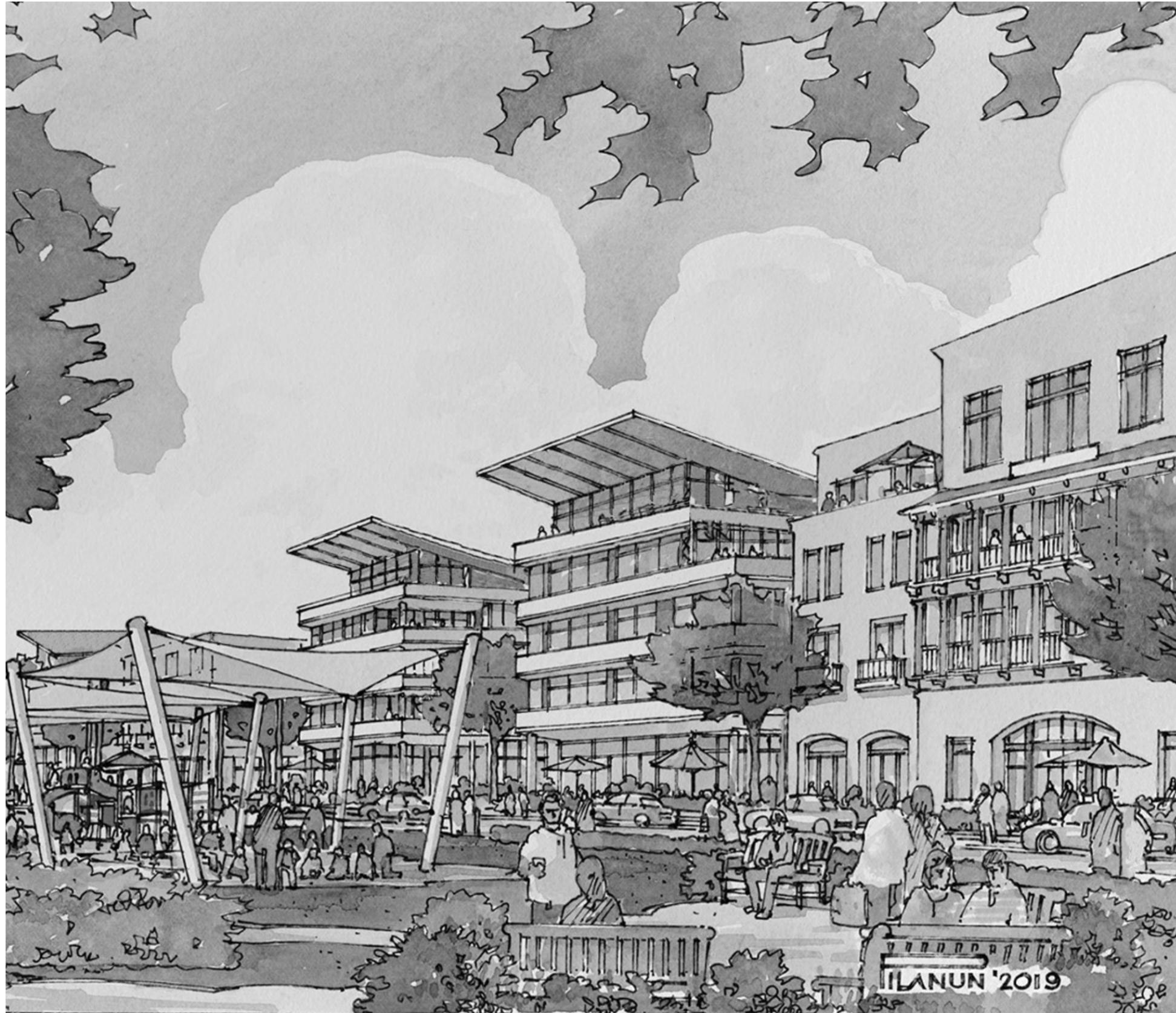
June 14, 2021

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Residential Building Facade Styles and Precedents MOUNTAIN VIEW HOUSING VENTURES HOUSING PROJECT



