

Public Scoping Forum:

New Federal Office Building Downtown Kansas City, Mo.

January 19, 2011

Agenda

- Welcome
- Overview
- Description of the options considered and general project overview
- City overview of Tax Increment Financing (TIF) and Planned Industrial Expansion Authority (PIEA)
- The National Environmental Policy Act (NEPA) and Section 106 National Historic Preservation Act (NHPA) Scoping Process overview
- Comments by public
- Close

Public Comments

- Review meeting protocol section of the handout, available at the door.
- Please sign the sign-in sheet for speaking time available at the door.
- 3-minutes for comments.
- Please state and spell your name and speak loudly and clearly.
- Should you decide to submit a written comment in lieu of making a verbal comment, please drop the question off at the table near the door.
- Please be specific and thorough in your comment

Introduction

- Why a new federal building in Kansas City?
 - The Department of Energy's impending relocation from the Bannister Federal Complex (BFC) caused GSA and other federal tenants to consider future housing options.
 - The City of Kansas City, Mo., has expressed a desire for GSA to locate a new facility in the City's East Village within the Central Business District to further support and compliment downtown development.

Introduction

- Building tenants: 1,250 people
 - U.S. General Services Administration (GSA):
 - Public Buildings Service (PBS)
 - Federal Acquisition Service (FAS)
 - Other offices of the GSA
 - The U.S. Dept. of Homeland Security (DHS):
 - Immigration and Customs Enforcement (ICE)
 - U.S. Customs and Border Patrol (CBP)

Overview: Site Selection from feasibility study completed June 2010

- Basic site selection criteria:
 - Size: Accommodate a 493,000 gsf building
 - Location: Comply with Executive Order 12072 – Locate in Central Business District
 - Parking: Accommodate a surface parking lot for 50 cars outside the 50 foot perimeter.
 - Security: Accommodate a 50 foot secure perimeter, an enclosed loading dock & sallyport, and comply with FAA height restrictions.

Overview: Site Selection

- Energy reduction and conservation criteria:
 - The site should accommodate a geo-exchange system (four-to-five acres), on-site renewable energy sources, minimize air quality impacts, and be consistent with land use plans.
 - The site cannot be located within a 100-year floodplain or in/near a wetlands or adversely impact threatened or endangered species or parklands.

Overview: Site Selection

- Access, environmental and socio-economic criteria:
 - The site should not disproportionately impact low income or minority populations; minimize relocation impacts to current residents; and provide access to utilities, amenities, public/mass transportation and parking for staff.

Overview: Site Selection

- Financial Considerations:
 - Land acquisition costs
 - New construction costs
 - Geotechnical conditions costs
 - Ongoing life-cycle operation costs, particularly energy-related.

