



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:** Seminary-Townhomes

**HEROS Number:** 900000010222617

**Project Location:** 421 King St, Suite 215, Alexandria, VA 22314

#### **Additional Location Information:**

The project site is 4757, 4575, and 4555 Seminary Road.

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

The project involves the acquisition and demolition of two single-family houses as well as an undeveloped parcel and their replacement with a 39 unit affordable homeownership development. The undeveloped parcel is owned by the City of Alexandria and is being transferred to the project developer. One of the single-family homes is being used as a group home by Sheltered Homes of Alexandria, one of the project sponsors. The other single-family home is privately owned and will be purchased by the project developer. The proposed development includes 31 townhome style condos spread across 6 buildings. The townhomes will be a mix of 16 2BR 2.5BA units and 15 3BR 2.5BA units. Each home will include a 2-car garage, open kitchen and living room, and a second-floor terrace. Each 3BR unit will also include a lower/first level flexible living space. Each garage will contain infrastructure for future EV charger installation. Also included in the development proposal is a condominium flats building on the eastern edge of the property. The condominium flats building will be an elevator building and will include 5 additional 2BR 2BA for-sale units. Each unit is on a single level providing the option for accessible/adaptable units. An additional 3 units in the condominium flats building unit will include 4BRs and 4BAs, with each bathroom meeting ADA requirements. These units will be used as group homes for four intellectually/developmentally disabled individuals each, for a total of 12 individuals housed. 19 surface parking spaces will be provided and two of these spaces will be equipped with EV chargers. The remaining spaces are designed for future charger installation. In addition to the 39 units, the site will also feature an 1,100 sqft community room in the condominium flats building that can accommodate community meetings, parties, or other events. An outdoor terrace will sit outside the community room allowing for indoor-outdoor gatherings. As part of the construction of the development 2.49 acres of ground will be disturbed up to a depth of 15 feet below grade. In addition to the construction of the residential buildings on the site, utility conduits, sewer and water pipes, and stormwater controls will be installed underground. A bus stop currently in front of the site will be reconfigured to be ADA accessible as part of the project. A small Isolated Wetland of Minimal Ecological Value is incidental to the rear of the project site. A fifty-foot buffer will be maintained around it.

**Funding Information**

Grant Number	HUD Program	Program Name
M21-MC510501	Community Planning and Development (CPD)	HOME Program

**Estimated Total HUD Funded Amount:** \$2,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$23,000,000.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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 or Condition
Noise Abatement and Control	<p>In order to achieve EarthCraft Gold certification, the developer will be using materials that exceed normal standards for the area for insulation and will have a noise attenuating effect. The developer will also be using exterior materials such as brick and Hardiplank, which will provide additional attenuation. As the noise level only exceeds the Acceptable level by one decibel, this construction methods should be sufficient to reduce indoor noise to acceptable levels.</p> <p>The noise level exceeds the acceptable standard only at the exterior of the homes closest to the roadway. As the yards and open space in the development face the interior of the development, the homes themselves will serve as mitigation for outdoor noise, reducing noise levels that might impact outdoor activities.</p> <p>Mitigation will be implemented as part of project construction and will be complete before occupancy.</p>
Permits, reviews, and approvals	<p>Army Corps of Engineers Approved Jurisdictional Determination Virginia Department of Environmental Quality State Surface Waters Determination City of Alexandria Master Plan Amendment City of Alexandria Zoning Map Amendment City of Alexandria Development Special Use Permit City of Alexandria Transportation</p>

	Management Plan Special Use Permit City of Alexandria City Charter Section 9.06 Review City of Alexandria Demolition Permit General Virginia Pollutant Discharge Elimination System for Discharges of Stormwater from Construction Activities and Stormwater Pollution Prevention Plan Virginia Department of Environmental Quality Coastal Zone Management Concurrence Letter Virginia Department of Historic Resources "No Historic Properties Affected" Concurrence Letter
Contamination and Toxic Substances - Multifamily and Nonresidential Properties	The buildings to be demolished were found to contain lead and asbestos. Mitigation measures for these substances will be included in the demolition plan for the buildings.

**Project Mitigation Plan**

Matthew Rhodes of the Alexandria Housing Development Corporation will be the project manager monitoring the construction of the project. The toxic substances mitigation plan will be incorporated into the contract documents with the general contractor and detailed in the demolition contract. The general contractor will monitor the demolition and provide regular reports to the project manager. The timeline will be the demolition timeline of the buildings. As the noise mitigation required is the use of the construction materials already intended to be used for the project, no additional conditions will need to be added. The timeframe is the same as the project construction timeframe.

**Determination:**

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 9/8/2022

Name / Title/ Organization: Kimberly Daragan-Cadena / / ALEXANDRIA

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/ Title: James F. Parajon, City Manager

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

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** Seminary-Townhomes

**HEROS Number:** 900000010222617

**Responsible Entity (RE):** ALEXANDRIA, CITY HALL ALEXANDRIA VA, 22314

**RE Preparer:** Kimberly Daragan-Cadena

**State / Local Identifier:**

**Certifying Officer:** James F. Parajon

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 421 King St, Suite 215, Alexandria, VA 22314

**Additional Location Information:**

The project site is 4757, 4575, and 4555 Seminary Road.

