



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

June 13, 2023

*Sent via email*

**SUBJECT: Scoping Notice for an Environmental Assessment for the Proposed Seismic and Functional Improvement Projects, Roseburg VA Medical Center, 913 NW Garden Valley Boulevard, Roseburg, Oregon**

Dear Valued Stakeholder:

The U.S. Department of Veterans Affairs (VA) is preparing an Environmental Assessment (EA) to analyze the potential environmental impacts associated with the proposed Seismic and Functional Improvement Projects (Proposed Action) at the Roseburg VA Medical Center (Roseburg VAMC) located at 913 NW Garden Valley Boulevard in Roseburg, Oregon. The Roseburg VAMC currently offers primary and specialty health care services to approximately 49,865 Veterans living in central and southern Oregon and northern California. Approximately 28,242 Veterans are currently served by the Roseburg VAMC. The location of the Roseburg VAMC campus is shown on Figures 1 and 2. Figure 3 provides an aerial photograph of the campus.

Multiple buildings located at the Roseburg VAMC campus have functional and size deficiencies that do not meet VA's modern standards for the delivery of health care services to our nation's Veterans. Additionally, the campus is located within a seismically active area, classified as a "high" potential seismic zone and a seismic study of the campus found that five buildings, including the main hospital building (Building 1) and mental health building (Building 2), are at risk from seismic activity and do not meet current seismic building standards. Finally, VA seeks to bolster Veteran services to by partnering with the State of Oregon to support the future development of a State Veterans Home.

To address these challenges, VA is proposing a series of construction, renovation, seismic retrofitting, and demolition projects at locations across the campus. This includes the construction of a new Outpatient Specialty Care Clinic building (Building 100) to replace the functions currently in Building 1 and the transfer of approximately 14 acres of campus land to the State of Oregon for the future development of a State Veterans Home.

The primary components of the Proposed Action include:

New Construction

Constructing a 3 to 4-story, approximately 165,000 building gross square-foot (BgFt<sup>2</sup>) Outpatient Specialty Care Clinic (Building 100) east of the Ellipse Road. The building would be designed to improve patient care, meet modern health care delivery standards, consolidate clinical

departments, and improve workplace conditions. Existing clinical functions within the seismically deficient and undersized 126,335 BgFt<sup>2</sup> Building 1 would be relocated to Building 100. Additionally, clinics within Building 1AC would be relocated to Building 100 to improve health care delivery.

Constructing approximately 425 surface parking spaces north, east, and south of Building 100 to support the parking needs of the building.

Prior to Building 100 becoming fully operational, the determination of the future utilization of the vacated Building 1 will be carefully assessed by VA. The disposition process for the building will include potential adaptive reuse, transfer to another agency or private entity, or, if no viable use can be determined possible, demolition. However, any final decision will be determined at the appropriate time following the published process in the *VA Real Property Disposal Guide* that prioritizes reuse/adaptation/transfer before consideration of other options.

### Seismic Retrofit and Renovation

Seismically retrofitting/renovating Building 2, the approximately 74,474 BgFt<sup>2</sup> mental health clinic building. Retrofitting would include the removal of the interior of the building and the installation of structural upgrades and new mechanical systems to the building interior. It is anticipated that little or no exterior modification would be required. Following the completion of the upgrades, the building interior would be redesigned and constructed to meet current health care delivery requirements. The existing mental health clinic and administrative functions would remain in retrofitted/renovated Building 2. In addition, some of the administrative and support spaces from Buildings 1, 17, and 57 would be relocated to Building 2.

Seismically retrofitting/renovating Buildings 11 (laundry), 13 (warehouse), and 16 (chapel/auditorium). These retrofits are anticipated to include the selective demolition of the interiors of the buildings, the installation of shear walls and other interior improvements, and interior renovation. Following the renovation, the buildings would be returned to their current uses.

### Renovation/Additions

Renovating the vacated clinical space of the ambulatory care/outpatient clinic building (Building 1AC) for an approximately 30-bed Community Living Center (CLC) facility.

Remodeling the interior and adding a wing to a CLC building (Building 81). The addition would result in approximately 7 additional CLC beds.

