# NICODEMUS NATIONAL HISTORIC SITE NATIONAL HISTORIC LANDMARK DISTRICT

# VISITOR CENTER SITE SELECTION STUDY AND ENVIRONMENTAL ASSESSMENT





Project Program/Site Study 100% Submittal Environmental Assessment January 28, 2011

### Acknowledgments

National Park Service Nicodemus National Historic Site Mark Weaver, Superintendant

National Park Service Midwest Regional Office Sandra Washington, Chief Planning and Compliance Geoff Burt, Historical Landscape Architect Bill Harlow, Historical Architect Nick Chevance, Regional Environmental Coordinator Marla McEnaney, Historical Landscape Architect Don Stevens, Senior Historian Dena Sanford, Architectural Historian Alesha Hansen, Historian

Nicodemus Liaison Team Thomas Wellington, President, Nicodemus Historical Society Angela Bates, Executive Director, Nicodemus Historical Society Sharyn Alexander, Trustee, Nicodemus Township Board Gil Alexander, descendant Debra Alexander-Wilson, descendant Marilyn Gray, descendant

> Landscape Architect Mundus Bishop

Architect Anderson Hallas Architects, PC

Environmental Assessment ERO Resources Corporation

### Civil Engineer Martin/Martin

Task Order: T6017100005 Project Program/Site Study Environmental Assessment January 28, 2012

# **Table of Contents**

### Acknowledgements

#### Chapter 1. Introduction

Study Area	3
Project Purpose and Need	5
Purpose and Significance of Nicodemus National Historic Site	6
Project Goals and Objectives	7
Relevant Planning Documents	10
Environmental Assessment Process	14
Scoping	14
Impact Topics	15

## Chapter 2. Project Program

Introduction	23
Building Program	23
Site Program	25

### Chapter 3. Analysis

Introduction	31
NHS Building Analysis	31
Site Analysis	39

## Chapter 4. Alternatives

Introduction	51
Potential Alternatives	51
Attributes Common to All Action Alternatives	53
Roadside Park	55
No Action Alternative	57
Alternative 1 - Townsite	58
Alternative 2 - Township	66
Alternative 3 - NHS Buildings	73
Preferred Alternative	78
Alternatives Comparison	83
Mitigation for All Alternatives	84
Environmentally Preferable Alternative	86
Impact Summary	86

# Table of Contents cont.

#### **Chapter 5. Affected Environment and Environmental Consequences**

Introduction	93
General Methods	93
Cumulative Effects	94
Impacts to Cultural Resources and Sections 106 and 110 of the	
National Historic Preservation Act	95
Archeological Resources	96
Historic Structures/Cultural Landscapes	100
Visual Resources	103
Visitor Experience	106
Transportation	110
Public Health and Safety	113
Park Operations	115
Socioeconomics	119
Museum Collections	122

#### Chapter 6. Consultation and Coordination

Scoping/Consultation	125
Compliance with Federal and State Regulations	126
References	127

#### **Appendices**

- A. Nicodemus Staff Organizational Chart
- B. Programming Sketches
- C. Building Studies
- D. Detailed Building Program
- E. Nicodemus HABS/CLR Maps
- F. USGS Map
- G. Utility Drawing
- H. Water System
- I. NPS Legal Site Document

# List of Figures

Figure 1.	Vicinity Map
Figure 2.	Nicodemus Township and Study Area
Figure 3.	Nicodemus Townsite, National Historic Landmark, and Nicodemus
	National Historic Site
Figure 4.	Building Program - Visitor Contact Station
Figure 5.	Building Program - Visitor Center
Figure 6.	Site Program
Figure 7.	Building Analysis Diagrams
Figure 8.	Building Analysis Diagrams
Figure 9.	Site Analysis - Township
Figure 10.	Site Analysis - Townsite
Figure 11.	Site Arrangement - Townsite
Figure 12.	Existing Utilities Diagram - Townsite
Figure 13.	Roadside Park Orientation Plaza
Figure 14.	Alternative 1 - Townsite - 2 Acre Parcel
Figure 15.	Alternative 1 - Townsite - 1 Acre Parcel
Figure 16.	Parking A
Figure 17.	Alternative 1 - Townsite
Figure 18.	Alternative 2 - Township - Potential Overlook to Townsite
Figure 19.	Alternative 2 - Township - Agricultural Land
Figure 20.	Parking B
Figure 21.	Alternative 2 - Township
Figure 22.	Alternative 3 - NHS Buildings - NHA Complex
Figure 23.	Alternative 3 - NHS Buildings - 1 Acre Parcel
Figure 24.	Alternative 3 - NHS Buildings
Figure 25.	Preferred Alternative - Site Diagram 2 Acre Parcel
Figure 26.	Preferred Alternative

# List of Tables

Table 1.	Impact Topics Retained and Relevant Laws, Regulations, and Policies	15
Table 2.	Alternatives Comparison	83
Table 3.	Mitigation Measures For All Action Alternatives	_85
Table 4.	Impact Summary	88
Table 5.	Archaeological Sites Impact and Intensity	_97
Table 6.	Historic Structures and Cultural Landscape Impact and Intensity	100
Table 7.	Visual Resources Impact and Intensity	104
Table 8.	Visitor Experience Impact and Intensity	107
Table 9.	Transportation Impact and Intensity Thresholds	110
Table 10.	Public Health and Safety Impact and Intensity	113
Table 11.	Park Operations Impact and Intensity	116
Table 12.	Socioeconomics Impact and Intensity Thresholds	119
Table 13.	Museum Collections Impact and Intensity Thresholds	122
Table 14.	Environmental Compliance Requirements	126

# Acronyms and Abbreviations

·····,	
ABAAS	Architectural Barriers Act Accessibility Standard
ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
AME	African Methodist Episcopal Church
BMP	Best Management Practice
CBA	Choosing By Advantages
CEQ	Council on Environmental Quality
CLR	Cultural Landscape Report
Corps	U.S. Army Corps of Engineers
DO	Directors Order
EA	Environmental Assessment
EPA	Environmental Protection Agency
ESA	Endangered Species Act
EIS	Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
HABS	Historic American Buildings Survey
HSR	Historic Structures Report
GMP	Nicodemus National Historic Site General Management Plan
MWRO	Midwest Regional Office
NEPA	National Environmental Policy Act
NHA	Nicodemus Housing Authority
NHL	Nicodemus National Historic Landmark
NHS	Nicodemus National Historic Site
NHPA	National Historic Preservation Act
NPS	National Park Service
NRCS	National Resource Conservation Service
NRHP	National Register of Historic Places

# Acronyms and Abbreviations cont.

Park	The five discontiguous properties that comprise the Nicodemus National Historic Site established as a unit of the NPS in 1996
PEPC	Planning, Environment, and Public Comment
PMIS	Project Management Information System
SF	Square Feet
SHPO	State Historic Preservation Office or Officer (State of Kansas)
Township	Nicodemus Township
Townsite	Nicodemus Townsite (whose boundaries match with the Nicodemus NHL)
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VA	Value Analysis