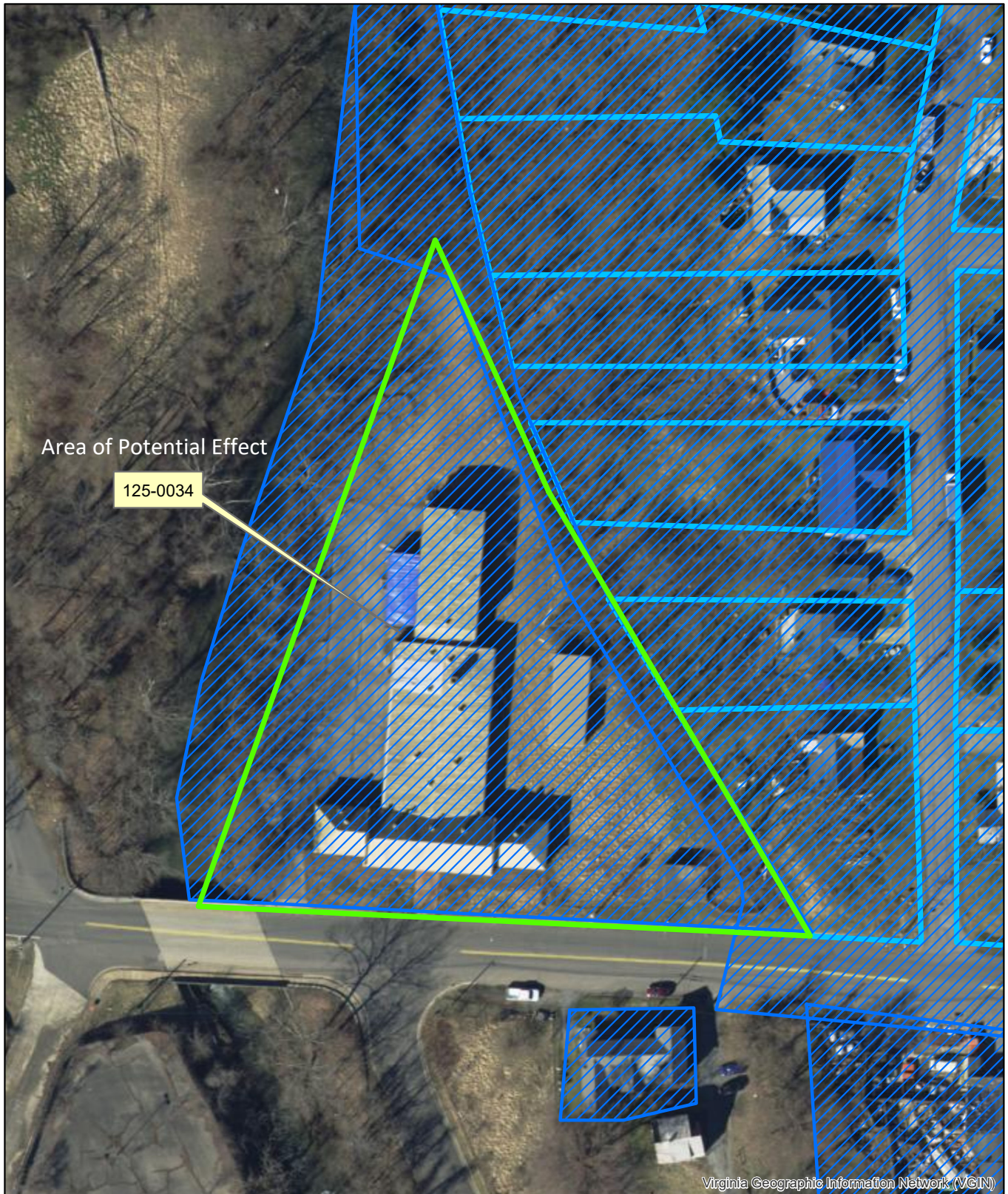


2. Floodplain Management






- DHR VGIN Area of Potential Effect
- FEMA's National Flood Hazard Layer FIRMette
- National Flood Hazard Layer FIRMette 51155C0141G
- Standard Flood Hazard Determination – 1 Magnox Drive, Pulaski VA
- US DHCD 8-Step Decision Making Process
 - 8-Step Decision Making Process Flowsheet
 - Project-Specific Review – 1 Magnox Drive, Pulaski VA
- Early Public Notice [Date of Publication: February 5, 2021]
 - Comments Received through February 23, 2021
- Final Public Notice / Explanation [Date of Publication: March 5, 2021]
 - Comments Received:
- Calculation of Time Periods for Public Comment: Combined Notice for Projects in Floodplain/Wetlands (submission by email)
- Environmental Review Notification Summary



Virginia Geographic Information Network (VGIN)

Calfee Community & Cultural Center
 Quad: Pulaski
 Location: 1 Magnox Drive, Pulaski, VA 24301
 May 20, 2020
 A. Cox