**Direct Comments to:**

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

The project involves the acquisition and demolition of two single-family houses as well as an undeveloped parcel and their replacement with a 39 unit affordable homeownership development. The undeveloped parcel is owned by the City of Alexandria and is being transferred to the project developer. One of the single-family homes is being used as a group home by Sheltered Homes of Alexandria, one of the project sponsors. The other single-family home is privately owned and will be purchased by the project developer. The proposed development includes 31 townhome style condos spread across 6 buildings. The townhomes will be a mix of 16 2BR 2.5BA units and 15 3BR 2.5BA units. Each home will include a 2-car garage, open kitchen and living room, and a second-floor terrace. Each 3BR unit will also include a lower/first level flexible living space. Each garage will contain infrastructure for future EV charger installation. Also included in the development proposal is a condominium flats building on the eastern edge of the property. The condominium flats building will be an elevator building and will include 5 additional 2BR 2BA for-sale units. Each unit is on a single level providing the option for accessible/adaptable units. An additional 3 units in the condominium flats building unit will include 4BRs and 4BAs, with each bathroom meeting ADA requirements. These units will be used as group homes for four intellectually/developmentally disabled individuals each, for a total of 12 individuals housed. 19 surface parking spaces will be provided and two of these spaces will be equipped with EV chargers. The remaining spaces are designed for future charger installation. In addition to the 39 units, the site will also feature an 1,100 sqft community room in the condominium flats building that can accommodate community meetings, parties, or other events. An outdoor terrace will sit outside the community room allowing for indoor-outdoor gatherings. As part of the construction of the development 2.49 acres of ground will be disturbed up to a depth of 15 feet below grade. In addition to the construction of the residential buildings on the site, utility conduits, sewer and water pipes, and stormwater controls will be installed underground. A bus stop currently in front of the site will be reconfigured to be ADA accessible as part of the project. A small Isolated Wetland of Minimal Ecological Value is incidental to the rear of the project site. A fifty-foot buffer will be maintained around it.

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

The rapidly increasing price of for-sale housing in the Washington DC metropolitan area and Alexandria in particular is making it more and more difficult for low- and moderate-income households to become homeowners. According to the City of Alexandria's Office of Real Estate Assessment, homeownership units assessed at less than \$350,000 are almost all condominium units. Single-family homes, especially three-bedroom homes, are out of reach for the majority of Alexandria households. The construction of new two- and three-bedroom townhomes affordable to households at 80% AMI will create a unique homeownership opportunity for first-time low- and moderate-income homebuyers. The project also contains three units which will provide housing for four intellectually/developmentally delayed individuals each. These new units will reduce the client to caregiver ratio for these individuals to four to one, which is standard best practice. Currently, there is a single-family house on the project site housing six individuals; the new development will provide housing for twelve. As there is a chronic need for permanent supportive housing in Alexandria, the development will help fill an existing gap. Overall, the project addresses two key housing needs in Alexandria and the Washington DC metropolitan area in general: a lack of affordable single-family homes and a shortage of permanent supportive

housing providing the best standard of care. The project also supports the priority needs and goals established in Alexandria's 2022-2026 Consolidated Plan. One of the priority needs identified was equitable access to housing, with an associated goal of increasing housing affordability. Creating more affordable ownership units is in line with this goal. The project is also in line with Alexandria's Housing Master Plan and the Metropolitan Washington Council of Governments' regional housing goals. Project alternatives such as decreasing the size of the project or no-action will reduce or stop the project's ability to address the housing needs stated above. The project cannot be relocated, as the developer does not have site control over other comparable property in the area.

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

The project site is a wooded parcel with two single-family homes on it. One of these homes is being used as a group home for six intellectually/developmentally disabled individuals. The other home was voluntarily vacated by its former owner. The project is located on the north side of Seminary Road east of Fire Station 206 and west of the intersection of Seminary Road and North Jordan Street. Single-family homes are found east of the site and across the street on the south side of Seminary Road. Adjoining the subject site to the north is city-owned open space that extends to West Braddock Road. Francis C. Hammond Middle School and playing fields are located to the southwest. Continuing west along Seminary Road are an apartment complex "The Encore" and the Burke Branch Library. A medical office building and a shopping center with grocery, drugstore, bank and other services is located nearby on Kenmore Avenue. The project site is in an "edge" area where low-density single-family development segues into apartment complexes and commercial uses. According to the City's Office of Tax Assessment, the single-family homes in the surrounding area range in value from seven hundred thousand to over a million dollars. As of June 28, 2022 the rents at "The Encore" apartment complex range from seventeen hundred to five thousand dollars. In the project's absence, the surrounding area will continue to be dominated by single-family detached homes. Prices for these homes will continue to rise as demand for housing increases in an area with a limited supply and low production of new homeownership units. This will make it difficult for low- and moderate-income households to afford to purchase homes and they will be displaced to other parts of the Washington DC metropolitan area or even forced to move out of the metropolitan area completely. Residents of the group home will remain in housing that does not meet current standard best practices and six additional individuals will not have access to supportive housing. The medical building and shopping center will remain because of the patronage of current residents of the area. Traffic on the arterial road will either increase or remain the same. The project site will either remain undeveloped or will be minimally developed to allow access and connection to City owned open space and parks. Invasive vegetation on the site will remain or spread.