Overview: Site Selection

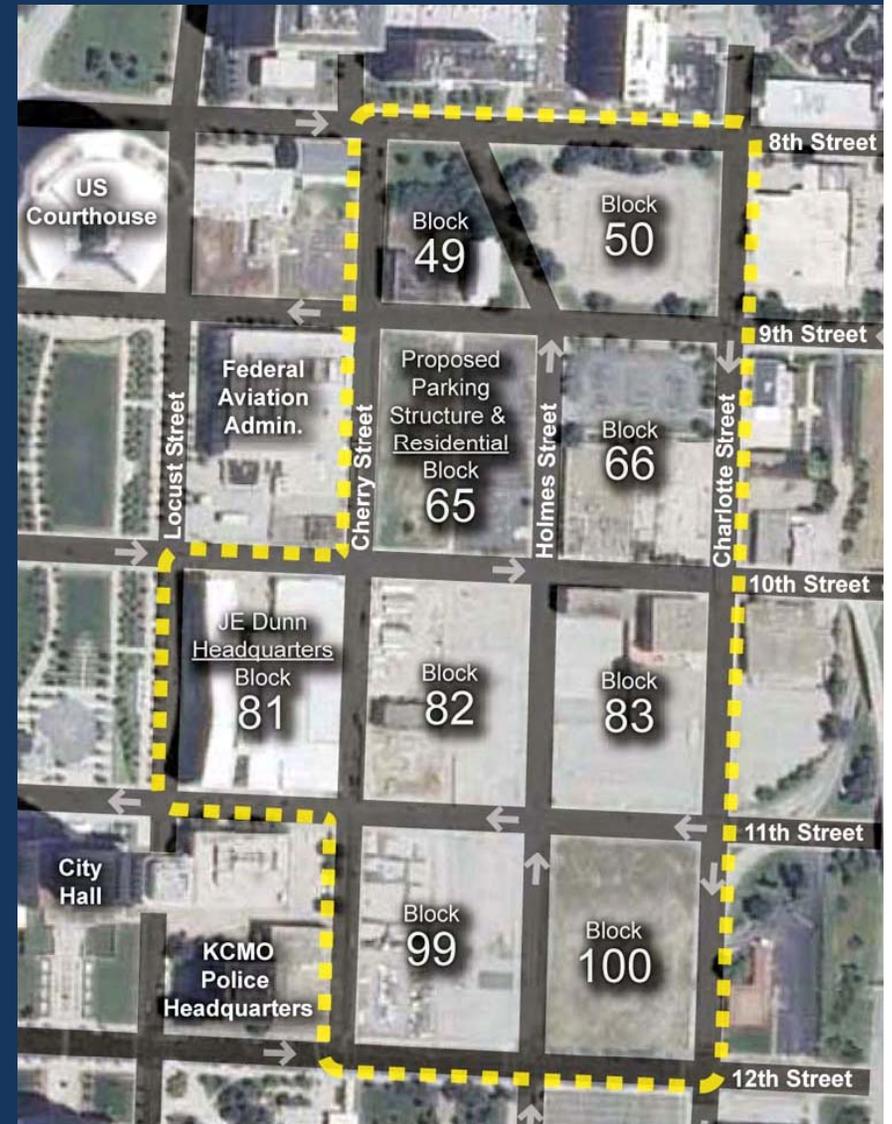
- Common Criteria:
 - GSA prefers a clean and clear site that meets all applicable codes and requirements.
 - The site should be accessible per the Architectural Barriers Act Accessibility Standards (ABAAS).
 - The site should help GSA to achieve Design Excellence.

Overview: Feasible Alternatives Considered

- No Action
- New Construction Alternative at Blocks 49 & 50
- New Construction Alternative at Blocks 99 & 100
- New Construction Alternative at Block 100

East Village

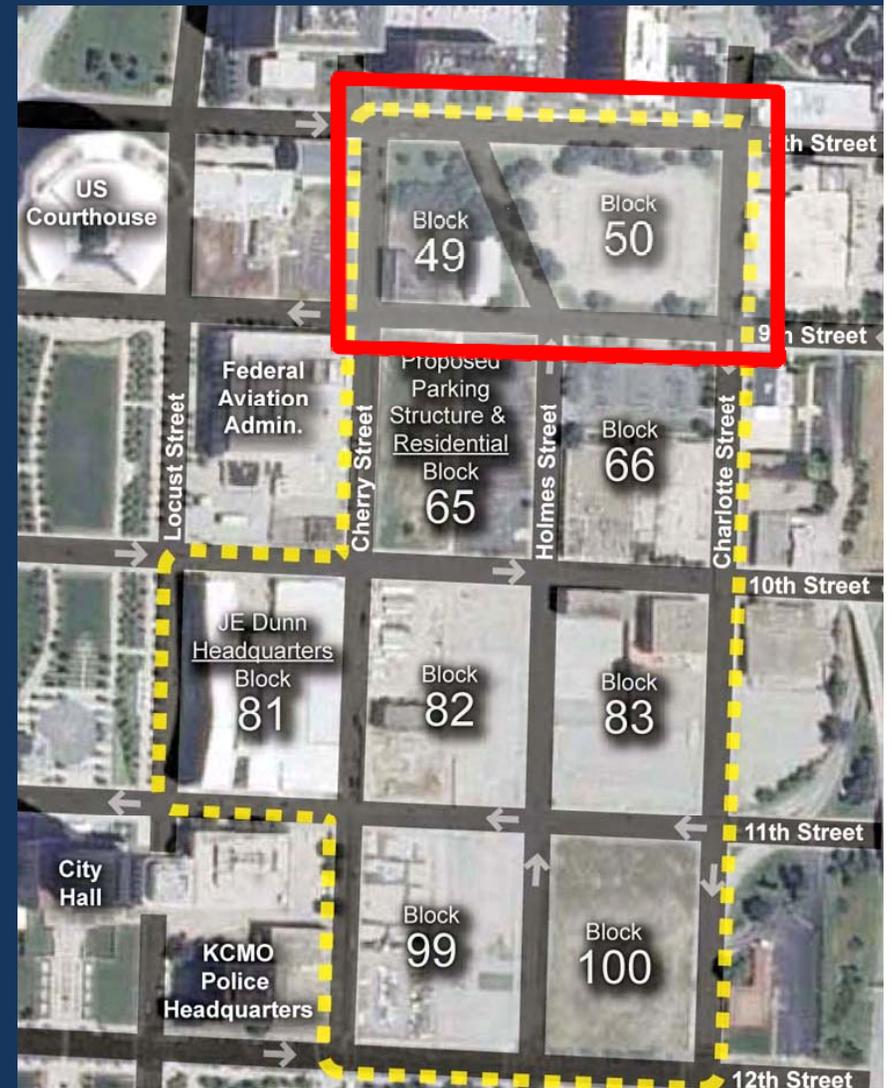
Alternatives considered included several different configurations, all within the proposed East Village development area.



