APPENDIX B
USDA AD-1006 Prime Farmland Form

U.S. Department of Agriculture

FARMLAND CONVERSION IMPACT RATING

PART I *(To be completed by Federal Agency)*	Date Of Land Evaluation Request January 6, 2025
Name of Project Hampton Outpatient Clinic, Virginia Beac	Federal Agency Involved US Dept Veterans Affairs
Proposed Land Use Outpatient Clinic for US Dept Veterans	County and State Independent City of Virgina Beach, Virginia
PART II *(To be completed by NRCS)*	Date Request Received By NRCS / Person Completing Form:

Does the site contain Prime, Unique, Statewide or Local Important Farmland? *(If no, the FPPA does not apply - do not complete additional parts of this form)* YES ☐ NO ☐		Acres Irrigated	Average Farm Size
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres: %	Amount of Farmland As Defined in FPPA Acres: %	
Name of Land Evaluation System Used	Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS	

PART III *(To be completed by Federal Agency)*	Alternative Site Rating			
	Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly	24.2			
B. Total Acres To Be Converted Indirectly	0			
C. Total Acres In Site	31			
PART IV *(To be completed by NRCS)* Land Evaluation Information				
A. Total Acres Prime And Unique Farmland				
B. Total Acres Statewide Important or Local Important Farmland				
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted				
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value				
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)				

PART VI *(To be completed by Federal Agency)* Site Assessment Criteria *(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)*	**Maximum Points**	Site A	Site B	Site C	Site D
1. Area In Non-urban Use	(15)	0			
2. Perimeter In Non-urban Use	(10)	0			
3. Percent Of Site Being Farmed	(20)	0			
4. Protection Provided By State and Local Government	(20)	0			
5. Distance From Urban Built-up Area	(15)	0			
6. Distance To Urban Support Services	(15)	0			
7. Size Of Present Farm Unit Compared To Average	(10)	0			
8. Creation Of Non-farmable Farmland	(10)	0			
9. Availability Of Farm Support Services	(5)	0			
10. On-Farm Investments	(20)	0			
11. Effects Of Conversion On Farm Support Services	(10)	0			
12. Compatibility With Existing Agricultural Use	(10)	5			
TOTAL SITE ASSESSMENT POINTS	160	5	0	0	0
PART VII ***(To be completed by Federal Agency)***					
Relative Value Of Farmland *(From Part V)*	100	0	0	0	0
Total Site Assessment *(From Part VI above or local site assessment)*	160	5	0	0	0
TOTAL POINTS ***(Total of above 2 lines)***	260	5	0	0	0

Site Selected: Premium Outlets Blv	Date Of Selection January 6, 2025	Was A Local Site Assessment Used? YES ☐ NO ☑

Reason For Selection:

Redevelopment of the site as the Hampton Outpatient Clinic will have no significant adverse impact on prime farmland.

Name of Federal agency representative completing this form: Jason Sturm	Date: Jan 6, 2025

(See Instructions on reverse side)

Form AD-1006 (03-02)

APPENDIX C
NHPA SECTION 106 CONSULTATION

1. **Section 106 Consultation Letter**
2. **Consulting Party Distribution List**
3. **Response/Concurrence from Consulting Parties**

COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Secretary of Natural and Historic Resources

Julie V. Langan
Director
Tel: (804) 482-6446
Fax: (804) 367-2391
www.dhr.virginia.gov

January 22, 2025

Walt Dannenburg
Acting Executive Director
Hampton VA Medical Center
Department of Veterans Affairs

Re: VA Outpatient Clinic Hampton Virginia
Hampton, Virginia
DHR File No. 2024-5560

Dear Mr. Dannenburg:

The Department of Historic Resources (DHR) has received the project referenced above for review and comment. It is our understanding that the Department of Veterans Affairs (VA) intends to construct a new VA Outpatient Clinic in the City of Virginia Beach. Our comments are provided to assist the VA in fulfilling its Section 106 responsibilities.

DHR understands that the, VA intends to construct and operate an outpatient clinic on a 32-acre parcel in Virginia Beach, which was at one time a golf course. In an effort to identify historic properties the VA conducted an Initial Cultural Resource Impact Prediction Report (ICRIP). DHR is in receipt of the report titled *Initial Cultural Resource Impact Prediction Study for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia* (December 20, 2024) prepared by Row 10 Historic Preservation Solutions, LLC on behalf of Mabbett & Associates, Inc. for the VA. A Phase I archaeological report is attached to the ICRIP titled, *Phase I Archaeological Survey VA Hampton Outpatient Clinic, City of Virginia Beach, Virginia* (December 2024) prepared by Chronicle Heritage for Mabbett and Associates, Inc. Based on our review of the reports, DHR has determined that the reports are in accordance with the *Secretary of the Interior's Standards and Guidelines* as well as DHR's *Guidelines for Conducting Historic Resources Survey in Virginia* (2011/2017).

The ICRIP and the attached Phase I archaeological survey conclude that there are no historic properties within the project area of potential effect. As such the VA has determined that **No Historic Properties will be Affected** by this undertaking.

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

DHR ***concurs*** with the VA's finding of **No Historic Properties Affected**. Implementation of this undertaking in accordance with the finding of No Historic Properties Affected as documented fulfills the Federal agency's responsibilities under Section 106 of the National Historic Preservation Act. If the scope of the undertaking changes or if the undertaking cannot be completed as proposed in the application submitted and reviewed by DHR, please contact our office for guidance on reinitiating consultation under Section 106.

Thank you for consulting with our office. If you have any questions regarding these comments, please contact me at 804-482-8089 or via email, jonathan.connolly@dhr.virginia.gov.

Sincerely,

Jonathan Connolly

Jonathan D. Connolly, Project Review Archaeologist
Review and Compliance Division

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

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5357 Main Street
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DEPARTMENT OF VETERANS AFFAIRS
MEDICAL CENTER
HAMPTON, VIRGINIA 23667

In Reply Refer to: 590/138

Julie Langan
Director, Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221
Submitted via ePix Portal

December 19, 2024

RE: Initial Cultural Resources Impact Prediction for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia

Dear Director Langan,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with your Tribe for the referenced project.

The undertaking is defined as the acquisition, construction, and operation of approximately 32-acre plot of land into a new VA Outpatient Clinic (VA OPC). The proposed project would improve medical services and operating functions to better serve Veterans throughout the southeastern area of Virginia.

In August 2024, VA contracted for an Initial Cultural Resources Impact Prediction (ICRIP) Report and an archaeological survey report for the proposed undertaking. The surveys are compliant with the Virginia *Guidelines For Conducting Historic Resources Survey In Virginia* (Revised 2017). The ICRIP Report Includes a definition of the undertaking, the Area Of Potential Effects, the historic properties, and a finding of effects. Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

Should you have questions about this project, please feel free to contact Mr. Alec Bennett, Senior Historic Preservation Specialist at alec.bennett@va.gov or 202-855-0727.

Sincerely,

WALT DANNENBERG, FACHE
Acting Executive Director

Cc: Alec Bennett, Senior Historic Preservation Specialist
Attachment—ICRIP Report

DEPARTMENT OF VETERANS AFFAIRS
MEDICAL CENTER
HAMPTON, VIRGINIA 23667

In Reply Refer to: 590/138

Mark Reed, Preservation Planner
Historic Preservation Commission
City of Virginia Beach Planning Dept (CLG)
Municipal Center Bldg. 2, Rm 191
2405 Courthouse Dr
Virginia Beach, VA 23456-9040
VIA EMAIL: mreed@vbgov.com

December 19, 2024

RE: Initial Cultural Resources Impact Prediction for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia

Dear Mr. Reed,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with your Tribe for the referenced project.

The undertaking is defined as the acquisition, construction, and operation of approximately 32-acre plot of land into a new VA Outpatient Clinic (VA OPC). The proposed project would improve medical services and operating functions to better serve Veterans throughout the southeastern area of Virginia.

In August 2024, VA contracted for an Initial Cultural Resources Impact Prediction (ICRIP) Report and an archaeological survey report for the proposed undertaking. The surveys are compliant with the Virginia *Guidelines For Conducting Historic Resources Survey In Virginia* (Revised 2017). The ICRIP Report Includes a definition of the undertaking, the Area Of Potential Effects, the historic properties, and a finding of effects. Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

Should you have questions about this project, please feel free to contact Mr. Alec Bennett, Senior Historic Preservation Specialist at alec.bennett@va.gov or 202-855-0727.

Sincerely,

WALT DANNENBERG, FACHE
Acting Executive Director

Cc: Alec Bennett, Senior Historic Preservation Specialist
Attachment—ICRIP Report

DEPARTMENT OF VETERANS AFFAIRS
MEDICAL CENTER
HAMPTON, VIRGINIA 23667

In Reply Refer to: 590/138

Katelyn Lucas
Tribal Historic Preservation Officer
Delaware Nation, Oklahoma
P.O. Box 825
Anadarko, Ok 73005
VIA EMAIL: klucas@delawarenation-nsn.gov

December 19, 2024

RE: Initial Cultural Resources Impact Prediction for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia

Dear Tribal Historic Preservation Officer Lucas,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with your Tribe for the referenced project.

The undertaking is defined as the acquisition, construction, and operation of approximately 32-acre plot of land into a new VA Outpatient Clinic (VA OPC). The proposed project would improve medical services and operating functions to better serve Veterans throughout the southeastern area of Virginia.

In August 2024, VA contracted for an Initial Cultural Resources Impact Prediction (ICRIP) Report and an archaeological survey report for the proposed undertaking. The surveys are compliant with the Virginia *Guidelines For Conducting Historic Resources Survey In Virginia* (Revised 2017). The ICRIP Report Includes a definition of the undertaking, the Area Of Potential Effects, the historic properties, and a finding of effects. Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

Should you have questions about this project, please feel free to contact Mr. Alec Bennett, Senior Historic Preservation Specialist at alec.bennett@va.gov or 202-855-0727.

Sincerely,

WALT DANNENBERG, FACHE
Acting Executive Director

Cc: Alec Bennett, Senior Historic Preservation Specialist
Attachment—ICRIP Report

DEPARTMENT OF VETERANS AFFAIRS
MEDICAL CENTER
HAMPTON, VIRGINIA 23667

In Reply Refer to: 590/138

Keith Anderson
Chief, Nansemond Indian Nation
1001 Pembroke Lane,
Suffolk, VA 23434
VIA EMAIL: administrator@nansemond.gov

December 19, 2024

RE: Initial Cultural Resources Impact Prediction for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia

Dear Chief Anderson,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with your Tribe for the referenced project.

The undertaking is defined as the acquisition, construction, and operation of approximately 32-acre plot of land into a new VA Outpatient Clinic (VA OPC). The proposed project would improve medical services and operating functions to better serve Veterans throughout the southeastern area of Virginia.

In August 2024, VA contracted for an Initial Cultural Resources Impact Prediction (ICRIP) Report and an archaeological survey report for the proposed undertaking. The surveys are compliant with the Virginia *Guidelines For Conducting Historic Resources Survey In Virginia* (Revised 2017). The ICRIP Report Includes a definition of the undertaking, the Area Of Potential Effects, the historic properties, and a finding of effects. Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

Should you have questions about this project, please feel free to contact Mr. Alec Bennett, Senior Historic Preservation Specialist at alec.bennett@va.gov or 202-855-0727.

Sincerely,

WALT DANNENBERG, FACHE
Acting Executive Director

Cc: Alec Bennett, Senior Historic Preservation Specialist
Attachment—ICRIP Report

DEPARTMENT OF VETERANS AFFAIRS
MEDICAL CENTER
HAMPTON, VIRGINIA 23667

In Reply Refer to: 590/138

Robert Gray
Chief, Pamunkey Indian Tribe
1054 Pocahontas Trail,
King William, VA 23086
VIA EMAIL: pamunkeytribe@pamunkey.org

December 19, 2024

RE: Initial Cultural Resources Impact Prediction for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia

Dear Chief Gray,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with your Tribe for the referenced project.

The undertaking is defined as the acquisition, construction, and operation of approximately 32-acre plot of land into a new VA Outpatient Clinic (VA OPC). The proposed project would improve medical services and operating functions to better serve Veterans throughout the southeastern area of Virginia.

In August 2024, VA contracted for an Initial Cultural Resources Impact Prediction (ICRIP) Report and an archaeological survey report for the proposed undertaking. The surveys are compliant with the Virginia *Guidelines For Conducting Historic Resources Survey In Virginia* (Revised 2017). The ICRIP Report Includes a definition of the undertaking, the Area Of Potential Effects, the historic properties, and a finding of effects. Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

Should you have questions about this project, please feel free to contact Mr. Alec Bennett, Senior Historic Preservation Specialist at alec.bennett@va.gov or 202-855-0727.

Sincerely,

WALT DANNENBERG, FACHE
Acting Executive Director

Cc: Alec Bennett, Senior Historic Preservation Specialist
Attachment—ICRIP Report

Initial Cultural Resource Impact Prediction Study for the Proposed Acquisition, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in the Independent City of Virginia Beach, Virginia

Prepared for:
US Department of Veterans Affairs
Office of Construction and Facilities Management

Prepared by:
Row 10 Historic Preservation Solutions, LLC
8215 Sycamore Place
New Orleans, LA 70118

On behalf of:
Mabbett & Associates, Inc.
105 Central Street Suite 4100
Stoneham, MA 02180-1260

GSA Task Order 36C10F24F50009
GSA Schedule No. GS-10F-0120T

December 2024

Executive Summary

The U.S. Department of Veterans Affairs (VA) Office of Real Property (ORP) supports VA's mission by acquiring land and leasing space for construction of medical and medically-related facilities. VA is in the process of executing a long-term lease to a private entity to construct and operate an outpatient clinic (OPC) that VA would lease in Virginia Beach, Virginia.

In August 2024, VA, through a contract with Mabbett & Associates, Inc., tasked Row 10 Historic Preservation Solutions (Row 10), to complete an Initial Cultural Resource Impact Prediction (ICRIP) study at the project parcel in Virginia Beach, Virginia. This study was designed to identify historic properties at the project parcel and to determine the effects of VA's actions on historic and cultural properties under Section 106 of the National Historic Preservation Act (NHPA).

Row 10 reviewed the study area through fieldwork and research. There are no National Register of Historic Places listed or eligible properties and no archeological sites within the project parcel proposed for development, nor within the Area of Potential Effects (APE). Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

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TABLES

FIGURES

1. Project Description

The U.S. Department of Veterans Affairs (VA) Office of Real Property (ORP) supports VA's mission by acquiring land and leasing space for construction of medical and medically-related facilities. VA is proposing a project to select a parcel where a private entity would construct and operate an outpatient clinic for VA to lease in Virginia Beach, Virginia. Virginia Beach is an independent city and is not part of any county. The proposed project parcel is a 32-acre plot of land northeast of the intersection at Premium Outlets Blvd. and Northampton Blvd., in Virginia Beach, Virginia. The proposed OPC would address overcapacity issues at the five existing outpatient clinics in the VA Hampton Healthcare System. The name "Hampton" is a geographic description but not a municipality, town, or city.

This Initial Cultural Resource Impact Prediction (ICRIP) provides the necessary data for VA to consult with the Virginia Department of Historic Resources (VDHR), and other identified consulting parties with an interest in the acquisition, construction, development, and operation of a VA OPC. Although a final design has not been selected, under the proposed plan, the OPC is expected to be no more than three stories, and to measure approximately 246,000 square feet (SF).

1.1. The National Historic Preservation Act

The National Historic Preservation Act of 1966, as amended, 54 U.S.C. 300101 et seq. (NHPA), requires Federal agencies to consider the potential effects of undertakings on historic properties and provide the Advisory Council on Historic Preservation (ACHP) the opportunity to comment. A historic property is defined as "any district, site, building, structure, or object included in, or eligible for, the NRHP" (36 CFR 800.16(l)(1)). The proposed construction and operation of a new VA OPC in Virginia Beach, Virginia qualifies as an undertaking under NHPA.

1.2. Methodology

Identification efforts for this ICRIP included a pedestrian survey of the parcel, a windshield survey of the Area of Potential Effect (APE) from the public right-of-way, and background research including a review of sources at the Virginia Beach Public Library Digital Archives, secondary sources, collection of U.S. Geologic Survey (USGS) topographic maps of the City of Virginia Beach and the City of Norfolk, historic maps, review of National Register of Historic Places (NRHP)-listed and evaluated properties from the VDHR, and the NRHP database administered by the National Park Service.

An inventory of historic sites within the APE recommended/determined eligible for the NRHP was developed and evaluated to predict the permanent and temporary effects to any identified historic properties within the APE. Consulting parties, experts, and interested parties were identified. All survey was undertaken by personnel meeting the *Professional Qualification Standards* established for Architectural History. Similarly, all research was undertaken by personnel meeting the *Professional Qualification Standards* established for History.

2. Brief History of Properties and Study Area

The project parcel is located in the Hampton area of the Independent City of Virginia Beach, Virginia. The parcel is in the far northwestern portion of the boundaries for the City of Virginia Beach, and is located near three lakes—Lake Wright, Lake Taylor, and Lake Lawson—historically known as Moores

Bridges (sic). This area was part of an early freshwater pumping system established in 1873 for the residents of nearby Norfolk. In 1899, a water treatment plant was constructed in the area and treated water was dispersed to residents. The area is still used by the nearby water treatment plant. The project parcel and surrounding area historically was located adjacent to farmland and local railroads, with a building for the Norfolk City Waterworks constructed on the project parcel between 1919 and 1948. However, by the 1960s, the immediate area was developed into subdivisions, and the project parcel was developed into part of the Lake Wright Golf Course, with its own resort motel building located across present day Premium Outlets Boulevard. In 2014, the golf course closed and has been undeveloped for a decade.

3. Definition of the Undertaking

The proposed project parcel is located at the corner of Premium Outlets Boulevard and Northampton Boulevard, in an area bounded by Premium Outlets Boulevard, Northampton Boulevard, Burton Station Road, and Miller Store Road. See Figure 1. Specific plans for the OPC are in development; however, for the purposes of this study, certain parameters are known. The project will be completed as a "build-to-suit" lease agreement with a private developer. The OPC will not exceed three stories in height, and will comprise approximately 246,000 square feet, and will include new utilities. The OPC will include approximately 1,250 surface parking spaces. The OPC will have an anticipated staff of 600. The undertaking is VA's selection of the private entity who will subsequently construct and operate the OPC for VA to lease. VA is considering offers from two private entities, who have each proposed conceptual designs at the same project parcel. The conceptual designs for offers 1 and 2 are provided in **Error! R eference source not found.** and Figure 3, respectively.

Figure 1: Project parcel at the corner of Premium Outlets Boulevard and Northampton Boulevard, Virginia Beach, VA.

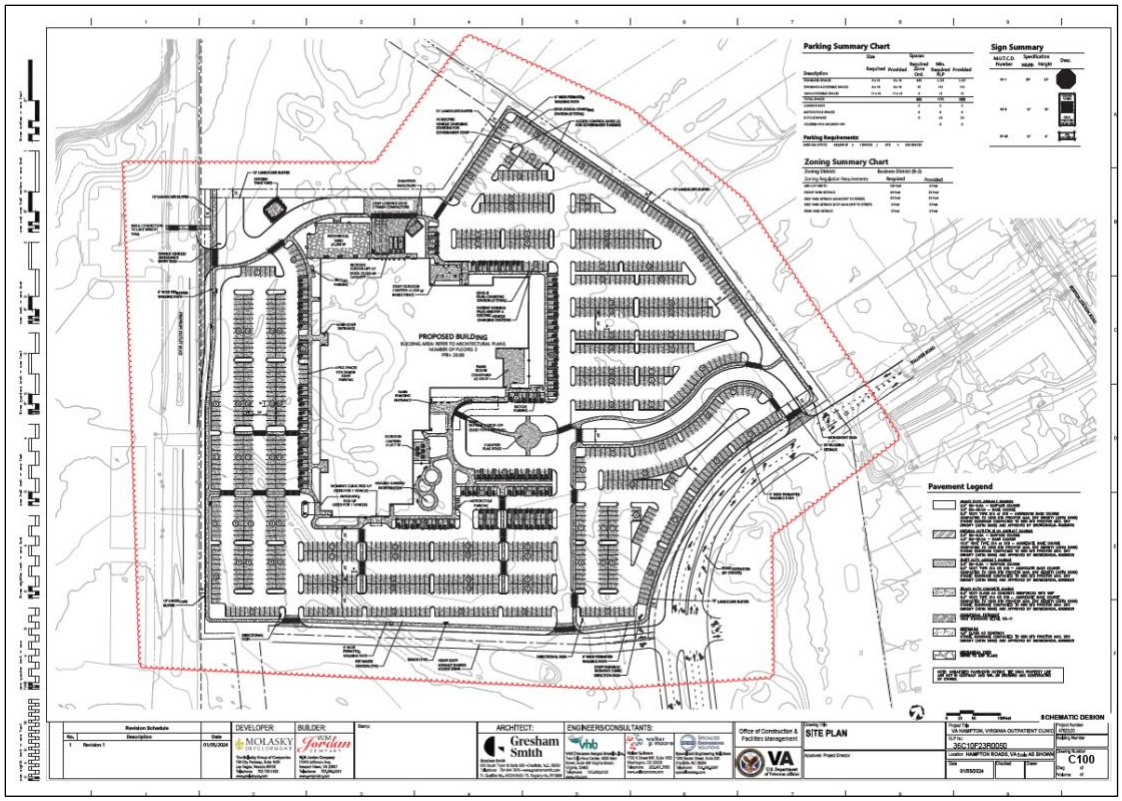

Figure 2: Offer 1 – Proposed conceptual site plan for the project parcel.

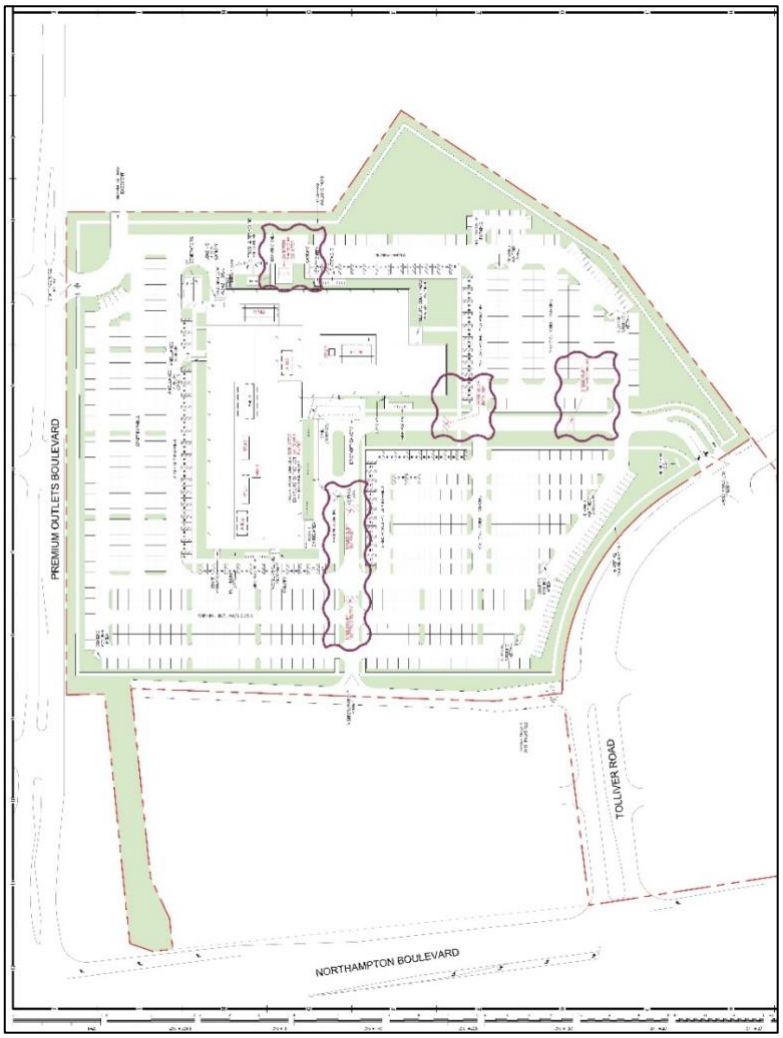

Figure 3: Offer 2 – Proposed conceptual site plan for the project parcel.

4. Delineation of the Area of Potential Effects (APE)

The proposed OPC is planned to not exceed approximately 45 feet in height. The project parcel is in a commercial area bounded by two major divided roads, Northampton Boulevard (four lanes in either direction), and Premium Outlets Boulevard (two lanes in either direction). The proposed project plans have the OPC set back from surrounding parcels and the roads. The proposed OPC will not present significant physical, visual, auditory, olfactory, or atmospheric effects to the surrounding area. Given the major geographic visual and physical boundary the two major roads present, the APE includes the project parcel and an additional buffer that includes the roads and extends 150 feet around the parcel to the north and east to address any potential visual effects due to the construction of above-ground features. See Figure 4. Ground disturbance that could potentially disrupt archaeological resources will be limited to the project footprint, but the additional buffer will account for viewshed and other potential effects.

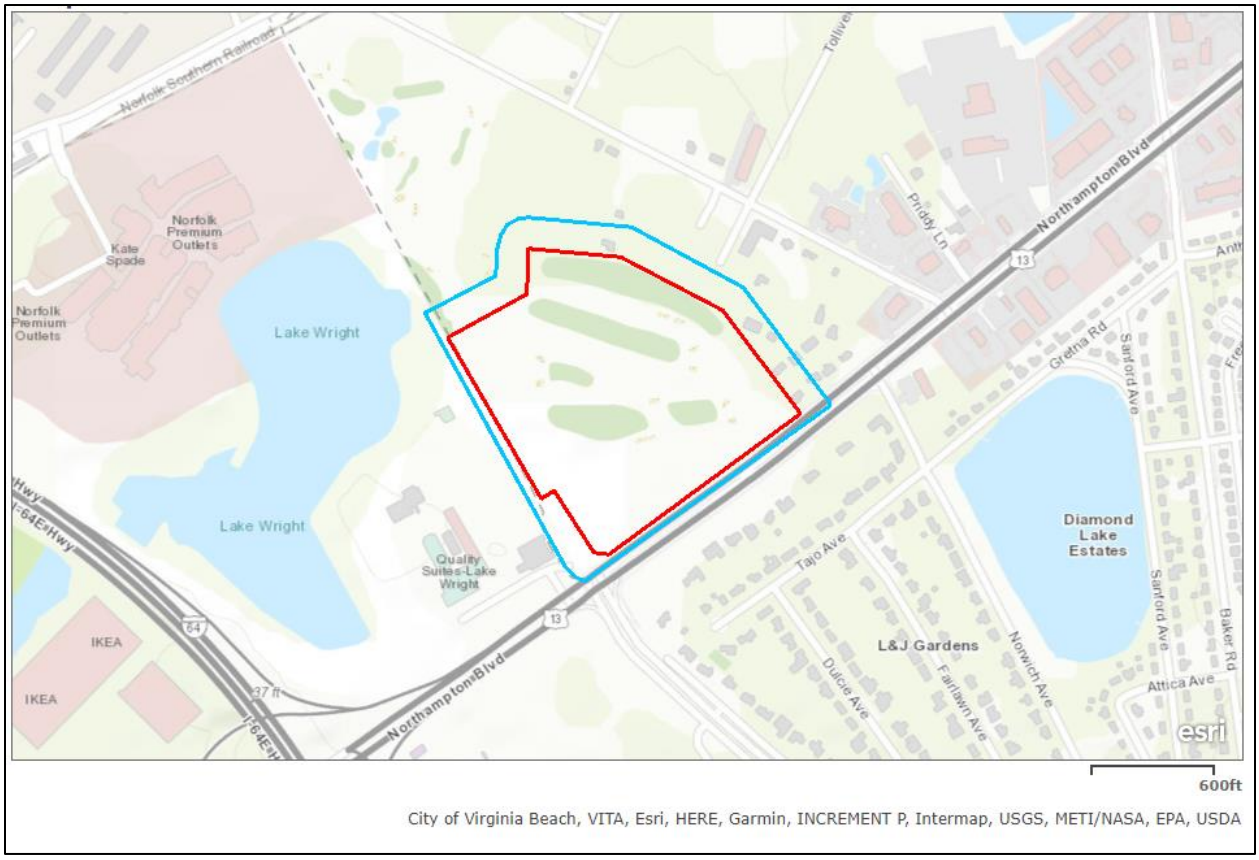

Figure 4: APE for the proposed project in blue.

4.1. Site Description

The parcel for the proposed project is a roughly diamond-shaped land, that is currently green space with remnants of landscaping and cart paths from the golf course. Historic maps indicate the golf course operated on the parcel from the 1960s through to 2014. No buildings are extant on the project parcel. However, there is a foundation of a prior structure located on the northwestern edge of the project parcel. A building in that position appears on aerial imagery in 1971 but appears to be demolished by 2017.[1] The parcel is bounded by a dense wooded area to the north, Premium Outlets Boulevard to the west, Northampton Boulevard to the south, and a wooded area that separates the project parcel from residences along Burton Station Road to the east/northeast. The project parcel measures approximately 32 acres and was used as greenspace after the Lake Wright golf course closed in 2014. To this day, there has been continued maintenance of the grassy area at the project parcel. See photographs of the project parcel site in Figures 5 through 11.

[1] Google Earth Pro historical imagery (**https://earth.google.com/web**).

Figure 5: View of north area of site taken from northwest corner of site looking north.

Figure 6: Photo taken from north central area of site facing northeast.

Figure 7: Photo taken from central area of site facing east.

Figure 8: Photo taken from central area of the site looking southwest toward intersection of Northampton Boulevard and Premium Outlets Boulevard.

Figure 9: Photo taken from central area of site looking southwest toward Premium Outlets Boulevard and strip mall.

Figure 10: Photo of project site taken from strip mall on Premium Outlets Boulevard, looking southeast.

Figure 11: Photo of project site taken from outside the southeastern corner of site, looking northwest.

5. Identification of Historic Properties

5.1. Historic Districts

There are no historic districts in the APE.

5.2. Buildings

There are no buildings located within the project parcel. Outside of the project parcel, there are 11 distinct land parcels within the APE. However, only seven of the parcels have buildings within the APE; the other five parcels are partially in the APE, but the buildings on those parcels are outside the APE (see Figure 12). Five of the buildings within the APE are over 45 years old. We included buildings older than 45 years old in Table 1 below, in order to ensure the assessments are taking into consideration potential future historic properties and districts. A description of the buildings surveyed follows.

Table 1: Table of buildings in the APE.

Address	Date of Construction	Surveyed
5859 Burton Station Road	1971	Yes
5815 Burton Station Road	1966	Yes
5807 Burton Station Road	1969	Yes
5862 Northampton Boulevard	1981	No
5872 Northampton Boulevard	1982	No
5868 Northampton Boulevard	1960	Yes
5866 Northampton Boulevard	1960	Yes

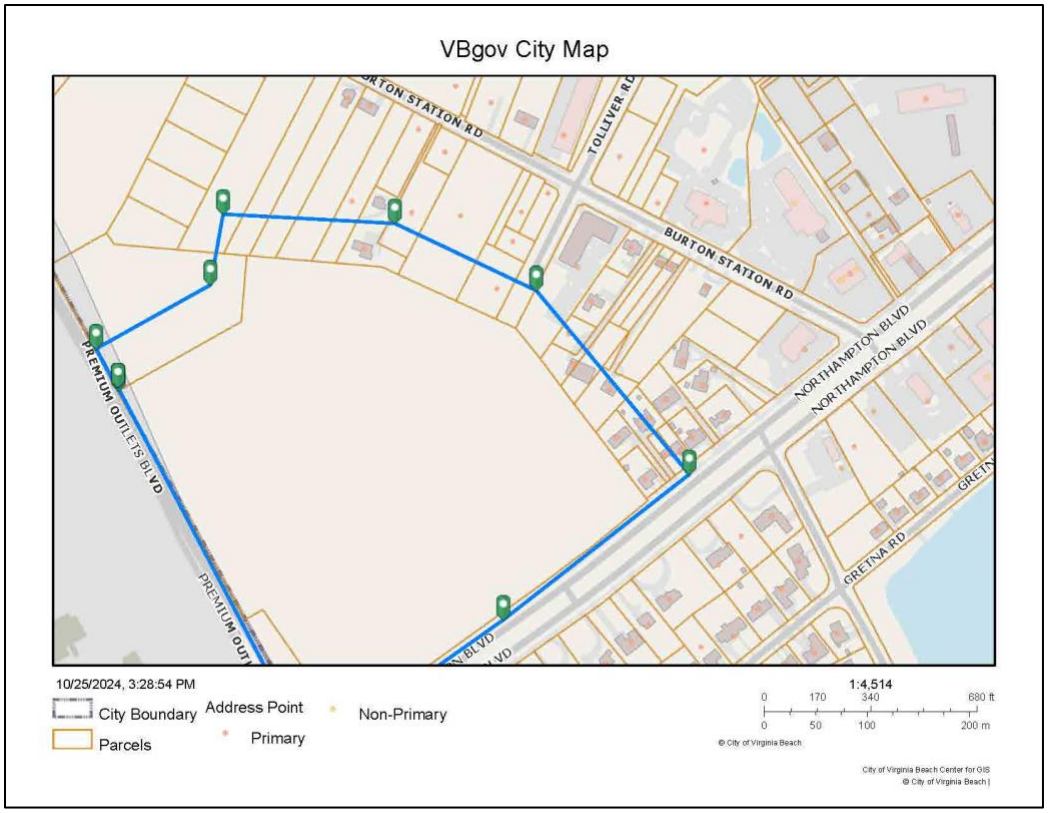

Figure 12: APE map depicting parcels in the APE, not all of which include buildings in the APE.

5875 Burton Station Road, 5871 Burton Station Road, 5827 Burton Station Road
According to the Virginia Beach Real Estate Assessor's Office online property search map, 5875, 5871, and 5827 Burton Station Road all have property lines that extend within the APE. However, the buildings on the property are approximately 100 to 300 feet outside of the APE; therefore, the buildings were not surveyed.

5859 Burton Station Road (Figure 13)
This residential single-story ranch house building is located inside the APE near the northeastern edge of the project parcel. It was constructed in 1971 and is partially obscured from the public right-of-way. There are no trespassing signs on the property, precluding better views of the structure. It has a rectilinear footprint, brick cladding, a hipped asphalt shingle roof, and a concrete slab foundation. This building does not appear to possess the qualities of significance for individual eligibility pursuant to 36 CFR part 63.

The property also has an ancillary building that appears to be just outside but adjacent to the APE. This single-story residential building is also partially obscured from the public right-of-way and appears to be in damaged condition (Figure 14). It has a rectilinear footprint on a concrete slab foundation. It is clad in wood siding and wood shingles with an asphalt shingled gable roof. It has an exterior brick chimney. This building is in poor repair and does not appear to possess the qualities of integrity or significance for individual eligibility pursuant to 36 CFR part 63.

Figure 13: 5859 Burton Station Road, looking southwest.

Figure 14: Ancillary building at 5859 Burton Station Road, looking west.

5815 Burton Station Road (Figure 15)

The two-story, brick clad, residential building addressed at 5815 Burton Station Road is located within the APE near the eastern side of the project parcel. It was constructed in 1966 and has a concrete slab foundation and a hipped, asphalt-shingle roof. It also has an asphalt-shingle wrap-around overhang where the first level meets the second level. This building does not appear to possess the qualities of significance for individual eligibility pursuant to 36 CFR part 63.

Figure 15: 5815 Burton Station Road, looking south.

5807 Burton Station Road (Figure 16)
Constructed in 1969, this residential ranch house stands one story tall. This building is clad in brick with a concrete slab foundation and a side gable, asphalt shingle roof. It is an L-shaped building with an attached garage covered by a front-gabled roof. This building does not appear to possess the qualities of significance for individual eligibility pursuant to 36 CFR part 63.

Figure 16: 5807 Burton Station Road, looking southwest.

5868 Northampton Boulevard (Figure 17)
Constructed in 1960, this one-story brick-clad ranch house building is partially obscured from the right of way. It has a rectangular footprint on a concrete slab foundation. The building has a side gable roof clad in asphalt shingles. This building does not appear to possess the qualities of significance for individual eligibility pursuant to 36 CFR part 63.

Figure 17: 5868 Northampton Boulevard, looking northwest.

5866 Northampton Boulevard (Figure 18)
This single-story brick-clad building was constructed in 1960. Perched on a concrete slab foundation, this building has an L-shaped footprint with a complex roof. It has an interior brick chimney on the east side of the roof. The windows of the structure appear to be replacements. This building does not appear to possess the qualities of significance for individual eligibility pursuant to 36 CFR part 63.

Figure 18: 5866 Northampton Boulevard, looking northwest.

5.3. Cemeteries

There are no cemeteries in the APE.

5.4. Archeological Resources

Archaeological Sites Previously Identified
In 2024, Buried Past Consulting, LLC conducted a desktop survey of cultural resources for the project site and a one-mile buffer of the area surrounding the project site. In the one-mile buffer, several previously recorded archeological sites were documented; none of the archaeological resources were located in the APE. See Figure 19. They found that within the project parcel, there is "limited potential for encountering previously unrecorded cultural resources." This study is attached to the current report as Attachment 1.

Table 3: Previously recorded archaeological sites in the project Study Area.

Site Number	Site Type	Cultural Context	Work Status	National Register Status
NR0017	Prehistoric Camp Historic Artifact Scatter	Archaic, Woodland Late 18th-Early 19th c.	Surveyed Tested	Not Eligible
NR0035	Prehistoric Camp	Late Archaic, Early-Middle Woodland	Surveyed	Not Eligible
NR0064	Historic Artifact Scatter	Late 18th-Early 19th c.	Surveyed	Not Eligible
VB0002	Prehistoric Artifact Scatter	Early, Middle, Late Woodland	Surveyed	Not Eligible
VB0356	Prehistoric Camp	Early-Middle Woodland	Surveyed	Not Eligible Destroyed

Figure 19: Image of Table from Buried Past Consulting, LLC's Desktop Survey of Cultural Resources.

Phase I Archeological Survey
PaleoWest, LLC (Chronicle) completed an archeological survey plan for the project site. Within the project parcel, they considered the potential for finding precontact Native American and historic sites. They concluded that prior disturbance is likely for a large portion of the project area because of the site's use as a golf course and determined that the area has a low potential for intact archeological sites. However, they noted that the northwest corner of the project area can be considered to have moderate potential for intact sites.

Based on their survey, Chronicle recommended "systematic visual reconnaissance of the project area with judgmental shovel testing to confirm low potential areas." In the moderate potential area, subsurface testing was done. The Phase 1 survey did not identify any intact archaeological sites; the Phase 1 archaeological report is attached as Attachment 2.

5.5. Historic Landscapes

The pedestrian survey did not identify historic landscapes in the APE. The VDHR records do not identify any historic landscapes in the APE.

5.6. Traditional Cultural Properties

The records of the VDHR indicate there are no traditional cultural properties in the APE. It should be noted, however, that this study did not include a TCP study.

6. Assessment of Effects on Historic Properties

There are no historic districts within the APE. Of the seven buildings within the APE, only five are over 45 years old. However, none of these buildings possess the qualities of significance for individual eligibility pursuant to 36 CFR part 63. Pursuant to 36 CFR 800.4(d)(1), the proposed undertaking will result in no historic properties affected.

7. Consultation Efforts

VA is submitting this information and requesting input from the federally-recognized Indian Tribes and representatives of local government included in the list of consulting parties in Table 2 below. If any culturally significant information is identified, VA will assess the effects of the project on those properties and evaluate whether additional consultation is warranted.

Table 2: Consulting Parties for the Undertaking

Organization Name	Contact Name	Title	Mailing Address	Email Address
Virginia Department of Historic Resources (VA SHPO)	Julie Langan	Director	2801 Kensington Avenue, Richmond, VA 23221	julie.langan@dhr.virginia.gov
Historic Preservation Commission City of Virginia Beach Planning Dept (CLG)	Mark Reed	Preservation Planner	Municipal Center Bldg. 2, Rm 191 2405 Courthouse Dr Virginia Beach, VA 23456-9040	mreed@vbgov.com
Delaware Nation, Oklahoma	Katelyn Lucas	THPO	P.O. Box 825, Anadarko, OK 73005	klucas@delawarenation-nsn.gov
Nansemond Indian Nation	Keith Anderson	Chief	1001 Pembroke Lane, Suffolk, VA 23434	administrator@nansemond.gov
Pamunkey Indian Tribe	Robert Gray	Chief	1054 Pocahontas Trail, King William, VA 23086	pamunkeytribe@pamunkey.org

8. Sources Consulted

36 CFR Part 800.

Bevitt, C. Tod and Wendi M. Desktop Survey of Cultural Resources Concerns for a Proposed Veterans Affairs Facility Virginia Beach, Virginia. August 2023.

Google Earth. Current and historical Aerial Photographs, Virginia Beach, Virginia. https://earth.google.com/web. 2024.

"History," Utilities Pamphlet from Norfolk government website, Norfolk.gov, https://www.norfolk.gov/DocumentCenter/View/74743/Utilities-Pamphlet.

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NPS. National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*. 1990. revised 1991, 1995, 1997, 17-20 and 41-42.

USGS Maps. TopoView for Norfolk, Virginia and Virginia Beach, Virginia. 1880-2024. https://ngmdb.usgs.gov/topoview/.

VA. VA Handbook 7545: Cultural Resource Management Procedures. 2011.

Virginia Beach Newspapers. Newspapers.com. 2024.

Virginia Beach Public Library, Edgar T. Brown Local History Digital Archives. Maps and Aerial view collections. https://cdm16450.contentdm.oclc.org/.

Virginia Beach Real Estate Assessor's Map. Property search. https://propertysearch.virginiabeach.gov/#/.

ATTACHMENT 1

Bevitt, C. Tod and Wendi M. Desktop Survey of Cultural Resources Concerns for a Proposed Veterans Affairs Facility Virginia Beach, Virginia. August 2023.

