

THE CITY OF DAYTON

C100371.010

DATE: APRIL 29, 2016

**ENVIRONMENTAL ASSESSMENT
SUMMARY REPORT
PROPOSED JAMESTOWN PARK CONVERSION
DAYTON PIKE, CITY OF DAYTON, KENTUCKY**

BY

**ULTRA TECHNIC SERVICES, INC
6531 WEST CHESTER ROAD
WEST CHESTER, OHIO 45069**

April 30, 2016

C100371.010

City Of Dayton

514 Sixth Street

Dayton, KY 41074

Atten.: Mr. Michael Griffen- City Manager

**RE: ENVIRONMENTAL ASSESSMENT
CONVERSION OF PROPOSED JAMESTOWN PARK
ON DAYTON PIKE, DAYTON, KENTUCKY
TO NATIONAL PARK SERVICE LAND AND WATER
CONSERVATION FUND (LWCF) PARK**

Dear Mr. Griffen:

We are pleased to submit our report for the environmental assessment performed for the above referenced park conversion. The purpose of this study was to establish the impact, if any, of the proposed park conversion on the human environment affected. The following report summarizes the background information, purpose and the need of the project, our findings, conclusions and recommendations. The results of this study indicate that the proposed conversion should not have any significant impact on the affected residents at this time. No further study is deemed necessary at this time.

We trust you will find the contents this report of assistance and assure you of our best attention at all times. Please call the writers if you have any comments.

Respectfully submitted,

ULTRA TECHNIC SERVICES, INC.

Dr. Olusegun G. Akomolede, PhD, P.E.

President/Chief Geotechnical Engineer

Olutobi T. Akomolede

Engineering Aid

EXECUTIVE SUMMARY

The City of Dayton contracted with Ultra Technic Services, Inc. to perform an environmental assessment of the proposed conversion of the Jamestown Park planned along Dayton Pike in the City of Dayton to a National Park Service Land and Water Conservation Fund (LWCF) park. This conversion will replace the LWCF National Park Service (NPS) Park located along the City of Dayton's waterfront, shown on Figures 1 and 2. Specifically, this parkland conversion is necessitated by the fact that the City of Dayton signed a development agreement with a Developer, DCI Inc., in 2005 to have them develop its 142 acres of continuous landed property along its Ohio River Front. However, a portion of this land, 6.6 acres to be precised, was under restriction (easement) granted to the Secretary of Interior, U.S.A. to retain this area for outdoor recreation uses, M.B. 135, PG.122-Cardinal Engineering. This piece of land is located in the portion of the City's property that was included in the City agreement with DCI. Thus, if this easement were not vacated, it would seriously hamper or prevent this development from going forward. For this and other practical reasons discussed in details in this report, the City would like to convert or swap their land along Dayton Pike, which is equally proposed for a park, for the restricted land. The purpose of this study was therefore to assess the environmental implications of this property conversion.

. The work performed for this study included the following basic aspects:

- Review of relevant maps and other documents pertaining to the two park sites in study including the report of the Phase I environmental site assessment initially performed for the JTP site.
- Review of relevant information presented in the City of Dayton's Websites and other online sources that may shed more light to the potential impact of the proposal to the human environment of the study sites.
- Review of publicly available record from the City
- Interviews of the City Manager and a representative cross section of the City's residents to determine any potential impact of the proposal of the residents.
- Preparation of this report following guidelines in The National Park Service, U.S. Department of Interior Land and Water Conservation Fund Federal Financial Assistance Manual, Volume 69 of October of 2008.

This report presents the purpose, the need and the background information in the next chapter. The following chapter presents the alternatives considered which in turn is followed by a discussion of the affected environment and the impact on it, if any, of the proposed conversion.

Since this project involves mainly easement swap with no attendant significant physical and environmental changes, it was concluded from interviews conducted with a representative cross-section of the City's residents and our research that no significant adverse environmental impact will result from the property conversion. Positive impacts are however, expected. Details are presented in this report.

Revised Preface

Reference is made to 6.6 acres restricted to the Secretary of Interior, U.S.A. to retain the area for outdoor recreation uses. This acreage is actually 6.033 acres after further research on the deed.

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