Legend

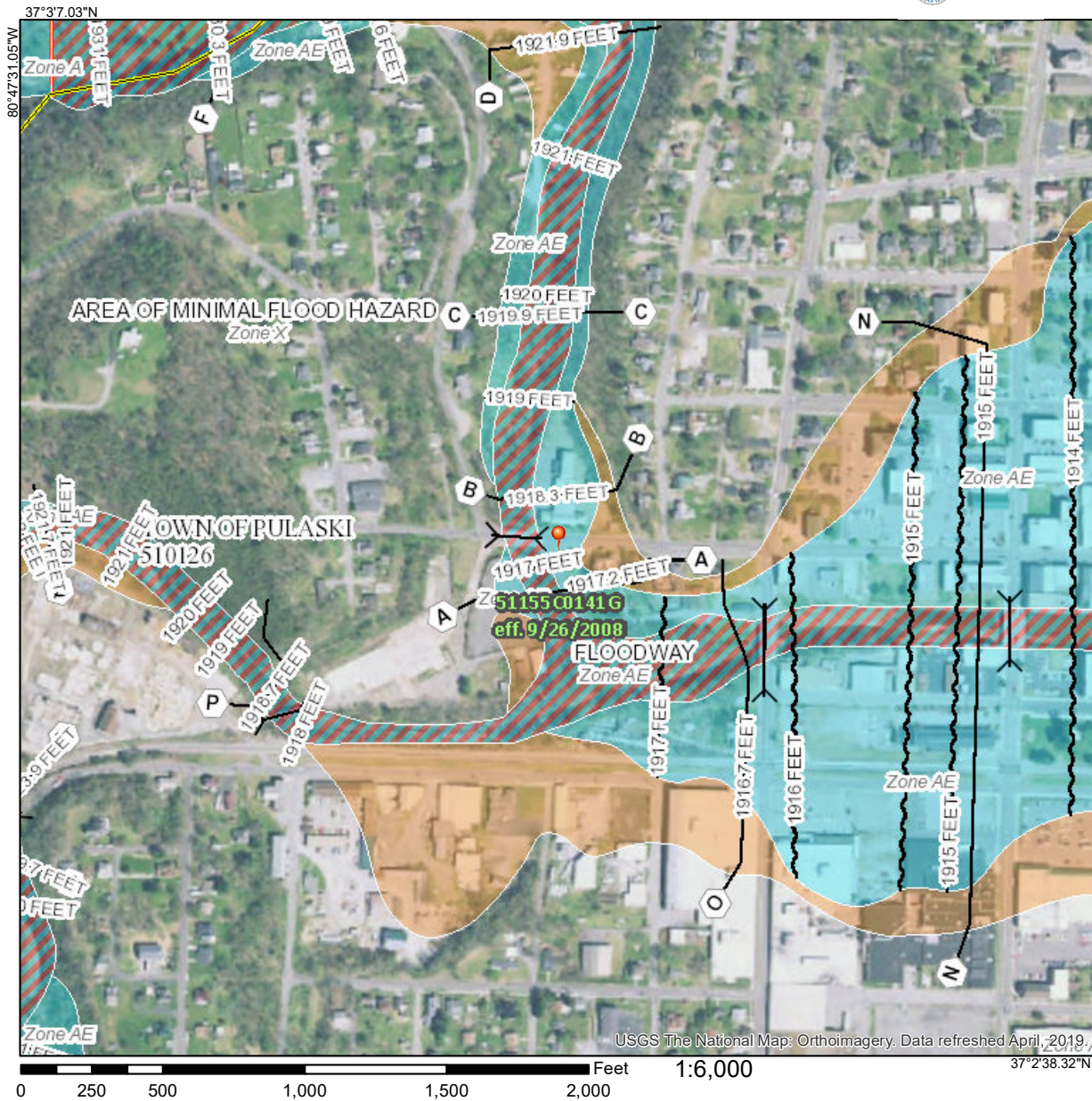
-  Area of Potential Effect (APE)
-  Architecture Resources
-  Individual Historic District Properties
-  Archaeological Resources
-  DHR Easements

Sources: VDHR 2015, USGS 2002
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 inch = 87 feet



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile	Future Conditions 1% Annual Chance Flood Hazard	Area with Reduced Flood Risk due to Levee. See Notes.	Area with Flood Risk due to Levee
Area of Minimal Flood Hazard	Effective LOMRs	Area of Undetermined Flood Hazard	Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)
Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline
Hydrographic Feature	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/29/2020 at 10:53:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderized areas cannot be used for regulatory purposes.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 17. Horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

BASE MAP SOURCE: Base map files were obtained in digital spatial data format from the Commonwealth of Virginia and Pulaski County. Road centerline files, stream centerlines, and political boundaries were provided by Pulaski County. Adjustments were made to specific base map features to align them to 2002 digital orthophotographs that were provided by the Virginia Geographic Network Division of its Department of Technology Planning (VGIN). Adjustments were made to specific base map features to align them to 1"=200' and 1"=400' scale VGIN orthophotos.

