

---

**FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
FOR THE PROPOSED ALABAMA VETERANS AFFAIRS FACILITY  
AT ENTERPRISE**

## **Introduction**

A Final Environmental Assessment (EA), included herein by reference, was prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with a proposed grant from the U.S. Department of Veterans Affairs (VA) to the Alabama Department of Veterans Affairs (ADVA) that would partially fund construction of a new Veterans Home in Enterprise, Coffee County, Alabama (Proposed Action). Because ADVA plans to seek funding from VA, the EA was prepared in accordance with the National Environmental Policy Act of 1969 ([NEPA]; 42 United States Code 4321 *et seq.*), the President's Council on Environmental Quality (CEQ) Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and *Environmental Effects of the Department of Veterans Affairs Actions* (38 CFR Part 26).

## **Proposed Action**

Under the Proposed Action, ADVA will construct a new one-story 187,000-square-foot 174-bed residential care facility to provide skilled nursing, Alzheimer's/memory care, and short-term rehabilitative care to veterans. The Veterans Home will provide dining, physical therapy, entertainment, and social event services to veterans in both indoor and outdoor spaces. The facility will feature all private bedrooms organized into clusters of houses with common areas shared by approximately 15 veterans within each household. Groups of two houses will be configured into six neighborhoods that will share support spaces between each house. All six neighborhoods will surround a central common gathering space called Town Center and a primary, monumental corridor call Main Street. Public spaces such as the library, chapel, sports bar and beauty/barber shop will be located off Main Street or clustered around Town Center to encourage social interaction outside the house or neighborhood setting.

## **Purpose and Need**

The ADVA currently operates four veterans' homes: the William Nichols State Veterans Home-Alexander City, AL, the Floyd E. "Tut" Fann State Veterans Home-Huntsville, AL, the William F. Green State Veterans Home-Bay Minette, AL, and the Colonel Robert L. Howard State Veterans Home-Pell City, AL. The Bill Nichols State Veterans Home in Alexander City has been "home" to thousands of veterans since its opening in November 1989. The Floyd E. "Tut" Fann State Veterans Home in Huntsville and the William F. Green State Veterans Home in Bay Minette were opened in 1995, and in November 2012, the Colonel Robert L. Howard State Veterans Home opened in Pell City. Collectively these facilities provide care to 704 veterans with a staff of approximately 900.

---

A large number of Alabama veterans live in Coffee County and travel to the closest veterans' homes, (Bill Nichols State Veterans Home in Alexander City and William F. Green Veterans Home in Bay Minette) a more than 2-hour drive. This distance limits opportunities to veterans' families to visit and care for veterans in those facilities.

The purpose of the Proposed Action is to construct a state-of-the-art residential care facility to help meet the current and projected future residential skilled nursing, Alzheimer's/memory, and short-term care needs of veterans living in this area of southeast Alabama. The Proposed Action is needed because projected long-term veteran healthcare needs in the state indicate that 1,440 veterans would require a skilled-care bed by 2045, and currently, there are 704 beds in Alabama's four veterans homes. The four existing veterans care facilities in Alabama do not currently have sufficient capacity to meet the demand for veterans medical programs and services, and they are geographically too far from the target area of southeast Alabama.

## **Alternatives Considered**

***Proposed Action.*** Under the Proposed Action, VA will provide a grant that will partially fund ADVA to construct a new one-story 187,000-square-foot 174-bed residential care facility to provide skilled nursing, Alzheimer's/memory care, and short-term rehabilitative care to veterans. The Veterans Home will provide dining, physical therapy, entertainment and social event services to veterans in both indoor and outdoor spaces. The facility will feature all private bedrooms organized into clusters of houses with common areas shared by approximately 15 veterans within each household. Groups of two houses will be configured into six neighborhoods that will share support spaces between each house. All six neighborhoods will surround a central common gathering space called Town Center and a primary, monumental corridor call Main Street. Public spaces such as the library, chapel, sports bar and beauty/barber shop will be located off Main Street or clustered around Town Center to encourage social interaction outside the house or neighborhood setting. The Veterans Home would be built on an approximately 25-acres of the 108 acre parcel with the balance of the property being used as a community park with walking trails and landscaped areas to the extent that feasible within the allotted funds. An old railroad bed will be integrated into the design of a Walk of Honor which will commemorate veterans and honor them for their service as an integral part of the community park.