**Maps, photographs, and other documentation of project location and description:**

[APEMapPictures.pdf](#)

**Determination:**

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
M21-MC510501	Community Planning and Development (CPD)	HOME Program

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$2,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$23,000,000.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		

<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	As shown on the attached map, the project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. The attached USFWS map generated October 10, 2021 shows the project is not in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. As shown on the attached FIRMette of FIRM panel 5155190028E exported on November 9, 2021, the project is in Zone X, Area of Minimal Flood Hazard. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following: Ozone. Per the attached letter from the City of Alexandria's Department of Transportation & Environmental Services this project will not impact the air quality of the neighboring area or the region. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a Coastal Zone, but the Virginia Department of Environmental Quality has been determined it to be consistent with the State Coastal Management Program. See attached letter from Julie Wellman. The project is in compliance with the Coastal Zone Management Act.



<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Site contamination was evaluated as follows: ASTM Phase I ESA and Limited Hazmat Survey. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. However, the buildings to be demolished were found to contain lead and asbestos. Mitigation measures for these substances will be included in the demolition plan for the buildings. The project is in compliance with contamination and toxic substances requirements provided mitigation measures are taken.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Per the attached letter from the US Fish and Wildlife Service dated 8/23/2022, there are no listed species in the action area. There is a single candidate species in the action area, but according to the information provided by Nature Serve Explorer (see attached), there are no concerns about the viability of the species in Virginia. This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. In the attached document, the Alexandria Fire Department states it has no knowledge of any aboveground storage tanks or explosive materials within proximity to the project site. The project is in compliance with explosive and flammable hazard requirements.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The attached USDA NCRS report generated October 18, 2021 describes</p>

		the area as "not prime farmland." The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. As shown on the attached FIRMette of FIRM panel 5155190028E exported on November 9, 2021, the project is in Zone X, Area of Minimal Flood Hazard. The project is in compliance with Executive Order 11988.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The Virginia Department of Historic Resources concurs with this conclusion (see attached letter dated July 22, 2022) The project is in compliance with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Noise Assessment was conducted. The noise level was normally unacceptable: 66.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation through the use of building materials which exceed local standards of construction.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. There are no sole source aquifers in Alexandria. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The National Wetlands Inventory mapper identifies a riverine wetland on the site; however, a field survey of the site identified only an isolated wetland (see the "Waters of the U.S. (Including Wetlands) Delineation" report prepared by Wetland Studies and Solutions, Inc. on January 4, 2021). The Army Corps of Engineers concurred with the delineation of the wetland and confirmed the wetland is not part of the Waters of the United States and no Department of the Army permit would be required for activity on the property (see the Approved Jurisdictional Determination dated January 8, 2021).

		<p>The Virginia Department of Environmental Quality also concurred with the delineation of the wetland and determined the wetland to be an Isolated Wetland of Minimal Ecological Value and that no state level permits would be required for impacts upon the wetland (see letter from the Virginia Department of Environmental Quality to Jennifer Favela dated February 12, 2021). The attached site plan show that only an incidental portion of the project is located in the wetland and a buffer will be maintained around the wetland at all times. As per 24 CFR 55.12(c)(7), this project is not subject to part 24 CFR 55 because only an incidental portion of the project is located in a wetland, a fifty foot buffer will be maintained around the wetland, the site design ensures no adverse effect will be made on the wetland, and all future members of the common interest community that will own the project site containing the wetland will be subject to covenants mandating the preservation of the wetland.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. According to <a href="https://www.rivers.gov/virginia.php">https://www.rivers.gov/virginia.php</a> (accessed October 18, 2021) there are no wild and scenic rivers in Virginia. In addition, there are no study rivers in Virginia. Alexandria does not contain, and is not in proximity to, any river on the Nationwide Rivers Inventory (see attached map, generated October 18, 2021). The project is in compliance with the Wild and Scenic Rivers Act.</p>
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The adverse impact identified was noise, which will be mitigated through sound-dampening building materials. The project is located in a Census tract</p>

