

**Council Meeting: December 16, 2008****SUBJECT: City Advocacy for Hangar One (Information Only)****BACKGROUND**

Since the early 1990s, the City has advocated for the preservation and re-use of Hangar One, an 86-year-old South Bay landmark along Highway 101 originally used by the Navy to house dirigibles at Moffett Federal Airfield (MFA). Although the Navy no longer occupies Moffett Field, the Navy is responsible for the cleanup of the Superfund sites contaminated during Navy occupancy—including Hangar One. The largely steel structure – which could accommodate seven football fields – is polluted by polychlorinated biphenyls and has been fenced off and closed since 2002.

The Navy is required to remediate the pollutants affecting Hangar One, and in the past has stated that dismantling the structure is its best option. The Navy released a revised Environmental Evaluation and Cost Analysis (EE/CA), which included its decision for Hangar One - to remove the structure's toxic siding and leave the steel framework in place. In response to concerns expressed by regulatory agencies and community members, the Navy also conducted a structural analysis of the hangar's steel frame as part of the EE/CA. While this type of structural analysis is traditionally conducted during the pre-design phase of an environmental restoration project (post EE/CA), conducting it at this time provided useful information for a sound evaluation of the feasibility of the alternatives under consideration. Both reports are available for public review at www.bracpmo.navy.mil/Default.aspx.

EXISTING POLICY

Although the City has no legal standing to make decisions on the current or future uses of federal property, the City has a significant interest and stake in the activities, use and ownership of the site, including the remediation and restoration of Hangar One.

Legislative Advocacy Position 7.3 E (A29) Support the use of Federal funds to clean and restore Hangar One at Moffett Field so that it is habitable and code-compliant.

UPDATE OF RESTORATION EFFORTS

Earlier this year, the U.S. Navy announced plans to remove all the contaminated siding material from Hangar One, seal the structural frame and

leave the hangar's framework and flooring standing. However their plans do not address the Hangar's re-skinning. At the Navy's recent public hearing in August, members of the community expressed overwhelming support for full restoration.

NASA Ames' Contribution

NASA Ames Research Center assumed control of Moffett Field in the early 1990s. NASA has stated that it is in NASA's and the community's interest to maintain the profile of Hangar One as a meaningful landmark in the South Bay. NASA's primary goal, according to Dr. S. Pete Worden, Center Director at Moffett Field, is the clean-up and restoration of Hangar One so that it no longer poses an environmental and health risk and can be used again. NASA has been working with the Navy and seeking private partners to collaborate and assist in the restoration effort. In the meantime, the Navy has agreed to proceed with the clean-up activities.

NASA Ames is exploring potential partnerships to help determine the best use of this national resource in a manner that is compatible and consistent with NASA's mission. NASA's criteria for determining development and use already exist within the charter of the NASA Research Park (NRP). The NRP assists NASA Ames in fulfilling its obligations under the National Historic Preservation Act with respect to Hangar One and all historic property that is part of the Shenandoah Plaza Historic District at Moffett Field. This includes maintenance and preservation of historic buildings and assisting in revitalization and local economic development efforts through reuse of historic buildings.

City Advocacy Update

The City has been active in advocating the Council-approved position on Hangar One – to support the use of Federal funds to clean and restore Hangar One at Moffett Field so that it is habitable and code-compliant [LAP 7.3E (A29)].

In order to keep Council abreast of City efforts on this issue, staff has compiled a table of actions regarding Hangar One. Note that there have only been two physical products: an advocacy position letter, and an Info Only RTC. The table below shows these in bold, and indicates how and when the City's advocacy letter has been used.

Council has also received a request from the Save Hangar One Committee to form a joint cities community advisory committee with the City of Mountain View. To date, no action has been taken on this request.

Table of Actions:

Date	Event	Advocacy
07-30-08	Navy releases the revised Environmental Evaluation and Cost Analysis	None
08-07-08	Save Hangar One Committee strategy meeting at the Moffett Field History Museum	None
08-14-08	Letter received from the Save Hangar One Committee proposing the formation of a Joint Cities Community Advisory Committee to evaluate potential reuses for Moffett Field's Hangar One	None
08-15-08	Phone call from Lenny Siegel Executive Director, Center for Public Environmental Oversight a project of the Pacific Studies Center	Existing City policy regarding Hangar One cited. Confirmed receipt of request for a Community Action Committee regarding Hangar One.
08-18-08	Mayor signs City position letter	City position letter signed and distributed (Attachment A)
08-19-08	Information only RTC 08-237 presented to Council	None
08-27-08	Restoration Advisory Board Meeting	City position letter read and distributed
08-26-08	Navy public meeting on Hangar One in Santa Clara	City position letter read and distributed
09-02-08	Cities of Sunnyvale and Mountain View meet with NASA Ames officials	City position stated
09-04-08	Weekly Report to Council with an update on the meeting with NASA Ames	None
09-09-08	City of Mountain View Council Meeting – discussion regarding Hangar One position	None
09-11-08	Restoration Advisory Board Meeting	None
09-15-08	Copy of the National Trust for Historic Preservation, Western Office's position letter to the Navy received by the City	None
09-17-08	Federal Advisory Council on Historic Preservation (ACHP) public meeting at the Hahn Auditorium	City position letter read and distributed
11-13-08	Restoration Advisory Board Meeting	None

NEXT STEPS

Darren Newton, BRAC Environmental Coordinator for the Navy BRAC Program Management Office West, stated at the November 13, 2008 RAB meeting that

the Navy is moving forward with plans for remediation and is working on an Action Memorandum. The Navy confirmed that additional opportunities for public input will be scheduled at various stages of the process.

