



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

451 Seventh Street, SW
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: Carpenter's Shelter Redevelopment Project

Responsible Entity: The City of Alexandria, VA

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Lucinda Metcalf, Compliance Manager, Office of Housing

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

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to:

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

Project Location:

Carpenter’s Shelter, located at 930 N. Henry Street, Alexandria, VA, is bound on the north by First Street followed by a McDonald’s restaurant, on the east by N. Henry Street followed by residential properties, on the west by Tony’s Auto Service followed by N Fayette Street, and on the south by a portion of Tony’s Auto Service followed by a mixed-use, multi-story buildings.

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

The proposed affordable housing project, which incorporates expenditure of federal HOME funds, will be redeveloped as a seven-story, mixed-use building. The building will consist of 98 affordable housing units and will replace the existing homeless shelter with a new facility. The proposed building would be constructed on the site currently occupied by Carpenter’s Shelter.

The building will contain twelve-foot step-backs at the third-floor level on the north and west sides to comply with the architectural guidelines of the City’s Braddock Metro Neighborhood Plan, and will be approximately 128,100 square feet in size resulting in an overall site Floor Area Ratio (FAR) of 2.91. The building will be designed to fit within the evolving contemporary style of the neighborhood, while utilizing design elements and materials common to the architecture of Alexandria. The building will engage the architectural guidelines of the City’s Braddock Metro Neighborhood Plan, creating of a strong streetscape and pedestrian experience, with the primary façade parallel to the street largely in-line with the adjacent buildings to the south.

The first floors will create a strong street edge, while the step-backs will provide for enhanced light at the street level and upper floor terraces. The underground garage will span the entire property such that ground-level open space will be constructed on structure. The parking garage will provide a total of 76 spaces for the homeless shelter and the affordable housing units. Access to the parking garage will be from First Street. Adjacent to the parking garage entrance will include a loading dock to provide for the delivery needs of the homeless shelter.

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

The City of Alexandria has suffered a profound loss of affordable housing over the last sixteen years. Between 2000 to 2016, the City’s market-affordable housing stock (affordable to households earning up to 60% of the Area Median Income (AMI)) has declined by approximately 14,000 units...”. The industrial, commercial or economic development of the revitalization area will benefit the City, but the area lacks housing needed to induce manufacturing, industrial, commercial, governmental, education, entertainment, community development, healthcare of nonprofit enterprises to locate or remain in the area. The private enterprise and investment are not reasonably expected without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will need the needs of low and moderate income person and families to live within the area and create a desirable economic mix of residents in the area.

The affordable housing development proposed in the area would not be economically feasible without the provision of federal low income housing tax credits and federal loan. The proposed redevelopment will provide a critical source of affordable housing for current and future low and

moderate income residents at a range of incomes whose tenancy and local employment is essential to the Area's future economic development and sustainability, as well as to the City's strategic plan goal of maintaining neighborhoods that are diverse, inclusive and true mixed income communities.

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

Existing Conditions: The Carpenter's Shelter site is in the Braddock Metro Neighborhood Plan Area. This area has experienced significant growth over the past few years including the development of several luxury apartment buildings. The Carpenter's Shelter site, which is only ¼ mile from the Braddock Metrorail station, is identified in the Braddock Metro Neighborhood Plan (BMNP) as prime for future redevelopment. The Carpenter's Shelter property consist of an approximately 0.822-acre parcel of land that is currently improved with one 18,988-square foot, one-and two-story building. The first floor of building contains offices, a common area, a kitchen, dormitories for men, restrooms with showers, laundry rooms, mechanical closet and a clinic. The second floor contains dormitories for women and families, restrooms with showers, a laundry room, mechanical closets, child play rooms and a storage room.

The property is in a residential and commercial area of the City and is surrounded by a restaurant, residential properties, an auto service, and a mixed-use multi-story building. The area has developed slowly from primarily industrial in the early 1900s to commercial and residential over time.

Trends: Per the City of Alexandria Master Plan, the affordable housing stock is projected to decrease over the next twenty years as demand continues to increase. Even when the impact of existing affordable housing programs is considered, the City will need approximately 14,687 housing units affordable to households under 60% AMI to meet the projected demands.