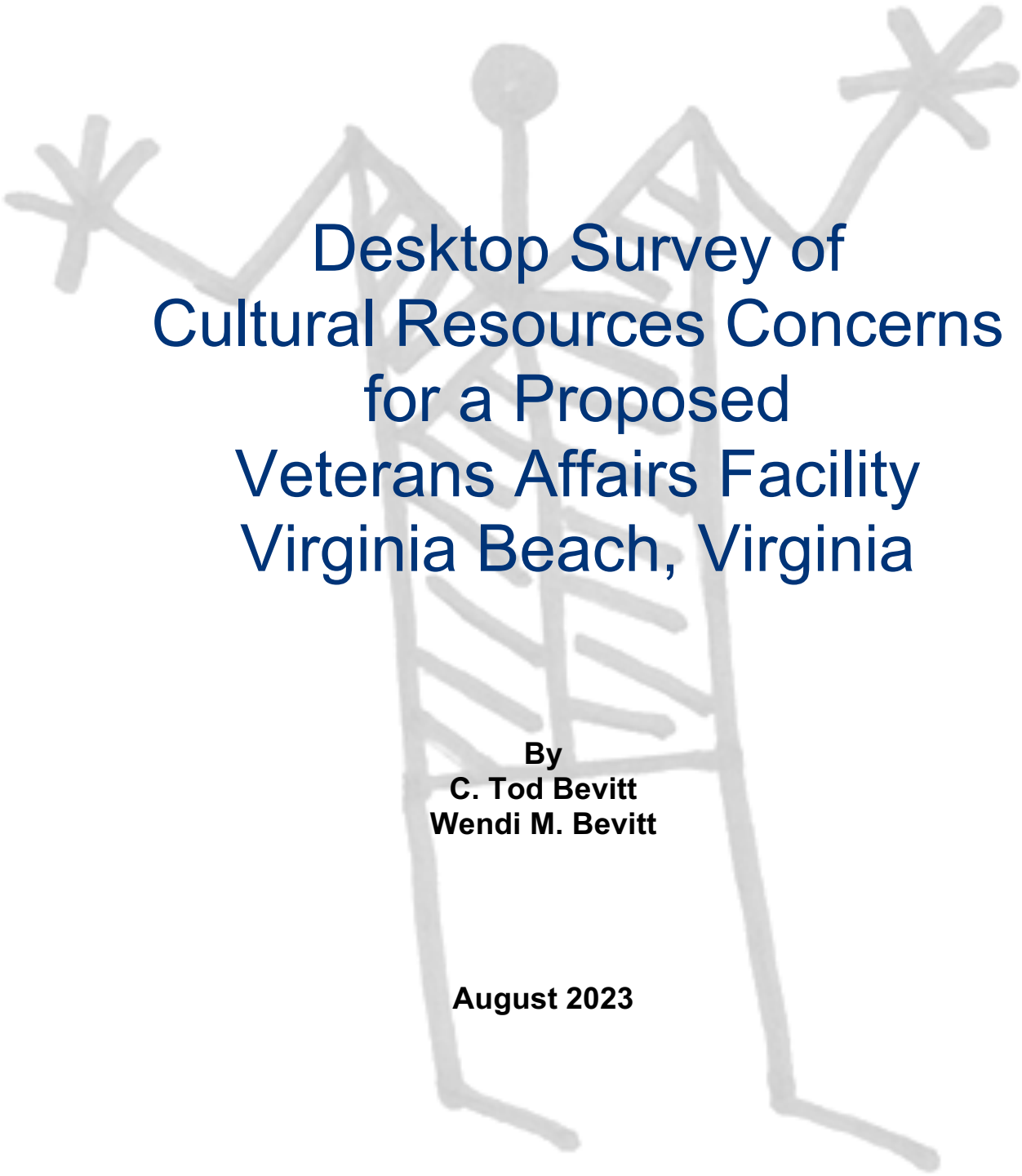
ATTACHMENT 2

Archaeological Work Plan, VA Hampton Outpatient Clinic, City of Virginia Beach, Virginia, PaleoWest, LLC, dba Chronicle Heritage (Chronicle). September 2024.

ATTACHMENT 1

Bevitt, C. Tod and Wendi M. Desktop Survey of Cultural Resources Concerns for a Proposed Veterans Affairs Facility Virginia Beach, Virginia. August 2023.

Cultural Resources Study Report



Desktop Survey of Cultural Resources Concerns for a Proposed Veterans Affairs Facility Virginia Beach, Virginia

By
C. Tod Bevitt
Wendi M. Bevitt

August 2023

Desktop Survey of Cultural Resources Concerns for a Proposed Veterans Affairs Facility Virginia Beach, Virginia

Prepared for

US Federal Properties Co., LLC
Kansas City, Missouri

Prepared by

C. Tod Bevitt
Wendi M. Bevitt

Buried Past Consulting, LLC.
Oskaloosa, Kansas

Public disclosure of cultural resource site locations reported herein is prohibited by 16USC 470W-3, National Historic Preservation Act

ABSTRACT

This report describes the results of a Phase I(a) cultural resources desktop/background survey conducted in support of a possible Veterans Affairs (VA) facility development in the Norfolk-Virginia Beach, Virginia vicinity. The Project Area for this investigation consists of approximately 12.9 hectares (31.8 acres) near the intersection of Premium Outlets Boulevard and Northampton Boulevard/US-13 Highway that was most recently part of the Lake Wright Golf Course. This background study considered the project property and a one-mile buffer of the surrounding area to identify previously recorded cultural resources, past cultural resource surveys, and other known historic resources.

In consideration of the body of local history and past work described in this report, it is the finding of Buried Past Consulting, LLC that the proposed Project Area has limited potential for encountering previously unrecorded cultural resources and is unlikely to produce an adverse effect on the nearby NRHP listed L & J Gardens Neighborhood Historic District due to existing improvements and development in the immediate vicinity and relative distance from the district boundary with obscured views between the two areas.

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(Appendix A)

1.0 INTRODUCTION

1.1 Description of the Project/Study Area

This report describes the results of a Phase I(a) cultural resources desktop/background survey conducted in support of a proposed Veterans Affairs (VA) facility development in the Norfolk-Virginia Beach, Virginia vicinity. The Project Area for this investigation consists of approximately 12.9 hectares (31.8 acres) near the intersection of Premium Outlets Boulevard and Northampton Boulevard/US-13 Highway. The property was most recently part of the Lake Wright Golf Course which closed in 2014 with the property since being opened for development (Figure 1; Figure 2). Within this Area of Potential Effects (APE), construction activities could be expected to include possible fill removal and redistribution through borrowing and grading, placement of utilities through portions of the area, and development of other infrastructure such as access roads and parking around a new facility.

This cultural resources background survey incorporated adjacent areas as part of a wider Study Area considering the presence of previously identified cultural resources including archaeological sites, historic properties, and previous cultural resource investigations of the surrounding area. A broader area was viewed regarding natural resources and general patterns of past cultural use of the area to compare/contrast with the current project locations. Where the natural environment is discussed in this report, the Study Area generally refers to the greater Hampton Roads area.

1.2 Objectives of the Investigation

The primary objectives of this cultural resources investigation were to: (1) systematically identify the presence of previously recorded cultural resources of prehistoric and historic age and past cultural resource investigations within the Project Area and Study Area and (2) evaluate the results of this past work in the area as a means of determining the potential for cultural resources to be present in the Project Area that may necessitate a need for additional (field) investigation. All work was conducted to professional standards and guidelines in accordance with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, (48 FR 44716-44742) and in accordance with the *Secretary's Standard for Identification* (48 FR 44720-44723). Guidance provided by the Virginia Department of Historic Resources *Guidelines for Archaeological Investigations in Virginia* directed the methodology of the background research reported herein.

1.3 Personnel

Buried Past Consulting, LLC conducted the Phase I(a) cultural resources desktop survey associated with this project August 17-25, 2023. Research efforts were led by principal investigator Tod Bevitt with the assistance of historian Wendi Bevitt. Mr. and Mrs. Bevitt co-authored this report summarizing the findings of the background/archival research.

2.0 ENVIRONMENTAL SETTING

The immediate Study Area is situated along the low coastal plain of the Hampton Roads area (Figure 1). Once part of a widely forested coastal plain, the region has increasingly been developed for residential, commercial, and industrial use since the mid-20th century. The landscape encompassing the Project Area has largely avoided intensive development as it became part of the Lake Wright Golf Course in the 1960s when subdivisions were being established over much of the surrounding area. Since that time, growth has increased to the point that most of the land in the area suitable for development has been improved. This section gives a brief overview of the environmental setting.

2.1 Physiography and Geology

The Project Area lies in the lengthy Atlantic Coastal Plain region that extends along most of the eastern seaboard of the United States. The southeastern Virginia region is characteristic of a large swath of this coastal zone notable for its embayments, products of the submergence of coastal river valleys at the end of the Pleistocene when sea levels rose dramatically over a relatively short period of geologic time creating the broken coastal landscape characteristics seen today (Thornbury 1965:35-38). As is common for many coastal zones, the area is comprised of a plain of limited relief and slight elevation above modern sea level with a series of coastal terrace zones represented by gentle, stepped increased in elevation progressing inland from the coast. Areas nearest the coast represent some of the youngest such coastal terraces dating to the Pleistocene age. Locally, the Late Pleistocene Tabb Formation forms the landscape of the Study Area. The Tabb Formation describes those sediments located east of the Suffolk scarp comprised of estuarine sediments, beach sands, and other admixture of materials, divided into three distinct members (Sedgefield, Lynnhaven, and Poquoson) representing differing periods of development and corresponding elevation distinctions (Johnson 1976). The Sedgefield member, composed of a mixture of clayey and shell infused sands, pebbles, and even larger cobbles overlies the Project Area with Lynnhaven deposits located nearby (Virginia Div. of Mineral Resources 1993).

2.2 Soils and Hydrology

The Project Area lies on a near level to gently sloping landform with an elevation of around 20 feet AMSL. overlooking the headwaters of a small, unnamed intermittent drainage that flows north to join Half Moon Creek which runs west to a confluence with New River about three miles west of the project locale.

Local soils form a patchwork of loam and fine sandy loam deposits and udorthents consisting of unconsolidated fill representing redeposited soils and sediment such as borrow material, dredged material, and soils otherwise altered by cutting and filling common in urban areas. Natural soils include Augusta loam, with a brown, loamy topsoil horizon less than 25 centimeters (10 inches) thick and pale brown to

light brownish gray sandy clay loam and clay loam subsoil strata extending to depths of up to 1.5 meters (5 feet) below which is unmodified parent material of the Tabb Formation (Soil Survey Staff 2023). Tomotley and Tetotum fine sandy loams with similar zones of topsoil, subsoil, and substratum but having more sandy textured horizons including fine sandy loam and sandy clay loam strata as well as clay loam horizons with yellowish-brown coloration (Soil Survey Staff 2023).

2.3 Flora and Fauna

The natural vegetation of the Study Area belongs to the Southeastern Evergreen Forest region consisting of Loblolly Pine and Pine-Hardwoods Forest (Braun 1950). These woodland communities were supported by moist, fertile soils of the Coastal Plain and besides pines could be expected to include a mixed hardwood community of oak, hickory, sweet gum, red maple, ash, and holly. Modern land use has modified the pattern of native flora in the Study Area with expanding development of the Jacksonville area and nearby pine plantations. Native areas of woodland remain, especially along area drainages and other areas not suitable for agricultural use or development.

A variety of terrestrial fauna would have inhabited the mixed pine-hardwood forests and wetlands in the area. Many of these species were an important food resource for prehistoric groups, historic Native American populations, and early Euro-American travelers and settlers in the region.

3.0 CULTURAL HISTORY OVERVIEW

This section provides a general overview of the cultural periods of the Virginia Tidewater Region and Outer Coastal Plain area. Generally speaking, archaeologists and historians divide the prehistory and history of the region into several periods, each of which has broad-spectrum developments and aspects of importance that distinguish it from other periods. The prehistoric cultural sequence includes Paleoindian and Archaic periods generally associated with a hunting and gathering lifestyle carried out by small groups and while the Woodland period when sedentism increases and important developments such as the widespread use of ceramics, introduction of bow and arrow technology, and reliance of gardening and agriculture expand. The Historic period opens as increasingly frequent encounters occur between native populations and Euro-American explorers and traders. This interaction culminated in permanent settlement of the area by Euro-American populations beginning in the early 17th century and eventual end of native settlement in the ensuing decades.

3.1 Paleoindian Period (13,500 to 9,500 years before present) (BP)

The Paleoindian period represents the earliest evidence of human occupation in North America. Paleoindian sites typically range in age from around 13,500 to 9,500 BP. However, the results of investigations at a few sites in North and South America indicate human occupation in the New World may extend as far back as 18,000 BP or more and likely represents a series of incursions onto the continents from different directions.

The different Paleoindian complexes that have been identified do not represent a single homogeneous adaptation. Some groups appear to have been more focused on hunting and processing large mammals such as mammoth and bison while others had a more generalized, seasonally based economic approach. Distinct toolkits and projectile point forms distinguish Paleoindian artifact assemblages. The ubiquitous Clovis type represents one of the most recognizable Paleoindian forms in North America and is the earliest recognizable style in the project region. Late Paleoindian forms include the lanceolate Dalton and Hardaway forms.

The Paleoindian period spans the Pleistocene-Holocene transition. This was a period of major environmental change in North America. Glacial conditions that had greatly influenced climate were subsiding, resulting in increased seasonality and insolation during the summers (Kutzbach and Webb 1993). This transitional period reflected a general warming trend that followed the last glacial maximum with periods of cooling. It is likely that these climatic and environmental changes contributed to the way humans interacted with their surroundings with differing behaviors and activities contributing to the variability of the archaeological record. During the glacial maximum of the Late Pleistocene, the coastline in the Mid-Atlantic region lay as far as 100-150 kilometers (62-93 miles) off the modern shoreline (Boyd

1989; Edwards and Merrill 1977). The Chesapeake Bay region represents part of the inundated lower reaches of the Pleistocene age Susquehanna River basin whose lower tributaries included the James, Rappahannock, and Potomac Rivers among others at that time (Thornbury 1965:38). The subsequent post-glacial sea level rise undoubtedly inundated much of the Paleoindian coastal and lower river valley settlement and subsistence pattern. Today's coastal environs were situated well inland during the period and much of the evidence of Paleoindian use of the area comes from isolated finds of projectile points and occasional sites representing small resource procurement camps. Further inland, sites might be expected to include locales tied to tool stone procurement such as quarries, workshops, and camps associated with these mobile bands since areas further to the east lacked good bedrock sources of quality stone for chipped stone tool production.

3.2 Archaic Period (9,500 BP to 3,200 BP)

The Archaic period roughly coincides with the beginning of the Holocene and terminates around 4,000 years ago. During the Holocene there were gradual changes in the environment and landscape on a worldwide scale. For example, the warming global climate accelerated the melting of polar ice caps and continental glaciers to the north, resulting in sea level rise. In comparison to the climate at the Pleistocene-Holocene transition, the early Holocene marks the onset of a warmer and drier climate. Researchers have referred to this warm and dry period as the Altithermal (Antevs 1955), Hypsithermal (Deevey and Flint 1957), or Atlantic climate episode (Baerreis and Bryson 1965).

Changing subsistence practices during the Archaic are accompanied by technological changes in lithic toolkits. For example, while prehistoric people continued to use lanceolate style points, diversification of styles to include stemmed (expanding and contracting) and notched (corner and basal) projectile points are apparent over time with the implication that hafting technologies were changing as well. Early types in the transition from Paleoindian include side-notched Hardaway forms, and corner-notched Kirk and Palmer types. The lithic toolkit expanded to include commonly include groundstone tools such as stones for grinding and processing seeds and other plant materials, and adzes and axes for working wood. Together these indicate an increasing reliance on plant foods in prehistoric diets (Custer 1990).

Archaic populations continued to represent a combination of hunting and foraging subsistence strategies although residential mobility generally declines through time. The Late Archaic sees the establishment of some longer-term habitation sites, typically in major river valleys as well as some of the earliest evidence of emerging food production in some locations (Custer 1988). Common point types for the latter part of the Archaic include Savannah River and Halifax types.

3.3 Woodland Period (3,200 BP to 400 BP)

Archaeologists characterize the Woodland period by increased sedentism of populations, early evidence of horticultural activity, expanding regional trade networks, and the elaboration of ceremonial activities and mortuary practices (Griffin 1967). The origin of these trends extends to varying degrees into the preceding Late Archaic period, and the continuum of these developments form the basis for distinguishing the Woodland from earlier and later periods.

In many respects the earlier part of the Woodland period has a similar toolkit to the Late Archaic period with dart point styles dominating forms of diagnostic projectile point/knives. Common types include Calvert Stemmed, Piscataway, Potts, and Vernon among others. The introduction of bow and arrow technology during the Woodland period represents one key shift in the material culture of the period and becomes the predominate form of projectile in the centuries after introduction. Ceramic technology becomes common among Woodland populations with a variety of defined wares and types distinguishing Early and Middle Woodland cultures (Blanton 1992; Gardner 1982). Temper tends to be coarser early, consisting of ground steatite and grit, with grog becoming common later. Shell tempering becomes dominant along the coastal plain during the Late Woodland, but coarse tempered varieties remain present through the period (Egloff and Potter 1982; Turner 1992).

Woodland sites include small and large base camps located along major drainages and estuaries with smaller camps targeting specific resources located in these areas and towards the interior. Shell middens are a notable feature for the period indicating increasing reliance on shellfish as part of a varied subsistence that increasingly adopted incipient horticulture of local plants which later transitioned to larger scale agricultural pursuits. By the early part of the Late Woodland, domesticated annuals including corn, beans, and squash had been introduced and rapidly became the focus of cultivation (Custer 1988:131).

The Late Woodland encompasses the period 1,100-400 BP, representing the culmination of developments spanning the earlier portions of the Woodland period including aspects of aggregation and sedentism, resource access and subsistence, increasing chiefdom political organization and territoriality, conflict among native populations, and first contact with Europeans. The Chesapeake Bay region was among the earliest areas along the Atlantic for European contact and was also among the areas where those initial contacts quickly evolved into persistent interactions which ultimately had a devastating effect on the native populations of the region through depopulation due to introduction of disease, increasing enslavement and trafficking of native peoples, and loss of traditional cultural lifeways through trade which supplanted native production.

Some of the earliest exploration by Europeans into the region occurred with two closely spaced expeditions sponsored by Sir Walter Raleigh, the first occurring during the summer of 1584 reported on by Captain Arthur Barlowe and a second excursion occurring in 1585-1586 detailed by Captain Ralph Lane (Whichard 1959:14-19). In these accounts of these expeditions made to Raleigh it is apparent that neither group actually entered the area of the lower Chesapeake Bay or mouth of the James River vicinity, however both provide early references to the locations of distinct populations in the Outer Coastal Plain region bounded roughly by the Neuse River/Cape Lookout vicinity along the North Carolina coast on the south and the entrance of Chesapeake Bay/Cape Henry on the north in an area where plans for establishing English colonies were in their most formative stages (Whichard 1959:14, 17). While referenced only in passing in the earlier Barlowe account by the name Skicoak, an important settlement beyond the northern limits of the areas he was describing, the later Lane account offers more details on that northern area, mentioning that the "Chesipeans" were located near the northern extent of their travels and referencing three principal towns which are also depicted on a map based on the exploration: Chesepiooc, located along a drainage (probably the Lynnhaven River) entering Chesapeake Bay near its mouth; Apasus located on the west/left side of the confluence of that drainage with the bay; and Skicoak located along the eastern bank of a more significant drainage to the west (probably the Elizabeth River) (Whichard 1959:16-18). Neither report makes any reference to the chief men or groups in the Powhatan Confederacy, arguably the most significant group in the Chesapeake Bay area during that period and later, indicating again that the emphasis of those expeditions lay primarily to the south. The Powhatan were responsible for the near destruction of the Chesapeake peoples, reportedly in response to a prophecy made by Powhatan priests, around the time the first English insertions were being made in the James River and Hampton Roads area (Rountree 1989:120-121). This period of violence left much of the former Chesapeake lands open with the only associated town being the settlement along the Elizabeth River after that time.

3.4 Historic Period (400 BP to Present)

The area surrounding modern-day Virginia Beach and Norfolk area because of its situation near the coast, was one of the first accessed by Euro-Americans. Earliest exploration of the Chesapeake Bay occurred as early as the turn of the 16th century by both the Spanish and English. Notable entrances into the area included English ships led by the Virginia Company which received a royal charter in 1606 (Wallenstein 2007). One of the first occurrences was with Captain George Percy in 1607 which encountered some of the native Chesapeake tribes along what is now called the Hampton Roads near the mouth of the Chesapeake Bay. Percy would later that same year join captains Christopher Newport, John Smith, and Gabriel Archer on a trip up the James River. That same year, settlement began at Jamestown by the Virginia Company, which would become the first permanent English settlement in North America. Virginia became England's first royal colony in 1624. In 1634 the colony of Virginia was broken out into

administrative units set up as plantations and shires (or counties) and one of these first units was Elizabeth Cit(t)y (Virginia Beach Pub. Library 2006:9).

Elizabeth City encompassed both sides of the Hampton Roads (Virginia Beach Pub. Library 2006:10). The Hampton Roads were a sheltered channel which linked the James, Elizabeth, and Nansemond rivers with the Chesapeake Bay (Pilot Online 2008). The name Hampton originated from a nearby waterway of the same town and Hampton which became the center of Elizabeth City (county). The Virginia General Assembly formerly recorded the name in 1755 (Pilot Online 2008). The Hampton Roads is one of the world's largest natural harbors. The town of Hampton on the north side of the Hampton Roads was created in 1610 on the site of a native settlement called Kecoughtan (Tyler 2017).

By 1637, the area south of the Hampton Roads became New Norfolk County, and the following year it was further split into Upper (most of which is now the present-day city of Suffolk) and Lower Norfolk counties (Virginia Beach Pub. Library 2006: 10). The principal settlement within Lower Norfolk County was Norfolk, a port city which was established the same year. Norfolk was one of only three cities in the Virginia Colony to receive a royal charter (Bruce 1910). In 1691, Princess Anne County was formed from the eastern part of Lower Norfolk County (Virginia Beach Pub. Library 2006: 10).

Virginia was the wealthiest and most populated of the original thirteen colonies (Wallenstein 2007). Jamestown was the first center of government for the Virginia Colony until it was moved to Williamsburg in 1699. Virginia was a key center of activity with the creation of the country with Declaration of Independence of the United States and the Revolutionary War. In 1780, the capitol of Virginia moved from Williamsburg to Richmond. Virginia was the tenth state to ratify the United States Constitution in 1788.

After the Civil War, industry and the insertion of rail lines boosted commerce and leisure. Colonel Marshall Parks spearheaded the development of Virginia Beach and the Norfolk and Virginia Beach Railroad which connected the town to existing city centers (Virginia Beach Pub. Library 2006:83). Rail service began in 1883, and by 1887, Virginia Beach was fully developed into a resort area. After World War I the area became an important base of operations for the coastal-defense system which would further increase the population (Virginia Beach Pub. Library 2006). In 1963, Virginia Beach and Princess Anne County merged to become one.

4.0 RESEARCH DESIGN AND METHODS

This Phase I(a) background cultural resources investigation focused on the documentation of past cultural resource investigations and historic building surveys and records of previously documented archaeological sites and National Register of Historic Places (NRHP) listed properties in and immediately near the Project Area. The following research design describes standard methods and practices used to accomplish this archival research with the intent of informing on the presence of previously identified cultural resources and the potential for currently unidentified cultural resources to be present in the Project Area.

4.1 Objectives

The purposes of this desktop cultural resources survey were to: (1) systematically identify the presence of previously recorded cultural resources of prehistoric and historic age and past cultural resource investigations within the Project Area and Study Area and (2) evaluate the results of this past work in the area as a means of determining the potential for cultural resources to be present in the Project Area that may necessitate a need for additional investigation.

This background study was conducted to professional standards and guidelines in accordance with the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 44716-44742), and the Secretary's *Standard for Identification* (48 FR 44720-44723). Guidance provided by the Virginia Department of Historic Resources *Guidelines for Archaeological Investigations in Virginia* directed this work.

4.2 Archival Research

Buried Past Consulting, LLC conducted a review of archaeological and historical literature relevant to the Project Area. Archival research included examination of records maintained by various state offices and available online sources to identify records of historical and cultural resources in or adjacent to the project locale. This research also provided information on past cultural resource investigations that had been conducted in the immediate vicinity of the Project Area. Additional archival sources were consulted to gain a better understanding of the Project Area environment and its more recent history. Institutions and online resources consulted as part of the archival research included:

- Virginia Department of Historic Resources (via VCRIS) https://www.dhr.virginia.gov/programs/vcris/
    - Recorded archaeological sites in the Study Area
    - Past cultural resource investigations in the area
    - National Register of Historic Places sites and districts
    - Local historic architectural surveys

- U.S. Geological Survey, National Geologic Map Database Project, https://ngmdb.usgs.gov/topoview/
    - 1940s-1990s topographic maps showing Project Areas (1:24000, 1:62500, 1:250000 scale)
- Natural Resources Conservation Service, Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/
    - Digitized soil maps and soil descriptions in the project vicinity
- Library of Congress https://www.loc.gov
    - Digitized historical maps of the project vicinity

5.0 RESULTS OF INVESTIGATION

This investigation focused on a detailed background study/desktop survey relying upon available published reports, histories, maps, and archaeological records of previous investigations and documented archaeological sites to help inform on the presence and potential for cultural resources of prehistoric and historic age to be present in the Project Area.

Significant prehistoric sites tend to cluster near places of permanent water although smaller special function and transitory campsites may be found nearly anywhere. Long-term trail corridors may be identified by clustering of precontact age archaeological sites along drainages and where habitation may have clustered near suitable crossings, bottlenecks on the landscape, or where reliable water or other resources might have been found over time. Together these types of sites help provide a more comprehensive view of life ways in an area. Uplands and headwaters may be the settings for seeps and springs while adjacent upland crests offer the potential for important travel corridors. Therefore, besides the high potential for cultural resources that settings near perennial water sources are known to provide, nearby upland settings away from perennial water sources also offer a potential for being loci of past human activity and should not be overlooked.

Historic age resources predictably cluster along routes of travel– roadways and railways. These routes were conduits for traffic, linking rural inhabitants to surrounding communities and commodities and therefore provide an increased likelihood of isolated farmsteads and settlements along these corridors. Often these corridors coincided with earlier native trails relying on suitable routes for traffic and direct access to both local and more distant resources. Archival research assisted in determining if and where early settlement and infrastructure were situated in the area and whether or not such resources may have coincided with the Project Area in particular.

5.1 Archival Research- Historical Records

The land within the Project Area was nearly devoid of habitation in the earliest history of the United States (Anon ca.1780s; Kearney 1818). Nearby Norfolk was settled in the 17th century, and formally incorporated in 1736. Virginia Beach was developed as a resort town in the 1880s and the two were connected by rail traffic. The Project Area and surrounding vicinity was once a rural area between the principal areas of Norfolk and Virginia Beach and remained so well into the 20th century.

Virginia Beach had as few as 75 residents in 1900, which grew by nearly 1000% over the next two decades (Souther 1996:80). Indicating that it was becoming the choice retreat for Norfolk residents. The insertion of commuter rail lines running east to west bolstered access from Norfolk to Virginia Beach (Souther 1996). One of the principal lines was the Norfolk and Southern railway which crossed near to

the Project Area. One of the stations along the Norfolk and Southern line was Camden Heights Station which was established in the early 1900s.

Increased military activity in the area also contributed to suburban development (Virginia Beach Pub. Library 2006). In 1963, Virginia Beach and Princess Anne County merged into one entity. The property was most recently part of the Lake Wright Golf Course which opened in the 1960s and closed in 2014 with the property since being opened for development. The Project Area sits on the western boundary of the city/county of Virginia Beach and the eastern edge of Norfolk.

A survey of the northern portion of Virginia Beach in 1992 by Frazier Associates documented the historic buildings of the city (Frazier Associates 1992). The survey recorded a total of 200 buildings with 30 of those inventoried being documented at an intensive level of effort. Those buildings documented were predominantly turn of the century and early twentieth century single-family dwelling structures. Only four buildings documented were from the early eighteenth century. The architectural style of all buildings documented for this survey reflected the oceanfront location of the city.

An updated survey in 2018 was conducted of the northern portion of Virginia Beach (Purvis and McLane 2018). This survey included 49 neighborhoods and 100 individual resources in the survey area. The survey helped illustrate the rapid growth during the mid-twentieth century after World War II. The Project Area is located near three residences documented during the 2018 survey that are listed on the historic inventory for the Virginia Department of Historic Resources. The houses: ID#134-5569 at 5875 Burton Station Road; ID# 134-5568 at 5871 Burton Station Road; and ID#134-5463 at 5852 Burton Station Road are single story mid-twentieth century residences all reflecting the rapid suburban settlement at the mid-point of the century. These resources were all recommended note eligible for NRHP listing despite their overall good exterior integrity as the residences were not noteworthy architectural examples nor were they associated with a master builder or contributing properties to a potential historic district.

The L & J Gardens Neighborhood Historic District was identified as a historic resource during the 2018 survey and is inventoried on the Virginia Department of Historic Resources website (ID# 134-5608). This historic property is located directly south of the Project Area on the opposite side of Northhampton Boulevard (Figure 4) (Purvis and McLane 2018). The L & J Gardens Neighborhood was a 76-acre subdivision created in the early 1960s which was developed and built primarily by African Americans. It was intended to provide affordable, well-built homes for Black residents, and contained paved streets and city services in a time when that was not common for people of color (McLane et al 2022). The neighborhood retains a high level of integrity and has not been altered since 1961. The L & J Gardens neighborhood was listed on the Virginia Landmarks Register and to the National Register in 2022 (NRHP Reference #SG100008084).

5.2 Previous Cultural Resources and Cultural Resource Investigations

Cultural resources archival research found that the Project Area and surrounding vicinity has been the subject of little concern with only three past investigations conducted within approximately one mile of the current project. A total of five archaeological sites are recorded in the vicinity, only two of which were identified during surveys carried out prior to construction projects in the area. These past projects and recorded archaeological sites are summarized in Tables 2-3 and briefly discussed below.

Planned improvements to Newton and Haygood Roads included a proposed interchange and adjacent unrelated sewer improvements were opportunistically surveyed as well (Table 2; Sauders 1976). The western limits of this proposed project fall within the buffered Study Area for the current project with most of the project extending east of this area of consideration. Despite good survey conditions, no cultural resources of prehistoric or historic age were encountered and no further work was recommended.

Proposed extension of a runway at Norfolk Municipal Airport in 1982 west of the current project locale prompted a survey of the project APE via a combination of pedestrian survey supplemented by targeted shovel testing (Table 2; Perlman 1982a). One archaeological site, 44NR0017 was recorded as a result of this survey (Table 3). The observed remains included a scatter of prehistoric age chipped stone debris and fire-cracked rock as well as scattered 18th century Euro-American ceramics possibly associated with the estate of William Wishart located in the vicinity during that period. NRHP eligibility testing was recommended and carried out a shortly after (Perlman 1982b, 1982c). These investigations included controlled surface collections of artifacts from a grid established at the site along with excavation of test units and trenches to investigate the subsurface potential of the site. Evidence of Archaic and Woodland age components were encountered with a variety of projectile points (Palmer, Morrow Mountain, and Savannah River) and scattered ceramic sherds of Woodland age collected. Historic period artifacts consisted of a general scatter of material dating to the late 18th and early 19th centuries with no significant artifact clusters or obvious features encountered. The site was recommended note eligible for NRHP listing.

Recently, survey associated with an I-64/I-264 interchange project was completed (Table 2; Tucker and Higgins 2022). The northern extent of this project lie south of the Project Area. Fieldwork consisted of systematic pedestrian survey accompanied by shovel testing on regular intervals. Survey encountered a small historic period, 44NR0063artifact scatter considered to be part of a larger site extending beyond the limits of that survey. Lack of integrity, limited remains, and relatively recent date were submitted as reasoning for not recommending the site for NRHP eligibility.

Besides these formal investigations resulting in the identification of sites in some cases, three other sites were recorded based on informal survey and reporting of finds in the area (Table 3). Site 44NR0035

consisted of a small collection of prehistoric artifacts including flakes and diagnostic projectile points from eroded areas along an inundated borrow area. The modest collection suggested Late Archaic and Early-Middle Woodland components were present at the site which was considered largely destroyed by the past ground disturbing activity in the area. Site 44VB0002 was recorded in the early 1960s as a small prehistoric artifact scatter associated with Early through Late Woodland periods. Site 44VB0356 covers a larger area of property that has since been destroyed by a housing development. The observed scatter of artifacts were considered to date to the Early-Middle Woodland periods.

Table 2: Past cultural resources investigations in the project Study Area.

Record No.	Date	Author(s)	Title
VB-009	1976	John R. Saunders, Jr.	*An Initial Archeological Survey of Haygood and Newton Roads, City of Virginia Beach.*
NR-008(a)	1982a	Stephen M. Perlman	*A Phase I Archeological Survey of the Norfolk Airport Runway Extension.*
NR-008(b)	1982b	Stephen M. Perlman	*A Preliminary Analysis of the Phase II Materials from 44NR17.*
NR-008(c)	1982c	Stephen M. Perlman	*An Analysis of the Material Recovered from 44NR17.*
NR-112	2022	Jonathan B. Tucker Thomas F. Higgins III	*Archaeological Survey, I-64/I-264 Interchange – Phase III Project, City of Norfolk, Virginia.*

Table 3: Previously recorded archaeological sites in the project Study Area.

Site Number	Site Type	Cultural Context	Work Status	National Register Status
NR0017	Prehistoric Camp Historic Artifact Scatter	Archaic, Woodland Late 18th-Early 19th c.	Surveyed Tested	Not Eligible
NR0035	Prehistoric Camp	Late Archaic, Early-Middle Woodland	Surveyed	Not Eligible
NR0064	Historic Artifact Scatter	Late 18th-Early 19th c.	Surveyed	Not Eligible
VB0002	Prehistoric Artifact Scatter	Early, Middle, Late Woodland	Surveyed	Not Eligible
VB0356	Prehistoric Camp	Early-Middle Woodland	Surveyed	Not Eligible Destroyed

6.0 CONCLUSIONS AND RECOMMENDATIONS

A Phase I(a) cultural resources desktop/background survey was completed in support of a possible Veterans Affairs (VA) facility development in the Norfolk-Virginia Beach, Virginia vicinity. The Project Area for this investigation consists of approximately 12.9 hectares (31.8 acres) near the intersection of Premium Outlets Boulevard and Northampton Boulevard/US-13 Highway that was most recently part of the Lake Wright Golf Course. This background study considered the project property and a one-mile buffer of the surrounding area to identify previously recorded cultural resources, past cultural resource surveys, and other known historic resources.

Few past cultural resource investigations have been conducted in the area which has largely been developed for residential housing in the mid to late 20th century and in-filled with commercial development in more recent years. A total of three nearby investigations including survey of a runway extension and two road projects resulted in the recording of two sites (44NR0017 and 44NR0064). Site 44NR0017 was tested for NRHP eligibility before being recommended not eligible for listing although the additional investigation did identify previously undocumented Archaic and Woodland age associations for the site. Three other sites in the nearby area (44NR0035, 44VB0002, and 44VB0358) were recorded through informal survey and opportunistic identification. It is likely all three sites have been severely impacted or destroyed by past development and ground disturbance in those areas.

Besides these archaeological resources, historic architectural surveys have documented numerous properties in the general area. This includes three properties along Burton Station Road recommended not NRHP eligible located through a wooded area immediately north of the Project Area and the L & J Neighborhood National Historic District, a large mid-20th century neighborhood development located across Northhampton Boulevard southeast of the Project Area. Despite this proximity, the northern limit of the district lies along the bustling Northhampton Boulevard corridor with trees along both sides of the roadway partially obscuring direct view of the proposed Project Area development and other residential and commercial development surrounding that historic neighborhood that have not adversely effected the integrity and feel of that group of properties.

In consideration of the body of local history and past work described in this report, it is the finding of Buried Past Consulting, LLC that the proposed Project Area has limited potential for encountering previously unrecorded cultural resources and is unlikely to produce an adverse effect on the nearby listed Historic District due to existing improvements and development in the immediate vicinity and relative distance from the district boundary with obscured views between the two areas.

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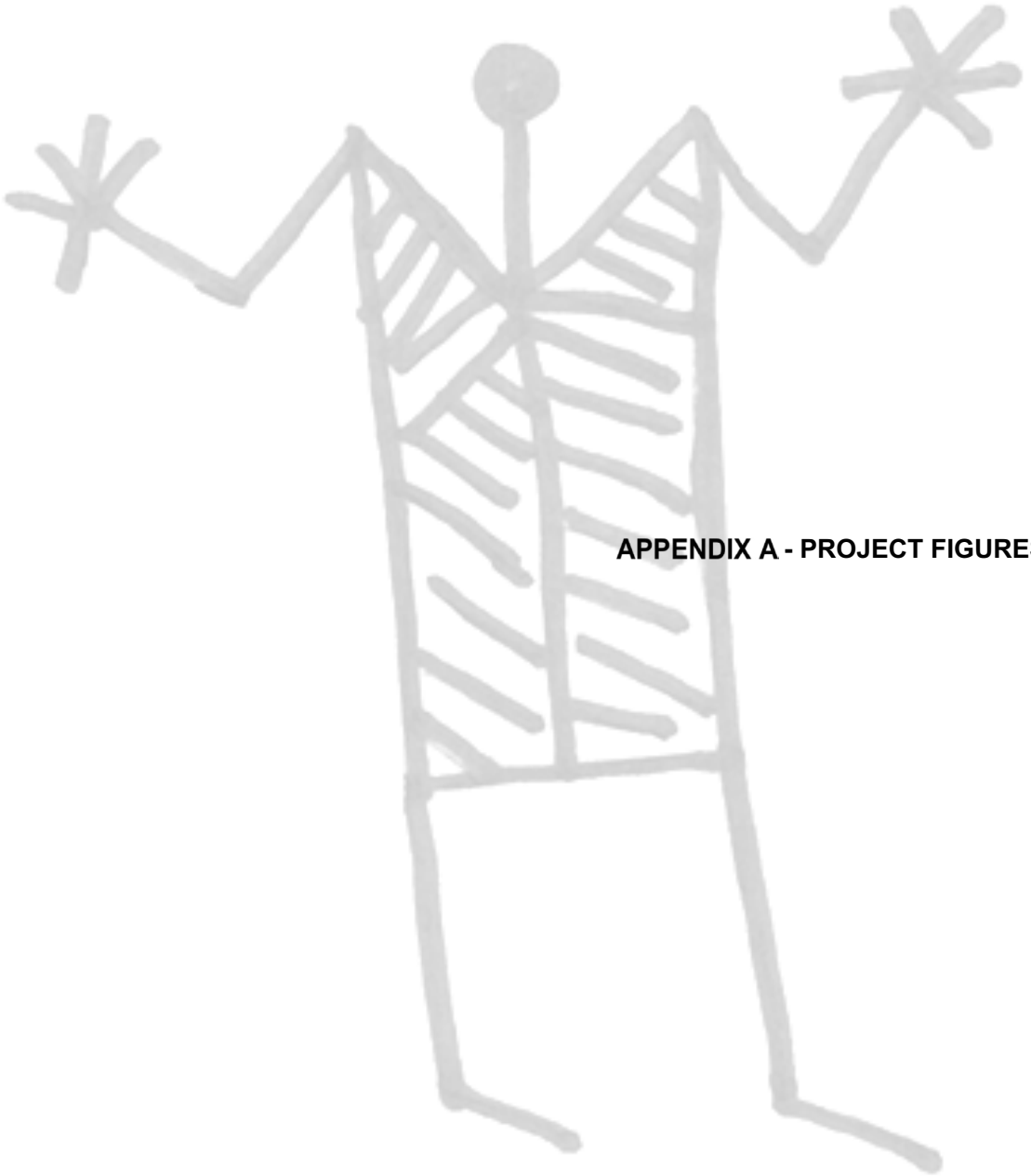

APPENDIX A - PROJECT FIGURES

Figure 1: Portion of a Norfolk, Virginia vicinity road map showing the general location of the Project Area.

Figure 2: Aerial imagery showing the location of the Project Area in relation to nearby landmarks and infrastructure.

Figure 3: **Google Street View (August 2022) of Project Area looking northeast from the intersection of Northhampton Boulevard and Premium Outlets Boulevard.**

Figure 4: **Google Street View (August 2022) looking southeast across the southwest corner of the proposed Project Area towards the nearby L & J Neighborhood Historic District (tree line in background) located south of Northhampton Boulevard. *(Note only one mid-century residence is readily visible on the right among the trees.)***

ATTACHMENT 2

Archaeological Work Plan, VA Hampton Outpatient Clinic, City of Virginia Beach, Virginia, PaleoWest, LLC, dba Chronicle Heritage (Chronicle). December 2024.

CHRONICLE™
HERITAGE

Phase I Archaeological Survey
VA Hampton Outpatient Clinic, City of Virginia Beach, Virginia

Chronicle Heritage
Anne M. O'Donnell, M.A., RPA
Meredith McCulley, M.H.P.
Susan E. Bamann, Ph.D., RPA

December 2024

Phase I Archaeological Survey
VA Hampton Outpatient Clinic
City of Virginia Beach, Virginia

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December 2024

Abstract

On behalf of the U.S. Department of Veterans Affairs (VA), PaleoWest, LLC, dba Chronicle Heritage (Chronicle), under subcontract to Mabbett & Associates, Inc., has completed a Phase I archaeological survey for a proposed VA outpatient clinic location at the intersection of Northampton Boulevard and Premium Outlets Boulevard in the City of Virginia Beach. The clinic will be referred to as the VA Hampton Outpatient Clinic as it will be administered through the Hampton VA Medical Center. The work was conducted as part of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, and in accordance with the Advisory Council on Historic Preservation's regulations for compliance with Section 106, codified as 36 CFR Part 800. The level of effort reflected in this document is consistent with expectations set forth in *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (National Park Service 2019) and the *Guidelines for Conducting Historic Resources Survey in Virginia* issued by the Virginia Department of Historic Resources (VDHR 2017).

The project area and limits of potential disturbance (approximately 31.6 acres/12.8 ha) is defined as Parcel ID 14587881950000 with a legal description of "Economic Development Authority of Norfolk Parcel C2-3". The project area is the portion of the Area of Potential Effects (APE) for the undertaking that was considered for determining if archaeological sites that are on, eligible for, or potentially eligible for listing in the National Register of Historic Places (NRHP; National Park Service 1995) will be affected. The survey was conducted per a work plan (Chronicle Heritage 2024) approved by VA and with concurrence from VDHR [email, Jonathan Connolly (VDHR) to Andrew Glucksman (Mabbett and Associates), 10 October 2024).