Viable Site #1

Blocks 49 & 50

Approximately
3.90 acres



Viable Site #1 – Blocks 49 & 50

Strengths:

- Proximity to two other federal buildings.
- Prominent location at north end of the East Village.
- Portion of Block 49 is owned by the City of Kansas City, Mo.
- Orientation of the building is optimal for sustainable design principles.
- Accommodates 50' security setback.

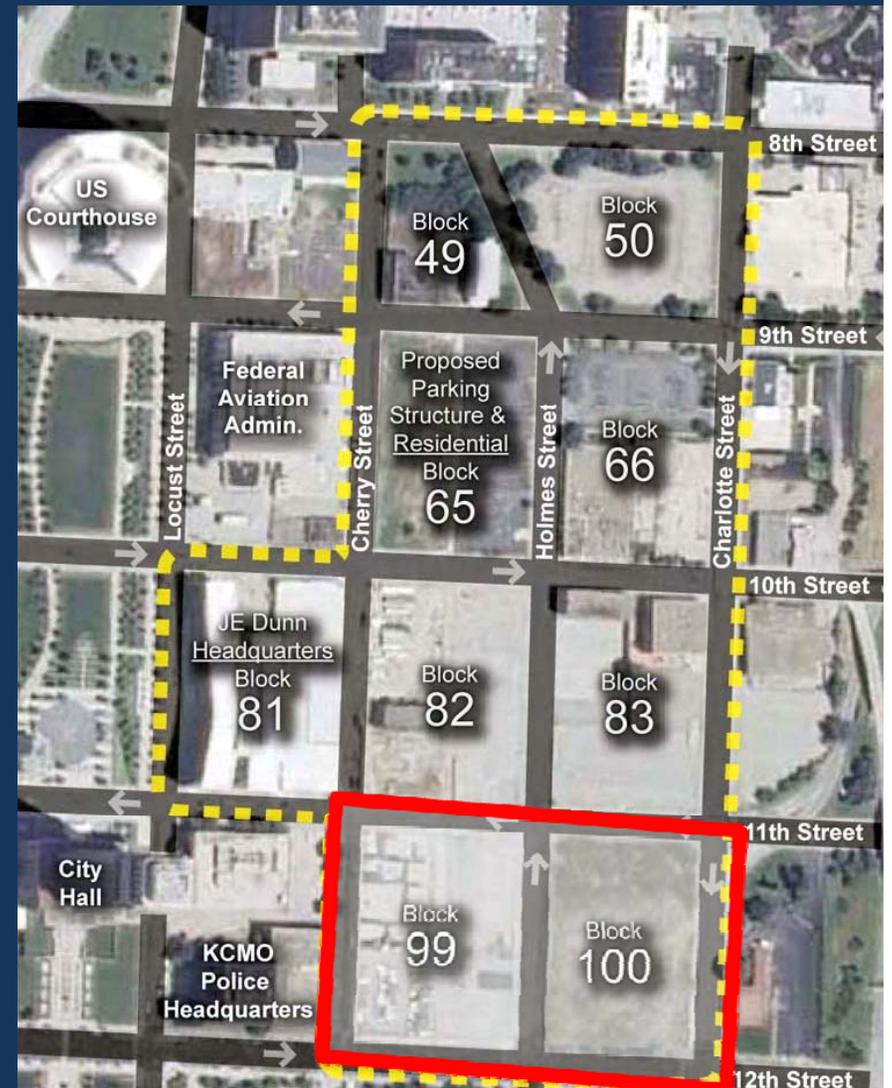
Weaknesses:

- Historic structure located on southwest corner of site.
- Mid-rise residential buildings directly north may pose a security risk.
- Mid-rise residential buildings directly north obstruct views to north.
- Requires Holmes Street to be vacated.

Viable Site #2

Blocks 99 & 100

Approximately
4.91 acres



Viable Site #2 – Blocks 99 & 100

Strengths:

Proximity to Bolling Federal Building for shared amenities.

Prominent location at south end of the East Village.

1-1/4 of 2 blocks owned by the City of Kansas City, MO

Orientation of the building is optimal for sustainable design principles.

Accommodates 50' security setback.

Weaknesses:

Displaces existing parking for the Kansas City Police Department.

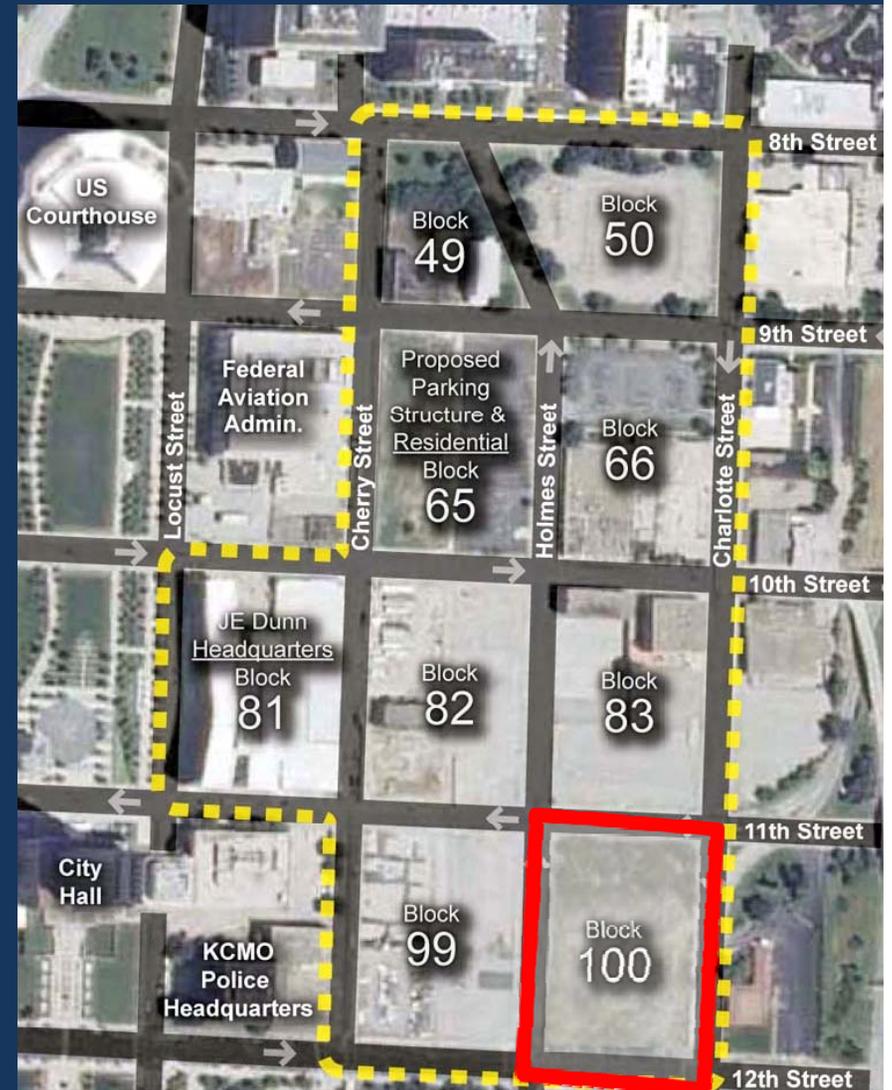
Shadow of Bolling Building falls on facade during winter months, reducing PV potential.