The Veterans Home will be operated by ADVA and will employ approximately 300 staff. ADVA anticipates that traffic associated with the Veterans Home would include approximately one ambulance per day, vehicles associated with 300 employees arriving and departing each day during three shifts, an average of approximately 75 - 100 visitor vehicles a day, and approximately three delivery trucks per week. The facility will include emergency generators to provide emergency power to the entire building during power outages. Sustainable design principles will be incorporated into the design of the facility although LEED accreditation will not be acquired.

No additional alternative locations for the proposed facility were evaluated in detail, as described in the Final EA.

---

**No Action Alternative.** Under the No Action Alternative, VA would not provide a grant to assist ADVA in constructing a new veterans' care facility in southeast Alabama. The ADVA goal of providing safe, economical, and high-quality integrated healthcare services to veterans in this region of Alabama would not occur. The proposed project site would continue to be used as farmland or would likely be developed by City of Enterprise. Although the No Action Alternative would not satisfy the purpose of or need for the Proposed Action, this alternative provides a comparative baseline against which to analyze the effects of the action alternatives, as required under CEQ Regulations (40 CFR Part 1502.14). The No Action Alternative reflects the *status quo* and serves as a benchmark against which the effects of the Proposed Action can be evaluated.

## Potential Environmental Effects

The MSVA evaluated the potential effects on the physical, environmental, cultural, and socioeconomic aspects of implementing the Proposed Action. The Final EA concluded that the Proposed Action would result in short-term and/or long-term potential adverse impacts to aesthetics, air quality, cultural resources, soils, hydrology and water quality, wildlife and habitat, noise, land use, wetlands, solid waste and hazardous materials, transportation, and utilities. All of these impacts are less than significant and would be further reduced through implementation of best management practices (BMPs), management measures, mitigation, minimization measures, and compliance with regulatory requirements, as identified in Appendix A. The Proposed Action would also provide a number of beneficial short-term and long-term impacts to the local socioeconomic environment.

The potential environmental effects associated with implementing the Proposed Action as analyzed in the EA are summarized in the following sections.

**Aesthetics.** Temporary adverse impacts to viewshed during construction. Long-term changes to viewshed from new Veterans Home and access points at Dozier Road and from the proposed Veterans Parkway entry at Highway 167 (Neal Metcalf Road); however, land use and anticipated viewshed changes are consistent with the land use zoning administered by Enterprise Planning Commission.

**Land Use.** No impacts on land use; proposed facility is consistent with the current M-D Medical District land use designation.

**Air Quality.** Negligible adverse impacts from emissions during construction and operation. Impacts during construction would be temporary. No long-term impacts to air quality from operations or transportation to and from the facility are anticipated.

**Cultural Resources.** No impacts during construction anticipated. According to MDAH, the project will have no negative impacts on historic resources.

**Geology, Soils, and Topography.** Temporary, minor adverse impacts on soils and topography during construction, no impacts from operation. No impacts on geology.

---

**Water Resources.** Temporary, minor adverse impacts to water quality during construction that would be minimized by implementing BMPs in construction stormwater permits and SWPPP. No impacts on groundwater.

**Wildlife, Habitat, and Threatened and Endangered Species.** Temporary adverse impacts on wildlife and habitat during construction due to removal of vegetation during clearing and grading, and from construction noise and increased human presence. Permanent removal of habitat and additional human presence would have minor, long-term adverse impacts. No impacts to threatened and endangered species.

**Noise.** Temporary adverse impacts from construction-related noise; long-term increases in noise from traffic, ambulances and human presence would be minor.

**Socioeconomics and Environmental Justice.** Minor beneficial impacts to local economy from construction and operation. No impacts on low-income or minority populations.

**Community Services.** No impacts during construction; long-term beneficial impacts on veteran population in the region.

**Solid Waste and Hazardous Materials.** No adverse impacts anticipated with implementation of appropriate spill prevention, hazardous materials storage and handling, and waste management BMPs and adherence to regulations.

**Transportation and Parking.** Potential for temporary disruptions to local traffic during construction; impacts would be on the order of minutes and therefore negligible. Long-term increases in traffic on nearby roads would have negligible adverse impacts on local traffic.

**Utilities.** No impacts. Utilities would be designed in accordance with applicable industry standards and regulations and would achieve sustainable design standards and minimize energy consumption. All existing utilities/systems have sufficient capacity to meet the demands from operation of the Veterans Home.