Renovating the interior of Building 71 (patient food and nutrition, and campus canteen).

### Demolition

Demolishing seven buildings, totaling approximately 25,000 BgFt<sup>2</sup>, including Building 17 (offices), Building 57 (VA police station), Building 58 (environmental management and greenhouse), Building 63 (hazardous materials storage), Building T15 (storage), Building 54 (former golf shack) and Structure 56 (open-air picnic structure). This will remove poor condition, unusable structures and/or allow for improved site access and parking.

Removal or renovation of Building 60 (392 BgFt<sup>2</sup> electrical utility building) and Building 84 (1,121 BgFt<sup>2</sup> MRI building). These buildings are located adjacent to, and support, Building 1 and the final determination will depend on the disposition of Building 1.

### Existing Parking Lot Modification

Rebalancing existing surface parking lots at the campus. Once Building 1 operations are transferred to Building 100, less parking will be needed in the western portion of the campus. Other proposed projects would also affect existing parking in the northern and western portions of the campus. It is anticipated that approximately 97 new parking spaces would be constructed, 165 parking spaces would be demolished, and 189 parking spaces would no longer be used. Existing parking lots would likely be used for construction contractor parking and material storage and/or temporary swing space for the Proposed Action construction.

### Infrastructure and Utilities

Constructing/realigning campus roads to provide access to proposed Building 100, the proposed future State Veterans Home, and other campus buildings. Veterans Way may be extended (reconnected) from the northern campus entrance between Buildings 2 and 16 to the road circling the Ellipse, which would lead to new roads serving Building 100 and the State Veterans Home. Other campus road modifications may also be constructed to improve traffic flow and pedestrian safety.

Infrastructure upgrades to support the proposed development, including installing, relocating, and removing campus utilities, as necessary, based on the final design.

### Land Transfer for State Veterans Home

Transferring approximately 14 acres of land located in the eastern portion of the campus to the State of Oregon for the future construction of a State Veterans Home. Based on preliminary information provided by Oregon Department of Veterans Affairs, it is anticipated that the State Veterans Home would include several connected, single-story buildings totaling approximately 130,000 BgFt<sup>2</sup> and would include approximately 150 beds.

All elements of this Proposed Action are located entirely within the Roseburg VAMC campus on land currently owned by the Federal Government. Figure 4 depicts the current campus configuration. Figure 5 illustrates the primary Proposed Action construction areas.

The Proposed Action construction activities would be conducted in phases over approximately 10 years to minimize campus disruption, support continued campus operations, and minimize the need for temporary swing space during construction. VA is currently in the pre-design phase for the Proposed Action projects. No project design details are available at this time.

VA will prepare the Draft EA according to the National Environmental Policy Act (NEPA) of 1969 (42 U.S. Code 4321-4370h), the Council on Environmental Quality Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and VA Implementing Regulations (38 CFR Part 26). The Draft EA will evaluate the potential direct and indirect impacts to the environment resulting from the Proposed Action, as well as cumulative impacts with other actions and projects.

VA recognizes and appreciates that you or your organization may have comments or input on this Proposed Action for consideration in the Draft EA. We request that you submit any comments or input via email by **July 20, 2023** to [vacoenvironment@va.gov](mailto:vacoenvironment@va.gov) with the subject line “**Roseburg VAMC NEPA Scoping**”.

Through this notice, VA is also providing the public with information about the undertaking and seeking public comment and input about the undertaking’s effects on historic properties pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, (54 USC § 306108), and its implementing regulations (36 CFR Part 800 – Protection of Historic Properties). This notice does not serve as an invitation to consult under Section 106; it is solely to seek and consider the views of the public. VA initiated its Section 106 review separately and send invitations to consulting parties on June 6, 2023.

VA will hold two public meetings at the Roseburg VAMC to inform the public of the Proposed Action and to receive public input regarding the proposed projects that will be considered in the Draft EA. These meetings will be held on June 28, 2023 at 7:00 pm and June 29, 2023 at 10:00 am within the Roseburg VAMC Building 16 auditorium. VA will announce the meetings through a notice published in *The News-Review* and on the Roseburg VAMC website.