Requires Holmes Street to be vacated.

Viable Site #3

Block 100

Approximately
2.09 acres



Viable Site #3 – Block 100

Strengths:

Proximity to Bolling Federal Building for shared amenities.

Prominent location at south end of the East Village.

Accommodates 50' security setback.

Site is wholly owned by the City of Kansas City, Mo.

Does not require Holmes Street to be vacated.

Weaknesses:

Site area small – less than four acres.

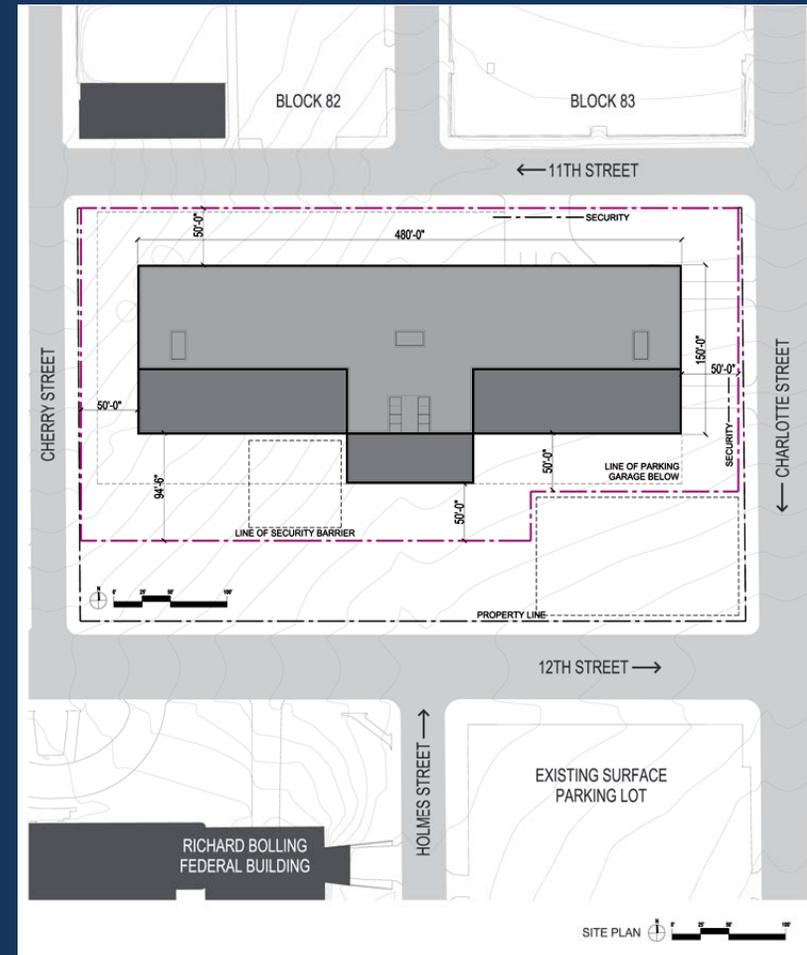
North-south orientation not optimal for high-performance building design.

No space for onsite surface parking.

