October 23, 2025

REASONABLY FORESEEABLE IMPACTS ANALYSIS -

Induced Growth, Encroachment, and Impact Assessment

LITTLE CREEK TRAIL & PLAZA TRAILHEAD

Prepared for:
The City of Conway
1111 Main Street
Conway, AR 72032

CT JOB NO. 24805000

Prepared by **Crafton Tull**

901 North 47th Street – Suite 400 I Rogers, AR 72756 I 479.636.4838 I www.craftontull.com

Contents

List of Tables i
Reasonably Foreseeable Impacts Analysis 1
1 Induced-Growth Effects Assessment 1
1.1 Project Influence on Growth Patterns 2
1.2 Long-Term Growth Implications 2
1.3 Reasonably Foreseeable Impacts 2
2 Encroachment–Alteration Effect Assessment 2
2.1 Physical Encroachment and Alterations 2
2.2 Long-Term Considerations 3
2.3 Conclusion 3
3 Reasonably Foreseeable Impact Analysis for the Little Creek Trail and Plaza Trailhead 3
3.1 Resource Conditions and Trends 3
3.2 Combined Effects 3
3.3 Mitigation Strategies 4
3.4 Assessment of Reasonableness 4
3.5 Key Findings 4
3.6 References 4
4 Summary Matrix – Effects, Impacts, and Mitigation 5

List of Tables

Table 1: Effects of the Proposed Action, Reasonably Foreseeable Impacts, and Mitigation Strategies 5

Reasonably Foreseeable Impacts Analysis

Updated per CEQ Memorandum (Feb. 19, 2025)

The Reasonably Foreseeable Impacts Analysis follows a structured framework consistent with the **Council on Environmental Quality (CEQ) Memorandum, "Implementation of the National Environmental Policy Act" (Feb. 19, 2025) and Interim Final Rule (April 11, 2025)**. The methodology focuses on **identifying and evaluating reasonably foreseeable environmental effects**.

The analysis applies a stepwise, transparent approach to ensure consistency with federal practice:

1. **Define the study area and time horizon** – The analysis considers the project corridor, adjacent neighborhoods, and the regional planning timeframe, encompassing short-term construction effects and long-term (~20+ year) outcomes.
2. **Identify resources of concern** – Key resource categories include land use, socioeconomic conditions, water resources, biological resources, transportation, and air quality.
3. **Describe baseline conditions and trends** – The evaluation considers existing development patterns, community context, habitat conditions, and regional growth trends.
4. **Identify potential reasonably foreseeable effects** – Both beneficial (e.g., improved mobility, recreation access, economic opportunity) and adverse (e.g., stormwater runoff, vegetation removal, habitat disturbance) effects are evaluated.
5. **Assess magnitude and context** – Each potential effect is evaluated for spatial extent, duration, likelihood, and the potential for mitigation measures to reduce adverse effects.

This framework ensures that the Reasonably Foreseeable Impacts Analysis is **data-driven, transparent, and consistent with CEQ's updated NEPA regulations**, while aligning with standard federal review practices and the **Fiscal Responsibility Act of 2023**.

1 Induced-Growth Effects Assessment

An Induced-Growth Effects Assessment evaluates how the proposed project could influence development or land-use patterns that may not otherwise occur without the project. This assessment is consistent with CEQ's directive to evaluate reasonably foreseeable environmental effects under 42 U.S.C. § 4332(2)(C)(i).

1.1 Project Influence on Growth Patterns

The Little Creek Trail & Plaza Trailhead is expected to improve connectivity in east Conway, potentially supporting nearby residential, commercial, and mixed-use development. Enhanced access to parks, schools, and retail destinations may encourage population concentration near trail segments.

1.2 Long-Term Growth Implications

Improved accessibility could lead to increased development pressure in adjacent neighborhoods. Over time, this may result in denser land uses or redevelopment, requiring local planning and infrastructure coordination to manage growth responsibly.

1.3 Reasonably Foreseeable Impacts

As new development occurs, demand for supporting infrastructure (including utilities, transportation facilities, and public services) may increase. Ongoing coordination with local agencies will help ensure these effects are managed through proactive planning.

