

Project Review Application Form

This application must be completed for all projects that will be federally funded, licensed, or permitted, or that are subject to state review. Please allow 30 days from receipt for the review of a project. All information must be completed before review of a project can begin and incomplete forms will be returned for completion.

I. GENERAL PROJECT INFORMATION

1. Has this project been previously reviewed by DHR? YES ___ NO X DHR File # _____

2. Project Name 16-819 Dept. Veterans Affairs Veterans Care Center, Virginia Beach

3. Project Location Virginia Beach
City Town County

4. Specify Federal and State agencies involved in project (providing funding, assistance, license or permit). Refer to the list of agencies and abbreviations in the instructions.

Lead Federal Agency DVS will request post-construction reimbursement from Veterans Affairs

Other Federal Agency N/A

State Agency Dept. of Veterans Services: State Project No. 912-17957-000

5. Lead Agency Contact Information

Contact Person Stan Kloss

Mailing Address 1100 Bank Street, Ste 420, Richmond VA 23219

Phone Number 804-786-3311 Fax Number 804-371-8305

Email Address stan.kloss@dgs.virginia.gov

6. Applicant Contact Information

Contact Person Suzie Richert

Mailing Address 201 Church Street, Blacksburg, VA 24060

Phone Number (540) 953-0170 x306 Fax Number (540) 953-0171

Email Address srichert@eee-consulting.com

II. PROJECT LOCATION AND DESCRIPTION

7. USGS Quadrangle Name Pleasant Ridge

8. Number of acres included in the project 26 acres

MAIL COMPLETED FORM AND ATTACHMENTS TO:

Virginia Department of Historic Resources
Attention: Project Review
2801 Kensington Avenue, Richmond, VA 23221
www.dhr.virginia.gov

9. Have any architectural or archaeological surveys of the area been conducted? YES
NO X
If yes, list author, title, and date of report here. Indicate if a copy is on file at DHR.

10. Are any structures 50 years old or older within or adjacent to the project area? YES
NO X
If yes, give date(s) of construction and provide photographs.

11. Does the project involve the rehabilitation, alteration, removal, or demolition of any structure, building, designed site (e.g. park, cemetery), or district that is 50 years or older? If yes, this must be explained fully in the project description. YES
NO X

12. Does the project involve any ground disturbance (e.g. excavating for footings, installing sewer or water lines or utilities, grading roads, etc.)? If yes, this must be explained fully in the project description. YES X
NO

13. DESCRIPTION: Attach a complete description of the project. Refer to the instructions for the required information.

To the best of my knowledge, I have accurately described the proposed project and its likely impacts.

Suzanne W. Kiebert
Signature of Applicant/Agent

2/2/17
Date

The following information must be attached to this form:

- X Completed DHR Archives search
- X USGS map with APE shown
- X Complete project description
- X Any required photographs and plans

<input checked="" type="checkbox"/> No historic properties affected <input type="checkbox"/> No adverse effect	
<input type="checkbox"/> Additional information is needed in order to complete our review.	
<input type="checkbox"/> We have previously reviewed this project. A copy of our correspondence is attached.	
Comments:	<u>Veterans Care Facility, City of Virginia Beach</u>
Signature	<u>[Signature]</u> Date <u>6 MARCH 17</u>
Phone number	<u>804-402-6090</u> DHR File # <u>2017-0157</u>
<i>This Space For Department Of Historic Resources Use Only</i>	

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2801 Kensington Avenue, Richmond, VA 23221
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February 2, 2017

Mr. Marc Holma, Architectural Historian
Virginia Department of Historic Resources, Division of Review and Compliance
2801 Kensington Avenue
Richmond, Virginia 23221

Re: National Historic Preservation Act Section 106 Coordination for an Environmental Assessment for Construction of a Veterans Care Center, City of Virginia Beach, Virginia

Ref: Federal Project FAI 51-011; Commonwealth of Virginia Project 912-17957-000

Dear Mr. Holma,

The Commonwealth of Virginia Department of Veterans Services (DVS) is proposing to construct a Veterans Care Center in Virginia Beach, Virginia (proposed project). Because DVS plans to seek project cost reimbursements from the U.S. Department of Veterans Affairs, the proposed project must comply with the National Environmental Policy Act of 1969, as amended (NEPA); therefore, DVS is preparing an Environmental Assessment (EA). As part of the NEPA process, and in compliance with Section 106 of the National Historic Preservation Act, DVS requests Virginia Department of Historic Resources (DHR) review of the proposed project site, along with any information about architectural and archaeological resources that may occur in the project's direct or indirect Area of Potential Effects (APE). The proposed project site and APE are depicted on the attached figures (**Attachment A**).

