

July 23, 2009

Ms. Jaclyn L. Reimer, City Administrator
City of Sedgwick
511 N. Commercial
P.O. Box 131
Sedgwick, KS 67135

RE: City of Sedgwick, Kansas—CDBG-RAF for a new Senior Center

Dear Ms. Reimer:

I received your inquiry to the Kansas Geological Survey seeking input on the “environmental review” for the demolition of an existing building and the construction on site of a new Senior Center for the City of Sedgwick, Kansas. The project is located in the central part of Sedgwick where the present Senior Center is located in an old 1890’s building that is described as being in poor condition. The existing building will be demolished and the new Senior Center will be built in the same location. The objective of the new building to provide a building that is safe, ADA and code compliant, as well as energy efficient for use by the senior population of the community.

It is my understanding that this environmental review is necessary for the City of Sedgwick to be considered for funding from the Kansas Department of Commerce Community Development Block Grant--Recovery Act Funds. Determination must be made of any environmental problems that could occur due to the construction of this project. The main concern is the potential for the building to possible future flooding. This concern was adequately addressed on p. 3 of your letter. Based on the information you provided to the Kansas Geological Survey, it appears there should not be any additional environmental problems associated with the construction of the new senior center as long as the necessary OSHA requirements are met, and appropriate building codes are followed. Assuming these requirements and codes are followed, the Kansas Geological Survey provides the necessary clearance from our agency for your project.

The above discussion represents our best assessment based on the information that the Kansas Geological Survey has about this proposed project at the time of this writing. Other geologic conditions, not discussed herein, or for which the Kansas Geological Survey has no knowledge, might affect the safe construction of this project. The information provided in this letter is from regional or countywide studies and should not be used as a substitute for detailed site characterization by a licensed geologist or engineer. It is the responsibility of the applicant to provide any required site characterizations.

Sincerely,



Lawrence L. Brady
Senior Scientific Fellow



City of Sedgwick

511 N. Commercial • P. O. Box 131 • Sedgwick, KS 67135
Phone: 316-772-5151 • FAX: 316-772-5592

July 15, 2009

Kansas Geological Survey
1930 Constant Ave.
Lawrence, KS 66047-3726

TO WHOM IT MAY CONCERN:

Please consider the enclosed attachment as a formal request to conduct a "clearance/comment" environmental review of the described project for the City of Sedgwick, Harvey County, Kansas.

The City is requesting \$400,000 in Community Development Block Grant Recovery Act Funds through the Kansas Department of Commerce on behalf of the Sedgwick Senior Center for the purpose of constructing a new Senior Center. The specific project will be demolition of the existing deteriorating structure and the construction of a new ADA and code compliant, energy efficient facility to be located at 107 W. 5th.

Please address your review and clearance comments and have them returned no later than August 14, 2009 to the following:

Jaci Reimer, City Administrator
City of Sedgwick
511 N. Commercial
PO Box 131
Sedgwick, Kansas
Phone # 316-772-5151
Email administrator@cityofsedgwick.org

Thank you for consideration of this project.

Jaclyn L. Reimer
City Administrator
City of Sedgwick

REQUEST FOR ENVIRONMENTAL REVIEW ON ATTACHED PROJECT DESCRIPTION:

**CITY OF SEDGWICK, KANSAS
ON BEHALF OF
THE SEDGWICK SENIOR CENTER
FOR USE IN APPLYING FOR CDBG-R ACT FUNDS**

FROM: City of Sedgwick

TO: Kansas Geological Survey

ORIGINAL GRANT REQUEST TO: Kansas Department of Commerce for funding under the State of Kansas Small Cities Community Development Block Grant Recovery Act Funds

Name & Title of Certifying Officer:	Donald K. DeHaven, Mayor
Name & Title of Contact Person:	Jaclyn L. Reimer, City Administrator
Phone & Fax Numbers:	(316)772-5151 phone (316)772-5592 fax

I. Project Description & Description of Existing Senior Center Conditions:

The specific project will consist of demolishing the existing Senior Center located at 107 W. 5th, Sedgwick, Kansas, and constructing a larger ADA and code compliant Senior Center on site to accommodate increased use and programming needs. The existing building was built in the 1890's and was originally a garage/blacksmith building. The City of Sedgwick has clear title to both the land and building. The existing structure does not offer historical value to the community and the architectural significance is not warranted. Over the years the building was added on to and has several floor level changes as well as uneven floors from sub grade settlement, causing many obstacles for accessibility. The existing building is a single story wood frame structure with severe and visible termite damage. The east exterior wall of the structure has a significant lean compromising the integrity of the building as does one section with flooring that is now sagging. This building is not ADA compliant and as such does not meet the needs of many residents for accessibility. Construction of a new Senior Center will assist the City of Sedgwick with meeting the needs of our growing senior population.

