



U.S. Department of Housing and Urban  
Development

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

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

### **Project Information**

**Project Name:** 3914 Jefferson Avenue, Newport News – Commercial Demolition

**Responsible Entity:** City of Newport News

**Grant Recipient** (if different than Responsible Entity): Newport News Redevelopment and Housing Authority (NNRHA)

**State/Local Identifier:** VA 003

**Preparer:** Alicia Thornwell, Development Administrator

**Certifying Officer Name and Title:** Alan K. Archer, City Manager

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

**Consultant** (if applicable): N/A

**Direct Comments to:** NNRHA/Community Development Department

**Project Location:** 3914 Jefferson Avenue, Newport News, VA 23607

**Description of the Proposed Project** [24 CFR 50.21 & 58.32]: The proposed project involves the commercial demolition of a former car wash. The estimated cost of the demolition is not expected to exceed \$100,000.00.

### **Statement of Purpose and Need for the Proposal:**

This project falls under the broad national objective (BNO) of removing slum and blight. The subject property was originally developed with a small store prior to the 1920s. An auto repair shop and fuel station were built on the site in the 1930s, then demolished and the site redeveloped in the mid 1950's with a new gasoline station. The property was again redeveloped in 1968 with a coin operated car wash, with two wash bays. A second car wash building was added around 1980 to provide four more wash bays. The last owner on record acquired the site in 2011, but shut down

the car wash a few years later. While the buildings remain, the site has been out of service since that time. At present, there are no redevelopment plans for the site.

**Existing Conditions and Trends** [24 CFR 58.40(a)]: Existing conditions include the car wash. The car wash is located on Jefferson Avenue in Newport News. Traffic is moderate in the area. The site is in close proximity to interstate 664 as well as commercial and residential properties.

### **Funding Information**

Grant Number	HUD Program	Funding Amount
TBD	CBDG	\$100,000.00

**Estimated Total HUD Funded Amount:** \$100,000.00

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$100,000.00

### **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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site of the proposed project is not within 15,000 feet of a military airfield or within 2,500 feet of a civilian airport even though this project is located in census tract 308 which is not subject to having a potential effect.
<b>Coastal Barrier Resources</b>  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"/>	There are no Coastal Barrier Resource System Units within the City of Newport News.  See NNRHA master supporting documentation and mapping located in the Community Development department showing the boundaries of the John J Chaffe Coastal Barrier resources showing this project is in compliance with CBRA as amended in 16USC 3501.

		<a href="https://www.fws.gov/ecologicalservices/habitat-conservation/cbra/maps/locator/va">https://www.fws.gov/ecologicalservices/habitat-conservation/cbra/maps/locator/va</a>
<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]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project <b>is not</b> located in a special flood hazard area and does not require flood insurance based on the flood map dated August 7, 2024.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>  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"/>	The proposed project does not involve new construction or conversion of land use facilitating the development of public, commercial or industrial facilities or 5 or more dwelling units and is therefore in compliance with 40 CFR parts 6, 51 and 93.  See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Virginia Department of Historical Resources has made a no effect determination for this project as of August 15, 2024.
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Phase I ESA identified several environmental concerns due to the property's prior use as a gas station and auto repair facility. The Phase II ESA identified if any contamination was present in the subsurface resulting from the environmental concerns identified in the Phase I ESA. Remediation of all environmental concerns were addressed by the prior owner and inspected by the City of Newport News' Fire Department Fire Marshal's office on April 26, 2024.  Bay Environmental, Inc. certified one underground storage tank (UST) was abated and removed from the ground in accordance with all federal, state and local environmental laws or regulations related to USTs.
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project will have no impact on endangered species. The proposed project is for demolition only and is therefore deemed to be in compliance with 50CFR402.  See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.

<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project does not include a hazardous facility nor does the work include development, construction, rehabilitation that will increase residential density, or conversion and is therefore in compliance with 24CFR51(c).  See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project does not include new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to non-agricultural use and is therefore in compliance with 7CFR658.
<b>Floodplain Management</b>  Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes    No <input type="checkbox"/> <input type="checkbox"/>	The proposed project is <b>not</b> located in a special flood hazard area and does not require flood insurance based on the flood map dated August 7, 2024.
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Virginia Department of Historical Resources has made a no effect determination for this project as of September 6, 2024.
<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	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	In accordance with 24CFR51(B), the proposed project is for demolition only and no future effect to noise is expected.
<b>Sole Source Aquifers</b>  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"/>	There is no sole source aquifer located in proximity to the City of Newport News, therefore, this project is in compliance with 40CFR149.  See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project does not involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance.  See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
<b>Wild and Scenic Rivers</b>	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not in proximity to a protected segment of a NWSRS river. No such rivers are

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		identified within the City of Newport News; therefore, this proposed project is in compliance with 36CFR297. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	No other adverse impacts have been identified during this environmental review; therefore, there will be no adverse impact regarding environmental justice and the proposed project.  See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.

**Environmental Assessment Factors** [24 CFR 58.40] 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
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	There is no planned redevelopment of the site at this time. Following demolition, the site will be sodded and used as green space until a permanent development plan has been finalized.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The site of the proposed project is already developed. The site will be sodded and used as green space until a permanent development plan has been finalized. Stormwater runoff is not expected to increase. The site is relatively flat with no steep slopes.