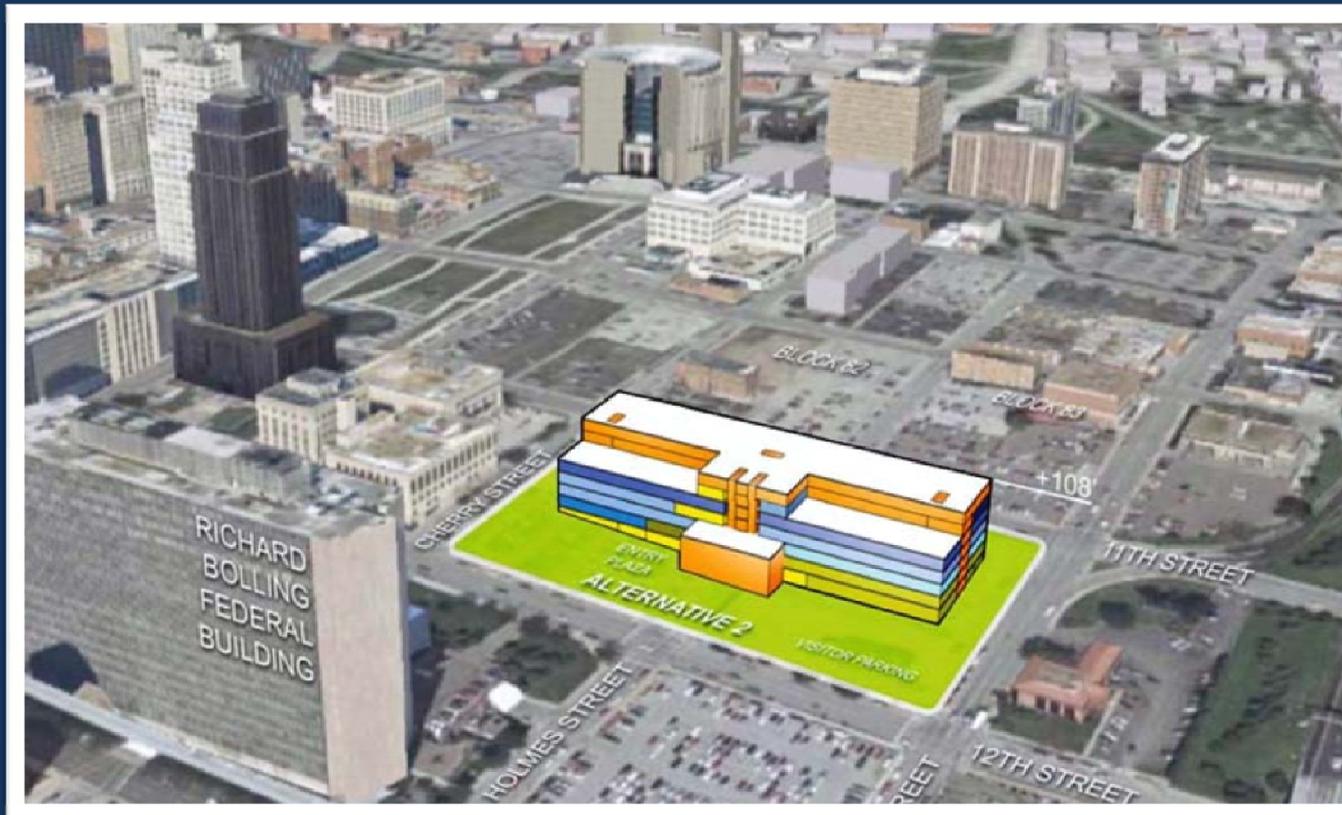
Does not accommodate secured entry outside building perimeter.

Proposed Construction on Preferred Alternative #2

- *New building on the combined Blocks 99 and 100.
- *Total building area: 493,000 gross square feet
- *A building footprint of approximately 150 x 480 feet oriented east-west with a single level of below-grade parking and six levels above average grade.
- *Average building height above grade is approximately 96 feet.



