

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

**Project Information**

**Project Name:** Jim-Holley-Residences

**HEROS Number:** 900000010119939

**Responsible Entity (RE):** DETROIT, PLANNING AND DEVELOPMENT DEPARTMENT  
DETROIT MI, 48226

**RE Preparer:** Kim Siegel

**State / Local Identifier:** City of Detroit

**Certifying Officer:** Julie Schneider

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

**Point of Contact:**

**Consultant (if applicable):** ASTI ENVIROMENTAL

**Point of Contact:** Ashleigh Czapek

**Project Location:** 9001 Woodward Ave, Detroit, MI 48202

**Additional Location Information:**  
N/A

**Direct Comments to:**

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

The Reverend Dr. Jim Holley Residences, located at 9001 Avenue, will create 60 one-bedroom units of affordable, senior housing within a new construction, four-story mixed-use project along Detroit's Woodward Corridor. The project will feature first class amenities for its residents. Each unit will feature energy efficient appliances including washers and dryers, frost free refrigerators, ovens, ranges with hoods, disposals, microwaves, and central air conditioning. To satisfy local zoning and site plan requirements, the development will feature both on-site and auxiliary parking to the immediate south of the residential building. The condominium ownership entities have entered into a long-term parking agreement with Little Rock to allow access for residential and commercial parking on the site of 8951 Woodward Avenue for perpetuity. MHT and Little Rock earned a Conditional Award for 100% coverage (60 units) of Project Based Vouchers from the Detroit Housing Commission to add much needed affordability to Detroit's North End neighborhood. As part of the submission, the Partnership plans to split the development in half and submit 30 units as a 9% LIHTC development with MSHDA taxable bond financing and the remaining 30 units as a 4% LIHTC development with MSHDA tax-exempt bond financing. Additionally, the commercial component will operate under a separately owned, third condominium of the overall development with the entity controlled by MHT and Little Rock.

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

The proposed project, located at 9001 Woodward Avenue, will provide sixty new, well appointed, and affordable senior apartments within a new construction, four-story mixed use project. as well as roughly 5,000 square feet of Woodward-facing commercial space. This project will provide much needed senior housing in the area as the baby-boomer generation is retiring and in need of affordable senior living. With MHT's 30 years of affordable development experience, MHT Management's 15+ years of affordable management experience, and Little Rock's 80+ years as a community member in the neighborhood, the team feels that this dynamic housing platform will succeed in one of Detroit's most historic neighborhoods.

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

According to the market study conducted for the project by Novogadac Consulting, dated March 11, 2020, the senior population and number of household growth in the City of Detroit is projected to increase, a trend that is projected to continue through 2024. Approximately 80.7 percent of the senior renter households in the primary market area earn less than \$40,000 annually. Overall, the expected significant percentage of low-income senior renter households indicate sufficient affordable housing demand in the PMA. The current rental housing market conditions are overall healthy and indicative of demand for affordable housing supply such as the site. All of the data combined with interviews of real estate professionals demonstrate an ongoing need for affordable housing over the foreseeable term.

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

[Attachment 0 - Property Map.pdf](#)

**Determination:**

✓	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
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer**  
on:

**7015.16 certified by Authorizing Officer**  
on:

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
B19MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
M1001	Public Housing	Project-Based Voucher Program

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$2,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$17,575,591.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The property is not located in a FAA-designated Airport Runway Clear Zone. Coleman A. Young International Airport (DET) is approximately 3.72 miles from

