



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Gateway at King and Beauregard

Responsible Entity: The City of Alexandria, VA

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Lucinda Metcalf, Housing Analyst, Office of Housing

Certifying Officer Name and Title: Mark B. Jinks, City Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to:

City of Alexandria, VA
Office of Housing
421 King Street,
Alexandria, VA 22314
703-746-4990

Project Location:

4600 King Street, Alexandria, VA

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed affordable housing project to be funded with a City loan which includes federal HOME funds will be part of the 3-building, mixed-use development with approximately 618,000 gross square feet of residential, retail, and office floor area. There will be two multi-family buildings on the site, both of which will have ground floor retail, and one of which will have an office component. The third building will be for office use with some retail on the ground floor. All buildings will be parked in a 2-level underground garage spanning the entire site.

Grocery Store Building

The larger of the two multi-family buildings will feature a 62,000 square foot Harris Teeter grocery store on the ground floor. The 7-story building will be approximately 71 feet at the roofline, and have approximately 408,543 gross square feet of floor area. There will be 278 market rate residential units in the building: 25 studios, 130 one-bedroom units, 29 one-bedroom plus den units, 76 two-bedroom units, and 18 two-bedroom plus den units. There will be an above grade courtyard in the middle of the building that will serve as an amenity space for residents. Vehicular access to the underground parking garage will be located at the base of this building.

Corner Building- which incorporates the Affordable Housing Component of the project

The corner building sits directly adjacent to the intersection of N. Beauregard Street and King Street, and serves as the retail beacon for the development and a visible gateway structure for the City. This building will include residential, retail, and office uses and have approximately 154,000 square feet in gross floor area. There will be 74 residential apartments, all of which will be affordable housing units funded partially with federal HOME funds. The unit mix will include 7 studios, 5 one-bedroom units, 50 two bedroom units, and 12 three-bedroom units. Similar to the market rate building, this building will also have an above-grade courtyard that will include amenities for residents.

Office Building

The proposed office building will be approximately 71,000 gross square feet on 7-floors and will front on N. Beauregard Street. There will be a small amount of retail on the ground floor, and the remainder of the building will be for office use. The building will sit directly on the central pedestrian plaza, and will also provide a roof-top terrace for the workers in the office.

Demolition of Existing Structure

As indicated on the Final Site Plan, C6.00, the existing commercial buildings on the site along King Street, will be demolished.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed redevelopment will provide as a component of the overall development a critical source of affordable housing for current and future low- and moderate- income residents whose tenancy and local employment is essential to the Area's and City's future economic development and sustainability (as noted in the City's Housing Master Plan), as well as to the City's strategic plan goal of maintaining neighborhoods that are diverse and inclusive.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Existing Conditions: The existing site has significant topographical features, with the grade changing 50 feet from the high point on the southern border with Bolling Brook, to the low point at the northern corner of the property at the intersection with King Street and N. Beauregard Street. The site has little vegetation and consists of grass with some small trees. A variety of uses exist in the surrounding area including low to high density residential, institutional (Northern Virginia Community College), office, and retail. Many different building typologies also exist around the site ranging from garden style apartments and low-density strip retail, to high-rise condo towers and office buildings.

The site is well connected to the region's transportation network. There are several major roads near the site including Interstate 395, Route 7 (King Street), and N. Beauregard Street/Walter Reed Drive. There are bus stops within walking distance of the property that are served by 8 WMATA and DASH bus routes connecting the site to Old Town, the Pentagon, downtown Washington, and Potomac Yards. The site will have a station on the West End Transit Way route, which will be a bus rapid transit (BRT) service connecting the West End of Alexandria to both the Van Dorn Metro Station and the Shirlington Transit Center.

The site was previously home to the Jefferson Memorial Hospital, which was demolished in 2007-2008 because the building was vacant and had come to the end of its useful life. A majority of the overall project site has been vacant since that time. A small strip shopping center remains in operation on the corner parcel at the intersection with N. Beauregard Street and King Street.

Trends: Planned redevelopment in the Area of the City, which is immediately adjacent to the Beauregard Plan Area and a redeveloping area of Fairfax County, is likely to drive the price of new rental and ownership housing to unaffordable levels. The affordable housing development proposed in the Area would not be economically feasible without the provision of federal low-income housing tax credits and City loan funds at advantageous rates and terms. The redevelopment would introduce a true mix of uses on a site that has been declining since the closure of the Jefferson Memorial Hospital and medical complex.

