



John F. Tecklenburg
Mayor

City of Charleston
South Carolina
Capital Projects

Edmund Most
Director

PUBLIC NOTICE

The City of Charleston has applied for Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program funding through the South Carolina Emergency Management Division (SCEMD) as a sub-grantee.

Under the National Environmental Policy Act (NEPA), federal actions must be reviewed and evaluated for feasible alternatives and for social, economic, historic, environmental, legal, and safety considerations. Under Executive Order (EO) 11988 and EO 11990 FEMA is required to consider alternatives to and to provide public notice of any proposed actions in or affecting floodplains or wetlands. EO 12898 also requires FEMA to provide the opportunity for public participation in the planning process and to consider potential impacts to minority or low-income populations.

Funding for the proposed project will be conditional upon compliance with all applicable federal, tribal, state and local laws, regulations, floodplain standards, permit requirements and conditions.

Applicant: City of Charleston

Project Title: 4241-0077 - City of Charleston – Retrofit of Fire Station No. 8

Location of Proposed Work:

The area affected by this project consists of an existing historic fire station located within the community's Special Flood Hazard Area (Zone AE): Fire Station 8 – 370 Huger Street, 29403

Proposed work and purpose:

The City of Charleston intends to retrofit the existing historic facility (constructed in 1910) to withstand future natural disasters, including Flood, Wind, and Seismic events. This will ensure that the personnel and equipment stationed at the facility are protected and will maintain the capacity for routine and emergency operations during and following any event. The proposed project is within a Special Flood Hazard Area (Zone AE), which requires protection to at least 2.0' above the Base Flood Elevation. To meet this requirement, the project would construct a flood barrier on the interior of the building walls and ground floor to the required elevation and provide removable flood barriers for the doors (dry floodproofing). In addition, all work on the interior will meet the requirements for wet floodproofing. Site improvements will include pervious pavement and below-grade storage for stormwater run-off to reduce the stormwater discharge from the site. The City of Charleston will ensure that all applicable codes and regulations are adhered to during construction, providing documentation as required to SCEMD and FEMA.

Project Alternatives:

The alternatives to the project that have been and will be considered are:

- 1) the No Action alternative; or,

- 2) Demolition of the existing building and replacement with a replica (historically accurate) facility in the same location; or,
3) Demolition of the existing building and replacement with a new facility located at the rear NW corner of the site.

These alternatives to the proposed project are considered NOT VIABLE due to:

- Alternative 1) the facilities will remain vulnerable to future natural disasters.
- Alternative 2) the likelihood of receiving permission to demolish the structure only to replace it in the same location and with matching details is considered very low, and the new structure would require the same flood-proofing improvements.
- Alternative 3) moving to the NW corner of the site would allow the ground floor of the facility to be raised above the BFE but would require a significant change to the historic fabric / layout of the neighborhood. The existing historic building would also have to be demolished to allow the parking and support facilities to remain on site. This approach would also trigger additional stormwater permitting compliance requirements that would require above-ground stormwater retention to comply with permitting requirements.

Comment Period:

Comments are solicited from the public; local, state or federal agencies; and other interested parties in order to consider and evaluate the impacts of the proposed project. The comments should be made in writing and addressed to the South Carolina Emergency Management Division. All comments are due within 15 days of this notice. The State will forward comments to applicable regulatory agencies as needed.

Interested persons may submit comments, obtain more detailed information about the proposed action, or request a copy of the findings by contacting:

Kimberly Garvin - Hazard Mitigation Program Coordinator
South Carolina Emergency Management Division

kgarvin@emd.sc.gov
803-737-8798

Matthew M. Compton, RLA - Special Projects Administrator
City of Charleston – Capital Projects

ComptonM@charleston-sc.gov
843-973-7210

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End of Notice