		the property (Attachment A).
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not involve any property or parcel within the Coastal Barrier Resource System. This project will not affect the resource in question and, therefore, does not require formal consultation with the U.S. Fish and Wildlife Service (Attachment B).
<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]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The property is located in Zone X, which represents minimal risk outside the 1-percent and 2-percent-annual-chance floodplains. Flood insurance is not necessary (Attachment C).
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The entire State of Michigan is designated as "attainment" for carbon monoxide, nitrogen dioxide, sulfur dioxide, PM10, and lead except for small locations in Wayne and Saint Clair Counties with sulfur dioxide non-attainment areas and portions of the state are in nonattainment for ozone. Wayne County is a non-attainment county for ozone. The project was submitted to the EGLE Air Quality Division and a response was received on August 27th 2020, indicating that the project is in conformance with the state implementation plan and does not require a detailed conformity analysis (Attachment D).
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not involve any property or parcel located within the Coastal Zone Management Area (Attachment E).
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I Environmental Site Assessment (ESA), ASTM Phase II ESA, Additional Limited Investigation, Baseline Environmental Assessment (BEA). The laboratory analytical results from the Phase II indicated lead was present in one groundwater sample at a concentration above the Generic Residential Cleanup Criteria (GRCC) for



		<p>drinking water. Based on the laboratory analytical results collected from the Site, the property is a "facility" as defined in Part 201 of the Michigan's Natural Resources and Environmental Protection Act, 1994 PA 451, as Amended (Part 201). However, based on the sampling completed, response activities are not needed at the Site. The only exceedance is above the GRCC for drinking water and the Site is connected to municipal water. A Response Activity Plan (ResAP) is typically recommended for sites that are facilities; however, EGLE has informed the consultant that they will not review a ResAP if there are no response activities proposed. Additionally, EGLE has indicated that a Documentation of Due Care Compliance report cannot be submitted for review if no response activities are required at the site. Therefore, a BEA was prepared for the site. Additionally, a Test Pit Investigation confirmed the presence of a 5,000-gallon tank on the northwest portion of the property. Prior to occupancy, the UST will be removed and a tank assessment/closure report will be submitted to LARA with copies provided to the City of Detroit. The following Asbestos Containing Materials (ACMs) were identified on the Site - Pipe fitting insulation, pipe insulation (white and brown), window glaze, green floor tile beneath 12" x 12" floor file, 9"x9" floor tile, exterior door caulk and exterior window caulk. The air-cell pipe insulation and the mud pipe fitting insulation are classified as thermal system insulations (TSI) ACM, the floor samples are classified as Category I non-friable ACM's, the caulk and glaze are classified as Category II non-friable ACM and the plaster contains asbestos but is not considered ACM. Prior to the beginning of construction, an asbestos</p>
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		closeout report must be submitted to the City of Detroit Environmental Review Officer. The property is located in Wayne County, which is within Zone 3 of the EPA Radon Map for risk of indoor radon levels; Zone 3 is low potential risk for indoor radon levels (Attachment F).
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not involve activities which may disturb natural vegetation or critical habitat. The project area is in an established residential and commercial corridor and is not likely to contain any critical habitats. Therefore, this project will not likely affect a listed or proposed endangered or threatened species. Consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required (Attachment G).
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No above-ground storage tanks (AST's) containing explosive or flammable fuel or chemical containers are located within one mile of the project. Therefore, the project is located at an acceptable separation distance from ASTs (Attachment H).
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any prime or unique farmland. The property is located within an "urbanized area" and, therefore, are not subject to the statutory or regulatory requirements identified above, per 7 CFR 658.2(a). (Attachment I).
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The property is located in FEMA Flood Map Panel 26163C1025E not printed for the City of Detroit. The property is located in zone X, which represents minimal risk outside the 1-percent and 2-percent annual-chance floodplains. Floodplain management is not required (Attachment C).
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project was submitted to the City of Detroit for review, per the programmatic agreement between the City of Detroit and the State Historic