Funding Information

Grant Number	HUD Program	Funding Amount
M-15-MC-51-0501	HOME and Match	\$461,000

Estimated Total HUD Funded Amount:

The City will be providing \$461,000 in federal HOME and Match dollars.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

The estimated total project cost is \$28.3 M, which includes the following:

\$14.9M in LIHTC

\$6.75M in Private Debt

\$5.5M City Loan

\$1.2M Deferred Developer Fee

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The impact category is not applicable to the proposed project as no airport runway clear zones fall within the City.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The impact category is not applicable to the proposed project as there are no coastal barriers in the City of Alexandria.
Flood Insurance	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The development site is not located in an area identified by the Federal Emergency

<p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>Management Agency (FEMA) as being within a Special Flood Hazard Area.</p>
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to an April 2015 memorandum from the City's Director of Transportation and Environmental Services, Alexandria is meeting the National Ambient Air Quality Standards for pollutants and fine particles. Therefore, this project is exempt from the conformity requirements.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>In compliance with the Commonwealth of Virginia's Department of Environmental quality (letter dated April 29, 2015), housing construction activities will be executed in a manner consistent with the Commonwealth of Virginia's Coastal Resources Management Programs listed under "Enforceable Programs of Virginia's Coastal Resources Management," of the City's 2015-2020 Tier 1 Broad Level Environmental Review Record, prior to project implementation. Therefore, as each site and specific activity is identified and if any of the enforceable programs are applicable, the required permits and approvals will be obtained. The project has an approved Final Site Plan, which denotes the approvals needed.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project was reviewed as a Limited Phase 2 Environmental Site Assessment by Amec Foster Wheeler Environment & Infrastructure, Inc. due to contamination and toxic substances identified on the proposed redevelopment sites from the Phase I Environmental Site Assessment. The Phase II assessment revealed low concentrations of TPH-DRO (Total Petroleum Hydrocarbons/Diesel Range Organics) remaining in the subsurface, likely as</p>

		<p>residual concentrations from a former leaking underground storage tank removed from the site in 1988. And, based on past site uses, the presence of relatively low levels of contaminants in the ground do not pose a hazard to human health or the environment.</p> <p>The Phase 2 Site Assessment also reported that a development plan should be prepared by a qualified environmental professional, which will serve as a contingency in the event that contaminated materials are encountered during site development.</p> <p>Therefore, should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the developers must immediately notify the City's T&ES. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in Attachment A are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the final site plan.(T&ES)</p> <p>Other City requirements are included in the Final Site Plan.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the October 2016 Information and Planning and Conservation Trust Resource Report, there are no endangered species, critical habitat, wildlife refuges and fish hatcheries, or wetlands within the project area. According to the report species of migratory birds could potentially be affected by activities in this location. The U.S. Fish and Wildlife Service provides a list of General, Habitat Protection and Stressor Management conservation measures to reduce the impacts to birds and their habitats. As a conservation measure, the developer will implement measures such as delivering all solid waste, as defined by the City Charter and Code of the City of</p>

		Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Other measurements include clearly delineating the individual components of the RPA (resource protection area) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the T&ES Director.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A Limited Phase 1 Environmental Site Assessment was conducted by Amec Foster Wheeler Environment & Infrastructure, Inc. and revealed no above ground storage tanks or associated dispenser (s) and piping on the interior or exterior portions of the site; therefore, a Phase 2 site assessment was not needed for this category. Also, a 55-gallon metal drum within one of the metal storage containers staged on the Southwestern corner of the site appeared to be empty and was labeled as "MA-22 No Odor Mastic Remover." No leaks were observed in the area of the drum, and the drum appeared to be in good condition.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This impact category is not applicable to the proposed project as the City is urban in nature and has no farmlands.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the FEMA DFIRM Floodplains flood zone map, the proposed project is not within a flood zone.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	In consultation with the Virginia Department of Historic Resources and Arlington County Department of Community Development and Historical Affairs, no historic properties will be affected by the proposed development.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Day Night Noise Level for this site, as calculated using the U. S. Department of Housing and Urban Development's Assessment tool, indicates an acceptable level of 63.3 decibels, with the assumption