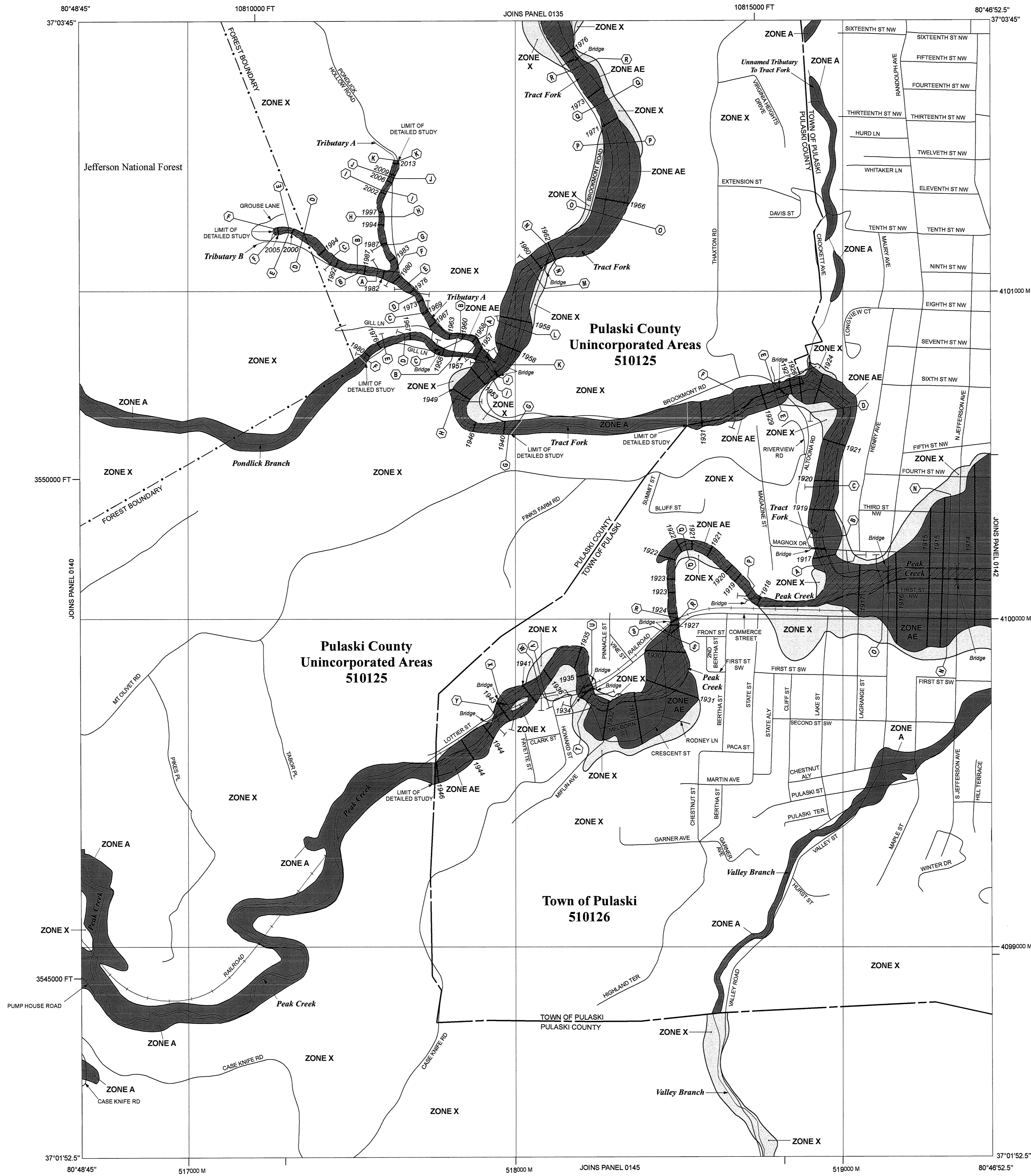
Based on the above mentioned digital orthophotographs, this map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfip>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

- * Referenced to the North American Vertical Datum of 1988
- (A) Cross section line
- (B) Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4276 000 M 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid ticks; Virginia State Plane coordinate system (FIPSZONE 4592), Lambert Conformal Conic projection
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

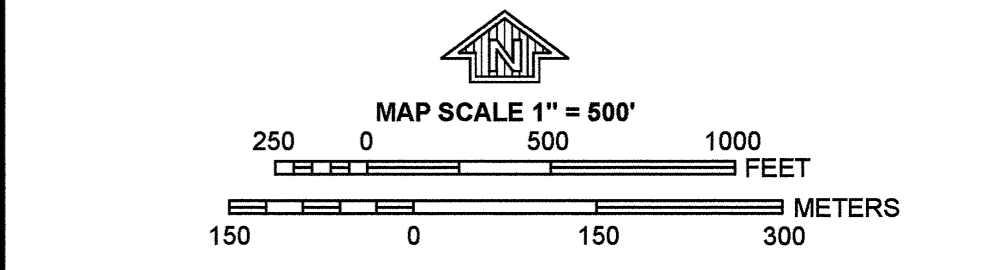
MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
SEPTEMBER 26, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0141G

FIRM FLOOD INSURANCE RATE MAP

PULASKI COUNTY, VIRGINIA AND INCORPORATED AREAS

PANEL 141 OF 275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PULASKI COUNTY	0141G	0141	G
PULASKI, TOWN OF	0101G	0141	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number above should be used on insurance applications for the subject community.