		<p>Preservation Office (SHPO). Additionally, the proposed undertaking is larger than 1/2 acre and required review by the SHPO archaeologist. The SHPO archeologist had no concerns about this project. However, there are six eligible or listed historic properties and an eligible Historic District located in the Area of Potential Effect (APE), including:</p> <p>1) Taylor Street Historic District (National Register of Historic Places [NRHP]-Eligible) 2) 61 Atkinson Street (NRHP-Eligible) 3) 71 Atkinson Street (NRHP-Eligible) 4) Saint Rita Apartments at 35 Owen Street (NRHP-Listed) 5) 8904 Woodward Avenue (NRHP-Eligible) 6) Central Woodward Church at 9000 Woodward Avenue (NRHP-Listed) 7) 9026 Woodward Avenue (NRHP-Eligible) Since the APE for this project includes Historic Properties, the project has been given a Conditional Approval and will have no adverse effect (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the NRHP, as long as the following conditions are met: 1) Prior to the start of any work, final construction drawings, a scope of work, and detailed photos of the proposed work items shall be submitted to the Preservation Specialist for review and approval, and 2) Although no archeological sites were found on file, during ground disturbing activities, if artifacts or bones are discovered, work will be halted and the Preservation Specialist will be contacted immediately for further guidance on how to proceed (Attachment J).</p>
<p><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</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The combined calculated noise level for the site is 74.2 decibels (dB). The HUD Sound Transmission Classification Assessment Tool (STraCAT) was used to determine the noise attenuation for the building walls to bring the noise levels</p>

		<p>within acceptable levels for interiors. The building materials included 4" face brick, 3/4" insulation board, 2x4 wood studs, 1/2" gypsum board, 3 1/2" fiber glass insulation, 2-5 4x8x18" concrete block with common brick mortared together, 10-3 2x4 wood studs, 3/8" gypsum board outside and inside, 3" sound attenuation blanket, 6'x5' wood-framed picture window single panel glazed double strength with storm sash, 32"x24"x24" wood-framed aluminum clad double hung windows and 6'x6' sliding glass door 3/4" insulating glass. The noise attenuation necessary to bring the levels to below 45 dB was found to be 32.2 while the actual combined attenuation for the wall components was found to be 34\6.98 dB. The wall components will bring noise levels to acceptable interior standards of below 45 dB. No further attenuation is needed for the site (Attachment K).</p>
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Designated Sole Source Aquifers in EPA Region 5 Map, there are no sole source aquifers in the State of Michigan (Attachment L).
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the EGLE Wetlands Maps, the site is not located near wetlands (Attachment M).
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the attached Michigan Department of Natural Resources map of wild and scenic rivers, no federal or state wild and scenic rivers are located in the area of the site (Attachment N).
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project entails new construction of a four-story affordable senior apartment community. This project is intended to improve the present environment of low-income senior citizens in Detroit. The project will not have a disproportionately high adverse

		affect on human health or environment of minority populations and/or low income populations (Attachment O).
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used 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	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is in line with the existing zoning and compatible with the surrounding neighborhood which is a combination of single family dwellings, multi-family buildings, and commercial structures. The project is not anticipated to have any significant impact on the surrounding urban environment, and it will be compatible with surrounding land uses. The surrounding land is zoned multi-family, single-family and commercial.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	According to the Highland Park Quadrangle 7.5-minute Topographic map, the site falls into the 630 feet contour. The property is relatively flat and no drainage or slope issues are anticipated. There was no visual evidence of slides or slumps on the property. The project is not located near an erosion sensitive area and will not create slopes. The proposed grading work at the site will allow for very little erosion. According to the web soil survey, there soil is described as Shebeon-Urban land-Avoca complex 0-4% slope. This type of soil should be suitable for site redevelopment.	
Hazards and Nuisances including Site Safety and	2	The project is not adversely affected by on-site or off-site hazards or nuisances.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Site-Generated Noise		There will be adequate on-site parking for residents, and lighting. The property will also have security cameras monitoring walkways and parking areas and a key fob entry system. The proposed building construction is located in an established residential and commercial area and is not expected to generate significant noise. Increased noise from construction will be temporary.	
Energy Consumption/Energy Efficiency	2	The area is already served by electrical and gas utilities provided by DTE Energy. There is adequate capacity to serve the new construction building. The project will be pursuing Enterprise Green Environmental Criteria.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	There will be a temporary increase in jobs related to the construction of the project. Other than construction related changes, the project will not result in a change to employment and income patterns in the area. The project will provide permanent jobs for the on-site management staff. The project could be beneficial to local businesses because there will be an increase in households requiring goods and services.	
Demographic Character Changes / Displacement	1	There will be a temporary increase in jobs related to the construction of the project. Other than construction related changes, the project will not result in a change to employment and income patterns in the area. The project will provide permanent jobs for the on-site management staff. The project could be beneficial to local businesses because there will be an increase in households requiring goods and services. The project involves the demolition of a vacant structure and new construction of a four-story building. No displacement will occur.	

