

Federal Highway Administration

Finding of No Significant Impact

For the

NW 100 Street Improvements between NW 54th Avenue and Brookview Drive,
Urbandale, Iowa.

Project Number: HDP-35-3(175)78--71-77

The FHWA has determined that this project will not have any significant impact on the human and natural environment. This Finding of No Significant Impact (FONSI) is based on the attached Environmental Assessment which has been independently evaluated by the FHWA and determined to adequately and accurately discuss the needs, environmental issues and impacts of the proposed project and appropriate mitigation measures. It provides sufficient evidence and analysis for determining that an Environmental Impact Statement is not required. The FHWA takes full responsibility for the accuracy, scope and content of the attached Environmental Assessment.

Date

12/04/08



For the Division Administrator
Federal Highway Administration

COMMENTS AND COORDINATION

A open house meeting for the draft Environmental Assessment (EA) was held on March 5, 2008 at the Urbandale City Hall, 3600 NW 86th Street in Urbandale, Iowa. A notice of the meeting was published in the Des Moines Register on February 15, 2008. The hearing was attended by three people: Dave McKay, City of Urbandale; E.J. Giovannietti, Polk County Board member; John Larson, City of Urbandale. No comments were received either written or oral.

A copy of the EA was sent to all resource/regulatory agencies for their review on August 22, 2008. A notice of the public availability of the EA document was published in the *Des Moines Register* on August 27, 2008. Individual letters were sent to property owners adjacent to the study area to inform them of the EA availability and the public hearing. A review and comment period was established with an expiration date of September 26, 2008. A public hearing was held for the project at Urbandale Public Library in the City of Urbandale on September 10, 2008. See the transcript of the public hearing in Appendix A. The library was chosen as the location due to its location near the study area, room size, availability, and the library being an easily located destination for those wishing to attend the hearing.

The hearing was attended by three individuals, they included: Dave McKay, City of Urbandale; Adam Welter, agent for Plum Drive, LC; and Alex Nuss, agent for Plum Drive, LC. A handout was provided to each that showed the study area, generally described the improvements, and included a comment sheet. Stations were also set up around the room depict various elements of the study area. No comments were received at the meeting.

Two letters were received. One on September 12th from Alex Nuss, which expressed support for the project and one on September 26th from the Des Moines Area Metropolitan Planning Organization (DMAMPO), which had four comments that asked for some clarifying information. See the comments and responses in Appendix B. Note in the response to DMAMPO's comments it was stated that IA DOT requested the revised project termini from Plum Drive to Brookview Drive. The termini were, in fact, modified by the study team.

Other major issues raised in letters and statements included:

- Support for the Preferred Alternative
- Concern about lane configuration between Plum Drive and Brookview Drive
- Concern about the proposed bicycle and pedestrian trail not being on the DMAMPO's Bicycle and Pedestrian Facilities Map
- References for the need for a potential future interchange
- Question regarding study's purpose and need related to corridor preservation, while other references refer to preservation for an interchange.

SPECIAL CONDITIONS ASSOCIATED WITH CONTINUED PROJECT DEVELOPMENT

There were no issues raised concerning project development or its potential impacts as a result of the EA review period, public availability, or resource/regulatory agency review of the planned action. Urbandale will remain alert, however, for any changes in impacts during final design or constructions which could warrant additional evaluation.

New right-of-way for this project will be acquired in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Wetland impacts discussed in the EA are estimates based on preliminary design. The exact amount of wetland impact will be determined during final design. Wetland boundary delineation in cropland will be done using the USDA Food Security Act Manual. All other wetland areas will be delineated using the 1987 Corps of Engineers Delineation Manual. Compensatory mitigation plans will be developed at that time using a ratio of 1.5:1 for emergent wetlands and 2:1 for forested wetlands.

Appendix A

NW 100th Street EA Public Hearing Record

The public hearing for the NW 100th Street improvements in Urbandale was held on September 10, 2008 at the Urbandale Public Library, 3520 NW 86th Street, Urbandale, Iowa 50322. The library was chosen as the location due to its proximity to the study area, room size and the library being an easily located destination for those wishing to attend the hearing.

