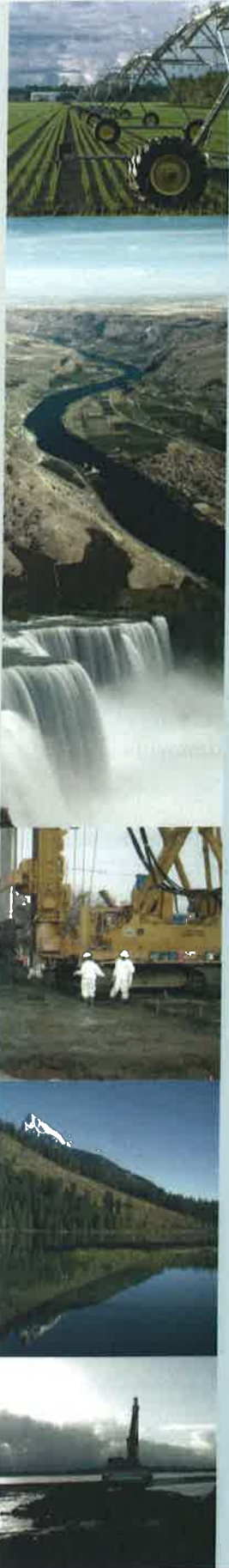


Entire ~~entire~~ document found at [btd-llc.com Documents Corrective Measures](http://btd-llc.com/Documents/Corrective%20Measures)



S.S. Papadopoulos & Associates, Inc.
Environmental and Water Resource Consultants

Distributed to Planning & Zoning Commission during public hearing



Corrective Measures Report

**Bannister Federal Complex
Kansas City, MO**

**Draft Final
April, 2017**



S.S. Papadopoulos & Associates, Inc.



S.S. PAPADOPULOS & ASSOCIATES, INC.
ENVIRONMENTAL & WATER-RESOURCE CONSULTANTS

April 20, 2017

Rich Nussbaum, P.E.
Section Chief, Permits Section
Missouri Department of Natural Resources
Hazardous Waste Program
P.O. Box 176
Jefferson City, MO 65102-0176

**Subject: Bannister Federal Complex –
Draft Final Corrective Measures Report**

Dear Rich:

On behalf of CenterPoint, I am pleased to submit with this letter, the Draft Final Corrective Measures Report (CMR) for the Bannister Federal Complex (BFC). The report provides a summary of the corrective measures proposed for the BFC, should a property transfer occur. This report has been revised on the basis of comments from MDNR dated March 2017, as well as minor editorial comments provided by Don Dicks via email later that month. A Response to Comments matrix is provided as Appendix E to the report.

We have tried to efficiently summarize voluminous information in figures, tables, text and appendices. Nonetheless, if there is additional information you would like to assist in your review, please let me know, and we can provide additional backup.

As always, if you or your staff have any questions, feel free to phone or email.

Sincerely,

S. S. PAPADOPULOS & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Harvey Cohen".

Harvey Cohen, PhD, RG
Principal

cc: Electronic Distribution List via FTP

Appendix D

Proposed Land Uses for BFC Property to be Transferred

BFC CenterPoint		
Allowable and Restricted Land Uses ^{1,2}		
NOTES:		
Current Zoning of BFC Site is M3-5.		
Red = a use allowed in M3-5 which is proposed to be not allowed or restricted in UR		
Blue = not allowed in M3-5 but proposed to be allowed under UR		
Black = no change from M3-5 to UR		
Prohibited Uses are noted with a hyphen "-"		
Permitted Uses are noted with a "P"		
Restricted Uses are noted with "Restricted" and may be restricted by geography or require special review.		
Special Uses are only in the M3-5 Use Table and require a special use permit. They are noted with an "S"		
USEGROUP	ZONING DISTRICT	
Use Category		DRAFT
>> specific use type	Allowed per M3-5	BFC UR
RESIDENTIAL		
Household Living	-	-
>> Single-family home	-	-
>> In single-purpose residential building	-	-
>> Above ground floor (in mixed-use building)	-	-
Group Living	-	-
PUBLIC / CIVIC		
Bicycle-Sharing Facilities	P	P
Club, Lodge, or Fraternal Organization	-	-
College/University	-	-
Day Care	S	-
Detention and Correctional Facilities	S	-
Halfway House	S	-
Hospital	-	-
Park/Recreation	P	-
Religious Assembly	P	-
Safety Services	P	P
Schools	P	-
Utilities & Services (except as noted below)	S	P
>> Basic, minor	P	P
>> Basic, major		P

