

## A Appendix A: Permits

In addition to the regulatory framework of NEPA, the CEQ Regulations Implementing the Procedural Provisions of NEPA, VA's NEPA regulations (38 CFR Part 26), and VA's NEPA Interim Guidance for Projects, the following federal, state, and/or local environmental permits and approvals are required as part of the proposed action. This list may not be exhaustive, and the selected developer will be responsible for any additional compliance and permits.

- North Carolina Department of Environmental Quality, National Pollution Discharge Elimination System (NPDES) permit, if needed
- North Carolina general permit (NCG01) from the North Carolina Division of Energy, Mineral, and Land Resources
- Erosion and sediment control plan submitted to the North Carolina Division of Energy, Mineral, and Land Resources
- Wake County land disturbing permit
- Neuse River rules for nitrogen control permit administered by the Town of Garner
- Municipal Separate Storm Sewer System NPDES permit administered by the Town of Garner
- Stormwater pollution prevention plan
- Wastewater permit from Wake County
- Sewer extension permit in coordination with Wake County and the North Carolina Division of Water Resources to determine the appropriate permit requirements
- Plans and specifications for the construction, expansion, or alteration of the City of Raleigh water system must be approved through the City of Raleigh delegated plan approval authority. Please contact them at (919) 996-3245 for further information.

The following environmental permits are required for Alternative A and Alternative B in addition to those listed above.

### Alternative A

- None specific to Alternative A.

### Alternative B

- Nationwide Permit (NWP) 39 from USACE and the corresponding North Carolina Water Quality Certification 4139 to demonstrate conformance with Section 401 requirements.
- As needed, obtain an Individual Permit from USACE if more than 0.5 acres of wetlands would be impacted.
- Obtain a permit from Wake County Department of Environmental Services and provide at least 24-hour notice prior to abandoning a water well. Abandonment of any wells, if required, must comply with Title 15A Subchapter 2C.0100 of the North Carolina Administrative Code.
- Contact Wake County Department of Environmental Service prior to closing the septic field and tank.

## **B           Appendix B: Agency Correspondence**

- B.1 Preliminary Jurisdictional Letter to USACE for Alternative A
- B.2 Preliminary Jurisdictional Letter to USACE for Alternative B
- B.3 Email Correspondence with NCDEQ Regarding Section 401 Permitting for Alternative A
- B.4 NCDOT Memorandum of Understanding for the VA Clinic Traffic Study
- B.5 Agency and Stakeholder Scoping Letters
- B.6 SHPO Consultation Letter
- B.7 Tribal Consultation Letters
- B.8 Agency and Stakeholder Notice of Availability Letter

B.1 Preliminary Jurisdictional Letter to USACE for Alternative A



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2136

June 19, 2020

Lyle Phillips  
Raleigh Regulatory Field Office  
United States Army Corps of Engineers  
3331 Heritage Trade Drive, Suite 105  
Wake Forest, North Carolina 27587

**Re: Request for Preliminary Jurisdictional Determination (PJD) for the Raleigh Outpatient Clinic – Alternative A – 1032 Rand Road, Garner, Wake County, North Carolina**

Dear Mr. Phillips:

The United States Department of Veterans Affairs (VA) is proposing to construct an outpatient facility in Wake County, North Carolina (herein called the project). The project consists of two build alternatives and one no-build alternative currently under consideration. Alternative A is located southwest of the intersection of Rand Road and Benson Road (Figure 1).

#### Area of Potential Effect

The Alternative A study area (project study area) consists of approximately 16.76 acres of scrub growth and new growth forest, with rural residential development in the northern portion of the project study area. Topography within the project study area is gently sloping, with the elevation ranging from approximately 229 to 287 feet above mean sea level (Figure 2). Four mapped soil types are present within the project study area (Figure 3). No mapped hydric soils are present in the project study area. A review of the FEMA National Flood Hazard Layer showed that the entire project study area is located within Zone X (area of minimal flood hazard). Additionally, no NWI, NHD, or NCDEQ wetlands or waterbody features were identified within the project study area during desktop reviews.

#### Identification of Potentially Jurisdictional Resources

SWCA Environmental Consultants (SWCA) conducted a field investigation on May 14, 2020 to assess the general site characteristics and delineate the boundaries of all features present in the project study area (Figure 4). SWCA delineated one distinct wetland area, Wetland WA, totaling 0.02 acres. Wetland WA appears to be a manmade or man-altered depressional wetland primarily influenced by concentrated rainwater runoff, possibly a relic stormwater retention device or upland pond that has naturalized over time. Additionally, two ephemeral channels (EPH1 and EPH2) were observed in the project study area. EPH1 originates from Wetland WA and is approximately 2 feet wide and 0.5-1 feet deep. This feature is visible on historic aerial photographs and appears to be manmade and has naturalized over time. No baseflow was present in the channel during the time of survey and the feature lost all geomorphic characteristics after approximately 100 feet. A second ephemeral feature, EPH2, was identified behind the houses in the northern portion of the project study area. This feature is approximately 3 feet wide and 6 inches deep and has been manipulated/culverted in sections.

One small surface water, a relic stormwater basin, was identified in the project study area. A review of historic aerial photographs revealed that the project study area was cleared and grubbed sometime between July 2006 and June 2007. It is possible this feature was constructed during that time to manage stormwater runoff. Rip rap was observed surrounding the feature and a rip rap-lined swale was observed leading into it. The feature contained ponded water,

but no hydrophytic vegetation or hydric soils were present. The location of this feature is also depicted on Figure 4. Prior to conducting field surveys, a review of antecedent rainfall for the project study area was performed by employing the Direct Antecedent Rainfall Evaluation Method (DAREM). Precipitation data from the National Weather Service’s Clayton Water Treatment Plant, North Carolina station, approximately 8 miles east of the project study area, was used to determine the normality of rainfall for the project study area. The DAREM data was calculated using observed rainfall data and comparative Wetland Climate Table (WETS) data. Table 1 reflects the antecedent rainfall conditions for the project study area for the 3-month period prior to field surveys.

**Table 1. Antecedent Rainfall Conditions for the Raleigh Outpatient Clinic – Alternative A Study Area**

Prior Month	WETS Rainfall Percentile (inches)		Measured Rainfall (inches)	Evaluation Month: May 2020		
	30th	70th		Condition <sup>a</sup>	Month Weight <sup>b</sup>	Score <sup>c</sup>
April	2.18	4.21	3.80	2	3	6
March	3.30	5.01	3.53	2	2	4
February	2.30	4.17	6.45	3	1	3
<b>Sum:</b>					<b>13</b>	
<b>Description<sup>d</sup>: Normal</b>						

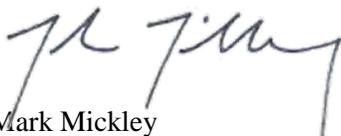
<sup>a</sup> Condition values are 1 for <30th percentile, 2 for between 30th and 70th percentile, 3 for > 70th percentile  
<sup>b</sup> Month weight is 3 for the most recent month, 2 for the previous month, and so on  
<sup>c</sup> Score is the product of the condition and month weight  
<sup>d</sup> Description: Drier than normal (sum is 6–9), normal (sum is 10–14), wetter than normal (sum is 15–18)

Determination of Findings

Based on the results of field surveys, potentially jurisdictional resources are present within the project study area. The following information is included with this submittal for your review and consideration:

- A Jurisdictional Determination Request; including a Preliminary Jurisdictional Determination (PJD) form with table of aquatic resources in the review area
- Project area mapping
- USACE Wetland Delineation forms
- NCDWQ Stream Identification forms
- Site photographs

SWCA would like to request a Preliminary Jurisdictional Determination (PJD) regarding the current conditions at the site. This determination will be used by the VA to further evaluate Alternative A, and to inform future project decisions. Should you have any comments or questions regarding the information provided please feel free to contact me at Mark.Mickley@SWCA.com or (919) 234-7370. Thank you in advance for your time and consideration. I look forward to hearing from you.