The hearing was attended by three individuals, they included: Dave McKay, City of Urbandale; Adam Welter, agent for Plum Drive, LC; and Alex Nuss, agent for Plum Drive, LC. A handout was provided to each that showed the study area, generally described the improvements and included a comment sheet. Stations were also set up around the room depict various elements of the study area. No oral comments were received at the meeting.

Two written comments were received. One on September 12th from Alex Nuss, which expressed support for the project and one on September 26th from the Des Moines Area Metropolitan Planning Organization (DMAMPO), which had four comments that asked for clarifying information.

No other comments, written or oral, were received.

Appendix B

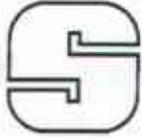
NW 100th Street Environmental Assessment (EA)
Public Hearing
Comment Sheet
September 10, 2008

URBANDALE MARKETPLACE II AND PLUM DRIVE L.C. (CUMBERS)
SUPPORTS THIS PROJECT AND ITS IMPROVEMENT OF TRAFFIC FLOW AND
ACCESS TO PROPERTIES WITHIN URBANDALE.

Note: Additional space for comments can be found on the reverse side.

Name Ray C. Nussard CUMBER'S AGENT FOR PLUM DRIVE, LC.
Address 1506 NW CEDARWOOD DRIVE
ANKENY, IA. 50023 nussard@mchs.com

If returning comment sheet by mail, please mail to:
Todd Ashby
Snyder & Associates, Inc.
2727 SW Snyder Blvd.
Ankeny, IA. 50023



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October 15, 2008

FILE COPY

Alex C. Nuss
Owner's Agent for Plum Rive, LC.
1506 NW Cedarwood Drive
Ankeny, IA 50023

RE: NW 100TH STREET ENVIRONMENTAL ASSESSMENT-RESPONSE

Dear Mr. Nuss:

Thank you for the comments regarding the NW 100th Street Environmental Assessment. Your comments note that MarketPlace II and Plum Drive LC support the proposed improvements to NW 100th Street and believe the improvements will improve traffic flow and access to properties within Urbandale.

If you have any additional comments or questions please contact me at 515-964-2020. Again, thank you for attending the public hearing and submitting your comments.

Sincerely,

SNYDER & ASSOCIATES, INC.

R. Todd Ashby
Project Manager

cc: Larry Land, Polk County Public Works Department
Kurt Bailey, Polk County Public Works Department
Dave McKay, City of Urbandale
Angela Poole, Iowa DOT, Office of Location and Environment

Marie Hey Centre
6200 Aurora Avenue, Suite 300W
Urbandale, IA 50322-2808
Phone: 515.334.0075

September 26, 2008

Mr. Todd Ashby
Project Manager
Snyder & Associates
2727 S.W. Snyder Boulevard
Ankeny, IA 50023

Dear Mr. Ashby:

SUBJECT: NW 100th STREET ENVIRONMENTAL ASSESSMENT AND PUBLIC HEARING COMMENTS

I am writing on behalf of the Des Moines Area Metropolitan Planning Organization (DMAMPO) in response to the receipt and review of the *Environmental Assessment* for the NW 100th Street corridor. As noted, the proposed action will consist of a four-lane urban cross section from NW 54th Avenue south to Brookview Drive.

The DMAMPO staff offer the following comments:

- DMAMPO staff notes that the project description identifies the southern termini as Brookview Drive, and questions the proposed lane configurations south of Brookview Drive (2 lanes) and its connection north into Plum Drive (4 lanes);
- DMAMPO staff notes that, annually, a *Bicycle and Pedestrian Facilities Map* identifying existing, planned, and proposed facilities are updated with the assistance of the DMAMPO member governments/organizations, and notes that a bike/pedestrian trail has not been identified on the *Bicycle and Pedestrian Facilities Map* along NW 100th Street over Interstates 35/80 as of this date;
- DMAMPO staff notes that Page 3, 1st paragraph, "During 2006 and 2007..." notes that after further traffic modeling evaluation, "traffic conditions on the local system, as well as the interstate, adequately accommodated traffic without the need for an additional interchange." Staff notes that there are several instances in the document referencing the need for an interchange to assist in alleviating traffic congestion that are contradictory to the earlier findings;
- DMAMPO staff questions the project's purpose and need, noting that the third bullet refers to corridor preservation, yet all other references refer to preservation for an interchange;

Kane/Ashby Letter
NW 100th Street Environmental Assessment and Public Hearing Comments
September 26, 2008
Page 2

The DMAMPO staff appreciates the opportunity to review the *Environmental Assessment* for the NW 100th Street corridor on behalf of the DMAMPO.