		<p>where the median income is \$163,819 and the population is nearly 70% white. The surrounding neighborhood is predominantly residential with some institutional and commercial uses nearby. Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.</p>
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used 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	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The City of Alexandria's 2022-2026 Consolidated Plan defined equitable access to housing as a priority need and the creation and preservation of affordable housing as a goal. This project supports this need and goal. The project is also in line with the City's Housing Master Plan and the Metropolitan Washington Council of Governments' regional housing initiative. The project is located in a between an area of single-family homes and a fire station, which is abutted by an apartment complex. It is across the street from a school. The rear of the project is directly adjacent to City owned open space. The proposed project is situated in an "edge" area that transitions from low density single-family residential to medium density multifamily residential. The addition of townhouses and a small multifamily building in this location fits well into the overall context of the immediate</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>area, and these housing types are compatible with the goals of the Seminary Hill Small Area Plan for the plan area to remain residential. The proposed project supports the Small Area Plan objective to preserve and enhance open space, as the project significantly exceeds requirements for open space in new developments, while preparing for future connections to adjacent public open space. See the Conformance with Plans and Master Plan Amendment attachments for more information.</p>	
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>2</p>	<p>The City of Alexandria's 2022-2026 Consolidated Plan defined equitable access to housing as a priority need and the creation and preservation of affordable housing as a goal. This project supports this need and goal. The project is also in line with the City's Housing Master Plan and the Metropolitan Washington Council of Governments' regional housing initiative. The project is located in a between an area of single-family homes and a fire station, which is abutted by an apartment complex. It is across the street from a school. The rear of the project is directly adjacent to City owned open space. The proposed project is situated in an "edge" area that transitions from low density single-family residential to medium density multifamily residential. The addition of townhouses and a small multifamily building in this location fits well into the overall context of the immediate area, and these housing types are compatible with the goals of the Seminary Hill Small Area Plan for the plan area to remain residential. The proposed project supports the Small Area Plan objective to preserve and enhance open space, as the project significantly exceeds requirements for open space in new developments, while preparing for future connections to adjacent public open space. See the Conformance with Plans and Master</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		Plan Amendment attachments for more information.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	A geotechnical report on the project site was prepared to evaluate the soil suitability for development. The report found that the soils on the site were not suitable for development without preparation, but could be made suitable via engineering techniques. The developer intends to use these techniques prior to beginning construction to ensure the soils are suitable to support the development. In addition, the developer will be required to comply with the City's Erosion and Sediment Control Code and submit an erosion and sediment control plan as part of the project's Stormwater Pollution Prevention Plan (SWPPP). See Erosion Control attachment. Stormwater quantity and quality is controlled on-site using bioretention plant areas, pervious paving, and underground filtering and detention storage systems. Per City of Alexandria stormwater regulations, there will be a reduction in stormwater site discharge rates to levels below those before project construction. See Stormwater attachment.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	There are no known or current hazards or nuisances on or near to the site. The project will not create long-term hazards or nuisances. Short-term noise may be generated during construction, but City noise ordinances limit the hours noise-generating construction can occur. See Noise Control attachment.	
Energy Efficiency	2	The project will be required to follow the City of Alexandria's Green Building policy. The applicant intends to pursue Earthcraft Gold certification. Standard development conditions require Energy Star certified electric appliances as well as water conserving fixtures and appliances. See Green Building and Projected EC Scorecard attachments. The project is surrounded by DASH and WMATA bus stops and is within walking	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		distance of commercial, cultural, and educational facilities. See Site Transportation Map Attachment. It will also have a Transportation Management Plan that will encourage residents to use alternate means of transportation and each residence will be electric vehicle charging ready.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	The project will not generate any new, permanent jobs. Some temporary jobs will be created during project construction and existing jobs that had been displaced with the temporary relocation of the current SHA tenants will return, but no net new jobs will be created at the project site.	
Demographic Character Changes / Displacement	2	The project will not have a significant demographic effect on the neighborhood, both because it is small in size and because it is a homeownership project in an area of single-family housing. No permanent displacement of current residents of the project site will occur. There are currently two single-family detached houses on the project site. One of the houses is currently being used as a group home for intellectually/developmentally disabled individuals. These individuals are being temporarily relocated to a property owned by the developer and will return to new units on the site that have been designated for them. The other house was sold to the developer by the owner and was vacated voluntarily.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The project is across the street from Francis Hammond Middle School. It is also less than half a mile from the Burke Library. The Minnie Howard Campus of Alexandria City High School is approximately a mile away. Northern Virginia Community College is a little over a mile away. All of these institutions are accessible via public transportation. Public	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		transit provides access to the cultural facilities of Old Town Alexandria, including multiple history museums. Car and public transit also provide access to the cultural facilities of Washington, D.C. Based on adjustments to the 2019 Student Generation Rates jointly developed by Alexandria City Public Schools and the City, Staff estimates that the proposed development could potentially generate about 10 net new students distributed across all grade levels at full buildout. The City and ACPS staff continue to monitor and integrate projected student generations numbers in school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments. See School Impact attachment.	
Commercial Facilities (Access and Proximity)	2	The project is less than a mile from a commercial shopping area which includes a small grocery store, a pharmacy, and a bank. A short drive of about 1.25 miles reaches a larger shopping center with two other grocery stores, restaurants, a hair salon, and assorted other businesses. It is also close to I-395, giving residents access to the commercial facilities of the wider Washington, DC metro area. Public transit to the Pentagon Metro stop gives access for those who do not use cars. See attached Google Map.	
Health Care / Social Services (Access and Capacity)	2	The project site is in close proximity to the current site of Inova Hospital. There is a neighborhood health clinic on the hospital property. The project site is less than a mile from a medical office building which contains both a primary care practice and dental facilities. This building is accessible via bus. The project site is less than a mile from the site of the new Department of Community	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		and Human Services main office and residents will be able to access it by bus.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The developer intends to have a post-waste management plan and diverting 75% of construction waste from landfill as part of their Earthcraft Gold certification. See Project EC Scorecard attachment. The solid waste from the site will be handled by a private company and is required to be transferred to the Alexandria/Arlington waste-to-energy facility. No objections were received from the facility about lacking capacity for increased waste. There will be a recycling facility on site and residents will be educated about its use. See Solid Waste Conditions	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The project will be served by separate stormwater and waterwater systems. AlexRenew, the City of Alexandria's sewer authority, expressed no concerns about the project's effect on its wastewater processing capacity.	
Water Supply (Feasibility and Capacity)	2	The project must follow City policies that require the use of water saving fixtures. The developer has also chosen to apply for Earthcraft Gold certification and will be using water-saving fixtures which conform to those requirements. See Green Building and Projected EC Scorecard attachments. The project will use a public water system provided by Virginia American Water. No objections to the project were made by Virginia American Water for capacity reasons.	
Public Safety - Police, Fire and Emergency Medical	2	The project site abuts Fire Station 206 and is a short distance from Inova Hospital, which has emergency medical facilities.	
Parks, Open Space and Recreation (Access and Capacity)	1	The project significantly exceeds requirements for open space in new developments, while preparing for future connections to adjacent public open space. The project will also include an open space area for the use of residents and they are able to access the adjacent public open space. The nearest	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		recreational facilities include the fields and outdoor hockey rink at Francis C. Hammond Middle School, as well as playgrounds and other amenities at Fort Ward Park and James K. Polk Elementary. See the attached Open Space and Vegetation information.	
Transportation and Accessibility (Access and Capacity)	1	The site is well served by vehicular access as Seminary Road and nearby Van Dorn Street are primary transportation corridors within the City, and the site is proximate to Shirley Highway/I-395, providing strong regional connectivity. The subject site is also within 1/4 mile walking distance of several bus stops served by a half-dozen WMATA and DASH bus routes, and a bus stop is located on Seminary Road in front of the property. The pedestrian bridge over Shirley Highway/I-395 allows 1/2 mile walking access to the Mark Center Transit Center, numerous buses that service Southern Towers, and future improvements to the planned West End Transit Way. In addition to service to the Van Dorn and Braddock Metro stations, regional bus service extends to numerous destinations such as Ballston, Shirlington, the Pentagon, and Tyson's Corner. See the Site Map Transportation attachment. The trip generation rate for the project is very low, so the overall impact on traffic in the area will be minimal (see attached Trip Generation report). The project will provide safety and aesthetic improvements to the intersection of Seminary Road (a major arterial street) and North Pickett Street. The vehicular entrance to the site aligns with North Pickett Street and eliminates three existing curb cuts on Seminary Road. Traffic and pedestrian signals will be relocated to new mast arms and overhead wires eliminated. An existing bus stop will be upgraded to ADA accessibility. See the Ped and Streetscape attachment.	
<b>NATURAL FEATURES</b>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Unique Natural Features /Water Resources	2	A small portion of wetland of minimal ecological value exists on the property. The developer intends to leave the wetland undisturbed and provide a fifty-foot vegetated buffer around it. City conditions require educational signage be placed around the wetland and that the Stormwater Pollution Prevention Plan include enhanced protective measures because of the location of the wetland on the project site. See Wetlands, Watersheds, and RPAs attachment.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	While the project does involve the removal of tree cover and vegetation, a third of the existing trees on the site are either invasive species or dead. Other trees were engulfed by vines or invasive plants. The removal of these trees and plants and their replacement by native species will have a neutral to slightly positive affect on the property. Proposed vegetation consists of numerous trees and shrubs as specified in the City Landscape Guidelines (2019). These include standards for native and regionally appropriate species, with maximum limits for single species to promote biodiversity and long-term health of the tree canopy. The landscape plan provides 66,183 SF of crown coverage as specified in the landscape guidelines, or 56.5% of the site area. This exceeds the minimum 25% crown canopy coverage required for all Development Special Unit Permits, and the 40% city-wide goal by 2035 as directed by the Environmental Action Plan 2040. See the attached Open Space and Vegetation information.	
Other Factors			