Mark Mickley  
 Project Manager

Attachments  
 Cc: Mr. Scott Vinson, NC Division of Water Resources (NCDWR), Raleigh Regional Office

B.2 Preliminary Jurisdictional Letter to USACE for Alternative B



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June 12, 2020

David Bailey  
Raleigh Regulatory Field Office  
United States Army Corps of Engineers  
3331 Heritage Trade Drive, Suite 105  
Wake Forest, North Carolina 27587

**Re: Request for Preliminary Jurisdictional Determination (PJD) for the Raleigh Outpatient Clinic – Alternative B – 9422 Ten Ten Road, Raleigh, Wake County, North Carolina**

Dear Mr. Bailey:

The United States Department of Veterans Affairs (VA) is proposing to construct an outpatient facility in Wake County, North Carolina (herein called the project). The project consists of two build alternatives and one no-build alternative currently under consideration. Alternative B is located southeast of the intersection of Ten Ten Road and Old Stage Road (Figure 1).

#### Area of Potential Effect

The Alternative B study area (project study area) consists of approximately 32.88 acres of active agricultural fields, small wooded stands, and rural residential development. Topography within the project study area is relatively flat, with the elevation ranging from approximately 395 to 412 feet above mean sea level (Figure 2). Two mapped soil types are present within the project study area (Figure 3). One hydric soil, Rains sandy loam, is mapped in the project study area. A review of the FEMA National Flood Hazard Layer showed that the entire project study area is located within Zone X (area of minimal flood hazard). Additionally, no NWI, NHD, or NCDEQ wetlands or waterbody features were identified within the project study area during desktop reviews.

#### Identification of Potentially Jurisdictional Resources

SWCA Environmental Consultants (SWCA) conducted a field investigation on May 14, 2020 to assess the general site characteristics and delineate the boundaries of all features present in the project study area (Figure 4). SWCA delineated two distinct wetland areas (Wetland WA and Wetland WB) totaling 2.58 acres. Both wetlands are a combination of palustrine forested (PFO) and palustrine emergent (PEM) wetland community types. Additionally, one ephemeral channels (EPH1) was observed in the project study area. EPH1 originates from Wetland WA and is approximately 3-5 feet wide and 2 feet deep. No water or vegetation was present in the channel during the time of survey.

Prior to conducting field surveys, a review of antecedent rainfall for the project study area was performed by employing the Direct Antecedent Rainfall Evaluation Method (DAREM). Precipitation data from the National Weather Service's Cary, North Carolina station, approximately 8 miles northwest of the project study area, was used to determine the normality of rainfall for the project study area. The DAREM data was calculated using observed rainfall data and comparative Wetland Climate Table (WETS) data. Table 1 reflects the antecedent rainfall conditions for the project study area for the 3-month period prior to field surveys.

**Table 1. Antecedent Rainfall Conditions for the Raleigh Outpatient Clinic – Alternative B Study Area**

Prior Month	WETS Rainfall Percentile (inches)		Measured Rainfall (inches)	Evaluation Month: May 2020		
	30th	70th		Condition <sup>a</sup>	Month Weight <sup>b</sup>	Score <sup>c</sup>
April	2.82	4.50	3.82	2	3	6
March	2.54	4.00	2.27	1	2	2
February	2.00	3.33	6.27	3	1	3
					<b>Sum:</b>	<b>11</b>
<b>Description<sup>d</sup>: Normal</b>						

<sup>a</sup> Condition values are 1 for <30th percentile, 2 for between 30th and 70th percentile, 3 for > 70th percentile

<sup>b</sup> Month weight is 3 for the most recent month, 2 for the previous month, and so on

<sup>c</sup> Score is the product of the condition and month weight

<sup>d</sup> Description: Drier than normal (sum is 6–9), normal (sum is 10–14), wetter than normal (sum is 15–18)

Determination of Findings

Based on the results of field surveys, potentially jurisdictional resources are present within the project study area. The following information is included with this submittal for your review and consideration:

- A Jurisdictional Determination Request; including a Preliminary Jurisdictional Determination (PJD) form with table of aquatic resources in the review area
- Project area mapping
- USACE Wetland Delineation forms
- NCDWQ Stream Identification forms
- Site photographs

SWCA would like to request a Preliminary Jurisdictional Determination (PJD) regarding the current conditions at the site. This determination will be used by the VA to further evaluate Alternative B, and to inform future project decisions. Should you have any comments or questions regarding the information provided please feel free to contact me at Mark.Mickley@SWCA.com or (919) 234-7370. Thank you in advance for your time and consideration. I look forward to hearing from you.



Mark Mickley  
 Project Manager

Attachments

Cc: Mr. Scott Vinson, NC Division of Water Resources (NCDWR), Raleigh Regional Office

### B.3 Email Correspondence with NCDEQ Regarding Section 401 Permitting for Alternative A

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**From:** Homewood, Sue [REDACTED]  
**Sent:** Friday, August 7, 2020 3:04 PM  
**To:** Mark Mickley [REDACTED]  
**Cc:** Goss, Stephanie [REDACTED]  
**Subject:** RE: [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic Alternative A

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Hi Mark,

Again, I apologize for the delayed response. It's been one of those weeks...I'm glad it's Friday.

The answer to your question is that per 15A NCAC 02H .1301(e)(3), discharges to any man-made isolated pond are exempt from the permitting regulations so there is nothing necessary from DWR.

Let me know if you have any follow up questions/concerns.

Sue Homewood  
Division of Water Resources, Winston Salem Regional Office  
Department of Environmental Quality

[REDACTED]  
[REDACTED]  
[REDACTED]

450 W. Hanes Mill Rd, Suite 300  
Winston Salem NC 27105

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**From:** Mark Mickley [REDACTED]  
**Sent:** Wednesday, August 5, 2020 11:20 AM  
**To:** Homewood, Sue [REDACTED]  
**Cc:** Goss, Stephanie [REDACTED]  
**Subject:** FW: [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic Alternative A

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Good morning Sue,

I've been coordinating with Stephanie Goss recently regarding two site evaluations I performed in the Raleigh area. The chain of correspondence is included below. I spoke with Stephanie on the phone this morning and she suggested that I contact you for your input on how to appropriately wrap this up. My ultimate goal here is to provide my client with an accurate understanding of jurisdiction and/or permitting requirements moving forward for both sites.

At this point, both sites have been reviewed by NCDEQ from a buffer applicability standpoint. Additionally, a JD site review meeting with USACE has also been performed on both sites. Unfortunately, because the USACE was able to schedule the site review so quickly, NCDEQ was not able to attend. I followed up with Stephanie and provided the changes resulting from the visit with USACE, which are reflected in the attachments (original vs revised) for the two alternatives. Alternative B had only minor changes, but ultimately all delineated features were claimed as jurisdictional by the USACE. Should Alt. B move forward, permits will likely be required and would follow the joint PCN process.