2 Encroachment–Alteration Effect Assessment

> *Encroachment–Alteration Effects occur when a project changes the setting, use, or context of a nearby resource without directly acquiring or modifying it. These effects may influence how a resource is maintained, experienced, or perceived.*

2.1 Physical Encroachment and Alterations

Construction near Little Creek and adjacent wetlands may result in temporary vegetation clearing, soil disturbance, or localized habitat fragmentation. Minor modifications to drainage features such as bridges and culverts could alter hydrology or habitat connectivity.

Effects on Sensitive Areas

Potential effects include limited disturbance to bat habitat (Indiana Bat and Tricolored Bat). Implementation of seasonal clearing restrictions, native vegetation restoration, and habitat management practices will minimize potential encroachment effects.

2.2 Long-Term Considerations

Future development along new trail corridors could reduce open space, increase stormwater runoff, and alter neighborhood character. Integration with city land-use and zoning policies will help maintain compatibility with the surrounding environment.

2.3 Conclusion

The project's potential induced-growth and encroachment–alteration effects will require coordinated planning, adaptive management, and mitigation consistent with NEPA section 102 (42 U.S.C. § 4332).

3 Reasonably Foreseeable Impact Analysis for the Little Creek Trail and Plaza Trailhead

NEPA, as amended by the Fiscal Responsibility Act of 2023, directs agencies to assess reasonably foreseeable environmental effects (42 U.S.C. § 4332(2)(C)). The following structured assessment supports a comprehensive understanding of anticipated outcomes.

3.1 Resource Conditions and Trends

- **Land Use:** Predominantly auto-oriented patterns with limited multimodal infrastructure in east Conway.
- **Socioeconomics:** Moderate population growth and limited access to nonmotorized travel options.
- **Water Resources:** Ongoing erosion and runoff issues in Little Creek; sensitive wetland areas present.
- **Biological Resources:** Forested corridors and bat habitats may be affected by vegetation removal or disturbance.
- **Air Quality:** Emissions remain moderate; increased active transportation could improve local air quality.

3.2 Combined Effects

When considered alongside other projects (I-40 expansion, Conway Commons, Connect Conway Project western segments, Kinley Trail), the proposed project could enhance regional mobility and safety but also contribute to overall stormwater and habitat effects if not properly managed.

3.3 Mitigation Strategies

- Implement housing and infrastructure coordination policies.
- Incorporate stormwater management and native landscaping to reduce runoff.
- Apply USFWS bat protection measures.
- Encourage multi-modal connections through bicycle and pedestrian facilities.
- Employ traffic-calming and safe-crossing enhancements.

3.4 Assessment of Reasonableness

The approach ensures transparent, consistent, and data-informed evaluation of environmental and community effects, consistent with NEPA (42 U.S.C. § 4332(2)(C)) and 2025 CEQ guidance. Each effect is analyzed for magnitude, duration, spatial extent, and likelihood.

3.5 Key Findings

- **Positive:** Improved mobility, recreation access, and transportation safety.
- **Concerns:** Increased runoff, vegetation disturbance, and growth-related infrastructure needs.
- **Feasibility:** Mitigation measures are practical and consistent with federal guidance.

3.6 References

Council on Environmental Quality (CEQ). Memorandum on Implementation of the National Environmental Policy Act. Feb. 19, 2025.

FHWA. Technical Advisory T 6640.8A: Environmental Impact and Related Procedures. 42 U.S.C. §§ 4321–4336e (NEPA, as amended by the Fiscal Responsibility Act of 2023).

42 U.S.C. §§ 4321–4336e. *National Environmental Policy Act, as amended by the Fiscal Responsibility Act of 2023*.

U.S. Census Bureau. (2025). *American Community Survey 2020–2024 (5-Year Estimates): Census Tracts 304.03 and 304.04, Faulkner County, Arkansas*. Retrieved 10/16/2025, from https://data.census.gov.