Every attempt to salvage useable materials and fixtures from the demolition will be made in lieu of sending them to the landfill. Efforts will also be made to "buy American" and construct the new building with systems and equipment that is LEED compliant.

Lead Agency for this project is the Kansas Department of Commerce:
(785)296-3004 phone (785)296-3776 fax

II. Environmental Analysis & Checklist (Environmental Impact)

The project is in full conformance with the Land Use and Community Comprehensive Plan. The project has no impact anticipated for Urbanization, slope (topography), erosion, and soil suitability. The project does not create any special hazards, nuisances or site safety concerns. The only noise effect will be temporary noise cause during the short demolition and construction phases of this project. There will be no impact for noise beyond the construction phase of the project. All of the impacts identified herein are potentially beneficial to the community and to the individuals within the community.

The following evaluations parameters were investigated and analyzed to determine environmental impacts:

Air Quality	No impact anticipated
Environmental Design	
Visual Quality	Potential Beneficial impact
Historic, Cultural,	
Archaeological Resources	No impact anticipated
Energy Efficiency	Potential Beneficial impact
Socioeconomic	
Demographic	Potentially Beneficial impact
Displacement	No impact anticipated
Employment/Income Patterns	Potentially Beneficial impact
Community Facilities & Services	Potentially Beneficial impact
(including educational, commercial, health care, or social services)	
Solid Waste	No impact anticipated
Wastewater	No impact anticipated
Storm Water	No impact anticipated
Water Supply	No impact anticipated
Public Safety	Potentially Beneficial impact
Open Space/Recreation	No impact anticipated
Transportation	No impact anticipated
Natural Features	
Water Resources	No impact anticipated
Surface Water	No impact anticipated
Floodplains	No impact anticipated
Wetlands	No impact anticipated
Coastal Zone	No impact anticipated
Unique Natural Features/Lands	No impact anticipated
Vegetation & Wildlife	No impact anticipated

Summary of Findings & Conclusions:

The proposed project is consistent with the planning process and priorities set forth in the 2008 City of Sedgwick's Comprehensive Development Plan wherein priorities for the community needs and growth were evaluated and subsequently adopted. Senior citizens are increasing in number and have the desire to remain within their life-long community. Construction of a new Senior Center facility will give them the opportunity to do so by the creation of a safe, ADA and code compliant, central meeting place that is able to provide for their needs through enhanced programming opportunities. The advantages of having a new ADA Senior Center will allow us to service a portion of the community that we have not been able to reach to date.

The Grantee, City of Sedgwick has not incurred any project costs that will adversely affect the environment or limit the choices for project implementation. The City has conducted their environmental review and their environmental assessment for this project and determined there are no adverse environmental effects as a result of this project. In an effort to complete the environmental assessment, the City is requesting your agency to evaluate the project and its benefits and to issue comments accordingly so that the environmental review process can be completed beyond the immediate community level.

The project is in full compliance with applicable laws and regulations at the local, state and federal levels. An Environmental Impact Statement is not required. A finding of no significant impact (FONSI) can be made from the review perspective of the community of Sedgwick. The project will not significantly affect the quality of the human environment. The impacts which will be experienced are of a beneficial nature.

The budget for the project elements is as follows:

Construction costs	\$ 582,470.00
Architectural & Engineering Services	30,000.00
Administrative Fees	15,000.00
Legal Publications	740.00
Demolition	<u>25,000.00</u>
Total Project Costs	\$ 653,210.00

Cost Sharing Summary (Sources of Funds):

USDA Rural Development	\$ 200,000.00
CDBG-R	400,000.00
City of Sedgwick	50,000.00
In kind services	<u>3,210.00</u>
Total Sources of Funds	\$ 653,210.00

The property is located in the 500 year floodplain as identified by FEMA, however the lowest building opening on the Senior Center project will be a minimum of twelve (12) inches above the base flood elevation for the 100 year flood event as determined by FEMA. This will meet or exceed all of the flood protection criteria within the provisions of the Flood Disaster Protection Act of 1973, and further meets all of the site development criteria administered by the federal Department of Housing and Urban Development. The Sedgwick Senior Center project design complies with the American Standard specifications for Handicapped Accessibility and Usability.