		of any loud impulse sounds. This level is below the 65 decibels mitigation threshold; therefore, no mitigation is required.
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Alexandria. According to the City's Transportation and Environmental Services department, the City's water quality volume determined by the site's proposed impervious area will be treated in accordance to Best Management Practice (BMP) facility.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. Other measures are listed in the Final Site Plan. Also, according to the NEPA Assist USGS Quad Map, there was a riverine identified to the south of the project site. Per the City's T&ES, this map perhaps dates back to or before the 80's and the riverine no longer exist. According to the U.S. Fish and Wildlife Service, 4600 King Street, Alexandria VA does not have any delineated wetlands in the National Weather Inventory (NWI). Therefore, the riverine should not be considered 100% accurate without "on the ground" validation. There is however an intermittent streambed identified with the attribute code "R4SBC" (Riverine, Intermittent, Streambed and Seasonally Flooded). These systems have <i>minimal</i> potential to hold or maintain persistent wetland vegetation and/or hydric soils (soil that is seasonally or permanently saturated with water). These systems serve as connective water pathways for storm events and seasonal runoff. Per the City's T&ES department, Environmental Site Assessment (ESA) Notes are required from the developer that clearly delineate the individual components and resource protection areas to include the appropriate buffer. The ESA must clearly describe, map</p>

		or explain intermittent streams and associated buffer; highly erodible and highly permeable soils, steep slopes greater than 15 percent in grade; known areas of contamination; spring, seeps or related features; and a listing of all wetlands permits required by law.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no wild and scenic rivers in the City, and the project will not have an environmental impact on any river recreational segments.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project will not have a disproportionately high and adverse human health or environmental effect on the minority of low-income population identified with the proposed property.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The project has been rezoned from OCM-100 (Office Commercial Medium) to CRMU/H (Commercial Residential Mixed-Use High). The proposed density and uses of the proposed development are compatible with the surrounding area. The blocks directly to the south, north, and west of the project site are predominantly multi-family residential with varying densities ranging from garden style apartments to high-rise condo towers. Retail and office uses also exist adjacently to the north and south of the site along King Street.</p> <p>The Alexandria West Small Area Plan remains the governing document for this site with no future planning studies anticipated in the next fiscal year. Additionally, the neighboring Beauregard Small Area Plan was recently adopted (2013), and this parcel sits approximately 1/2 mile outside of that plan area. Thus, it is unlikely that the property or surrounding area will undergo a planning study in the near-term. In addition to being consistent with the Alexandria West Small Area Plan, the proposal is consistent with other City goals and policies such as the Affordable Housing Policy, the Green Building Policy and the Public Art Policy. The project will add 74 units to the City's affordable housing stock, which represents a significant on-site affordable unit gain. All three of the proposed buildings will meet the City's Green Building standard of LEED Certified (or equivalent) for residential, and LEED Silver (or equivalent) for non-residential, and public art will be incorporated within the design of the central pedestrian plaza to meet the goals of the City's Public Art Policy.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1	<p>A geotechnical report, including recommendations from a geotechnical professional, will be provided on this project for proposed cut slopes and embankments. The Alexandria water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Since the project site lies within Four Mile Run Watershed, stormwater quantity controls will be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. The project shall also comply with the City of</p>

		Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
Hazards and Nuisances including Site Safety and Noise	1	The project will comply with the City's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. For example, all exterior building-mounted loudspeakers will be prohibited and no amplified sound will be audible at the property line. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. No vehicles associated with this project will be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. A noise study has been conducted in a manner consistent with HUD's Noise Guidance Book to identify the levels of noise residents of the project will be exposed to at the present time and 10 years into the future. The study did not reveal unacceptable noise levels.
Energy Consumption	1	The proposed buildings will meet the City's Green Building standard of LEED Certified (or equivalent). For example, Energy Star labeled appliances will be installed in all multi-family residential units.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Since the project is affordable housing no significant effect on income levels is projected. The project will be providing a vital resource for the low- to moderate- income households who live or work in the City. Employment will have a beneficial impact. The project will consist of over 115,000 square foot of new retail space and will include a Harris Teeter grocery store. Due to the development of commercial space, the area may see an increase of employment opportunities.
Demographic Character Changes, Displacement	2	Demographic character changes or displacement is not expected to have an impact from the development project. The project will be providing a vital resource to help the City maintain its economic and social diversity.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	Site amenities, open space and features, community and cultural facilities will be incorporated in the development in a manner which encourages pedestrian use and promotes