<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The area is served by the Detroit Public Schools Community District. As this project is for senior citizens it will not impact the capacity of any of the neighborhood schools. There are many museums within approximately a mile of the property including, the Detroit Institute of Arts, The Detroit Children's Museum, and the Model T Auto Heritage Complex. There are also many civic groups with active branches in Detroit including the Masons, the Lions Club, Kiwanis Club, the VFW and the American Legion. There are a variety of churches, social organizations and other cultural activities available to residents as well. No cultural facilities will be negatively impacted by the proposed project.	
Commercial Facilities (Access and Proximity)	2	The project area has a commercial corridor on Woodward Avenue just to the east. No commercial facilities will be negatively impacted by this project.	
Health Care / Social Services (Access and Capacity)	1	The project area is served by a full range of health care professionals. Henry Ford Hospital and St. John Providence Health System are both approximately a mile from the project site. No health care services will be negatively impacted by this project. No social services will be negatively impacted by the project activities. There is not likely to be an increase in the demand for social services as a result of the project activities. Affordable housing options could potentially reduce the number of people requiring social services.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Dumpsters will be provided for residents to dispose of their trash. Solid waste disposal will be taken care of via a professional disposal company under contract.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The project will be connected to the municipal sanitary sewer service. Service already exists for the property. The Detroit Water and Sewage Department	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		provides service to the project area. The project will be connected to the municipal storm sewer service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area.	
Water Supply (Feasibility and Capacity)	2	The project will be connected to the municipal water service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area.	
Public Safety - Police, Fire and Emergency Medical	2	The Detroit Police Department covers the city with the 3rd Precinct covering the project location. The precinct offices are located at 2875 W Grand Boulevard, less than a mile from the property. No police services will be negatively impacted by the proposed project. The Detroit Fire Department provides fire department services to the city along with basic first responder medical assistance from paramedics. No fire services will be negatively impacted by the proposed project. The Emergency Medical Services Division of the Detroit Fire Department provides Emergency Medical Services to residents in the project area. No emergency medical services will be negatively impacted by the proposed project.	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed project is located near open spaces including parks. Within approximately a half-mile of the property there is Voigt Park, and Virginia Park. No open spaces will be negatively impacted by the proposed project. The project is located near downtown Detroit; there are many options for recreation available. The project is located within a few miles of Little Caesars Area, Comerica Park, Ford Field and the Fox Theatre. No recreation facilities will be negatively impacted by the proposed project.	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Transportation and Accessibility (Access and Capacity)	2	Bus service in the city is provided by the Detroit Department of Transportation. The nearest bus stop is at Woodward Ave. and Clairmount just north of the project area. There are also several other bus stops along Woodward Ave. The QLine is also available on Woodward Avenue; the nearest station is at Grand Blvd. and Woodward Avenue. The City of Detroit is divided by a number of main expressways that also provide access to the rest of the state. The nearest major roadways near the project area are Woodward Avenue (M-1), the John C. Lodge Freeway (M-10), I-75 Expressway, I-94 Expressway and I-96 Expressway.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	Groundwater will not be affected by the proposed construction project. The city provides municipal water service to the project area. There are no sole source aquifers in the State of Michigan Appendix G. The Michigan EGLE provides information regarding source waters for different areas in the state, according to this map Detroit's source water is likely from the Great Lakes connecting channels. No water resources will be impacted by the proposed project. The nearest surface water is the Detroit River, which is located approximately 4.33 miles to the south of the property. No surface water will be impacted by the proposed project.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No vegetation or wildlife is expected to be impacted by the proposed project. The project location does not contain any unique natural features or agricultural lands. The City of Detroit is an urban city with few unique natural features or agricultural lands.	
Other Factors	2	None	