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	\$500,000

**Estimated Total HUD Funded Amount:
\$500,000**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
\$37.7M**

- \$21.5M (Tax Credits)
- \$ 7.9M (Permanent Debt)
- \$ 7.1M (City of Alexandria)
- \$ 1.1 M (Deferred Developer Fee)

Total \$37.7M

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This impact category is not applicable to the project because no airport runway clear zones fall within the City of Alexandria. The closest runway is outside of the threshold of the required threshold. See Exhibit B.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	As no part of Alexandria is located within a Coastal Barrier Resources System or an Otherwise Protected Area, the project will not have an adverse impact on such resources. See Exhibit C.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The location of 930 N. Henry Street is not in a flood hazard area. The property is not within the Special Flood Hazard Area. FEMA Dfirm Floodplains dated June 16, 2011. For location of property on flood map see Exhibit A.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the City's T&ES Department, Alexandria is meeting the National Ambient Air Quality Standards for six pollutants. See Exhibit L.
Coastal Zone Management	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project is not located within the coastal zone. Also, per the City of Alexandria, Office of Environmental Quality and the Department

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>of Transportation and Environmental Services, for any new development or significant expansion, the project would have to go through the City's development process. This process requires the site to be evaluated for wetlands impacts, contaminated land issues and compliance with the local erosion and sediment and Chesapeake Bay ordinances. See Exhibit G.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>An Phase 1 Assessment revealed REC (recognized environmental conditions) on two locations of the property, HREC (historical recognized environmental conditions) on two locations of the property, and BER (business environmental risk—possible lead-based paint and asbestos to the building. However, a Phase 2 Assessment indicated 7 testing which showed arsenic metal exceeding the state's screening levels. ESC, the testing contractor believes that the tested level does not pose a risk to human health and that the level exceeds the state level due to geographical location. However, if evidence of contaminated soil is discovered during future site excavation, ECS recommends work be halted in the affected area until the situation can be assessed by qualified environmental professionals. See Exhibit F.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project does not propose new construction and therefore does not have potential to modify habitat for federally-listed threatened and endangered species. See Exhibit H.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No above-ground storage tanks within 1 mile of the subject property. See Exhibit F.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no farm or agricultural land on the property or surrounding areas. The City of Alexandria is urban in nature and has no farmland.</p>
<p>Floodplain Management</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is situated outside the 100-flood year flood plain. See Exhibit A.</p>

Executive Order 11988, particularly section 2(a); 24 CFR Part 55		
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No historic properties will be adversely affected by the proposed redevelopment of this property. A SHPO package detailing the proposed improvements was mailed to on December 1, 2016 to the Virginia Department of Historic Resources/SHOP for their concurrence in this matter. See Exhibit I.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The Day Night Noise Level (DNL) for this site as calculated using the U.S. Department of Housing and Urban Development's Day/Night Noise Level Electronic Assessment Tool is calculated at a "normally unacceptable" level of 70.3. According to 24 CFR 51.103(c)(2), if exterior noise level exceeds 65db mitigation is required; however, the "normally unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.. (See Mitigation Measures and Conditions for mitigation of Noise Abatement and Control.) See Exhibit E.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This site is not located on a sole source aquifer and is served by the public water system. See Exhibit O.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not designated in any wetlands. See Exhibit N.
Wild and Scenic Rivers	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no wild and scenic rivers within the proximity of the subject project. See Exhibit N.

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no adverse environmental impacts identified in any compliance reviews. The Carpenter's shelter site has been used as affordable housing since 1953. As the existing development is in need of modernization, the proposed development will allow the site to continue to be used as an affordable housing alternative serving residents between 30% and 60% of area median income. In addition, the proposed Project is consistent with the City's Housing Master Plan and the Braddock East Master Plan (BEMP).

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and	2	The current redevelopment proposal is consistent with the objectives of the Braddock Metro Neighborhood Plan (BMNP), which is based on seven guiding principles, including creating diversity in the neighborhood,

<p>Zoning / Scale and Urban Design</p>		<p>promoting mixed-income housing, encouraging community-serving services and achieving varying and transitional heights and scales in the neighborhood. The primary design objectives for the project respect the scale and style of the neighborhood, create a gateway to the Braddock Metro area, and use landscaping and open space to provide a sense of community amongst the building's tenants. The proposal also utilizes Section 7-700 of the Zoning Code for an additional increase in density based on the provision of affordable housing. The redevelopment meets several City housing needs articulated in the Housing Master Plan (HMP), including collaborations with and among nonprofit partners, deeply affordable subsidized units, location of affordable housing development near transit, jobs and amenities, accessible housing and family-sized units. In addition, the developer will develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. The plan specifically identifies the Carpenter's Shelter site as a potential redevelopment site, with an associated increase in density.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) will be complied with prior to the partial release of the site plan. (T&ES) The developer will provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. The developer will also provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) and comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>1</p>	<p>The developer will prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the</p>

		applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
Energy Consumption	2	As is standard with all new affordable housing developed in the City, the apartments at Carpenter's Shelter will be constructed to meet third-party certified energy efficiency/green building standards. To meet the City's Green Building policy, the applicant has committed to achieving either LEED (Leadership in Energy & Environmental Design) certification or equivalent for the proposed building.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project may increase temporary employment opportunities as jobs in construction will need to be fulfilled for the project. As according to Section 3 under the Department of Housing and Urban Development, if contractors need to hire additional staff to complete the project, jobs will likely go to area residents, low-income, unemployed, and minority group members due to the federal funds that will be invested in the project.
Demographic Character Changes, Displacement	2	The developer will submit a project-specific Housing Relocation Plan for the residents of the Carpenter's Shelter to the satisfaction of the Directors of the Office of Housing and Department of Community and Human Services. Construction building permits shall not be released until an interim relocation site for shelter function of the Carpenter's Shelter facility has been identified /secured.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	The projected student generation rate for new subsidized and income-limited apartments is 0.65 students per unit. Excepting the efficiency/studio units, this project would generate approximately 54 new or additional students. The number of students from the homeless shelter is not projected to increase above current levels. This project is located in the Maury elementary school attendance area, and is projected to remain within this district in the majority of current redistricting options being considered. The proposed development project will be accounted for in future school enrollment forecasts, based upon revised ACPS projection methods at that time.

Commercial Facilities	2	The site is located at or in close proximity to a wide range of transportation choices, including the Braddock Metro Station, the Metroway (Bus Rapid Transit), bus routes, bicycle and pedestrian paths, and Route 1. Bus stop adjacent to site on eastbound First Street shall meet ADA requirements and City Standards.
Health Care and Social Services	2	The redevelopment meets several City housing needs articulated in the Housing Master Plan (HMP), including collaborations with and among nonprofit partners, deeply affordable subsidized units, location of affordable housing development near transit, jobs and amenities, accessible housing and family-sized units.
Solid Waste Disposal / Recycling	2	The applicant will be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect will be included on the plan. The developer will also stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement.
Waste Water / Sanitary Sewers	2	The project lies within the Combined Sewer System (CSS) area district: therefore, storm water management and compliance with the state storm water quality and quantity requirements and the City's Alexandria Water Quality Volume Default will be coordinated with the City's CSS Management Policy. The project lies within the Combined Sewer System (CSS) area; therefore, the applicant shall be required to comply with the CSS Management Policy requirements set forth in Memo to Industry 07-14, effective July 1, 2014.
Water Supply	2	The project site lies within the Braddock Road West (Timber Branch) Watershed thus storm water quantity controls shall be designed to demonstrate that post development storm water runoff does not exceed 90 percent of the existing runoff quantities for both the 2-year and 10-year storm events. (T&ES) The storm water collection system is located within the Timber Branch watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
Public Safety - Police, Fire and Emergency Medical	1	The vehicular entrance to the garage will be secured by a coiling gate or similar solid barrier. The developer will install an "in building amplifier" so emergency personnel (Police, Sheriff, Fire and Rescue) does not lose contact with the Emergency Communications Center while in the structure.

Parks, Open Space and Recreation	1	The proposed development exceeds the minimum required open space through a combination of ground-level and rooftop open space, providing a total of approximately 45% open space. Based on the operational demands of the homeless shelter, the ground-level open space will be limited to use by the shelter residents per its security protocols. The children's playground will be accessible to residents of the homeless shelter and the affordable housing units, with guidelines regarding use to be memorialized in an agreement between the parties.
Transportation and Accessibility	2	As indicated in this report, the site is located at or in close proximity to a wide range of transportation choices, including the Braddock Metro Station, the Metroway (Bus Rapid Transit), bus routes, bicycle and pedestrian paths, and Route 1. Also, according to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. The proposed site improvements are estimated to generate less than 50 peak hour trips; therefore, a formal traffic impact analysis is not required.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	1	The developer will provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. The project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default shall be coordinated with the City's CSS Management Policy.
Vegetation, Wildlife	2	The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as

		defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities.
Other Factors	2	The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.

Additional Studies Performed:

Field Inspection (Date and completed by):

A pre-construction walk/survey of the site will occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

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

Carpenter’s Shelter
 Alexandria Housing and Development Corporation
 City of Alexandria Department of Planning and Zoning
 City of Alexandria Office of Housing
 City of Alexandria Department of Transportation and Environmental Services
 City of Alexandria Code Administration
 City of Alexandria Police Department

List of Permits Obtained:

- Construction building permits shall not be released until an interim relocation site for shelter function of the Carpenter’s Shelter facility has been identified and secured.
- The applicant will meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities.
- No permits will be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review.
- All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site

Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre.

