



## **KCI Airport Area Plan: Environmental Constraints Inventory**

The area plan study area is a relatively undeveloped area with creeks, farmland, and parks present. These elements along with other factors are important components to an environmental review. The Environmental Constraints Map illustrates several environmentally sensitive areas that need to be considered while planning future elements of the study area.

As the Environmental Constraints Map shows, three Leaking Underground Storage Tanks (LUSTs) are located within the study area. These tanks are near the airport and near the existing interstate in areas where redevelopment may occur. In the event that redevelopment or any infrastructure upgrades occur near these tanks, a Phase I Environmental Site Assessment is recommended to identify any threats to the project. It is important to undertake these further assessments because project delays and added costs can occur if it is not completed at the time a project is planned.

The 100-year floodplain and the National Wetlands Inventory wetlands are shown on the Environmental Constraints Map. A significant wetland area has been identified near LP Cookingham Drive as it leads into KCI Airport. This wetland has been incorporated into the aesthetic design of the airport entrance. As with any wetland within the Area Plan boundary, future development near the airport must consider this wetland carefully to prevent wetland and water quality impacts.

Prime Farmland has been identified west of KCI Airport and in the northeast corner of the study area near several creeks and their tributaries. The Prime Farmland areas in the northeast corner of the study area are not within the Kansas City city limits. Preserving this land for its higher use as farmland should be considered rather than development for another use.

A number of parks within the study area are shown on the Environmental Constraints Map. Tiffany Springs Park is located in the southwest corner of the study area. Currently this park contains recreational sports facilities and can be accessed off Hampton Road. Hampton Road is listed as an arterial street on the Kansas City Major Street Plan and will likely be upgraded in the future. As this roadway is upgrade efforts may need to taken to avoid, minimize, or mitigate impacts to Tiffany Springs Park. This will be the case with the other parkland in the Study Area as it matures and develops.

The following environmental databases and other sources were reviewed to identify any existing environmental conditions that would present a challenge to development within the study area. Implications based on environmental constraints are identified.

### **Wetlands and Waters of the US**

A review of the National Wetlands Inventory GIS Database indicates the majority of potential wetlands within the study area are potential forested wetlands located along Prairie Creek, Sand Branch, Brush Creek, First Creek, Second Creek, Todd Creek, and their respective tributaries. The next greatest compositions of potential wetlands are manmade water impoundments scattered throughout the study area and potential emergent wetlands concentrated along Prairie Creek, Brush Creek, First Creek, Second Creek, Todd Creek, and their respective tributaries.

Prior to development of potential wetlands within the study area a site visit would be necessary to confirm the presence or absence of wetlands or other U.S. Army Corps of Engineers (USACE) jurisdictional water bodies. A Section 404 permit from the USACE is required for projects impacting jurisdictional Waters of the U.S. A Section 401

Water Quality Certification, often issued jointly with the 404 Permit, would also be required prior to development of impacted areas.

### **Water Quality**

There are many creeks and tributaries within the study area that can experience negative water quality impacts due to construction activities if they do not comply with state water quality standards. Prior to any construction a storm water permit must be obtained through the Missouri Department of Natural Resources, Water Pollution Control Program (MDNR). MDNR recommendations should be incorporated into project plans. During construction, Best Management Practices should be used to ensure that water quality is not adversely affected by construction activities.

### **Air Quality**

No adverse impacts to air quality are expected to result from monitored development within the study area. The Kansas City region has been in attainment under the Environmental Protection Agency (EPA) eight hour ozone standards since May 2005. As such, the Kansas City region is not required to submit an air quality conformity analysis to the EPA; however, the Mid-America Regional Council continues to monitor air emissions for all Long Range Transportation Plan projects.

### **Floodplain**

A review of the Federal Emergency Management Agency Flood Insurance Rate Maps indicates 100-year floodplain concentrations along Brush Creek, First Creek, Second Creek, Todd Creek, and their respective tributaries within the study area. Any development occurring within the 100-year floodplain would require obtaining a floodplain development permit from the local governing agency, Kansas City, Ferrelview, Smithville, Platte City, or Platte County. Any development within the regulatory floodway would require obtaining "No-Rise" certification from the local governing agency.

### **Soil**

There are approximately 1,455 acres of Natural Resource Conservation Service (NRCS) classified prime farmland located in rural areas within the study area. Any project subject to federal actions or receiving federal funds must coordinate with the NRCS and complete a Farmland Conversion Impact Rating form. If the point total on the completed form exceeds 160 points, the threshold set forth by the Farmland Protection Policy Act, further consideration for protection of the prime farmland may be considered.