**Supporting documentation**[NoiseControl.pdf](#)[4575 Seminary Rd Google Maps.pdf](#)[School Impact.pdf](#)[Erosion Control.pdf](#)

[Solid Waste Conditions.pdf](#)  
[Projected EC ScoreCard.pdf](#)  
[Stormwater.pdf](#)  
[Wetlands Watersheds and RPAs.pdf](#)  
[Green Building.pdf](#)  
[Site Map Transportation.pdf](#)  
[Ped and Streetscape.pdf](#)  
[Master Plan Amendment Resolution.pdf](#)  
[Open Space and Vegetation.pdf](#)  
[Conformance with Plans.pdf](#)  
[Site Context.pdf](#)  
[Trip Generation 4555 Seminary Road 2020 09 16.pdf](#)

**Additional Studies Performed:**

[ProjectEvolution.pdf](#)

**Field Inspection [Optional]:** Date and completed

by:

Kimberly Daragan-Cadena

12/8/2021 12:00:00 AM

[APEMapPictures.pdf](#)

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

Matthew Rhodes, Alexandria Housing Development Corporation Michael Jeck, Metropolitan Washington Airports Authority Maya Contreras, Department of Planning and Zoning, City of Alexandria William Cook, Department of Planning and Zoning, City of Alexandria Felipe Ip, Department of Transportation and Environmental Services, City of Alexandria Russell Furr, Alexandria Fire Department Robert Gray, Pamunkey Indian Tribe Deborah Dotson, Delaware Band, Cherokee Indian Tribe Bill Harris, Catawba Indian Tribe US Army Corps of Engineers Federal Emergency Management Agency US Department of Agriculture Julie Wellman, Virginia Department of Environmental Quality Chelsea Jefferies, Virginia Department of Historic Resources US Fish and Wildlife Service Nationwide Rivers Inventory US Census Bureau