MAP NUMBER 51155C0141G

EFFECTIVE DATE SEPTEMBER 26, 2008

Federal Emergency Management Agency

STANDARD FLOOD HAZARD DETERMINATION

Contact Name: Stephanie Brown
Contact Phone: 844-986-2705
Contact Email: SBROWN@RISKPROGRAMS.COM
Contact Fax: 877-212-8599

SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS		2. COLLATERAL <i>(Building/MobileHome/Personal Property)</i> PROPERTY ADDRESS <i>(Legal Description may be attached)</i> Certified Address: Town of Pulaski, 1 MAGNOX DR PULASKI 24301-4941		
REQUESTER:				
3. LENDER ID. NO	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED		

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
PULASKI, TOWN OF	PULASKI COUNTY		510126

B. NATIONAL FLOOD INSURANCE PROGRAM(NFIP) DATA AFFECTING BUILDING/MOBILE HOME				
1. NFIP Map Number or Community-Panel Number <i>(Community name, if not the same as "A")</i>	2. NFIP Map Panel Effective/Revised Date	3. LOMA/LOMR	4. Flood Zone	5. No NFIP Map
510126-0141-G	09-26-2008	No	X	No

C. FEDERAL FLOOD INSURANCE AVAILABILITY <i>(Check all that apply)</i>	
<input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP	
<input type="checkbox"/> Federal Flood Insurance is not available because the community is not participating in the NFIP	
<input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resource Area(CBRA) or Otherwise Protected Area(OPA), Federal Flood Insurance may not be available	
CBRA/OPA Designation date:	

D. DETERMINATION	
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARDAREA (ZONES BEGINNING WITH LETTER "A" OR "V")? [] YES [X] NO	
If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.	
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.	

E. COMMENTS: This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used for or relied upon by any other entity or individual for any purpose, including, but not limited to deciding whether to purchase a property or determining the value of a property. 0201196292

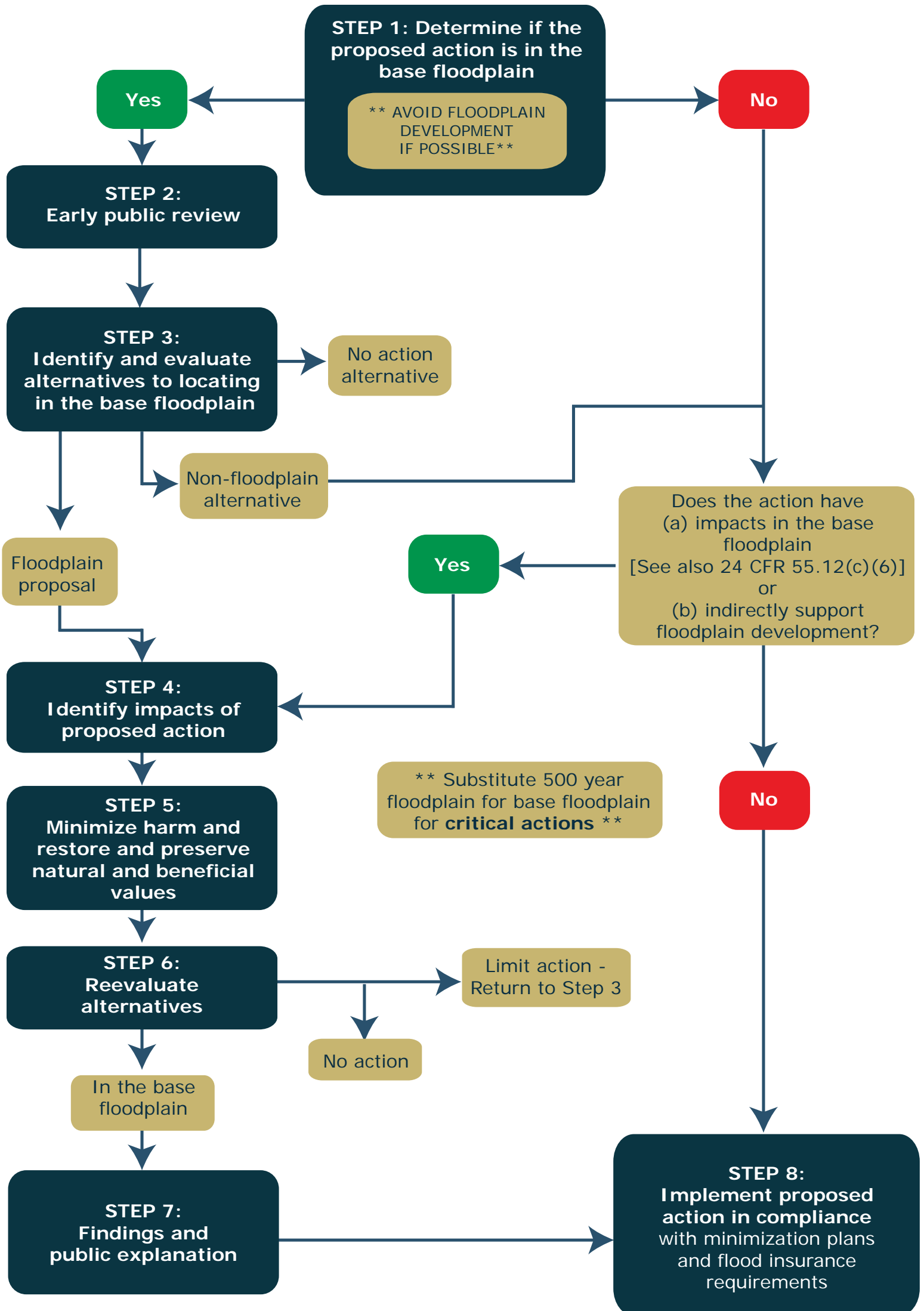
Determination No. S03_1205852267	Borrower: Town of Pulaski, Reg. Pgm. Entry: 08-01-1978 BFE: BFD: Det Ref ID: 16756424	MSA: State/County Code: 51-0126 Parcel No: Legal Description:
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This determination is based on examining the NFIP map, and any Federal Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION	
NAME, ADDRESS, TELEPHONE NUMBER ServiceLink National Flood 500 E Border St #300 Arlington, TX 76010	DATE OF DETERMINATION 06-05-2020