BFC CenterPoint		
Allowable and Restricted Land Uses ^{1, 2}		
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USEGROUP	ZONING DISTRICT	
Use Category		DRAFT
>> specific use type	Allowed per M3-5	BFC UR
COMMERCIAL		
Adult Business		
>> Adult media store	P	-
>> Adult motion picture theater	P	-
>> Sex shop	P	-
Animal Service	P	-
Artist Work or Sales Space	P	-
Building Maintenance Service	P	P
Business Equipment Sales and Service	P	P
Business Support Service (except as noted below)	P	P
>> Day labor employment agency	P	-
Communications Service Establishments	P	P
Drive-through Facility	-	-
Eating and Drinking Establishments	P	-
Entertainment and Spectator Sports	S	-
Financial Services (except as noted below)	S	P
>> Short-term Loan Establishment		-
Food and Beverage Retail Sales	P	-
Funeral and Interment Services		
>> Cemetery/columbarium/mausoleum	-	-
>> Cremating	P	P
>> Undertaking	P	P
Gasoline and Fuel Sales	P	-
Lodging	-	-
Office, Administrative, Professional or General	P	P
Office, Medical	-	-
Parking, Non-accessory	P	P
Personal Improvement Service (NO DAY CARE)	P	P
Repair or Laundry Service, Consumer	P	-
Research Service	P	P
Retail Sales	P	-
Sports and Recreation, Participant (NO DAY CARE)	S	-
Vehicle Sales and Service	P	P
>> Light equipment sales/rental (indoor)	-	P
>> Light equipment sales/rental (outdoor)	-	P

BFC CenterPoint		
Allowable and Restricted Land Uses ^{1,2}		
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USEGROUP	ZONING DISTRICT	
Use Category		DRAFT
>> specific use type	Allowed per M3-5	BFC UR
INDUSTRIAL		
Junk/Salvage Yard	S	-
Manufacturing, Production and Industrial Service		
>> Artisan	P	P
>> Limited	P	P
>> General	P	P
>> Intensive	P	P
Mining/Quarrying	S	-
Outdoor Storage	P	P
Recycling Service		
>> Limited	P	P
>> General	P	P
Residential Storage Warehouse	P	-
Warehousing, Wholesaling, Freight Movement		
>> Indoor	P	P
>> Outdoor	S	P
Waste-Related Use		
>> Composting facility	S	Restricted
>> Demolition debris landfill	S	Restricted
>> Solid waste separation facility	S	Restricted
>> Transfer station	S	Restricted

BFC CenterPoint		
Allowable and Restricted Land Uses ^{1,2}		
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USEGROUP	ZONING DISTRICT	
Use Category		DRAFT
>> specific use type	Allowed per M3-5	BFC UR
AGRICULTURAL		
Agriculture, Crop	P	-
Agriculture, Animal	P	-
Agriculture, Urban		
>> Home garden	P	-
>> Community garden	P	-
>> Community supported agriculture (CSA) farm	P	-
ACCESSORY SERVICES		
Wireless Communication Facility		
>> Freestanding	P	P
>> Co-located antenna	P	P

BFC CenterPoint		
Allowable and Restricted Land Uses ^{1,2}		
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Special Uses are only in the M3-5 Use Table and require a special use permit. They are noted with an "S"		
USEGROUP		ZONING DISTRICT
Use Category		DRAFT
>> specific use type		Allowed per M3-5
		BFC UR
SUMMARY OF PROHIBITED USES		
All residential uses		
Club, Lodge, or Fraternal Organization		
College/University		
Day Care		
Detention and Correctional Facilities		
Halfway House		
Hospital		
Park/Recreation		
Religious Assembly		
Schools		
All Adult businesses		
Animal Service		
Artist Work or Sales Space		
Day labor employment agencies		
Drive-through facilities		
Eating and Drinking Establishments		
Short-term Loan Establishment		
Cemetery/columbarium/mausoleum		
Gasoline and Fuel Sales		
All lodging uses		
Repair or Laundry Service		
Residential support services		
Retail Sales		
Sports and Recreation, Participant		
Junk/Salvage Yard		
Mining/Quarrying		
Residential Storage Warehouse		
All agricultural uses		
¹ These proposals have not yet been approved by the KCMO Dept. of Planning		
² See the "Request for Non-Residential Exposure Scenarios in the Baseline Risk Assessment for the Bannister Federal Complex (BFC), Kansas City, Missouri EPA ID# MO9890010524", Letter from Rich Nussbaum, MNDR Permits Section, to Mr. Andy Gibler (US DOE) and Mr. Kevin Phillips (GSA), April 1, 2015.		