### **Management Measures**

The general BMPs summarized in Table 3 of the Final EA (attached herein as Appendix A) will minimize and maintain adverse effects at less-than-significant levels. No additional project specific mitigation measures are proposed.

### **Agency and Public Comment**

The Draft EA was made available for a 30-day public comment period beginning June 4, 2021. A Notice of Availability for the Draft EA was published in the Montgomery Advertiser and the Enterprise Ledger. A copy of the Draft EA was also made available on the ADVA website (<https://va.alabama.gov>) from June 4 through July 5, 2021. No public comments were received.

---

VA has consulted with appropriate federal, state, and local regulatory agencies, and federally recognized Native American Tribes identified as having possible ancestral ties to the Coffee County, Alabama area. This consultation is documented in the Final EA. Comments and input submitted by regulatory agencies and Tribes have been addressed in the Final EA.

**Finding of No Significant Impact**

After careful review of the Final EA, VA has concluded that implementing the Proposed Action would not generate significant controversy or have a significant impact on the quality of the human environment, provided that MSVA implements the BMPs identified in Appendix A to this FONSI. This analysis fulfills the requirements of NEPA and is consistent with the VA and CEQ regulations implementing the Act. An environmental impact statement is not required.

---

Jason Sturm  
Environmental Engineer  
Office of Construction & Facilities Management  
U.S. Department of Veterans Affairs

---

Date

---

Anna Gaug  
National Program Manager, State Home Construction Grants  
Office of Geriatrics and Extended Care  
U.S. Department of Veterans Affairs

---

Date

## Appendix A. Best Management Practices

Resource Area	Best Management Practices
<b>Aesthetics</b>	Where possible, construction activities will be limited to daylight hours to minimize impacts from nighttime lighting at the construction site and from construction equipment lights. All areas disturbed during construction, including temporary staging and disturbance areas, would be restored to their pre-existing condition or better.
<b>Air Quality</b>	Construction contractor will be required to implement dust control measures such as application of water to suppress dust and washing down construction vehicles and paved roadways immediately adjacent to the construction site. To the extent practical, the construction contractor would be encouraged to minimize idling of construction and delivery vehicles to the extent practicable to minimize impacts.
<b>Cultural Resources</b>	The proposed Veterans Home would be designed to maintain the aesthetics and character of the surrounding area.
<b>Geology and Soils</b>	Construction contractor will be required to minimize potentially adverse impacts from erosion by implementing a site-specific SWPPP. Contractor will be required to follow the SWPPP, including erosion control BMPs, during and after construction to stabilize soils. Excavated soil would be managed in accordance with applicable local, state, and federal regulations
<b>Hydrology and Water Resources</b>	Potential impacts to water resources would be minimized by implementation of a SWPPP and associated sediment control BMPs. Overland flow of stormwater is currently a north to south flow and stormwater management features will be designed to continue that flow pattern. Post construction stormwater discharge would be managed through a new underground storm sewer system. The system will be designed to manage the volume and velocity of stormwater runoff and incorporate features such as earthen berms and grassed swales to reduce possible impacts related to erosion and sedimentation.
<b>Wildlife, Habitat, and Threatened and Endangered Species</b>	No BMPs proposed for the Wildlife, Habitat, and Threatened and Endangered Species Resource Area.
<b>Noise</b>	To the maximum extent practical, construction activities would be limited to normal business hours.

Resource Area	Best Management Practices
<b>Land Use</b>	No specific BMPs proposed for the Land Use Resource Area.
<b>Floodplains, Wetlands, and Coastal Zone Management</b>	The wetlands on the site will not be impacted and care will be taken to avoid any indirect impacts to wetlands adjacent to the project site.
<b>Socioeconomics and Environmental Justice</b>	No specific BMPs proposed for the Socioeconomics and Environmental Justice Resource Area.
<b>Community Services</b>	No specific BMPs proposed for the Community Services Resource Area.
<b>Solid Waste and Hazardous Materials</b>	Contractor will be required to utilize proper handling and storage of hazardous materials in order to minimize the risk of impacts from a spill. Solid waste generated during construction would be managed and disposed of in accordance with local, state, and federal regulations
<b>Transportation and Parking</b>	Potential for temporary disruptions to local traffic during construction; impacts would be on the order of minutes and therefore negligible. Long-term increases in traffic on nearby roads would have negligible adverse impacts on local traffic.
<b>Utilities</b>	Utility service from the utility source to the facility and the utility systems will be designed to achieve sustainable design and energy efficient standards to minimize maintenance and energy consumption costs.