G. PRIOR COMMUNITY INFORMATION				
1. NFIP Map Number or Community-Panel Number	2. NFIP Map Panel Effective/Revised Date	3. LOMA/LOMR	4. Flood Zone	Determination Inquiries:
		No		800-423-440

8- Step Decision-Making Process for Executive Order 11988



US Department of Housing and Community Development

FLOODPLAIN MANAGEMENT 8-STEP DECISION-MAKING PROCESS

Calfee Community and Cultural Center Adaptive Reuse Project

Pulaski, Virginia

Decision Process for E.O. 11988 as Provided by 24 CFR §55.20

Step 1: *Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions) or wetland.*

The Calfee Community and Cultural Center Project is an Adaptive Reuse of the historic African American Calfee Training School through the Virginia Department of Housing and Community Development's Community Development Block Grant Program and the Appalachian Regional Commission's Area Development - Construction Program.

The project area is in a 100-year floodplain (Zone AE). The 100-year floodplain is associated with Trace Fork which comprises the western boundary of the project area. The project area consists of 2.66 acres with three buildings: a former school, a storage shed, and a water pump station. The school and storage shed lie completely within Zone AE, as indicated on Flood Insurance Rate Map (FIRM) 51155C0141D, revised September 26, 2008. The water pump station is in Zone X with a 0.2 % Annual Chance Flood Hazard.

Project activities within Zone AE include interior modifications to the former Calfee Training School to meet the identified purposes of the future Calfee Community and Cultural Center including a childcare program, a museum commemorating local African American history, a community kitchen, multiple event and office spaces, a computer lab; construction of a two-story addition at the rear of the existing school building for bathrooms, storage, and an elevator; and exterior improvements to two natural outdoor play spaces and creation of a half basketball court.

Most original classroom walls will remain intact. Three children's bathrooms will be added. The original bathrooms in the middle of the building will be converted into an infant classroom and an administrative office for the learning center. One classroom at the front of the building will be divided into an office, kitchenette, bathrooms, and storage closets. The four classrooms adjacent to the entry will be restored. The only new construction to the building will be a small two-story addition on the back which will add space for storage and bathrooms on both the first and second floors. A passenger elevator will be added at the rear of the building to make the second floor accessible.

On the building's exterior, the major changes will be (1) the addition of a wheelchair accessible ramp on the front of the building wrapping around to an entrance on the side of the building, (2) on the creek side of the building, the entryway to the childcare center and event space will change in appearance somewhat to accommodate a ramp and an outdoor space, and (3) external doors will be added to each of the six childcare classrooms for ease of access to the outdoor play spaces.

This project includes (a) adaptive reuse of an existing structure, (b) external construction of additional bathrooms and storage space, and (c) limited exterior improvements including accessibility ramps, outdoor gathering space, and outdoor recreation areas; for these reasons, E.O. 11988- Floodplain Management applies. While this project technically meets the exceptions at 24 CFR 55.12, in an abundance of caution and as there is a floodplain located in the project area, an 8-step analysis of the direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain has been completed.