DRAFT

Permitted, Prohibited and Restricted Land Uses

USE GROUP	
Use Category >> specific use type	Classification

RESIDENTIAL

Household Living	Prohibited
>> Single-family home	Prohibited
>> In single-purpose residential building	Prohibited
>> Above ground floor (in mixed-use building)	Prohibited
Group Living	Prohibited

PUBLIC / CIVIC

Bicycle-Sharing Facilities	Permitted
Club, Lodge, or Fraternal Organization	Prohibited
College/University	Prohibited
Day Care	Prohibited
Detention and Correctional Facilities	Prohibited
Halfway House	Prohibited
Hospital	Prohibited
Park/Recreation	Prohibited
Religious Assembly	Prohibited
Safety Services	Permitted
Schools	Prohibited
Utilities & Services (except as noted below)	Permitted
>> Basic, minor	Permitted
>> Basic, major	Permitted

COMMERCIAL

Adult Business	
>> Adult media store	Prohibited
>> Adult motion picture theater	Prohibited
>> Sex shop	Prohibited
Animal Service	Prohibited
Artist Work or Sales Space	Prohibited
Building Maintenance Service	Permitted
Business Equipment Sales and Service	Permitted

DRAFT

Business Support Service (except as noted below)	Permitted
>> Day labor employment agency	Prohibited
Communications Service Establishments	Permitted
Drive-through Facility	Prohibited
Eating and Drinking Establishments	Prohibited
Entertainment and Spectator Sports	Prohibited
Financial Services (except as noted below)	Permitted
>> Short-term Loan Establishment	Prohibited
Food and Beverage Retail Sales	Prohibited
Funeral and Interment Services	
>> Cemetery/columbarium/mausoleum	Prohibited
>> Cremating	Permitted
>> Undertaking	Permitted
Gasoline and Fuel Sales	Prohibited
Lodging	Prohibited
Office, Administrative, Professional or General	Permitted
Office, Medical	Prohibited
Parking, Non-accessory	Permitted
Personal Improvement Service (NO DAY CARE)	Permitted
Repair or Laundry Service, Consumer	Prohibited
Research Service	Permitted
Retail Sales	Prohibited
Sports and Recreation, Participant (INDOOR HEALTH CLUBS AND GYMNASIUMS ONLY - NO DAY CARE)	Permitted
Sports and Recreation, Participant (OUTDOOR)	Prohibited
Vehicle Sales and Service	Permitted
>> Light equipment sales/rental (indoor)	Permitted
>> Light equipment sales/rental (outdoor)	Permitted
INDUSTRIAL	
Junk/Salvage Yard	Prohibited
Manufacturing, Production and Industrial Service	
>> Artisan	Permitted
>> Limited	Permitted
>> General	Permitted
>> Intensive	Permitted
Mining/Quarrying	Prohibited
Outdoor Storage	Permitted
Recycling Service	
>> Limited	Permitted
>> General	Permitted

DRAFT

Residential Storage Warehouse	Prohibited
Warehousing, Wholesaling, Freight Movement	
>> Indoor	Permitted
>> Outdoor	Permitted
Waste-Related Use	
>> Composting facility	Restricted*
>> Demolition debris landfill	Restricted*
>> Solid waste separation facility	Restricted*
>> Transfer station	Restricted*

**Permitted only with Department approval – conditions may be imposed.*

AGRICULTURAL

Agriculture, Crop	Prohibited
Agriculture, Animal	Prohibited
Agriculture, Urban	
>> Home garden	Prohibited
>> Community garden	Prohibited
>> Community supported agriculture (CSA) farm	Prohibited

ACCESSORY SERVICES

Wireless Communication Facility	
>> Freestanding	Permitted
>> Co-located antenna	Permitted
Waste water treatment	Permitted
Railroad improvements and operations	Permitted

SUMMARY OF PROHIBITED USES

All residential uses
Club, Lodge, or Fraternal Organization
College/University
Day Care
Detention and Correctional Facilities
Halfway House
Hospital
Park/Recreation
Religious Assembly
Schools
All Adult businesses
Animal Service
Artist Work or Sales Space

DRAFT

Environmental Covenant – Activity & Use Limitations
Page 26 of 26

- Day labor employment agencies
- Drive-through facilities
- Eating and Drinking Establishments
- Short-term Loan Establishment
- Cemetery/columbarium/mausoleum
- Gasoline and Fuel Sales
- All lodging uses
- Repair or Laundry Service
- Residential support services
- Retail Sales
- Outdoor Sports and Recreation, Participant
- Junk/Salvage Yard
- Mining/Quarrying
- Residential Storage Warehouse
- All agricultural uses