Analysis of the site setting and historic context as well as archaeological sites previously recorded near the project area suggested potential for additional precontact Native American and historic sites in the project vicinity as well as potential for cultural material related to the former structures in the project area. However, soils mapped in the project area are primarily poorly drained, somewhat poorly drained, and/or disturbed. Disturbance from previous land use is largely related to the former Lake Wright Golf Course, which closed in 2014. Only a 1.6-acre (0.6-ha) portion of the project area with moderately well-drained soils and the potential for less disturbance was characterized as having a moderate potential for intact archaeological sites in the work plan approved by VA. The remaining portions of the project area were characterized as having little to no potential (low potential) for intact sites due to soil characteristics and the likelihood of disturbance (30.0 acres/12.1 ha).

Visual inspection and judgmental shovel testing in the low potential portions of the project area confirmed the low potential based on the presence of poor soil drainage and disturbed conditions. Disturbed conditions were also noted in the moderate potential portion of the project area including in excavated shovel test profiles. All shovel tests in the project area were negative for cultural material, and no archaeological sites were documented during the survey. Further survey in the project area would be unlikely to result in the recordation of archaeological resources that may be eligible for the NRHP, and based on the Phase I survey of the project area and the results and recommendations presented here, no archaeological sites on or eligible for the NRHP will be affected by the undertaking.

Contents

Figures

Tables

Appendices

Chapter 1. Introduction

1.1.1 Project Overview and Compliance

On behalf of the U.S. Department of Veterans Affairs (VA), PaleoWest, LLC, dba Chronicle Heritage (Chronicle), under subcontract to Mabbett & Associates, Inc., has completed a Phase I archaeological survey for a proposed VA outpatient clinic location at the intersection of Northampton Boulevard and Premium Outlets Boulevard in the City of Virginia Beach. The clinic will be referred to as the VA Hampton Outpatient Clinic as it will be administered through the Hampton VA Medical Center. The work was conducted as part of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, and in accordance with the Advisory Council on Historic Preservation's regulations for compliance with Section 106, codified as 36 CFR Part 800. The level of effort reflected in this document is consistent with expectations set forth in *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (National Park Service 2019) and the *Guidelines for Conducting Historic Resources Survey in Virginia* issued by the Virginia Department of Historic Resources (VDHR 2017). Figure 1-1 shows the general location of the project.

The project area and limits of potential disturbance (approximately 31.6 acres/12.8 ha) is defined as Parcel ID 14587881950000 with a legal description of "Economic Development Authority of Norfolk Parcel C2-3". Figures 1-2 and 1-3 show the project area on current orthoimagery and topographic mapping. The project area is the portion of the Area of Potential Effects (APE) for the undertaking that was considered for determining if archaeological sites that are on, eligible for, or potentially eligible for listing in the National Register of Historic Places (NRHP; National Park Service 1995) will be affected. The survey was conducted per a work plan (Chronicle Heritage 2024) approved by VA and with concurrence from VDHR [email, Jonathan Connolly (VDHR) to Andrew Glucksman (Mabbett and Associates), 10 October 2024].

1.2 Project Timeline and Staff

Susan E. Bamann, Ph.D., RPA, was the project manager and principal investigator. Fieldwork was conducted on October 15-16, 2024. The field director was Anne M. O'Donnell, M.A., RPA who was assisted by Matthew Donathan. D. Allen Poyner was the GIS coordinator and assisted with background research. Appendix A contains resumes of key staff.

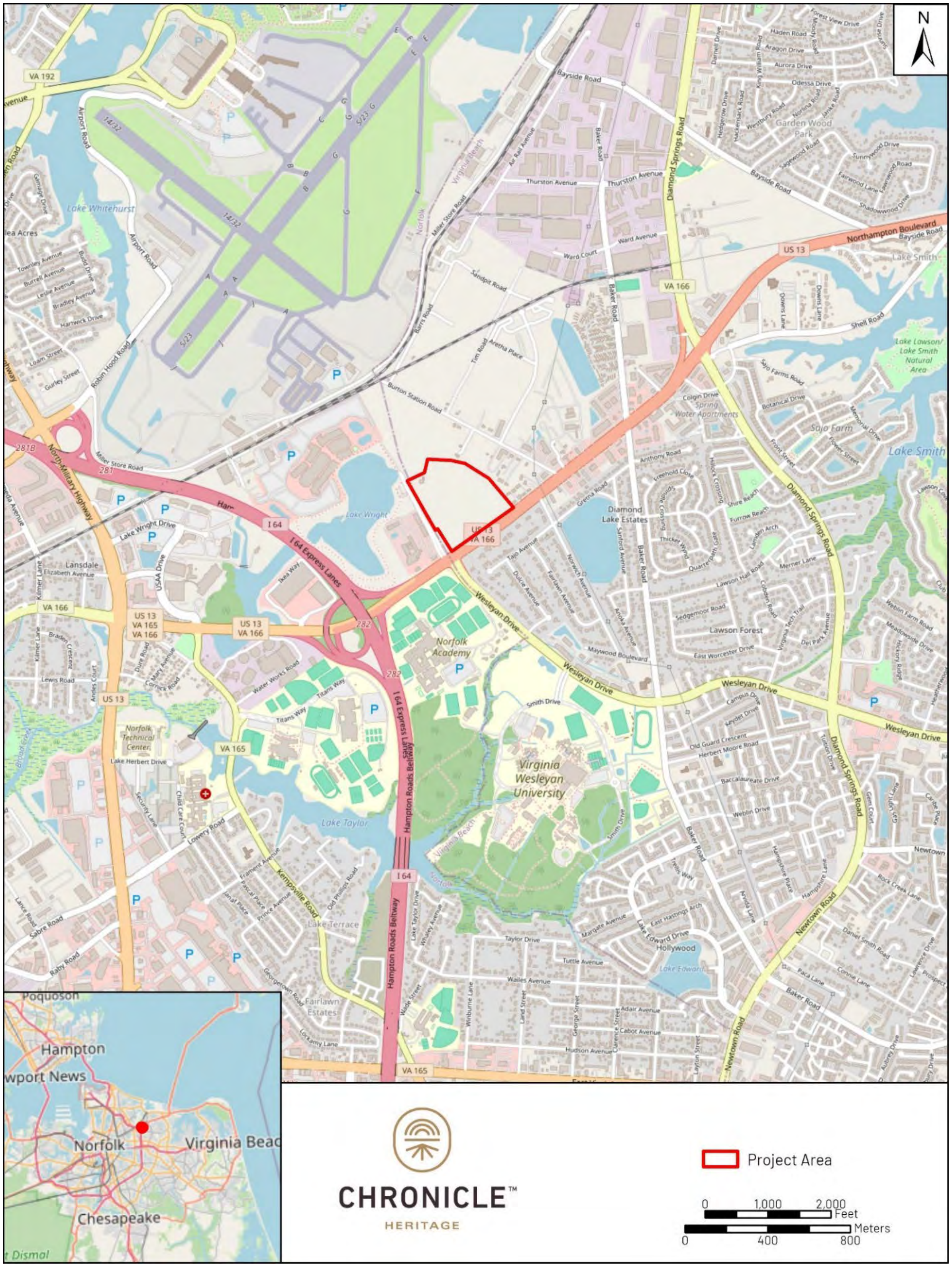

Figure 1-1. General Location of the Project Area.

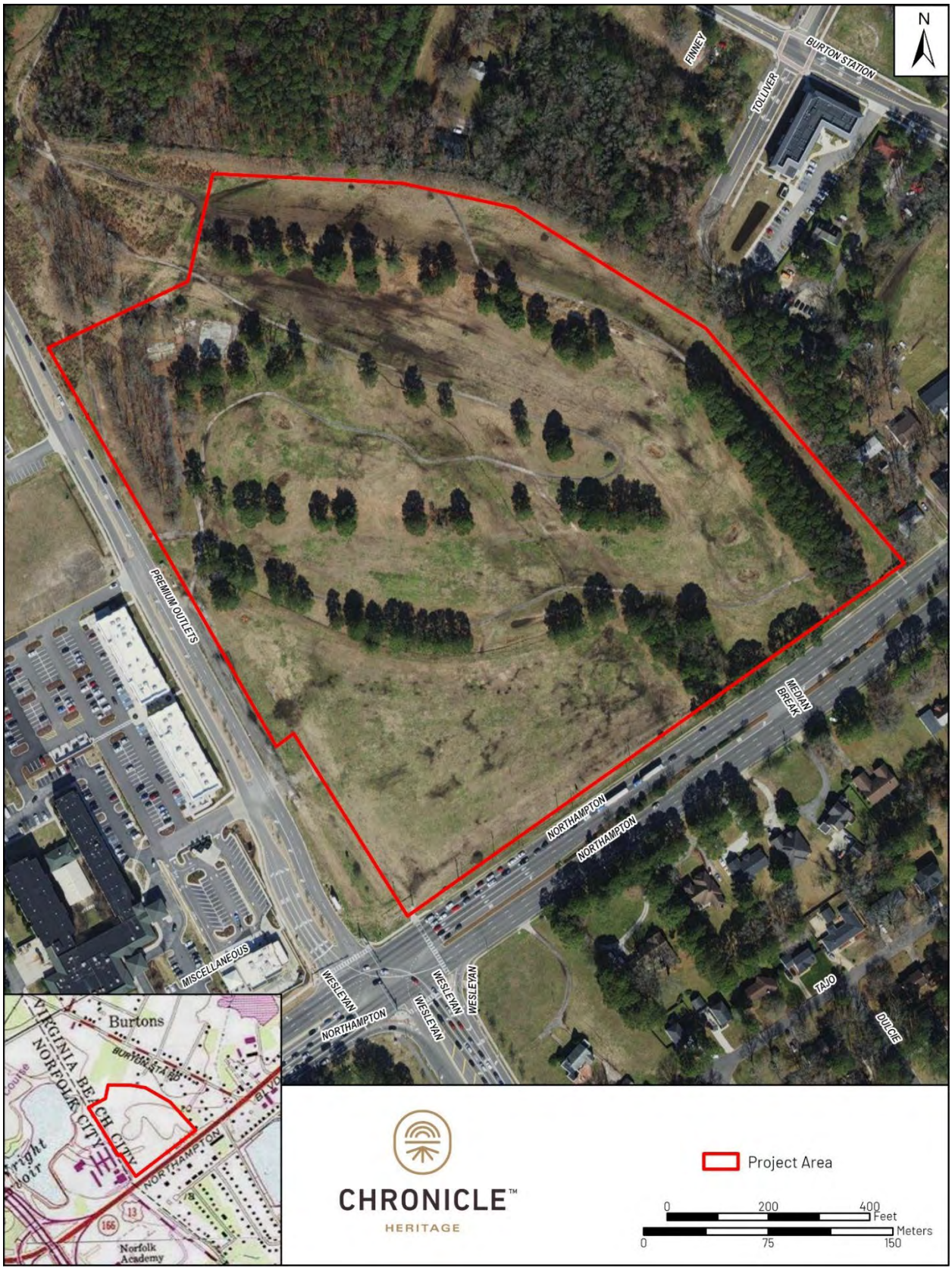

Figure 1-2. Project Area on Current Orthoimagery (ArcGIS Image Service 2024).

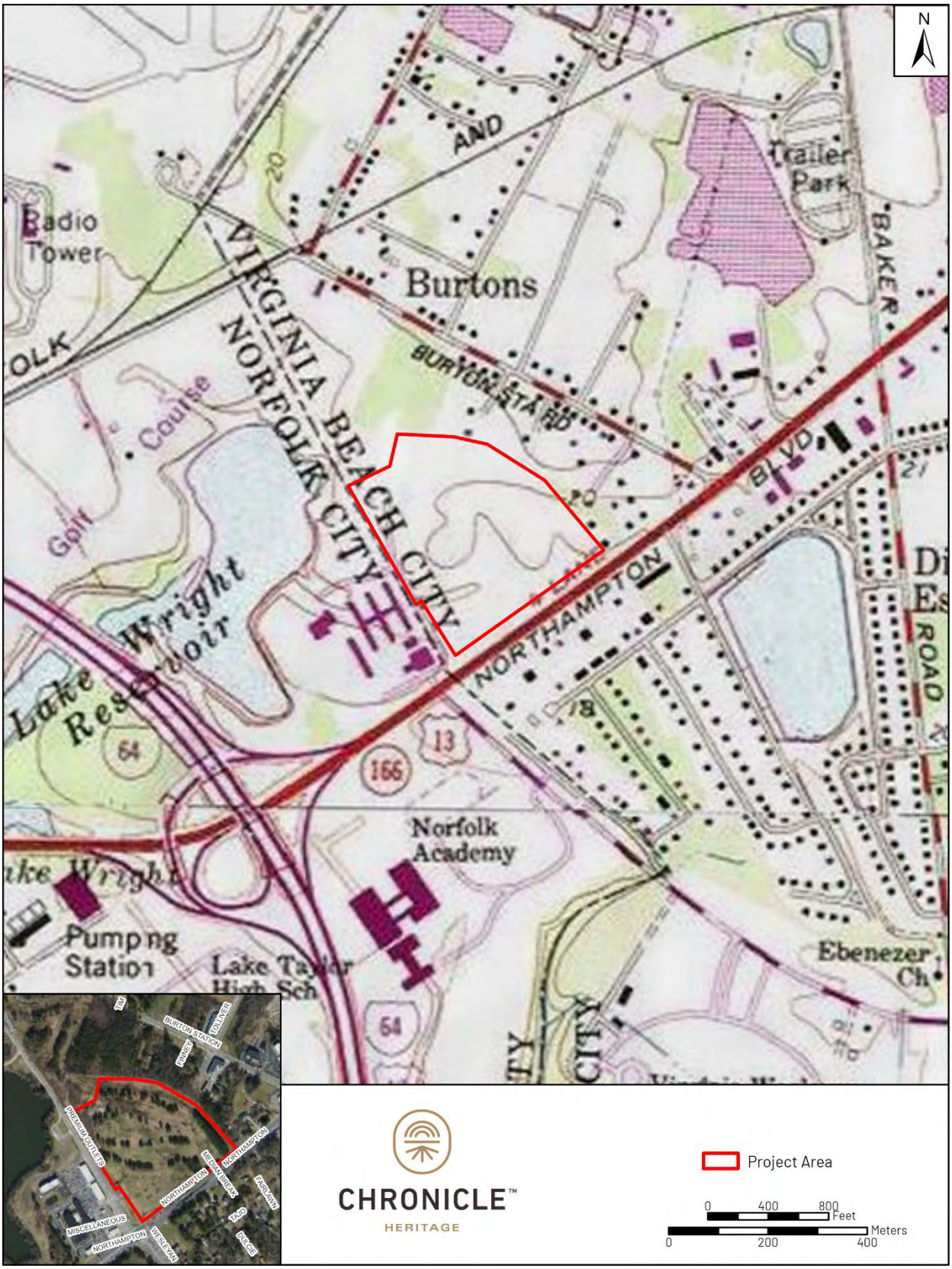

Figure 1-3. Project Area on the 1991 USGS 7.5-Minute Little Creek, Virginia, Topographic Quadrangle (USGS 2024).

Chapter 2. Natural Setting

2.1 Physiography

The project area consists primarily of grass with some planted trees and is surrounded by commercial and residential areas. The project area was previously part of the Lake Wright Golf Course, and former cart paths, bunkers, and sculpted terrain of fairways and greens are still visible across the project area, as are concrete pads left from former structures in the northwest corner of the project area (see Figure 1-2). The Lake Wright Golf Course was a public course opened in 1967 and closed in 2014 (WAVY TV 10 News 2024). The course buildings were demolished between 2014 and 2016 based on examination of Google Earth Pro historical imagery.

The project area is located in the southeastern portion of the Southern Coastal Plain physiographic province of Virginia, approximately 5.2 mi (8.4 km) east-northeast of downtown Norfolk and 11.8 mi (19.0 km) west-northwest of downtown Virginia Beach. In general, the Coastal Plain of the eastern United States is an area of low elevation consisting of relatively unconsolidated beds of terrestrially and marine-deposited sand, gravel, and clay sediments (Fenneman 1938:25; Thornbury 1965:31).

2.2 Geology and Soils

The project area rests upon the Quaternary Period's Tabb Formation; Sedgefield Member containing pebbly to bouldery, clayey sand and shelly sand (Rader and Evans 1993). The Tabb Formation is a Quaternary formation composed of pebbly to bouldery, clayey sand and fine to medium, shelly sand grading upwards into sandy and clayey silt. At the base of the unit, local channel fill can consist of up to 50 ft of fine to coarse, cross-bedded sand, clayey silt, and peat within situ tree stumps (Virginia Division of Mineral Resources 2003). The soils within the project area are detailed in Table 2-1 and include poorly drained, somewhat poorly drained, and moderately well-drained soils (Figure 2-1). Based on NRCS mapping, the soils within the project area are composed of 1.6 acres (0.6 ha) of moderately well-drained soils (5.0 percent of the project area), 12.0 acres (4.9 ha) of somewhat poorly drained soils (37.9 percent of the project area), 10.6 acres (4.3 ha) of poorly drained soils (33.6 percent of the project area), and 7.4 acres (3.0 ha) of dump, cut, or fill (Udorthents; 23.5 percent of the project area). The partially wooded portions in the northwest corner of the project area consist of moderately well-drained soils. The grassy lawns to the east of the wooded area consist of somewhat poorly to poorly drained soils. The southern portion of the project area consists of deposits of dump, cut, or fill.

Table 2-1. Detailed List of Soils Within the Current Project Area (NRCS 2024).

Soil Type Symbol	Soil Name	Drainage Classification	Acres	Percent in Project Area
3	Augusta loam	Somewhat poorly drained	12.0	37.9%
26	Udorthents-Dumps complex		<0.1	0.1%
36	Tetotum loam	Moderately well drained	1.6	5.0%
38	Tomotley loam	Poorly drained	10.6	33.6%

40	Udorthents, loamy		7.4	23.4%
Total			**31.6**	**100.0%**

2.3 Hydrology and Vegetation

The project area is situated within the Chesapeake Bay Coastal drainage basin. The project area is 2.9 mi (4.7 km) south of the Chesapeake Bay and 10.8 mi (17.4 km) west of the Atlantic Coast. It drains into Lake Wright (a man-made lake formed from a borrow pond) to the west, which drains generally northward via unnamed tributaries towards Lake Whitehurst and then into the Chesapeake Bay via the Little Creek Channel. The project area consists of marine terraces. The elevation of the project area is 20 ft (6 m) above mean sea level. The project area's natural vegetation has been disturbed by its use as a golf course. Current vegetation primarily consists of grass, evergreens such as white pine and spruce, and ground vegetation such as Virginia creeper.

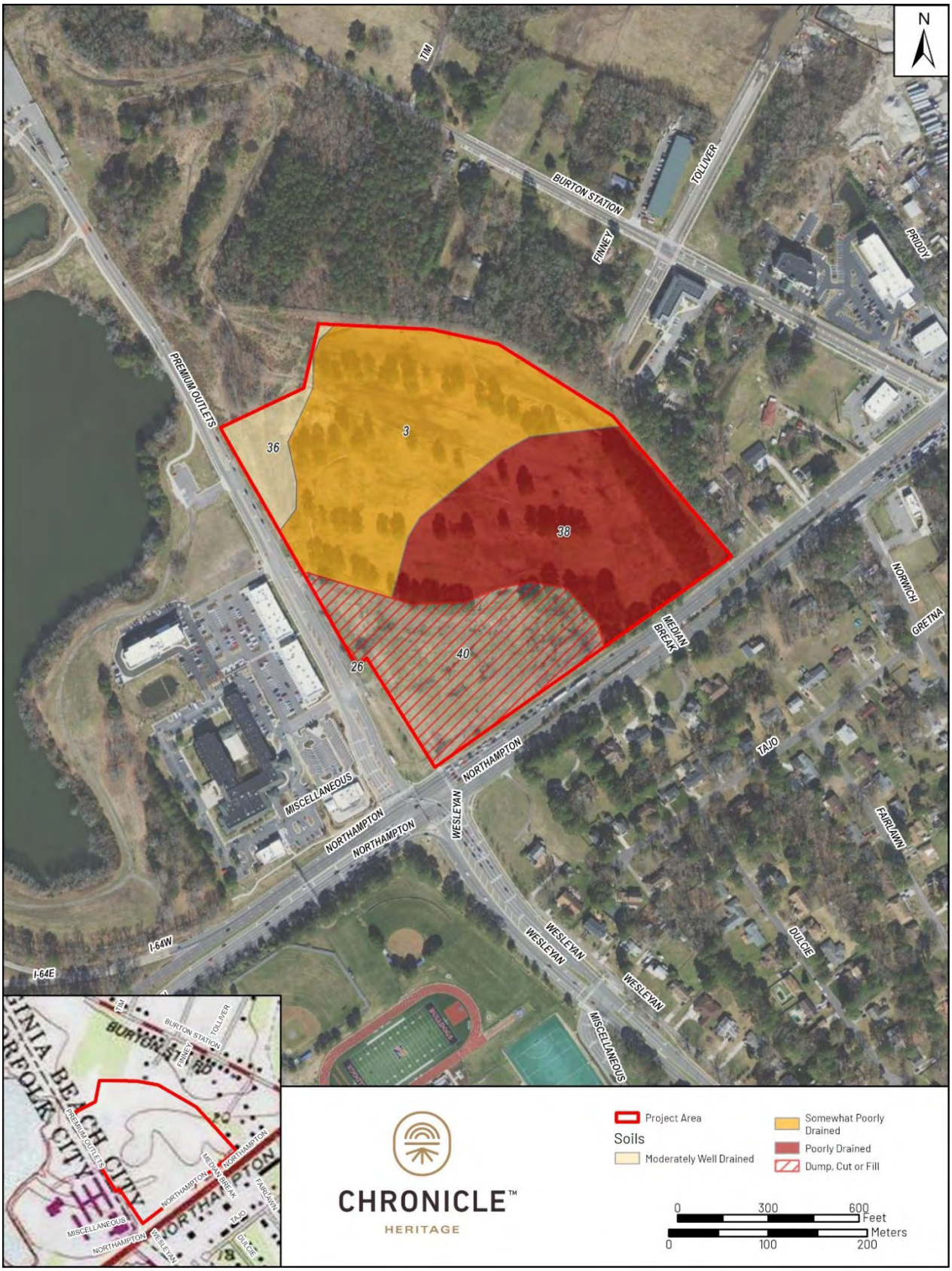

Figure 2-1. Soils in the Project Area (based on NRCS 2024).

Chapter 3. Historic Context

3.1 Overview

The current project area, located in the City of Virginia Beach and in former Princess Anne County, is within the Southern Coastal Plain region of Virginia described in VDHR (2017). The general area is part of the Tidewater region and contains evidence of human settlement from Paleoindian times. The earliest European settlers in Virginia established their colony in this region at Jamestown in 1607. Princess Anne County was formed in 1691 and was incorporated into the Independent City of Virginia Beach in 1963.

3.2 Precontact Background

3.2.1 Paleoindian Period (11,500-8000 B.C.)

Native American occupation of eastern North America dates to at least 13,000 cal years BP, the approximate temporal boundary associated with the Clovis tradition (Anderson 2018; Meltzer 2020). The evidence for occupations at this time includes fluted projectile points (Anderson et al. 2014; Griffin 1967; Justice 1987). These points are generally scarce and often occur as isolated finds in disturbed surface contexts. Geographic concentrations of fluted points, including the Clovis type and related types such as Cumberland, occur in the eastern half of the United States. Other Paleoindian projectile point types found in Virginia are Mid-Paleo, Dalton, Hardaway-Dalton, and a type with affinities to Folsom (Barber and Barfield 1989; McAvoy and McAvoy 1997; McCary 1988). All of these points were used in the context of a mobile subsistence pattern based upon hunting and gathering in a boreal forest environment.

Evidence for much earlier lithic industries suggests that the makers of fluted points may represent relatively late migrations to the New World. Alternatively, the distinct fluted point technology may have developed within the Americas in the context of Late Pleistocene populations established prior to the Clovis temporal boundary (cf. Anderson and Faught 1998; Goebel et al. 2008; Meltzer 1989; Royer and Finney 2020; Waters et al. 2011). Substantial evidence documenting the presence of dispersed populations in North and South America by between approximately 15,000 to 14,000 years ago has accumulated (Waters 2019). Regional data from the southeastern United States is varied. The Cactus Hill site in southeastern Virginia has produced lithic artifacts (prismatic blades, polyhedral cores, and bifaces) from sandy deposits below intact Clovis horizons (McAvoy and McAvoy 1997:179-180). Radiocarbon dating suggests that the sub-Clovis material may date to as early as 17,000 radiocarbon years before present (RCYBP), which is significantly earlier than the Clovis temporal boundary (Goodyear 2006; McAvoy and McAvoy 1997:179-180). This stratified site is situated on a sand dune along the Nottoway River. Stratification was the result of relatively steady aeolian sand deposition throughout the occupation of the site (McAvoy and McAvoy 1997:8-10; Wagner and McAvoy 2004). The Topper site, located in the Piedmont of South Carolina, has also been discussed as a possible site of pre-Clovis occupations (Goodyear 1999, 2000, 2006), but the potential evidence including concentrations of unusual microlithic artifacts reflecting a "smash-core" technology is much less well understood. The SV-2 site, located in the Saltville Valley (Ridge and Valley province) of southwestern Virginia, has yielded a distinctive concentration of proboscidean bone in association with a possible bone tool yielding a collagen date of 14,510±80 RCYBP (Goodyear 2006; McDonald 2000). In the western United States, recent work at the Debra L.

Friedkin site, Texas, has provided evidence for human occupation dating to at least 15.5 thousand years ago. The site has yielded over 15,000 artifacts defining the pre-Clovis Buttermilk Creek Complex; this assemblage includes bifaces, blades, bladelets, and edge-modified tools and could be ancestral to the recognized Clovis tool kit (Waters et al. 2011:1602). Programs for the identification and testing of appropriate alluvial and dune landforms with Pleistocene-aged deposits are now considered key in developing a better understanding of when, how, and why North America was populated.

Stratified sites in Virginia containing Paleoindian occupations include the Williamson site and the Thunderbird and Fifty sites of the Flint Run Complex in the Shenandoah Valley (Barber and Barfield 1989; Carr 1975; Gardner 1974; Johnson 1996; McAvoy and McAvoy 2003). Evidence from these sites has been used to construct what has been referred to as the "Flint Run Lithic Deterministic Model" of Paleoindian settlement strategies (Anderson and Sassaman 1996:23). In this model, Paleoindian and Early Archaic settlement patterns were driven by the locations of the high-quality lithic material. Five functionally distinct site types have been identified in the Flint Run Complex: quarries, reduction sites, quarry-related base camps, maintenance camps, and non-quarry associated base camps (Gardner 1989). The small, highly mobile bands characteristic of Paleoindian times were also focused on food collection and the hunting of animals such as caribou, deer, elk, and moose (Boyd 1989; Turner 1989). Therefore, hunting and gathering, as well as lithic procurement played a significant role in settlement patterns. Sites such as base camps are often found on resource-rich floodplains and adjacent alluvial fans (Turner 1989). Additionally, at the Williamson site (44DW1), an association has been made between site activity areas and topography (McAvoy and McAvoy 2003).

A concentration of fluted points has been noted in the southern Piedmont and Coastal Plain of Virginia. This has been attributed, in part, to local outcrops of chert, jasper, and chalcedony (Turner 1989). In addition, the western and northern boundaries of this concentration coincide with the boundary between the oak-hickory forest and the northern boreal and northern hardwood forests. Thus, the highest concentration of Paleoindian points in Virginia exists in areas that would have been especially rich in floral, faunal, and lithic resources.

Unfluted trianguloid projectile points such as Dalton and Hardaway Side-Notched mark the end of the Paleoindian period and the transition to the Early Archaic period (ca. 8000 B.C.) (Justice 1987; Daniel 1998). These points have been recovered from stratified Paleoindian to Archaic contexts in eastern North America and appear to represent a technological link to the side- and corner-notched traditions of the Early Archaic period.

3.2.2 Archaic Period (8000-1200 B.C.)

The Archaic period is divided into three phases: Early, Middle, and Late. A shift from boreal forests to northern hardwoods occurred at the onset of the Early Archaic period (8000-6500 B.C.). The Early Archaic is typified by small corner-notched projectile points, such as Palmer Corner Notched and Kirk Corner Notched, and an increase in the use of hafted end scrapers (Coe 1964). The tool kits from the Early Archaic, however, are similar to those from the end of the Paleoindian tradition, as are the settlement and subsistence patterns (Claggett and Cable 1982).

The Middle Archaic period (6500-3000 B.C.) coincides with a shift in climatic conditions to the warmer and drier climates that are prevalent today. Settlement and subsistence patterns show a high degree of continuity with those of the Early Archaic period, but Middle Archaic bands may have expanded their territories to make use of new environmental settings created by the change in climatic conditions (Custer 1990). Projectile point types characteristic of this period include

Stanly Stemmed, Morrow Mountain I and II Stemmed, Guilford Lanceolate, Halifax Side-Notched, St. Albans, LeCroy Bifurcated Stem, and Kanawha Stemmed (Custer 1990).

Relatively few Early and Middle Archaic sites have been recorded on Virginia's Coastal Plain. Because of the rise in sea level that occurred during the Holocene, many Early and Middle Archaic sites may have been inundated. However, the scarcity of recorded sites may instead be evidence of low population levels as Gardner (1989) maintains, or may be the result of poor survey coverage, as Custer (1990) suggests. Existing data suggests that Early and Middle Archaic settlement is associated with freshwater wetlands, swamps, and bogs (Custer 1990). Custer (1990) hypothesizes that coastal resources were not as rich during the Early and Middle Archaic periods as they were at later times because the rise in sea level may have been too rapid to allow for the formation of large shellfish beds.

The Late Archaic period (3000-1200 B.C.) is poorly understood in the Coastal Plain of Virginia. Although it is marked by distinctive projectile point types, adaptations of this time differ little from those of the Middle Archaic period. According to Mouer (1991:10), the primary attributes of Late Archaic culture are "small-group band organization, impermanent settlement systems, infrequent aggregation phases, and low levels of regional or areal integration and interaction." Coastal Plain sites of this period are fairly evenly divided between upland and riverine settings and may be indicative of a more generalized adaptation than that of inland peoples (Mouer 1991). Characteristic projectile points of the Late Archaic include the Halifax Side-Notched, Lamoka, Merom Expanding Stemmed, Lackawaxen, and Brewerton Side- and Corner-Notched types.

By 2500 B.C., the rise in sea level had dramatically altered the Atlantic coast, creating large estuaries and tidal wetlands that, in turn, vastly increased coastal resources such as fish and shellfish. Anadromous fish runs extended up the rivers to the foothills of the Blue Ridge. With this environmental change came a marked change in adaptation. Populations living in this Transitional period (2500-1200 B.C.) developed estuarine and riverine adaptations, and sites of this period are located primarily in river valleys, at the lower reaches of inner Coastal Plain tributaries of major rivers, and near swamps. It is assumed that fish began to play a significantly larger role in the subsistence system. Although population increased and sites tend to be larger than those of previous periods, there is no evidence of year-round sedentism (Mouer 1991). Broad-blade or "broadspear" types such as Savannah River Stemmed are frequently associated with soapstone vessels and other soapstone objects. Fire-cracked rock concentrations and platform hearths are also common on Transitional period sites (Mouer 1991; Dent 1995).

The intrusive Perkiomen Complex is found during the Transitional period in southeastern Virginia along the western margins of the Great Dismal Swamp (McLearen 1991). Perkiomen Broad points are found at sites located around large swamps and are typically associated with soapstone bowls, net sinkers, slate bar gorgets, and cremation burials (Mouer 1991).

3.2.3 Woodland Period (1200 B.C.-A.D. 1600)

The Early Woodland period is marked by the emergence of sedentary lifeways and the use of ceramics. The population growth that began in the Middle Archaic period appears to have continued into the Early Woodland, as does the trend toward greater utilization of estuarine habitats of the outer Coastal Plain (Klein and Klatka 1991). Large, broad projectile points were replaced by smaller notched, stemmed, and lanceolate points; ceramics were introduced ca. 1200 B.C. (McLearen 1991).

While Marcey Creek ware is thought to be the earliest ceramic ware in the Coastal Plain north of the James River, the contemporaneous clay-tempered Croaker Landing ware was the earliest in the southern Coastal Plain (Egloff and Potter 1982). Stony Creek ware is found in the Coastal Plain south of the James River from ca. 800 B.C. and into the Middle Woodland period. Ceramics of this ware are sand- or small-particle-tempered with conoidal bases and contain fabric-impressed, cord-marked, or net impressed surfaces. Prince George ware, a pebble-tempered ware with fabric-impressed, cord-marked, or net-impressed surfaces, develops on the interior Coastal Plain during the Early Woodland and also extends into the Middle Woodland (Egloff 1985; Egloff and Potter 1982).

Throughout Virginia, the Middle Woodland (300 B.C.-A.D. 1000) is marked by a series of unifying characteristics such as "interregional interaction spheres, including the spread of religious and ritual behaviors which appear in locally transformed ways; localized stylistic developments that sprung up independently alongside interregional styles; increased sedentism; and evidence of ranked societies or incipient ranked societies" (McLearen 1992:55). It is during the Middle Woodland period, however, that the boundary between Piedmont and Coastal Plains groups becomes distinct. The largest sites appear to be located in the transition zones between fresh and salt water, where the greatest diversity of resources could be obtained. Smaller exploitive sites along streams in the interior and along the coast seem to have been occupied sporadically (Stewart 1992). In the area south of the James River, relationships appear to have been oriented to the south rather than towards the Chesapeake area (McLearen 1992).

Shell-tempered Mockley ware is commonly found in most of the Coastal Plain of Virginia during the Middle Woodland period, although is not often found south of the James River (Egloff and Potter 1982). In addition to the Stony Creek and Prince George wares, Middle Woodland ceramics found south of the James include Hercules ware. This ware, found mostly on the interior Coastal Plain, features crushed granite and gneiss temper along with cord-marked and fabric-impressed surfaces (Egloff 1985).

The Late Woodland period (A.D. 900-1600) of the Virginia Coastal Plain is characterized by an increased reliance on agriculture and by population growth, larger villages, and increased sociocultural complexity (Turner 1992). Ceramics of this period include Townsend ware, which is shell-tempered and features fabric-impressed, incised, and/or punctuated surfaces. This ware is recovered from sites all along the Virginia coast, much like the earlier Mockley ware. By the latter part of the Late Woodland, however, there is increased evidence of territoriality, and ceramic types become more localized. Ceramics found south of the James River include Gaston, Cashie, and Roanoke wares (Turner 1992). The Gaston and Cashie wares, which are granule- tempered and include simple-stamped surfaces, are found along the fall line transition and in the interior Coastal Plain, respectively (Egloff 1985). Roanoke ware is characterized by shell tempering and simple-stamped exteriors. The Townsend and Roanoke wares are comparable to the Colington series defined for the northern Coastal Plain of North Carolina (Egloff and Potter 1982; Green 1986).

At the time of European contact, the southern Coastal Plain of Virginia was occupied by Algonquian groups living in relatively dispersed, seasonal camps and semi-permanent villages located near sounds, estuaries, rivers, and streams (Phelps 1983). The Algonquians lived in societies featuring "rank-differentiated roles and functions, dress, and burial customs; polygyny; matrilineal descent of chieftains; tribute systems; and trade monopolies" (Potter 1989:152).

Archaeologically, the southeastern coastal area of Virginia is more similar to the northern North Carolina Coastal Plain than to areas to the north of the James River. After the arrival of Englishmen

at Jamestown in 1607, traditional traits of aboriginal pottery were gradually replaced by traits patterned after European and African ceramics (Egloff 1985).

During the first English settlement in Virginia, the Lower Tidewater region was politically dominated by the Powhatan chiefdom. By 1608, Powhatan controlled all the coastal groups with the exception of the Chickahominies. The Chesapeakes, who occupied the region now known as the Tidewater of Virginia, were defeated between the late 1500s and 1608 (Potter 1993).

3.3 Historic Background

3.3.1 Settlement to Society Period (1607-1750)

Prior to the founding of the Jamestown colony, the Lower Tidewater may have been a brief home to the "Lost Colonists" of Roanoke Island, the first English settlers in the New World. One contemporary account of the early years of the Virginia colony alleged that the Roanoke colonists had been slaughtered on orders of the Native American chief Powhatan. William Strachey's narrative has been interpreted by historian David Quinn to mean that the Roanoke colonists had traveled north to the Chesapeake Bay area after leaving the island. They supposedly lived with the Chesapeake tribe "for twenty and odd years" before they were killed along with the Chesapeakes (Strachey, as quoted in Parramore et al. 1994:24). Quinn (1985) suggested the killings took place in the area of the Elizabeth River.

The second attempt by the English to establish a colony in the New World began when three small English ships, the Susan Constant, the Godspeed, and the Discovery, made landfall at Cape Henry in April 1607 (McKnight 1959). On their first day ashore, the explorers encountered the aboriginal inhabitants of the region, and two explorers were wounded. On their second day ashore, the explorers penetrated approximately eight miles inland and apparently did not encounter any Native American settlements. On the third day, the English explorers built a flat-bottomed boat and investigated the areas around the mouth of the Elizabeth River and Hampton Creek. Again, they encountered no Native American settlements. It was not until the fifth day that the colonists visited the town of Kecoughtan and exchanged gifts of beads and trinkets for tobacco and a meal. After five days exploring the waterways and land of the southern portion of the Chesapeake Bay, the English proceeded to explore the James River, where they established the settlement of Jamestown in May 1607. Settlement of the Lower Tidewater did not begin for nearly two more decades (Mansfield 1989).

The relationship between the English settlers and the Native Americans was frequently hostile, but the population of the colony grew rapidly after 1614, especially due to the success of tobacco exports to England. Tobacco plantations spread along the James River, which eventually led to increased conflict with communities of the Powhatan chiefdom and concern over the management of the colony (Salmon and Campbell 1994). In 1624, the control of the colony at Jamestown was transferred from the Virginia Company to the British Crown. This change in governorship led to the establishment of eight counties or shires that divided the colony: Henrico, James City, Charles City, Warwick River, Charles River, Warrosquoake (Isle of Wight), Elizabeth City, and Accomack. County courts and officials, including justices, sheriffs, clerks, and lieutenants of the militia, were the basis for governance (Dabney 1971; Salmon and Campbell 1994).

Thomas Keeling and Adam Thoroughgood (also spelled "Thorowgood") were two of the first permanent residents of the future Princess Anne County, and between 1629 and 1635, Thoroughgood was responsible for bringing 105 English men and women to settle on land to the west of the Lynnhaven River (Mansfield 1989). At the time of his death in 1639, Thoroughgood was surveying the boundaries for the Lynnhaven Parish, which later became the boundaries for Princess Anne County. He planned to establish a town called Lynnhaven on the west side of the Lynnhaven River, but his plans failed to materialize (Turner 1985).

Norfolk County, adjacent to the western edge of the project area, was originally part of Elizabeth City shire (county), which was established in 1634 as one of the original Virginia counties (Parramore et al. 1994). By 1636, an influx of settlers to the banks of the Elizabeth and Lynnhaven Rivers prompted the formation of New Norfolk County. Lower Norfolk County, comprising the Tidewater area south of the James River, was formed in 1637, and, in 1691, this county was divided into Norfolk and Princess Anne Counties (Wertenbaker and Schlegel 1960). Virginia Beach, in which the current project area is located, was part of Princess Anne County.

The first Euroamerican person to own the future site of Norfolk was Captain Thomas Willoughby, who patented 200 acres "upon the eastern branch of the Elizabeth River" on February 13, 1636/1637. It passed through a series of owners until June 1680, when the Virginia Assembly at Jamestown passed an "Act for Co-habitation and the Encouragement of Trade and Manufacture," which provided for the establishment of a town in each of the 20 then-extant Virginia counties. Norfolk was laid out as a townsite in 1680-1681 by John Ferebee, the surveyor for Lower Norfolk County. Once it was surveyed, it was deeded to the trustees of Lower Norfolk County in 1682 by Nicholas Wise, Jr. The 50-acre tract was bounded on the south and west by the Elizabeth River and on the north and east by Back Creek and Dun-in-the-Mire Creek (Tucker 1972a). Adam Thoroughgood was an early settler of the town, naming it after his birthplace, Norfolk, England (Visit Norfolk 2022).

During the later seventeenth century, tobacco continued to be the primary focus of agriculture in Virginia. Under a formal system of land tenure, farms were worked by young landowners as well as indentured servants. Africans, first brought to the colony in the early 1600s, appear to have initially served as indentured servants, which eventually led to a significant population of free blacks in the region prior to the Civil War (Hobbs and Paquette 1987). By the later part of the century, however, the institution of African American slavery was emerging as a staple part of the economic system (Salmon and Campbell 1994). In 1671, there were 2,000 slaves in Virginia among an overall population of 40,000 (Dabney 1971). Slave codes enacted by the General Assembly in 1705 "hardened race into caste" and facilitated the development of this exploitative practice (Salmon and Campbell 1994:18).

In Princess Anne County, tobacco was initially the primary crop, but timber harvesting and crop diversification became necessary as soil depletion, fluctuating prices, and labor costs made tobacco monoculture prohibitively expensive. Wood for shipbuilding, as well as tar, pitch, and turpentine were common exports (Turner 1985). Other inhabitants of the region made their livings fishing and crabbing or hunting and trapping (Whichard 1959). Because ships were able to traverse many of the waterways in what would become Princess Anne County, they were able to load and unload their cargo at planters' wharves. The self-sufficiency of the local plantations eliminated the need for trading centers and prevented early urban development. A county courthouse was not constructed until 1661, even though the court had been meeting in private homes for nearly 30 years. When Princess Anne County was formed in 1691, it had 2,000 residents spread over 326 square miles (Mansfield 1989).

Mansfield (1989) refers to the time from 1720 through the 1740s as Virginia's "golden age." Much of the state enjoyed prosperity because of a good tobacco market, and, as the use of enslaved labor increased, there was growth in the elite planter class. However, the average farmer in Princess Anne and Norfolk Counties belonged to the lower or middle class and produced little beyond what was necessary for subsistence. During the eighteenth century, ports in Princess Anne County, such as Newtown and Kempe's Landing, lost much of their trade to the larger port at Norfolk, which was established as a borough in 1736 (City of Norfolk 2015).

