

30 May 2025

MEMORANDUM FOR: Cameron Luck
Federal Consistency Coordinator
North Carolina Department of Environmental Quality
Division of Coastal Management

FROM: Greg Piniak
Director, NOAA Beaufort Lab
National Ocean Service
National Centers for Coastal Ocean Science

SUBJECT: Request for consistency on NOAA Beaufort Lab building 2 mitigation

In October 2024, Building 2 at the NOAA Beaufort Lab was determined to be unfit for further occupancy due to rapid structural deterioration. That building provided the majority of our laboratory space, as well as office space for ~40 staff.

In working to mitigate the loss of that building and restore functionality to campus, there are three items I would like to bring to your attention.

- 1) Building 2 needs to be demolished and returned to a permeable surface (grass).
- 2) In shifting functions around campus, we propose to demolish our existing greenhouse and replace it with a slightly larger structure, slightly to the west. An result of this action is that that infrastructure would be removed out of the setback area.
- 3) We are planning to bring in two temporary modular building structures, one for lab space and one for office space. The location would be on/adjacent to a site where a building used to exist, in order to leverage existing utility connections.

Site maps, square footage, setback areas, and other project details are in the attachment.

I believe these actions are consistent with enforceable policies, and request your evaluation as to whether these actions meet federal consistency standards.



Project area: NOAA Beaufort Lab, 101 Pivers Island Rd, Beaufort NC

Project description:

In October 2024, Building 2 at the NOAA Beaufort Lab was determined to be unfit for further occupancy due to rapid structural deterioration. That building provided the majority of our laboratory space, as well as office space for ~40 staff. There are three mitigation actions needed in the area (see Figure 1):

- 1) The damaged building 2 needs to be demolished. It will be returned to a grassy surface, pending construction of a replacement building.
- 2) As part of our efforts to relocate functions across campus to mitigate the loss of building 2, we would demolish the existing greenhouse and install a slightly larger replacement, moving that infrastructure landward from the seawall.
- 3) We are working to procure two temporary, modular buildings. The exact dimensions will depend on the awarded contract, but we are anticipating ~10,000sf. The buildings would be installed at the location of the old annex building (Figures 1 and 2), which was demolished in 2020. The modular structures would be placed there to leverage the pre-existing utility infrastructure (water/sewer, power), reducing the need to further modify the campus. The modular structures would be removed upon completion of the new building.

The changes in impervious surface are as follows:

Action	Impervious surface change (sf)	Description
Building 2	-10,612	
Greenhouse replacement	+432	Existing greenhouse (720 sf) replaced by new slab and greenhouse (1,152 sf)
Temporary modular structure	+ ~10,000	Temporary lab/office space at the site of a previously demolished building
NET CHANGE	- ~180sf	Pending final design numbers on the modular buildings

Figure 1. Overhead image of NOAA's campus at 101 Pivers Island Road, Beaufort (image derived from <https://arccgisweb.carteretcountync.gov/maps/>). The seawall perimeter is in light blue. The darker blue shadow is the buffer area (75' in panel A, 30' in panel B). Building 2 (to be demolished) is circled in orange. The existing greenhouse (to be demolished) is circled in yellow. The new greenhouse site is circled in green. The general location of the temporary modular buildings is circled in purple.

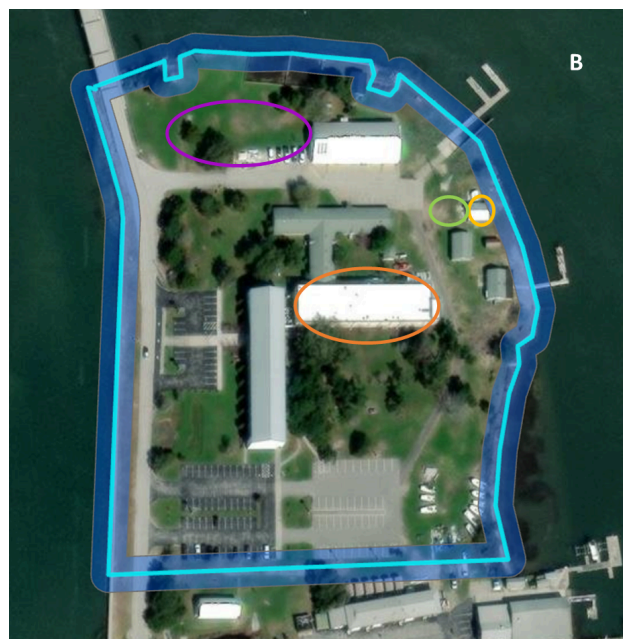
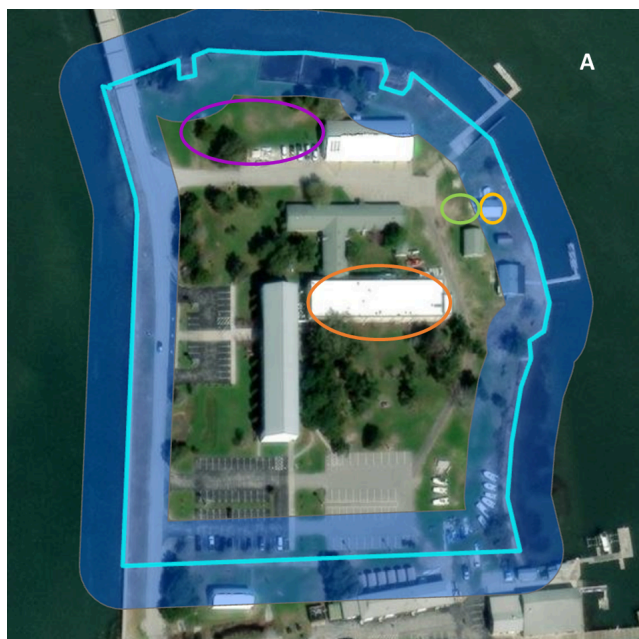


Figure 2. More detailed site plan for the modular building location.