As confirmed previously with DEQ, this submission, along with the EA, is intended to also satisfy the EIR requirements of Virginia Code 10.1-1188. Please note that the DEQ Office of Environmental Impact Review has been contacted concurrently, and therefore DHR may also receive a request for scoping comments from DEQ.

Proposed Undertaking

The proposed undertaking is located in the City of Virginia Beach on property to be owned by the Commonwealth of Virginia. The property is located near the intersection of West Neck Road and North Landing Road. The Veterans Care Center would be constructed on approximately 26 acres in an agricultural field currently owned by the City of Virginia Beach. The property to the east, also owned by the City, is composed primarily of woods, the majority of which (14.22 acres) are forested wetlands, as verified by the USACE in 2015. DVS would obtain some of the forest/forested wetlands to the east as a vegetative buffer a minimum of 90 feet and a maximum of 165 feet wide; therefore, the total acreage of forest to the east that DVS would own has not been finalized at this time, but is anticipated to be between one and four acres. Any forested wetlands obtained by DVS would be left undisturbed and would not be developed. A 300-foot-wide row of trees is found on the north side of the agricultural field, about half of which is in the project site boundary, and a narrow strip of trees borders a portion of the western property boundary. A new residential subdivision is under construction immediately west of the property. To the south and southwest is residential housing. There are several existing non-jurisdictional man-made open channels (agricultural ditches) running across the agricultural field, two of which are larger than the others (two primary channels are shown on attached figure). Groundwater depths within the proposed project site (the agricultural field) range from three to four feet below ground surface. A three- to four-foot layer of soil with high clay content occurs at the ground surface and is underlain by sand; soils would be amended to support site construction.

The Veterans Care Center will be a 120-bed facility providing a mix of long-term skilled nursing care, Alzheimer's/memory loss care, and short-term rehabilitative care to Virginia veterans. It will also provide dining, physical activity, physical therapy, entertainment, and social event services to care center residents in both indoor and outdoor spaces. The proposed facility would feature all private rooms organized into two neighborhoods of six households each that surround a central community center. The site would also include an access road, parking lots, and landscaped areas. The facility will be designed to Virginia Energy Conservation & Environmental Standards.

All staging of equipment and materials and construction-related parking would occur on-site in areas of existing cleared space in the agricultural field. Access to the Veterans Care Center would be provided from an entrance driveway that would connect to a new extension of Nimmo Parkway north of the project site (the City is constructing the Nimmo Parkway extension part of the City's Comprehensive Plan to connect Nimmo Parkway to Indian River Road). The entrance driveway may cross one of the man-made channels on the east side of the agricultural field and be built through upland (non-wetland) wooded areas, although these areas may be avoided depending on final design. If the man-made channel is not avoided, it would be piped beneath the access road. There would be a secondary access road constructed on the south side of the property connecting to North Landing Road that would be used during construction and with the potential to use it for emergency-only access once the facility opened.

DVS would install new underground utilities that would connect to existing underground and above-ground utilities along North Landing Road. Stormwater would be managed through the construction of multiple stormwater retention basins designed to have a shallow pool of water all the time along with the capacity to retain the total volume of rainfall from the 95th percentile storm, thus maintaining pre-development hydrology as required under Section 438 of the Energy Independence and Security Act. The Veterans Care Center would be operated by DVS and would employ approximately 150 staff. Construction would start in October 2017, following acquisition of the property by DVS, and last approximately two years, with the facility planned to open in late 2019.

Approximately three acres of trees would be permanently removed within the project site boundary for: construction of the entrance driveway, construction within the strip of trees on the northern portion of the property, and construction of the temporary construction road on the southern portion of the property. DVS designed the facility to avoid disturbing 4.2 acres of the total 7 acres of trees within the 24-acre agricultural field area. DVS would plant trees and shrubs to provide for or enhance a vegetated buffer along the western and southern sides of the agricultural field a minimum of 20 feet wide to provide some visual buffer of the Veterans Care Center to the adjacent residential housing.