What I'm trying to nail down at this point is the path forward for Alternative A, specifically from a 401 perspective. In my initial delineation of Alternative A I flagged a small wetland with a connected ephemeral feature dug through upland (photos attached). Both features appeared as though they were potentially manmade, but to be conservative I delineated them anyway for review. It is USACE's opinion that the "wetland" feature is a pond dug in uplands and they did not claim jurisdiction. Likewise, the USACE did not claim jurisdiction on the connected ephemeral channel. There was also a second ephemeral feature in the northern portion of the study area that the USACE did not claim jurisdiction on. Of note, I had completed NCDWQ Stream ID forms for each of these features at the time of delineation and both scored 13.

At this point, from a USACE perspective, Alt. A is an entirely upland study area containing two non-jurisdictional upland ponds and therefore will not require a 404 permit for development. Ultimately, my question to Stephanie was whether or not the same circumstances would apply from a 401 standpoint. Based on the USACE's evaluation, is there a need to pursue additional review of any features for potential 401 jurisdiction and/or permitting? Stephanie felt that it would be good for me to seek your opinion, especially in light of the recent changes with CWA regulations.

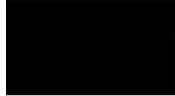
I'm happy to discuss any of this directly over the phone. Thank you for your time and input.

Kind regards,  
Mark

**Mark Mickley**  
Senior Project Manager

**SWCA Environmental Consultants**

201 Chatham Street, Suite #3  
Sanford, NC, 27330



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**From:** Mark Mickley  
**Sent:** Friday, July 17, 2020 1:03 PM  
**To:** Goss, Stephanie [REDACTED]  
**Subject:** RE: [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic Alternative A

Good afternoon Stephanie,

I want to follow back up with you to see if we can close the loop on the email chain below. Lyle Phillips (USACE) and I completed the field reviews for the two Raleigh VA Clinic alternatives on July 2<sup>nd</sup>. I have attached the original delineation maps and the revised delineation maps reflecting the results of the USACE field review.

For Alternative A:

- Both ephemeral channels (EPH1 and EPH2) were determined non-jurisdictional and removed from the map
- Wetland WA and the feature that appeared to be potential relic stormwater basin were both determined to be ponds dug in upland; this change is reflected on the revised map

For Alternative B:

- The ephemeral channel (EPH1) was changed to linear wetland associated with Wetland WA

As discussed in the email chain below, both sites have been evaluated and are not applicable to Neuse Buffer rules. Having now completed USACE review, I wanted to follow up to see if any additional 401 reviews are necessary.

I appreciate your time and input.

Kind regards,  
Mark

**Mark Mickley**

Senior Project Manager

**SWCA Environmental Consultants**

201 Chatham Street, Suite #3  
Sanford, NC, 27330



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**From:** Goss, Stephanie [REDACTED]  
**Sent:** Wednesday, July 1, 2020 12:44 PM  
**To:** Mark Mickley [REDACTED]  
**Cc:** Brigham, Joshua S [REDACTED]  
**Subject:** RE: [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic Alternative A

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Mark,  
I can't say for sure. We can discuss after, but my office handles the isolated wetland visits. Also, Josh and I were just discussing that Alternative A does not have any mapped features within the project boundary. Therefore, buffers would not apply in that parcel.

Stephanie Z. Goss  
Environmental Specialist II  
Division of Water Resources  
Raleigh Regional Office  
3800 Barrett Drive  
Raleigh, NC 27609



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**From:** Mark Mickley [REDACTED]  
**Sent:** Wednesday, July 1, 2020 12:23 PM  
**To:** Goss, Stephanie [REDACTED]  
**Subject:** RE: [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic

Alternative A

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Stephanie,

Thank you for your response. I have just forwarded the buffer determination request to Josh per your instruction and cc'd you as well. I do have one additional permitting related question that may be more directly under your purview. In my coordination with the USACE, Lyle mentioned that he will be performing the site evaluation under the new Navigable Waters Protection Rule. If the USACE does not claim jurisdiction on wetland "WA", I assume it would then be subject to consideration as isolated wetland/water?

I just want to get a feel for potential next steps depending on decisions made by the USACE. My opinion is wetland WA would be consistent with a basin wetland under NCWAM, however, it is much smaller than the isolated wetlands/waters permit threshold (only 0.02 acre). Assuming the USACE does not claim jurisdiction, do you see the need for a future site visit to review wetland WA and issue concurrence on the two ephemeral channels, or could that be handled via desktop?

I appreciate your input.

Kind regards,  
Mark

**Mark Mickley**  
Senior Project Manager

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**From:** Goss, Stephanie [REDACTED]  
**Sent:** Wednesday, July 1, 2020 9:09 AM  
**To:** Mark Mickley [REDACTED]  
**Cc:** Vinson, Scott [REDACTED]  
**Subject:** RE: [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic

Alternative A

**EXTERNAL: This email originated from outside SWCA. Please use caution when replying.**

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Mark,

Hope you are doing well! Unfortunately, I am not able to meet tomorrow for the site visit. For your convenience, I have attached a buffer determination request form to be filled out and returned to Josh Brigham for processing for the alternative B site.

Stephanie Z. Goss  
Environmental Specialist II  
Division of Water Resources  
Raleigh Regional Office  
3800 Barrett Drive  
Raleigh, NC 27609  
[REDACTED]

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**From:** Mark Mickley [REDACTED]  
**Sent:** Monday, June 29, 2020 3:53 PM  
**To:** Goss, Stephanie [REDACTED]  
**Cc:** Vinson, Scott [REDACTED]  
**Subject:** [External] Request for Site Review/Buffer Authorization - Proposed Raleigh VA Clinic Alternative A

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Ms. Goss,

I am reaching out regarding the voicemail message that I left for you earlier this afternoon. If you are not the correct point of contact, please forward this email as appropriate.

SWCA Environmental Consultants (SWCA) is assisting LRS Federal (LRS) and the Department of Veterans Affairs (VA) with the development of an Environmental Assessment (EA) document evaluating potential alternatives for a proposed VA Outpatient Clinic in the Raleigh/Garner, North Carolina area. There are currently two build alternatives, Alternatives A and B, under evaluation. Due to the nature of the site procurement process, a PJD request has been submitted to the USACE for each alternative as an independent project site, and I want to ensure NCDWR is provided the opportunity to review/comment as well in the event future Section 401 and/or buffer permit compliance is required.

Alternative A is an assemblage of properties located at the intersection of Rand Road and Benson

Highway (Highway 50) in Garner, North Carolina, and is located in the Neuse River basin. Two ephemeral channels were identified on the site, however, neither feature appears on USGS topographic mapping or Wake County soil survey maps. NCDWQ Stream ID data forms for these features are included in the attached package. Additionally, one small basin wetland and one relic stormwater feature were identified within Alternative A. I have attached a copy of the USACE PJD request package which includes property owner information, delineated feature mapping, mappings, data forms, and site photographs.

Alternative B, referred to in the second attachment as the Upchurch Property Assemblage, is located at the intersection of Old Stage Road and Ten Ten Road in Raleigh, North Carolina, also in the Neuse River basin. The valid buffer determination (RRO #20-032) for Alternative B was provided to the VA by the property owner. During SWCA's review of the site, Feature A was observed as present in the form of an ephemeral channel/linear wetland. Feature B was not present. If you would like for me to provide a copy of the PJD request for Alternative B I would be happy to do. While no intermittent/perennial stream features were present, potentially jurisdictional wetlands are present at the site.

I received a response to my PJD requests late Friday afternoon (6/26) from Lyle Phillips in the USACE Raleigh Regulatory Office. Surprisingly, Lyle is available to meet and review both sites this Thursday afternoon (7/2) starting at 1:00 pm. I realize this is very short notice, but his next availability could be as far as 60 days out, so I jumped on it. If you or someone from your office is available and would want to attend please let me know. If Thursday does not work, I'm happy to coordinate a time to meet with DWR as necessary.