3.3.2 Colony to Nation (1751-1789) and Early National (1790-1829) Periods

The City of Norfolk was the site of several public meetings against the tyranny of British rule between 1773 and 1775. In 1775, Lord Dunmore, the royal governor, fled the colonists in Williamsburg and established the seat of the colony on board the frigate Otter in the Elizabeth River. He armed several merchantmen and from this position was able to disrupt Chesapeake trade in order to exert pressure on the colonists (Parramore et al. 1994). Many in Princess Anne County, however, were sympathetic to the British cause. Foraging raids were common occurrences in the county, especially at the plantations, most of which were located on navigable waters. At the battle at Great Bridge, which formed a portion of the road between North Carolina and Norfolk, the colonists routed the British troops, who retreated to Norfolk in December 1775 and took control of the town (Turner 1985). On January 1, 1776, the destruction of Norfolk by British and colonial troops began. Norfolk was the most devastated community of its size in the American colonies during the Revolution. By February, the community was destroyed by order of the convention to deprive Dunmore of shelter (Tucker 1972b). Dunmore's troops abandoned Virginia in 1776, but Princess Anne County continued to be subjected to British raids until 1781 (Mansfield 1989). A 1780s map of the area shows a road in the vicinity of the project area but no structures (Figure 2-1).

During the War of 1812, British warships were in the local waters, and Princess Anne County was subjected to raiding by the British; numerous enslaved persons escaped from their plantations to British ships. (White 1924). A few years after the war, the General Assembly approved the plan to move the county seat for the fifth and last time from Kempsville to what became the village of Princess Anne Courthouse (Mansfield 1989).

3.3.3 Antebellum Period (1830-1860)

At the beginning of this period, many of the inhabitants of the Tidewater region were farmers, and the agricultural depression of the 1820s and 1830s hit especially hard. The Lower Tidewater farmers could not compete with other cotton producing areas, and many former inhabitants of the region moved westward (Mansfield 1989; Parramore et al. 1994). To further add to the region's uneasiness, a significant slave revolt occurred in Southampton County during this period that had lasting repercussions for the institution of slavery in America. In 1831, African American slave Nat Turner led a group that massacred 58 people at various locations (Whichard 1959). The result of the insurrection was the strengthening of slavery laws in the area and throughout the state, as well as heightened anxiety over possible future revolts. In Princess Anne County, residents remaining formed agricultural societies that, among other things, encouraged the drainage of swamps to create more arable land. Turkeys, oysters, timber, and corn were the primary products in Princess Anne County, whose population was over 40 percent black. The county's population did not recover to its 1830 number until the 1880s (Mansfield 1989; Parramore et al. 1994). Norfolk was incorporated as a city in 1845 (City of Norfolk 2015).

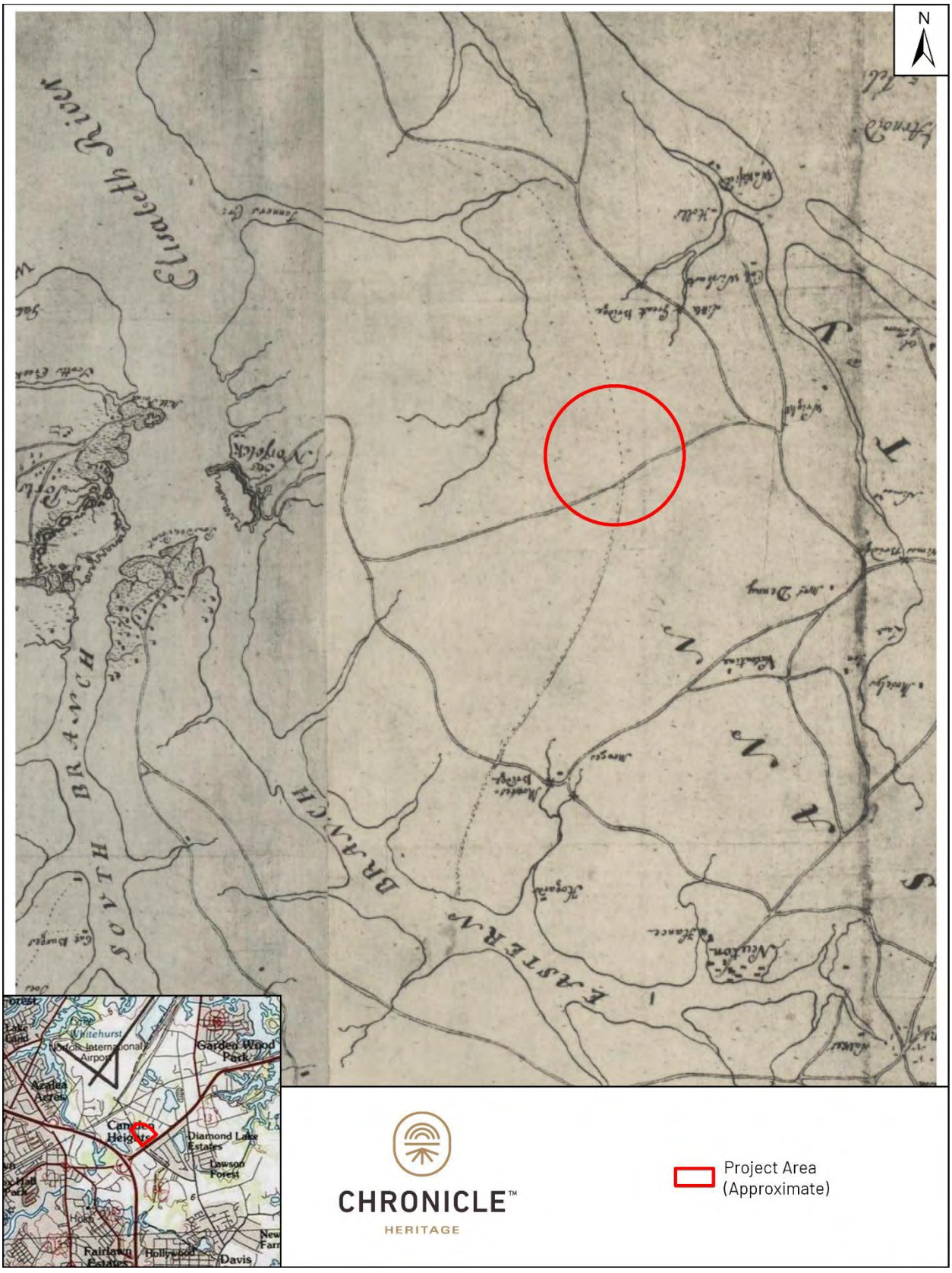

Figure 3-1. Approximate Location of the Project Area on a 1780s Map of Virginia (Virginia 1780s).

3.3.4 Civil War (1861-1865)

Prior to the Civil War, Princess Anne County had several companies of militia, which formed the 20th regiment. Two of these companies, the Seaboard Rifles and the Princess Anne Cavalry, were pressed into service in 1860 and were later joined by other infantry and artillery companies. During the first year of the Civil War, the Norfolk area was dominated by Confederate troops. However, after the battle between the Monitor and the Merrimac in Hampton Roads, Union forces seized control of Norfolk, and military rule was imposed on the surrounding area in 1862. Federal garrisons were established at Pungo Ferry, Kempsville, Pleasure House Beach, and other locations in the county, and raids were frequently made by detachments of these garrisons. An entrenched camp was built with earthworks extending from Broad Creek to Tanners Creek (White 1924).

Although no large battles were fought in Princess Anne County, guerrilla activity was intense, and all the bridges in and around the county were destroyed in 1863 to prevent supplies from reaching the Union troops in Norfolk. The Union troops imposed harsh restrictions on civilian activity in Princess Anne County. Tax collection could not be maintained, the school system was nearly destroyed, enslaved fled the region, and the fields went uncultivated for lack of a labor force. By the end of the war, Princess Anne County had "no civil government, a disrupted labor supply, little money, roads and bridges in disrepair, and farm land which as late as 1870 would be worth 25 percent less than it was in 1860" (Mansfield 1989:67). An 1863 map of the area shows a road in the vicinity of the project area but no structures (Figure 3-2).

3.3.5 Reconstruction and Growth (1866-1916)

After the war, federal authorities remained in Princess Anne County until approximately 1870 to assist the black population in its adjustment to freedom. Roads between Norfolk and Princess Anne County were still exhibiting damage from the war, and transportation of crops to the busy port was difficult. Several attempts to create railroad lines between the areas failed. Local farmers were making the transition to truck farming, and by the end of the nineteenth century, farms in the region of Norfolk and Princess Anne County provided at least half of the potatoes and other vegetables and fruits consumed in cities along the East Coast (Mansfield 1989).

By the late 1870s, efforts were being made to attract immigrants and tourists from other parts of the United States. The Seaside Hotel and Land Company began purchasing farms along the oceanfront, and by 1882 had acquired thousands of acres and five miles of ocean frontage (Mansfield 1989). In 1883, the first successful railroad line was opened connecting Broad Creek to the oceanfront in Princess Anne County, and by 1884, the Virginia Beach Hotel was opened to tourists who wished to spend the night at the resort. During the late nineteenth and early twentieth centuries, more hotels were built, private beachfront cottages were constructed, and railroad lines were opened throughout the area. By 1906, although 75 percent of the Tidewater's cleared land was being used for farming for local produce market delivery and sale, the hotels at Virginia Beach were competing successfully with Florida resorts (Mansfield 1989).

The last stop on the Norfolk and Southern railroad before it reached Virginia Beach was Tunis, which was approximately two miles inland. It was near Salisbury Plains, the homestead of the Cornick family. By 1890, developers from Norfolk had purchased approximately 200 acres of land from the Cornick family and laid out a subdivision they called Oceana (Mansfield 1989).

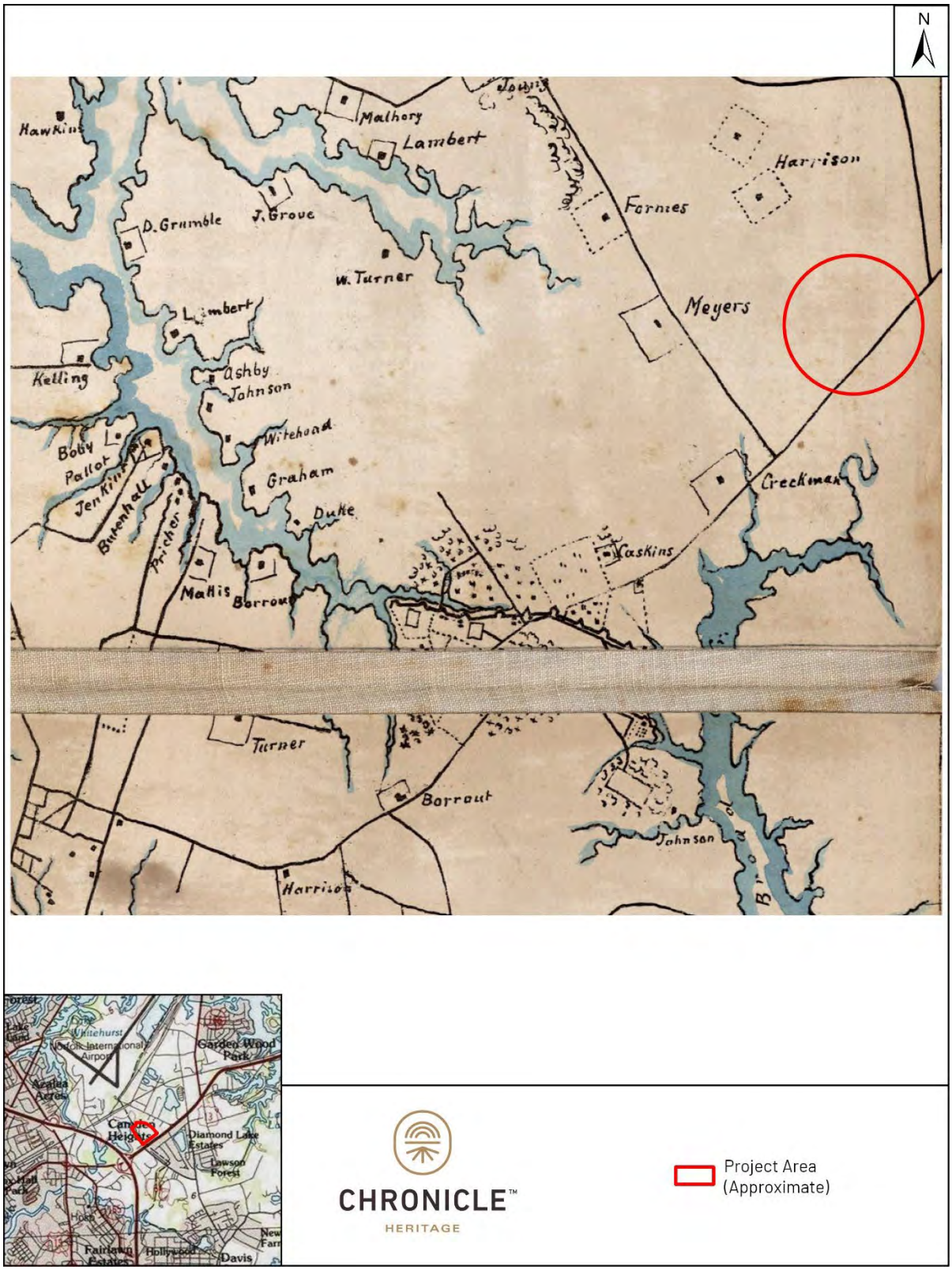

Figure 3-2. Approximate Overlay of the Project Area on an 1863 Map Showing Roads and Structures (Worret 1863).

In 1897, the railroad company began construction of a southbound line known as the Munden Point line, or Currituck Branch, that ran from the Norfolk and Southern line south to Pungo before terminating at the North Landing River. This line provided a quick and easily accessible way for farmers in the county to ship their produce to Norfolk and further north. The 1907 topographical map shows the approximate location of the project area as well as the rail line to its north. It labels the vicinity of the project area as "Camden Heights." One structure is depicted adjacent to the project area along the western boundary, and many structures are depicted along the path of the railroad. The waterworks was located to the south (Figure 3-3). In 1906, the City of Norfolk annexed the adjacent town of Berkeley and attained its current size (Iberian Publishing 2024).

3.3.6 World War I to World War II (1917–1945) and the New Dominion (1946–Present)

Growth continued in the county, and at the outbreak of World War I, a highway linking Norfolk to Virginia Beach was under construction. In 1915, the U.S. Lifesaving Service, which operated the Dam Neck Mills lifesaving station, combined with the Revenue Cutter Service to form the U.S. Coast Guard (Encyclopedia Britannica 2018). The next year, construction began on Fort Story at Cape Henry, and two artillery companies were stationed there; construction of the fort was completed in 1920. Norfolk's city charter was originally adopted by the General Assembly of Virginia in 1918 (City of Norfolk 2015).

During the 1920s, the growth of Virginia Beach as a resort community continued. Jacob Laskin, a New York businessman, lavishly refurbished the Seaside Casino in 1926 for $100,000. He also constructed the Roland Court office-theater complex, the Pinewood Hotel, two apartment buildings, and the four-mile road, which still bears his name, from Virginia Beach Boulevard to Thirty-First Street (Mansfield 1989). Delayed by the war, the first concrete road to Virginia Beach was completed in 1921.

Efforts to increase food production were highly successful in Princess Anne County during World War I, which recorded a 300 percent increase in the production of wheat in 1918. Spurred by low potato prices, and the effect of the boll weevil on cotton crops further south, farmers in Princess Anne County began converting their fields to cotton production. The amount of acreage in the county devoted to the crop increased tenfold between 1919 and 1929, while the number of bales produced increased 25 times. At least two cotton gins were operated at Oceana and Pungo (Mansfield 1989).

After the war, the increased agricultural productivity, combined with lower prices for produce, resulted in an agricultural depression and a decrease in the rate of growth and prosperity prevalent in Virginia Beach during previous years. A drought in the 1930s made the situation even worse. As a result of New Deal legislation, members of the Civilian Conservation Corps worked digging ditches as part of a mosquito eradication program in Princess Anne County. They also constructed buildings and paths at Seashore State Park, which opened in 1936. In 1939, Princess Anne County was still primarily agricultural and had a population of only 20,000 (Mansfield 1989).

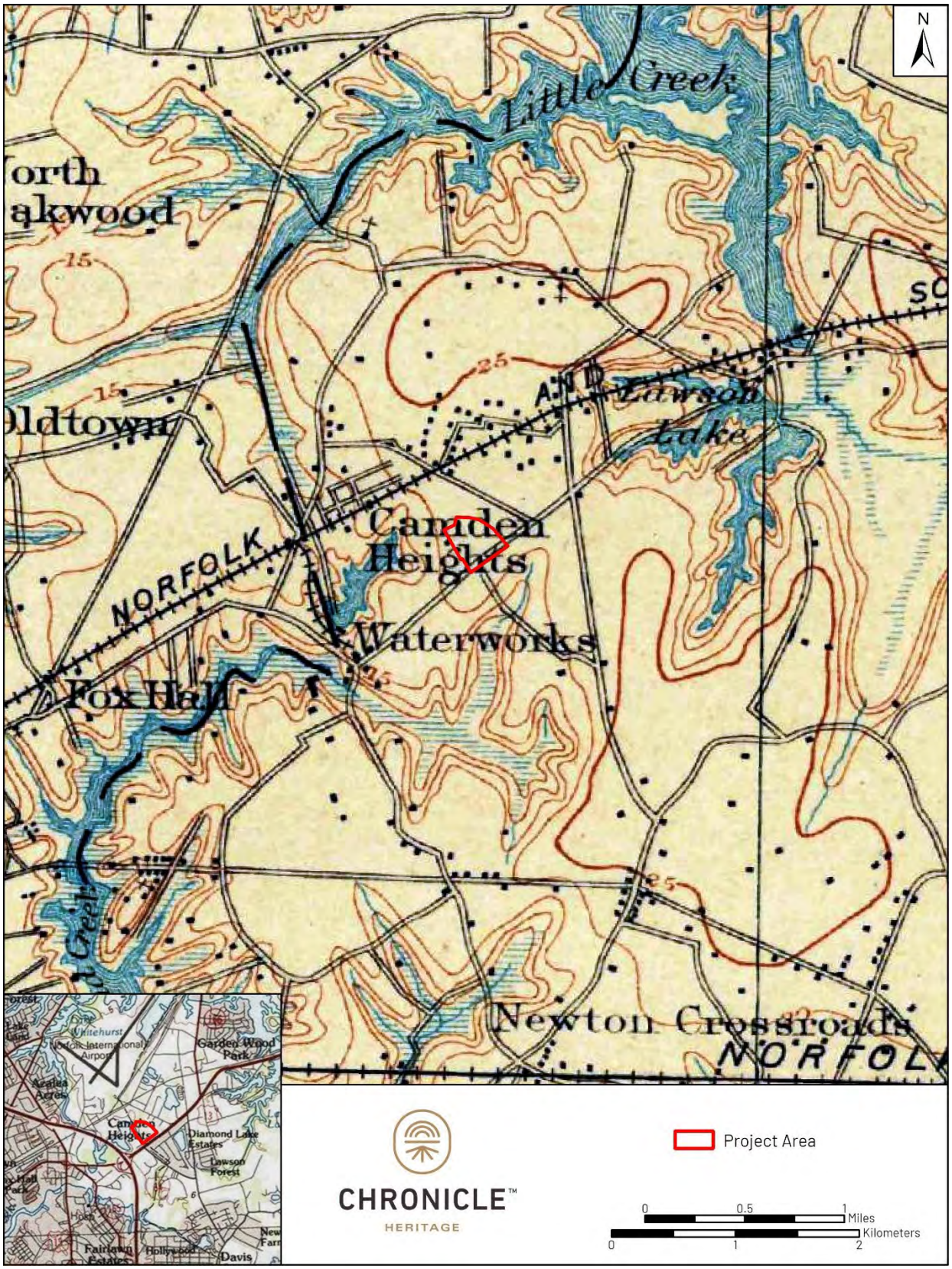

Figure 3-3. Project Area on the USGS 1907 30-Minute Norfolk Topographic Quadrangle (USGS 2024).

With the advent of World War II, Fort Story and the State Rifle Range (renamed Camp Pendleton) took on greater importance. Seven hundred acres of Seashore State Park were leased by the Army, and Fort Story became headquarters for Harbor Defense Command. More than 60 new buildings were built at Camp Pendleton, and numerous other military installations were constructed in Princess Anne County. Tracts of land were acquired near Oceana, Creeds, and Pungo for use as airfields, an armed guard school was established at Little Creek, and the Dam Neck Coast Guard Station, just north of Lake Tecumseh, became the site of the Anti-Aircraft Range (Mansfield 1989).

Tourism declined in Virginia Beach for a short time after World War II, in part because of beach erosion. Damage to roads caused by military traffic during the war also added to the problem. By 1947, Virginia Beach Boulevard was the second most heavily traveled road in Virginia. In 1952, the governor of Virginia appointed members to the Virginia Beach Erosion Commission, and a program was initiated to place dredged sand along the oceanfront from Rudee Inlet north to Forty-Ninth Street. The replenishment of the beaches was the impetus for the first Virginia Beach Sand Festival, which, along with other well-publicized events, helped to reestablish the tourism industry (Mansfield 1989).

A 1948 topographical map shows a structure near the center of the project area and the property is labeled "Norfolk City Waterworks." A path bounds the project area to the east, and another path cuts across the project area's northwest corner (Figure 3-4). The waterworks appear to have been relocated from the north to the south side of the railroad tracks between 1947 and 1948 (NETR 2024). This was likely due to the construction of Norfolk International Airport.

In 1963, Virginia Beach became an independent city and merged with Princess Anne County. Aerial imagery from that year shows that the project area contained plowed fields. Also visible on the aerial is the path across the northwest corner of the project area and a structure along it. By this time, dwellings that are now part of the NRHP-listed mid-twentieth-century L and J Gardens Neighborhood Historic District (VDHR# 134-5608) are visible to the southeast across what is now Northampton Boulevard (Figure 3-5). In 1967, the project area became the southeastern portion of the Lake Wright Golf Course, which surrounded Lake Wright on its west, north, and east sides (Wavy TV 10 News 2024). A 1971 aerial image shows the development of the golf course. Buildings are visible in the northwest corner of the project area as are bunkers (Figure 3-6). The bunkers were still present as of 2014 according to Google Earth Pro historical imagery. The Lake Wright Golf Course closed in 2014 (Wavy TV 10 News 2024). By the end of 2015, one of the structures had been demolished, and all the structures were demolished by the end of 2016. Former cart paths, bunkers, and the sculpted terrain of fairways and greens are still visible across the property, as are concrete pads left from the former structures in the northwest corner of the project area.

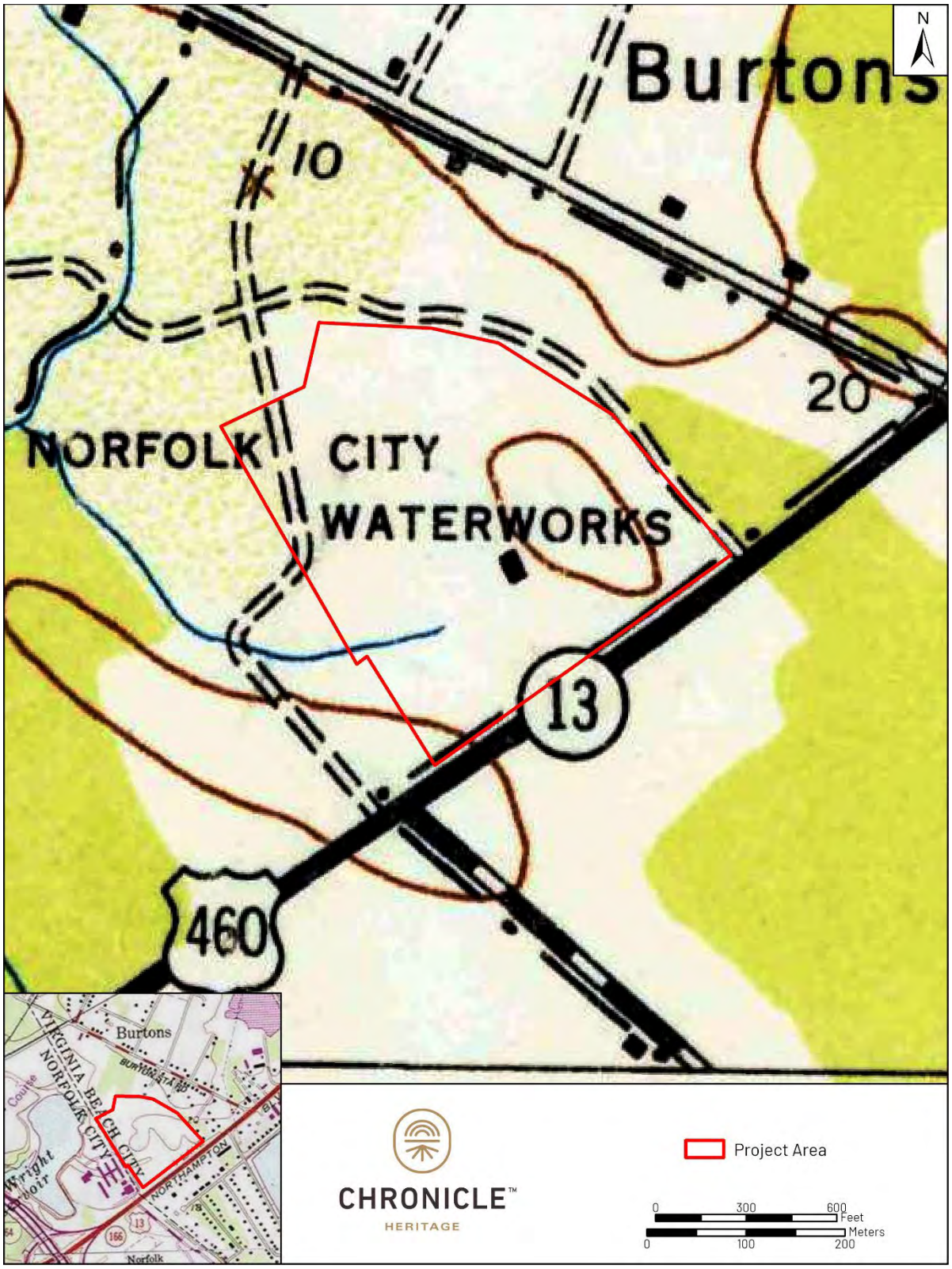

Figure 3-4. Project Area on the USGS 1948 7.5-Minute Little Creek Topographic Quadrangle (USGS 2024).

Figure 3-5. Aerial Photo from 1963 with Overlay of the Project Area (USGS EarthExplorer 2024a).

Figure 3-6. Aerial Photo from 1971 with Overlay of the Project Area (USGS EarthExplorer 2024b).

Chapter 4. Archaeological Survey Methods and Results

4.1 Methods

4.1.1 Criteria for Evaluation

Archaeological sites are typically evaluated for significance and integrity per NRHP criteria. Eligibility for listing in the NRHP requires that the quality of significance in American history, architecture, culture, and archaeology should be present in buildings, structures, objects, sites, or districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that the buildings, structures, objects, sites, or districts:

A. are associated with events that have made a significant contribution to the broad patterns of our history;
B. are associated with the lives of persons significant in our past;
C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
D. or have yielded, or may be likely to yield, information important in prehistory or history (National Park Service 1995).

Archaeological sites are most commonly assessed per Criterion D, which can pertain to resources with the potential for information related to an important archeological research question. In general, sites that have low-density artifact distributions, lack clear temporal or behavioral associations that can be related to a historic context, contain evidence of deep plowing, lack sub-plow-zone artifact-bearing deposits, or exhibit other signs of earth-disturbing activities are considered to have low potential for addressing important research questions. Sites that contain surface or subsurface concentrations of artifacts, intact cultural features, or artifacts in intact subsurface strata may be recommended for additional evaluation to determine if they have greater potential and appear eligible for listing in the NRHP.

4.1.2 Background Research

Background research was conducted using information from the VDHR in Richmond, the library of Chronicle Heritage in Tarboro, and online sources including historic map collections and agency databases. The purpose of this background research was to identify any previously recorded archaeological sites or surveys in or adjacent to the project area, to obtain information on project-specific natural characteristics and cultural patterns, and to review the results of cultural resource investigations in the region.

4.1.3 Field Methods

Survey was conducted per the work plan approved by VA and VDHR (Chronicle Heritage 2024), which is summarized in more detail in the discussion of archaeological potential. The project area was given full consideration through systematic visual reconnaissance with digital photographic documentation and judgmental shovel testing to confirm low potential areas. A 1.6-acre (0.6-ha)

moderate potential portion of the project area, where not found to be disturbed during visual reconnaissance, was targeted for testing with transects at 50-ft (approximately 15-m) intervals with the same spacing between tests, according to VDHR guidelines. Survey was conducted using metric system measurements. Shovel tests were at least 30 cm in diameter and were excavated approximately 10 cm into sterile subsoil. Soil from the tests was screened through approximately 6.35-mm hardware cloth. Shovel tests were recorded on standard forms, and digital photography was used to document the survey area conditions. Due to a lack of recorded sites, methods for site delineation and recordation were not utilized.

4.1.4 Mapping/GIS

To verify the project area limits and record shovel tests in the field, Chronicle Heritage employed a GPS device (Trimble Geo7NX GNSS System) with submeter accuracy. The GPS Pathfinder Office application served as the data viewer and collector.

4.2 Previous Research In and Near the Project Area and Archaeological Potential

According to records available through VDHR, no previously recorded archaeological sites or previous archaeological surveys have been documented within the project area. In addition, no previously recorded archaeological sites lie within a half mile of the project area.

One previous survey has a small segment that falls within a half mile of the currently proposed VA facility. In 2022, the William and Mary Center for Archaeological Research conducted a Phase III archaeological survey for the I-64/I-264 interchange project (Tucker and Higgins 2022). A small segment of the survey is located southeast of the current project area and the survey involved surface examination, pedestrian survey, and shovel testing conducted at 15-m intervals. No sites were identified in the segment within the project vicinity, but survey segments within approximately one and two miles involved reinvestigation of one multicomponent site (44NR0063) with twentieth-century domestic material and unattributed precontact Native American material and one late nineteenth- to twentieth-century domestic artifact scatter (44NR0064). Shovel testing at both sites revealed disturbed contexts with either mixed soils over subsoil or shallow topsoils with introduction of modern refuse. Neither site appeared to meet eligibility criteria for listing in the NRHP. A large previously recorded site recorded approximately one mile east of the project area, the Sajo Farm Development (44VB0356), was first recorded in 2007 and is recorded as totally destroyed in V-CRIS. This site had been previously described as a Middle Woodland period Native American camp on the branches of Lake Lawson. Surface collection resulted in the recovery of precontact Middle to Late Woodland ceramics, debitage, hammerstones, and some Archaic period diagnostics such as preforms and projectile point fragments. The area is now a dense housing development.

Archaeological Potential and Work Plan. The archaeological sites previously recorded near the project area suggested potential for additional precontact Native American and historic sites in the project vicinity as well as potential for cultural material related to the former structures in the project area (Norfolk City Waterworks and a structure visible in a 1963 aerial; see Figures 3-4 and 3-5). In addition, the project's overlap with a natural small, first-order stream and water source (see Figure 3-4) suggested increased the likelihood for the presence of Native American and historic domestic sites. However, soils mapped in the project area are primarily poorly drained, somewhat poorly drained, and/or disturbed. Disturbance in the southern tip of the project area is evident

based on the NRCS mapping of Udorthents soil. Other disturbance is likely related to design and landscaping of the Lake Wright Golf Course, which is coextensive with the project area. The course's undulating terrain is likely reflective of cut-and-fill activities. The Norfolk City Waterworks structure mapped in the project area falls within an area with poorly drained soils and former golf course fairways. The indeterminate structure indicated on the 1963 image, located in the northwest corner of the project area, is within the one area mapped as having moderately well-drained soils. This area involves 1.6 acres and falls along the edge of the former golf course. Based on the former historic structure and soils with better drainage, the 1.6-acre (0.6-ha) area was characterized as having a moderate potential for intact archaeological sites in the work plan approved by VA and VDHR. The remaining portions of the project were characterized as having little to no potential (low potential) for intact sites due to soil characteristics and the likelihood of disturbance (30.0 acres/12.1 ha). Figure 4-1 shows the approved moderate and low potential areas presented in the work plan.

4.3 Archaeological Survey Results and Recommendations

4.3.1 Overview of Survey and Results

Figure 4-2 shows survey coverage and results for the project area. Visual inspection and judgmental shovel testing in the low potential portions of the project area confirmed the low potential based on the presence of poor soil drainage and disturbed conditions. Figures 4-3 and 4-4 show landscaped terrain of the former golf course area. Shovel test profiles in this area (n=4) were reflective of underlying poorly and somewhat poorly drained soils and/or disturbance. A typical profile had a thin, dark brown (10YR 3/3) silty loam surface layer over mottled soils (10YR 6/3, pale brown, mottled with 10YR 6/6, brownish yellow sandy clay loam; see Appendix B, Shovel Test J1). Another profile had a few cm of dark brown loamy fill over a truncated light brownish gray (10YR 6/2) sandy clay subsoil (see Appendix B, Shovel Test J4).

Disturbed conditions were also noted in the moderate potential portion of the project area. Figures 4-5 and 4-6 show disturbed areas related to former structures as well as paved cart paths from the former golf course. In addition to the four judgmental shovel tests in low potential areas, 24 shovel tests were excavated in portions of the moderate potential area that were not obviously disturbed (see Figure 4-2). Shovel test profiles typically contained three zones with some showing disturbance. A shovel test profile with obvious evidence of disturbance had approximately 4 cm of very dark brown (10YR 2/2) sandy loam over approximately 12 cm of brown (10YR 4/3) sandy loam and a third zone of pale brown (10YR 6/3) sandy clay (see Appendix B, Shovel Test 5-2). Modern materials such as machine-made bottle glass and pieces of rubber were encountered in Zones 1 and 2. A less-disturbed profile had 10 cm of a brown (10YR 4/3) sandy loam over a light yellowish brown (10YR 6/3) sandy loam extending to 20 cm below surface. The lower subsoil was a light gray (10YR 7/2) sandy clay (see Appendix B, Shovel Test 1-1).

All shovel tests in the project area were negative for cultural material, and no archaeological sites were documented during the survey. Further survey in the project area would be unlikely to result in the recordation of archaeological resources that may be eligible for the NRHP. Based on the Phase I survey of the project area and the results and recommendations presented here, no archaeological sites on or eligible for the NRHP will be affected by the undertaking.

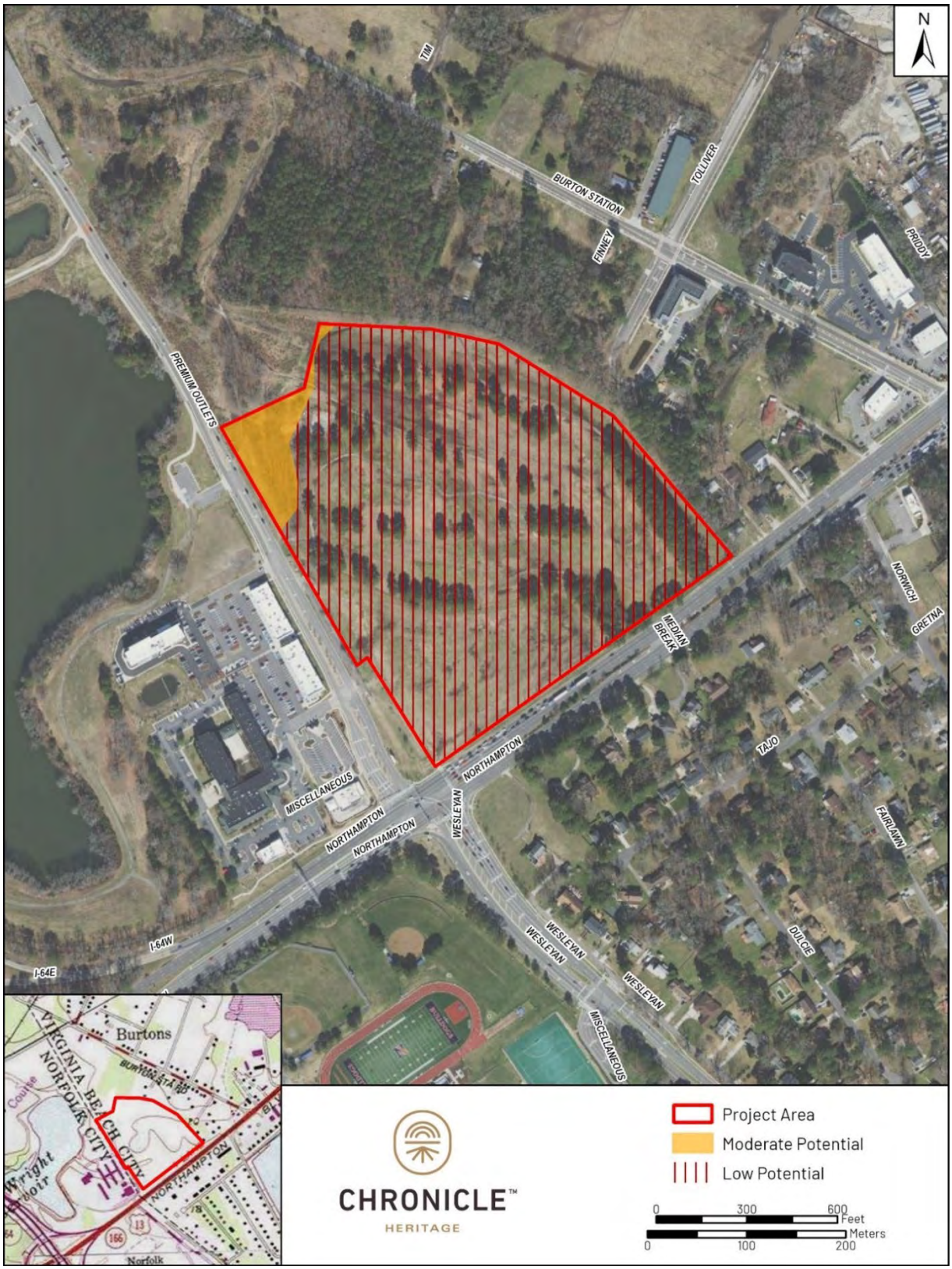

Figure 4-1. Areas of Moderate and Low Archaeological Potential, as Identified in the Archaeological Work Plan (Chronicle Heritage 2024), on Current Orthoimagery (ArcGIS Image Service 2024).

Figure 4-2. Areas of Moderate and Low Archaeological Potential Showing Conditions and Shovel Test Coverage (ArcGIS Image Service 2024).

Figure 4-3. General View of Project Conditions in Former Golf Course Area Showing Modified Terrain, Looking Southeast.

Figure 4-4. View of Artificial Slope Between Fairways Within Former Golf Course Area, Looking Southwest.

Figure 4-5. View of Paved Area and Disturbance Related to Former Structures Moderate Potential Area, Looking Southwest.

Figure 4-6. View of Former Cart Path and Shovel Test Area in Moderate Potential Area, Looking Northwest.

4.4 Summary of Recommendations

Analysis of the site setting and historic context as well as archaeological sites previously recorded near the project area suggested potential for additional precontact Native American and historic sites in the project vicinity as well as potential for cultural material related to the former structures in the project area. However, soils mapped in the project area are primarily poorly drained, somewhat poorly drained, and/or disturbed. Only a 1.6-acre (0.6-ha) portion of the project area with moderately well-drained soils and the potential for less disturbance was characterized as having a moderate potential for intact archaeological sites in the work plan submitted to, and approved by, VA and VDHR. The remaining portions of the project area were characterized as having little to no potential (low potential) for intact sites due to soil characteristics and the likelihood of disturbance (30.0 acres/12.1 ha).

Visual inspection and judgmental shovel testing in the low potential portions of the project area confirmed the low potential based on the presence of poor soil drainage and disturbed conditions. Disturbed conditions were also noted in the moderate potential portion of the project area including in excavated shovel test profiles. All shovel tests in the project area were negative for cultural material, and no archaeological sites were documented during the survey. Further survey in the project area would be unlikely to result in the recordation of archaeological resources that may be eligible for the NRHP, and based on the Phase I survey of the project area and the results and recommendations presented here, no archaeological sites on or eligible for the NRHP will be affected by the undertaking.

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APPENDIX A.
RESUMES OF KEY PERSONNEL

ANNE M. O'DONNELL, M.A., RPA

Project Archaeologist

EDUCATION

M.A., Archaeology, University College London, UK, 2019

B.A., Anthropology, West Virginia University, Morgantown, 2018

YEARS OF PROFESSIONAL EXPERIENCE

3

YEARS WITH FIRM

3

REGISTRATIONS / CERTIFICATIONS

Register of Professional Archaeologists

PROFESSIONAL AFFILIATIONS

American Cultural Resources Association

Ms. O'Donnell, M.A., specializes in conducting archaeological survey, planning and implementing field survey strategies, GPS mapping, assisting with artifact identification and laboratory analysis, and writing technical reports. Her professional experience includes Phase I identification and Phase II evaluation Section 106 surveys in North Carolina, Pennsylvania, Maryland, and Virginia. Ms. O'Donnell has also participated several metal detection surveys of both Civil War and Revolutionary War sites. Between 2021 and 2022, Ms. O'Donnell volunteered with the Prince George's County Archaeology Office in Marlboro Maryland. She graduated with merit from University College London, during which time she conducted archaeological excavations at the Piddington Roman Villa in Northamptonshire, UK. She is a member of the Lambda Alpha Honors Society and received the Outstanding Senior in Anthropology award from West Virginia University, where she graduated *summa cum laude*. She has successfully completed projects for federal, state, and local agencies and for the energy, transportation, and private sectors.

SELECT RECENT PROJECT EXPERIENCE

Dismal Swamp Company Superintendent House Phase II Evaluation, City of Chesapeake, VA. *Project Archaeologist (2023).* Ms. O'Donnell assisted with field logistics, personnel management, test unit excavation, and GIS total station mapping of an archaeological site. Ms. O'Donnell also assisted with the identification, analysis, and curation of artifacts according to Virginia Department of Historic Resources Standards. Client: Hanbury.