Staff recommends **approval** of the Development Special Use Permit, and associated Special Use Permits, with modifications, subject to compliance with all applicable codes.

Public Outreach [24 CFR 50.23 & 58.43]:

The applicant and developer met with the community through a series of venues throughout the course of the project development. The following is a list of events hosted or attended by the applicant.

- Braddock Implementation Advisory Group
 - January 28, 2016 – Pre-Concept discussion of project
 - September 22, 2016 – Preliminary Plan review
- Partnership to Prevent and End Homelessness
 - October 6, 2016
- Braddock Metro Citizens Coalition
 - October 30, 2016
- Open Community Meeting at Carpenter’s Shelter
 - October 18, 2016
- Alexandria Housing Affordability Advisory Committee
 - November 3, 2016
- Alexandria Federation of Civic Associations
 - November 30, 2016 [scheduled, by City Staff]

On November 3, 2016, the Carpenter’s Shelter project was presented to the Alexandria Housing Affordability Advisory Committee (AHAAC). After discussion, the Committee voted to recommend the development to City Council with 11 votes for and 2 abstentions. Planning Commission and City Council held public hearings on the project with both bodies approving the project in December 2016.

Cumulative Impact Analysis [24 CFR 58.32]:

Construction of the project is planned to begin Spring 2018 and completed Fall 2019

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

Staff recommends approval of the request for a Development Special Use Permit, with associated modifications and Special Use Permits, to construct a seven-story mixed use building with affordable housing units and a homeless shelter, subject to compliance with staff recommendations.

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

As a result of findings in this report, the mitigating measures take along with best practices, should allow the proposed development to proceed as planned.

Summary of Findings and Conclusions:

The environmental assessment on Carpenter's Shelter Redevelopment Project site was prepared by the City of Alexandria, Office of Housing, to certify that the project will not have a significant impact on the environment. The current redevelopment proposal is consistent with the objectives of the Braddock Metro Neighborhood Plan (BMNP), which is based on seven guiding principles. The redevelopment meets several City housing needs articulated in the Housing Master Plan (HMP), including collaborations with and among nonprofit partners, deeply affordable subsidized units, location of affordable housing development near transit, jobs and amenities, accessible housing and family-sized units. The applicant has committed to achieving either LEED (Leadership in Energy & Environmental Design) certification or equivalent for the proposed building.

Contamination and Toxic Substance

As part of the environmental assessment, A Phase 1 Assessment was conducted and revealed REC (recognized environmental conditions) on two locations of the property, HREC (historical recognized environmental conditions) on two locations of the property, and BER (business environmental risk—possible lead-based paint and asbestos to the building. Under a Phase 2 Assessment, 7 testing were conducted and showed arsenic metal exceeding the state's screening levels. ESC, the testing contractor, believes that the tested level does not pose a risk to human health and that the level exceeds the state level due to geographical location.

Noise Abatement and Control

The Day Night Noise Level (DNL) for this site as calculated using the U.S. Department of Housing and Urban Development's Day/Night Noise Level Electronic Assessment revealed a normally unacceptable level of 70.3. According to 24 CFR 51.103(c)(2), if exterior noise level exceeds 65db mitigation is required. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

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

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

Contamination and Toxic Substance

According to T&ES, if environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until approved by the Director of T&ES. Also, according to ECS, the Phase I and II Assessors, there should not be a reverse impact on human health for this project; however, if an odor is detected during digging in the ground, ECS recommends stopping the project and consulting an engineer to investigate.

Noise Abatement and Control

The developer will identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substance	According to ECS the 4.6 and 5.4 they believe may be due to the geographical location and is not mainly considered to have a reverse impact on human health. However, if an odor is detected during digging in the ground, they recommend stop the project and consulting an engineer to investigate
Noise Abatement and Control	The developer will identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission.

Determination:

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

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

Preparer Signature: Lucinda Metcalf Date: 10/30/2017

Name/Title/Organization: Lucinda Metcalf, Compliance Manager, Office of Housing

Certifying Officer Signature: Mark B. Jinks Date: 11-5-17

Name/Title: Mark B. Jinks, City Manager

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

APPROVED AS TO FORM:

Christina Johnson Brown
ASSISTANT CITY ATTORNEY