There are no significant environmental impacts identified in the Environmental Assessment Checklist.

In the unlikely event that during construction there are any archeologically significant or historically significant items or artifacts unearthed during the construction phase the design specifications clearly state that the contractor and resident engineer shall immediately notify authorities so as to protect and mitigate the significant items of concern. This procedure is also addressed during the pre-construction conferences with each contractor.

Please refer to attached project location map and environmental check list.

Environment Assessment Check List:

Will the Project?

YES	NO	
☒	☐	1. Change existing features of any water area such as lakes, bays, river or substantial alteration of ground contours?
☒	☐	2. Change scenic views or vistas from existing residential areas of public lands or roads?

- X 3. Change the land use pattern, scale, or character of general areas surrounding the project?
- X 4. Significantly affect plant or animal life?
- X 5. Significantly increase amounts of solid waste or litter?
- X 6. Will any heavy metals be used in production?
- X 7. Change emissions or prevalence of dust, ash, smoke, fumes or odors in vicinity?
- X 8. Change river, lake, stream or groundwater quality or quantity, or alter existing drainage patterns?
- X 9. Change existing noise or vibration levels in the vicinity (including construction phase of project, if applicable)?
- X 10. Use filled land or land with a slope of 15 percent or more?
- X 11. Be apart of a larger project or series of projects which at any future stage could have a substantial adverse impact on the environment?
- X 12. Affect circulation patterns (vehicular and pedestrian) in the project area?
- X 13. Affect the use of a recreational area or an area of important aesthetic value?
- X 14. Result in the displacement (temporary or permanent) of community residents? (Senior's will have to temporarily hold their meetings and activities in other locations during construction. Permission has been granted by the local churches, school and city hall to accommodate them)
- X 15. Significantly affect an historical or archaeological site of its setting?
- X 16. Serve to encourage development of presently undeveloped areas or intensify development of already developed areas?
- X 17. Involve the removal, construction or demolition of 500 or more dwelling units?
- X 18. Significantly affect public services and/or public facilities? (Improvement will occur in public services and facilities as a result of this project)
- X 19. Make a significant impact on the socioeconomic conditions of community residents?

I. Minimization of Adverse Environmental Impacts

There will be no adverse environmental impacts as a result of implementing the proposed project. Infrastructure is already in place and no further disturbance of the earth's surface is needed. All construction will be done in full compliance to the plans and specifications and built to the 2006 International Building Codes as currently adopted by the City of Sedgwick. The new ADA and code compliance senior center will be located at the same location as the demolished senior center (107 W. 5th, Sedgwick, Kansas) and will consequently not alter the landscape or appearance of the community except to add modernization in the overall appearance and function.