I-66 Broad Run Superstructure Replacement, Prince William and Fauquier Counties, VA. *Project Archaeologist (2023).* Ms. O'Donnell assisted with logistics management, shovel testing and metal detection of a 3.5-acre project area, documentation of previously identified archaeological resources, and artifact analysis and curation. Ms. O'Donnell also assisted with the preparation of a comprehensive cultural resources report to Virginia Department of Historic Resources standards. Client: Virginia Department of Transportation.

Old Colchester Road/Route 611 Bridge over Pohick Creek, Fairfax County, VA. *Archaeologist (2023).* Ms. O'Donnell was responsible for logistics management, implementation of survey strategies, and documentation of previously identified archaeological resources. Ms. O'Donnell also assisted in the implementation of metal detection survey strategies, artifact analysis and curation, of updating archaeological resources on the Virginia Cultural Resource Information System, and of preparation of a comprehensive cultural resources report to Virgnia Department of Historic Resources standards. Client: Virginia Department of Transportation.

Cultural Resources Survey for the I-66 Exit 28 and Route 17 RCUT and Roundabout, Fauquier County, VA. *Archaeologist (2023).* Directed fieldwork including shovel testing and visual reconnaissance. Managed staff and logistics and implemented field survey strategies. Conducted artifact processing and analysis. Contributing author to technical report. Client: Virginia Department of Transportation, Culpeper District.

Three Areas Around Falls Lake, Durham and Wake Counties, North Carolina. *Archaeologist (2022).* Cultural resources assessment survey of approximately 240 acres in three survey areas. Client: US Army Corps of Engineers, Jacksonville District.

SUSAN E. BAMANN, PH.D., RPA

Regional Principal

EDUCATION

Ph.D., Anthropology, University at Albany, State University of New York (SUNY), Albany, NY, 1993

M.A., Anthropology, University at Albany, SUNY, Albany, NY, 1987

B.A., Anthropology, SUNY at Oswego, Oswego, NY, 1985

YEARS OF PROFESSIONAL EXPERIENCE

36

YEARS WITH FIRM

24

REGISTRATIONS / CERTIFICATIONS

Register of Professional Archaeologists (RPA, Registrant ID 12726)

Society for American Archaeology

Southeastern Archaeological Conference

Eastern States Archaeological Federation

Mid-Atlantic Archaeological Council

Archaeological Society of Virginia

American Cultural Resources Association

Dr. Bamann is an experienced archaeologist and a senior project manager for Chronicle's North Carolina office (formerly Commonwealth Heritage Group) and the Mid-Atlantic region. She is responsible for project development, project management, and quality assurance and has overseen projects in numerous states. With prior experience in the Northeastern, Midwestern, and Mid-Atlantic states, Dr. Bamann brings over 35 years of professional experience including teaching, academic research, and cultural resources management. Since joining the North Carolina office she has provided fieldwork and report direction and/or project management for hundreds of cultural resources management projects including archaeological and architectural surveys, site testing for evaluations and delineations, architectural evaluations and effects analyses, archaeological data recovery projects, mitigation for historic structures, and advanced agreement document preparation. Dr. Bamann has completed continuing education workshops on the Section 106 process and CRM contracting and project management and has substantial experience with the principal laws and regulations pertaining to cultural resources management. Her experience includes completion of projects related to many sectors including transportation, federal lands, private industry, and energy including solar power.

SELECT RECENT PROJECT EXPERIENCE

North-South Bus Rapid Transit Project (BRT), Chapel Hill, North Carolina. *Project Manager/Principal Investigator (2023)*. BRT project extending through downtown Chapel Hill and several historic districts. Client: SRF Consulting, Town of Chapel Hill

Sweetleaf Solar Project, Halifax County, North Carolina. *Project Manager/Principal Investigator (2022)*. Archaeological survey for proposed solar project array areas including documentation of more than 70 archaeological sites. Client: Geenex Solar

Mine and Hemmer Solar Project, Mineral County, Virginia. *Project Manager/Principal Investigator (2021-2022)*. Cultural resources survey using probability-based sampling plan for archaeological survey. Work also included LiDAR-based analysis for viewshed modeling per architectural resources. Client: Timmons Group.

Peninsula Bus Rapid Transit Project, Newport News and Hampton, Virginia. *Project Manager (2020-2022). A*rchitectural surveys, evaluations, and effect determinations for transit project. Client: Kimley-Horn and Associates and Hampton Roads Transit.

Macadamia Solar Gen-Tie Project, Washington County, North Carolina. *Project Manager/Principal Investigator (2022)*. Archaeological survey and architectural reconnaissance documentation for solar project transmission line. Client: Geenex Solar

Gum Swamp Solar Project, Scotland County, North Carolina. *Project Manager/Principal Investigator (2022)*. Archaeological survey using approved probability-based sampling plan. Client: Kimley-Horn and Associates, Inc.

Data Recovery, 31PD344, US 17 Hampstead Bypass and Military Cutoff Road Extension, Pender County, North Carolina. *Project Manager/Principal Investigator (2022)*. Excavations, GPR survey, and soil chemistry analysis at an eighteenth-century site. Client: NCDOT

Data Recovery, 31WK1997, Wake County, North Carolina. *Project Manager/Principal Investigator (2022)*. Extensive stratigraphic excavations and soil chemistry analysis at Early Archaic through Middle Woodland period site in sandy alluvial deposits on stream terrace. Ongoing analysis includes residue analysis for ceramic vessels reconstructed from sherd concentrations from former living surfaces. Client: NCDOT

Fountain Creek Solar Site, Greensville County, Virginia. *Project Manager/Principal Investigator (2017-2022).* Cultural resources survey for ca. 500-acre solar layout and transmission line areas using four-tiered probability-based survey plan to streamline archaeological survey. Client: Kimley-Horn and Associates, Inc.

Data Recovery, Six Archaeological Sites, Proposed Central Carolina Intermodal Facility, Edgecombe County, North Carolina. *Project Manager (2021).* Intensive shovel testing, metal detector survey, and feature excavation at six historic tenant house sites. Client: Wood, PLLC, CSXT, NCDOT

Sumac Solar Project, Bertie County, North Carolina. *Project Manager/Principal Investigator (2020).* Archaeological survey including use of a probability-based sampling plan and a geomorphology study of river terrace areas to guide shovel testing and pedestrian survey. Client: Geenex Solar

Complete 540 Triangle Expressway Southeast Extension, Wake and Johnston Counties, North Carolina. *Project Manager/Principal Investigator (2017).* Archaeological survey and evaluation of 37-mile new location corridor. Client: H.W. Lochner, Inc., NCDOT

Spotsylvania Solar Energy Center, Spotsylvania County, Virginia. *Project Manager/Principal Investigator (2017-2018).* Architectural and archaeological surveys for proposed 4,600-acre solar energy facility in support of SCC permitting. Client: sPower Development Company, LLC

Chestnut Solar Project, Halifax County, North Carolina. *Project Manager/Principal Investigator (2016-2018)*. Archaeological surveys and architectural evaluation for proposed 1,200-acre solar facility. Coordination of several addendum surveys included. Client: BayWA r.e., Solar Projects, LLC

Route 460 Project Southeast Virginia. *Project Manager/Principal Investigator (2012-2015).* Architectural survey, archaeological assessment and survey, and historic battlefield evaluation for reevaluation and FSEIS addressing 18-mile relocation corridor. Located in Southampton and Isle of Wight Counties and the City of Suffolk. Client: Parsons Transportation Group, Inc., Whitman, Requardt and Associates, LLP, and VDOT

APPENDIX B. REPRESENTATIVE SHOVEL TEST PROFILES

Representative Shovel Test Profiles

ST #	Zone 1 (Depth [cm] and Soil Color/Texture		Zone 2 (Depth and Soil Color/Texture)		Zone 3 (Depth and Soil Color/Texture)		Positive or Negative for Cultural Material
1-1	0-10	10YR 4/3 brown SL	10-20	10YR 6/3 light yellowish brown SL	20-30	10YR 7/2 light gray SC	Negative
1-5	0-9	10YR 4/3 brown SL	9-17	2.5Y 6/4 light yellowish brown SL	17-32	2.5Y 8/4 pale yellow SIC	Negative
2-3	0-7	10YR 4/3 brown SL	7-23	10YR 8/3 very pale brown SICL			
2-6	0-17	10YR 4/3 brown SL	17-30	10YR 8/1 white mottled with 10YR 5/6 yellowish brown SICL	30-37	10YR 8/4 very pale brown SC	
3-1	0-10	10YR 3/3 dark brown SICL	10-26	10YR 5/3 brown S	26-40	2.5Y 5/4 light olive brown SC with 10YR 5/8 yellowish brown and 10YR 4/3 SC inclusions	Negative
3-4	0-13	10YR 3/3 dark brown SL	13-24	10YR 6/3 pale brown mottled with 10YR 6/8 brownish yellow SCL			Negative
5-1	0-15	10YR 3/3 dark brown SL with 20 percent rubber fragments	15-25	10YR 5/3 brown SCL			Negative
5-2	0-4	10YR 2/2 very dark brown SL with modern glass and rubber fragments	4-16	10YR 4/3 brown sandy loam with modern glass and rubber fragments	16-25	10YR 6/3 pale brown SC	Negative
5-5	0-7	10YR 3/3 dark brown SL	7-26	10YR 5/3 brown SL	26-36	10YR 6/3 pale brown SCL	Negative
J1	0-13	10YR 3/3 dark brown SL	13-24	10YR 6/3 pale brown mottled with 10YR 6/8 brownish yellow SCL			Negative
J4	0-9	10YR 4/3 brown L	9-23	10YR 6/2 light brownish gray SC			Negative

NASIS Soils: **COS**=Coarse Sand, **S**=Sand, **FS**=Fine Sand, **VFS**=Very Fine Sand, **LCOS**=Loamy Coarse Sand, **LS**=Loamy Sand, **LFS**=Loamy Fine Sand, **LVFS**=Loamy Very Fine Sand, **COSL**=Coarse Sandy Loam, **COSC**=Coarse Sandy Clay, **SL**=Sandy Loam, **FSL**=Fine Sandy Loam, **VFSL**=Very Fine Sandy Loam, **L**=Loam, **SIL**=Silt Loam, **SI**=Silt, **SCL**=Sandy Clay Loam, **CL**=Clay Loam, **SICL**=Silty Clay Loam, **SC**=Sandy Clay, **SIC**=Silty Clay, **C**=Clay

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APPENDIX D
Regulatory Agency Correspondence

1. **USFWS Response/Concurrence**
2. **VDWR Response/Concurrence**
3. **Other Federal and State Agencies**

From:	Virginia Field Office, FW5
To:	Andrew M. Glucksman
Cc:	Sturm, Jason R. (CFM); Lauren A. Marshall; Samuels, Kelley; Bielfelt, Brian
Subject:	*EXTERNAL* Re: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request
Date:	Wednesday, February 12, 2025 2:20:55 PM
Attachments:	image002.png image004.png image005.png

Good afternoon,

Thanks Andrew. We do not have any additional comments for this project.

Best,
Jackie

From: Andrew M. Glucksman <glucksman@mabbett.com>
Sent: Thursday, February 6, 2025 5:09 PM
To: Virginia Field Office, FW5 <virginiafieldoffice@fws.gov>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: RE: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request

Good afternoon Jackie,

Please find attached the completed self-certification letter and the updated biological report reflective of the TOYR and determination table.

Please let us know if any additional information is needed to complete the USFWS project review and concurrence.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone 781-275-6050 Ext. 401
Web www.mabbett.com
Email glucksman@mabbett.com

Mabbett & Associates, Inc.
Scientists | Engineers | Program Managers

From: Andrew M. Glucksman
Sent: Wednesday, January 15, 2025 9:23 AM
To: Virginia Field Office, FW5 <virginiafieldoffice@fws.gov>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: RE: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request

Thanks Jackie.

The TOYR will be added to the table and resubmitted along with the self-certification letter for review by your office.

We have reached out to VADWR regarding state-listed species.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone 781-275-6050 Ext. 401
Web www.mabbett.com
Email glucksman@mabbett.com

Mabbett & Associates, Inc.
Scientists | Engineers | Program Managers

From: Virginia Field Office, FW5 <virginiafieldoffice@fws.gov>
Sent: Wednesday, January 15, 2025 9:07 AM
To: Andrew M. Glucksman <glucksman@mabbett.com>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: *EXTERNAL* Re: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request

---

Good morning Andrew,

Thank you for the response. Please add the TOYRs to the ESA Section 7 Determination table and submit the revised document. A self-certification found in step 6 of our online review process can be submitted to complete your project review.

Additionally, please be advised that our office consults on federally listed and proposed species in Virginia (i.e. the species that appear on the official species list). If you have questions about state-listed species, you may want to contact the Virginia Department of Wildlife Resources (VA DWR) if you haven't already.

Best,
Jackie

From: Andrew M. Glucksman <glucksman@mabbett.com>
Sent: Wednesday, January 15, 2025 8:35 AM
To: Virginia Field Office, FW5 <virginiafieldoffice@fws.gov>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: RE: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request

Hi Jackie,

Under the Proposed Action, yes, the developer would be required to avoid tree removal and trimming during both the torpor season time-of-year restriction from December 15 – February 15 and the summer occupancy TOYR from April 1 – July 15 to minimize potential impacts to the northern long-eared bat. Our understanding is this TOYR would also minimize potential impacts to the tricolored bat, little brown bat, and Rafinesque's bat.

Also, please find attached the updated species list.

Please let us know if any additional information is needed.

We look forward to your response.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone 781-275-6050 Ext. 401
Web www.mabbett.com
Email glucksman@mabbett.com

From: Virginia Field Office, FW5 <virginiafieldoffice@fws.gov>
Sent: Monday, January 13, 2025 10:32 AM
To: Andrew M. Glucksman <glucksman@mabbett.com>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: *EXTERNAL* Re: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request

---

Good morning Andrew,

Thank you for your project submission. Can the project avoid tree removal and trimming during both the torpor season time-of-year restriction from December 15 – February 15 and the summer occupancy TOYR from April 1 – July 15 to minimize potential impacts to the northern long-eared bat?

Please also submit an updated official species list. OSLs expire after 90 days.

Best,
Jackie

From: Andrew M. Glucksman <glucksman@mabbett.com>
Sent: Tuesday, December 31, 2024 3:36 PM
To: Virginia Field Office, FW5 <virginiafieldoffice@fws.gov>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: [EXTERNAL] VA OCFM - Hampton Virginia OPC - USFWS Bio Concurrence Request

Good afternoon Troy,

On behalf of the U.S. Department of Veterans Affairs, please find attached the consultation letter and biological survey report for the proposed VA Hampton Outpatient Clinic in Virginia Beach, Virginia.

VA is requesting concurrence with the determination noted in the letter and report, and requests that your office identify and describe any mitigation required to ensure no adverse impacts occur to listed species during construction of the OPC.

Should you have any questions about this project, you may contact Jason Sturm, VA Project Manager, at (224) 628-1946 or at Jason.Sturm@va.gov.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone: 781-275-6050 Ext. 401
Mobile: 401-910-6451
Web: www.mabbett.com
e-Mail: glucksman@mabbett.com

Mabbett & Associates, Inc.
Scientists | Engineers | Program Managers
40 Old Louisquisset Pike, Suite 200, North Smithfield, RI 02896

UEI: JACMATCH87S5

Think before you print.

SERVICE-DISABLED VETERAN-OWNED CERTIFIED

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Virginia Field Office
6669 Short Lane
Gloucester, VA 23061

Date: 2/6/25

Self-Certification Letter

Project Name: US Dept. Veterans Affairs Proposed Outpatient Clinic, Virginia Beach, VA

Dear Federal Action Agency:

Thank you for using the U.S. Fish and Wildlife Service (Service) Virginia Ecological Services online project review process. By submitting this letter, in conjunction with your project review package to our office for review, you are certifying that you have completed the online project review process for the project named above in accordance with all instructions provided, using the best available information to reach your determinations. From the date of receipt, our office has 60 days (50 CFR § 402.13(c)(2)) to review your project package. If we do not concur with the Section 7 determination(s) provided or if we have any questions/concerns regarding the information provided, you will be contacted. If you are not contacted during the 60-day review period, this letter and your project review package complete the review of your project in accordance with the Endangered Species Act (16 USC 1536), as amended (ESA). This letter also provides information for your project review under the National Environmental Policy Act of 1969 (P.L. 91-190, 42 USC 4321-4347, 83 Stat. 852), as amended. A copy of this letter and the project review package must be submitted to this office by the Federal action agency or their officially designated non-federal representative (per 50 CFR 402.08) for this self-certification letter to be valid. This letter and the project review package will be maintained in our records.

The ESA Section 7 Determination Table in the enclosed project review package summarizes your ESA analyses and determinations. These analyses resulted in a “no effect” and/or a “may affect, not likely to adversely affect” determination for proposed/listed species and/or proposed/designated critical habitat.

The use of the online project review process in strict accordance with the instructions provided as documented in the enclosed project review package resulted in reaching the appropriate determinations. Therefore, we concur with the not likely to adversely affect determination(s) for proposed/listed species and proposed/designated critical habitat provided in the ESA Section 7 Determination Table.

Should project plans change, surveys expire, or information on the distribution or status of proposed/listed species and/or proposed/designated critical habitat become available/change, this letter is no longer valid and you must submit an updated project package.

Note that under 50 CFR 402.12(e) of the regulations implementing Section 7 of the ESA, the accuracy of official species lists should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information.

Information about the online project review process including instructions and use, species information, and other information regarding project reviews within Virginia is available on our website (https://www.fws.gov/office/virginia-ecological-services/virginia-field-office-online-review-process). If you have any questions, please contact Troy Andersen of this office at (804) 728-0695.

Sincerely,

Troy Andersen
Acting Field Supervisor
Virginia Ecological Services

Enclosures - project review package

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694

In Reply Refer To: 01/13/2025 16:11:12 UTC
Project Code: 2024-0136471
Project Name: Hampton HCC Lease

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Project Code in the header of this

letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
(804) 693-6694

PROJECT SUMMARY

Project Code: 2024-0136471
Project Name: Hampton HCC Lease
Project Type: Commercial Development
Project Description: Future healthcare center (HCC) lease. Facility will be approximately 246,000 gsf with 1250 parking spaces. A developer will construct the facility, and VA will lease and operate the HCC for 20 years.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.8800315,-76.19196021251746,14z

Counties: Virginia Beach County, Virginia

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper

Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

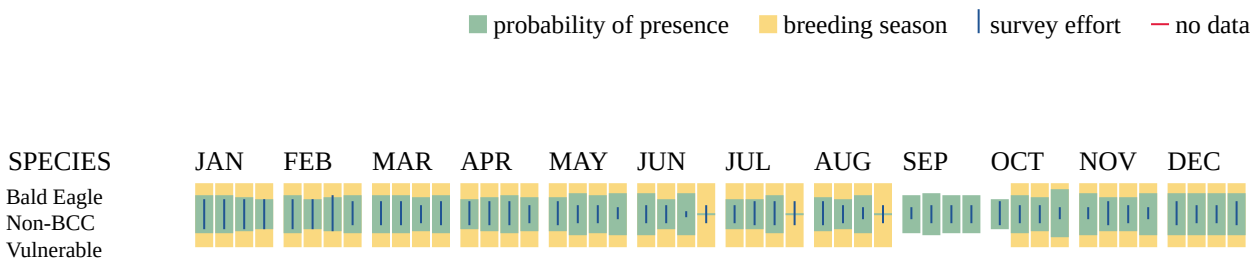
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory

birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Oystercatcher *Haematopus palliatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler *Vermivora cyanoptera* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9509	Breeds May 1 to Jun 30
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10

NAME	BREEDING SEASON
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Gull-billed Tern *Gelochelidon nilotica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 31
Least Tern *Sternula antillarum antillarum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Purple Sandpiper *Calidris maritima* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9574	Breeds elsewhere
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Ruddy Turnstone *Arenaria interpres morinella* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10633	Breeds elsewhere
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere

NAME	BREEDING SEASON
Scarlet Tanager *Piranga olivacea* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11967	Breeds May 10 to Aug 10
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

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Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

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No Data (–)
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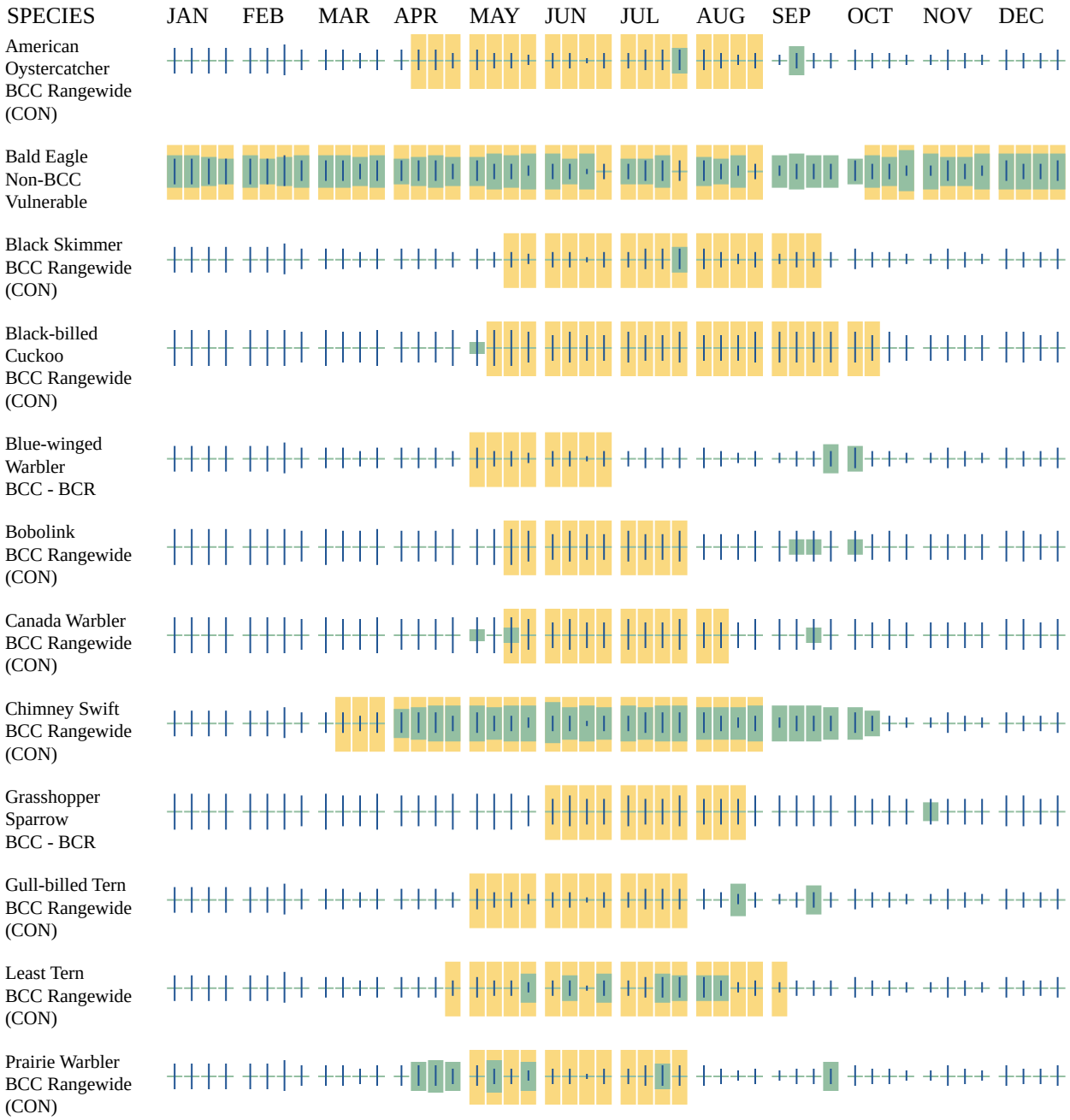
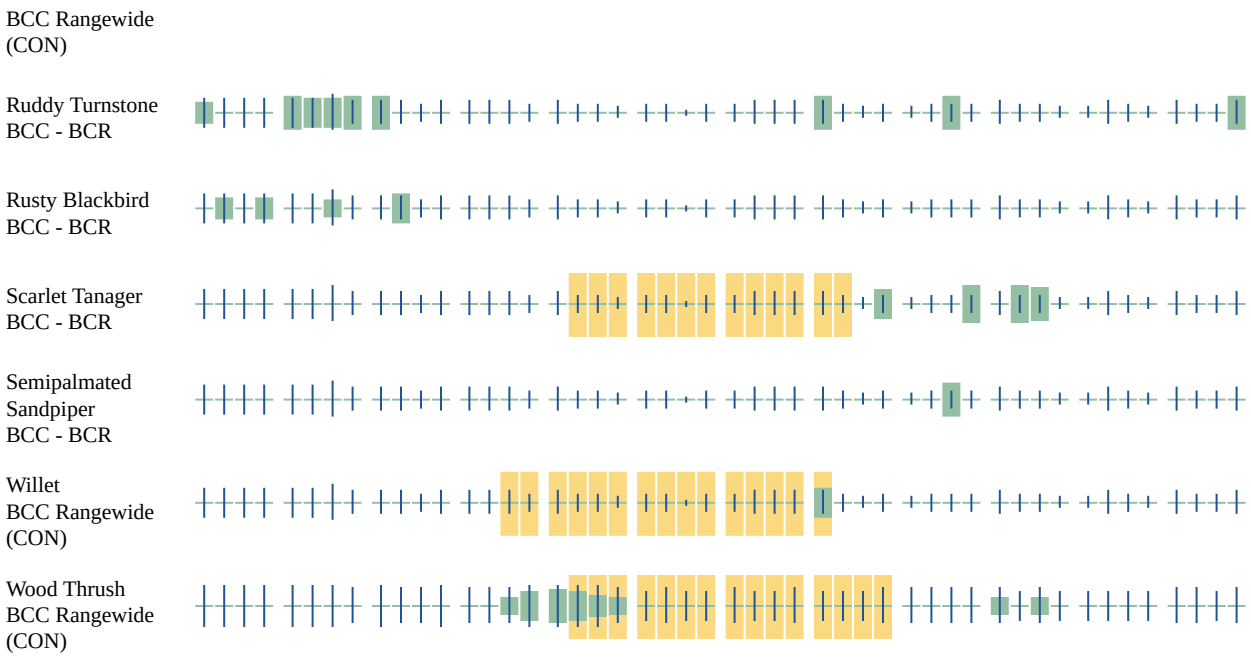
■ probability of presence ■ breeding season | survey effort – no data


SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
American Oystercatcher BCC Rangewide (CON)
Bald Eagle Non-BCC Vulnerable
Black Skimmer BCC Rangewide (CON)
Black-billed Cuckoo BCC Rangewide (CON)
Blue-winged Warbler BCC - BCR
Bobolink BCC Rangewide (CON)
Canada Warbler BCC Rangewide (CON)
Chimney Swift BCC Rangewide (CON)
Grasshopper Sparrow BCC - BCR
Gull-billed Tern BCC Rangewide (CON)
Least Tern BCC Rangewide (CON)
Prairie Warbler BCC Rangewide (CON)
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Prothonotary Warbler BCC Rangewide (CON)
Purple Sandpiper BCC Rangewide (CON)
Red-headed Woodpecker



Additional information can be found using the following links:

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- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

IPAC USER CONTACT INFORMATION

Agency: Department of Veterans Affairs
Name: Jason Sturm
Address: 425 I St. NW
City: Washington
State: DC
Zip: 20001
Email jason.sturm@va.gov
Phone: 2246281946

U.S. DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

12 December 2024

Troy Andersen
Field Office Supervisor, Ecological Services
U.S. Fish and Wildlife Service
Gloucester, Virginia 23061

Via email to: virginiafieldoffice@fws.gov

Re: Technical Assistance for 'Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA,' USFWS IPAC PROJECT CODE: 2025-0016034

The U.S. Department of Veterans Affairs (VA) is proposing a project to select a parcel where a private entity would construct and operate an outpatient clinic (OPC) for VA to lease in Virginia Beach, Virginia. The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics in the VA Hampton Healthcare System.

The proposed OPC site is to be located at the intersection of Northampton Boulevard and Premium Outlets Boulevard in Virginia Beach, Virginia. The site is identified by the Virginia Beach parcel viewer as Parcel Identification Number #14587881950000 and is owned by Northampton Development, LLC. The approximately 32.93-acre site consists of a large open field with interspersed wooded and shrubby patches. The site and surrounding area historically was located adjacent to farmland and local railroads, with a building for the Norfolk City Waterworks constructed on site between 1919 and 1948. However, by the 1960s, the immediate area was developed into subdivisions, and the site was developed into part of the Lake Wright Golf Course. In 2014, the golf course closed, and the site has been undeveloped for a decade.

Although a final design has not been selected, under the proposed plan, the OPC is expected to be no more than three stories, with a footprint of 246,000 square feet (SF). The OPC development would include parking lots with spaces for approximately 1,250 vehicles, a main entrance and a separate ambulatory entrance, and associated infrastructure and utility improvements. Approximately 28 acres of the site would be regraded and redeveloped.

In October 2024, VA's consultants completed a biological survey at the proposed site and determined habitat presence in the action area for two (2) federal listed species: northern long-eared bat *(Myotis septentrionalis)* and tricolored bat *(Perimyotis subjlavus).* Because most of the site would be redeveloped, a 'may affect' biological conclusion was made for the above listed species with the requirement to conduct a presence/probable absence survey in advance of construction. VA subsequently completed the IPaC determination key, which concluded that further consultation with your office is necessary. A similar letter has been sent to the Virginia Department of Natural Resources regarding state-listed species. Attached is supporting documentation from the October 2024 biological survey report, USFWS IPaC record, and the conceptual site development plans.

VA is requesting concurrence with our determination and requests that your office identify and describe any mitigation required to ensure no adverse impacts occur to these species during construction of the OPC. Should you have any questions about this project, you may contact me at (224) 628-1946 or at Jason.Sturm@va.gov.

Sincerely,

JASON STURM Digitally signed by JASON STURM
Date: 2024.12.16 15:58:28 -07'00'

Jason Sturm

Attachments:
1. October 2024 Biological Habitat Assessment Survey Report
2. USFWS IPaC Record
3. Conceptual Site Development Plans

Attachment 1. October 2024 Biological Habitat Assessment Survey Report

AECOM

BIOLOGICAL HABITAT ASSESSMENT

Biological Survey Report for an Outpatient Veteran Affairs Medical Clinic in the City of Norfolk, Virginia Beach County, Virginia

Task Order: 36C10F24F50009
Schedule No: GS10F0120T
Environmental Services, Hampton, VA

Project number: 60736914

October 2024

Delivering a better world

Quality information

Prepared by	Checked by	Verified by	Approved by
Hannah Apatang Ecologist III	**Bridgette Glass** Ecologist III	**Thomas Burnett** Ecologist II	**Brian Bielfelt** Environmental Project Manager

Revision History

Revision	Revision date	Details	Authorized	Name	Position
0				Hannah Apatang	Ecologist III

Distribution List

# Hard Copies	PDF Required	Association / Company Name

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On behalf of:

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Table of Contents

Figures

Tables

Appendices

1. INTRODUCTION

The United States (U.S.) Department of Veterans Affairs (VA) is assessing the environmental issues present at parcel 14587881950000, located near the intersection of Premium Outlets Blvd and Northampton Blvd, where a private entity proposes to construct an outpatient medical clinic (Project) for lease by the VA. The Study Area is located within the City of Norfolk, Virginia Beach County, Virginia and on the Little Creek, Virginia U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (USGS 2022; **Figure 1**). The Study Area is approximately 33 acres and consists of a large open field with interspersed wooded and shrubby patches (**Figure 2**).

Under General Services Administration Task Order No. 36C10F24F50009, Schedule No. GS10F0120T, Environmental Services: Hampton, Virginia; VA has directed Mabbett & Associates, Inc. (Mabbett®) to support environmental due diligence studies for the Project Study Area.

On behalf of Mabbett & Associates, Inc., AECOM conducted a biological survey within the Study Area. The assessment involved a desktop review of known federal and state listed species known within the Project vicinity. Information collected during the desktop review was used in conjunction with the field assessment of land cover types to identify potential effects pursuant to the U.S. Endangered Species Act (ESA). The purpose of this report is to determine the potential for federal and state protected species, critical habitats, or other sensitive resources to occur within the Study Area.

2. METHODS

This section defines the sources used in the desktop data review and the methods used during field surveys.

2.1 Desktop Analysis

A desktop data review of existing information was conducted to assess the potential occurrence of federal and state protected species, critical habitats, and other sensitive resources within the Study Area. Information reviewed included:

- USGS National Land Cover Database (USGS 2021)
- Google Earth Pro aerial imagery (recent and historical; Google Earth Pro 2022)
- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) Official Species List for the Project Area (**Appendix A**)
- Virginia Department of Wildlife Resources (VDWR) – Virginia Fish and Wildlife Information Service (VaFWIS) (**Appendix B**)
- Virginia Department of Conservation and Recreation (VDCR) Natural Heritage Karst Program (VDCR 2024)
- Virginia Department of Energy (VDOE) Abandoned Coal Mine Feature Inventory Web Map (VDOE 2015)
- VDWR MYLU (Little Brown Bat) and PESU (Tricolored Bat) Habitat Application (VDWR 2024a)
- VDWR Northern Long-Eared Bat Regulatory Buffer Interactive Tool (VDWR 2024c)

Additionally, prior to the field assessment, an AECOM botanist preliminarily delineated the land cover classifications based on aerial imagery. These preliminarily land cover types and boundaries were field verified.

2.2 Field Assessment Methods

Ecologists performed surveys of the Study Area for general habitat, land cover classification, and bat habitat assessment. In general, the surveys focused on wooded areas, thorny shrubs and wire fences, and unmowed grassy areas or wetlands.

Habitat quality for each of the species identified by the IPaC Official Species List was assessed and land cover polygons were verified, reclassified, and/or remapped based upon the principal land characteristics and vegetation present. Ecologists assessed the Study Area's features such as the age and size of trees, the size of land cover types (acres), connectivity with surrounding ecosystems (e.g., wetlands and streams), presence/absence of microhabitat features (e.g., peeling bark, dead/decaying trees), influence of human disturbance, and diversity of native plants. The relative quality of these habitats, in the context of adjacent and/or surrounding land cover, was also assessed.

The Study Area's suitability for federally threatened and endangered forest-dwelling bat species was assessed within woodlots and forested areas, individually referred to herein as a sample site. Any sample site identified was characterized using the "Bat Habitat Assessment Datasheet" from Appendix A: Phase 1 Habitat Assessment of the

USFWS Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines (USFWS 2024a). Habitat features used to determine suitability included the following:

- proximity to perennial water resources
- forest density/closure
- percentage of trees with exfoliating bark
- tree size composition
- the number of identified potential roost trees (PRTs) and suitable snags
- landscape connectivity

3. DESKTOP RESULTS

The following provides the results of the desktop data review conducted for federally and state species within the Study Area.

3.1 Historical Imagery Review

The Study Area is located on the former grounds of the Lake Wright Golf Course, a publicly maintained course from 1966 to 2014. Since the closure of the golf course, the site has consisted primarily of maintained (mowed) open field with interspersed lines and patches of trees/shrubs (i.e., tree lines or hedgerow) in alignment with the boundaries of the prior Holes 1, 2, 8, and 9 and driving range. In the last 10 years, the woody shrubs within the tree lines have increased and expanded. Furthermore, some areas in between the tree lines, particularly in the northwest corner of the Study Area, has filled in with more shrubs and young trees. Current aerial imagery (2024) and field verification confirms that the Study Area is currently comprised of mowed/maintained lawn with interspersed lines and patches of trees/shrubs.

3.2 Federally Listed Species

AECOM obtained federally threatened, endangered, proposed and candidate species data from the USFWS IPaC (**Appendix A**), which generates a list of species and other resources that may occur within or near the Study Area (**Table 1**). Based on the IPaC review, two (2) mammals and one (1) insect species were identified as having the potential to occur within the Project Area (USFWS 2024b). Rational for the conclusions for federally listed species (**Table 1**) are discussed further within Sections 4.2 and 4.3.

TABLE 1. FEDERALLY PROTECTED SPEICES WITHIN PROJECT VICINITY

Scientific Name	Common Name	Federal Status	Habitat Present	Biological Conclusion
Mammals:				
Myotis septentrionalis	northern long-eared bat	E	Yes	May Effect
Perimyotis subflavus	tricolored bat	PE		
Insects:				
Danaus Plexippus	monarch butterfly	C	No	No Effect

C – Candidate; E –Endangered; PE – Proposed Endangered

3.3 State Listed Species

Utilizing the VaFWIS, AECOM performed a preliminary site assessment, which included review of wildlife species' distributions across Virginia, inland waters where VDWR may regulate certain activities, areas of predicted habitat for some species, and other geographical information about the Commonwealth. The VaFWIS generated response dated October 7, 2024 (**Appendix B**) indicated 639 species are known or likely to occur within a 2-mile radius of the Study Area. Of these 639 species, 24 species are listed as state endangered or threatened (**Table 2**).

The VaFWIS indicated that no known bat colonies or hibernacula, anadromous fish use streams, colonial water bird surveys, threatened and endangered waters, or managed trout streams are present within a 2-mile buffer of the Study Area.

Bald eagle concentration areas and roosts were not identified. However, three nest records were identified by the VaFWIS, one in 2003 (historic record) and two in 2008,. The nest records are all outside of a 1-mile buffer of the Study Area (**Appendix B**). The Bald Eagle and Golden Eagle Protection Act is discussed further within Section 5.3.

While predicted habitat for aquatic Wildlife Action Plan (WAP) Tier I & II Species is not present, three terrestrial WAP Tier I and II species were identified (**Appendix B**). The canebrake rattlesnake, the northern diamond-backed terrapin, and Least Tern each have predicted habitat within the 2-mile buffer of the Study Area (**Appendix B**). Each of these species are discussed further in Sections 4.4.

TABLE 2. VAFWIS IDENTIFIED STATE PROTECTED SPEICES WITHIN PROJECT VICINITY

Scientific Name	Common Name	State Status	Habitat Present	Biological Conclusion
Birds:				
Calidris canutus rufa	rufa Red Knot	T	No	No Effect
Centronyx henslowii	Henslow's Sparrow	T		
Charadrius melodus	piping Plover	T		
Charadrius wilsonia	Wilson's Plover	E		
Falco peregrinus	peregrine Falcon	T		
Gelochelidon nilotrica	gull-billed Tern	T		
Lanius ludovicianus	loggerhead Shrike	T		
Laterallus jamaicensis jamaicensis	eastern Black Rail	E		
Sterna dougallii dougallii	roseate Tern	E		
Fishes:				
Acipenser brevirostrum	shortnose sturgeon	E	No	No Effect
Acipenser oxyrinchus	Atlantic sturgeon	E		
Mammals:				
Corynorhinus rafinesquii macrotis	Rafinesque's eastern big-eared bat	E	Yes	May Effect
Myotis lucifugus	little brown bat	E		
Myotis septentrionalis	northern long-eared bat	T		
Perimyotis subflavus	tricolored bat	E		
Trichechus manatus	west Indian manatee	E	No	No Effect
Reptiles:				
Caretta caretta	loggerhead sea turtle	T	No	No Effect
Chelonia mydas	green sea turtle	T		
Crotalus horridus	canebrake rattlesnake*	E		
Deirochelys reticularia reticularia	eastern chicken turtle	E		
Dermochelys coriacea	leatherback sea turtle	E		
Eretmochelys imbricata	hawksbill sea turtle	E		
Lepidochelys kempii	Kemp's ridley sea turtle	E		
Ophisaurus ventralis	eastern glass lizard	T		

*- Indicates that predicted habitat for these species was identified.

3.4 State-Listed Natural and Managed Areas

VaFWIS did not identify any significant areas located within 2-mile of the Study Area (**Appendix B**).

4. FIELD ASSESSMENT RESULTS

The following are the results of field surveys for federal and state protected species within the Study Area.

4.1 Land Cover Types

The general habitat survey conducted within the Study Area identified five (5) land cover classifications (**Table 3**), including Grassland/Herbaceous, Woodlot/Hedgerows, Developed, Shrub/Scrub, and PEM Wetland (**Figure 3; Appendix C)**. No thorny vegetation or man-made features were observed suitable for hanging prey that would indicate a potential for Loggerhead Shrike (*Lanius ludovicianus*).

TABLE 3. LAND COVER IDENTIFIED IN THE STUDY AREA

Vegetation Community Type	Description	Approximate Acreage Within the Study Area	Percentage of Study Area
Grassland/ Herbaceous	Large field that is heavily maintained. Evidence of regular mowing given the lack of emergent shrubs and low growing vegetation within the field. Dominant species included: bermudagrass (*Cynodon dactylon*), Bahia grass (*Paspalum notatum*), and yellow foxtail (*Setaria pumila*). Aside from these dominate species, the field has a variety of other native and non-native species, such as little bluestem (*Schizachyrium scoparium*),	23.98	72.7%
Woodlot/ Hedgerow	Trees and shrub lines interspersed, a remnant of plantings from the previous golf course. Dominate tree species include are primarily loblolly pine (*Pinus taeda*) along the edges of the old course with a stand of white oak (*Quercus alba*) and sweetgum (*Liquidambar styraciflua*). Understory of shrubs is dominated by Japanese honeysuckle (*Lonicera japonica*), common greenbrier (*Smilax rotundifolia*), and red mulberry (*Morus rubra*). Herbaceous layer dominated by poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), and English ivy (*Hedera helix*).	7.09	21.5%
Developed	Existing roads and parking lot, remnants of previous golf course, including the foundation of a maintenance building and cart paths. These areas are void of vegetation.	1.55	4.7%
Shrub/Scrub	Areas consisting of thick, low growing woody vegetation and sapling trees, where mowing is less frequent. Land cover is dominated by dog fennel (*Eupatorium capillifolium*), giant ragweed *(Ambrosia trifida*), winged sumac (*Rhus copallinum*), and sapling black cherry (*Prunus serotina*) and shortleaf pine (*Pinus echinata*).	0.33	1.0%
Palustrine Emergent (PEM) Wetland	Two PEM wetlands within the Study Area, each dominated by: Virginia buttonweed (*Diodia virginiana*), soft rush (*Junus effusus*), dotted smartweed (*Persicaria punctata)*, spotted ladythumb (*Polygonum persicaria*), and dayflower (*Commelina communis*).	0.02	0.1%
	Totals	**32.97**	**100%**

4.2 Potential for Federally Listed Bat Species

To determine the likelihood of potential hibernacula present within 0.25-mile of the Study Area, a desktop assessment was conducted. Based on the VDCR Natural Heritage Karst Program's Karst Geology of Virginia Map (VDCR 2024) and the Virginia Department of Energy's Abandoned Coal Mine Feature Inventory Web Map (VDOE 2015), there are no recorded mine portals or karst features within the Study Area or a 0.25-mile buffer of the Study Area. Foraging habitat (small wooded area and tree lines) is present within the Study Area; however, the intensity of development degrades the quality of the ecosystems present. Further, no potential maternity roost trees were identified within the Study Area (**Appendix D**).