Architectural Rendering of Proposed Veterans Care Center

Historic Resources

The direct APE for architectural and archaeological resources is defined as the site boundary, and the indirect APE for potential viewshed effects on architectural resources is defined as a 0.5-mile buffer around the site boundary. Based on the DHR Virginia Cultural Resource Information System (V-CRIS) database search, no architectural or archaeological resources were identified within the direct APE. Within the indirect APE, V-CRIS identified five architectural resources and no archaeological resources. According to V-CRIS, no Phase I Archaeological Surveys have been undertaken within the project site; it is not known whether any archaeological surveys of the site have been undertaken but not recorded in V-CRIS. V-CRIS search results are included as **Attachment B**. The DHR project review application form is included as **Attachment C**. Representative site photographs are included as **Attachment D**.

Architectural resources within 0.5 mile of the project site boundary:

- **DHR ID 134-0570:** House, 2628 North Landing Road, domestic dwelling ca. 1880. This property has not been evaluated for NRHP eligibility. Located southeast of the project site, with viewshed separated by trees and residential homes.
- **DHR ID 134-0055:** Hickory Bridge School, ca. 1900. This property has not been evaluated for NRHP eligibility. Located east of the project site, with viewshed separated by trees, roadway, and residential development.
- **DHR ID 134-5033:** Court House Elementary School, 1931. This property is associated with the Princess Anne Courthouse Village Historic District, but has been evaluated by DHR staff as Not Eligible for NRHP listing. Located east of the project site, with viewshed separated by trees, roadway, commercial and residential development.
- **DHR ID 134-5299:** Virginia Beach Courthouse Village and Municipal Center Historic District (historical name was Princess Anne Courthouse Village Historic District). This Historic District has been evaluated as Eligible for listing in the NRHP by the DHR Evaluation Committee. Located east of the project site, with viewshed separated by trees, roadway, commercial and residential development.
- **DHR ID 134-0159:** Farm, 2737 Princess Anne Road, ca. 1850. This property has been evaluated by DHR staff as Not Eligible for NRHP listing. Located north of the project site and east of the golf course, with viewshed separated by forest and commercial development.

Discussion

Direct Effects

No architectural properties (e.g., buildings) are located within the project site boundary. According to V-CRIS, no archaeological resources have been recorded within the site boundary. Therefore, DVS does not anticipate that any direct effects to architectural or archaeological resources would result from the proposed undertaking.

Indirect Effects

Architectural resources in the project viewshed were considered for indirect effects. The proposed Veterans Care Center would be designed to maintain the aesthetics and character of the surrounding area, would be one story tall, and would be designed with a residential character (see architectural rendering above). Existing forest to the east and north of the site and tree planting along the west and south sides of the project site would provide visual buffers to the surrounding community, including the Virginia Beach Courthouse Village and Municipal Center Historic District. Therefore, DVS has determined that the proposed undertaking would not result in adverse effects on the viewshed of surrounding historic properties.

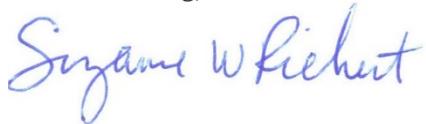
Conclusion

DVS anticipates that the proposed undertaking would have **no direct or indirect adverse effects on archaeological or architectural resources**. We request your review of the proposed undertaking and concurrence with this determination.

If you have any comments on the historic resources that may occur in the direct or indirect APE of the proposed project site, we would appreciate a response within 30 days. Other agencies and entities, including the Virginia DEQ, have been contacted concurrently for project reviews. If you have any questions or require additional information, please do not hesitate to contact me at (276) 389-9306, or via email at srichert@eee-consulting.com.

Sincerely,

EEE Consulting, Inc.



