

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Notice: July 14, 2025

City of Philadelphia  
Division of Housing and Community Development  
1234 Market Street, 17<sup>th</sup> Floor  
Philadelphia, PA 19107  
215-686-9760

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the Frankford Community Development Corporation.

**REQUEST FOR RELEASE OF FUNDS**

On or about August 4, 2025 the City of Philadelphia will authorize the Frankford Community Development Corporation (Frankford CDC) to submit a request to HUD for the release of a HUD FY2024 Community Project Funding (CPF) award to undertake the following project:

**Project Title:** Frankford Transportation Center Transit Oriented Development Project

**Purpose:** The Frankford CDC proposes to construct a five-story, 20,000-sq. ft. supermarket and a 43,000-sq. ft. mixed-use development to include a City Health Center and 132 residential units at 5113-35 Frankford Avenue.

**Location:** 5113-35 Frankford Ave, Philadelphia, PA 19124 (next to the Frankford Transportation Center in the Frankford section of Philadelphia)

**Estimated Cost:** The total development cost is \$55,284,609, including a Community Project Funding (CPF) grant award totaling \$500,000.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Philadelphia has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to the City of Philadelphia, City Planning Commission, 1515 Arch Street, 13<sup>th</sup> Floor, Philadelphia, PA 19102 or by email to [planning@phila.gov](mailto:planning@phila.gov). The legal notice can be accessed online at the following website: [www.phila.gov/dhcd/legal-notices](http://www.phila.gov/dhcd/legal-notices)

## POSTING INFORMATION

This Notice will be posted at the Free Library of Philadelphia, Frankford Branch located at 4634 Frankford Avenue; Philadelphia, PA 19124; and this legal notice is also posted online at the following website [www.phila.gov/dhcd/legal-notices](http://www.phila.gov/dhcd/legal-notices).

## PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Philadelphia City Planning Commission. All comments received by August 1, 2025 will be considered by the City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The City certifies to HUD that Jessie Lawrence in his capacity as Director of Planning and Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Frankford CDC to use Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City; (b) the City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD's Philadelphia Office of Community Planning and Development at [CPDRROFPHI@hud.gov](mailto:CPDRROFPHI@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.



Jessie Lawrence, Director  
City of Philadelphia, Department of Planning and Development