4.2.1 Northern Long-Eared Bat

The northern long-eared bat (NLEB; *Myotis septentrionalis*) is a medium sized bat, around 3 to 3.7 inches in length and a wingspan of 9 to 10 inches, that is distinguished by its long ears. Although the fur color is variable, these bats are typically medium brown on the upperparts with lighter belly fur (USFWS 2024a). On November 29, 2022, the USFWS published a final rule to reclassify the northern long-eared bat as endangered under the ESA which became effective on March 31, 2023 (USFWS 2022b). This species of bat can be found through much of the eastern United States, as well as eight Canadian provinces (USFWS 2024a). According to the VDWR NLEB Regulatory Buffer Interactive Tool (VDWR 2024c), the Study Area within the year-round range of the NLEB. Within this range, the species is present within potential roosting habitat year-round and does not utilize traditional hibernation strategies found in the rest of the species range.

AECOM provisionally determined that NLEB are unlikely to occur within the Study Area due to the heavy influence of surrounding development and the absence of potential maternity roost trees. Habitat suitability for the northern long-eared bat was assessed at one sample site, which was comprised of the forested habitat on site (**Appendix D**). While the presence of forested areas may provide foraging land cover, the Study Area was determined to contain low-quality habitat due to the surrounding high-intensity urban development. According to the VDWR NLEB Regulatory Buffer Interactive Tool (VDWR 2024c), no known summer maternity habitat, roost tree buffers, or hibernaculum buffers overlap the Study Area. Given that the Study Area is within the year-round range of the NLEB, presence/probable absence surveys must be conducted between March 1 and October 15 prior to any tree clearing activities following Phase 2 of the *USFWS Range-Wide Indiana Bat and Northern Long-eared Bat Survey Guidelines* (USFWS 2024a). Further coordination with the Virginia USFWS field office is necessary.

4.2.2 Tricolored bat

The tricolored bat (*Perimyotis subflavus*) is one of the smallest native bats in North America with their body measuring only 3 to 3.5 inches long. Tricolored bats are distinguished by their unique tricolored fur that appears dark at the base, lighter in the middle and dark at the tip (USFWS 2022d). On September 14, 2022, the USFWS announced the proposed rule list the tricolored bat as an endangered species under the ESA (USFWS 2022c). According to the *USFWS Range-Wide Indiana Bat and Northern Long-eared Bat Survey Guidelines* (USFWS 2024a), the Study Area is within the year-round (active zone 1) range for the tricolored bat.

AECOM provisionally determined that tricolored bat are unlikely to occur within the Study Area due to the heavy influence of surrounding development and the absence of potential maternity roost trees. Habitat suitability for the tricolored bat is considered consistent with northern long-eared bat (USFWS 2024a). Tricolored bat habitat was assessed at one sample site, which was comprised of the forested land cover on site (**Appendix D**). While the presence of forested areas may provide foraging habitat, the Study Area was determined to contain low-quality habitat due to the surrounding high-intensity urban development. According to the VDWR *MYLU (Little Brown Bat) and PESU (Tricolored Bat) Habitat Application* (VDWR 2024a), no known tricolored hibernaculum overlap the Study Area. Given that the Study Area is within the year-round range of the tricolored bat, presence/probable absence surveys must be conducted between March 1 and October 15 prior to any tree clearing activities following Phase 2 of the *USFWS Range-Wide Indiana Bat and Northern Long-eared Bat Survey Guidelines* (USFWS 2024a). Further coordination with the Virginia USFWS field office is necessary.

4.3 Potential for Federally Candidate Species

The monarch butterfly is a candidate to the ESA with the potential to occur within the Study Area. However, there is no current regulatory framework to protect the species or its habitat. Therefore, any effects to the species as a result of the Project activities are not considered to risk jeopardizing the species population.

4.3.1 Monarch Butterfly

The monarch butterfly (*Danaus plexippus*) is a large and conspicuous orange and black butterfly species of the Nymphalidae family. It's well known for having a generation that annually makes a large migration south across the United States and winters in Mexico. During spring migration, important nectar sources typically include tickseed, arrowwood and phlox species. Although adult monarch butterflies forage for nectar on a wide variety of flowering plants through migration and breeding, they only breed and lay eggs on their host plant, the milkweed (*Asclepias* spp.; USFWS 2022a). Monarch butterfly larvae, or caterpillars, are completely dependent on milkweed host plants. This species is dependent on approximately 25 different species of milkweed in eastern North America. Milkweed decline in both agricultural and urban landscapes is one of the primary reasons that monarchs are in trouble today (National Wildlife Federation 2022).

In December 2020, the USFWS determined that the monarch butterfly was warranted for listing but excluded because of other priorities. It was added to the candidate list, meaning it has no regulatory requirements; however, some federal agencies place special conditions on candidate species for projects with a federal nexus (e.g., located on federal lands, requiring federal permits, using federal funds).

No milkweed plants were observed within the Study Area. Habitat for monarch butterfly is limited and/or not present within the Study Area. Therefore, AECOM opines a preliminary determination of "no effect."

4.4 Potential for State Listed Species

The VaFWIS identified 24 state protected species that are known or likely to occur within a 2-mile buffer of the Study Area (**Appendix B**). Four bat species were identified including Rafinesque's eastern big-eared bat (*Corynorhinus rafinesquii macrotis*), little brown bat (*M. lucifugus*), northern long-eared bat, and tricolored bat. As the northern long-eared bat and tricolored bat are also federally protected species, they are discussed above within Section 4.2. Nine birds, two fishes, one mammal, six sea turtles and one lizard species were determined to not have potential habitat

within the Study Area (**Table 2**). As potential habitat for these species is not present, based upon desktop and field review, they are not discussed further. However, the canebrake rattlesnake, the northern diamond-backed terrapin, and Least Tern were each determined, via VaFWIS, to have predicted habitat within the 2-mile buffer of the Study Area; each of these species is discussed below.

4.4.1 Rafinesque' s Eastern Big-eared Bat

Rafinesque's eastern big-eared bat is an extremely big-eared bat with long, soft, bicolored fur. This species is nearly identical to the Virginia big-eared bat, with the identifying feature of the Rafineque's eastern big-eared bat being long bicolored fur and toe hairs that reach beyond the tips of the claws. This species is cave or tree dwelling-bat, depending on location. Near the coast, the species roosts in hollow trees and old buildings year-round.

AECOM provisionally determined that Rafinesque's eastern big-eared bat are unlikely to occur within the Study Area due to the heavy influence of surrounding development and the absence of potential maternity roost trees. While the presence of forested areas may provide foraging habitat, the Study Area was determined to contain low-quality habitat due to the surrounding high-intensity urban development. Presence/probable absence surveys, for northern long-eared and tricolored bat, may also be applicable to Rafinesque's eastern big-eared bat. Further coordination with VDWR is recommended.

4.4.2 Little Brown Bat

Prior to the outbreak of white-nose syndrome, the little brown bat (*Myotis lucifugus*) was one of the most common bats found in Virgina. Similar in size to other bats in the region, this species is distinguishable from other *Myotis* species by its large feet with heavily furred toes. Little brown bats commonly hibernate in many caves located in the western part of the state. During the summer months, habitat can range from city to suburban to forested areas.

While the presence of forested areas may provide foraging habitat for the little brown bat, the Study Area was determined to contain low-quality habitat due to the surrounding high-intensity urban development. Presence/probable absence surveys, for northern long-eared and tricolored bat, may also be applicable to little brown bat. Further coordination with VDWR is recommended.

4.4.3 Canebrake Rattlesnake

The canebrake rattlesnake (*Crotalus horridus*) is a large, venomous snake native to southeastern Virginia (VA Department of Game and Inland Fisheries 2011). Reaching a maximum length of approximately 72 inches, their body color is usually pinkish, gray, yellow or light brown with brown to black chevrons and a black tail. This species prefers mature hardwood forests, mixed hardwood-pine forests, cane thickets, and in the ridges and glades of swampy areas with numerous logs, significant leaf litter and humus.

According to the VaFWIS, predicted habitat for this species is present along the northern and eastern edges of the Study Area (**Appendix B**). However, the canebrake rattlesnake's primary habitat is considered absent because the land cover is primarily comprised of grassland/herbaceous cover that is frequently maintained (mowed), . Potential habitat is located outside of the Study Area, to the north/northeast within the large, contiguous patch of forested habitat. Therefore, AECOM opines a preliminary determination of "no effect."

4.4.4 Northern diamond-backed terrapin

The northern diamond-backed terrapin is a moderate-sized estuarine turtle that is variable in coloration and pattern (VDWR 2024b). This species is the only exclusively estuarine turtle species in North America and inhabits brackish water, saltwater estuaries, tidal marshes and can sometimes be seen in the Atlantic Ocean. According to the VaFWIS, predicted habitat for this species is not present directly within the Study Area (**Appendix B**). As there are no estuaries present within the Study Area, habitat for this species is considered absent because the lack of estuaries within the Study Area. Therefore, AECOM opines a preliminary determination of "no effect."

4.4.5 Least Tern

This small tern species possesses a black cap ending at a white forehead, a short white eye strip, yellow bill and white underside (Cornell University 2024). On the east coast, the Least Tern breeds from southern Maine southward to Mexico, as well as Missouri, Ohio and Mississippi Rivers to Montana, Kentucky and Missouri. The species breeds on

seacoasts, beaches, bays, estuaries, lagoons, lakes and rivers, within sandy or gravelly beaches and banks of rivers or lakes, and rarely on flat rooftops of buildings. According to the VaFWIS, predicted habitat for this species is not present directly within the Study Area (**Appendix B**). As there are no seacoasts, beaches, rivers, or rooftops present within the Study Area, habitat for this species is considered absent. Therefore, AECOM opines a preliminary determination of "no effect."

5. REGULATORY

5.1 Endangered Species Act

Consultation with the USFWS may be required if the project could result in adverse impacts or "take" of a federally listed species. To determine applicability of the ESA (16 U.S.C. § 1531 et seq.), early coordination with USFWS and/or field surveys such as a habitat assessment of the Project Area could be conducted to assess the suitability of habitat and to measure presence/absence of threatened and endangered species.

The ESA requires that all project proponents ensure that any action authorized, funded, or carried out by the federal government does not jeopardize the continued existence of a federally listed threatened or endangered species, or result in the adverse modification of the federally designated critical habitat of a federally listed species. If a project has a federal nexus such as a federal permit or funding, then consultation with the USFWS under Section 7 of the ESA would also apply. In this case, a Biological Assessment would be prepared, and the USFWS would issue a concurrence or Biological Opinion to authorize the project. The most likely federal nexus for the Project is CWA (33 U.S.C. 1344) Section 404 permitting for road or utility crossings of creeks or wetlands.

If threatened and endangered species impacts cannot be avoided, a technical assistance and ESA Section 10 incidental take permit may be required if there is no federal nexus. In some cases, achieving authorization under the ESA may require a habitat conservation plan be developed for the project. Additionally, if deemed sufficiently complex or impactful, USFWS may require an Environmental Assessment or Environmental Impact Statement to meet their statutory requirements under the National Environmental Policy Act.

AECOM evaluated the site and determined that the Study Area is within the year-round range of both the northern long-eared bat and tricolored bat. Therefore, presence/probable absence surveys in coordination with Virigina USFWS field office must be conducted prior to any tree clearing activities. AECOM preliminarily determined "no affect" but recommends any necessary tree clearing occur only between October 1st and March 31st.

5.2 Migratory Bird Treaty Act

The MBTA (16 U.S.C. 703-712) prohibits the pursuit, hunting, take, capture, kill, or sale of listed migratory bird species. Best management practices (BMPs) should be implemented during development and operation of the Project to minimize potential impacts to migratory birds. The USFWS recommends implementation of BMPs to minimize take of migratory birds, including avoidance of construction activities that could result in take during the nesting season (February-August). If construction begins during the nesting season, preconstruction clearance surveys for nesting birds would facilitate determination of nesting bird presence and the need for non-disturbance buffers. Implementing tree clearing measures to avoid impacts to summer roosting bats generally align with reducing impacts to nesting birds.

5.3 Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA; 16 U.S.C. 668-668c) enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The BGEPA provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle or any golden eagle, alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb."

Three Bald Eagle (*Haliaeetus leucocephalus*) nest records were identified via VaFWIS. However, these nest records are over one mile outside of the Study Area. According to review of the Center for Conservation Biology Virginia Bald Eagle Nest Locator (The Center for Conservation Biology 2024), the closest identified nest, which was last verified in 2020, is approximately 0.80 mile to the south, near Lake Taylor (**Appendix E**).

Nesting habitat for the Bald Eagle (i.e.. large mature trees near large bodies of open water) may be present to the west of the Study Area, surrounding Lake Wright. However, no nests were observed within the Study Area during the field

assessment. It is AECOM's professional opinion that Project activities would have no effect or not likely to adversely affect Bald Eagle.

5.4 Wetlands

During the species habitat survey, AECOM biologists documented two small wetlands within the Project Study Area (**Figure 3; Appendix F**). Neither wetland appear to be subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) but would be subject to permitting by the state of Virginia. The wetlands were found to be approximately 0.01 and 0.02 acres in size. Final jurisdictional determination of non-Waters of the U.S can only be made by the USACE. As such, the findings reflect the professional opinion of AECOM. A more formal wetland delineation report would be required if Project permitting is pursued.

6. SUMMARY AND CONCLUSIONS

AECOM conducted a survey of the approximately 31-acre Study Area on September 30, 2024, and this report has determined the following:

- Five (5) land cover type present including:
  - Grassland / Herbaceous (72.7%)
  - Woodlot / Hedgerow (7.09%)
  - Developed (4.7%)
  - Shrub/Scrub (1.0%)
  - PEM Wetland (0.02%)
- The Study Area is within the year-round range of both the northern long-eared bat and tricolored bat. Therefore, presence/probable absence surveys in coordination with Virigina USFWS field office must be conducted prior to any tree clearing activities. These surveys may also be applicable for the Rafinesque's eastern big-eared bat and little brown bat, therefore, further coordination with VDWR is recommended.
- VaFWIS identified 24 state protected species that are known or likely to occur within a 2-mile radius of the Study Area. No habitat for the identified birds, fishes, sea turtles, manatee or reptile species is present within the Study Area.

7. REFERENCES

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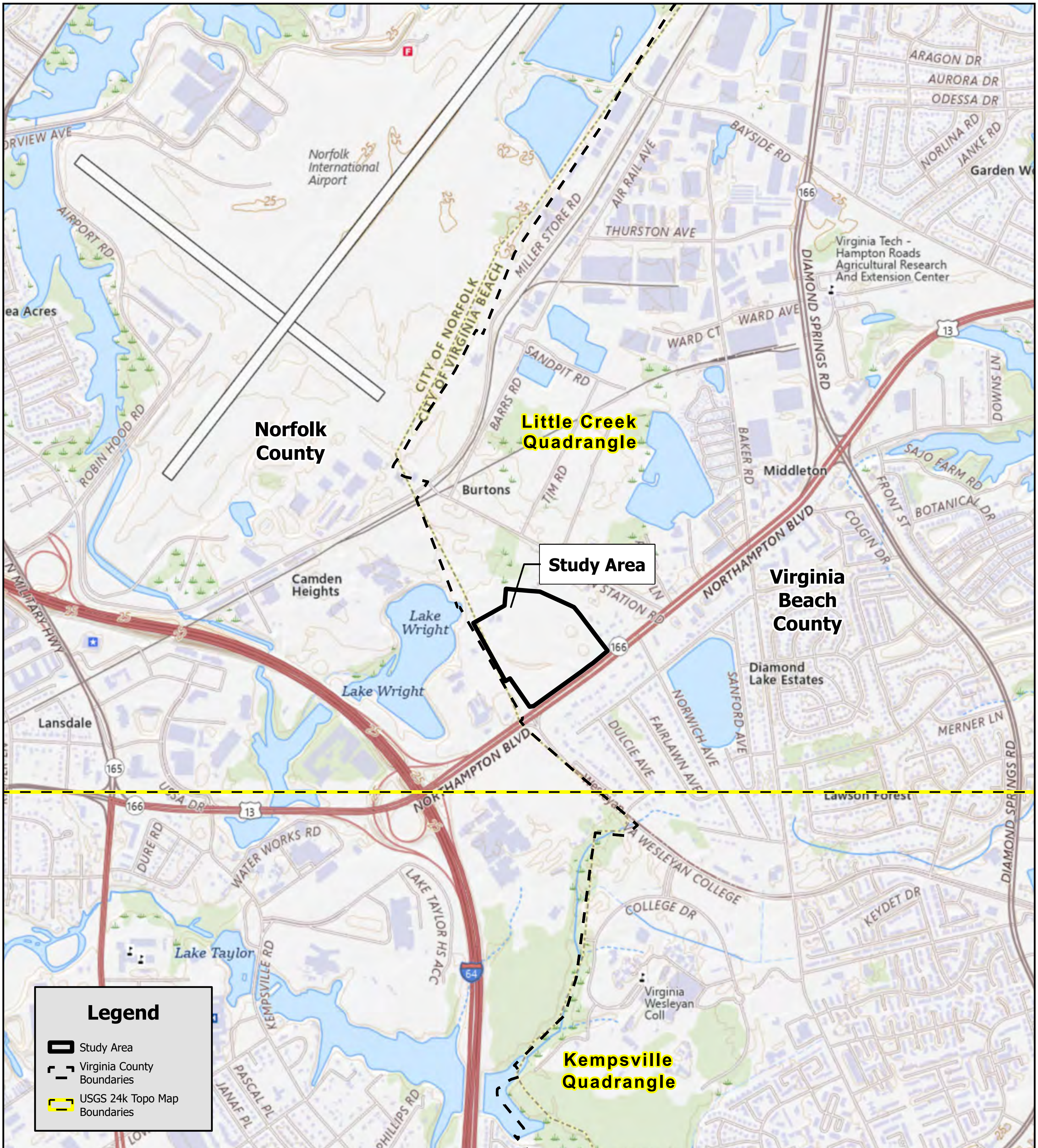
VDWR. 2024b. Northern Diamond-backed Terrapin. Published August 14, 2024.

VDWR. 2024c. Northern Long-Eared Bat Regulatory Buffer Interactive Tool Web Map. Accessed in October 2024.

VDWR. 2024d. Rafinesque's Big-eared Bat. Accessed in October 2024.

Figures



Virginia Beach County

N

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Feet
1 inch = 2,000 feet

DRAWN BY: SLW
CHECKED BY: HA
PROJECT NO.: 60736914
DATE: 10/11/2024

DATA SOURCE: USGS NHD (2022), USGS 24k Quadrangles (2023)

AECOM

Figure 1: Location Map

Outpatient Veteran Affairs Medical Clinic

DRAWN BY: SLW
CHECKED BY: DA
PROJECT NO.: 60702391
DATE: 10/11/2024

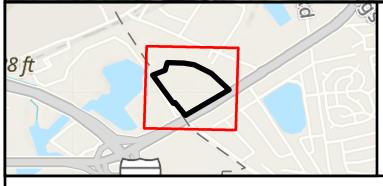
DATA SOURCE: VGIN (2024), VDOT (2024)

AECOM

Figure 2: Project Area Map

Outpatient Veteran Affairs Medical Clinic

Path: C:\Users\mcox1\OneDrive - AECOM\General - Mabbett, Ohio Team\Projects\Virginia



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Feet

1 inch = 250 feet

DRAWN BY: SLW
CHECKED BY: DA
PROJECT NO.: 60702391
DATE: 10/11/2024

DATA SOURCE: AECOM (2024), VDOT (2024)

AECOM

Figure 3: Land Cover Map

Outpatient Veteran Affairs Medical Clinic

Appendix A:
USFWS IPaC Official Species List

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694

In Reply Refer To: 08/28/2024 15:14:47 UTC
Project Code: 2024-0136471
Project Name: Hampton HCC Lease

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service (fws.gov).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
(804) 693-6694

PROJECT SUMMARY

Project Code: 2024-0136471
Project Name: Hampton HCC Lease
Project Type: Commercial Development
Project Description: Future healthcare center (HCC) lease. Facility will be approximately 246,000 gsf with 1250 parking spaces. A developer will construct the facility, and VA will lease and operate the HCC for 20 years.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.88047,-76.19233144128572,14z

Counties: Virginia Beach County, Virginia

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Department of Veterans Affairs
Name: Jason Sturm
Address: 425 I St. NW
City: Washington
State: DC
Zip: 20001
Email jason.sturm@va.gov
Phone: 2246281946

Appendix B:
VaFWIS Initial Project Assessment Report

VaFWIS Initial Project Assessment Report Compiled on 10/7/2024, 1:41:16 PM

Help

Known or likely to occur within a **2 mile radius around point 36.8800390 -76.1921150** in **710 Norfolk City, 810 Virginia Beach City, VA**

View Map of Site Location

639 Known or Likely Species ordered by Status Concern for Conservation (displaying first 46) (46 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
010031	FESE	Ia	Sturgeon, shortnose	Acipenser brevirostrum		BOVA
030074	FESE	Ia	Turtle, Kemp's ridley sea	Lepidochelys kempii		BOVA
050022	FEST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
030075	FESE	Ic	Turtle, leatherback sea	Dermochelys coriacea		BOVA
030073	FESE		Turtle, Hawksbill Sea	Eretmochelys imbricata		BOVA
040183	FESE		Tern, roseate	Sterna dougallii dougallii		BOVA
030071	FTST	Ia	Turtle, loggerhead sea	Caretta caretta	Yes	BOVA,SppObs
040144	FTST	Ia	Knot, Rufa Red	Calidris canutus rufa		BOVA
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA
030072	FTST	Ib	Turtle, green sea	Chelonia mydas		BOVA
040120	FTST	IIa	Plover, piping	Charadrius melodus		BOVA
120030	FTSE	IVb	Manatee, West Indian	Trichechus manatus		BOVA
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia		BOVA
040118	SE	Ia	Plover, Wilson's	Charadrius wilsonia		BOVA
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050034	SE	Ia	Bat, Rafinesque's eastern big-eared	Corynorhinus rafinesquii macrotis		BOVA
050027	FPSE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus		BOVA,Habitat
040096	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
040379	ST	Ia	Sparrow, Henslow's	Centronyx henslowii		BOVA
040179	ST	Ia	Tern, gull-billed	Gelochelidon nilotica		BOVA
030010	ST	IIa	Lizard, eastern glass	Ophisaurus ventralis		BOVA
040403	ST		Falcon, Arctic peregrine	Falco peregrinus tundrius		BOVA
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA

100079	FC	IIIa	Butterfly, monarch	Danaus plexippus		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin		BOVA,Habitat
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA
030031	CC	IIIc	Kingsnake, scarlet	Lampropeltis elapsoides		BOVA
040092		Ia	Eagle, golden	Aquila chrysaetos		BOVA
040040		Ia	Ibis, glossy	Plegadis falcinellus		BOVA
040213		Ic	Owl, northern saw-whet	Aegolius acadicus		BOVA
020002		IIa	Treefrog, barking	Hyla gratiosa		BOVA
040052		IIa	Duck, American black	Anas rubripes		BOVA
040033		IIa	Egret, snowy	Egretta thula		BOVA
040029		IIa	Heron, little blue	Egretta caerulea caerulea		BOVA
040036		IIa	Night-heron, yellow-crowned	Nyctanassa violacea violacea		BOVA
040114		IIa	Oystercatcher, American	Haematopus palliatus		BOVA
040192		IIa	Skimmer, black	Rynchops niger		BOVA
040181		IIa	Tern, common	Sterna hirundo		BOVA
040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA
040140		IIa	Woodcock, American	Scolopax minor		BOVA
040203		IIb	Cuckoo, black-billed	Coccyzus erythropthalmus		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA

To view **All 639 species** View 639

*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need
Virginia Widlife Action Plan Conservation Opportunity Ranking:
a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.; c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

Bat Colonies or Hibernacula: **Not Known**

Anadromous Fish Use Streams

N/A

Colonial Water Bird Survey

N/A

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests (3 records)

View Map of All Query Results
Bald Eagle Nests

Nest	N Obs	Latest Date	DGIF Nest Status	View Map
NO0201	2	Jan 1 2003	HISTORIC	Yes
NO0301	10	Mar 1 2008	UNKNOWN	Yes
NO0801	2	Mar 23 2008	UNKNOWN	Yes

Displayed 3 Bald Eagle Nests

Habitat Predicted for Aquatic WAP Tier I & II Species

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species (3 Species)

View Map of Combined Terrestrial Habitat Predicted for 3 WAP Tier I & II Species Listed Below

ordered by Status Concern for Conservation

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus	Yes
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin	Yes
040186		IIIa	Tern, least	Sternula antillarum	Yes

Public Holdings: (1 names)

Name	Agency	Level
NAB Little Creek Naval Base	U.S. Dept. of Navy	Federal

Compiled on 10/7/2024, 1:41:16 PM I2700650.0 report=IPA searchType= R dist= 3218 poi= 36.8800390 -76.1921150

PixelSize=64; Anadromous=0.019444; BECAR=0.01646; Bats=0.015901; Buffer=0.063619; County=0.052773; Impediments=0.017158; Init=0.094832; PublicLands=0.024258; SppObs=0.226166; TEWaters=0.022611; TierReaches=0.035264; TierTerrestrial=0.126437; Total=0.881468; Tracking_BOVA=0.209499; Trout=0.017622

3 Bald Eagle Nests

36,52,48.1 -76,11,31.6
is **the Search Point**

Show Position Rings
(•) Yes ( ) No
1 mile and 1/4 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Color Aerial Photography

Map Overlay Choices
Current List: Position, Search, BAEANests

Map Overlay Legend

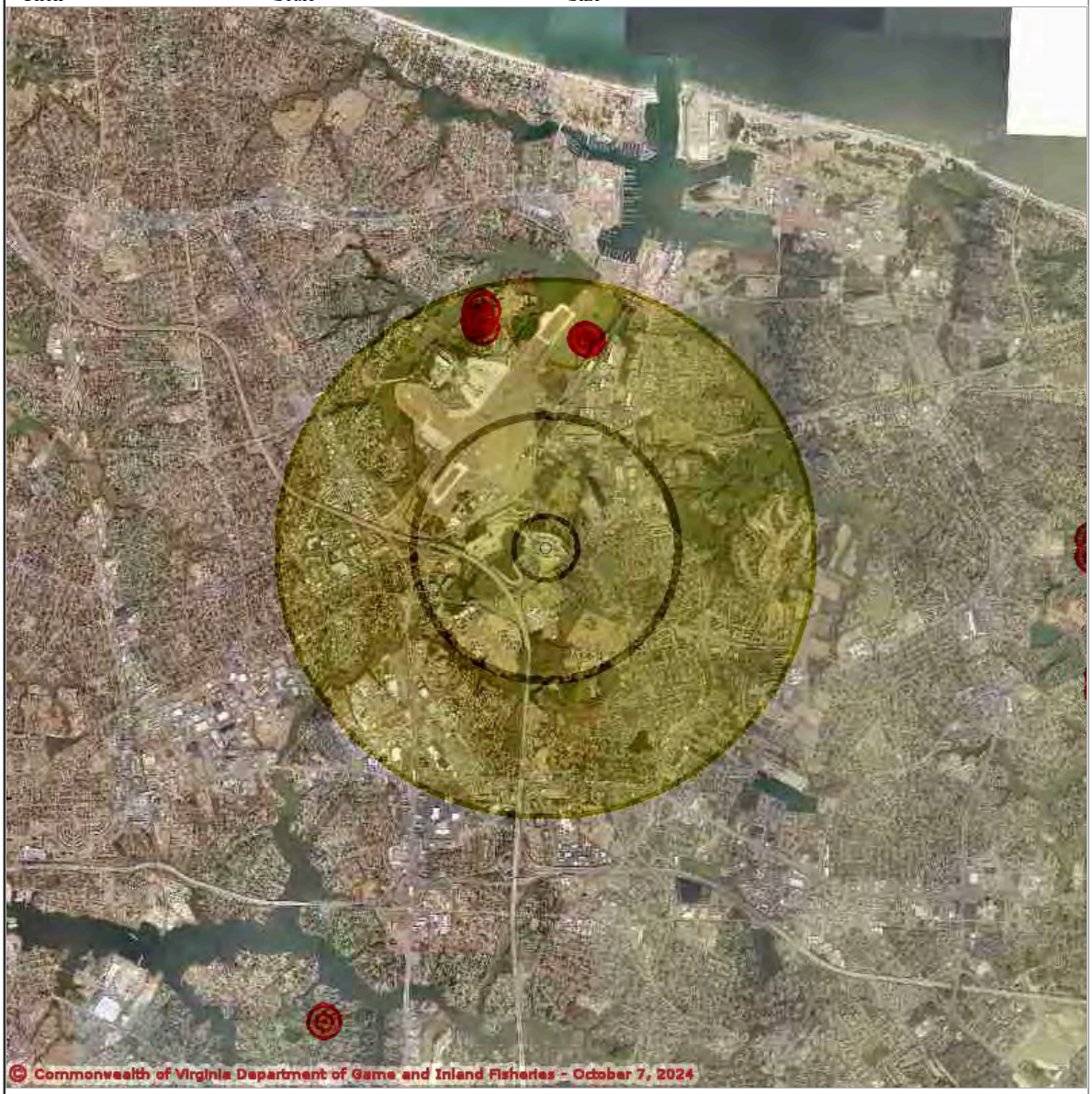
Position Rings 1 mile and 1/4 mile at the Search Point

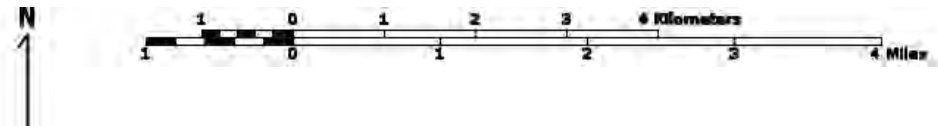
2 mile radius Search Area

Bald Eagle nests 660 and 330 foot management zones

back | Refresh Browser Page | Help

Map Click: Pan | Id | M
Map Scale: In | Zoom | Out
Screen Size: Small | Size | Big





Point of Search 36,52,48.1 -76,11,31.6
Map Location 36,52,48.1 -76,11,31.6

Select **Coordinate System:**
(•) Degrees,Minutes,Seconds Latitude - Longitude
( ) Decimal Degrees Latitude - Longitude
( ) Meters UTM NAD83 East North Zone
( ) Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Map projection is UTM Zone 18 NAD 1983 with left 387364 and top 4088628. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently

displayed as 800 columns by 800 rows for a total of 640000 pixles. The map display represents 12800 meters east to west by 12800 meters north to south for a total of 163.8 square kilometers. The map display represents 42001 feet east to west by 42001 feet north to south for a total of 63.2 square miles.

Topographic maps and Black and white aerial photography for year 1990+-
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map assembled 2024-10-07 13:13:29 (qa/qc March 21, 2016 12:20 - tn=2700650.0 dist=3218 I)
$poi=36.8800390 -76.1921150

Habitat Predicted for WAP Tier I and II Species

36,52,48.1 -76,11,31.6 is **the Search Point**

Show Position Rings
(•) Yes ( ) No
1 mile and 1/4 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Color Aerial Photography

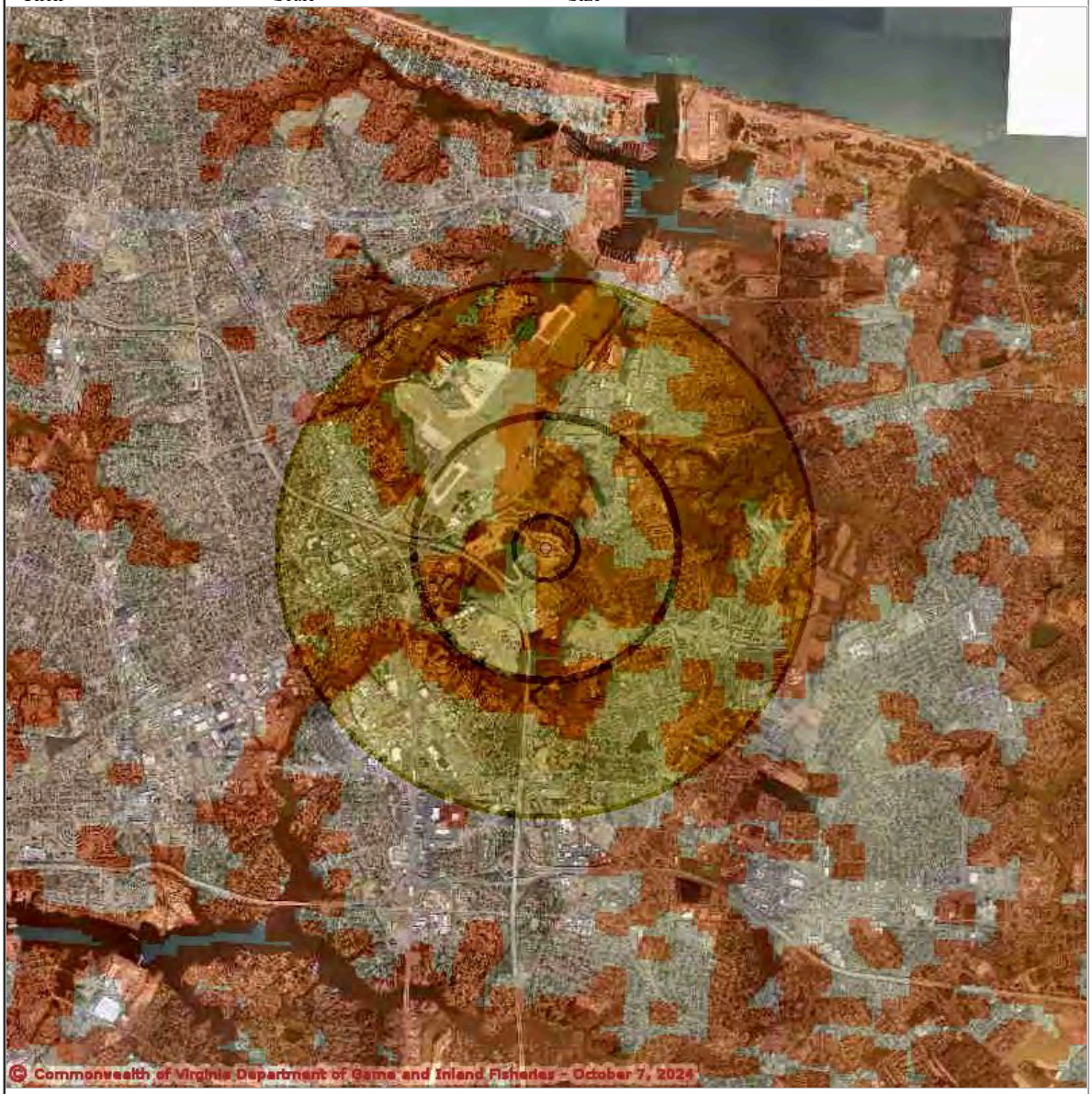
Map Overlay Choices
Current List: Position, Search, TierTerrestrial

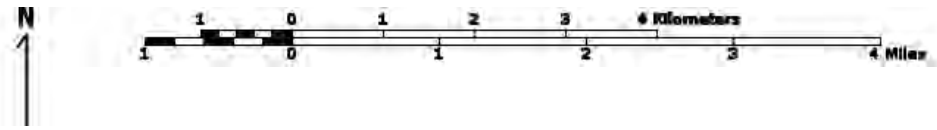
Map Overlay Legend

Predicted Habitat WAP Tier I & II
Aquatic
Terrestrial
Position Rings 1 mile and 1/4 mile at the Search Point
2 mile radius Search Area

back | Refresh Browser Page | Help

Map Click Pan | Id | M
Map Scale In Zoom Out
Screen Size Small Size Big





Point of Search 36,52,48.1 -76,11,31.6
Map Location 36,52,48.1 -76,11,31.6

Select **Coordinate System:**
(•) Degrees,Minutes,Seconds Latitude - Longitude
( ) Decimal Degrees Latitude - Longitude
( ) Meters UTM NAD83 East North Zone
( ) Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Map projection is UTM Zone 18 NAD 1983 with left 387364 and top 4088628. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently

Predicted Habitat (030013) Rattlesnake, canebrake

36,52,48.1 -76,11,31.6 is **the Search Point**

Display at center	**Item Location** is not at map center

Show Position Rings
(•) Yes ( ) No
1/2 mile and 1/8 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Color Aerial Photography

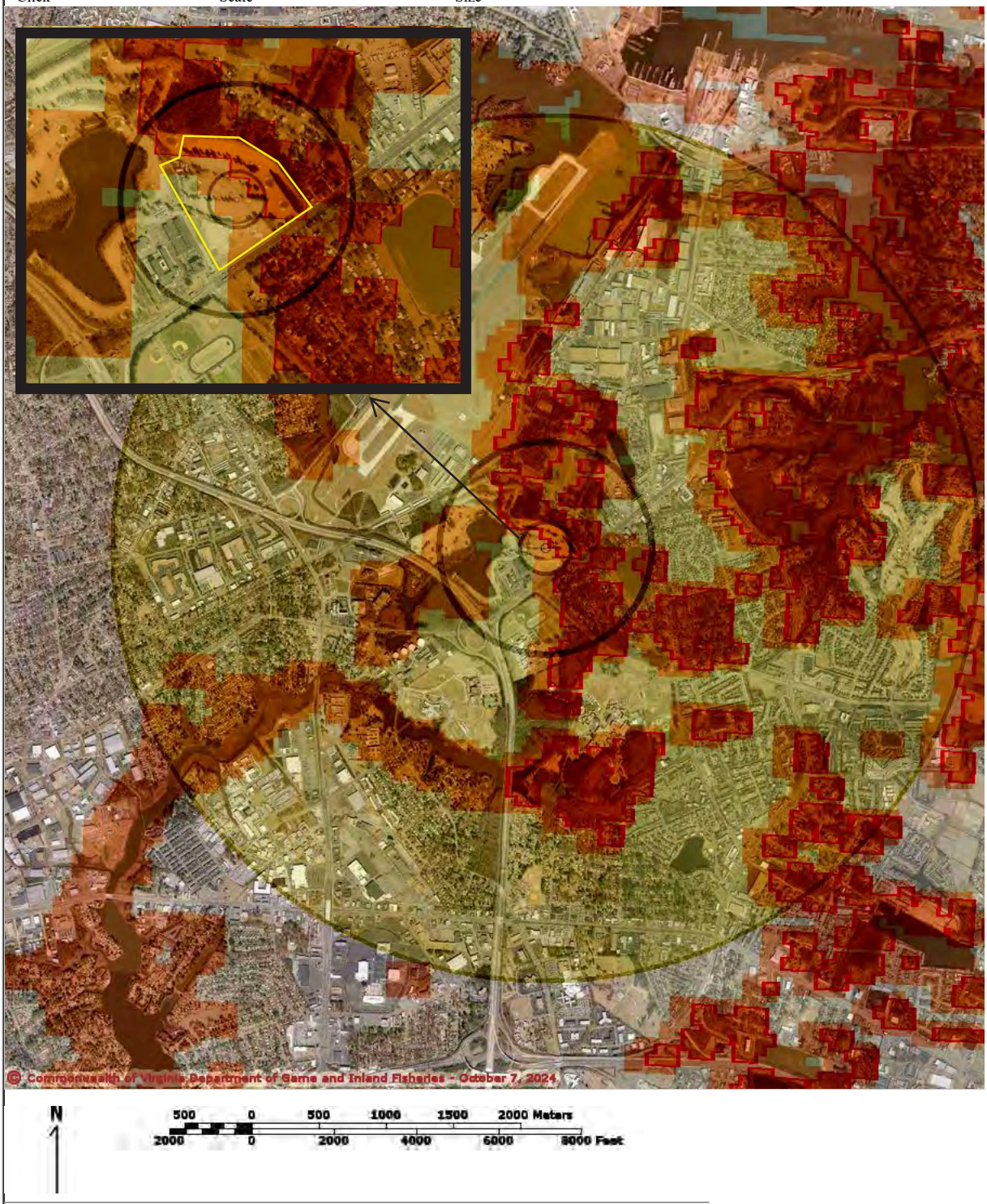
Map Overlay Choices
Current List: Position, Search, Observation

Map Overlay Legend

Predicted Habitat WAP Tier I & II
Aquatic
Terrestrial
Position Rings 1/2 mile and 1/8 mile at the Search Point
2 mile radius Search Area
Data Observation Site

back | Refresh Browser Page | Help

Map Click: Pan Id M
Map Scale: In Zoom Out
Screen Size: Small Size Big



Point of Search 36,52,48.1 -76,11,31.6
Map Location 36,52,48.1 -76,11,31.6

Select **Coordinate System:**
(•) Degrees,Minutes,Seconds Latitude - Longitude
( ) Decimal Degrees Latitude - Longitude
( ) Meters UTM NAD83 East North Zone
( ) Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Map projection is UTM Zone 18 NAD 1983 with left 389764 and top 4086228. Pixel size is 8 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 1000 columns by 1000 rows for a total of 1000000 pixles. The map display represents 8000 meters east to west by 8000 meters north to south for a total of 64.0 square kilometers. The map display represents 26251 feet east to west by 26251 feet north to south for a total of 24.7 square miles.