4 Summary Matrix – Effects, Impacts, and Mitigation

Table 1: Effects of the Proposed Action, Reasonably Foreseeable Impacts, and Mitigation Strategies

Resource	Baseline Conditions (from latest ACS & field data)	Effects of Proposed Action	Reasonably Foreseeable Impacts	Magnitude	Likelihood	Duration (Construction / Operational)	Spatial Extent	Mitigation Strategies
Land Use & Development	Population: ~7,039 residents across tracts 05045030403 & 05045030404. Median household income: $84,306; 5–7% of households lack vehicle access. Area includes schools, parks, and residential zones.	Improves non-motorized access to jobs, education, and recreation. Encourages denser, mixed-use growth; raises property values	Enhanced community connectivity and economic revitalization; potential for increased housing demand and gradual land-use intensification near trailheads. Accelerated development pressure, risk of displacement	Moderate–High	High	Operational	East Conway	Coordinate with city planning on growth management; adopt affordable housing policies; monitor land-use trends
Socioeconomic Conditions	Conway's economy is service- and education-based. Trail corridor includes small businesses and retail areas.	Expands access to jobs, education, healthcare; long-term boosts to recreation and retail spending.	Trail-based tourism and event opportunities; supports regional outdoor recreation economy Economic uplift with potential resident displacement	Moderate–High	Moderate	Operational	City-wide	Inclusive engagement; prioritize benefits for existing residents; encourage business participation in trail programs; promote local hiring; support tourism marketing and event programming.
Water Resources (Little Creek & Wetlands)	Little Creek is a modified urban stream with localized erosion and sedimentation. FEMA floodplain overlaps with several segments.	Trail may cause erosion/runoff; stormwater controls included. Short-term disturbance from grading; small impervious area increases runoff risk.	Additional impervious surfaces could worsen runoff if unmanaged. Minimal long-term hydrologic change with proper BMPs; opportunity for localized water quality improvement via native plantings and bioswales.	Moderate	High	Construction + Operational	Localized (Little Creek/wetlands)	Implement stormwater BMPs, green infrastructure (bioswales, permeable pavement); streambank restoration; long-term maintenance; adhere to "no net rise" standards for floodplains; periodic maintenance.
Biological Resources (Wildlife & Vegetation)	Contains fragmented riparian woodland and potential bat habitat (Indiana Bat, Tricolored Bat).	Tree removal may affect Indiana & Tricolored Bat habitat	Habitat fragmentation without conservation. Habitat fragmentation risk reduced through native	Low–Moderate	Moderate	Construction + Operational	Riparian corridors	Follow USFWS guidance; seasonal clearing restrictions; preserve mature stands; native revegetation

Resource	Baseline Conditions (from latest ACS & field data)	Effects of Proposed Action	Reasonably Foreseeable Impacts	Magnitude	Likelihood	Duration (Construction / Operational)	Spatial Extent	Mitigation Strategies
			restoration; riparian connectivity expected to improve post-construction.					
Air Quality	Project area is in attainment for all NAAQS pollutants; Conway air quality generally good.	Temporary emissions from construction vehicles. Reduces vehicle emissions; more active transport	Long-term reduction in vehicle miles traveled due to increased biking/walking; net improvement in air quality over time	Low–Moderate	High	Operational	City-wide	Expand bike-sharing; promote low-emission commuting; monitor air quality metrics
Traffic & Transportation	Road crossings along Little Creek corridor; limited bike infrastructure east of I-40.	Improves mobility and safety. Adds 4.2 miles of trail and crossings improving multimodal connectivity.	Higher bike/ped volumes may need new safety measures. potential increase in pedestrian crossings requiring safety measures.	Moderate	High	Operational	City-wide intersections	Install enhanced crossings; traffic calming; pedestrian/bike safety audits; enhance crossings and signage; post-construction safety audits; coordinate with city traffic management.
Cultural & Visual Resources	Phase I survey found no historic properties affected. Area includes contemporary urban development.	Visual changes limited to signage, furnishings, and landscaping.	Improved visual quality through landscaping and native restoration.	Low	High	Operational	Localized	Landscape management, interpretive signage, and context-sensitive design.