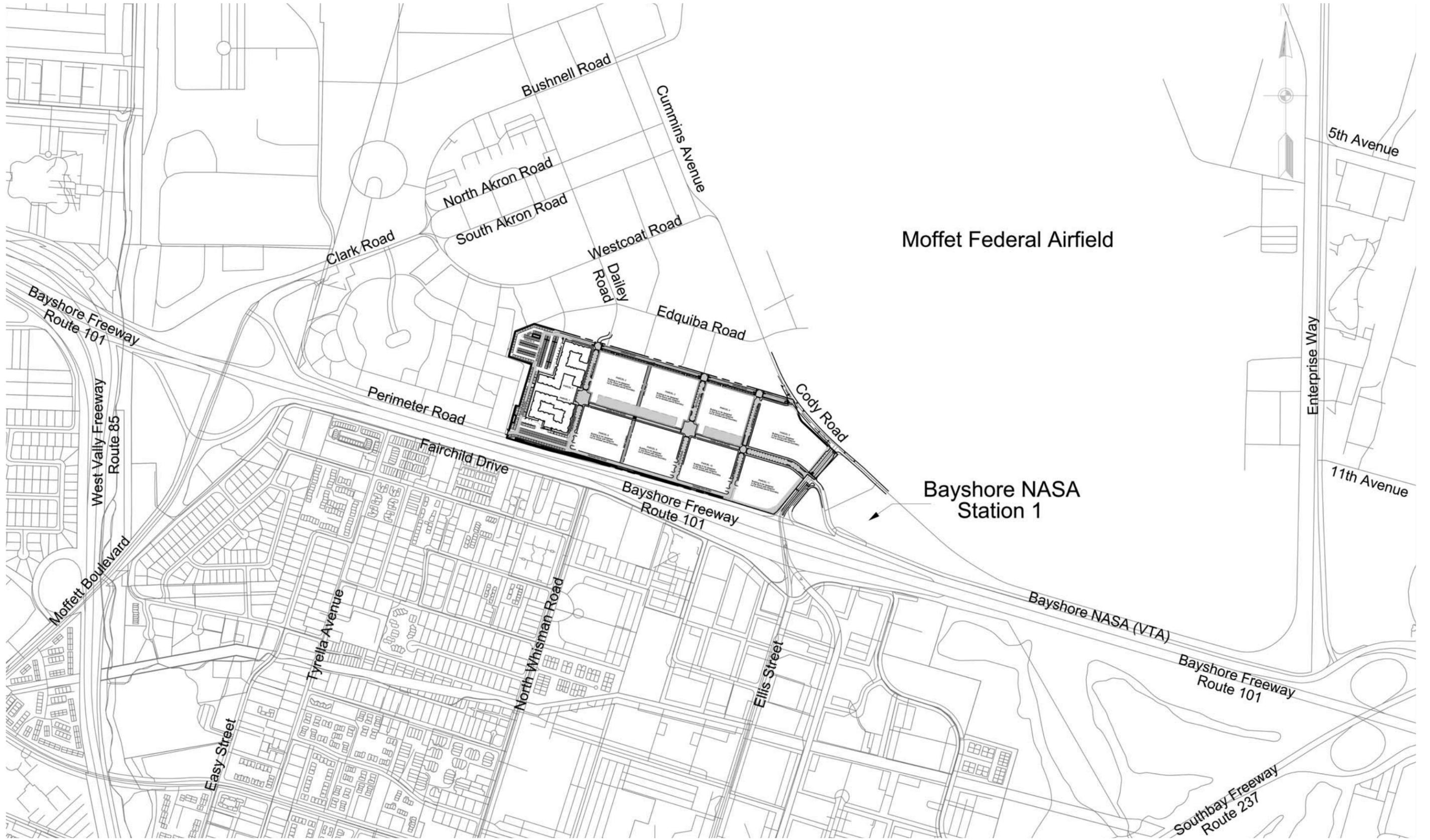


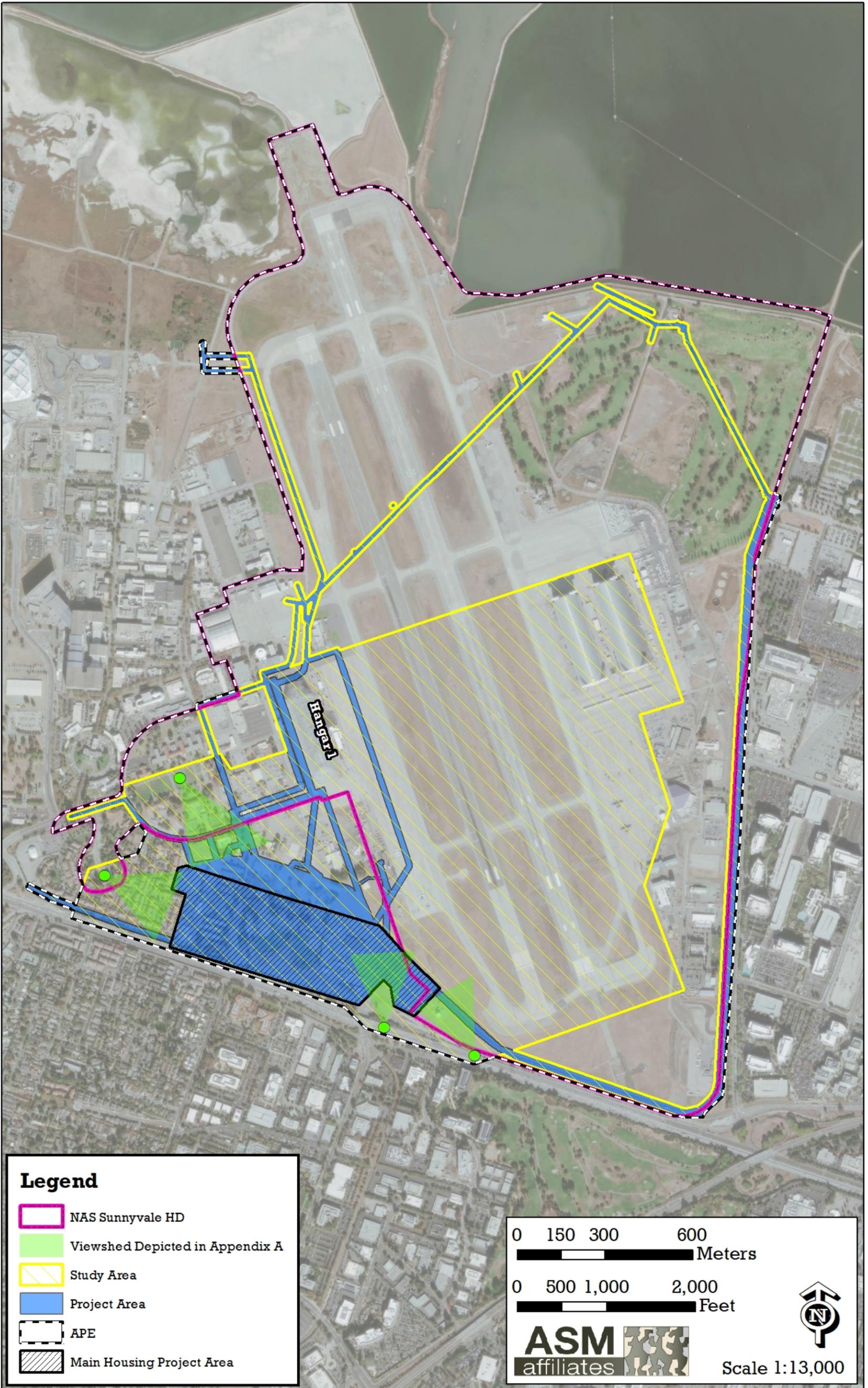
Material Palette may include, but is not limited to the following:

- Stucco, EIFS, or similar product
- Natural Wood or similar product
- Cementitious Siding or similar product
- Cementous Panels or similar product
- Metal or similar elements
- Vinyl Siding or similar product
- Brick or similar product
- Glass or similar product
- Natural Green Wall, Artificial Green Wall, or similar product
- Photovoltaic elements

General Notes

- The previous precedent images and perspectives are representative of the design intent for future residential building faces and subject to change. MVHV will determine final facades during each parcel's design stage and will submit this information during the permit process for NASA's review to confirm compliance with applicable codes listed in Exhibits C1-B. DRB review will not be required as part of the future permit process
- Retail building facades will be influenced by and share characteristics with the residential facades, but are not limited to the same characteristics as the residential facades.