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map assembled 2024-10-07 13:23:13 (qa/qc March 21, 2016 12:20 - tn=2700650.0 dist=3218 I)
$poi=36.8800390 -76.1921150$query=select BOVA from vafwis_tables.dbo.cvTierTerrestrial where BOVA in ('030013')

Predicted Habitat (030067) Terrapin, northern diamond-backed

36,52,48.1 -76,11,31.6 is **the Search Point**

Display at center	**Item Location** is not at map center

Show Position Rings
(•) Yes ( ) No
1/2 mile and 1/8 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Display at center	**Search Point** is not at map center

Base Map Choices
Color Aerial Photography

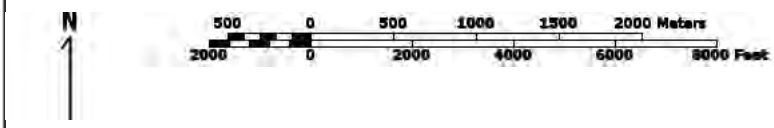
Map Overlay Choices
Current List: Position, Search, Observation

Map Overlay Legend

Predicted Habitat WAP Tier I & II
Aquatic
Terrestrial
Position Rings 1/2 mile and 1/8 mile at the Search Point
2 mile radius Search Area
Data Observation Site

back | Refresh Browser Page | Help

Map Click: Pan | Id | M
Map Scale: In Zoom Out
Screen Size: Small Size Big



Point of Search 36,52,48.1 -76,11,31.6
Map Location 36,52,36.1 -76,11,12.9

Select **Coordinate System:**
(•) Degrees,Minutes,Seconds Latitude - Longitude
( ) Decimal Degrees Latitude - Longitude
( ) Meters UTM NAD83 East North Zone
( ) Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Predicted Habitat (040186) Tern, least

36,52,48.1 -76,11,31.6 is **the Search Point**

Display at center	**Item Location** is not at map center

Show Position Rings
(•) Yes ( ) No
1/2 mile and 1/8 mile at the **Search Point**

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Color Aerial Photography

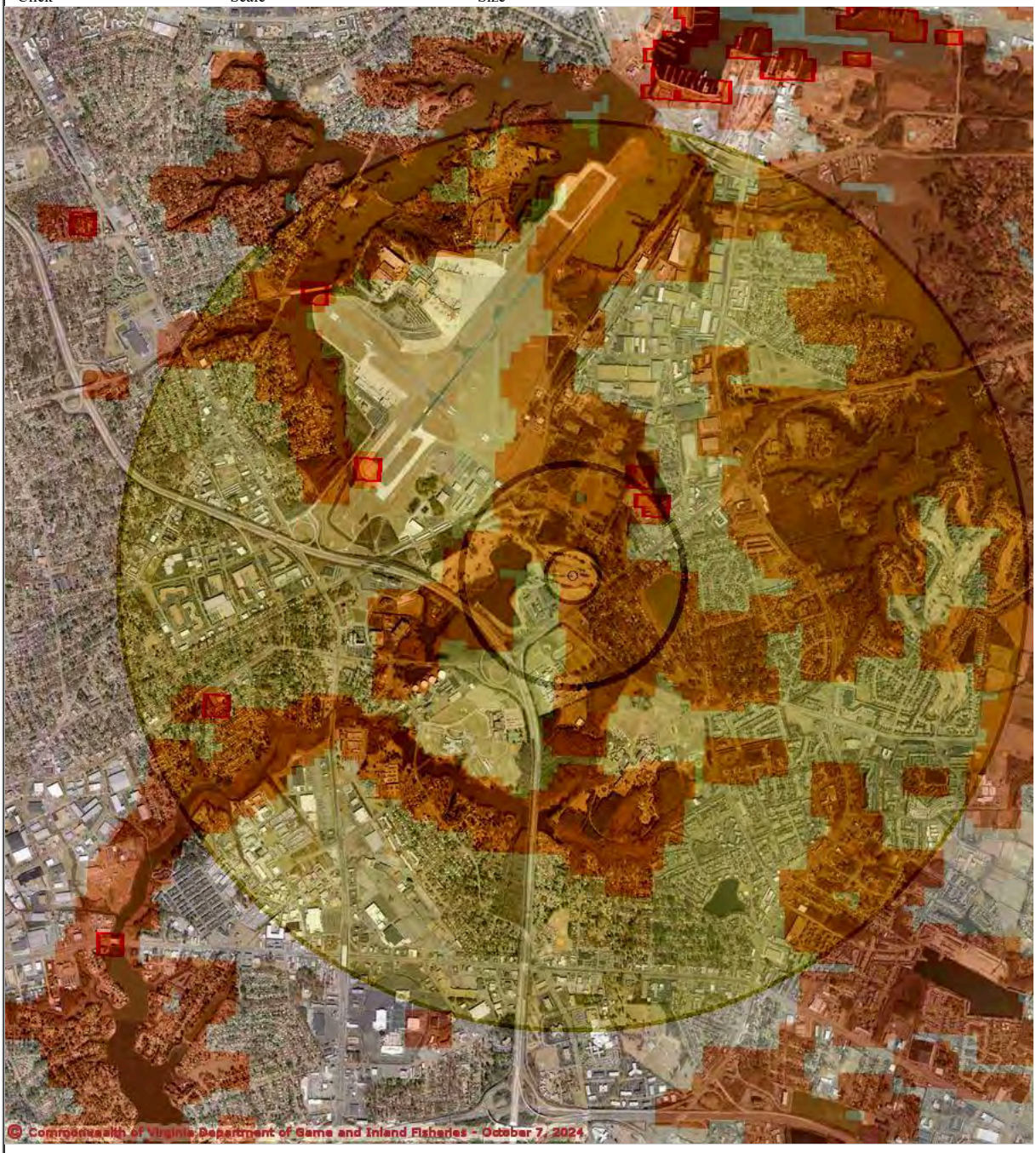
Map Overlay Choices
Current List: Position, Search, Observation

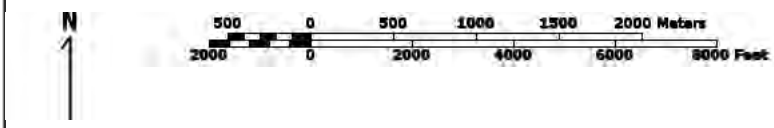
Map Overlay Legend

Predicted Habitat WAP Tier I & II
Aquatic
Terrestrial
Position Rings 1/2 mile and 1/8 mile at the Search Point
2 mile radius Search Area
Data Observation Site

back | Refresh Browser Page | Help

Map Click: Pan Id M | Map Scale: In Zoom Out | Screen Size: Small Size Big





Point of Search 36,52,48.1 -76,11,31.6
Map Location 36,52,48.1 -76,11,31.6

Select **Coordinate System:**
(•) Degrees,Minutes,Seconds Latitude - Longitude
( ) Decimal Degrees Latitude - Longitude
( ) Meters UTM NAD83 East North Zone
( ) Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Map projection is UTM Zone 18 NAD 1983 with left 389764 and top 4086228. Pixel size is 8 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 1000 columns by 1000 rows for a total of 1000000 pixles. The map display represents 8000 meters east to west by 8000 meters north to south for a total of 64.0 square kilometers. The map display represents 26251 feet east to west by 26251 feet north to south for a total of 24.7 square miles.

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map assembled 2024-10-07 13:22:35 (qa/qc March 21, 2016 12:20 - tn=2700650.0 dist=3218 I)
$poi=36.8800390 -76.1921150$query=select BOVA from vafwis_tables.dbo.cvTierTerrestrial where BOVA in ('040186')

Appendix C:
Representative Photographs

REPRESENTATIVE PHOTOGRAPH LOG

Client Name:	Site Location:	Project No.
Mabbett & Associates, Inc.	Virgina Beach County, Virginia	60736914

Photo Location 1	Date
	September 30, 2024

Description:

Shrub/Scrub

Facing South

Photo Location 2	Date
	September 30, 2024

Description:

Shrub/Scrub

Facing North

REPRESENTATIVE PHOTOGRAPH LOG

Client Name:	Site Location:	Project No.
Mabbett & Associates, Inc.	Virgina Beach County, Virginia	60736914

Photo Location 3	Date
	September 30, 2024

Description:

Developed

Facing East

Photo Location 4	Date
	September 30, 2024

Description:

Woodlot/Hedgerow

Facing East

REPRESENTATIVE PHOTOGRAPH LOG

Client Name:	Site Location:	Project No.
Mabbett & Associates, Inc.	Virgina Beach County, Virginia	60736914

Photo Location 5	Date
	September 30, 2024

Description:

Grassland/Herbaceous

Facing North

Photo Location 6	Date
	September 30, 2024

Description:

Grassland/Herbaceous

Facing East

REPRESENTATIVE PHOTOGRAPH LOG

Client Name:	Site Location:	Project No.
Mabbett & Associates, Inc.	Virgina Beach County, Virginia	60736914

Photo Location 7	Date September 30, 2024

Description:

PEM Wetland

Facing North

Photo Location 7	Date September 30, 2024

Description:

Grassland/Herbaceous

Facing West

REPRESENTATIVE PHOTOGRAPH LOG

Client Name:	Site Location:	Project No.
Mabbett & Associates, Inc.	Virgina Beach County, Virginia	60736914

Photo Location 8	Date
	September 30, 2024

Description:

Grassland/Herbaceous

Woodlot/Hedgerow is background

Facing North

Date
September 30, 2024

Description:

Representative photograph of a snag observed within the Study Area.

REPRESENTATIVE PHOTOGRAPH LOG

Client Name:	Site Location:	Project No.
Mabbett & Associates, Inc.	Virgina Beach County, Virginia	60736914

Date	
September 30, 2024	
Description: Representative photograph of a snag observed within the Study Area.	

Appendix D:
Indiana and Northern long-eared Bat Habitat Assessment Datasheet

BAT HABITAT ASSESSMENT DATASHEET

Project Name: Outpatient Veteran Affairs Medical Clinic Date: 9/30/2024

Township/Range/Section: Norfolk, VA

Lat Long/UTM Zone: 36.880219,-76.191974 Surveyor: T. Burnett

Brief Project Description

The project involves the development of an approximately 31-acre former golf course property into a Veterans Affairs clinic.

Project Area

	Total Acres	Forest Acres	Open Acres
Project	32.97	7.11	25.86

Proposed Tree Removal (ac)	Completely cleared	Partially cleared (will leave trees)	Preserve acres- no clearing
	TBD	TBD	TBD

Vegetation Cover Types

Pre-Project	Post-Project
Grassland Herbaceous, Woodlot/Hedgerow, Developed, Shrub/scrub & PEM wetland	TBD

Landscape within 5 mile radius

Flight corridors to other forested areas?

Yes

Describe Adjacent Properties (e.g. forested, grassland, commercial or residencial development, water sources)

Heavy Commercial and residential development with interspersed forested areas, open fields, and open waterbodies.

Proximity to Public Land

What is the distance (mi.) from the project area to forested public lands (e.g., national or state forests, national or state parks, conservation areas, wildlife management areas)?

Pleasure house Point Natural Area (~5-miles); Lake Smith Lake, Lawson Natural Area (~2-miles)

Use additional sheets to assess discrete habitat types at multiple sites in a project area

Include a map depicting locations of sample sites if assessing discrete habitats at multiple sites in a project area. A single sheet can be used for multiple sample sites if habitat is the same.

Sample Site Description
Sample Site No.(s): 1

Water Resources at Sample Site				
Stream Type (# and length)	Ephemeral	Intermittent	Perennial	Describe existing condition of water sources:
	N/A	N/A	N/A	Small amount of PEM Wetland present; Precipitation is the predominant source of hydrology at the Site.
Pools/Ponds (# and size)	N/A	Open and accessible to bats?		
		N/A		
Wetlands (approx. ac.)	Permanent	Seasonal		
	0.02	N/A		

Forest Resources at Sample Site				
Closure/Density	Canopy (>50')	Midstory (20-50')	Understory (<20')	1=1-10%, 2=11-20%, 3=21-40%, 4=41-60%, 5=61-80%, 6=81-100%
	1	5	4	
Dominant Species of Mature Trees	Pinus palustris, Liquidambar styraciflua, Quercus alba			
% Trees w/ Exfoliating Bark	<1%	5%	<1%	
Size Composition of Live Trees (%)	Small (3-8 in)	Med (9-15 in)	Large (>15 in)	
	5%	55%	40%	
No. of Suitable Snags		7		

Standing dead trees with exfoliating bark, cracks, crevices, or hollows. Snags without these characteristics are not considered suitable.

IS THE HABITAT SUITABLE FOR INDIANA BATS? Not within range

IS THE HABITAT SUITABLE FOR NORTHERN LONG-EARED BATS? Yes

Additional Comments:

Seven acres of forested habitat dominated by medium sized trees with very few exhibiting exfoliating bark. Mid-story is moderately dense (61-80%). Only a small PEM wetland present; no other water sources on site. Low connectivity with other forested areas; surrounding area dominated heavily by commercial/urban development. Habitat quality is low.

Attach aerial photo of project site with all forested areas labeled and a general description of the habitat

Photographic Documentation: habitat shots at edge and interior from multiple locations: understory/midstory/canopy; examples of potential suitable snags and live trees; water sources

Appendix E:
CCB Bald Eagle Nest Mapping Portal

CCB Mapping Portal

Layers: VA Eagle Nest Locator

Map Center [longitude, latitude]: [-76.17937088012695, 36.885044221456724]

Map Link:
https://www.ccbbirds.org/maps/#layer=VA+Eagle+Nest+Locator&zoom=14&lat=36.885044221456724&lng=-76.17937088012695&base=Street+Map+%28OSM%2FCarto%29

Report Generated On: 10/08/2024

Appendix F:
Wetland Data Sheets

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Outpatient Veteran Affairs Medical Clinic Norfolk City/County: Virginia Beach Sampling Date: 9/30/2024

Applicant/Owner: Mabbett & Associates, Inc. State: VA Sampling Point: W-TCB-001 wet

Investigator(s): T. Burnett, B. Bielfelt Section, Township, Range: Virginia Beach

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 0-1

Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 36.879490 Long: -76.191500 Datum: WGS84

Soil Map Unit Name: 40 - Udorthents, loamy NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X No ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:
Representative of wetland W-TCB-001, a depressional PEM wetland located in a drainage channel.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Multiple indicators of wetland hydrology were present.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: W-TCB-001 wet

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5')			
1. *Persicaria punctata*	50	Yes	OBL
2. *Andropogon glomeratus*	5	No	FACW
3. *Diodia virginiana*	5	No	FACW
4. *Juncus tenuis*	5	No	FAC
5. *Ludwigia repens*	1	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	66 =Total Cover		
50% of total cover: 33	20% of total cover: 14		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	51	x 1 =	51
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	66 (A)		86 (B)
Prevalence Index = B/A =			1.30

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)
Hydrophytic vegetation was present

SOIL

Sampling Point: W-TCB-001 wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100					Loamy/Clayey	
3-12	10YR 5/1	90	10YR 5/6	10	C	M	Sandy	Prominent redox concentrations
12-15	10YR 6/1	80	10YR 5/6	20	C	M	Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(MLRA 149A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil was present

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Outpatient Veteran Affairs Medical Clinic Norfolk City/County: Virginia Beach Sampling Date: 9/30/2024

Applicant/Owner: Mabbett & Associates, Inc. State: VA Sampling Point: W-TCB-001 upl

Investigator(s): T. Burnett, B. Bielfelt Section, Township, Range: Virginia Beach

Landform (hillside, terrace, etc.): level Local relief (concave, convex, none): convex Slope (%): 0-1

Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 36.879515 Long: -76.191547 Datum: WGS84

Soil Map Unit Name: 40 - Udorthents, loamy NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Upland datapoint associated with wetland W-TCB-001. Located slightly upgradient of the wetland in a field. Hydric soils were observed however hydrophytic vegetation nor wetland hydrology were present. Hydric soils may be present due to the water table being high in this region.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was not present

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: W-TCB-001 upl

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5')			
1. *Cynodon dactylon*	70	Yes	FACU
2. *Hypochaeris glabra*	10	No	UPL
3. *Plantago lanceolata*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	85 =Total Cover		
50% of total cover: 43	20% of total cover: 17		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	75	x 4 =	300
UPL species	10	x 5 =	50
Column Totals:	85 (A)		350 (B)
Prevalence Index = B/A =			4.12

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (If observed, list morphological adaptations below.)
Hydrophytic vegetation was not present

SOIL

Sampling Point: W-TCB-001 upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/3	100					Loamy/Clayey	sandy loam
4-12	10YR 6/2	80	10YR 5/1	12	D	M	Loamy/Clayey	sandy loam
			10YR 4/6	8	C	M		Prominent redox concentrations
12-18	10YR 5/2	95	10YR 5/2	5	C	M	Loamy/Clayey	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(MLRA 149A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil was present

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Outpatient Veteran Affairs Medical Clinic Norfolk City/County: Virginia Beach Sampling Date: 9/30/2024

Applicant/Owner: Mabbett & Associates, Inc. State: VA Sampling Point: W-TCB-002 wet

Investigator(s): T. Burnett, B. Bielfelt Section, Township, Range: Virginia Beach

Landform (hillside, terrace, etc.): level Local relief (concave, convex, none): none Slope (%): 0-1

Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 36.881096 Long: -76.191681 Datum: WGS84

Soil Map Unit Name: 3 - Augusta loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Representative of wetland W-TCB-002, a PEM wetland located on the edge of a wooded area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Multiple indicators of wetland hydrology were present.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: W-TCB-002 wet

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5')			
1. *Juncus effusus*	80	Yes	OBL
2. *Diodia virginiana*	10	No	FACW
3. *Carex scoparia*	5	No	FACW
4. *Persicaria longiseta*	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 =Total Cover		
50% of total cover: 50	20% of total cover: 20		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	80	x 1 =	80
FACW species	15	x 2 =	30
FAC species	5	x 3 =	15
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		125 (B)
Prevalence Index = B/A =			1.25

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)
Hydrophytic vegetation was present

SOIL

Sampling Point: W-TCB-002 wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 5/2	90	7.5YR 5/6	10	C	PL/M	Loamy/Clayey	Prominent redox concentrations
8-15	10YR 6/1	85	7.5YR 4/6	15	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(MLRA 149A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil was present

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Outpatient Veteran Affairs Medical Clinic Norfolk City/County: Virginia Beach Sampling Date: 9/30/2024

Applicant/Owner: Mabbett & Associates, Inc. State: VA Sampling Point: W-TCB-002 upl

Investigator(s): T. Burnett, B. Bielfelt Section, Township, Range: Virginia Beach

Landform (hillside, terrace, etc.): level Local relief (concave, convex, none): convex Slope (%): 0-1

Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 36.881159 Long: -76.191754 Datum: WGS84

Soil Map Unit Name: 3 - Augusta loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Upland datapoint associated with wetland W-TCB-002. Located slightly upgradient of the wetland on the edge of a wooded area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was not present

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: W-TCB-002 upl

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5')			
1. *Cynodon dactylon*	15	Yes	FACU
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3. *Toxicodendron radicans*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35 =Total Cover		
50% of total cover: 18	20% of total cover: 7		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	35 (A)		130 (B)
Prevalence Index = B/A =			3.71

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (If observed, list morphological adaptations below.)
Hydrophytic vegetation was not present.

SOIL

Sampling Point: W-TCB-002 upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/3	100					Loamy/Clayey	sandy loam
5-11	10YR 5/3	100					Loamy/Clayey	sandy loam
11-18	10YR 5/4	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(MLRA 149A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil was not present

Attachment 2. USFWS IPaC Record

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694

In Reply Refer To: 11/06/2024 21:56:22 UTC
Project code: 2025-0016034
Project Name: Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA

Federal Nexus: yes
Federal Action Agency (if applicable): Department of Veterans Affairs

Subject: Technical assistance for 'Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA'

Dear Lauren Marshall:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on November 06, 2024, for 'Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA' (here forward, Project). This project has been assigned Project Code 2025-0016034 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	May affect

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	May affect

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of "May Affect." A "May Affect" determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a "May Affect" determination are anticipated to result in adverse impacts to listed species. These projects may result in a "No Effect", "May Affect, Not Likely to Adversely Affect", or "May Affect, Likely to Adversely Affect" determination depending on the details of the project. Please contact our Virginia Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA

2. Description

The following description was provided for the project 'Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA':

> The U.S. Department of Veterans Affairs (VA) is proposing a project to select a parcel where a private entity would construct and operate an outpatient clinic (OPC) for VA to lease in Virginia Beach, Virginia. The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics in the VA Hampton Healthcare System.
>
> The proposed OPC is to be located at the intersection of Northampton Boulevard and Premium Outlets Boulevard in Virginia Beach, Virginia (i.e. subject property). The subject property is identified by the Virginia Beach parcel viewer as Parcel Identification Number #14587881950000 and is owned by Northampton Development, LLC. The approximately 32.93-acre subject property consists of a large open field with interspersed wooded and shrubby patches.
>
> Although a final design has not been selected, under the proposed plan, the OPC is expected to be no more than three stories, and to measure approximately 246,000 square feet (SF). The OPC development would include parking lots, a main entrance, and associated infrastructure and utility improvements.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.87997475,-76.19195247125903,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   Yes

4. Your project overlaps with an area where northern long-eared bats or tricolored bats may be present and roosting in trees year-round.

   Do you understand that your project may impact bats roosting in trees at any time during the year?

   Yes

5. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

6. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Yes

7. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

   No

8. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

   Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

   Yes

9. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

   No

10. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

    No

11. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered

    No

12. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

    No

13. Will the action cause effects to a bridge?

    Note: Covered bridges should be considered as bridges in this question.

    No

14. Will the action result in effects to a culvert or tunnel at any time of year?

    No

15. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

16. Does the action include the intentional exclusion of bats from a building or structure?

    Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

17. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

18. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    Yes

19. Will any new road go through any area of contiguous forest that is greater than or equal to 10 acres in total extent?

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forest if the forested patches, added together, comprise at least 10 acres.

    No

20. Will any new road pass between two patches of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

    No

21. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic permanently or temporarily on one or more existing roads?

    Note: For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    Yes

22. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

    No

23. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

24. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

25. Will the action include drilling or blasting?

    No

26. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

27. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

28. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

29. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

30. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

    No

31. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

32. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    No

33. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

34. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    Yes

35. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    No

36. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    No

37. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    No

38. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

    Yes

39. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

40. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    Automatically answered
    No

41. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

42. Your project overlaps with an area where northern long-eared bats may be present and roosting in trees year-round.

    Is suitable northern long-eared bat habitat present within 1000 feet of project activities?

    Yes

43. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

44. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

45. Your project overlaps with an area where tricolored bats may be present and roosting in trees year-round.

    Is suitable tricolored bat habitat present within 1000 feet of project activities? Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer "Yes." Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

46. Do you have any documents that you want to include with this submission?

    Yes

    SUBMITTED DOCUMENTS

    - *Mabbett_VA_Habitat Assessment_D01_Compiled 1.pdf https://ipac.ecosphere.fws.gov/project/6WWKQ2NZTJEA7MAT4YXLHGGVAA/projectDocuments/152293017*

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

33

IPAC USER CONTACT INFORMATION

Agency:	Department of Veterans Affairs
Name:	Lauren Marshall
Address:	105 Central St
Address Line 2:	Suite 4100
City:	Stoneham
State:	MA
Zip:	02180
Email	marshall@mabbett.com
Phone:	7812756050

Attachment 3. Conceptual Site Development Plans

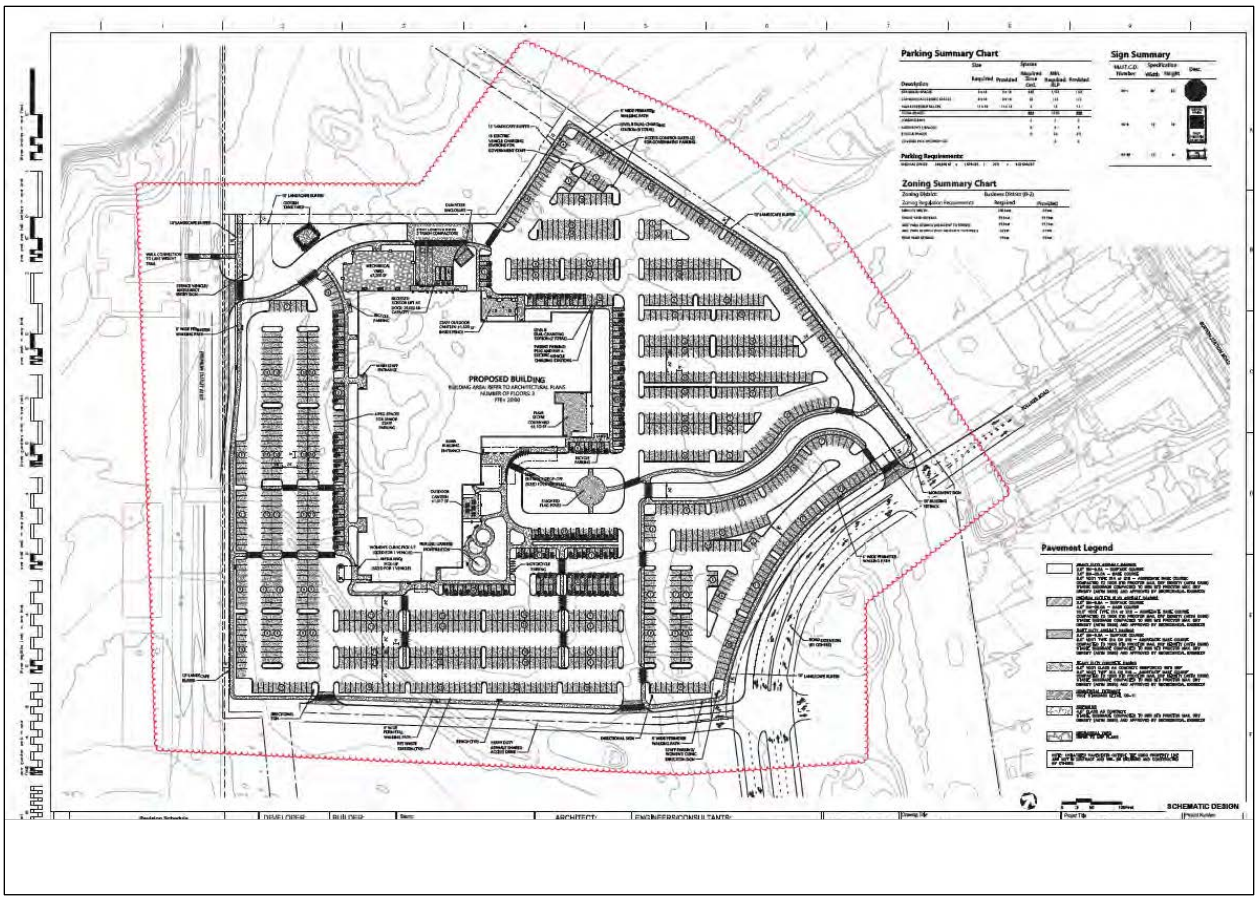

Figure 1. Design Concept 1

Figure 2. Design Concept 2

From:	Schul, Hannah (DWR)
To:	Andrew M. Glucksman
Cc:	Sturm, Jason R. (CFM); Lauren A. Marshall; Samuels, Kelley; Bielfelt, Brian; Strawderman, Nicole (DWR); Brann, Lee (DWR)
Subject:	*EXTERNAL* Re: VA OCFM - Hampton Virginia OPC - Virginia DNR bio Concurrence Request Letter
Date:	Monday, February 3, 2025 10:09:13 AM
Attachments:	image003.png image007.png image008.png image011.png image012.png Outlook-jtzu0tvj.png

Good morning Andrew,

Our taxa expert has reviewed the information provided and concurs with your determination and supports the proposed time of year restrictions. Please let me know if you have any further questions.

Have a great week,

Hannah Schul
Environmental Services Program Manager
(804) 968-8546

Virginia Department of Wildlife Resources
7870 Villa Park Drive
P.O. Box 90778
Henrico, VA 23228

https://dwr.virginia.gov/wies/environmental-services/

CONSERVE. CONNECT. PROTECT.

From: Andrew M. Glucksman <glucksman@mabbett.com>
Sent: Thursday, January 16, 2025 11:35 AM
To: Schul, Hannah (DWR) <Hannah.Schul@dwr.virginia.gov>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>; Strawderman, Nicole (DWR) <Nicole.Strawderman@dwr.virginia.gov>; Brann, Lee (DWR) <Lee.Brann@dwr.virginia.gov>; Brown, Ryan (DWR) <Ryan.Brown@dwr.virginia.gov>
Subject: RE: VA OCFM - Hampton Virginia OPC - Virginia DNR bio Concurrence Request Letter

Hi Hannah,

Thank you for the follow up. Please find attached the original request, but please note that the project would include a requirement to avoid tree removal and trimming during both the torpor season time-of-year restriction from December 15 – February 15 and the summer occupancy TOYR from April 1 – July 15 to minimize potential impacts to the northern long-eared bat, tricolored bat, little brown bat, and Rafinesque's bat.

Please let us know if any additional information is needed.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone 781-275-6050 Ext. 401
Web www.mabbett.com
Email glucksman@mabbett.com

Mabbett & Associates, Inc.
Scientists | Engineers | Program Managers

From: Schul, Hannah (DWR) <Hannah.Schul@dwr.virginia.gov>
Sent: Thursday, January 16, 2025 10:48 AM
To: Andrew M. Glucksman <glucksman@mabbett.com>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>; Strawderman, Nicole (DWR) <Nicole.Strawderman@dwr.virginia.gov>; Brann, Lee (DWR) <Lee.Brann@dwr.virginia.gov>; Brown, Ryan (DWR) <Ryan.Brown@dwr.virginia.gov>
Subject: *EXTERNAL* Re: VA OCFM - Hampton Virginia OPC - Virginia DNR bio Concurrence Request Letter

---

Thanks for connecting us Ryan.

Andrew, the Environmental Services Section will review the request letter in consultation with our bat expert. The additional information attachments did not make it through - could you

please resend them? Please include any correspondence with USFWS.

Thank you and have a great day!

Hannah Schul
Environmental Services Program Manager
(804) 968-8546

Virginia Department of Wildlife Resources
7870 Villa Park Drive
P.O. Box 90778
Henrico, VA 23228

https://dwr.virginia.gov/wies/environmental-services/

From: Brown, Ryan (DWR) <ryan.brown@dwr.virginia.gov>
Sent: Wednesday, January 15, 2025 12:12 PM
To: Andrew M. Glucksman <glucksman@mabbett.com>; Schul, Hannah (DWR) <Hannah.Schul@dwr.virginia.gov>
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: RE: VA OCFM - Hampton Virginia OPC - Virginia DNR bio Concurrence Request Letter

Hi Andrew,

I'm asking Hannah Schul, head of our Environmental Review Section (copied) to review and respond to you. Thanks,

Ryan Brown
Executive Director
P 804.367.9231
Virginia Department of Wildlife Resources
CONSERVE. CONNECT. PROTECT.
A 7870 Villa Park Dr., P.O. Box 90778, Henrico, VA 23228-0778
www.virginiawildlife.gov

From: Andrew M. Glucksman <glucksman@mabbett.com>
Sent: Wednesday, January 15, 2025 10:50 AM
To: Brown, Ryan (DWR) <ryan.brown@dwr.virginia.gov>

Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: RE: VA OCFM - Hampton Virginia OPC - Virginia DNR bio Concurrence Request Letter

Hi Ryan,

Writing to follow-up and provide additional information regarding this on this coordination request.

Please note that under the Proposed Action, the developer would be required to avoid tree removal and trimming during both the torpor season time-of-year restriction from December 15 – February 15 and the summer occupancy TOYR from April 1 – July 15 to minimize potential impacts to the northern long-eared bat, tricolored bat, little brown bat, and Rafinesque's bat.

VA has already consulted with USFWS on this regarding the NLEB and tricolored bat.

Please advise on whether this TOYR would also be considered by VADRN to result in no affect to the state listed species.

Please let us know if any additional information is needed.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone 781-275-6050 Ext. 401
Web www.mabbett.com
Email glucksman@mabbett.com

Mabbett & Associates, Inc.
Scientists | Engineers | Program Managers

From: Andrew M. Glucksman
Sent: Tuesday, December 31, 2024 3:33 PM
To: ryan.brown@dwr.virginia.gov
Cc: Sturm, Jason R. (CFM) <Jason.Sturm@va.gov>; Lauren A. Marshall <marshall@mabbett.com>; Samuels, Kelley <Kelley.Samuels@aecom.com>; Bielfelt, Brian <Brian.Bielfelt@aecom.com>
Subject: VA OCFM - Hampton Virginia OPC - Virginia DNR bio Concurrence Request Letter

Good afternoon Ryan,

On behalf of the U.S. Department of Veterans Affairs, please find attached the consultation letter and biological survey report for the proposed VA Hampton Outpatient Clinic in Virginia Beach, Virginia.

VA is requesting concurrence with the determination noted I the letter and report and requests that your office identify and describe any mitigation required to ensure no adverse impacts occur to these species during construction of the OPC.

Should you have any questions about this project, you may contact Jason Sturm, VA Project Manager, at (224) 628-1946 or at Jason.Sturm@va.gov.

Thank you,

Andrew

Andrew Glucksman, LEED AP, WEDG
Practice Lead, Natural Resources Group

Phone: 781-275-6050 Ext. 401
Mobile: 401-910-6451
Web: www.mabbett.com
e-Mail: glucksman@mabbett.com

Mabbett & Associates, Inc.
Scientists | Engineers | Program Managers
40 Old Louisquisset Pike, Suite 200, North Smithfield, RI 02896

UEI: JACMATCH87S5

Think before you print.

U.S. DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

12 December 2024

Ryan Brown
Executive Director
Virginia Department of Wildlife Resources
Henrico, Virginia 23228

Via email to: ryan.brown@dwr.virginia.gov

Re: Technical Assistance for 'Env. Assessment for Proposed Construction & Operation of an Outpatient Clinic, Virginia Beach, VA,' USFWS IPAC PROJECT CODE: 2025-0016034

The U.S. Department of Veterans Affairs (VA) is proposing a project to select a parcel where a private entity would construct and operate an outpatient clinic (OPC) for VA to lease in Virginia Beach, Virginia. The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics in the VA Hampton Healthcare System.

The proposed OPC site is to be located at the intersection of Northampton Boulevard and Premium Outlets Boulevard in Virginia Beach, Virginia. The site is identified by the Virginia Beach parcel viewer as Parcel Identification Number #14587881950000 and is owned by Northampton Development, LLC. The approximately 32.93-acre site consists of a large open field with interspersed wooded and shrubby patches. The site and surrounding area historically was located adjacent to farmland and local railroads, with a building for the Norfolk City Waterworks constructed on site between 1919 and 1948. However, by the 1960s, the immediate area was developed into subdivisions, and the site was developed into part of the Lake Wright Golf Course. In 2014, the golf course closed, and the site has been undeveloped for a decade.

Although a final design has not been selected, under the proposed plan, the OPC is expected to be no more than three stories, with a footprint of 246,000 square feet (SF). The OPC development would include parking lots with spaces for approximately 1,250 vehicles, a main entrance and a separate ambulatory entrance, and associated infrastructure and utility improvements. Approximately 28 acres of the site would be regraded and redeveloped.

In October 2024, VA's consultants completed a biological survey at the proposed site and determined habitat presence in the action area for four (4) state listed species: northern long-eared bat *(Myotis septentrionalis),* tricolored bat *(Perimyotis subjlavus),* little brown bat *(Myotis lucifugus),* and Rafinesque's eastern big-eared bat *(Corynorhinus rafinesquii macrotis).* Because most of the site would be redeveloped, a 'may affect' biological conclusion was made for the above listed species and with the requirement to conduct a presence/probable absence survey in advance of construction. VA subsequently completed the IPaC determination key, which concluded that further consultation with your office is necessary. Because the northern long-eared bat and tricolored bat are also federally protected species, a concurrence letter has been sent to USFWS Virginia Ecological Services Field Office as well. Attached is supporting documentation from the October 2024 biological survey report, USFWS IPaC record, and the conceptual site development plans.

VA is requesting concurrence with our determination and requests that your office identify and describe any mitigation required to ensure no adverse impacts occur to these species during construction of the OPC. Should you have any questions about this project, you may contact me at (224) 628-1946 or at Jason.Sturm@va.gov.

Sincerely,

JASON STURM Digitally signed by JASON STURM
Date: 2024.12.16 16:04:59 -07'00'

Jason Sturm

APPENDIX E
PUBLIC ENGAGEMENT

SCOPING

1. *Virginian-Pilot* Scoping Notice
2. Stakeholder Scoping Letter
3. Scoping Comments
4. VA Responses to Scoping Comments

DRAFT EA

1. *Virginian-Pilot* NOA
2. Stakeholder Letter
3. Comments
4. VA Responses to Comments

PUBLIC NOTICE
SCOPING FOR AN ENVIRONMENTAL ASSESSMENT
U.S. DEPARTMENT OF VETERANS AFFAIRS
DECISION-MAKING PROCESS TO SELECT A PARCEL WHERE A PRIVATE ENTITY WOULD CONSTRUCT AND OPERATE AN OUTPATIENT CLINIC FOR VA TO LEASE IN VIRGINIA BEACH, VIRGINIA.

The U.S. Department of Veterans Affairs (VA) invites scoping input for preparation of an environmental assessment (EA) for the decision-making process to select a parcel where a private entity would construct a facility for VA to lease and operate as an outpatient clinic. The proposed parcel is at the intersection of Premium Outlets Boulevard and Northampton Boulevard in Virginia Beach. The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics in the VA Hampton Healthcare System. Additional project details are available in the scoping notice posted at www.cfm.va.gov/environmental. If you have comments on the scope of the EA, the range of alternatives, and environmental issues for in-depth analysis, please email your comments to vacoenvironment@va.gov with the subject line "Virginia Beach OPC EA" by November 27, 2024. VA anticipates publishing the Draft EA for a 30-day public review and comment period in Winter 2024-2025. VA will notify stakeholders, publish a notice of availability of the Draft EA in the *Virginian-Pilot*, and invite comments on the Draft EA at that time.

VIRGINIA MEDIA

Sold To:
Mabbett & Associates Inc. - CU80125254
40 Old Louisquisset Pike, Ste 200
North Smithfield, RI 02896

Bill To:
Mabbett & Associates Inc. - CU80125254
40 Old Louisquisset Pike, Ste 200
North Smithfield, RI 02896

Affidavit of Publication

State of Illinois
County of Cook

Order Number: 7716358
Purchase Order: 7716358 PUBLIC NOTICE

This day, Jeremy Gates appeared before me and, after being duly sworn, made oath that:

1) He/she is affidavit clerk of The Virginian Pilot, a newspaper published by Virginian-Pilot Media Companies, LLC in the city of Norfolk, Portsmouth, Chesapeake, Suffolk and Virginia Beach and the Commonwealth of Virginia and in the state of North Carolina.
2) That the advertisement hereto annexed has been published in said newspaper on the dates stated below
3) The advertisement has been produced on the websites classifieds.pilotonline.com and https://www.publicnoticevirginia.com

Published on: **Oct 25, 2024; Oct 27, 2024.**

Jeremy Gates

Subscribed and sworn to before me in my city and state on the day and year aforesaid this 28 day of October, 2024

My commission expires July 6, 2025

Notary Signature

MARIA JOE
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 6, 2025

Notary Stamp

VIRGINIA MEDIA

PUBLIC NOTICE
SCOPING FOR AN ENVIRONMENTAL ASSESSMENT U.S. DEPARTMENT OF VETERANS AFFAIRS DECISION-MAKING PROCESS TO SELECT A PARCEL WHERE A PRIVATE ENTITY WOULD CONSTRUCT AND OPERATE AN OUTPATIENT CLINIC FOR VA TO LEASE IN VIRGINIA BEACH, VIRGINIA.

The U.S. Department of Veterans Affairs (VA) invites scoping input for preparation of an environmental assessment (EA) for the decision-making process to select a parcel where a private entity would construct a facility for VA to lease and operate as an outpatient clinic. The proposed parcel is at the intersection of Premium Outlets Boulevard and Northampton Boulevard in Virginia Beach. The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics in the VA Hampton Healthcare System. Additional project details are available in the scoping notice posted at www.cfm.va.gov/environmental. If you have comments on the scope of the EA, the range of alternatives, and environmental issues for in-depth analysis, please email your comments to vacoenvironment@va.gov with the subject line "Virginia Beach OPC EA" by November 27, 2024. VA anticipates publishing the Draft EA for a 30-day public review and comment period in Winter 2024-2025. VA will notify stakeholders, publish a notice of availability of the Draft EA in the Virginian-Pilot, and invite comments on the Draft EA at that time.