Proposed massing-model on Viable Site #2



Proposed Schedule and Budget

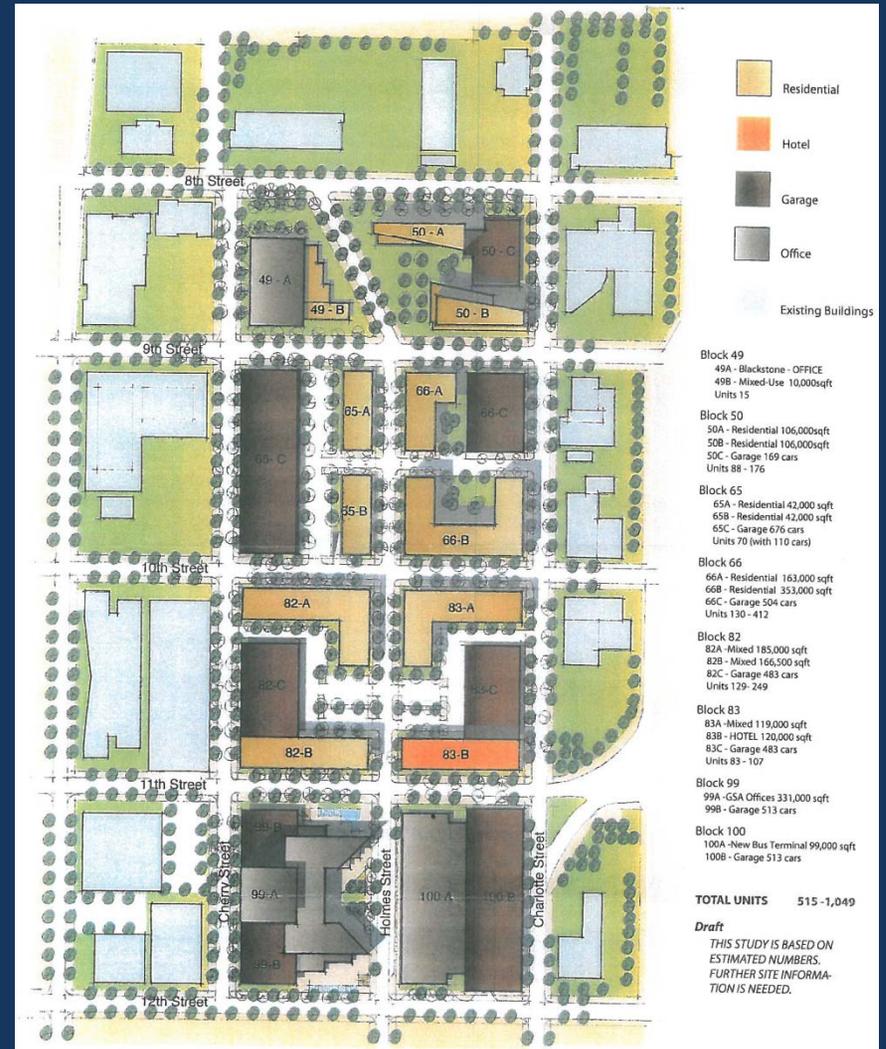
- Start site acquisition: Spring 2011
- Design start: Winter 2011-2012
- Design complete: Fall 2013
- Construction start: Spring 2014
- Construction completion: Spring 2017
- Occupancy: Summer 2017

- Estimated Total Project Cost: \$211,388,000

City of Kansas City
East Village TIF
District



City of Kansas City PIEA Site Plan



GSA NEPA Coordinator

- The Environmental Assessment (EA) Process
- Fulfilling the Requirements NEPA & NHPA

NEPA & NHPA

- The NEPA process is intended to help public officials make decisions that are based on understanding of environmental consequences, and take actions that protect, restore, and enhance the environment. (CEQ NEPA Regulation 1500.1(c))
- An environmental assessment (EA) is required for a proposed federal action to provide sufficient evidence and analysis for determining whether to issue a finding of no significant impact (FONSI) or prepare an Environmental Impact Statement (EIS).
- The NHPA process requires Federal agencies to take into account the effects of their undertakings on historic properties.