Legend

- NAS Sunnyvale HD
- Viewshed Depicted in Appendix A
- Study Area
- Project Area
- APE
- Main Housing Project Area

0 150 300 600
 Meters

0 500 1,000 2,000
 Feet



Scale 1:13,000

Berry Court



BEFORE

Berry Court



AFTER

NASA Ames Historic District



BEFORE

NASA Ames Historic District



AFTER

101 View One



BEFORE

101 View One



AFTER

101 View One



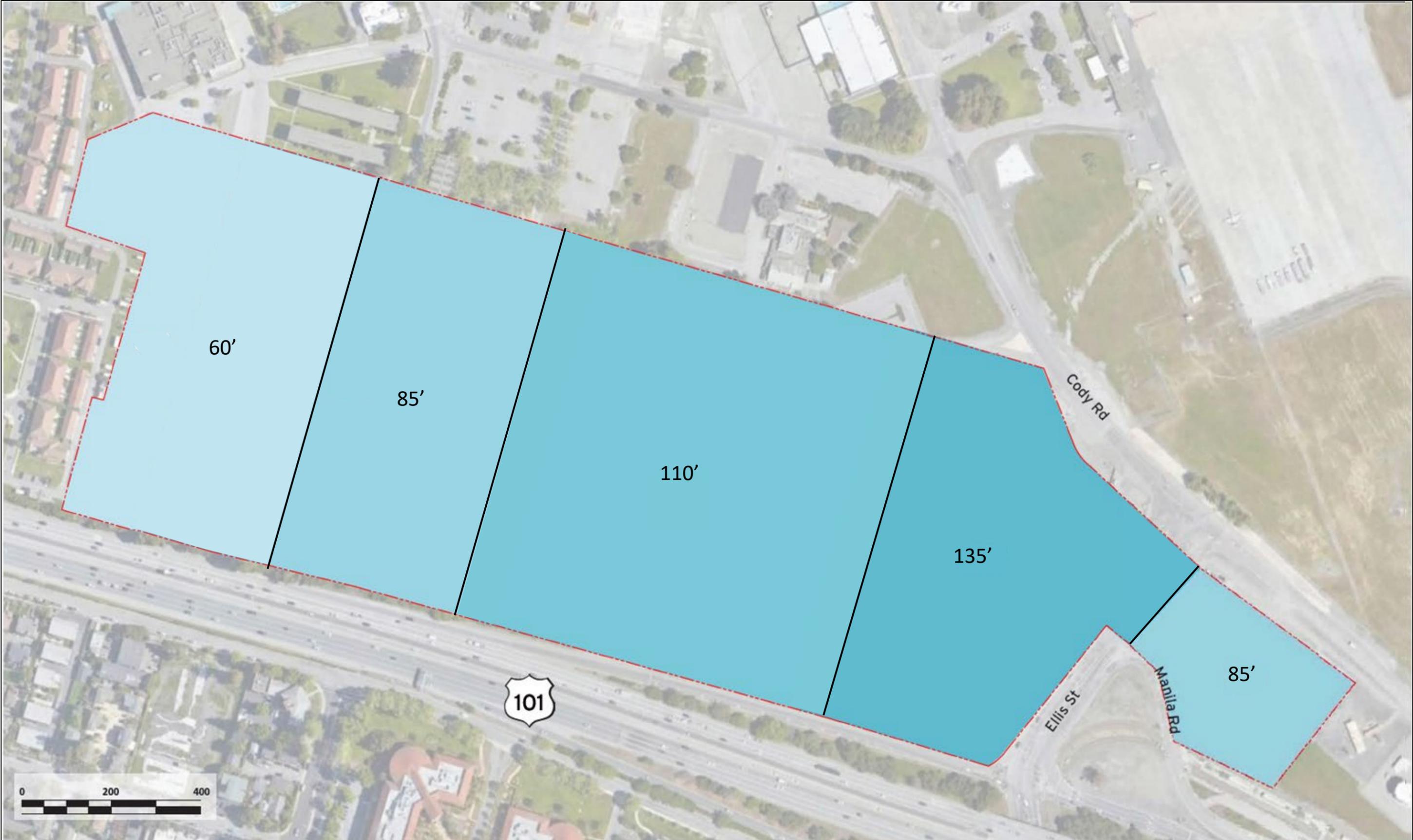
BEFORE

101 View Two



AFTER

Exhibit U – Building Height Restrictions



* Limits do not include elevator penthouses, stair towers, mechanical equipment, or other similar types of structures

The following content was redacted from this public posting:

Appendix B: Project Utility Plan

APPENDIX C

NAHC Correspondance

(a copy of this report has been provided to the Ohlone Indian Tribe)

The following content was redacted from this public posting:

The remainder of Appendix C: NAHC Correspondence

(May contain personally identifiable information)

The following content was redacted from this public posting:

Appendix D: California Department of Parks and Recreation 523 Forms

The following content was redacted from this public posting:

Appendix E: Confidential Prehistoric Sites and Sensitivity Map