A general concern of the Restoration Advisory Board is that the Navy has failed to be transparent in their evaluation and explanation regarding their proposed course of action.

The Moffett Field Community Advisory Board to the Restoration Advisory Board has scheduled a meeting for December 11, 2008 in Mountain View. Two important agenda items include an update on the status of Hangar One and discussion regarding the Navy's lack of response to comments submitted by the cities of Sunnyvale and Mountain View City and other public officials. City staff will be present.

In addition, the City is scheduled to attend a quarterly update meeting with City of Mountain View officials/staff and NASA Ames representatives on December 9 in Mountain View.

City staff will keep the Council and the Sunnyvale community updated on the status of Hangar One and any City advocacy performed on the issue.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's Web site.

Reviewed by:

Robert Walker, Assistant City Manager

Prepared by: Yvette Agredano, Intergovernmental Relations Officer

Approved by:

Gary Luebbers
City Manager

Attachments

A. City of Sunnyvale Position Letter on the EE/CA

CITY OF SUNNYVALE

The Heart of Silicon ValleySM

456 WEST OLIVE AVENUE SUNNYVALE, CALIFORNIA 94086 (408) 730-7480

August 18, 2008

Anthony (Tony) Spitaleri
Mayor

Melinda Hamilton
Vice Mayor

John N. Howe
Councilmember

Otto Lee
Councilmember

Ron Swegles
Councilmember

Christopher R. Moylan
Councilmember

David Whittum
Councilmember

Kimberly Kesler, Director
Department of the Navy BRAC Program Management Office
1455 Frazee Road, Suite 900
San Diego, CA 92108-4310

RE: Moffett Field Hangar One Engineering Evaluation/Cost Analysis

On behalf of the City of Sunnyvale, I would like to commend the Navy and NASA for the public release of the Engineering Evaluation/Cost Analysis (EE/CA) of the Hangar One structure at Moffett Federal Airfield in Sunnyvale and express our appreciation for the opportunity to provide comments regarding the EE/CA report.

The EE/CA identified and evaluated a total of 13 removal action alternatives. As you know, the Navy's preferred alternative, as presented in the EE/CA, is Alternative 10 – *Remove Siding and Coat Exposed Surfaces*, which will involve demolition of interior rooms within the hangar, removal of the corrugated metal siding and roof material from the hangar, and application of a protective coating on the remaining steel frame.

The City of Sunnyvale commends NASA and the NAVY for its release of the EE/CA and provides these comments on Alternative 10: *Remove Siding and Coat Exposed Surfaces*:

- The City supports the report's Removal Action Objective (RAO) to control the migration of contaminants (PCBs) from Hangar One to the environment through source elimination or containment as an acceptable alternative. This alternative will arguably eliminate the risk to human health and the environment.
- The City does have some concern that Alternative 10 falls short in its explanation of issues such as control and proposed effectiveness of the alternative within the scope of the removal

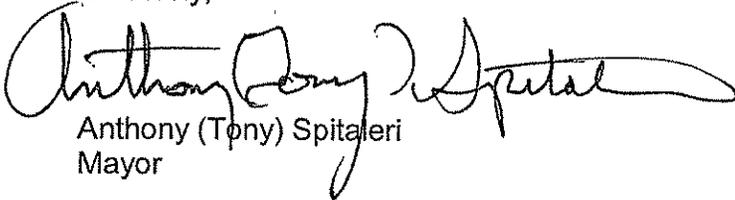
action. Specifically, the RAO presents no action plan for addressing other significant contaminants of concern. The City does not agree that by using the criteria of implementability and effectiveness and costs, a detailed evaluation is achieved.

- The City is also concerned that this alternative does not address the interior contaminants of the Hangar and seems to ignore contaminants as regulatory drivers.
- The City also urges the Navy to consider feedback from the community regarding acceptance or rejection of alternatives.

The City of Sunnyvale supports the use of federal funds to clean and restore Hangar One so that it is **habitable and code-compliant** (Legislative Advocacy Position 7.3E.A29). Therefore, the City would not support any alternative which would result in the removal of the Hangar.

Thank you for your consideration of our position. Please do not hesitate to contact me or Yvette Agredano, Intergovernmental Relations Officer for the City at 408-730-7480.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony (Tony) Spitaleri". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Anthony (Tony) Spitaleri
Mayor

cc: Amy Chan
Don Johnson, Director of Public Safety