EA Schedule

- December 17, 2010: Notice of Intent Published
- January 19, 2011: Public Scoping Forum
- February/March 2011: Publish Draft EA
- 30 Day Comment Period Commences
- March/April 2011: Publish Final EA

Evaluation of Alternatives

- Affected Environment
 - Existing social, environmental, and economic conditions.
- Environmental Consequences
 - Potential impacts to existing social, environmental, and economic conditions as a result of the proposed action.
 - Proposed mitigation measures.

Possible NEPA Conclusions

- EA's are used to determine if there are significant adverse social, environmental or economic impacts that will result as a consequence of the proposed action.
- FONSI: If significant adverse impacts are not likely, the agency will publish a FONSI.
- EIS: If significant adverse impacts are likely, the agency will conduct an EIS.

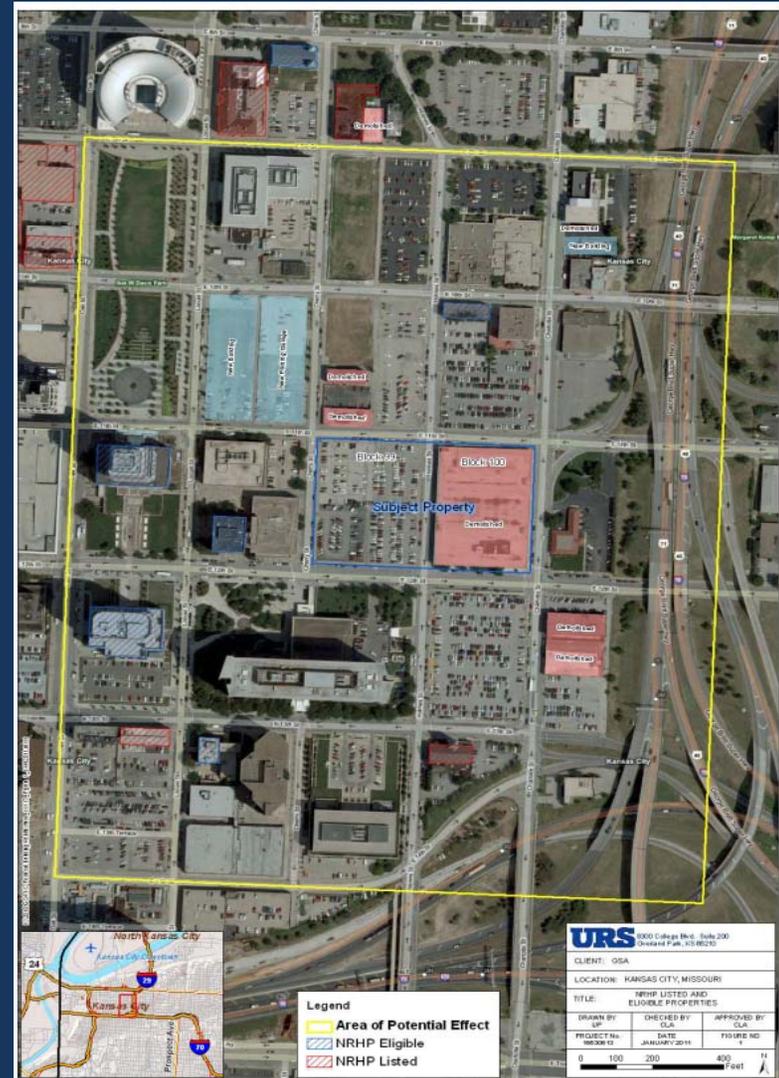
GSA NEPA Contractor (URS)

- Due Diligence Studies
- Status of EA

Environmental Studies to Date

- Due Diligence:
 - Phase I Environmental Site Assessment (completed June 2010)
 - Phase II Environmental Site Assessment (currently underway)
 - Cultural Resources Assessment (completed June 2010)
 - Archeological Survey (completed June 2010)

- Cultural Resources Assessment Findings



Environmental Studies to Date

- Commencement of EA
 - Published Notice of Intent (December 17, 2010)
 - Data collection for existing conditions (currently underway)
 - Scoping letters sent (December 17, 2010)
 - Scoping meeting conducted (January 19, 2011)

Contact Information

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- Comment period ends January 31, 2011