Hazards and Nuisances including Site Safety and Noise	2	All environmental concerns identified in both the Phase I and Phase II environmental site assessment have been mitigated. Site Safety: The general contractor will ensure the necessary safety protocols are in place throughout construction. Noise: Temporary demolition-related noise will occur. The project is not expected to increase ambient noise once completed.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	Demolition will provide a small number of short-term employment opportunities for the contracting company selected to perform the demolition. No impact is anticipated on long-term employment and income within the proposed project area.
Demographic Character Changes, Displacement	2	The proposed project takes place in census tract 308. This 0.7 square mile census tract has a population of approximately 1,700. The median household income is approximately \$38,000, which is 50% lower than the median household income for the state of Virginia of \$76,000. There is no anticipated character changes or displacement anticipated as a result of this proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	There is no anticipated impact to either educational or cultural facilities as a result of this proposed project.
Commercial Facilities	2	The proposed project site is located near the railroad tracks, several commercial businesses and residential homes. There is no anticipated impact on commercial facilities as a result of this proposed project.
Health Care and Social Services	2	There is no anticipated impact on health care and social services as a result of this proposed project.
Solid Waste Disposal / Recycling	2	Debris related to the proposed project will be disposed of properly. No impact on solid waste disposal and recycling facilities are anticipated as a result of this project.
Waste Water / Sanitary Sewers	2	Public sewer exists at this site. No impact on waste water and sanitary sewers is anticipated as a result of this proposed project.
Water Supply	2	The water supply to the proposed project has been disconnected. No impact on the water supply is anticipated as a result of this proposed project.

Public Safety - Police, Fire and Emergency Medical	2	The proposed project will remove a blighted property located near a residential neighborhood. No adverse impact to the community has been identified.
Parks, Open Space and Recreation	2	The proposed project is not expected to adversely impact nearby parks, open space areas and recreation facilities.
Transportation and Accessibility	2	The proposed project is not expected to adversely impact transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	There are no unique natural features or water resources at the proposed project site. Thus, no impact is anticipated.
Vegetation, Wildlife	2	The proposed project is in a long-standing urban environment. There is no known vegetation or wildlife that will be impacted.
Other Factors	N/A	None

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>ENERGY</b>		
Energy Efficiency	N/A	None

**Additional Studies Performed:**

Phase I ESA dated October 2019

Phase II ESA dated November 2019

Bay Environmental dated April 2024

**Field Inspection (Date and completed by):**

Phase I ESA by MSA, P.C. – October 2019

Phase II ESA by MSA, P.C. – November 2019

Bay Environmental – Abatement Certificate – April 2024

Fire Marshall Office – City of Newport News – April 2024

**List of Sources, Agencies and Persons Consulted:**

- Mark Ashe, Prior Owner of 3914 Jefferson Avenue
- FOIA request with the Virginia Department of Environmental Quality (VDEQ)
- Alicia Thornwell, NNRHA Employee
- Environmental Data Resources, Inc. (EDR). EDR searched all of the mandatory Federal databases specified in ASTM standards including:
  - National Priority List (NPL), Proposed NPL and Delisted NPL
  - Superfund Enterprise Management Systems (SEMS and SEMS-ARCHIVE)
  - Corrective Action Reports (CORRACTS)
  - Resource Conservation and Recovery Act (RCRA) sites
  - Emergency Response Notification System (ERNS)
- In addition, EDR reviewed twenty-six (26) supplemental federal databases.

**List of Permits Obtained:**

No permits have been obtained at this time for the proposed project.

**Public Outreach** [24 CFR 50.23 & 58.43]: There have been no public forums to discuss the proposed demolition of 3914 Jefferson Avenue in Newport News, VA. However, from May 1<sup>st</sup> through May 16<sup>th</sup>, the NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST THE RELEASE OF FUNDS will be published in the Daily Press.

**Cumulative Impact Analysis** [24 CFR 58.32]: No significant cumulative impacts will result from the proposed project.

**Alternatives** [24 CFR 58.40(e)]: There are no alternatives to demolishing the proposed project.

**No Action Alternative** [24 CFR 58.40(e)]: The “no action” alternative would mean a blighted structure continues to stand in a community.

**Summary of Findings and Conclusions:** No significant adverse impacts have been identified with regard to the proposed project. Rather, the primary impact is positive. Specifically, the proposed project fall under the broad national objective of eliminating slums and blight. The demolition of the property will remove a blighted structure from the community enhancing the vibrancy of the direct community immediately.



### **Mitigation Measures and Conditions**

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

Law, Authority, or Factor	Mitigation Measure
<b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) & 58.5(i)(2)	<p>The Phase I ESA identified several environmental concerns due to the property's prior use as a gas station and auto repair facility. The Phase II ESA identified if any contamination was present in the subsurface resulting from the environmental concerns identified in the Phase I ESA. Remediation of all environmental concerns were addressed by the prior owner and inspected by the City of Newport News' Fire Department Fire Marshal's office on April 26, 2024.</p> <p>Bay Environmental, Inc. certified one underground storage tank (UST) was abated and removed from the ground in accordance with all federal, state and local environmental laws or regulations related to USTs.</p>

### **Determination:**

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1)]

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)]

The project may significantly affect the quality of the human environment.

Preparer Signature: Alicia Thornwell Date: 4/30/2025

Name/Title/Organization: Alicia Thornwell, Development Administrator  
Newport News Redevelopment and Housing Authority  
227 27<sup>th</sup> Street – Community Development Department  
Newport News, VA 23607

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

Name/Title: \_\_\_\_\_

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).