I appreciate your time and review of this request. Should you have any questions or require additional information please let me know. I look forward to hearing from you.

Kind regards,  
Mark

**Mark Mickley**  
Senior Project Manager

**SWCA Environmental Consultants**

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Sanford, NC, 27330



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B.4 NCDOT Memorandum of Understanding for the VA Clinic Traffic Study

MEMORANDUM

TO: CLARENCE BUNTING, PE	FROM: CHARLES SMITH, PE, PTOE AND BILL WUENSCH, PE, PTOE
ORGANIZATION: NCDOT	DATE: MAY 21, 2020
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: VA CLINIC TRAFFIC STUDY – MEMORANDUM OF UNDERSTANDING	YOUR REFERENCE NUMBER:

URGENT     FOR YOUR USE     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

**PURPOSE**

EPR has been tasked with providing a traffic impact study in support of an Environmental Assessment being conducted for potential Veterans Affairs (VA) Outpatient Clinic sights near Raleigh, NC. As part of the process, EPR participated in a traffic scoping meeting with representatives from NCDOT and the Town of Garner on May 19 to determine the scope and to agree on assumptions and methodologies related to the study. This memorandum of understanding summarizes the scope, assumptions and methodologies discussed.

**PROPOSED SITES**

The VA is evaluating two potential sites to serve as outpatient clinics in the Raleigh area. The two locations currently being studied are:

- Alternative A along Benson Drive between Rand Road and Arbor Green Drive
- Alternative B at the intersection of Old Stage Road and Ten Ten Road (southeast quadrant)

The enclosed "Figures" section includes graphics identifying these locations. Pages 1 and 2 show the locations within the context of the area, whereas Pages 3 and 4 are zoomed in images of the area. Note that Pages 3 and 4 only show the outline of the proposed development area with the proposed accesses identified by circles as the proposed conceptual site plans are proprietary and cannot be shared at this time.

The planned VA Outpatient Clinic is proposed to have over 220,000 square feet of space with 1,300 parking spaces. The clinic is expected to have 350-400 employees and serve approximately 500 patients per day. The Alternative A site is 16.76 acres and the Alternative B site is 32.88 acres based on GIS data.

**TRAFFIC STUDY SCOPE**

The following identifies the agreed to traffic study scope (plus the access locations):

*Alternative A*

- Benson Road and Timber Drive
- Benson Road and Rand Road
- Benson Road and Arbor Greene Drive
- Benson Road and Cleveland School Road

*Alternative B (Pre Route 540 Project)*

- Old Stage Road and Ten Ten Road
- Ten Ten Road and Rand Road

*Alternative B (Post Route 540 Project)*

- Old Stage Road and Ten Ten Road
- Old Stage Road and Route 540 Interchange (two ramp intersections)

**TRAFFIC COUNT DATA**

NCDOT / Town of Garner staff provided turning movement count data for three of the study intersections (Benson Road and Rand Road, Benson Road and Timber Drive, Benson Road and Cleveland School Road). The Old Stage Road and Route 540 Interchange Ramp intersections are future intersections and count data is available from the Route 540 project study. For the remaining study intersections, the agreed to methodology is to perform a manual turning movement count and factor the volumes up based on historic data.

**ADDITIONAL METHODOLOGIES AND ASSUMPTIONS***Site Access*

Site access locations will be subject to access management standards based on the ultimate planned cross section of the roadways, which is four lanes divided for Benson Road, Old Stage Road and Ten Ten Road.

*Site Trip Generation and Distribution*

The *ITE Trip Generation Manual* does not have an exact land use match for this project. Each related use has characteristics that do not closely relate to the planned use. The VA is researching possible studies for related trip generation data. Alternatively, ITE trip generation data will be compared to a manual trip generation exercise based on number of employees and patients. A table of this data will be forwarded to NCDOT for approval.

Trip distribution is assumed to be of a regional nature and will vary based on two scenarios. For Alternative A, 75% of the trips are projected to be to/from the north with the remaining ultimately to/from the south on Benson Road. For Alternative B, the distribution is expected to follow two scenarios related to the Route 540 project. Before the Route 540 project, 75% of trips are projected to be to/from the north, with the remaining trips from the east / west. After the Route 540 project, the distribution is expected to flip with 75% of trips oriented to/from Route 540. A graphic of this data will also be forwarded to NCDOT for approval.

#### *Approved Projects*

There is one roadway improvement project in the study area that will impact the analyses. TIP Project #SM-5705D will construct a westbound right turn lane at Old Stage Road and Ten Ten Road. The let date is 2021 and the new westbound right turn lane will be part of the build year analysis model.

Traffic volumes from three approved developments in the study area (that have not yet been fully constructed) will be incorporated into the build year traffic volume scenarios. These projects are at Route 401 and Ten Ten Road, on Rand Road just west of Benson Road, and at Benson Road and Cleveland School Road.

#### *Analysis – Software and Methodology*

Synchro 9 will be utilized to evaluate LOS, delay, v/c and queuing by movement.

#### *Analysis – Mitigation*

Two of the study intersections are not signalized. If these intersections do not operate satisfactorily in the future condition and geometric improvements do not mitigate the operational issue, peak hour signal warrants (not full signal warrants) will be conducted with the recommendation for monitoring and future evaluation of full signal warrants.

#### *Growth Rate*

A three percent growth rate will be utilized to match other studies in the area.

#### *Analysis Year*

The analyses will include existing plus no build and build for the completion year of the clinic. The VA has indicated that the completed build year is likely 2023, but will verify.

**ENCLOSED**  
**Figures**



# Site Location Alternatives

Lake Benson

Project Location Alternative A

Project Location Alternative B

Rand Rd

Ten-Ten Rd

Benson Rd

1006

50



# Project Location Alternative A



Arbor Green Dr

Rand Rd

Benson Rd

— Alternative Limit    ● Entrance/Exit





## B.5 Agency and Stakeholder Scoping Letters



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

**Date:** February 6, 2020

**Notice:** Valued Stakeholders

**Subject:** Notice of Stakeholder Meeting for the Proposed Outpatient Clinic in the Raleigh Area

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management is proposing a long-term, fully serviced lease for construction and operation of an approximate 222,325-square-foot Outpatient Clinic (OPC) in the Raleigh, North Carolina area (see area of consideration in map below).

As part of the decision-making process, VA will undertake activities to comply with the National Environmental Policy Act (NEPA). VA is seeking input on issues to be addressed during the NEPA process, including environmental concerns. Concurrently, VA is seeking input to support future consultation under Section 106 of the National Historic Preservation Act (NHPA) regarding potential effects to historic properties. VA will also be consulting with North Carolina State Historic Preservation Office (NCHPO) and other consulting parties to identify historic properties that may potentially be affected by the undertaking, and to seek ways to avoid, minimize, or mitigate potential adverse effects.

NEPA requires that a Federal agency provide the public with an opportunity to participate in the process of analyzing the impact of Federal actions on the human environment. The purpose of this letter is to notify members of the community and other stakeholders of an opportunity to assist VA in identifying issues, including environmental concerns that may occur as a result of the proposed Federal action.

VA is therefore requesting your presence at an agency scoping meeting to be held on **Wednesday, February 19, 2020**. VA will present information on the proposed project, and you will have an opportunity to ask questions and submit comments. The date, time, and location are presented below:

**WHEN: Wednesday, February 19, 2020, from 10:00 am to 12:00 pm**

**WHERE: Quality Inn Raleigh Downtown, 2539 S. Saunders Street, Raleigh, NC 27603**

An additional meeting is being held from 1:00 pm to 3:00 pm on February 19<sup>th</sup> at the same location for those unable to attend the 10:00 am meeting.

