



City Manager's Office
Special Project
433 Hay Street
Fayetteville, NC 28301

June 29, 2010

Memorandum to Record

To all Concerned and Interested Parties
City of Fayetteville, North Carolina Multimodal Center Project
Environmental Assessment for Project
Public Comment Period-Comments and Replies to Environmental Assessment

To all Persons or Parties of Interest

This writing is issued to address comments received as a result of the public hearing held on Monday April 26, 2010 for the subject matter as well as to address all letters, emails, and the like received during the EA official public comment period. Comments listed are in no particular order of importance or preference and may be summarized and grouped together as they are addressed. However, the full texts of all comments received have been included in this final version of the Environmental Assessment. Comments received that do not relate to the site selection of the MMC, or relate to component of the EA will not receive a response from the city of Fayetteville. The responses given herein continue to support the City of Fayetteville's position and decision that the site chosen for the development of the Multimodal Center (MMC) is the correct site and that the process used to arrive at that determination complied with all requirements of any grant conditions or processes and procedures as required by FTA.

Comment(s) Received	City of Fayetteville Reply/Comment
Will the design of the MMC be consistent with other downtown facilities such as the Airborne and Special Operations Museum or the Medical Arts Center?	Yes. The design of the MMC will compliment all structures in the downtown area. The building will be designed and built to a high quality equal to or greater than surrounding structures. The MMC will be a LEED Silver rated facility and the design will be reviewed and approved by various city boards and commissions before construction begins. The MMC will contain elements of public art See section 3.20 of this EA
Is the location suggested for use large enough for current and future public transportation traffic?	Yes. The chosen site is approximately 2.5 acres and preliminary plans show bays for buses sufficient for expansion of the FAST system for the next 15 years at least. See section 3.1 and Figure 4 of this EA.

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<p>The MMC should not be put in an already developed area.</p>	<p>The site chosen is mostly undeveloped or vacant land and the existing business on the largest parcel in the block will move off the property in July 2010 and has agreed to sell the portion of the land (1 acre) owned by said business to the City of Fayetteville. Another large portion of the land is currently under lease to the aforementioned business and will be vacated in July 2010. The lessee has expressed interested in selling to the city for the purposes of building the MMC. The remaining two businesses will be contacted by the City of Fayetteville to express our offer to purchase their property at the appropriate time and by the appropriate method as required by FTA guidelines covering acquisition of property using FTA funds.</p>
<p>The MMC should be put at the site originally recommended by the architect, the Amtrak Site.</p>	<p>A further review of the entrance and exist requirements of the operations of the MMC shows a fatal flaw in having the MMC at the Amtrak site without benefit of another way to enter & exist around the existing CSX railroad mainline track. Estimates and records of RR signal activations on both the CSX mainline track and the spur line track one block east shows that buses can become immobile waiting for trains to clear the tracks. The MMC will operate on a pulse process, arriving at the site 10 minutes before and leaving 10 minutes after each hour. Any delays caused by the trains that exceed a minute or two would disrupt the entire scheduling of the public transit system. City traffic records shows that both tracks are occupied at the same time, and for extended periods of time on almost a daily basis. The Fayetteville City Council has stated publicly and by a majority vote not to consider the Amtrak site due to the aforementioned concern over FAST operations performance.</p>
<p>There are concerns over crossing the streets adjacent to the proposed site for the MMC</p>	<p>Each intersection adjacent to the MMC will have pedestrian signals to assure safe passage of persons crossing the street. The area will be as safe, pedestrian-safety-wise as any other location in the downtown area. See section 3.6 and 3.24 of this EA</p>