VA anticipates publishing the Draft EA for a 30-day public review and comment period in the Fall of 2023. VA will announce the start of this review period by publishing a notice of availability (NOA) of the Draft EA in *The News-Review*. VA will concurrently notify stakeholders via email and include instructions on how to submit comments. The Draft EA will be available for review at the Roseburg Public Library and via the VA CFM Environmental Program Office website at <https://www.cfm.va.gov/environmental>.

For questions, please email [vacoenvironment@va.gov](mailto:vacoenvironment@va.gov) with the subject line “Roseburg VAMC NEPA Scoping”.

Respectfully,

Patrick Read  
Acting Director, Environmental Program Office  
Office of Construction and Facilities Management

**Figure 1: Roseburg VAMC Location Map**

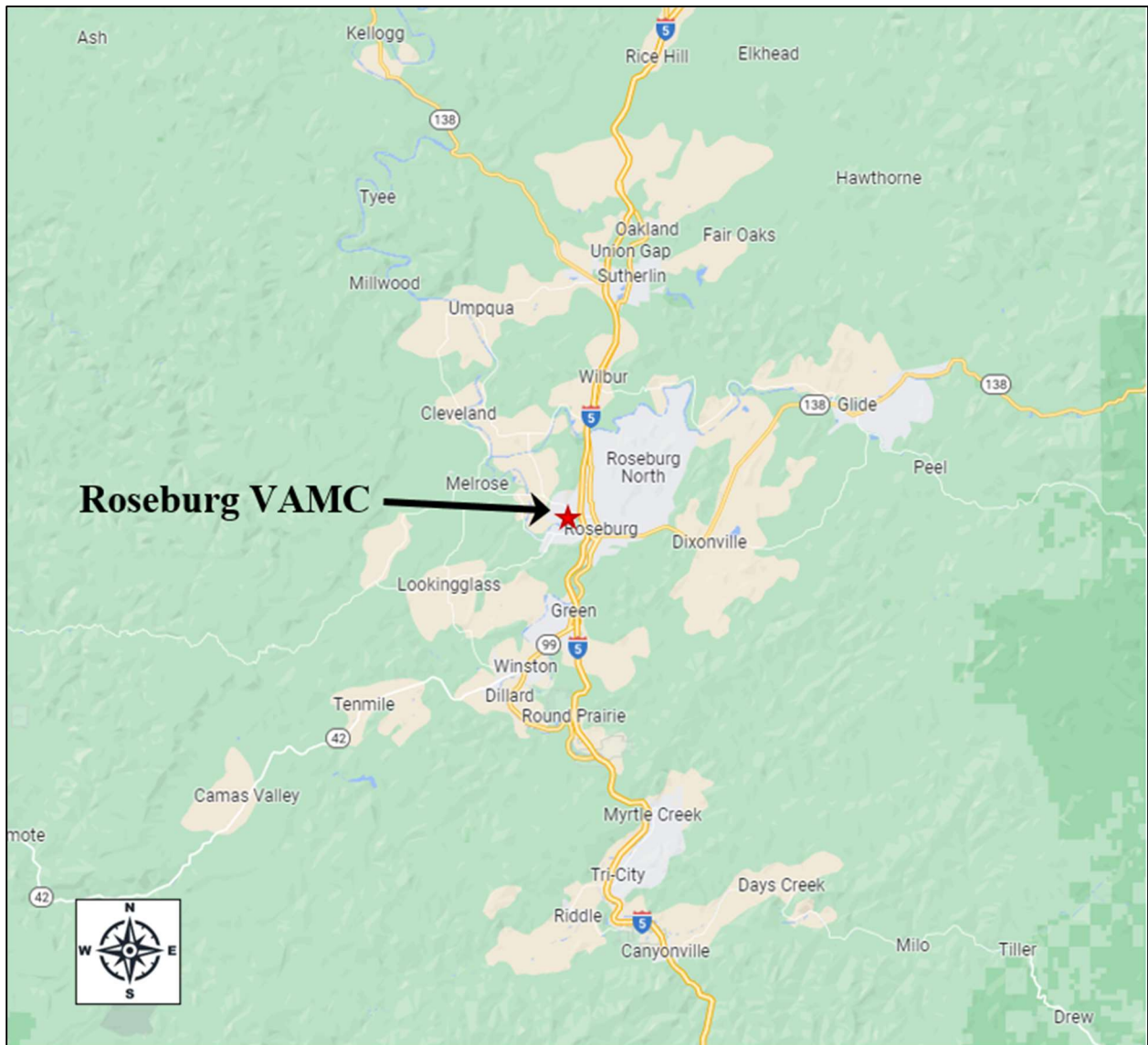




Figure 2: Topographic Location Map