A public scoping comment period will be open through **Monday, March 9, 2020**. During this time, agencies and stakeholders are encouraged to provide written comments on the proposed action and identify potential issues or concerns for consideration in the NEPA process and NHPA Section 106 consultation. Comments received during the scoping period will be considered in the NEPA compliance process.

Comments may be submitted by email or mail as follows:

Email to Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)) using the subject line "Raleigh OPC Scoping."

Mail to (postmarked by **March 9, 2020**):

Glenn Elliott

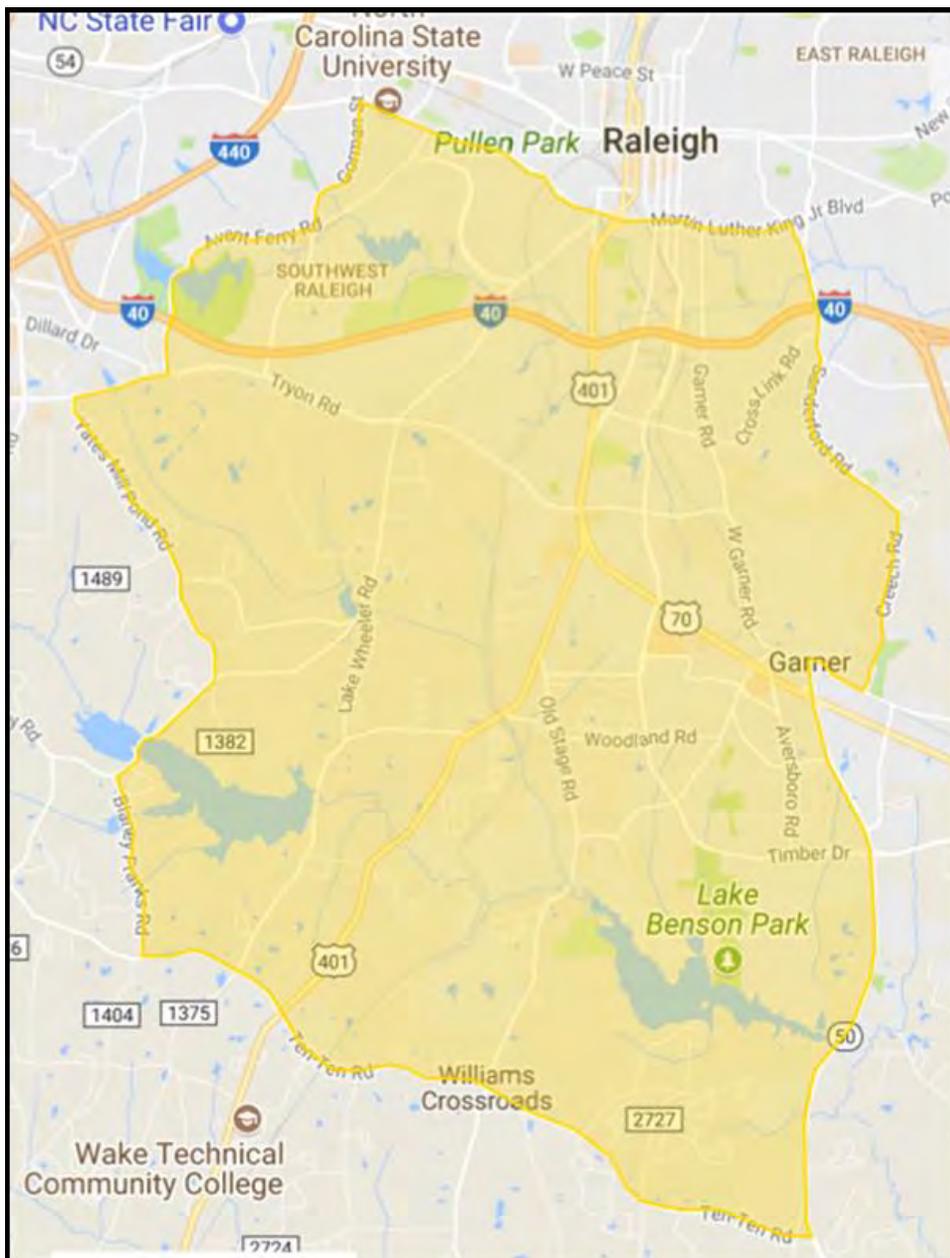
VA Office of Construction & Facilities Management (003C2)

425 I (Eye) Street NW

Washington, DC 20001

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

## AREA OF CONSIDERATION:





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

**Date:** February 6, 2020

**Notice:** Valued Stakeholders

**Subject:** Notice of Stakeholder Meeting for the Proposed Outpatient Clinic in the Raleigh Area

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management is proposing a long-term, fully serviced lease for construction and operation of an approximate 222,325-square-foot Outpatient Clinic (OPC) in the Raleigh, North Carolina area (see area of consideration in map below).

As part of the decision-making process, VA will undertake activities to comply with the National Environmental Policy Act (NEPA). VA is seeking input on issues to be addressed during the NEPA process, including environmental concerns. Concurrently, VA is seeking input to support future consultation under Section 106 of the National Historic Preservation Act (NHPA) regarding potential effects to historic properties. VA will also be consulting with North Carolina State Historic Preservation Office (NCHPO) and other consulting parties to identify historic properties that may potentially be affected by the undertaking, and to seek ways to avoid, minimize, or mitigate potential adverse effects.

NEPA requires that a Federal agency provide the public with an opportunity to participate in the process of analyzing the impact of Federal actions on the human environment. The purpose of this letter is to notify members of the community and other stakeholders of an opportunity to assist VA in identifying issues, including environmental concerns that may occur as a result of the proposed Federal action.

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process and NHPA Section 106 consultation. Comments received during the scoping period will be considered in the NEPA compliance process.

Comments may be submitted by email or mail as follows:

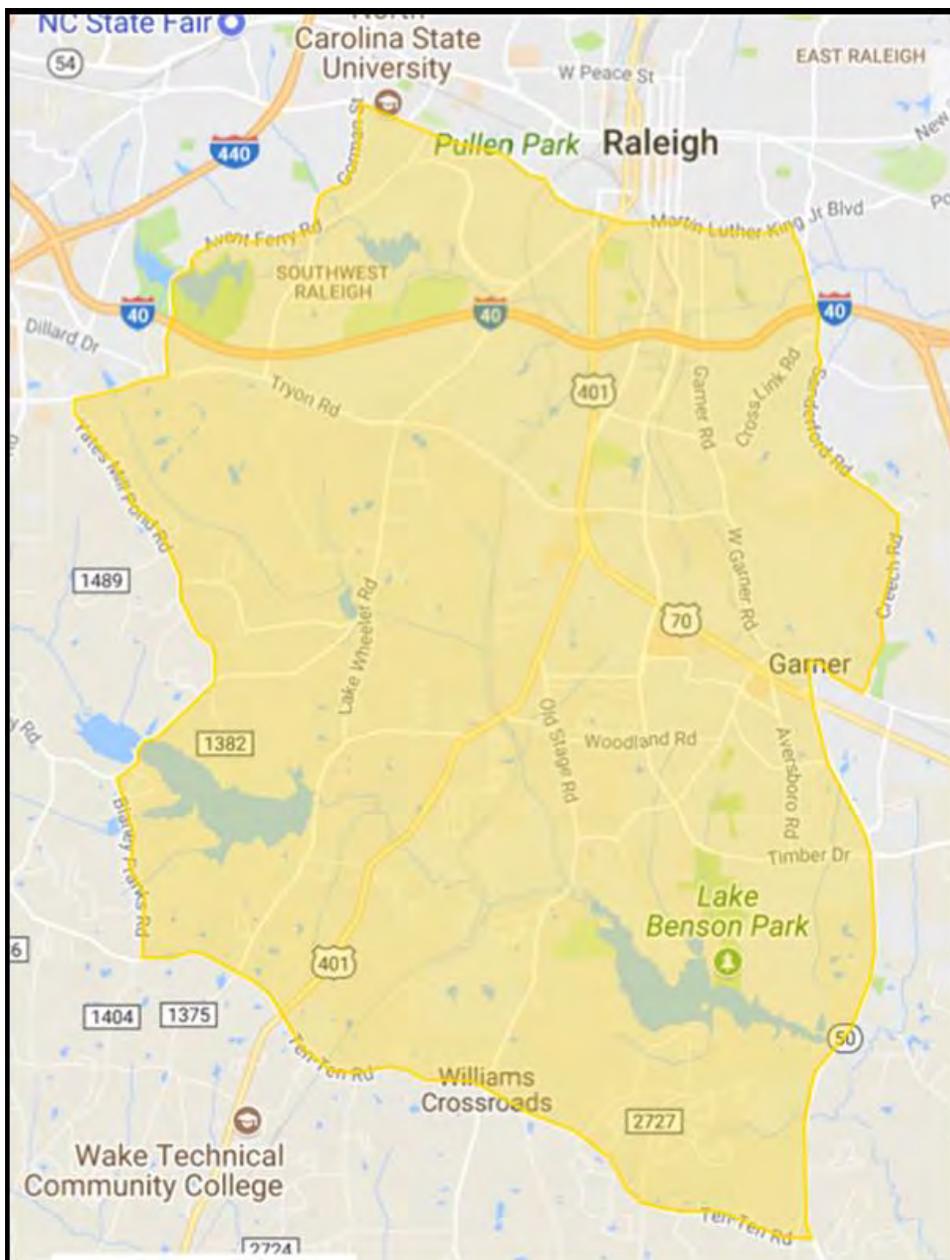
Email to Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)) using the subject line "Raleigh OPC Scoping."

Mail to (postmarked by **March 9, 2020**):

Glenn Elliott  
VA Office of Construction & Facilities Management (003C2)  
425 I (Eye) Street NW  
Washington, DC 20001

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

## AREA OF CONSIDERATION:



B.6 SHPO Consultation Letter



*Our Veterans, Our Heroes, Our Mission*

**Durham VA Health Care System**

508 Fulton Street, Durham, NC, 27705

919.286.0411 | Toll-free 888.878.6890

[www.durham.va.gov](http://www.durham.va.gov)

July 16, 2020

Dr. Kevin Cherry  
State Historic Preservation Officer  
North Carolina Department of Natural and Cultural Resources  
109 E. Jones Street, Mail Service Center 4607  
Raleigh, NC 27699-4617

**RE: U.S. Department of Veterans Affairs Durham VA Health Care System Lease, Construction, and Operation of a Health Care Center in the Southern Raleigh Metro Area, North Carolina (ER# 20-037)**

Dear Dr. Cherry,

The U.S. Department of Veterans Affairs (VA) Durham VA Health Care System is seeking a parcel of land for the construction and operation of a new health care center (HCC) in the southern Raleigh metro area, North Carolina (undertaking). The facility is anticipated to include approximately 222,325 sf of clinic and ancillary space. VA invites you to consult on this undertaking and is submitting information to your office in compliance with the National Historic Preservation Act of 1966 as amended (54 U.S.C. § 300101 et seq.), specifically 54 U.S.C. § 306108 and its implementing regulations codified in 36 CFR Part 800 – Protection of Historic Properties (collectively referred to as "Section 106").

VA is evaluating two alternative sites for the new facility, Alternative A (Figure 1 and 2), bounded by Rand Road, Arbor Green Dr, and Benson road, and Alternative B (Figure 2 and 3), bounded by Ten Ten Road and Old Stage Road. Both Alternative A and B are located in the town of Garner, North Carolina. VA will not finalize a design until after a site is selected and a lease awarded, so the full range of effects on historic properties cannot be determined at this time. VA will use a phased approach to identify historic properties and assess adverse effects, pursuant to 36 CFR § 800.4(b)(2) and 800.5(a)(3). Further, VA has determined that it is appropriate to develop a Programmatic Agreement (PA) in accordance with 36 CFR § 800.14(b), including 800.14(b)(1)(ii), which recognizes that a PA may be used when effects on historic properties cannot be fully determined prior to approval of an undertaking. We welcome your comments on all these consultative steps.

**Consulting Parties**

VA is inviting the following parties to participate in consultation for the HCC and is submitting project information to them, concurrent with the transmission of this package:

- Town of Garner
- The Wake County Historic Preservation Commission
- Capital Area Preservation
- Advisory Council on Historic Preservation
- Catawba Indian Nation

VA is seeking input from the public through outreach to these entities, as well as distributing draft NEPA documentation and soliciting public comments on the project from July 8, 2020 through August 6, 2020.

This outreach includes a public meeting to be held on July 22, 2020, wherein the Section 106 consultation efforts will be reviewed, and public comments on the undertaking and Section 106 steps will be solicited.

### **Area of Potential Effects**

VA is evaluating two offered parcels for the HCC. For Alternative A, the VA has determined the Area of Potential Effects (APE) to consist of the 16.76-acre parcel that will contain the new building and associated amenities, the 4.58 acres of surrounding roadway that fronts the parcel, which will be directly impacted by the construction of a median and utilities, and those parcels adjacent to the proposed development parcel ( Figure 1 and 2). For Alternative B, the VA has determined the APE to consist of the 32.88-acre parcel that will contain the new building and associated amenities, the 2.8 acres of surrounding roadway that fronts the parcel, which will be directly impacted by the construction of a median and utilities, and those parcels adjacent to the proposed development parcel (Figure 2 and 3). VA has determined that this APE is sufficient to encompass the areas where the proposed undertaking may directly or indirectly cause alterations in the character or use of historic properties.

### **Identification of Historic Properties**

Historic property identification efforts have been undertaken for both sites, with summaries provided below and reports enclosed. Any needed additional identification efforts will not occur until after a site is selected.

#### **Alternative A**

VA contracted with SWCA Environmental Consultants and LRS Federal to conduct background research on Alternative A. The identification of historic properties was undertaken through research at the North Carolina State Historic Preservation Office and the North Carolina Office of State Archaeology on May 11, 2020. VA also conducted a Phase I archaeological survey of the APE which was completed in June of 2020 (Attachment 1). As a result, VA has concluded that no historic properties were identified within the APE.

#### **Alternative B**

VA contracted with SWCA Environmental Consultants and LRS Federal to conduct background research on Alternative B. The identification of historic properties was undertaken through research at the North Carolina State Historic Preservation Office and the North Carolina Office of State Archaeology on May 11, 2020. VA also conducted a Phase I archaeological survey of the APE which was completed in June of 2020 (Attachment 2). The archaeological site 31WA1202 was identified within the development parcel. Further work is needed to determine if 31WA1202 is eligible for listing on the National Register of Historic Places (NRHP). Additionally, the site is part of the George Williams Farm (Site WA1212) which in 2014, was determined eligible by the SHPO for listing on the NRHP.