**List of Permits Obtained:**

Army Corps of Engineers Approved Jurisdictional Determination Virginia Department of Environmental Quality State Surface Waters Determination City of Alexandria Master Plan Amendment City of Alexandria Zoning Map Amendment City of

Alexandria Development Special Use Permit City of Alexandria Transportation Management Plan Special Use Permit City of Alexandria City Charter Section 9.06 Review City of Alexandria Demolition Permit General Virginia Pollutant Discharge Elimination System for Discharges of Stormwater from Construction Activities and Stormwater Pollution Prevention Plan Virginia Department of Environmental Quality Coastal Zone Management Concurrence Letter Virginia Department of Historic Resources "No Historic Properties Affected" Concurrence Letter

**Public Outreach [24 CFR 58.43]:**

Multiple community meetings were held to educate the public about the project and receive feedback. The feedback from the public led to changes that reduced the project's environmental impact. Attached are a list of community meetings and information that was presented to the public.

[Dissemination List.docx](#)

[Community Meetings.pdf](#)

[Community Meeting Presentation 20210526.pdf](#)

**Cumulative Impact Analysis [24 CFR 58.32]:**

The project will not contribute significantly to the overall cumulative impact of future changes as its location is between an area of existing single-family homes and a garden-style apartment complex (which is in turn adjacent to a commercial area) make it a suitable bridge between uses. Current zoning makes it unlikely there will be a large intensification of use in the surrounding single-family area (and in the event of zoning changes intensification will most likely be gradual). The planned redevelopment of the fire station site could have a greater cumulative impact, as could any potential redevelopment of the apartment complex. However, any potential new projects will be evaluated based on their own impacts. On a city-wide level, the number of school children generated, though small, could affect school district capacity when combined with those generated by other development. However, the school district monitors available capacity and is undertaking capital projects to create more classroom seats.

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

The first proposed use of the project site was for a mid-size multifamily apartment building with some townhouse units sharing the site. Based on community feedback and the presence of a wetland, this plan was modified to consist primarily of ownership townhouse units and a small condominium building. This design had the project sharing a curb cut with the neighboring fire station, but this was deemed impractical by the Alexandria Fire Department. The design was further modified to reduce the number of units in the condominium building by one because of massing and height concerns expressed by neighboring property owners. Each iteration of the project reduced potential adverse impacts on the environment. The first project

design would have destroyed the wetland on the site, while subsequent designs preserve it and establish protections for it. The second project design could have negatively affected fire response times if residents or visitors to the project entered the wrong driveway. The third project design could possibly have had negative effects on the viewshed of neighboring residences. The current design is an improvement over previous designs because of these changes. The attached Community Presentation and Project Evolution files document the changes in the project. There is no alternative project site because the project developer does not have site control over similar property in the area.

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

If no action is taken, the current residents of the Sheltered Homes of Alexandria group home will continue to have resident-to-caregiver ratio greater than the state recommended ratio and six more intellectually/developmentally disabled individuals will not have access to appropriate housing. The parcel at 4547 Seminary Road will remain wooded and invasive species will continue to spread throughout the parcel. Parts of the site might be repurposed into open space, but that is not guaranteed. The property might be developed during the redevelopment of the adjacent fire station. Home prices will continue to rise because of the limited housing stock. Thirty-six low- and moderate-income families will be unable to purchase homes in Alexandria.

**Summary of Findings and Conclusions:**

The project will create of 36 homeownership units for low-income first time homebuyers, 31 of which will be townhouses sized for families. Three units of housing for a total of twelve intellectually/developmentally disabled adults will also be created, allowing for a caretaker to client ratio which meets current best practices and increases the number of clients receiving services from six to twelve. The intersection and bus stop in front of the project site will be improved, increasing pedestrian safety and bringing the stop into ADA compliance. Invasive plant species will be removed from the property and the project will plant native species as part of its landscaping plan. Demolition of the two homes on the site has the potential to cause lead and asbestos contamination of the site, but the demolition plan includes measures to prevent any contamination from occurring. There will be a small increase in trips generated from the site and the number of children in Alexandria City Public Schools. The noise level at the site itself is one decibel over the limit requiring mitigation, but the building materials used to meet the green building standards will dampen the sound and mitigate the effects.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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 or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Noise Abatement and Control	<p>In order to achieve EarthCraft Gold certification, the developer will be using materials that exceed normal standards for the area for insulation and will have a noise attenuating effect. The developer will also be using exterior materials such as brick and Hardiplank, which will provide additional attenuation. As the noise level only exceeds the Acceptable level by one decibel, this construction methods should be sufficient to reduce indoor noise to acceptable levels.</p> <p>The noise level exceeds the acceptable standard only at the exterior of the homes closest to the roadway. As the yards and open space in the development face the interior of the development, the homes themselves will serve as mitigation for outdoor noise, reducing noise levels that might impact outdoor activities.</p> <p>Mitigation will be implemented as part of project construction and will be complete before occupancy.</p>	N/A	The developer will use materials that exceed normal local building standards and will serve as noise attenuation. These materials will be installed as part of the project construction.	
Contamination and Toxic Substances - Multifamily and	The buildings to be demolished were found to contain lead and asbestos. Mitigation measures for these substances will be	N/A	The demolition contract with the general contractor	

<p>Nonresidential Properties</p>	<p>included in the demolition plan for the buildings.</p>		<p>will contain requirements for the control, remediation, and safe disposal of the toxic substances in the homes to be demolished.</p>	
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**Project Mitigation Plan**

Matthew Rhodes of the Alexandria Housing Development Corporation will be the project manager monitoring the construction of the project. The toxic substances mitigation plan will be incorporated into the contract documents with the general contractor and detailed in the demolition contract. The general contractor will monitor the demolition and provide regular reports to the project manager. The timeline will be the demolition timeline of the buildings. As the noise mitigation required is the use of the construction materials already intended to be used for the project, no additional conditions will need to be added. The timeframe is the same as the project construction timeframe.

