



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: CHOICE-Neighborhood-Visual-Improvement-Program

HEROS Number: 900000010220819

Responsible Entity (RE): TUCSON, PO Box 27210 Tucson AZ, 85726

State / Local Identifier:

RE Preparer: Glenn Fournie

Certifying Officer: Liz Morales

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: Tucson, AZ 85705

Additional Location Information:

Area bordered by I-10 on the west side, Miracle Mile on the north side, N. 1st Avenue on the east side, Speedway on the south side.

Direct Comments to: Glenn.Fournie@Tucsonaz.gov

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

The CHOICE Neighborhoods Visual Improvement Project will assist small business owners in the CHOICE Neighborhoods 85705 with upgrades and repairs to existing commercial facades. * Small business owner, or property owner, completes on line application, providing contact information and a detailed description of the proposed improvements. * City staff conducts an initial review to determine eligibility and will then contact the applicant. * City staff will engage qualified applicants to determine which improvements are

eligible for reimbursement through the Program. * For eligible improvements, the City will provide up to \$50,000.00 with a required 15% match from the business for well-designed property improvements. The applicant must provide a cash match. * Applicants are expected to hire licensed design and construction professionals to work on the project from start to finish; however, City staff may provide limited technical assistance and project guidance. * City staff monitors the progress of the project to ensure compliance with Program guidelines. * Applicants must be commercial property owners or commercial tenants located within the CHOICE NEIGHBORHOODS (THRIVE IN THE 05) area. Tenants must have written approval from the property owner to participate in the Program. Preference will be given to independent businesses not contractually required to maintain standardized decor, architecture, signs, or similar features. * Applicants must comply with all State and local laws and regulations pertaining to licensing, permits, building code, and zoning requirements. * Applicants must agree not to change or alter the property improvements without prior written approval from the Office of Economic Initiatives for three years from the date of the reimbursement check issued under the program. * Improvements made prior to written approval by the Office of Economic Initiatives will not be funded. * Property owners must be current on all municipal taxes prior to participation in the program. * All nonconforming sign age on the property must be permanently removed as part of the improvement. * Business must be in the CHOICE NEIGHBORHOODS AREA. * Storefront must be visible from the street. * Located on a major corridor. * Restoration of exterior details in historically contributing or significant buildings, and removal of elements that conceal architectural details, provided such improvements comply with the Secretary of the Interior's standards for rehabilitation of historic properties. * New storefront construction, appropriately scaled with an existing building, that is in substantial conformance with all applicable provisions of the City of Tucson Unified Development Code. * Awnings or canopies in character with the building and streetscape. * Lighting that is visually appealing and appropriately illuminates signage, storefront window displays, and recessed areas of building facade. * Window replacement and window framing visible from the street and appropriately scaled to the building. * Sign age that is attractively integrated into the architecture of the building, including the window area, awning, or canopies and entryways, and the removal and replacement of non-conforming signs. * Installation of monument signage, and the removal and replacement of non-conforming signs. * Curb, irrigation, approved trees, landscaping bed (not including planting material) or other landscape features attached to the building where appropriate, not to exceed twenty percent (20%) of the project budget. * Removal of architectural barriers to public accessibility. * Other improvements that meet the objectives of the VIP.

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

[CHOICE VIP ERR 9-29-21.pdf](#)

[CHOICE Neighborhoods map 10-6-21.pdf](#)

Approximate size of the project area: 1 square mile

Length of time covered by this review: 2 Years

Maximum number of dwelling units or lots addressed by this tiered review:

15

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: 58.35(a)(3)

Determination:

	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
✓	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant Number	HUD Program	Program Name
AZ9E004CNP18	Public Housing	Choice Neighborhoods

Estimated Total HUD Funded Amount: \$200,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$200,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Was compliance achieved at the broad level of review?	Describe here compliance determinations made at the broad level and source documentation.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There area is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport.
Coastal Barrier Resources Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Arizona has no coastal barrier resources
Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no

		change in building footprint or increase in the residential density. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Endangered Species Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the residential density. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes no activities that would require further evaluation under this section. The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the residential density. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the residential density. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the

		residential density. The project is in compliance with Executive Order 11988.
Historic Preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Noise Abatement and Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the residential density. The project does not create any new noise creating activities. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the residential density. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The project consists of rehabilitation the facades on existing commercial properties in a fully developed urban neighborhood with no change in building footprint or increase in the residential density. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is not within proximity of a NWSRS river. There are no NWSRS rivers in southern Arizona. The project is in compliance with the Wild and Scenic Rivers Act.
ENVIRONMENTAL JUSTICE		
Environmental Justice	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898

Supporting documentation

- [Air quality memo 12-19-19.pdf](#)
- [Coastal Barriers Template 11-1-19.pdf](#)
- [Coastal zones template 11-1-19.pdf](#)
- [USDA Urban Area Soils Map 5-11-18.pdf](#)
- [HPO Programmatic agreement.pdf](#)
- [Sole Source Aquifer Template 5-11-18.pdf](#)
- [Wild-Scenic Rivers TEMPLATE 11-1-19.pdf](#)
- [CHOICE Nieghborhood VIP Airport map.pdf](#)

Written Strategies

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

1	Flood Insurance
	Each individual site will be evaluated using FEMA flood zone maps for compliance with flood insurance requirements.
2	Contamination and Toxic Substances
	Each individual site will be evaluated for compliance by using NEPAassist and staff site inspections.
3	Historic Preservation
	Each individual site will be evaluated for age, historic significance and appropriate plans. Buildings over 45 years old or in the Miracle Mile Historic District will be evaluated and approved by the City of Tucson Historic Preservation Officer for compliance.

Supporting documentation

APPENDIX A: Site Specific Reviews