Step 2: *Notify the public for early review of the proposal and involve the affected and interested public in the decision-making process.*

A public notice describing the project will be published in the *Pulaski Patriot*, the local and regional paper, in the February 5, 2021 edition and posted on the Town's website www.pulaskitown.org. The ad will target residents and stakeholders, including those living adjacent to the property located in the floodplain. A copy of the published notification will be kept in the project's environmental review records and will be attached to this document. The required 15 calendar days will be allowed for public comment. As required by regulation, the notice also includes the name, proposed location and description of the activity, total number of floodplain acres involved, and the HUD official or responsible entity contact for information as well as the location and hours of the office at which a full description of the proposed action can be viewed.

Comments from the public were received:

Step 3: *Identify and evaluate practicable alternatives.*

The Town of Pulaski's selection criteria for choosing this location to pursue CDBG and ARC funding were:

- a) Identification of Pulaski as a childcare desert with need for additional facilities.
- b) Identification of the neighborhood as a food desert lacking access to fresh produce within walking distance.
- c) Identification of a blighted area in need of repair close to the downtown and residential historic districts.
- d) Identification of an historic African American school in danger of deterioration from disuse.
- e) Identification of immediate need to address food insecurity and small business recovery needs.
- f) Identification of need to preserve cultural heritage and foster community engagement.
- g) Location of property adjacent to identified population needs.
- h) Availability of property already owned by the Town of Pulaski Redevelopment and Housing Authority.

Alternatives Considered:

1. Locate the Project Within the Floodplain

- 1. Locate the project in proposed project boundaries

This site meets all the above-stated Town requirements.

- 2. Obtain a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR)

The Town considered applying for a LOMA, but the elevation information certified by a Licensed Land Surveyor/Registered Professional Engineer indicated that the lowest

adjacent grade (the lowest ground touching the structures) was not at or above the Base Flood Elevation (BFE), so the site was not eligible.

2. Locate the Project Outside of the Floodplain

1. Modify current project area to exclude 100-year floodplain

The current project area cannot be modified cost-effectively to exclude the 100-year floodplain, as it would require demolition of all existing structures and reconstruction at least 1' above the BFE.

2. Choose a Completely Different Project Area

Other neighborhoods in the Town of Pulaski meet some, but not all, of the above requirements. The Town of Pulaski and the Pulaski Redevelopment and Housing Authority own the following properties which were considered:

- Land: Unimproved lots on Highland Terrace, Chestnut Street, Bertha Street, Mifflin Avenue, and South Washington Street were evaluated and rejected due to steeply sloped elevations, cost to clear forested lots and excavation, lack of water and sewer service, and/or inadequate lot size for construction. The unimproved lots on Altoona Road, located adjacent to the Calfee Training School, were considered, and rejected due to inadequate size lot size for construction and location in the Tract Fork floodway.
- Property lots: Cleared residential lots on Second Avenue SW and Jackson Avenue were considered but rejected due to inadequate lot size for construction. Properties located in the Downtown Business District were rejected due to location in the floodplain and desire to reserve these addresses for small businesses. 91 First Street NE was considered as having the most comparable lot size and functionality but was rejected due to location in the floodplain and the cost of site work and building reconstruction required to meet the project needs.

3. No Action or Alternative Action which Serve the Same Purpose

A no action alternative was considered and rejected because the Town of Pulaski has an immediate need to expand childcare facilities, address food insecurity, and preserve this historic and cultural resource for community engagement and enjoyment.

An alternative action to expand the local facilities for childcare (YMCA, Building Bridge, and New River Community Head Start) was considered but rejected due to cost and inability to provide sufficient facility space to address the community's additional needs for food security, small business support, and community engagement efforts. The YMCA building is currently in need of extensive improvements, but general interest in construction of a new County recreation facility has resulted in YMCA Board reticence in additional investments in the current building. The Building Bridges and New River Community Action Head Start programs are located in leased spaces which are impossible to expand.

Step 4: Identify Potential Direct and Indirect Impacts of Associated with Floodplain Development.

Locating the project in the Calfee Training School building will have minimum impacts to the floodplain due to the limited scope of project activities requiring exterior construction. Project activities within the floodplain

include primarily interior improvements to the existing structure. Exterior improvements include construction of a 400 square foot addition in the rear of the building, construction of two accessibility ramps, addition of six additional exterior doors for classroom access to the outside, update of two existing natural play spaces, and addition of approximately 9000 square feet of paved parking and a half-size basketball court.

Design will minimize potential damage to the property by possible flooding. The area has experienced some flooding in the past but never inside the existing school building.

The Fish and Wildlife Service anticipates this project will not adversely impact natural heritage resources due to the scope of activity and the distance from resources. Additionally, there are no State Natural Area Preserves under the Virginia Department of Conservation and Recreation's (DCR) jurisdiction in the project vicinity.