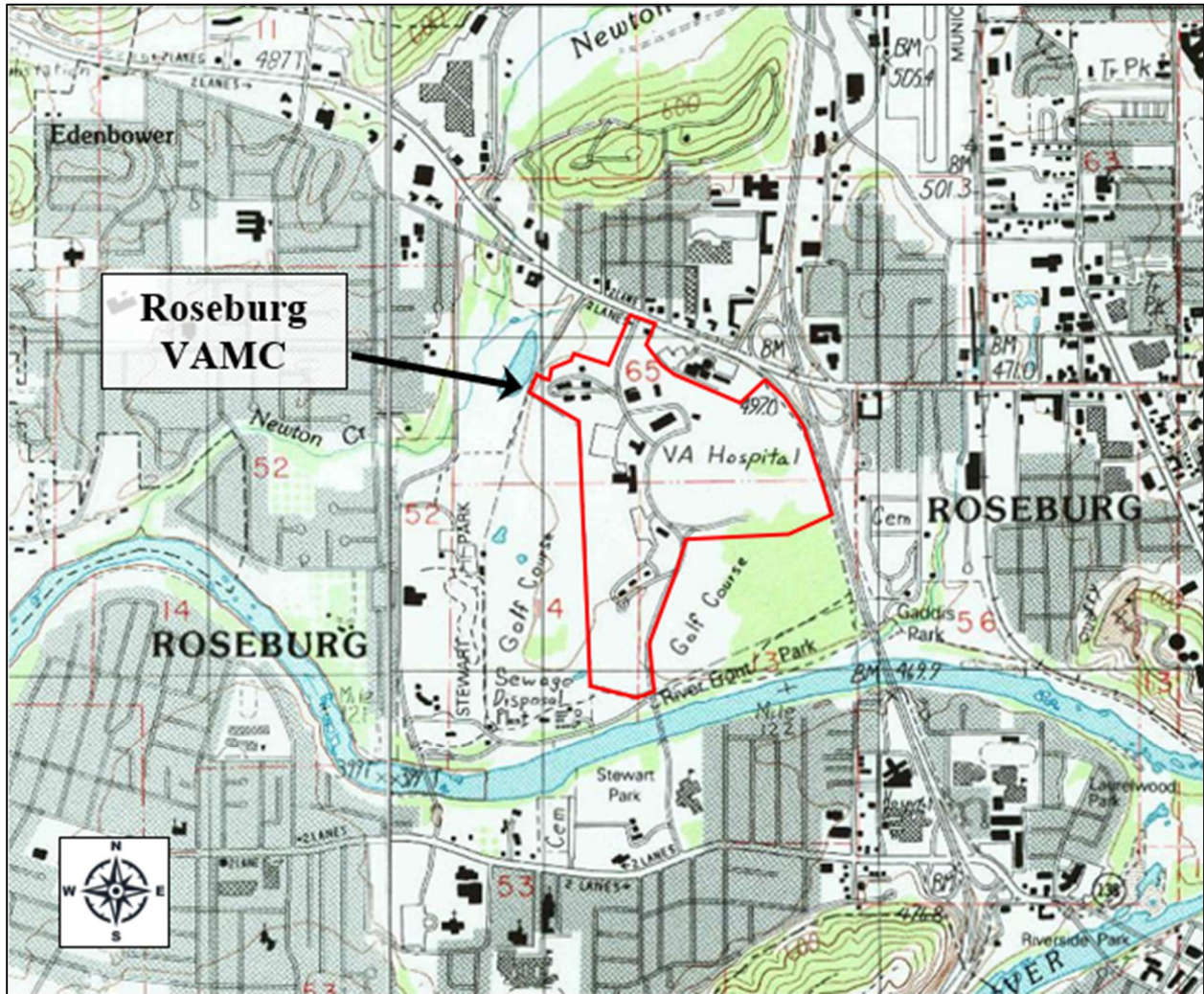




Figure 3: Aerial Photograph of Roseburg VAMC Campus

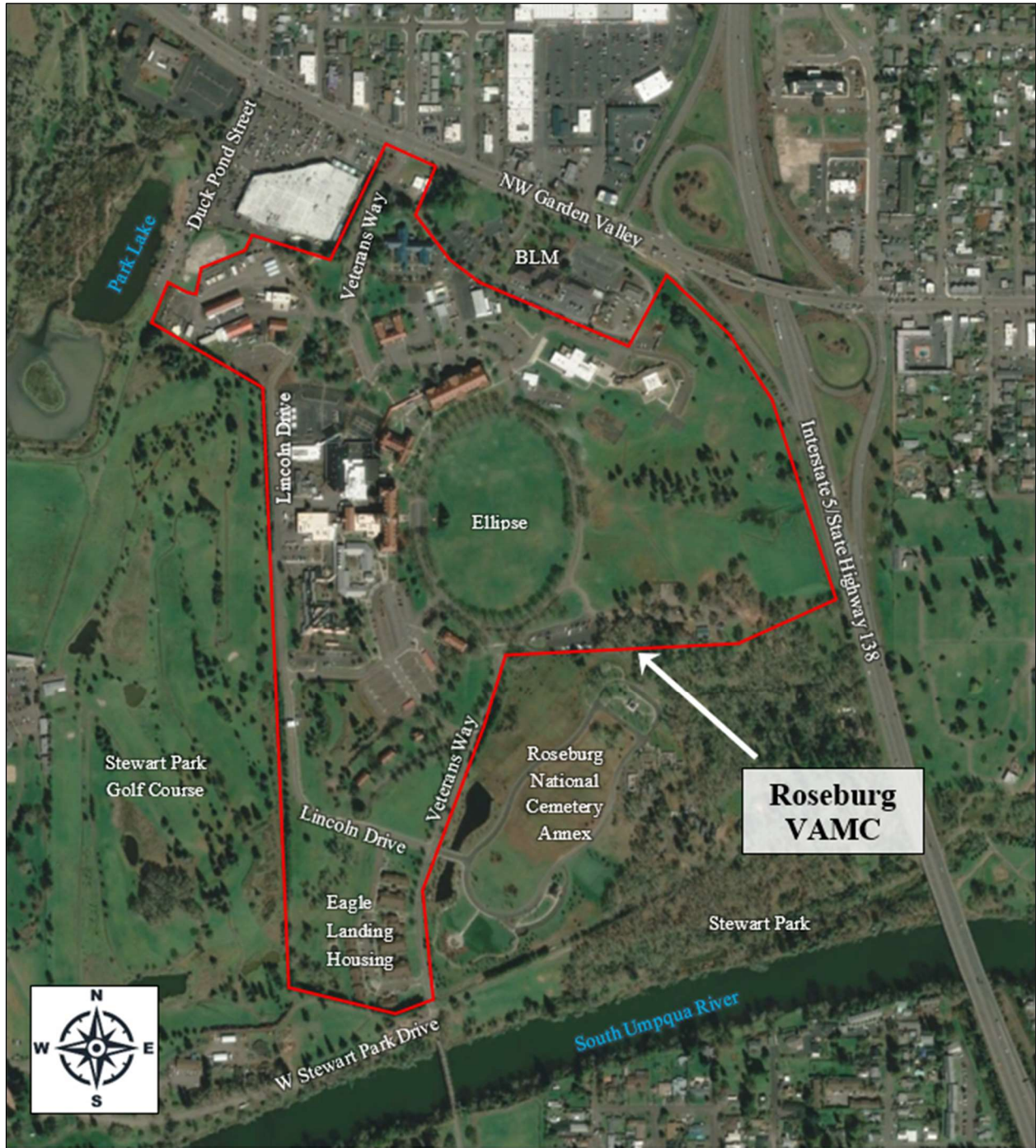


Figure 4: Existing Roseburg VAMC Campus Configuration

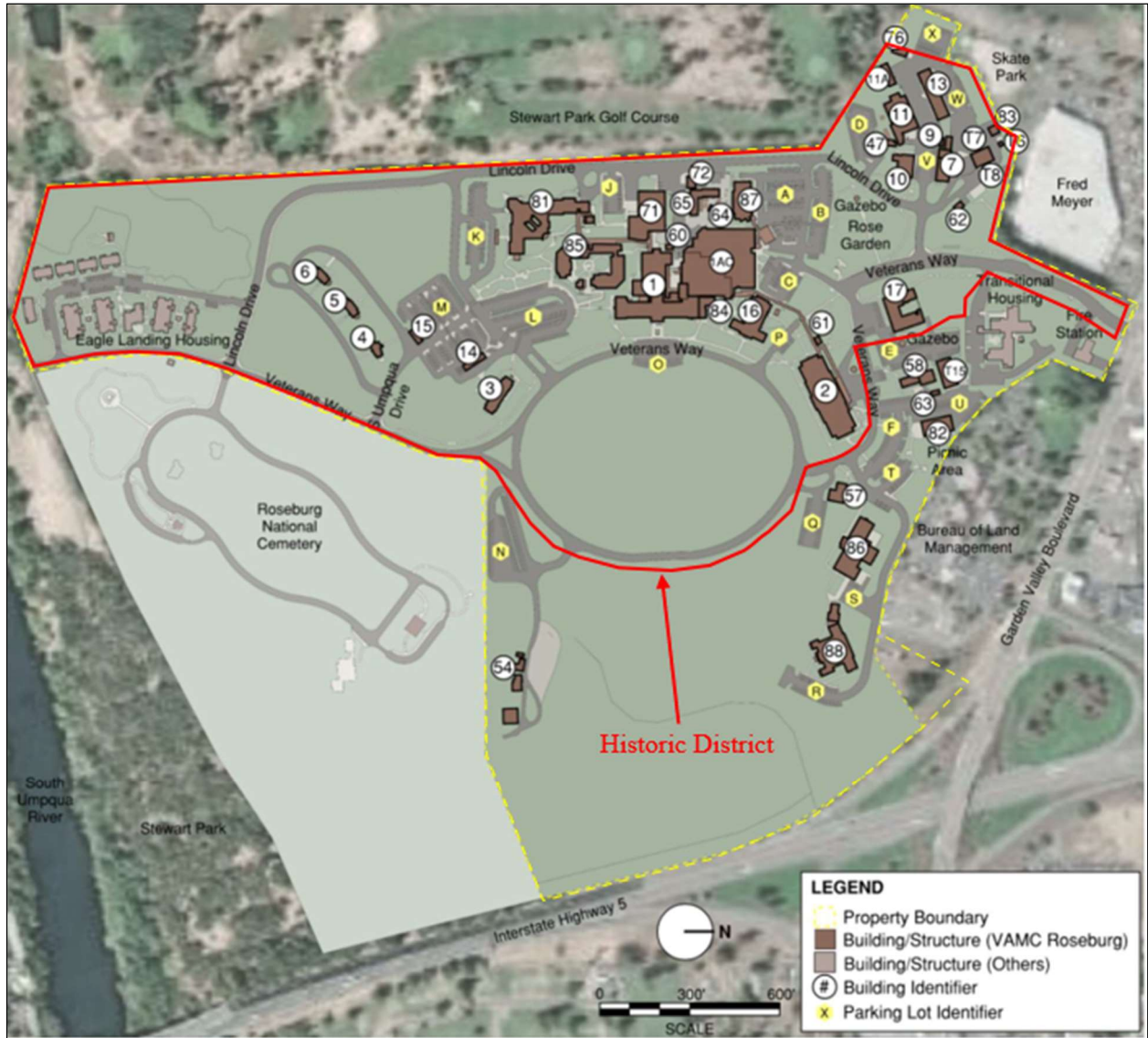




Figure 5: Proposed Action Project Locations