		<p>internal compatibility of uses. Public art will also be incorporated within the site, per the City's Public Art Policy</p> <p>Day care centers will be permitted with an administrative special use permit based on certain criteria. For example, day care uses must not occupy more than 1/3 retail square footage.</p> <p>The proposed development will be located in the John Adams Elementary School and Hammond Middle School attendance area.</p>
Commercial Facilities	1	<p>The site is no longer used for medical use, and there are no future plans for a hospital on this property. The development will follow Section 7-902 of the Zoning Ordinance, which outlines special setback requirements for commercial buildings that abut residential zones. For example, the office building and corner retail building along N. Beauregard Street will have 2 and 9 foot front yard setbacks respectively. The office building will also have a side yard setback of 67 feet, and the grocery store building will have two side yards, setback 1 foot and 39 feet.</p>
Health Care and Social Services	1	<p>The proposed development shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans will include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, such as the hot water heater.</p>
Solid Waste Disposal / Recycling	1	<p>The required storage space for both trash and recycling materials containers will be provided as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. A waste and refuse control program will be implemented during the construction phase of the development. The program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site. The program shall prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws.</p>
Waste Water / Sanitary Sewers	1	<p>All sanitary sewers will be constructed to the City of Alexandria standards and specifications. For example,</p>

		sanitary sewer capacity will be achieved by replacing the existing 12-inch sanitary sewer segments with 18-inch diameter pipes or by providing sanitary sewer lining using cured-in-place pipe lining.
Water Supply	1	The location of all existing fire hydrants in and around the site will be examined so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply. A certified licensed fire protection engineer will perform a fire water flow analysis to assure adequate water supply for the structure is being considered. Also, in order to provide a more sustainable use of natural resources, EPA-labeled WaterSense or equivalent low flow fixtures will be used. In addition, water reduction strategies (i.e., use of gray water system on-site) will be utilized as well as other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at http://www.epa.gov/WaterSense/pp/index.htm .
Public Safety - Police, Fire and Emergency Medical	1	Emergency vehicle easements will be a minimum of 22 feet across the travel lane. The emergency vehicle easement will provide access to strategic areas of the building and fire protection systems. Curbing and street components are conformed to the standards established by Transportation and Environmental Services and for emergency vehicle easements. All new fire hydrants on private property will be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service. The development will adhere to all Code requirements.
Parks, Open Space and Recreation		The CRMU-H zone requires that residential development provide a minimum of 40 percent open space on site, which equates to 90,668 square feet for this project. The development project is preserving 34.6 percent of the site as open and usable space for the public and residents while still providing over 131,000 square feet of floor area for nonresidential uses. Each building on the site will have an above-grade open space amenity which is typical of midrise urban style buildings. The courtyards elements will provide passive open space for residents that is separate from the retail activity and public realm at the street level below. The above grade open space will provide an important outdoor private component for residents of this otherwise publically accessible community.
Transportation and Accessibility	1	The project area will be served by the West End Transitway, which is proposed to provide bus rapid transit (BRT) from

		the Van Dorn Metrorail Station to the Pentagon Metrorail Station. The West End Transitway would include dedicated median bus lanes on sections of Van Dorn Street and Beauregard Street. Landmark Mall, the Mark Center, Southern Towers, and Shirlington are among the activity centers that will also be served by the Transitway. The service is proposed to have 7.5 minute headways and 15 minute off-peak headways – a substantial increase in transit service to the corridor. The site has been designed to incorporate the BRT station at the nearside intersection of northbound N. Beauregard Street at King Street In addition, the existing bus stops on eastbound and westbound King St. will be constructed to ADA and City standards. The project will also have a robust transportation demand management plan (TDM) which will encourage and facilitate use of existing transit service in the area as well as the future BRT.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	1	In order to provide a more sustainable use of natural resources, EPA-labeled Water Sense or equivalent low flow fixtures will be used. A list of applicable mechanisms can be found at Http://www.epa.gov/WaterSense/pp/index.htm . (T&ES)
Vegetation, Wildlife	2	There is little vegetation on the site. The site consists of grass with some small trees. The trees to be protected shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
Other Factors		