**Supporting documentation on completed measures**



## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

As shown on the attached map, the project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[Airport Hazards Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

## Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**1. Is the project located in a CBRS Unit?**

No

Document and upload map and documentation below.

Yes

### Compliance Determination

This project is not located in a CBRS Unit. The attached USFWS map generated October 10, 2021 shows the project is not in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

### Supporting documentation

[CBRS Map 10182021.pdf](#)

### Are formal compliance steps or mitigation required?

Yes

No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[4555 Seminary Rd FIRMette.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

No

**Screen Summary**

**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. As shown on the attached FIRMette of FIRM panel 5155190028E exported on November 9, 2021, the project is in Zone X, Area of Minimal Flood Hazard. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

No

### Air Quality Attainment Status of Project's County or Air Quality Management District

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

**3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above**

Ozone 0.07 ppb (parts per million)

**Provide your source used to determine levels here:**

<https://www.epa.gov/criteria-air-pollutants/naaqs-table>

**4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

**Enter the estimate emission levels:**

Ozone ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

**Screen Summary**

**Compliance Determination**

The project's county or air quality management district is in non-attainment status for the following: Ozone. Per the attached letter from the City of Alexandria's Department of Transportation & Environmental Services this project will not impact the air quality of the neighboring area or the region. The project is in compliance with the Clean Air Act.

**Supporting documentation**

[Air Quality Letter.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

- Yes  
 No

**2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?**

- Yes  
 No

**3. Has this project been determined to be consistent with the State Coastal Management Program?**

- Yes, without mitigation

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, with mitigation

No, project must be canceled.



**Screen Summary****Compliance Determination**

This project is located in a Coastal Zone, but the Virginia Department of Environmental Quality has been determined it to be consistent with the State Coastal Management Program. See attached letter from Julie Wellman. The project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**

[Final CZMA letter.pdf](#)

[09 02 22 signed IR 4385 4547 Seminary Rd Townhomes.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

**1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- No

**Explain:**

There were no recognized environmental conditions identified in the Phase I ESA.

Based on the response, the review is in compliance with this section.

Yes

### **Screen Summary**

#### **Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA and Limited Hazmat Survey. On-site or nearby toxic, hazardous, or radioactive substances that could affect

the health and safety of project occupants or conflict with the intended use of the property were not found. However, the buildings to be demolished were found to contain lead and asbestos. Mitigation measures for these substances will be included in the demolition plan for the buildings. The project is in compliance with contamination and toxic substances requirements provided mitigation measures are taken.

**Supporting documentation**

[4711998A 4547 Seminary Road Property Limited Hazmat Survey.pdf](#)  
[47 11998 Seminary Road Property Phase I ESA.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Endangered Species**

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

**Screen Summary****Compliance Determination**

Per the attached letter from the US Fish and Wildlife Service dated 8/23/2022, there are no listed species in the action area. There is a single candidate species in the action area, but according to the information provided by Nature Serve Explorer (see attached), there are no concerns about the viability of the species in Virginia. This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

[Danaus plexippus NatureServe Explorer.pdf](#)  
[Species List Virginia Ecological Services Field Office.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

**1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

No

Yes

**2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

No

Yes

**3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary**

**Compliance Determination**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. In the attached document, the Alexandria Fire Department states it has no knowledge of any aboveground storage tanks or explosive materials within proximity to the project site. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[Explosive and Flammable Hazards Within One Mile of HUD Assisted Projects.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The USDA NCRS classifies the site as "not prime farmland."

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The attached USDA NCRS report generated October 18, 2021 describes the area as "not prime farmland." The project is in compliance with the Farmland Protection Policy Act.

#### Supporting documentation

[20211018 Soil Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No



## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[4555 Seminary Rd FIRMette.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

This project does not occur in a floodplain. As shown on the attached FIRMette of FIRM panel 5155190028E exported on November 9, 2021, the project is in Zone X, Area of Minimal Flood Hazard. The project is in compliance with Executive Order 11988.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### Threshold

#### Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

### Step 1 – Initiate Consultation

#### Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
  - ✓ Catawba Indian Nation Completed
  - ✓ Delaware Nation, Oklahoma Completed

✓ Pamunkey Indian Tribe Completed

✓ Other Consulting Parties

✓ Alexandria Archeology Completed

**Describe the process of selecting consulting parties and initiating consultation here:**

Parties familiar with area and having special interest in any discoveries on the property were consulted. Alexandria Archeology was consulted because of the City's interest in any historic discoveries within the city and the possibility of Civil War or Native American artifacts on the property. Tribal nations were also consulted because of the possibility of Native American artifacts on the site. Because of the site contains buildings over 50 years of age, the Virginia Department of Historic Resources was consulted.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

***Step 2 – Identify and Evaluate Historic Properties***

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

4575 Seminary Rd, 4555 Seminary Rd, 4547 Seminary Rd

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination

below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
4547 Seminary Rd	Not Eligible	Yes	✓ Not Sensitive
4555 Seminary Rd	Not Eligible	Yes	✓ Not Sensitive
4575 Seminary Rd	Not Eligible	Yes	✓ Not Sensitive

**Additional Notes:**

**2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload

concurrence(s) or objection(s) below.

