

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND  
NOTICE OF REQUEST FOR RELEASE OF FUNDS

CITY OF ALEXANDRIA, VIRGINIA

Office of Housing  
City of Alexandria  
421 King Street, Suite 200  
Alexandria, VA 22314  
Telephone: (703) 746-4990

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

The purpose of this notice is to satisfy the two separate related actions identified in the notice title above. The City of Alexandria gives notice that the AHC Inc. with federal funding from the City will undertake the redevelopment of the St. James Methodist Church and Bi-District Office, which consists of two lots, approximately 2.98 acres, located at 5000 and 5001 Echols Avenue, for the construction of a residential development on the property.

On or about Friday, October 14, 2016, the City will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds and a certification under Section 24 (a) of the U.S. Housing Act of 1937, to undertake the project known as The Fillmore/St. James Plaza Development in Alexandria, VA.

I. FINDING OF NO SIGNIFICANT IMPACT

In accordance with Section 58.43 of the Environmental Review procedures, the City gives notice that:

A. AHC Inc., with federal funds from the City, proposes to undertake the following project:

Demolition of the existing Church and administration building to construct a multi-family rental development project that will include 93 affordable units. This building will be separated from a new market-rate townhouse development by a landscaped pedestrian mews that connects Echols Avenue and Fillmore Avenue. Open space and underground parking will be provided, and all vehicular access to the site will be located along Fillmore Avenue. Building heights will taper downward from Fillmore Avenue in the direction of Echols Avenue, providing transition to the single-family residents.

In accordance with 24 CFR Part 58, it has been determined that such a request for release of funds and certification will not constitute an action significantly affecting the quality of the human environment and, accordingly, the City has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969 (PL 91-190).

The reasons for its decision not to prepare such Statement are as follows: the project is neither of significant size, scale or mass to exceed the threshold criteria established for the preparation of an Environmental Impact Statement, nor will the project have a significant impact on the human environment under the National Environmental Policy Act of 1969 (PL 91-190).

- B. The Environmental Review Record (ERR) for this project may be examined between 8 a.m. and 5 p.m., at the following office:

Office of Housing  
421 King Street, Suite 200  
Alexandria, VA 22314

**PUBLIC COMMENTS ON FINDINGS:** All interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments for consideration to the Office of Housing, City of Alexandria, 421 King Street, Suite 200, Alexandria, VA 22314. Such written comments should be received at the above address on or before Monday, October 31, 2016. All such comments so received will be considered, and the City will not request the release of funds or take administrative action on the proposed project prior to the date specified in the preceding sentence.

- C. The City finds that a release of funds and certification by HUD for this project would be appropriate.
- D. No further environmental review of the project is proposed to be conducted prior to the request for release of funds and certification.

## II. INTENT TO REQUEST RELEASE OF FUNDS AND CERTIFICATION

In accordance with 24 CFR 58.70, the City hereby gives notice that:

- A. On or about November 1, 2016, the City will submit a request for release of funds and certification to HUD for The Fillmore/St. James Plaza Development project as described in the Finding of No Significant Impact above.
- B. The City is certifying to HUD that Mark B. Jinks, in his capacity as City Manager, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, the City may proceed with the demolition and construction, and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969.
- C. HUD will accept an objection to its approval of the release of funds and acceptance of the certification for a period of 15 days following its receipt of the request only if it is on one of the following bases: (a) that the certification was not, in fact, executed by the Chief Executive Officer or other officer of the applicant approved by HUD; or (b) that the applicant's environmental review record for the project indicates omission of a required decision, finding or step applicable to the project in the environmental review process, or (c) another Federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and may be addressed to:

U.S. Department of Housing and Urban Development  
Community Planning and Development  
820 1<sup>st</sup> Street, N.E., 3<sup>rd</sup> Floor  
Washington, D.C. 20002

Objections to the Release of Funds and Certification on bases other than those stated above will not be considered by HUD. All objections received by November 16, 2016 or within 15 days after HUD's receipt of our request (whichever is later), will be considered by HUD. We recommend that potential objectors contact HUD at (202) 275-9200 to verify the actual date of the last day in the objection period for the above cited project.

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Mark B. Jinks, City Manager  
City of Alexandria  
P.O. Box 178  
Alexandria, VA 22313