Suzie Richert, CEP
Senior Environmental Scientist, NEPA Specialist

Cc: Stan Kloss, Project Manager
Virginia Department of General Services (for the Virginia Department of Veterans Services)

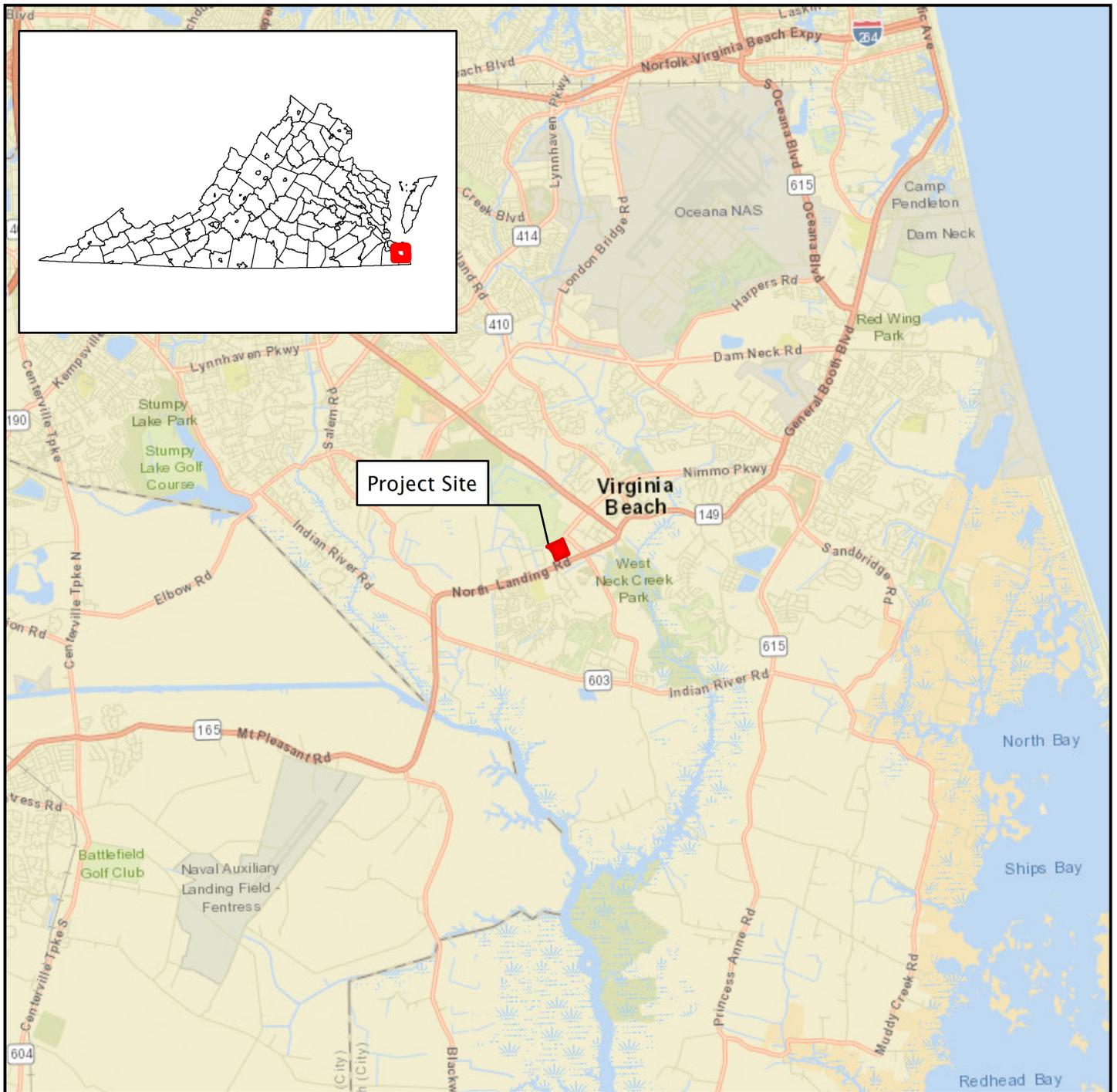
Dan Sutton, Senior Project Engineer
Wiley|Wilson

Corey Clayborne, Project Manager
Wiley|Wilson

Attachments:

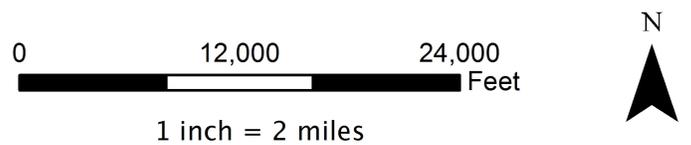
Project Location Map
Project Plans
APE Maps
DHR Project Review Application Form
Representative Site Photos