**Document reason for finding:**

- ✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The Virginia Department of Historic Resources concurs with this conclusion (see attached letter dated July 22, 2022) The project is in compliance with Section 106.

**Supporting documentation**

[DHR20224799.pdf](#)

[Catawba Concurrence Letter.docx](#)

[Catawba Consult Letter THPO.docx](#)

[Catawba Consult Letter.docx](#)

[HUD Housing Construction Project Alexandria VA.pdf](#)

[Seminary Historic Maps.pdf](#)

[Pamunkey Indian Tribe Consultation Letter.pdf](#)

[Delaware Nation THPO Consultation Letter.pdf](#)

[Delaware Nation Consultation Letter.pdf](#)

[Seminary Rd Properties Documentary Study and Archaeological Evaluation.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

- ✓ No

## Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

**Is your project in a largely undeveloped area?**

- ✓ No

Indicate noise level here: 66

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 66

Document and upload noise analysis, including noise level and data used to complete the analysis below.



6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

✓ Mitigation as follows will be implemented:

In order to achieve EarthCraft Gold certification, the developer will be using materials that exceed normal standards for the area for insulation and will have a noise attenuating effect. The developer will also be using exterior materials such as brick and Hardiplank, which will provide additional attenuation. As the noise level only exceeds the Acceptable level by one decibel, this construction methods should be sufficient to reduce indoor noise to acceptable levels. The noise level exceeds the acceptable standard only at the exterior of the homes closest to the roadway. As the yards and open space in the development face the interior of the development, the homes themselves will serve as mitigation for outdoor noise, reducing noise levels that might impact outdoor activities. Mitigation will be implemented as part of project construction and will be complete before occupancy.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

### **Screen Summary**

#### **Compliance Determination**

A Noise Assessment was conducted. The noise level was normally unacceptable: 66.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation through the use of building materials which exceed local standards of construction.

#### **Supporting documentation**

[Polysonics HUD Documentation 04122022.pdf](#)

**Are formal compliance steps or mitigation required?**

✓ Yes

No



## Sole Source Aquifers

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

### Screen Summary

#### **Compliance Determination**

The project is not located on a sole source aquifer area. There are no sole source aquifers in Alexandria. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[Sole Source Aquifer Map.png](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

No

Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

### **Screen Summary**

#### **Compliance Determination**

The National Wetlands Inventory mapper identifies a riverine wetland on the site; however, a field survey of the site identified only an isolated wetland (see the "Waters of the U.S. (Including Wetlands) Delineation" report prepared by Wetland Studies and Solutions, Inc. on January 4, 2021). The Army Corps of Engineers concurred with the delineation of the wetland and confirmed the wetland is not part of the Waters of the United States and no Department of the Army permit would be required for activity on the property (see the Approved Jurisdictional Determination dated January 8, 2021). The Virginia Department of Environmental Quality also concurred with the delineation of the wetland and determined the wetland to be an Isolated Wetland of Minimal Ecological Value and that no state level permits would be required for impacts upon the wetland (see letter from the Virginia Department of Environmental Quality to Jennifer Favela dated February 12, 2021). The attached site plan show that only an incidental portion of the project is located in the wetland and a buffer will be maintained around the wetland at all times. As per 24 CFR 55.12(c)(7), this project is not subject to part 24 CFR 55 because only an incidental portion of the project is located in a wetland, a fifty foot buffer will be maintained around the wetland, the site design ensures no adverse effect will be made on the wetland, and all future members of the common interest community that will own the project site containing the wetland will be subject to covenants mandating the preservation of the wetland.

**Supporting documentation**

[Seminary Road Properties Waters of the US Including Wetlands Delineation.pdf](#)  
[Seminary Road Properties SSWD Letter.pdf](#)  
[Seminary Road Properties AJD NAO 2021 00041.pdf](#)  
[Wetlands Buffer Maps.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

### 1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. According to <https://www.rivers.gov/virginia.php> (accessed October 18, 2021) there are no wild and scenic rivers in Virginia. In addition, there are no study rivers in Virginia. Alexandria does not contain, and is not in proximity to, any river on the Nationwide Rivers Inventory (see attached map, generated October 18, 2021). The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[Nationwide Rivers Inventory.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No

## Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes

No

**2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

Yes

No

**Explain:**

All of the adverse impacts will be addressed through mitigation.

Based on the response, the review is in compliance with this section. Document and upload any supporting documentation below.

### Screen Summary

#### **Compliance Determination**

The adverse impact identified was noise, which will be mitigated through sound-dampening building materials. The project is located in a Census tract where the median income is \$163,819 and the population is nearly 70% white. The surrounding neighborhood is predominantly residential with some institutional and commercial uses nearby. Adverse environmental impacts are not disproportionately high for low-



income and/or minority communities. The project is in compliance with Executive Order 12898.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No