



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

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

Project Information

Project Name: 5507-&-5511-Hillsborough-Street-Demolition----

HEROS Number: 900000010490962

Start Date: 08/15/2025

Project Location: 5507 Hillsborough Street, Raleigh, NC 27526

Additional Location Information:

5507 Hillsborough St, Raleigh, NC 27606 and 5511 Hillsborough St, Raleigh, NC 27606

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

The project proposes to demolish and remove two, vacant commercial office buildings and associated outbuildings as described below: The following information regarding the structures is sourced from Wake County iMAPs GIS: * The building occupying 5507 Hillsborough St. has a heated area of 3,934-square feet (sf) and is 95 years of age (constructed in 1930). The building is two-stories with an unfinished basement. * The building occupying 5511 Hillsborough St. has a heated area of 3,211 sf and is 75 years old (constructed in 1950). The building is one-story with no basement. Three sheds are present on the subject property. Shed #1, located southeast of the 5507 Hillsborough St. building is wood framed and approximately 400 square feet. Shed #2, located east of the 5511 Hillsborough St. building, is wood framed, and approximately 400 square feet. Shed #3 is located south of the 5511 Hillsborough St. building, is wood framed with sheet metal exterior, and is approximately 96 square feet. Sheds #1 and #2 appear to date to at least 1998 by the historical aerial photographs reviewed. Available aerial photographs do not provide enough detail to determine the age of Shed #3. The property is owned by the City of Raleigh and no land acquisition is required for this project.

Funding Information

Grant Number	HUD Program	Program Name	
B-26-MW-37-0009	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$133,000.00

Estimated Total HUD Funded Amount: \$133,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$133,000.00

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
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No mitigation would be required.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Upon demolition and removal of the existing structures at 5507 and 5511 Hillsborough St. the building footprints will be filled with clean fill to natural grade and the entire site will be seeded to prevent erosion. The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. Based on the proposed project description, the limits of disturbance will be less than an acre. Should these plans change, an erosion & sedimentation control plan will be required if one or more acres are to be disturbed. The ESC Plan must be filed with and approved by applicable Regional Office (NC DEMLR) at least 30 days before beginning activity. A NPDES construction Stormwater permit (NCG010000) is also usually issued with approval of the ESC Plan. Accounting for the applicable design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets, no adverse environmental impacts are anticipated.
Hazards and Nuisances including Site Safety and Site-Generated Noise	To mitigate the minor impact of noise created by the equipment performing the demolition of the unsafe structures at 5507 and 5511 Hillsborough St., all demolition activities will take place between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with no demolition activities taking place on Saturday or Sunday. To mitigate the creation and dispersion of dust that may result from demolition and loading of the demolition material into trucks, the structures will be sprayed with water during demolition and the material will be watered down further as it is loaded onto trucks. To maintain site safety while demolition activities are taking place, all unauthorized individuals will be prevented from entry onto the subject property by the demolition contractor personnel.

Energy Efficiency	No mitigation would be required.
Employment and Income Patterns	No mitigation would be required.
Demographic Character Changes / Displacement	No mitigation would be required.
Educational and Cultural Facilities (Access and Capacity)	No mitigation would be required.
Commercial Facilities (Access and Proximity)	No mitigation would be required.
Health Care / Social Services (Access and Capacity)	No mitigation would be required.
Solid Waste Disposal and Recycling (Feasibility and Capacity)	No mitigation would be required.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	No mitigation would be required.
Water Supply (Feasibility and Capacity)	No mitigation would be required.
Public Safety - Police, Fire and Emergency Medical	No mitigation would be required.
Parks, Open Space and Recreation (Access and Capacity)	No mitigation would be required.
Transportation and Accessibility (Access and Capacity)	No mitigation would be required.
Unique Natural Features /Water Resources	No mitigation would be required.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	No mitigation would be required.
Climate Change	No mitigation would be required.
Environmental Justice EA Factor	No mitigation would be required.
Other Factors 1	No mitigation would be required.
Permits, reviews, and approvals	The contractor shall demolish the existing buildings located at 5507 and 5507 Hillsborough Street, including but not limited to chimneys, entry stoops and stairs, handicapped ramps, exterior stairs to the basement, sidewalks around the buildings, garages, sheds, and any brush or tree within three (3) feet of the foundation, as shown on the site plan. Work shall include disconnecting all utilities and capping water, gas, and sewer lines per current codes. The contractor shall raze all structures in accordance with current codes, remove all debris from the premises, and grade the site to a smooth condition with a positive drainage contour. All disturbed areas shall be seeded and mulched with wheat straw. The contractor shall be responsible for obtaining and paying for all necessary permits and approvals related to the demolition, including any required by state or local regulations. This includes: * Obtaining and purchasing a final survey to meet City of Raleigh inspection requirements. * Obtaining an erosion control plan. * Obtaining a land disturbance permit (i.e., mass grading permit), including payment of any

5507-&-5511-Hillsborough-
Street-Demolition----

Raleigh, NC

900000010490962

	related engineering fees. The contractor shall also: * Provide and place off-site borrow fill material to fill the basement area. Fill shall be compacted to 90% of the maximum modified Proctor density as determined by ASTM D1557. The contractor shall be responsible for hiring, testing, and paying for an independent engineer to perform soil testing. * Install silt fencing in accordance with current codes along the right (north) side of the property near Etta Burke Street to guard against erosion runoff. The contractor shall exercise care in minimizing erosion and runoff from the site.
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Project Mitigation Plan

To mitigate the minor impact of noise created by the equipment performing the demolition of the unsafe structures at 5507 and 5511 Hillsborough St., all demolition activities will take place between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with no demolition activities taking place on Saturday or Sunday. To mitigate the creation and dispersion of dust that may result from demolition and loading of the demolition material into trucks, the structures will be sprayed with water during demolition and the material will be watered down further as it is loaded onto trucks. To maintain site safety while demolition activities are taking place, all unauthorized individuals will be prevented from entry onto the subject property by the demolition contractor personnel.

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: William A. Hartye Date: 9/3/25

Name / Title/ Organization: William Hartye / / RALEIGH

Certifying Officer Signature: Janet Corwell Date: 9/2/25

Name/ Title: Mayor Janet Corwell

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).