II. Alternatives

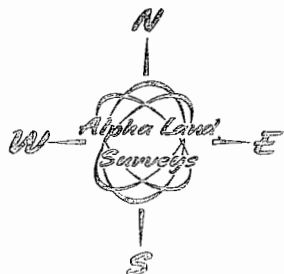
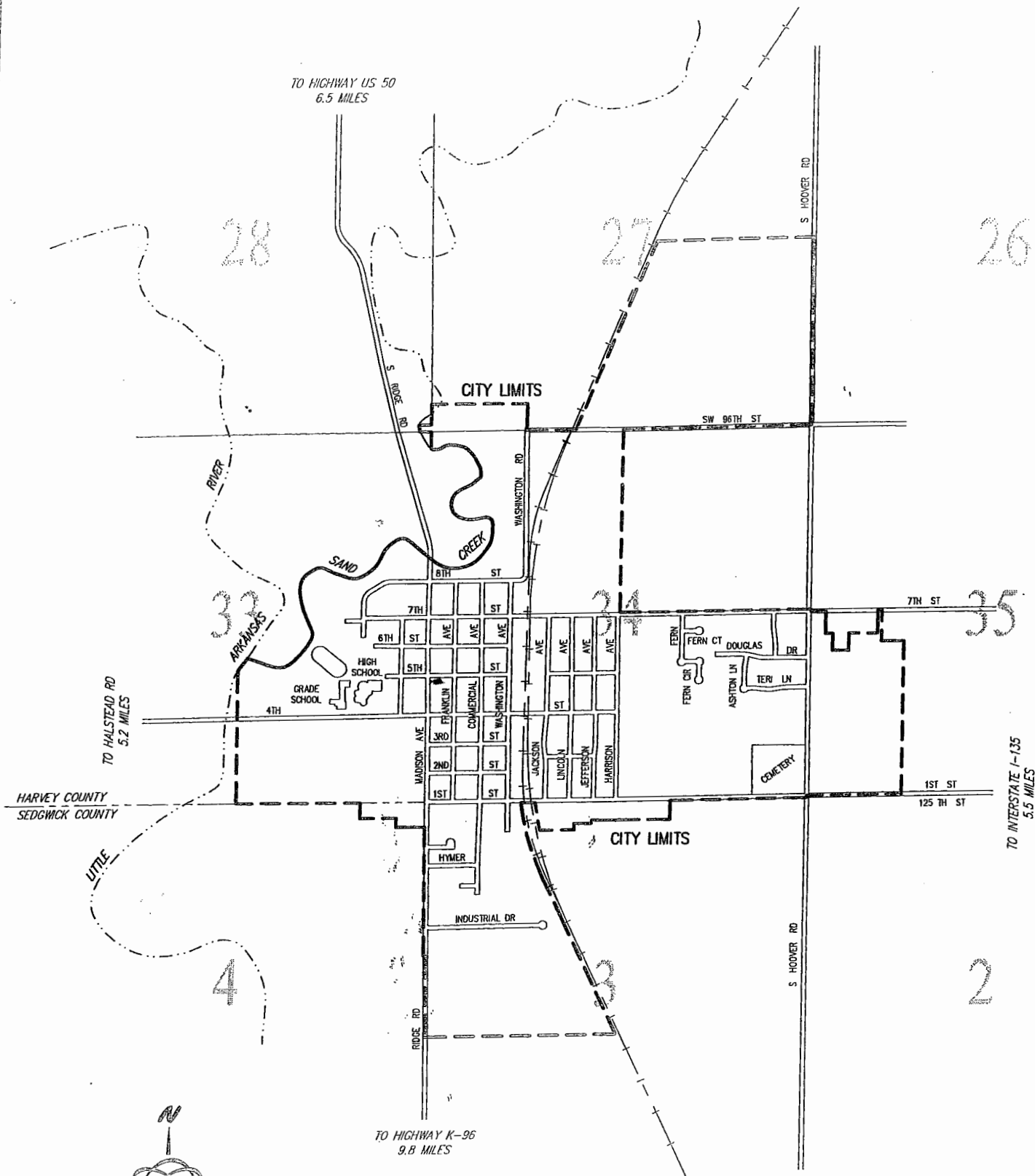
Given the current deteriorating condition of the existing Senior Center, the lack of available lots within the City on which to construct new buildings, and the ever increasing needs for enhanced programming for our growing senior population, the construction of a new ADA and code compliant senior facility on the existing site is an excellent solution. The site is already owned by the City, centrally located and is not located in the 100 year floodplain making it an ideal location.

III. Environmental Evaluation

- A. Does the project have a substantial and demonstrable negative aesthetic effect? **NO**
- B. Does the project have the potential to degrade the quality of the environment? **NO**
- C. Are the short-term benefits of project to the detriment of relatively long-term environmental goals? **NO**
- D. Does the project have impacts which are individually limited, but cumulatively considerable? **NO**
- E. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **NO**
- F. Does the project comply with the provisions of the Flood Disaster Protection Act of 1973? **YES**
- G. Does the project comply with provisions of the Clean Air Act? **YES**
- H. Does the project comply with provisions of the Federal Water Pollution Control Act? **YES**
- I. Does the project comply with provisions of the Archaeological and Historic Preservation Act of 1974 and Executive Order 11593? **YES**
- J. If applicable, does the project comply with "American Standard Specifications for Making Buildings and Facilities Accessible to, and Useable by, the Physically Handicapped? **YES**

CITY OF SEDGWICK

HARVEY / SEDGWICK COUNTY, KANSAS



NOVEMBER 2008

PREPARED BY:
Alpha Land Surveys, Inc.
 ONE EAST NINTH AVENUE
 HUTCHINSON, KANSAS 67501
 PH: (620) 728-0012 FAX: (620) 728-0413



