

VI. PARAMETERS FOR FUTURE REVIEW OF DEVELOPMENT BASED ON MASTER PLAN

As previously noted, the Proposed Action analyzed in this Draft Environmental Impact Statement, includes the long range Master Plan for the entire PepsiCo campus (including both the main site and the Calloway property) and Phase I and Phase II Site Plans. This DEIS provides a generic review of environmental impacts associated with the full Master Plan build-out. Site Plans for additional phases of development beyond Phases I and II would be subject to review and approval by the Planning Board and would require the preparation of a long form Environmental Assessment Form (EAF), and additional site specific analyses, as required by the Planning Board, which may include the following areas of study.

A. Parking Analyses

The project proposes to provide sufficient parking to accommodate employee and visitor demand at ratios required in the SB-100 zone. More specifically, at full build-out, the project proposes to provide 0.9 parking spaces per employee (1 space per 350 square feet) as required in the Town/Village Zoning Code for a total of approximately 1,752 parking spaces. The project is currently seeking options to provide low-impact and sustainable site-design and minimize impervious surfaces while providing sufficient parking to meet future needs.

Following the completion of Phases I and II, and in conjunction with a Phase III Site Plan application, if requested by the Planning Board, the Applicant would prepare a qualitative parking utilization analysis to determine whether the supply of on-site parking is adequate to meet the demand. This study would assess employee uses of buses, van pools, and telecommuting, each of which would help reduce on-site parking.

B. Traffic Impacts

If required by the Planning Board at the time of the Phase III Site Plan application, the Applicant would prepare an update of the traffic data for key intersections.

C. Visual Considerations

Phase III of the Master Plan consists of a conceptual plan for future development, which could include two additional office and support buildings, with possible uses including a cafeteria, health and physical fitness center for employees and other staff support services. Detailed program and design definition have not been completed for the proposed Phase III expansion. Concurrent with the submission of the Phase III Site Plan Application materials, if required by the Planning Board, the Applicant would prepare a visual impact analysis of proposed buildings, similar to that provided herein consisting of sketches, renderings and/or photosimulations.