### **Finding of Effects**

If the Alternative A is selected, VA finds there will be no historic properties affected by the undertaking. If Alternative B is selected, VA will use a phased approach for further identification of historic properties and assessment of effects, pursuant to 36 CFR § 800.4(b)(2) and 800.5(a)(3). Therefore, VA proposes to execute a Programmatic Agreement (PA), per 36 CFR § 800.14 (b), with your office, and any other consulting parties that would assume responsibilities under the agreement.

Attached for your review is a draft procedural PA (see Attachment 3), outlining the future steps VA proposes to take in order to identify and evaluate historic properties in the APE, to determine the effects

on historic properties, and to avoid, minimize, and/or mitigate any identified adverse effects of the project. VA seeks to execute this document by August 25, 2020.

VA looks forward to your comments on: the list of invited consulting parties; the APEs; the identified historic properties; the finding of effects for Alternative B; and the phased plan for further identification, evaluation, and determination of effects delineated in the draft PA. We welcome your comments on all of these consultation steps. We appreciate your help with this important undertaking and look forward to a productive consultation with your office.

If you have any questions please contact the Project Manager, Mr. Garland Gill Jr. at (202) 578-7562 or [Garland.Gill@va.gov](mailto:Garland.Gill@va.gov). Thank you in advance for your consideration.

Sincerely,

Paul S. Crews, MPH, FACHE  
Director, Durham VA Health Care System

Enclosures:

Appendix A. Area of Potential Effects

Appendix B. Phase I Archaeological Survey Report for the Raleigh Outpatient Clinic - Alternative A,  
Wake County, North Carolina

Appendix C. Phase I Archaeological Survey Report for the Raleigh Outpatient Clinic - Alternative B,  
Wake County, North Carolina

Appendix D. Draft Programmatic Agreement

CC: Ramona Bartos, Deputy State Historic Preservation Officer  
Renee Gledhill-Earley, Environmental Review Coordinator



U.S. Department  
of Veterans Affairs

B.7 Tribal Consultation Letters

July 16, 2020

Catawba Indian Nation  
Dr. Wenonah G. Haire  
1536 Tom Steven Road  
Rock Hill, SC 29730

**RE: U.S. Department of Veterans Affairs Durham VA Health Care System Lease, Construction, and Operation of a Health Care Center in the Southern Raleigh Metro Area, North Carolina**

Dear Dr. Haire,

The U.S. Department of Veterans Affairs (VA) Durham VA Health Care System is seeking a parcel of land for the construction and operation of a new health care center (HCC) in the southern Raleigh metro area, North Carolina (undertaking). The facility is anticipated to include approximately 222,325 sf of clinic and ancillary space. VA invites the Catawba Indian Nation (Tribe) to consult on this undertaking and is submitting information to the Tribe in compliance with the National Historic Preservation Act of 1966 as amended (54 U.S.C. § 300101 et seq.), specifically 54 U.S.C. § 306108 and its implementing regulations codified in 36 CFR Part 800 – Protection of Historic Properties (collectively referred to as "Section 106").

VA is evaluating two alternative sites for the new facility, Alternative A (Figure 1), bounded by Rand Road, Arbor Green Dr, and Benson road, and Alternative B (Figure 2), bounded by Ten Ten Road and Old Stage Road. Both Alternative A and B are located in the town of Garner, North Carolina. VA will not finalize a design until after a site is selected and a lease awarded, so the full range of effects on historic properties cannot be determined at this time. VA will use a phased approach to identify historic properties and assess adverse effects, pursuant to 36 CFR § 800.4(b)(2) and 800.5(a)(3). Further, VA has determined that it is appropriate to develop a Programmatic Agreement (PA) in accordance with 36 CFR § 800.14(b), including 800.14(b)(1)(ii), which recognizes that a PA may be used when effects on historic properties cannot be fully determined prior to approval of an undertaking. We welcome your comments on all these consultative steps.

**Consulting Parties**

VA is inviting the following parties to participate in consultation for the HCC and is submitting project information to them, concurrent with the transmission of this package:

- Town of Garner
- The Wake County Historic Preservation Commission
- Wake County Historic Preservation Commission
- Capital Area Preservation

- Advisory Council on Historic Preservation
- Catawba Indian Nation

VA is seeking input from the public through outreach to these entities, as well as distributing draft NEPA documentation and soliciting public comments on the project from July 8, 2020 through August 6, 2020. This outreach includes a public meeting to be held on July 22, 2020, wherein the Section 106 consultation efforts will be reviewed, and public comments on the undertaking and Section 106 steps will be solicited.

### **Area of Potential Effects**

VA is evaluating two offered parcels for the HCC. For Alternative A, the VA has determined the Area of Potential Effects (APE) to consist of the 16.76-acre parcel that will contain the new building and associated amenities, the 4.58 acres of surrounding roadway that fronts the parcel, which will be directly impacted by the construction of a median and utilities, and those parcels adjacent to the proposed development parcel ( Figure 1). For Alternative B, the VA has determined the APE to consist of the 32.88-acre parcel that will contain the new building and associated amenities, the 2.8 acres of surrounding roadway that fronts the parcel, which will be directly impacted by the construction of a median and utilities, and those parcels adjacent to the proposed development parcel ( Figure 2). VA has determined that this APE is sufficient to encompass the areas where the proposed undertaking may directly or indirectly cause alterations in the character or use of historic properties.

### **Identification of Historic Properties**

Historic property identification efforts have been undertaken for both sites, with summaries provided below and reports enclosed. Any needed additional identification efforts will not occur until after a site is selected.

#### **Alternative A**

VA contracted with SWCA Environmental Consultants and LRS Federal to conduct background research on Alternative A. The identification of historic properties was undertaken through research at the North Carolina State Historic Preservation Office and the North Carolina Office of State Archaeology on May 11, 2020. VA also conducted a Phase I archaeological survey of the APE which was completed in June of 2020 (Attachment 1). As a result, VA has concluded that no historic properties were identified within the APE.

#### **Alternative B**

VA contracted with SWCA Environmental Consultants and LRS Federal to conduct background research on Alternative B. The identification of historic properties was undertaken through research at the North Carolina State Historic Preservation Office and the North Carolina Office of State Archaeology on May 11, 2020. VA also conducted a Phase I archaeological survey of the APE which was completed in June of 2020 (Attachment 2). The archaeological site 31WA1202 was identified within the development parcel. Further work is needed to determine if 31WA1202 is eligible for listing on the National Register of Historic Places (NRHP). Additionally, the site is part of the George Williams Farm (Site WA1212) which in 2014, was determined eligible by the SHPO for listing on the NRHP.

### **Finding of Effects**

If the Alternative A is selected, VA finds there will be no historic properties affected by the undertaking. If Alternative B is selected, VA will use a phased approach for further identification of historic properties

and assessment of effects, pursuant to 36 CFR § 800.4(b)(2) and 800.5(a)(3). Therefore, VA proposes to execute a Programmatic Agreement (PA), per 36 CFR § 800.14 (b), with your office, and any other consulting parties that would assume responsibilities under the agreement.

Attached for your review is a draft procedural PA (see Attachment 3), outlining the future steps VA proposes to take in order to identify and evaluate historic properties in the APE, to determine the effects on historic properties, and to avoid, minimize, and/or mitigate any identified adverse effects of the project. VA seeks to execute this document by August 25, 2020.