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<p>The city is buying a contaminated lot and would have to spend large sums of money to clean the site up</p>	<p>The City of Fayetteville is very aware of most of the environmental conditions of the site and notes that the contamination associated with the dry cleaner operation is being handled by NC DENR through the state run cleanup program. The City will assume no liability or responsibility of any contamination not presently known on the site due to the fact that we have performed our due diligence on the property. See section 3.19 of the EA.</p>
<p>There is insufficient parking on the site</p>	<p>The master plan for the MMC shows public use street parking surrounding the site. The master plan also has reserved parking spaces for Taxis service. Some 250 additional parking spaces are available at the Amtrak site parking lot which is 400 feet due north of the MMC site. These spaces will be used by employees and other working in the MMC. It is not expected that any large number of persons owning a personal vehicle would choose to drive to the MMC and then employ the public transit system. If the numbers ever exceed the parking that will be made available by the development then the Amtrak parking lot can be used for such service. See Figure 4 and Figure 5 of this EA</p>
<p>Selecting this site will discourage other development in the downtown area.</p>	<p>A business plan was conducted of potential commercial and professional businesses that could be considered viable within the development of the MMC. The master plan shows the potential of this development as phase 2 & 3 of the project overall plan. The City of Fayetteville will issue request for development proposals as part of the plan to develop the site to its full potential. There is no evidence that building the MMC at this site will discourage any other businesses that want to develop in the downtown area.</p>
<p>The development of the MMC would take value away from the recent development made by the Cape Fear Valley Medical System (CFVMS).</p>	<p>The City disagrees with this comment because the MMC would be built to at least as high a quality standard as the development by CFVMS.</p>
<p>Emissions from the MMC will tax CFVMS air handling systems which could jeopardize the health of the patients.</p>	<p>The construction of the MMC will greatly improve the efficiency of the routes and will decrease the total number of miles traveled. In addition, FAST will begin utilizing hybrid buses and will replace diesel buses with hybrids on an as needed basis. It is anticipated that construction of the MMC will improve air quality within the city. See section 3.7 of the EA. Based on our visual observations, it appears</p>

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	that the CFVMS air handling units are located approximately 370 feet from the MMC property boundary. The hospital building and a five lane roadway are located between the air handling units and the preferred MMC site. It is unlikely that emissions from the MMC would tax the CFVMS air handling systems.
Other sites in the study are just as good to use for the MMC.	The comprehensive review conducted by the City and its consultants clearly shows that the recommended site scored the highest points in the evaluation process. See section 6 for detailed information on the scoring criteria and results.
The city of Fayetteville should not condemn a property to build the MMC.	The City of Fayetteville has no desire to condemn any property for this project and will use every means and method available to avoid such action until no other resolution is available. Property acquisition shall follow the guidelines and requirement of FTA rules and regulations. In particularly The Uniform Relocation Assistance And Real Property Acquisition Policies Act of 1970, as amended and updated to current date.
The MMC will have security issues, panhandling, undesirable people and the like.	The City of Fayetteville recognizes and appreciates these concerns and will provide security and protection to the fullest extent reasonable and necessary to provide a safe environment for its ridership and the general public. This facility will be constructed less than 200 feet from the Fayetteville Police Department headquarters and one block from City Hall. This facility will enjoy the same security and cleanliness as provide in other city-owned and operated facilities. Any violations of existing ordinances related to issues such as loitering or panhandling will be strictly enforced.
How will the city assure funding for this project?	The City of Fayetteville has been a grant recipient of FTA funding for the past 30 years and expects to receive funding for this project. This project is approved in the City of Fayetteville's 5-year Capital Improvement Plan. The City will use a combination of federal/state/city funding to pay for the project. Additional the City has separate requests submitted for special appropriations for this project.
The city should use the Amtrak site to save money on the project.	See previous answer regarding use of the Amtrak station and the impact on the operations of the FAST system.
Putting the MMC on the proposed site will have unintended consequences related to safety or the best interest of development in the downtown area.	See previous answers addressing safety and development of the downtown area.

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<p>Developing the recommend site will destroy an existing business.</p>	<p>See previous answer regarding condemnation. The City of Fayetteville has no desire or interest in causing damage to any existing businesses and will use every mean and method to avoid condemnation including relocation assistance as allowed by FTA regulations. However the city must weigh the benefit of the MMC to all citizens against the impact of the project on existing businesses.</p>
<p>References are made to an existing building being vacant when in fact the building has been renovated and contains a business.</p>	<p>The City of Fayetteville acknowledges that one building noted as vacant now contains a business.</p>
<p>The recommend site was chosen for political reasons.</p>	<p>The recommended site was voted on and approved by a majority of City Council members for the reasons stated in the EA and above.</p>
<p>The report does not adequately address the environmental impact of this project on the surrounding area. The project needs additional environmental evaluation and study before proceeding.</p>	<p>The City of Fayetteville believes that the EA is sufficient in all aspects and does address the impact on the surrounding area in 22 different categories as listed in the EA.</p>

End of Comment Section