

Questions & Answers
VA Public Meeting: Enhanced-Use Leasing
Memphis VAMC
7:00 PM Wednesday, May 12, 2010

The questions and answers are presented in the order asked at the public meeting.

Q1: Mr. Henry Hooper, State Commander, VFW in Tennessee presented the following alternative uses for the land proposed for the EUL.

There are many needs for space at VA including a place for women-only treatment and a place to house hospice patients. VA could retrofit existing buildings to add these areas. VA is not using necessary resources that could be used to provide some of these services.

Another use on the campus could be a Fisher House on the underutilized land. There is also an opportunity for a Veterans Center, which would place it close to this hospital.

A1: VAMC Memphis already has a women's clinic. The women's clinic is being expanded through a massive reconstruction of that entire area.

When VA was identifying options for land, all of the parcels proposed are currently used for parking lots. The goal is to maximize the use of the parking lots to get more parking. The land is not currently underutilized, but a parking garage is a means to maximize the utilization.

VA Memphis has competed for a Fisher House in the past. Usually these are located at referral sites for transplants. The Medical Center can go back and look at a Fisher House again.

Q2: The Child Advocacy Center has nothing to do with Veterans. Why is it included?

A2: The Child Advocacy Center is not owned by VA, but is located between two of the parcels in the first EUL: Building 8 and the North Parking Lot. Because of its costs and configuration, Building 8 probably cannot be re-used by VA. This building will be offered to the private sector for use and the private sector will be able to invest the funds to put it to a better use.

Q3: Will veterans pay for parking? How many spaces will be constructed?

A3: Currently, veterans do not pay for parking and that is the continued goal of these projects. The current estimate is for about 600 added parking spaces. According to the current parking study, the facility needs 500 more spaces, so the amount will just be adequate to deal with future growth.

Q4: Will the process be an open bid for developers or is it a developer working in the area now?

A4: The process is an open, fair competition. Both local and national developers will be invited to bid through the marketing of the opportunity.

Q5: What studies are currently in progress for the EUL?

A5: There are many studies completed and underway, including a Market and Feasibility Study that identifies options for the development and feasibility of those options and the Environmental Studies that document previous uses and impacts to the sites.

Q6: Who at VA approves the EUL Concept?

A6: The Secretary.

Comment: The patients' major complaint at VA Memphis is lack of parking.

Q7: What is the impact of expanding the women's area in other parts of the hospital? What will be moved?

A7: The current Women's Clinic will move out of their space, and then Research will be relocated from the second floor to the basement. Then the Women's Clinic will be expanded and redesigned on the second floor of the Clinic Annex Building #5.

Meeting adjourned at 8:20 PM