Attachments



Project Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 Units: Foot US

Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom





VEGETATED BUFFER
(MOUND WITH A MIX OF
TREES AND SHRUBS)

EXISTING STORMWATER DITCH

EXISTING
FORCE MAIN
EASEMENT

PROPOSED BUILDING

NIMMO PRKY
EXTENDED ROW

TEMPORARY CONSTRUCTION
ENTRANCE

DVS HR VCC
PROPERTY = 26± ACRES

VETERANS CARE CENTER
ENTRANCE SIGN

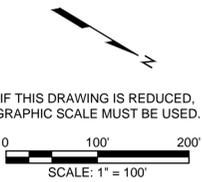
STORMWATER POND

VETERANS CARE
CENTER DRIVEWAY
(PRIVATE)

EXISTING STORMWATER DITCH

DELINEATED WETLAND
BOUNDARY

PROPOSED DVS
PROPERTY
BOUNDARY



DATE: FEBRUARY 2, 2017

Department of Veterans Services (DVS)
Hampton Roads (HR)
Veterans Care Center (VCC) Preliminary Site Plan

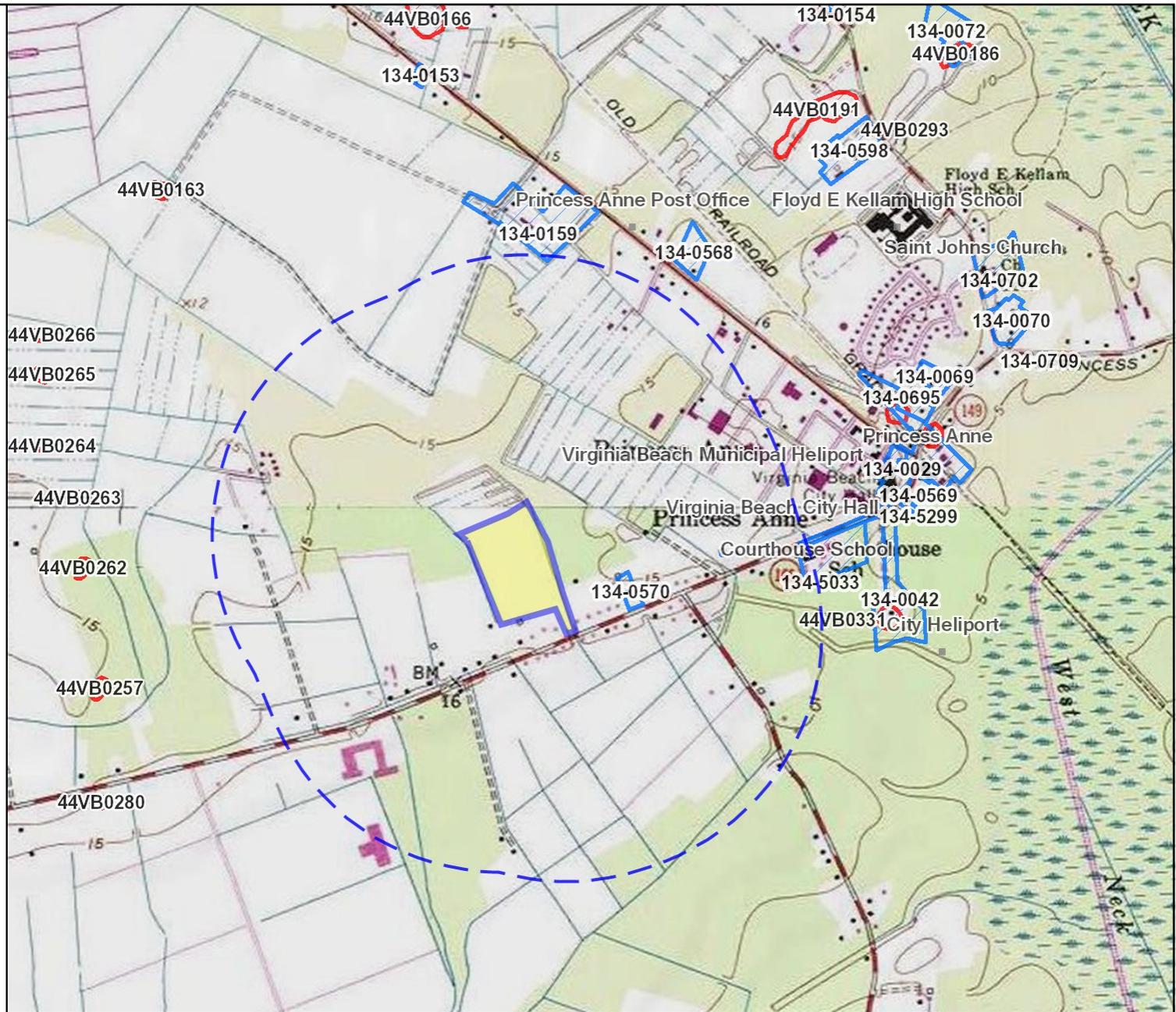


6606 West Broad Street | Suite 500 | Richmond, VA 23230
804.254.7242 | wileywilson.com | 100% Employee-Owned

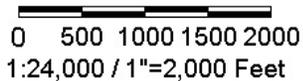


Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- USGS GIS Place names
- County Boundaries



Feet



Title: APE with Topography

Date: 1/9/2017

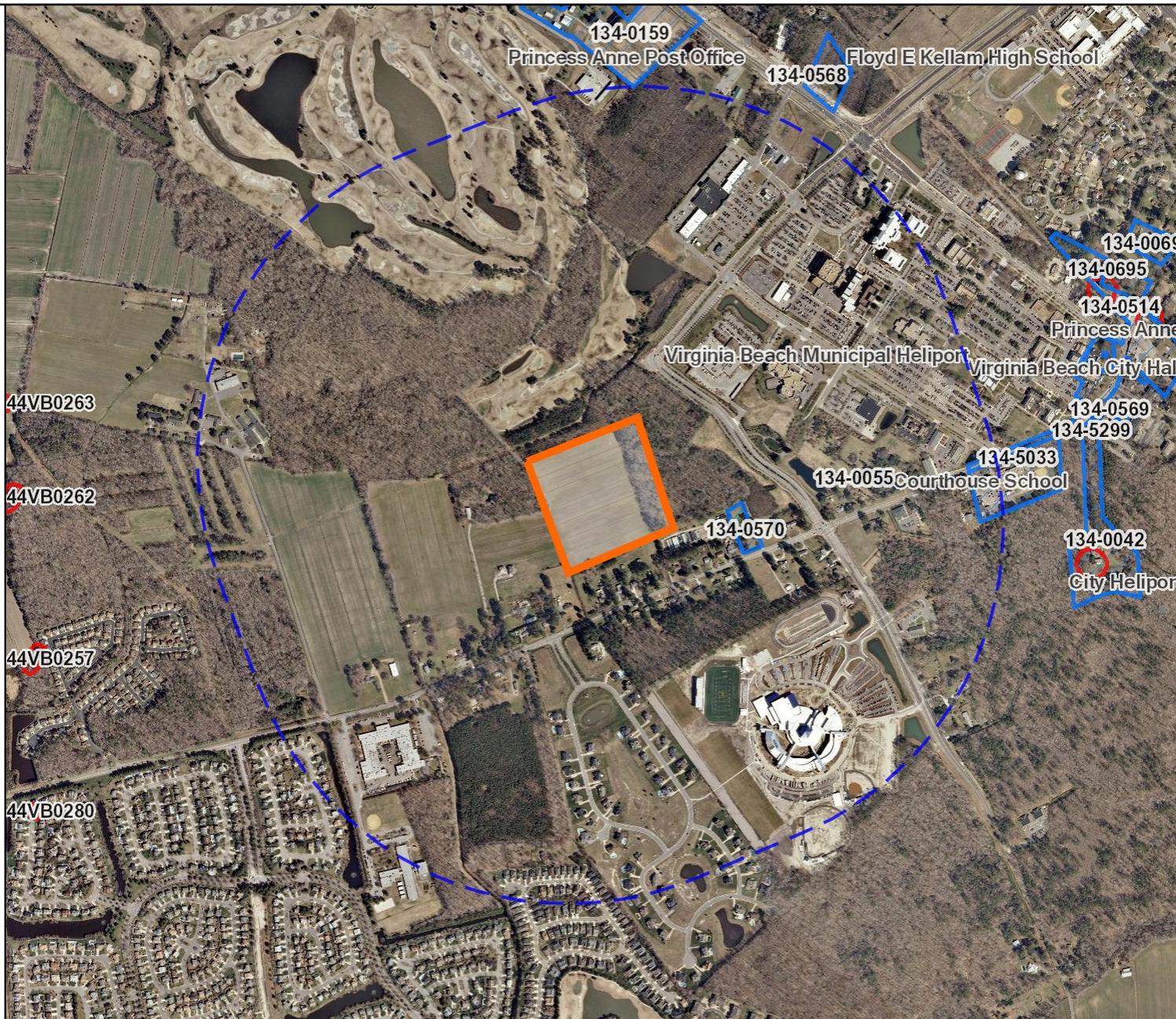
DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