In addition to concerns for life and property, the Town considered the natural and beneficial values of the floodplain. The natural resources of the floodplain include water, biological, and societal resources.

Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.

Efforts to minimize the potential adverse impacts to lives, property, and natural values within the floodplain were incorporated into the original design of the proposed action; therefore, no further modifications are deemed practicable due to the limited scope of activities and project budget.

Step 6: Reevaluate the Alternatives.

Although the Calfee Community and Cultural Center is located within a floodplain, the project has been adapted to minimize effects on floodplains values. New construction will be elevated at least one foot above the BFE and adaptive reuse design standards for properties in the floodplain will be observed.

There is strong public support for the current location and boundaries of this project. The primary parties with interest in this project include Calfee Training School students and their families as well as families who will benefit from programs at the future Calfee Community and Cultural Center (CCCC). The entire initiative has been guided by principles of community engagement and ownership.

The CCCC Board continues to engage the broader public as it designs the programs and spaces in ways which meet the needs of the community members and organizations it intends to serve. An initial public hearing was held on July 7, 2020 to solicit community feedback on the Town's community development needs. The CCCC's Board is regularly advised on its decisions by subcommittees related to fundraising, museum, kitchen, childcare, and building plans and members of the public are encouraged to join those subcommittees.

Modifying the current proposed project areas to exclude the floodplain is not feasible. No additional suitable properties exist at this time. Needs for affordable and available childcare and means to address food insecurity have been exacerbated by the COVID-19 pandemic. Stakeholders believe the building will deteriorate if left unoccupied and unrenovated and may eventually become a blighting influence.

The no action alternative is also impracticable because the Calfee Training School would continue to deteriorate.

Step 7: Determination of No Practicable Alternative

It is our determination that there is no practicable alternative for locating the project in the flood zone. This is due to: (1) the defined need for additional affordable childcare, food security, and small business resources in

the Town; (2) the desire to preserve and protect this cultural heritage resource through adaptive reuse; (3) the availability of structurally-sound resource already owned by the Pulaski Redevelopment and Housing Authority.

A final notice will be published on March 5, 2021 detailing the reasons why the project must be located in the floodplain, a list of alternatives considered, and all mitigation measures taken to minimize adverse impacts.

Comments received during the Comment Period:

Step 8: Implement the Proposed Action

The Town will assure that this plan, as modified and described above, is executed and necessary language will be included in all agreements with participating parties. The Town will also take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken.

ADDITIONAL STUDIES PERFORMED

No additional studies were performed.

MITIGATION MEASURES NEEDED

Erosion and Sediment control for all construction and demolition activities as required. All construction within the 100-year floodplain will comply with the local Floodplain ordinance.

SUMMARY OF FINDINGS AND CONCLUSIONS

Environmental Assessment found that floodplains are present. Alternatives were considered to mitigate the impact on floodplains and the public was given an opportunity to comment on the proposals. Any rehabilitation or construction will be done in accordance with Pulaski's Floodplain and Erosion and Sediment Control Ordinances.

Under the mitigating measures, no adverse impact is anticipated by the Calfee Community and Cultural Center Adaptive Reuse Project.

[Instructions: Publish as a non-legal display advertisement in the local paper.]

**Early Notice and Public Review of a Proposed
Activity Partially within a 100-Year Floodplain**

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the Town of Pulaski under Part 58 has determined that the following proposed action in the Calfee Training School Adaptive Reuse Project is located in the 100-year floodplain, and the Town will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. This Adaptive Reuse Project will utilize funds available through the Virginia Department of Housing and Community Development's Community Development Block Grant Program, Appalachian Regional Commission's Area Development - Construction Program, and other sources.

Within the 100-year floodplain, project activities include interior improvements to the former Calfee Training Center to create a childcare program, cultural museum, community kitchen, event and office spaces, and a computer lab. Exterior improvements include construction of an addition to the main structure and improvements to exterior gathering and play spaces. Approximately 1.5 acres or 56% of the 2.66-acre project area is within the 100-year flood plain. The proposed project area is located at 1 Magnox Drive and bounded by Magnox Drive on the South, Tract Fork on the West, and the property line on the East in the Town of Pulaski, Pulaski County, Virginia.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Town of Pulaski at the following address on or before February 22, 2021: The Town of Pulaski, 42 1st St. NW, Pulaski, VA 24301 and (540) 994-8601, Attention: Darlene Burcham, Town Manager. A full description of the project may also be reviewed from 8:30 a.m. to 4:30 p.m. Monday – Friday in the Town Engineer's Office at the same

address, online at www.pulaskitown.org , or at the Pulaski County Library, 60 3rd Street NW, Pulaski VA, 24301. Comments may also be submitted by email to dburcham@pulaskitown.org.

DRAFT

[Instructions: Publish as a non-legal display advertisement in the local paper.]