W 6TH ST

E 6TH ST

N WASHINGTON AVE

N COMMERCIAL AVE

W 5TH ST

CENTRAL BUSINESS DISTRICT

E 5TH ST

PARK

N MADISON AVE

FRANKLIN AVE

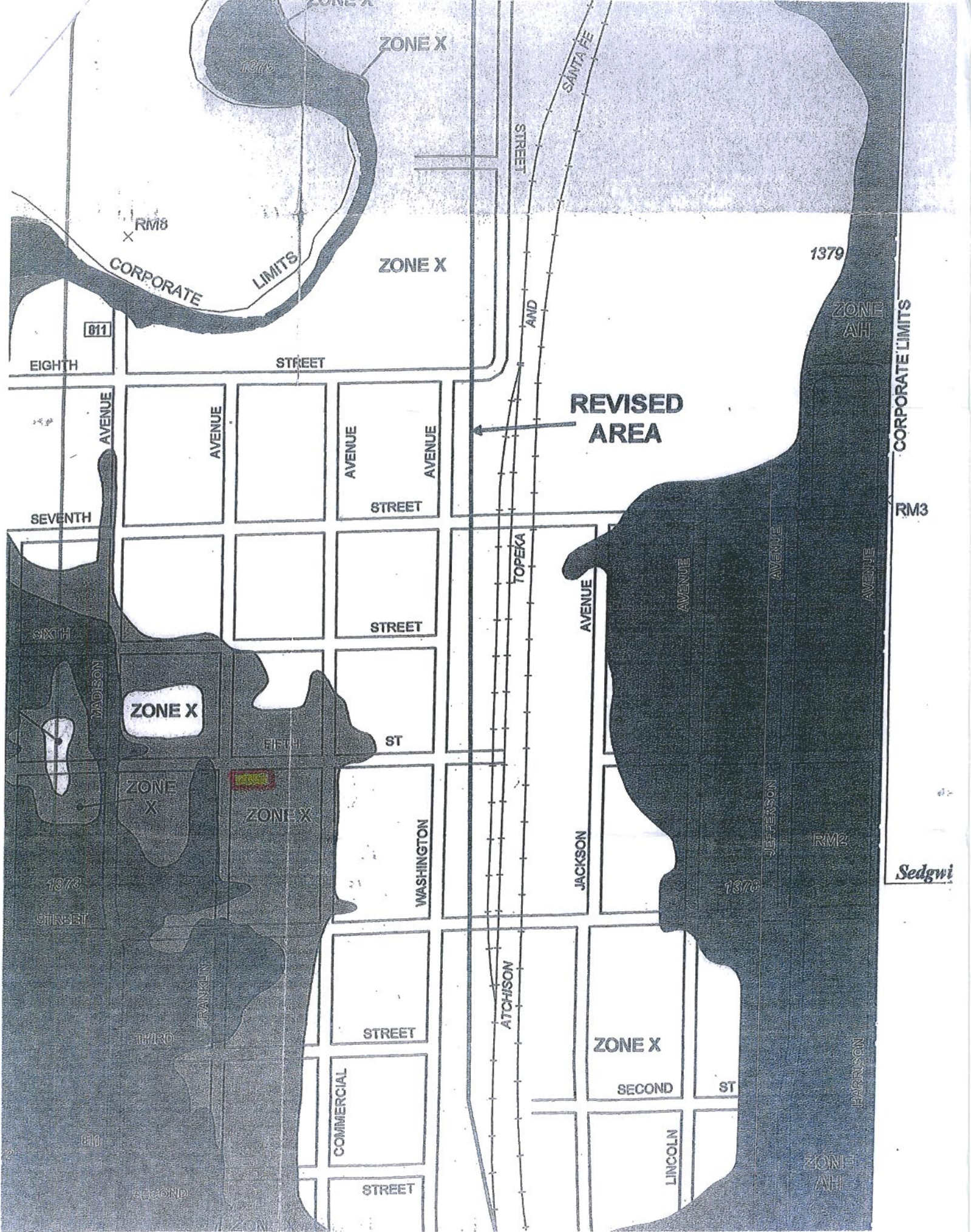
N COMMERCIAL AVE

N WASHINGTON AVE

W 4TH ST

E 4TH ST

N WASHINGTON AVE



ZONE X

ZONE X

1379

ZONE AH

CORPORATE LIMITS

RM3

REVISED AREA

ZONE X

ZONE X

ZONE X

RM2

Sedgwick

ZONE X

ZONE AH