Additional Studies Performed:

Field Inspection (Date and completed by):

A pre-construction walk/survey of the site occurred with the City's Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. A final inspection of landscaping will be performed three years after the completion of the project. All new fire hydrants on private property will be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

The City's archaeologists has determined no formal archaeology is necessary for the project. The property has no direct evidence of prehistoric or historic habitation sites on the property.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The Virginia Department of Historic Resources: Amanda Lee, Historic Preservationist;
Various City Departments, including the Department of Transportation and Economic Development; Planning and Zoning; and Recreation, Parks and Cultural Activities.

List of Permits Obtained:

All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and the Virginia Marine Resources, as well as all building and construction permits, are or will be in place for all project construction and mitigation work. This includes the state requirement for a Construction General Permit and associated Stormwater Pollution Prevention Plan.

Public Outreach [24 CFR 50.23 & 58.43]:

Dates of community outreach to groups, organizations, and citizens throughout the design phases of the proposal are as follows:

- March 25, 2014 - The Arlington Condominium
- April 25, 2014- Bolling Brook Towers
- May 15, 2014 -Fairlington Citizens Association & Fairlington Villages Condo Association
- September 10, 2014 -Bolling Brook Towers
- December 16, 2014- Bolling Brook Condominium Association
- April 8, 2015- Fairlington Citizens Association & Bolling Brook Towers
- April 15, 2015- North Fairlington Citizens
- June 17, 2015- Affordable Housing Advisory Committee (AHAAC)
- September 15, 2015- Fairlington Citizens Association, Bolling Brook Condominium Association, Bolling Brook Towers & Fairlington Villages Condo Association
- October 1, 2015- Affordable Housing Advisory Committee (AHAAC)
- October 28, 2015- Bolling Brook Towers Condominium Assn

City staff also consulted with Arlington County planning staff on the project. Site plans were routed to Arlington County staff for review. Additionally, staff from both jurisdictions attended a community meeting on April 15 to meet with citizens of North Fairlington to answer questions about the project.

Cumulative Impact Analysis [24 CFR 58.32]:

Construction of this project is estimated to be completed by the end of 2018.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Currently, there have not been any unresolved conflicts concerning alternative uses of available resources.

No Action Alternative [24 CFR 58.40(e)]:

Currently, there have not been any unresolved conflicts concerning alternative uses of available resources.

Summary of Findings and Conclusions:

The environmental assessment on Gateway at King and Beauregard Project site was prepared by the City of Alexandria, Office of Housing, to certify that this project will not have a significant impact on the environment. The project conforms to local planning and zoning requirements and is compatible with existing neighborhoods where it will be located. Site slopes, soil erosion, and hazards are not being impacted or created, nor are there any existing conditions that would impact the project.

The project does not indicate significant demographic changes or increased burdens to infrastructure, social, or emergency services systems. Commercial, cultural, and recreational facilities will be accessible through the use of nearby public transportation. The project is not located in the 100- or 500-year flood zone, nor are there any wetlands on the project site. The area is urban with no farmland and no significant vegetation or wild life.

Based on these results, the City is certifying that a Finding of No Significant Impact is applicable to this project.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources	All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Construction General Permit and associated Storm water Pollution Prevention Plan.
Phase 2 Site Assessment performed by Amec Foster Wheeler Environment & Infra -structure, Inc.	Based on past site uses, the presence of relatively low levels of contaminants in the ground do not pose a hazard to human health or the environment. However, a development plan should be prepared by a qualified environmental professional, which will serve as a

	contingency in the event that contaminated materials are encountered during site development. Therefore, should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the developer must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports are submitted and approved at the discretion of the Director of Transportation and Environmental Services.
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Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Lucinda Metcalf Date 11-7-2016

Name/Title/Organization: Lucinda Metcalf/Housing Analyst

City of Alexandria, VA, Office of Housing

Certifying Officer Signature: [Signature] Date: 11-10-16

Name/Title: Mark B. Jinks, City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPROVED AS TO FORM:

Christina Zechman Bram
ASSISTANT CITY ATTORNEY