**Final Notice and Explanation of a Proposed
Activity partially within a 100-Year Floodplain**

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the Town of Pulaski has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is proposed for funding under the Virginia Department of Housing and Community Development's Community Development Block Grant Program, the Appalachian Regional Commission's Area Development – Construction Program, and others. Funding for development of these grant applications was provided through ARC Planning Grant #19-PG-19.

Within the 100-year floodplain project activities include interior improvements to the former Calfee Training Center to create a childcare program, cultural museum, community kitchen, event and office spaces, and a computer lab. Exterior improvements include construction of an addition to the main structure and improvements to exterior play spaces. Approximately 1.5 acres or 56% of the 2.66-acre project area is within the 100-year flood plain. The proposed project is located at 1 Magnox Drive and bounded by Magnox Drive on the South, Tract Fork on the West, and the property line on the East in the Town of Pulaski, Pulaski County, Virginia.

The Town of Pulaski has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values. The project must mainly occur within a floodplain to provide the employment retention and skills development offered by the proposed facility improvements. Modifying the project area to avoid the floodplain, relocating the entire project to an alternate neighborhood, and No Action alternatives were all considered and rejected as they would exclude some or all project activities.

Efforts to minimize the potential adverse impacts include (a) the Town will take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken, and (b) all new construction will comply with state and local floodplain protection procedures and ordinances.

The Town of Pulaski has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files which document compliance with steps 3 through 6 of Executive Order 11988 are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these

areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Town of Pulaski at the following address on or before March 15, 2021: The Town of Pulaski, 42 1st St. NW, Pulaski, VA 24301 and (540) 994-8601, Attention: Darlene Burcham, Town Manager. A full description of the project may also be reviewed from 8:30 a.m. to 4:30 p.m. Monday – Friday in the Town Engineer’s Office at the same address, , online at www.pulaskitown.org , or at the Pulaski County Library, 60 3rd Street NW, Pulaski VA, 24301. Comments may also be submitted by email to dburcham@pulaskitown.org.

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Calculation of Time Periods for Public Comment: Combined Notice for Projects in Floodplain/Wetlands

Table applies when submitting Combined FONSI/NOI-RROF **via email**

<ul style="list-style-type: none"> For all projects begin by contacting resource agencies via email (including submittal of wetlands mapping and research to VMRC) & a completed DHR Project Review Application. Allow at least 30days for comments from resource agencies before completing the ERR. Complete ERR after receiving all resource agency comments. DHR approval must be documented through one of the following: letter of clearance; executed programmatic agreement, or; executed Memorandum of Agreement. 						
			Publish Early Notice Letters Monday 2/1/2021			
<i>Upon determination that the project is in a floodplain or wetland, grantee may publish the Early Notice. This can occur before comments are received from VMRC or Army Corp of Engineers!</i>			Publish Early Notice (Appendix 2.D) Friday 2/5/2021	Start Comment Period Monday 2/8/2021		
			End Comment Period* Monday 2/22/2021	Complete ERR after receiving all resource agency comments Wednesday 3/3/2021	Publish Final Notice and Public Explanation (Appendix 2.E) Friday 3/5/2021	Start Comment Period Monday 3/8/2021
					End Comment Period* Monday 3/15/2021	Publish/post Combined Notice of FONSI & NOI-RROF (Appx 2.M) Post-Award
Start Comment Period						
End Comment Period*	Prepare RROF & Certification & Email a PDF to DHCD (Appendix 2.G)	Begin State Objection Period				
		End State Objection Period*				

*If comment period ends on a Saturday or Sunday, the Grantee must use the following Monday as the last day for comments.

Environmental Review Notification Summary

Calfee Training Center Adaptive Reuse Project Town of Pulaski, VA

Environmental Review Certifying Officer Designated?
Yes, Darlene Burcham, Town Manager

Archive Search completed?
Yes, 5/20/2020

Project Review Application submitted to DHR?
Yes, submitted 10/21/2020
Response dated 11/20/2020

Notified all required state/federal agencies for comment?

Agencies	Letters Sent	Response received
<u>VA DHR</u>	<u>10/21/2020 by ePIX</u>	<u>Received 11/20/2020</u>
<u>VA DCR/S&WC</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>Skyline S&WC</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>VA DEQ</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>VA DHCD</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>VA OF</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>VA MRC</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>US ACE</u>	<u>2/1/2021</u>	<u>No response received</u>
<u>US EPA</u>	<u>2/1/2021</u>	<u>No response received</u>

Addressed all regulatory issues (if applicable)
None expected.

Was an Early Notice for projects in Floodplains/Wetlands required?
Yes. Published 2/7/2021.

Has the FONSI/NOI-RROF been published?
No. Pending award.

Is the Environmental Review Record completed?
ERR is substantially complete, through agency notifications and publication of early and final notices for project in the Floodplain. FONSI/NOI-RROF will be published pending notification of award.

Was an EA prepared for another funding agency and, if so, has it been adopted?
No. No EA was required.