There are approximately 170 acres of NRCS classified hydric soil located in the vicinity of I-435 and Skyview Avenue. Hydric soils are a good indicator for potential wetlands.

### **Historic and Cultural Resources**

A review of federally, state, and county listed historic places was conducted for the vicinity of the proposed alignments and no historic sites were found. Archeological records are kept in Jefferson City, Missouri and would need to be reviewed by an archeological consultant during subsequent planning stages. Coordination would have to be performed with the Missouri Department of Natural Resources State Historic Preservation Office to evaluate if a historical or archeological survey is required prior to development of any project subject to federal actions or receiving federal funds. Archeological resources are often found near the confluence of drainages such as those of First Creek, Second Creek, or Todd Creek and their respective tributaries.

## Parks

Barry-Platte Park, Platte Purchase Park, Tiffany Hills Park, Amity Woods Nature Park, Tiffany Springs Park, and Wildberry Park are located within the study area. Barry-Platte Park is an ADA accessible 18 acre park owned by Platte County. The park is located at 8526 N. Old Stagecoach Road and includes two shelters, 20 picnic tables, three playground structures, 14 swings, a ballfield, a 0.8 mile fitness trail, two sand volleyball courts, play structures, and two parking lots. Barry-Platte Park, constructed in 1972, is the oldest park in the Platte County Parks and Recreation System and initial funding may have come from multiple sources. Platte Purchase Park is an ADA accessible 140 acre park owned jointly by the City of Kansas City and Platte County. The park is located at 2800 NW 100<sup>th</sup> Street and consists of a baseball complex with nine ballfields, a quad softball complex, a shelter, a concession facility, a one mile trail through natural areas, play structures, and multiple parking lots. A Platte County sales tax approved in 2000 was used to purchase the Platte Purchase Park property. Tiffany Hills Park is a 72 acre park located at N. Congress Avenue and Tiffany Springs Road. Tiffany Hills Park was acquired by the City of Kansas City in 2000 and includes amenities such as eight lighted baseball diamonds and an aquatic center. Amity Woods Nature Park is a 48 acre park owned by the City of Kansas City located at MO Highway 152 and N. Amity Road. Amity Woods Nature Park was acquired in 2000. Tiffany Springs Park is an 838 acre park owned by the City of Kansas City located at NW. 88<sup>th</sup> Street and N. Hampton Road. Tiffany Springs Park was acquired in 1966 and includes seven baseball diamonds, two football fields, four shelters, and five soccer fields. Wildberry Park, acquired in 1979, is a 7 acre park owned by the City of Kansas City located at NW. 87<sup>th</sup> Street and Pomona Avenue.

Any proposed impacts to the parks located within the study area may require avoidance, minimization or mitigation in compensation for any loss of parkland or park amenities.

## Threatened and Endangered Species

A search of the Missouri Department of Conservation (MDC) Heritage Internet Database indicates that state endangered species, other species, or natural communities of conservation concern are not known to occur within the study area. Though the MDC Heritage Internet Database did not identify any threatened or endangered species within the study area, any project subject to federal actions or receiving federal funds must coordinate with the MDC and US Fish and Wildlife Service prior to project development.

## Hazardous Waste

A database review of the EPA Envirofacts database and Missouri Underground Storage Tanks was performed within the study area. Envirofacts provides access to several EPA databases which provide information about environmental activities that may affect air, water, and land. No sites listed in the Envirofacts database seem to pose an immediate threat to adjacent property owners within the study area based on phone conversations with EPA personnel. The Missouri Underground Storage Tank search indicated three sites currently undergoing remediation for Leaking Underground Storage Tanks, 868 Tel Aviv, 6250 NW Barry Road and 9700 Polo Drive, all located in Kansas City, Missouri.

The acquisition of properties currently undergoing the remediation process could add liability to the property purchaser and potentially lead to project development delays and added costs for remediation. When an active remediation site is purchased, the remediation responsibilities are passed on to the new owner.

A Phase I Environmental Site Assessment (ESA) is recommended prior to any property acquisition in order to identify any Recognized Environmental Conditions that may pose a threat to project development. A Phase I ESA can provide a review of known and observable conditions that would allow for the evaluation of the environmental condition of a site or property.