October 25, & 27, 2024 - 7716358

Agency - Federal	Dear	Position	Address 1	Address 2	City State Zip	Telephone	Email	Website	Notes
U.S. Environmental Protection Agency - Region 3	Melissa Mertz	Region 3 EPA NEPA Coordinato	Four Penn Center	1600 John F. Kenney Blvd.	Philadelphia, PA 19103-2029	800-438-2474	R3NEPA@epa.gov	https://www.epa.gov/aboutepa/epa-region-3-mid-atlantic	
Agency - State	**Dear**	**Position**	**Address 1**	**Address 2**	**City State Zip**	**Telephone**	**Email**	**Website**	**Notes**
Virginia Department of Environmental Quality--Office of Environmental Impact Review	Bettina Rayfield	Program Manager	Office of Environmental Impact Review				eir@deq.virginia.gov		
Virginia Department of Environmental Quality	Mike Rolband	Director	P.O. Box 1105		Richmond, VA 23218	804-698-4020	Michael.Rolband@DEQ.Virginia.gov	https://www.deq.virginia.gov/home	
Virginia Department of Transportation	Stephen C. Brich	Commissioner	1401 E. Broad St.		Richmond, VA 23219	804-786-2701	STEPHEN.BRICH@VDOT.VIRGINIA.GOV	https://www.vdot.virginia.gov/	
Virginia Department of Historic Resources	Julie Langan	Agency/SHPO Director	2801 Kensington Avenue		Richmond, VA 23221	804-482-6446		https://www.dhr.virginia.gov/	
Virginia Division of Veterans Services	Chuck Zingler	Commissioner	101 North 14th Street, 17th Floor		Richmond, VA 23219	804-786-0286	Chuck.Zingler@dvs.virginia.gov	https://www.dvs.virginia.gov/dvs	
Elected Officials - Federal and State	**Dear**	**Position**	**Address 1**	**Address 2**	**City State Zip**	**Telephone**	**Email**	**Website**	**Notes**
Tim Kaine, United States Senate	Senator Kaine		231 Russell Senate Office Building		Washington, DC 20510	202-224-4024		https://www.kaine.senate.gov/	
Mark Warner, United States Senate	Senator Warner		703 Hart Senate Office Building		Washington, DC 20510	202-224-2023		https://www.warner.senate.gov/public/	
Jennifer A. Kiggans, United States House of Representatives - District 2	Representative Kiggans		1037 Longworth House Office Building		Washington, DC 20515	202-225-4215		https://kiggans.house.gov/	
Robert S. Bloxom, State Delegate - District 100	Delegate Bloxom		General Assembly Building	201 North 9th Street	Richmond, Virginia 23219	804-698-1000	DelRBloxom@house.virginia.gov	https://virginiageneralassembly.gov/house/members/members.php?id=H0267	
Bill DeSteph, State Senate - District 20	Senator DeSteph		588 Central Drive		Virginia Beach, VA 23454	804-698-7520	senatordesteph@senate.virginia.gov	https://apps.senate.virginia.gov/Senator/memberpage.php?id=S96	
Agency - City	**Dear**	**Position**	**Address 1**	**Address 2**	**City State Zip**	**Telephone**	**Email**	**Website**	**Notes**
Robert M. "Bobby" Dyer, Virginia Beach Mayor's Office	Mayor Dyer		2401 Courthouse Dr.		Virginia Beach, VA 23456	757-385-4581	mayorsoffice@vbgov.com	https://virginiabeach.gov/city-hall/mayors-office	
Agency - Tribe	**Dear**	**Position**	**Address 1**	**Address 2**	**City State Zip**	**Telephone**	**Email**	**Website**	**Notes**
Delaware Nation, Oklahoma	Deborah Dotson	President	P.O. Box 825		Anadarko, OK 73005	405-247-2448	ddotson@delawarenation-nsn.gov	http://www.delawarenation.com	Last Update 26-Feb-2024
Delaware Nation, Oklahoma	Katelyn Lucas	THPO	P.O. Box 825		Anadarko, OK 73005	405-544-8115	klucas@delawarenation-nsn.gov	http://www.delawarenation.com	Last Update 26-Feb-2024
Nansemond Indian Nation	Keith Anderson	Chief	1001 Pembroke Lane	**Address 2**	Suffolk, VA 23434	757-255-9317	administrator@nansemond.gov	http://www.nansemond.org	Last Update 22-Aug-2024
Pamunkey Indian Tribe	Robert Gray	Chief	1054 Pocahontas Trail	1400 N Blvd	King William, VA 23086	804-339-1629	pamunkeytribe@pamunkey.org	http://www.pamunkey.net/	Last Update 20-Aug-2024
Agency - Environmental	**Dear**	**Position**	**Address 1**	**Address 2**	**City State Zip**	**Telephone**	**Email**		
Virginia Interfaith Power & Light	Rev. Dr. Faith B. Harris	Executive Director	P.O. Box 26059		Richmond, VA 23260	804-920-3761	fharris@vaipl.org	https://vaipl.org/	
Virginia Environmental Justice Collaborative	Queen Zakia Shabazz	CEO	P. O. Box 24773		Richmond, VA 23224	804-370-1143	qshabazz@vaejc.org	https://www.vaejc.com/	
Agency - Veterans	**Dear**	**Position**	**Address 1**	**Address 2**	**City State Zip**	**Telephone**	**Email**		
VFW General MacArthur Memorial Post No. 392	James Wikkerink	Post Commander	2408 Bowland Parkway		Virginia Beach, VA 23454	757-486-5875	commandervfw392@gmail.com	https://www.vfw392.org/	
Virginia Department of Veterans Services - Portsmouth Benefits Office	Lynette Hawk	Service Representative	620 John Paul Jones Circle	Building 3, 7th Floor	Portsmouth, VA 23708	757-929-6160	Lynette.Hawk@dvs.virginia.gov	https://www.dvs.virginia.gov/dvs/locations/portsmouth-field-office	
Virginia Department of Veterans Services - Norfolk Benefits Office	Ashley Laster	Assistant Regional Manager	6350 Center Drive	Building 5, Suite 100	Norfolk, VA 23502	757-455-0814	Ashley.Laster@dvs.virginia.gov	https://www.dvs.virginia.gov/dvs/locations/tidewater-field-office	
Virginia Department of Veterans Services - Virginia Beach - Pembroke Benefits Office	Shelley Knight	Service Representative	293 Independence Blvd.	Pembroke 5, Suite 19	Virginia Beach, VA 23462	757-552-1884	Shelley.Knight@dvs.virginia.gov	https://www.dvs.virginia.gov/dvs/locations/virginia-beach-field-office	
Virginia Veterans Service Foundation	Kayla Arestivo	Executive Director	101 North 14th Street, 17th Floor		Richmond, VA 23219	804-225-4748	Kayla.Arestivo@vsf.virginia.gov	https://virginiaveteransservicesfoundation.org/	

U.S. DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

October 18, 2024 (*Sent by email)*

SUBJECT: Environmental Assessment Scoping Notice for the Proposed Construction and Operation of an Outpatient Clinic in Virginia Beach, Virginia **[VA ID# EAXX-029-15-VHA-1728502303]**

Dear Valued Stakeholder:

The U.S. Department of Veterans Affairs (VA) is proposing a project to construct and operate an outpatient clinic (OPC) in Virginia Beach, Virginia (the Proposed Action). The proposed parcel, where a private entity would construct a facility for VA to lease and operate as an OPC, is located at the intersection of Premium Outlets Boulevard and Northampton Boulevard in Virginia Beach. (*Figures 1 and 2*). The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics within the VA Hampton Healthcare System.

VA is preparing an environmental assessment (EA) to analyze the potential environmental impacts of the Proposed Action. VA is seeking input from stakeholders as part of the scoping process in the development of this document. VA is preparing the EA in accordance with the National Environmental Policy Act of 1969 (NEPA) (42 U.S. Code [USC] § 4321- 4370), as implemented by the Council on Environmental Quality (40 Code of Federal Regulations [CFR] Parts 1500-1508), and VA's NEPA regulations (38 CFR Part 26).

Through this notice, VA is also providing the public with information about the undertaking and seeking 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). VA is using its procedures for public involvement under NEPA in lieu of public involvement requirements in Subpart B of the Section 106 regulations per 36 CFR Part 800.2(d)(3). 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 conducted its Section 106 review and consultation separately.

If you have comments on the scope of the EA, the range of alternatives, and environmental issues for in-depth analysis, please email your comments to vacoenvironment@va.gov with the subject line "Virginia Beach OPC EA".

Additionally, VA will publish the Draft EA online at Environmental Program Office - Office of Construction & Facilities Management (va.gov) for a 30-day public review and comment period. The Notice of Availability will be posted in the Virginian-Pilot.

Respectfully,

GLENN ELLIOTT Digitally signed by GLENN ELLIOTT
Date: 2024.10.18 12:24:45 -04'00'

Glenn Elliott
Director, Project Development Services Division
Office of Construction and Facilities Management

Figure 1: General Location of the Proposed Project Area

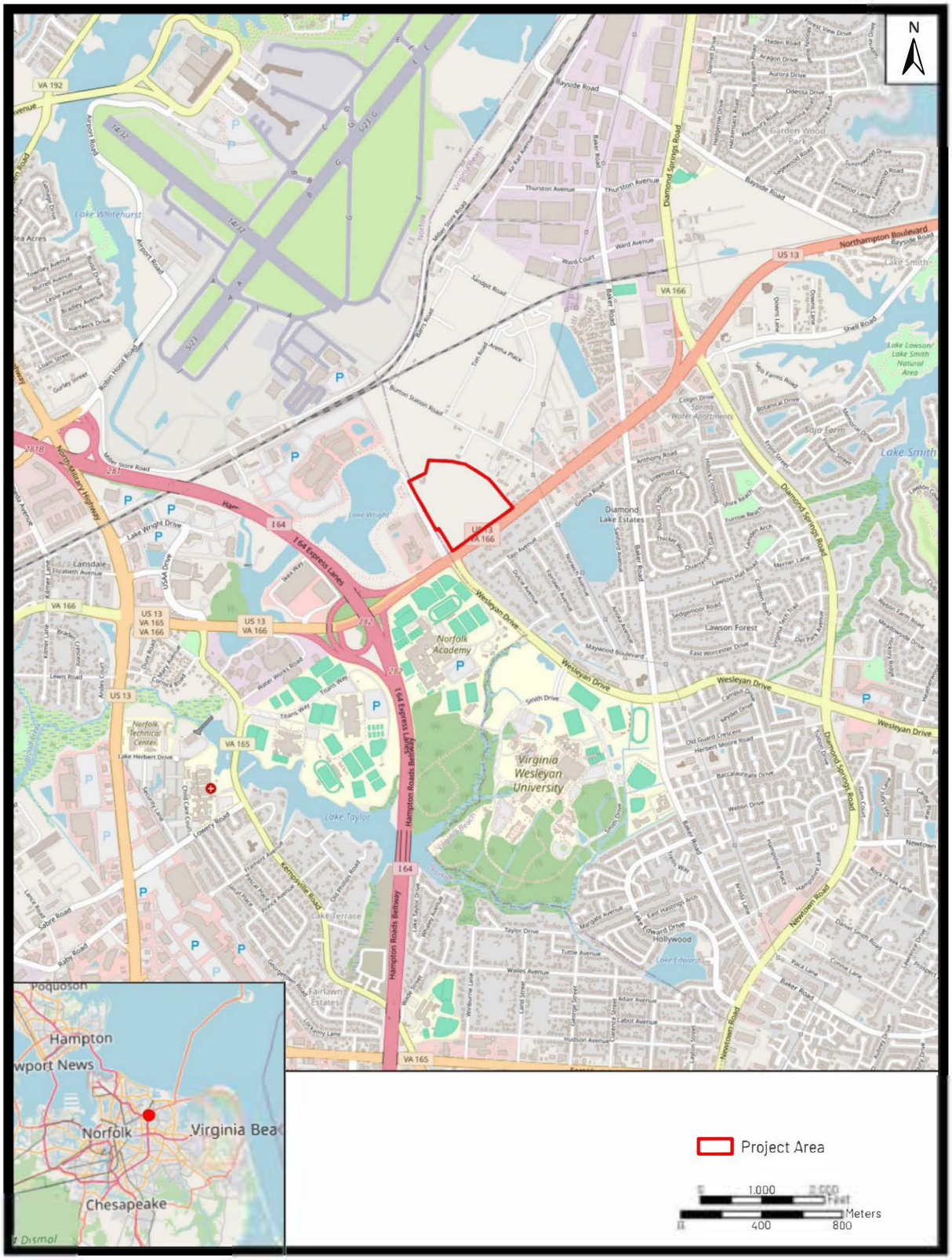

Figure 2: Detailed View of the Proposed Project Area

From:	VACO Environment
To:	ddotson@delawarenation-nsn.gov; klucas@delawarenation-nsn.gov; administrator@nansemond.gov; pamunkeytribe@pamunkey.org
Subject:	Virginia Beach Outpatient Clinic EA Scoping Notification
Date:	Friday, October 25, 2024 9:01:20 AM
Attachments:	Scoping Notice.pdf

Dear Valued Stakeholder:

The U.S. Department of Veterans Affairs (VA) is proposing a project to construct and operate an outpatient clinic (OPC) in Virginia Beach, Virginia (the Proposed Action). The proposed parcel, where a private entity would construct a facility for VA to lease and operate as an OPC, is located at the intersection of Premium Outlets Boulevard and Northampton Boulevard in Virginia Beach. The purpose of the Proposed Action is to address overcapacity issues at the five existing outpatient clinics within the VA Hampton Healthcare System.

As part of the decision-making process, VA will undertake activities to comply with the National Environmental Policy Act (NEPA). VA is seeking comments on the scope of the process, the range of alternatives, and environmental issues for in-depth analysis.

VA invites your participation in the NEPA scoping process. Please see the attached Scoping Notice for information on the proposed project and how to submit comments or input on issues VA should analyze within the EA.

Respectfully,

Jason Sturm
Environmental Engineer

From: VACO Environment
To: Andrew M. Glucksman
Subject: FW: NEW SCOPING U.S. Dept. of Veterans Affairs Virginia Beach OPC EA
Date: Tuesday, November 5, 2024 6:16:45 PM

FYI

From: Warren, Arlene (VDH) <Arlene.Warren@vdh.virginia.gov>
Sent: Monday, November 4, 2024 2:24 AM
To: VACO Environment <VACOEnvironment@va.gov>
Subject: [EXTERNAL] RE: NEW SCOPING U.S. Dept. of Veterans Affairs Virginia Beach OPC EA

Project #: N/A
Project Name: SCOPING U.S. Dept. of Veterans Affairs Virginia Beach OPC EA
UPC #: N/A
Location: Virginia Beach, VA

VDH – Office of Drinking Water has reviewed the above project. Below are our comments as they relate to proximity to **public drinking water sources** (groundwater wells, springs and surface water intakes). Potential impacts to public water distribution systems or sanitary sewage collection systems **must be verified by the local utility.**

There are no public groundwater wells within a 1-mile radius of the project site.

The following surface water intakes are located within a 5-mile radius of the project site:

PWS ID Number	System Name	Facility Name
3710100	NORFOLK, CITY OF	MOORES BRIDGES WB/LP/LW RAW INTAKE
3710100	NORFOLK, CITY OF	MOORES BRIDGES WEST RAW INTAKE
3710100	NORFOLK, CITY OF	IN-TOWN LAKES

The project is within the watershed of the following public surface water sources (facilities where the project falls within 5-miles of the intake **and** is within the intake's watershed are formatted in **bold**):

PWS ID Number	System Name	Facility Name
3710100	**NORFOLK, CITY OF**	**IN-TOWN LAKES**
3710100	NORFOLK, CITY OF	IN-TOWN LAKES

Best Management Practices should be employed, including Erosion & Sedimentation Controls and Spill Prevention Controls & Countermeasures on the project site.

Materials should be managed while on site and during transport to prevent impacts to nearby surface water.

The Virginia Department of Health – Office of Drinking Water appreciates the opportunity to provide comments. If you have any questions, please let me know.

Best Regards,

Arlene F. Warren
GIS Program Support Technician
Mobile 804-389-2167 (office/cell/text)
Email arlene.warren@vdh.virginia.gov
VDH, Office of Drinking Water
109 Governor Street, 6th Floor
Richmond, VA 23219

From: Fulcher, Valerie (DEQ) <Valerie.Fulcher@deq.virginia.gov>
Sent: Tuesday, October 29, 2024 11:45 AM
To: dgif-ESS Projects (DWR) <ESSProjects@dwr.virginia.gov>; Tignor, Keith (VDACS) <Keith.Tignor@vdacs.virginia.gov>; DCR-PRR Environmental Review (DCR) <envreview@dcr.virginia.gov>; odwreview (VDH) <odwreview@vdh.virginia.gov>; Ballou, Thomas (DEQ) <Thomas.Ballou@deq.virginia.gov>; Lovain, Ava (DEQ) <Anna.Lovain@deq.virginia.gov>; Churchill, Nikolas (DEQ) <Nikolas.Churchill@deq.virginia.gov>; Hannah, Jeffrey (DEQ) <Jeffrey.Hannah@deq.virginia.gov>; Moore, Daniel (DEQ) <Daniel.Moore@deq.virginia.gov>; Ben McFarlane <bmcfarlane@hrpdcva.gov>; plan@vbgov.com (plan@vbgov.com) <plan@vbgov.com>; Kirchen, Roger (DHR) <Roger.Kirchen@dhr.virginia.gov>; Lasher, Terrance J. (DOF) <Terry.Lasher@dof.virginia.gov>; Folks, Clint (DOF) <Clint.Folks@dof.virginia.gov>; EIR Coordination (VDOT) <EIR.Coordination@vdot.virginia.gov>
Cc: vacoenvironment@va.gov
Subject: NEW SCOPING U.S. Dept. of Veterans Affairs Virginia Beach OPC EA

Good morning—attached is a request for scoping comments on the following:

> **Environmental Assessment Scoping Notice for the Proposed Construction and Operation of an Outpatient Clinic in Virginia Beach, Virginia**

If you choose to make comments, please send them directly to the project sponsor (vacoenvironment@va.gov). DEQ-OEIR will coordinate a review when the environmental document is completed.

DEQ-OEIR's scoping response is also attached.

If you have any questions regarding this request, please email our office at

eir@deq.virginia.gov.

Valerie

Valerie A. Fulcher, CAP, OM, Admin/Data Coordinator Senior

Department of Environmental Quality

Environmental Enhancement - Office of Environmental Impact Review

1111 East Main Street

Richmond, VA 23219

PHONE NUMBER: 804-659-1550

Email: Valerie.Fulcher@deq.virginia.gov

https://www.deq.virginia.gov/permits-regulations/environmental-impact-review

For program updates and public notices please subscribe to the Environmental Impact Review Public Notices
Bulletin: https://public.govdelivery.com/accounts/VADEQ/subscriber/new

From:	VACO Environment
To:	Andrew M. Glucksman
Subject:	FW: Virginia Beach OPC EA
Date:	Tuesday, November 19, 2024 10:51:39 AM
Attachments:	image002.png image003.png

From: Mertz, Melissa (she/her/hers) <Mertz.Melissa.M@epa.gov>
Sent: Friday, November 15, 2024 11:50 AM
To: VACO Environment <VACOEnvironment@va.gov>
Subject: [EXTERNAL] Virginia Beach OPC EA

Dear Mr. Elliott/Mr. Sturm,
Thank you for coordinating with the U.S. Environmental Protection Agency (EPA) as the U.S. Department of Veteran's Affairs (VA) begins to prepare a National Environmental Policy Act (NEPA) document for the proposed construction of an outpatient clinic in Virginia Beach, Virginia.

EPA provides the following comments for your consideration in developing the NEPA document:

General:

- We recommend the NEPA document describe the range of alternatives available for the major project components (alternate locations) to achieve the purpose and need.

Traffic/Transportation:

- The EA should address traffic and transportation as it relates to the proposed project. EPA recommends providing an evaluation of existing roads specifying existing levels of service at major intersections near the project area as well as accident data. If appropriate, an evaluation of the impacts associated with an increased number of employees should be provided. The EA should discuss existing and proposed public transportation to the area under consideration and provide estimates of expected usage. Traffic projections should then be made to show expected conditions for a completed project.

Water Resources:

- Wetlands present on, or immediately surrounding the site should be delineated according to the 1987 Corps of Engineers Wetlands Delineation Manual ("the 1987 Manual") and the appropriate Regional Supplement.

- Impacts to wetlands should be avoided or minimized whenever possible. The EA should provide the total size of wetlands in the study area and size of the direct impact, analyze the size and functional values of all impacted wetlands, and develop a mitigation plan for their replacement.

- Receiving waterways may be considered impaired waterways due to low dissolved oxygen levels, Phosphorus and Nitrogen levels or other parameters, see https://watershedresourcesregistry.org/states/virginia.html. EPA recommends evaluating opportunities to reduce the impacts of stormwater runoff by minimizing impervious areas and incorporating low-impact design (LID) principles and green stormwater infrastructure for both hardscaped and landscaped areas. The fundamental principles of these design strategies are to maintain or restore the pre-development hydrology of the site and ensure that the project does not cause receiving waters to be adversely impacted by changes in runoff temperature, volumes, duration, and rates. We recommend that LID and green stormwater infrastructure measures be part of early planning for the project's construction and operation.

Guidance and resources for implementing green stormwater infrastructure and LID can be found at the following sites:

- www.epa.gov/greeninfrastructure
- www.epa.gov/nps/lid
- www.epa.gov/smartgrowth
- http://www.bmpdatabase.org

EPA recommends using the GIWiz tool, available at: https://cfpub.epa.gov/wizards/giwiz/, to access a repository of EPA-sourced Green Infrastructure tools and resources to promote sustainable water management and planning decisions.

- We recommend this analysis also describe any plans under the build alternatives for stormwater to be piped and discharged outside of the Study area and use rainfall projections that account for future climate change scenarios of increased frequency and intensity of storms.

Hazardous Materials:

- It appears the proposed project location was previously utilized as a golf course. It is possible that turf management products used on the property contained mercury, arsenic or other hazardous materials. It is recommended that the EA address this issue.

Community Engagement:

- EPA encourages the Project to conduct community outreach for meaningful public engagement and participation. According to data in the EJScreen tool (https://www.epa.gov/ejscreen) the local population may have limited English speaking proficiency, therefore efforts should be made conduct outreach in languages spoken in the local community. EPA encourages the Project to provide notices of public meetings, notices of informational events, and/or other related resources at frequently visited community locations and in multiple languages as necessary. These locations may include, but may not be limited to, schools, faith centers, community centers, barbershops, salons, and medical centers.

Children's Health:

- It appears the local population has a high percentile of children under the age of 5 within the local census block. Please examine the possible effects of this project on this population and work to minimize effects. This may include affects from noise, air emissions, traffic congestion and other factors.

Thank you for considering these comments. If you have any questions or would like to discuss further, please feel free to email R3NEPA@EPA.gov or reach out directly to me via email at Mertz.melissa.m@epa.gov. Confirmation of receipt of this email would be greatly appreciated.

Have a nice day,
Missy

Melissa (Missy) Mertz
NEPA Reviewer
US EPA Mid-Atlantic Region
Phone 215-814-5796
Email: mertz.melissa.m@epa.gov

Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

www.deq.virginia.gov

Travis A. Voyles
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director

October 28, 2024

Glenn Elliott
Director
Project Development Services Division Office of Construction and Facilities Management
US Department of Veterans Affairs
Via email: vacoenvironment@va.gov

RE: Scoping Response - Virginia Beach OPC EA, Virginia Beach, Virginia [VA ID# EAXX-029-15-VHA-1728502303]

Dear Mr. Elliot:

This letter is in response to the scoping request for the above-referenced project.

As you may know, the Department of Environmental Quality (DEQ), through its Office of Environmental Impact Review (DEQ-OEIR), is responsible for coordinating Virginia's review of federal environmental documents prepared pursuant to the National Environmental Policy Act (NEPA) and responding to appropriate federal officials on behalf of the Commonwealth. Similarly, DEQ-OEIR coordinates Virginia's review of federal consistency documents prepared pursuant to the Coastal Zone Management Act which applies to all federal activities which are reasonably likely to affect any land or water use or natural resources of Virginia's designated coastal resources management area must be consistent with the enforceable policies Virginia Coastal Zone Management (CZM) Program. Please note that while DEQ will review and respond to the NEPA document for this project, we do not wish to become a consulting party to the development of the document.

DOCUMENT SUBMISSIONS

In order to ensure an effective coordinated review of the NEPA document, federal consistency, and EIR documentation, notification should be sent directly to OEIR. We request that you submit one electronic to eir@deq.virginia.gov (25 MB maximum) or make the documents available for download at a website, file transfer protocol (ftp) site or the VITA LFT file share system (Requires an "invitation" for access. An invitation request should be sent to eir@deq.virginia.gov.). We request that the review of these documents be done concurrently, if possible. Please allow adequate time for these concurrent reviews. Specifically, we request a minimum of a 60-day review period.

The NEPA document and the federal consistency documentation (if applicable) should include U.S. Geological Survey topographic maps as part of their information. We strongly encourage you to issue shape files with the NEPA document. In addition, project details should be adequately described for the benefit of the reviewers.

ENVIRONMENTAL REVIEW UNDER THE NATIONAL ENVIRONMENTAL POLICY ACT: PROJECT SCOPING AND AGENCY INVOLVEMENT

As you may know, NEPA (PL 91-190, 1969) and its implementing regulations (Title 40, *Code of Federal Regulations*, Parts 1500-1508) requires a draft and final Environmental Impact Statement (EIS) for federal activities or undertakings that are federally licensed or federally funded which will or may give rise to significant impacts upon the human environment. An EIS carries more stringent public participation requirements than an Environmental Assessment (EA) and provides more time and detail for comments and public decision-making. The possibility that an EIS may be required for the proposed project should not be overlooked in your planning for this project. Accordingly, we refer to "NEPA document" in the remainder of this letter.

While this Office does not participate in scoping efforts beyond the advice given herein, other agencies are free to provide scoping comments concerning the preparation of the NEPA document. Accordingly, we are providing notice of your scoping request to several state agencies and those localities and Planning District Commissions, including but not limited to:

Department of Environmental Quality:
- DEQ Regional Office*
- Air Division*
- Office of Wetlands and Stream Protection*
- Office of Local Government Programs*
- Division of Land Protection and Revitalization
- Office of Stormwater Management*

Department of Conservation and Recreation
Department of Health*
Department of Agriculture and Consumer Services
Department of Wildlife Resources*
Virginia Marine Resources Commission*
Department of Historic Resources
Virginia Energy
Department of Forestry
Department of Transportation

Note: The agencies noted with a star (*) administer one or more of the enforceable policies of the Virginia CZM Program.

FEDERAL CONSISTENCY UNDER THE COASTAL ZONE MANAGEMENT ACT

Pursuant to the federal Coastal Zone Management Act of 1972, as amended, and its implementing regulations in Title 15, *Code of Federal Regulations*, Part 930, federal activities, including permits, licenses, and federally funded projects, located in Virginia's Coastal Management Zone or those that can have reasonably foreseeable effects on Virginia's coastal uses or coastal resources must be conducted in a manner which is consistent, to the maximum extent practicable, with the Virginia CZM Program.

Additional information on the Virginia's review for federal consistency documents can be found online at Federal Consistency | Virginia DEQ

DATA BASE ASSISTANCE

Below is a list of databases that may assist you in the preparation of a NEPA document:

- DEQ Online Database: Virginia Environmental Geographic Information Systems
  Information on Permitted Solid Waste Management Facilities, Impaired Waters, Petroleum Releases, Registered Petroleum Facilities, Permitted Discharge (Virginia Pollution Discharge Elimination System Permits) Facilities, Resource Conservation and Recovery Act (RCRA) Sites, Water Monitoring Stations, National Wetlands Inventory:
  - www.deq.virginia.gov/ConnectWithDEQ/VEGIS.aspx

- DEQ Virginia Coastal Geospatial and Educational Mapping System (GEMS)
  Virginia's coastal resource data and maps; coastal laws and policies; facts on coastal resource values; and direct links to collaborating agencies responsible for current data:
  - https://www.deq.virginia.gov/?splash=https%3a%2f%2fgaia.vcu.edu%2fportal%2fapps%2fsites%2f%23%2fgemsmaps&____isexternal=true

- MARCO Mid-Atlantic Ocean Data Portal
  The Mid-Atlantic Ocean Data Portal is a publicly available online toolkit and resource center that consolidates available data and enables users to visualize and analyze ocean resources and human use information such as fishing grounds, recreational areas, shipping lanes, habitat areas, and energy sites, among others.
  - http://portal.midatlanticocean.org/visualize/#x=-73.24&y=38.93&z=7&logo=true&controls=true&basemap=Ocean&tab=data&legends=false&layers=true

- DHR Data Sharing System.
  Survey records in the DHR inventory:
  - www.dhr.virginia.gov/archives/data_sharing_sys.htm

- DCR Natural Heritage Search
  Produces lists of resources that occur in specific counties, watersheds or physiographic regions:
  - www.dcr.virginia.gov/natural_heritage/dbsearchtool.shtml

- Wetland Condition Assessment Tool (WetCAT)
  - https://www.deq.virginia.gov/our-programs/water/wetlands-streams/wetcat

- DWR Fish and Wildlife Information Service
  Information about Virginia's Wildlife resources:
  - http://vafwis.org/fwis/
- Total Maximum Daily Loads Approved Reports
  - https://www.deq.virginia.gov/programs/water/waterqualityinformationtmdls/tmdl/tmdldevelopment/approvedtmdlreports.aspx

- Virginia Outdoors Foundation: Identify VOF-protected land
  - http://vof.maps.arcgis.com/home/index.html

- Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Database: Superfund Information Systems
  Information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL:
  - www.epa.gov/superfund/sites/cursites/index.htm

- EPA RCRAInfo Search
  Information on hazardous waste facilities:
  - www.epa.gov/enviro/facts/rcrainfo/search.html

- Total Maximum Daily Loads Approved Reports
  - https://www.deq.virginia.gov/our-programs/water/water-quality/tmdl-development/approved-tmdls

- EPA Envirofacts Database
  EPA Environmental Information, including EPA-Regulated Facilities and Toxics Release Inventory Reports:
  - www.epa.gov/enviro/index.html

- EPA NEPAssist Database
  Facilitates the environmental review process and project planning:
  http://nepaassisttool.epa.gov/nepaassist/entry.aspx

If you have questions about the environmental review process, please feel free to contact me. I hope this information is helpful to you.

Sincerely,

Bettina Rayfield, Program Manager
Environmental Impact Review and Long Range Priorities
Virginia Department of Environmental Quality
804-659-1915
bettina.rayfield@DEQ.virginia.gov
Central Office
1111 E. Main Street, Suite 1400
Richmond, Virginia 23219
804-698-4000

Andrew M. Glucksman

From: VACO Environment <VACOEnvironment@va.gov>
Sent: Tuesday, November 5, 2024 6:19 PM
To: Andrew M. Glucksman
Subject: FW: NEW SCOPING U.S. Dept. of Veterans Affairs Virginia Beach OPC EA
Attachments: Virginia Beach OPC.pdf; Virginia Beach OPC Scoping response.pdf

FYI

From: Fulcher, Valerie (DEQ) <Valerie.Fulcher@deq.virginia.gov>
Sent: Tuesday, October 29, 2024 9:45 AM
To: dgif-ESS Projects (DWR) <ESSProjects@dwr.virginia.gov>; Tignor, Keith (VDACS) <Keith.Tignor@vdacs.virginia.gov>; DCR-PRR Environmental Review (DCR) <envreview@dcr.virginia.gov>; odwreview (VDH) <odwreview@vdh.virginia.gov>; Ballou, Thomas (DEQ) <Thomas.Ballou@deq.virginia.gov>; Lovain, Ava (DEQ) <Anna.Lovain@deq.virginia.gov>; Churchill, Nikolas (DEQ) <Nikolas.Churchill@deq.virginia.gov>; Hannah, Jeffrey (DEQ) <Jeffrey.Hannah@deq.virginia.gov>; Moore, Daniel (DEQ) <Daniel.Moore@deq.virginia.gov>; Ben McFarlane <bmcfarlane@hrpdcva.gov>; plan@vbgov.com (plan@vbgov.com) <plan@vbgov.com>; Kirchen, Roger (DHR) <Roger.Kirchen@dhr.virginia.gov>; Lasher, Terrance J. (DOF) <Terry.Lasher@dof.virginia.gov>; Folks, Clint (DOF) <Clint.Folks@dof.virginia.gov>; EIR Coordination (VDOT) <EIR.Coordination@vdot.virginia.gov>
Cc: VACO Environment <VACOEnvironment@va.gov>
Subject: [EXTERNAL] NEW SCOPING U.S. Dept. of Veterans Affairs Virginia Beach OPC EA

Good morning—attached is a request for scoping comments on the following:

> **Environmental Assessment Scoping Notice for the Proposed Construction and Operation of an Outpatient Clinic in Virginia Beach, Virginia**

If you choose to make comments, please send them directly to the project sponsor (vacoenvironment@va.gov). DEQ-OEIR will coordinate a review when the environmental document is completed.

DEQ-OEIR's scoping response is also attached.

If you have any questions regarding this request, please email our office at eir@deq.virginia.gov.

Valerie

Valerie A. Fulcher, CAP, OM, Admin/Data Coordinator Senior

Department of Environmental Quality

Environmental Enhancement - Office of Environmental Impact Review

1111 East Main Street

Richmond, VA 23219

PHONE NUMBER: 804-659-1550

Email: Valerie.Fulcher@deq.virginia.gov

https://www.deq.virginia.gov/permits-regulations/environmental-impact-review

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

November 25, 2024

Glenn Elliot
Department of Veteran Affairs
425 I Street NW
Washington, DC 20001

Re: Virginia Beach OPC EA

Dear Mr. Elliott:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information currently in Biotics, natural heritage resources have not been documented within the submitted project boundary including a 100 foot buffer. The absence of data may indicate that the project area has not been surveyed, rather than confirm that the area lacks natural heritage resources. In addition, the project boundary does not intersect any of the predictive models identifying potential habitat for natural heritage resources.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

New and updated information is continually added to Biotics. Please re-submit project information and map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

The Virginia Department of Wildlife Resources (VDWR) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed at https://services.dwr.virginia.gov/fwis/ or contact Hannah Schul at Hannah.Schul@dwr.virginia.gov.

Should you have any questions or concerns, please contact me at 804-225-2429. Thank you for the opportunity to comment on this project.

Sincerely,

Tyler Meader
Natural Heritage Locality Liaison

Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

www.deq.virginia.gov

Travis A. Voyles
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director

MEMORANDUM

TO: vacoenvironment@va.gov

CC: DEQ Office of Environmental Impact Review, **eir@deq.virginia.gov**

FROM: Lisa Dewey, Bay Act Liaison

DATE: November 26, 2024

SUBJECT: Scoping Project Review – U.S. Dept. of Veterans Affairs Virginia Beach OPC EA- City of VA Beach

We have reviewed the Scoping Project Review submittal for the proposed project and offer the following comments regarding consistency with the provisions of the Chesapeake Bay Preservation Act and the *Chesapeake Bay Preservation Area Designation and Management Regulations* (Regulations):

In the City of Virginia Beach, lands protected by the Chesapeake Bay Preservation Act require conformance with performance criteria. These areas include Resource Protection Areas (RPAs) and Resource Management Areas (RMAs), as designated by the local governments. RPAs include tidal wetlands, certain non-tidal wetlands, and tidal shores. RPAs also include a 100-foot vegetated buffer area located adjacent to and landward of these features and along both sides of any water body with perennial flow. RMAs require less stringent performance criteria than RPAs. In the City of Virginia Beach, the RMA includes all remaining land in the Chesapeake Bay watershed not designated as RPA. These land areas are collectively known as Chesapeake Bay Preservation Areas (CBPA).

The U.S. Department of Veterans Affairs (VA) is proposing a project to construct and operate an outpatient clinic (OPC) in Virginia Beach. The proposed parcel, where a private entity would construct a facility for VA to lease and operate as an OPC, is located at the intersection of Premium Outlets Boulevard and Northampton Boulevard in Virginia Beach. The OPC will address overcapacity issues at the five existing outpatient clinics within the VA Hampton Healthcare System.

The documentation provided by the applicant and confirmed by a desktop review of the Virginia Beach CBPA map indicates that the subject property is not located in or adjacent to an RPA and

is located within the City's designated RMA. Therefore, construction within the RMA must be consistent with the general performance criteria provisions of 9VAC25-830-130 of the Regulations. This includes disturbing no more land than necessary to provide for the proposed use, minimizing impervious cover, and preserving indigenous vegetation to the maximum extent practicable consistent with the proposed use. In addition, all land disturbing activity exceeding 2,500 square feet must comply with the requirements of the *Virginia Erosion and Sediment Control Handbook*, Third Edition, 1992. Finally, stormwater management criteria consistent with the water quality protection provisions of the *Virginia Stormwater Management Regulations*, shall be satisfied.

Provided the above conditions are met, the proposed activity would be consistent with the Regulations and the *Chesapeake Bay Preservation Act.*

NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL ASSESSMENT
U.S. DEPARTMENT OF VETERANS AFFAIRS
Proposed Construction and Operation of an Outpatient Clinic
Virginia Beach, Virginia

The U.S. Department of Veterans Affairs (VA) has prepared a Draft Environmental Assessment (EA) to analyze the potential environmental impacts associated with VA's Proposed Action to award a lease to a private entity that would construct an outpatient clinic for VA to lease and operate in Virginia Beach, VA. The Proposed Action site (33 acres) is located north of the intersection of Premium Outlets Blvd. and Northampton Blvd., Virginia Beach, VA. The purpose of the Proposed Action is to provide outpatient health care services to area Veterans. The Proposed Action is needed to provide additional capacity within the VA Hampton Health Care System as identified through the VA Strategic Capital Investment Planning process and to reduce transportation times for routine appointments.

VA prepared the Draft EA according to the National Environmental Policy Act (NEPA) of 1969 (42 U.S. Code § 4321 et seq.).

The Draft EA is available on the VA website at https://www.cfm.va.gov/environmental/. A hard copy of the Draft EA is available at Meyera E. Oberndorf Central Library located at 4100 Virginia Beach Boulevard, Virginia Beach, VA.

Please submit any requests for additional information, questions, or comments on the Draft EA via email to vacoenvironment@va.gov with the subject line "Virginia Beach OPC EA" within 30 days following publication of this notice. VA will summarize and address substantive comments in the Final EA.

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

May 5, 2025

Sent via email

SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed Construction and Operation of an Outpatient Clinic in Virginia Beach, Virginia **[VA ID# EAXX-029-15-VHA-1728502303]**

Dear Valued Stakeholder,

The U.S. Department of Veterans Affairs (VA) has prepared a Draft Environmental Assessment (EA) to analyze the potential environmental impacts associated with VA's Proposed Action to award a lease to a private entity that would construct an outpatient clinic for VA to lease and operate in Virginia Beach, VA. The Proposed Action site (33 acres) is located north of the intersection of Premium Outlets Blvd. and Northampton Blvd., Virginia Beach, VA (Figures 1 and 2). The purpose of the Proposed Action is to provide outpatient health care services to area Veterans. The Proposed Action is needed to provide additional capacity within the VA Hampton Health Care System as identified through the VA Strategic Capital Investment Planning process and to reduce transportation times for routine appointments.

VA prepared the Draft EA according to the National Environmental Policy Act (NEPA) of 1969 (42 U.S. Code § 4321 et seq.).

Concurrent with this mailing, a Notice of Availability (NOA) will be published in the *Virginian-Pilot* to inform and solicit input from the public. The Draft EA is available on the VA website at https://www.cfm.va.gov/environmental/. A hard copy of the Draft EA is available at Meyera E. Oberndorf Central Library located at 4100 Virginia Beach Blvd., Virginia Beach, VA.

Please submit any requests for additional information, questions, or comments on the Draft EA via email to vacoenvironment@va.gov with the subject line "VA Virginia Beach OPC EA" within 30 days following receipt of this NOA. VA will summarize and address substantive comments in the Final EA.

Respectfully,

GLENN ELLIOTT Digitally signed by GLENN ELLIOTT Date: 2025.05.05 09:36:11 -04'00'

Glenn Elliott
Director, Project Development Services Division
Office of Facilities Planning

Attachments:

Figure 1 – General Location of the Proposed Action Project Area
Figure 2 – Detailed View of the Proposed Action Project Area

Figure 1. General Location of the Proposed Action Project Area

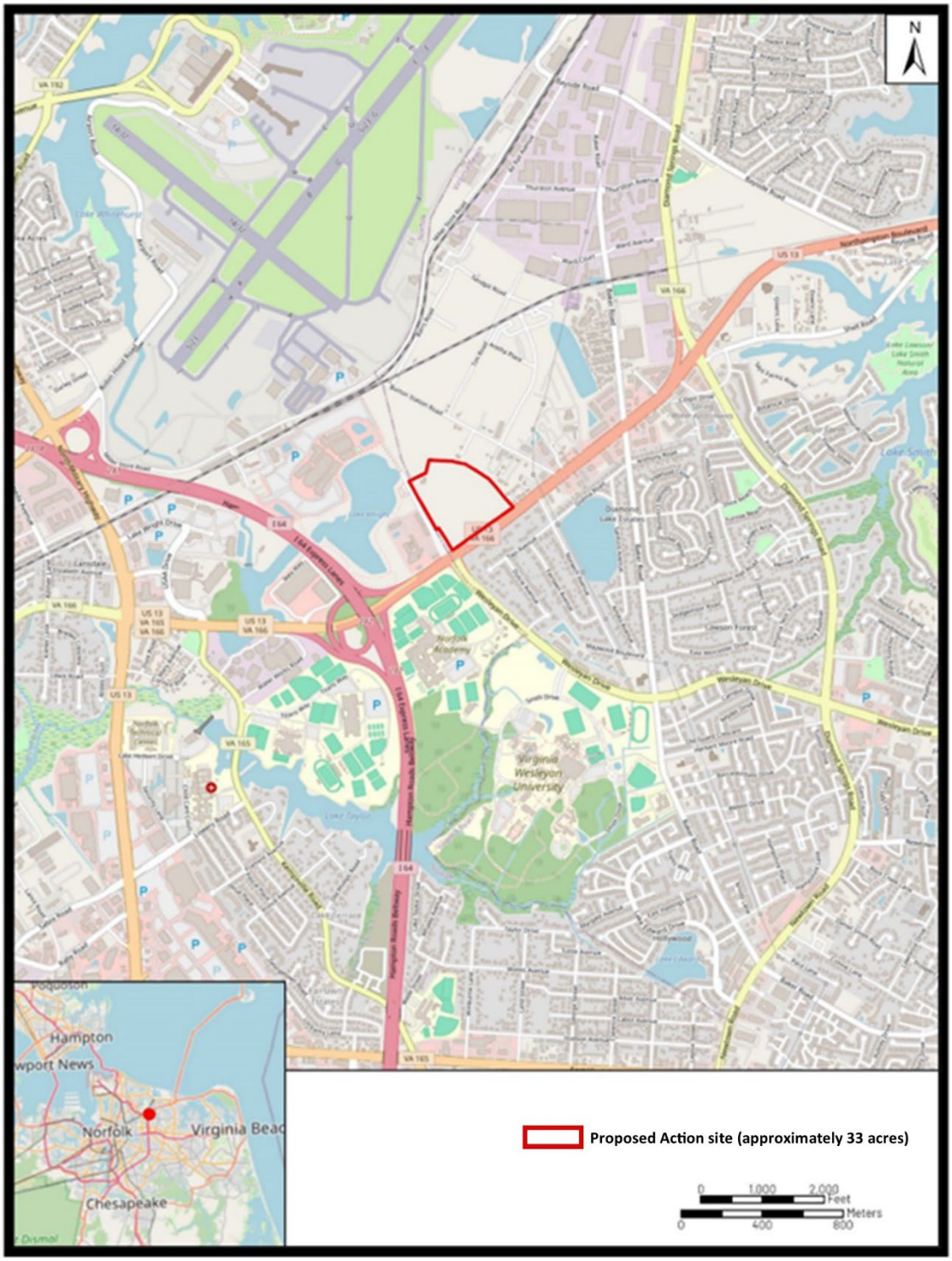

Figure 2. Detailed View of the Proposed Action Project Area