This letter serves as an invitation to the Tribe to participate in consultation regarding this undertaking. Please respond to this letter not later than July 30, 2020, to acknowledge your interest in participating in this process as a Consulting Party. If you are interested in participating, please also comment on the identified historic properties including archaeological resources within the APE, the finding of effects for the Alternative A, and the draft PA to phase identification of additional historic properties and to assess adverse effects to those properties on Alternative B.

If you have any questions please contact the Project Manager, Mr. Garland Gill Jr. at (202) 578-7562 or [Garland.Gill@va.gov](mailto:Garland.Gill@va.gov). Thank you in advance for your consideration.

Sincerely,

Paul S. Crews, MPH, FACHE  
Director, Durham VA Health Care System

Enclosures

Appendix A: Phase I Archaeological Survey Report for the Raleigh Outpatient Clinic - Alternative A,  
Wake County, North Carolina

Appendix B: Phase I Archaeological Survey Report for the Raleigh Outpatient Clinic - Alternative B,  
Wake County, North Carolina

Appendix C: Draft Programmatic Agreement



U.S. Department  
of Veterans Affairs

B.8 Agency and Stakeholder Notice of Availability Letter

**DATE:** July 8, 2020

**TO:** Valued Stakeholders

**SUBJECT:** Notice of Availability – Draft Environmental Assessment for Proposed Outpatient Clinic near Raleigh, NC

The U.S. Department of Veterans Affairs (VA) Office of Construction & Facilities Management announces the availability of a draft environmental assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an approximately 222,325-square-foot outpatient clinic in the Raleigh, North Carolina, area. VA proposes to select a developer who would construct the outpatient clinic and then lease the facility to VA for up to 20 years. VA is considering two locations for the proposed clinic, both in Garner, NC: southwest of the intersection of Rand Road and Benson Road (Figure 1) and southeast of the intersection of Old Stage Road and Ten Ten Road (Figure 2).

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. VA intends to issue a Final EA and Finding of No Significant Impact following this 30-day comment period. Comments on the Draft EA will be summarized and addressed in the Final EA.

You may view the Draft EA online at:

[www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp)

A hard copy for review is on file at Garner Town Hall, 900 7<sup>th</sup> Avenue, Garner, NC.

VA invites you to attend a *virtual public meeting* on this Draft EA. VA will present information on the proposed project, summarize the Draft EA findings, and provide an opportunity for questions and comments.

Date: Wednesday, July 22, 2020

Time: 6 PM (EDT)

The link to the virtual public meeting will be posted at

[www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp) before the meeting.

The 30-day comment period closes **August 6, 2020**. Comments or questions may be sent by email on or before that date, to:

Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov))

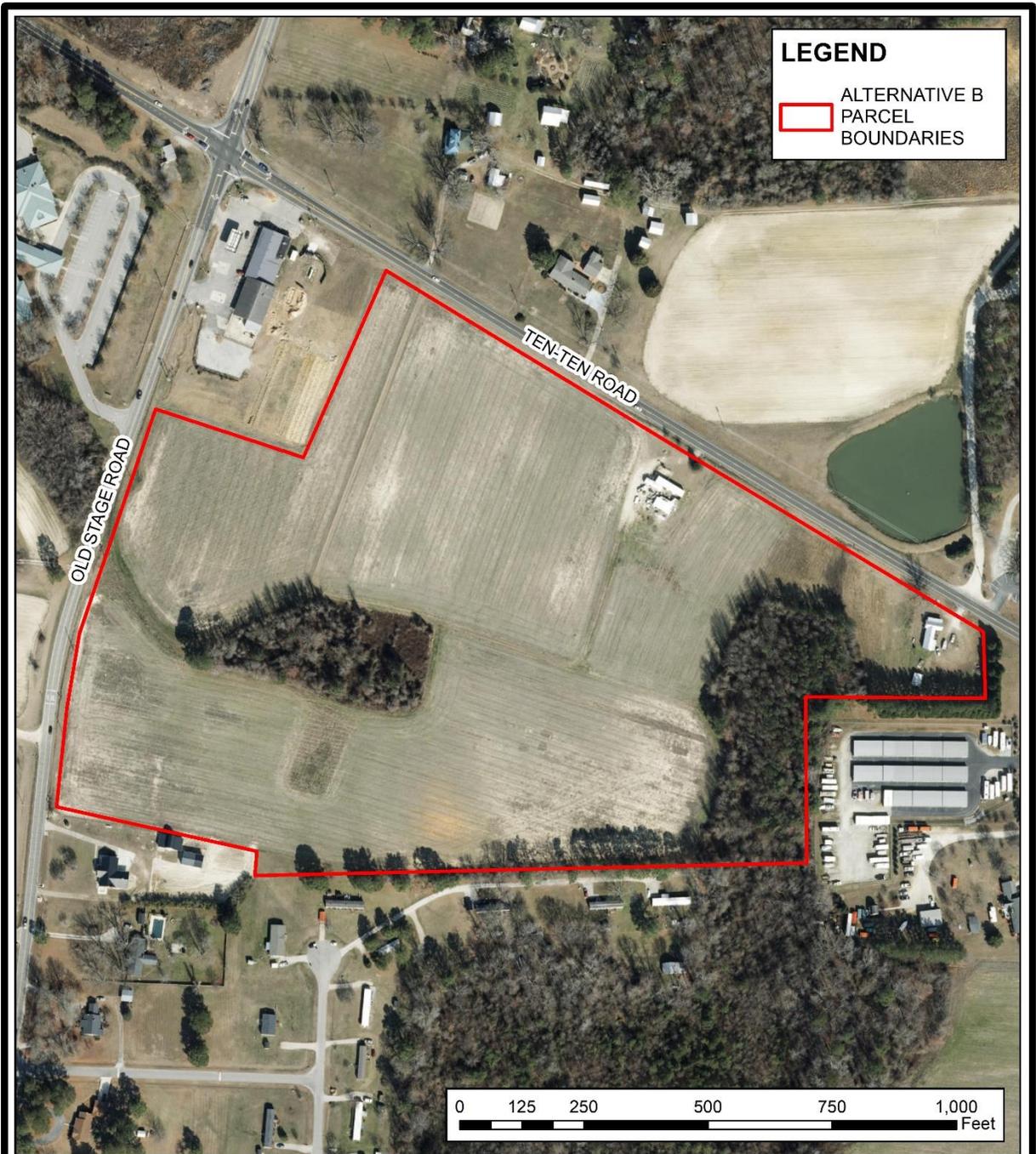
Please use the subject line “Raleigh OPC Draft EA”

If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.



<p><b>ALTERNATIVE A</b></p> <p>ENVIRONMENTAL ASSESSMENT PROPOSED RALEIGH OUTPATIENT CLINIC RALEIGH, NORTH CAROLINA</p>	<p>PREPARED FOR <b>U.S. DEPARTMENT OF VETERANS AFFAIRS WASHINGTON, DC</b></p> <p>JULY 2020</p>	<p>N</p> 	 <p>IMAGERY: NC911 ORTHO PROGRAM NC CGIA 2/6/2017</p>
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**Figure 1. Alternative A**



<p><b>ALTERNATIVE B</b></p> <p>ENVIRONMENTAL ASSESSMENT PROPOSED RALEIGH OUTPATIENT CLINIC RALEIGH, NORTH CAROLINA</p>	<p>PREPARED FOR <b>U.S. DEPARTMENT OF VETERANS AFFAIRS</b> <b>WASHINGTON, DC</b></p> <p>JULY 2020</p>	<p>N</p> 	 <p>IMAGERY: NC911 ORTHO PROGRAM NC CGIA 2/12/2017</p>
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**Figure 2. Alternative B**