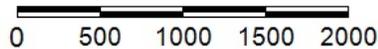


Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
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Feet



1:18,056 / 1"=1,505 Feet

Title: Cultural Resources

Date: 11/23/2016

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DHR Project Review Application Form

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3. Project Location Virginia Beach
City Town County

4. Specify Federal and State agencies involved in project (providing funding, assistance, license or permit). Refer to the list of agencies and abbreviations in the instructions.

Lead Federal Agency DVS will request post-construction reimbursement from Veterans Affairs

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State Agency Dept. of Veterans Services: State Project No. 912-17957-000

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Contact Person Stan Kloss

Mailing Address 1100 Bank Street, Ste 420, Richmond VA 23219

Phone Number 804-786-3311 Fax Number 804-371-8305

Email Address stan.kloss@dgs.virginia.gov

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Contact Person Suzie Richert

Mailing Address 201 Church Street, Blacksburg, VA 24060

Phone Number (540) 953-0170 x306 Fax Number (540) 953-0171

Email Address srichert@eee-consulting.com

II. PROJECT LOCATION AND DESCRIPTION

7. USGS Quadrangle Name Pleasant Ridge

8. Number of acres included in the project 26 acres

MAIL COMPLETED FORM AND ATTACHMENTS TO:

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NO

12. Does the project involve any ground disturbance (e.g. excavating for footings, installing sewer or water lines or utilities, grading roads, etc.)? If yes, this must be explained fully in the project description. YES
NO

13. DESCRIPTION: Attach a complete description of the project. Refer to the instructions for the required information.

To the best of my knowledge, I have accurately described the proposed project and its likely impacts.

Suzanne W. Kiebert
Signature of Applicant/Agent

2/2/17
Date

The following information must be attached to this form:

- Completed DHR Archives search
- USGS map with APE shown
- Complete project description
- Any required photographs and plans

<p><input type="checkbox"/> No historic properties affected <input type="checkbox"/> No adverse effect</p> <p><input type="checkbox"/> Additional information is needed in order to complete our review.</p> <p><input type="checkbox"/> We have previously reviewed this project. A copy of our correspondence is attached.</p> <p>Comments: _____</p> <p>_____</p> <p>_____</p> <p>Signature _____ Date _____</p> <p>Phone number _____ DHR File # _____</p> <p><i>This Space For Department Of Historic Resources Use Only</i></p>

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<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: Entrance to project site from North Landing Road.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: North</p>	
<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: View of project site from North Landing entrance.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: North</p>	
<p>Project Name: Phase I ESA – Virginia Beach Parcel, City of Virginia Beach</p> <p>Photograph Description: One of several irrigation ditches on project site.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: West</p>	

<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: Man-made drainage channel along east boundary of project site.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: North</p>	
<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: Easement north of project site (area between project site and the golf course).</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: East</p>	
<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: HRSD sanitary force main on north portion of project site.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: Northeast</p>	

<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: View from center of project site.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: Northeast</p>	
<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: New residential development west of project site.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: Southwest</p>	
<p>Project Name: Veterans Care Center EA, City of Virginia Beach</p> <p>Photograph Description: Single family residences, south of project site.</p> <p>Photograph Date: 3/14/2016</p> <p>Photograph Direction: Southeast</p>	

Project Name:
Veterans Care Center EA ,
City of Virginia Beach

Photograph Description:
View of north portion of
project site.

Photograph Date:
3/14/2016

Photograph Direction:
Northwest