Please feel free to contact the DMAMPO office should you have questions or concerns about my comments.

Respectfully,



Thomas J. Kane
Executive Director

TJK:AKN:akn

cc: Ted Ohmart, DMAMPO Chair
Larry Land, Polk County Public Works Department
Kurt Bailey, Polk County Public Works Department



October 15, 2008

FILE COPY

Tom Kane, Executive Director
DMAMPO
Merle Hay Centre
6200 Aurora Avenue, Suite 300W
Urbandale, IA 50322-2866

RE: NW 100TH STREET ENVIRONMENTAL ASSESSMENT-DMAMPO COMMENTS

Dear Mr. Kane:

Thank you for the comments from the Des Moines Area Metropolitan Planning Organization (DMAMPO.) Below you will find the response to the comments in your September 26, 2008 letter.

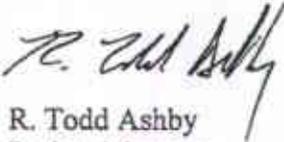
1. DMAMPO staff notes that the project description identifies the southern termini as Brookview Drive, and questions the proposed lane configurations south of Brookview Drive (2 lanes) and its connection north into Plum Drive (4 lanes);
 - The study area was expanded to Brookview Drive at the request of the Iowa DOT. Lane configuration south of Brookview Drive is two lanes. Lane configuration north of Brookview Drive includes two north bound lanes, one south bound lane and one two-way left turn lane to provide a transition area.
2. DMAMPO staff notes that, annually, a Bicycle and Pedestrian Facilities Map identifying existing, planned and proposed facilities are updated with assistance of the DMAMPO member governments/organizations, and notes that bike/pedestrian trail has not been identified on the Bicycle and Pedestrian Facilities Map along NW 100th Street over Interstates 35/80 as of this date (9/26/08.)
 - The bike/pedestrian trail was added to the crossing of I-35/80 at the City of Urbandale's request.
3. DMAMPO staff notes that Page 3, 1st paragraph, "During 2006 and 2007..." notes that after further traffic modeling evaluating, "traffic conditions on the local system, as well as the interstate, adequately accommodated traffic without the need for additional interchange." Staff notes that there are several instances in the document referencing the need for an interchange to assist in alleviating traffic congestion that are contradictory to earlier findings.
 - The document recognizes the need for a potential interchange when land uses and traffic conditions warrant such an action and also recognizes that this may not occur. It would seem prudent, however, to preserve the necessary right of way at this time. DMAMPO is correct in that the current travel model does not indicate the need for an interchange at this time; however land use for the study area is changing considerably, additionally the DMAMPO travel demand model is undergoing an update. Both of which could show the need for a future interchange at this location.

4. DMAMPO staff questions the project's purpose and need, noting the third bullet refers to corridor preservation, yet all other references refer to preservation for an interchange.
- DMAMPO staff state that most references to corridor preservation refer to land preservation for an interchange. The proposed potential interchange is part of the proposed NW 100th Corridor improvements. Corridor preservation for this study by definition would include preserving right of way for a proposed potential interchange. It would not be in the public's interest to not preserve the right of way for the potential interchange at this time.

Thank you for your comments regarding the NW 100th Street Environmental Assessment. If you have any questions about the above responses please feel free to contact me at 515-964-2020.

Sincerely,

SNYDER & ASSOCIATES, INC.



R. Todd Ashby
Project Manager

cc: Ted Ohmart, DMAMPO Chair
Larry Land, Polk County Public Works Department
Kurt Bailey, Polk County Public Works Department
Dave McKay, City of Urbandale
Angela Poole, Iowa DOT, Office of Location and Environment