**Supporting documentation****Additional Studies Performed:**

**Field Inspection [Optional]:** Date and completed by:

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

Stacy Tchorzynski, Archeologist, Michigan State Historic Preservation Office, 300 North Washington Square, Lansing MI 48913, 517-335-9914. 2. Federal Emergency Management Agency-Map Service for Flood Rate Insurance Maps <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1> 3. U.S. Fish & Wildlife Service, National Wetlands Inventory, Wetlands Mapper; <http://www.fws.gov/wetlands/data/mapper.html> 4. U.S. Fish & Wildlife Service, Endangered Species, Michigan County Distribution of Federally-Listed Threatened, Endangered, Proposed, and Candidate Species, <http://www.fws.gov/midwest/endangered/lists/michigan-cty.html> 5. Michigan Department of Environmental Quality, Michigan Coastal Zone Boundary Maps, [http://www.michigan.gov/deq/0,4561,7-135-3313\\_3677\\_3696-90802--,00.html](http://www.michigan.gov/deq/0,4561,7-135-3313_3677_3696-90802--,00.html) 6. Michigan Department of Environmental Quality, Air Quality Division, [http://www.michigan.gov/deq/0,1607,7-135-3310\\_30151\\_31129---,00.html](http://www.michigan.gov/deq/0,1607,7-135-3310_30151_31129---,00.html) 7. US EPA Map of Radon Zones, Kent County, Michigan, <http://www.epa.gov/radon/states/michigan.html> 8. Ryan Schmaker, Preservation Specialist, City of Detroit, 2 Woodward Ave., Detroit, Michigan 48226, 313-224-1508 9. Jennifer Liddell, Representative of MHT Housing, Inc., 32600 Telegraph Rd., Bingham Farms, MI, 48025, 248-833-0598

**List of Permits Obtained:****Public Outreach [24 CFR 58.43]:**

All historical, local and federal contacts on the attached 2020 Interest Parties List were sent a copy of the Notice of Intent to Request for Release of Funds to use HUD funding for the project and were asked to comment on the project.

**Cumulative Impact Analysis [24 CFR 58.32]:**

No cumulative impacts are anticipated for this project.

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

No other sites were considered for this project. This alternative is not preferred as it fails to provide additional housing to meet the need for low income housing in the area.

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

The No Action Alternative is to not construct the new housing. This alternative is not preferred as it fails to provide additional housing to meet the need for affordable housing for senior citizens in the City of Detroit.

**Summary of Findings and Conclusions:**

The proposed low-income housing construction will not adversely impact the City Detroit or neighborhoods surrounding the site. The activity is compatible with the surrounding neighborhood and zoning and will have minimal impact on existing resources or services in the area.

**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	Comments on Completed Measures	Complete
Contamination and Toxic Substances	Prior to occupancy, the heating oil tank will be removed and a tank assessment/closure report will be submitted to LARA with copies provided to MSHDA and the City of Detroit.	N/A	

**Mitigation Plan**

The developer must remove the 5,000 gallon heating oil tank on the property following construction but prior to occupancy of residents. The tank assessment and closure report must be submitted to the Michigan Department of Licensing and Regulatory Affairs (LARA) and submit copies to the City of Detroit.

**Supporting documentation on completed measures**

**APPENDIX A: Related Federal Laws and Authorities****Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

**Screen Summary****Compliance Determination**

The property is not located in a FAA-designated Airport Runway Clear Zone. Coleman A. Young International Airport (DET) is approximately 3.72 miles from the property (Attachment A).

**Supporting documentation**

[Attachment A - RCZ Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Coastal Barrier Resources**

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**1. Is the project located in a CBRS Unit?**

✓ No

Document and upload map and documentation below.

Yes

**Compliance Determination**

This project does not involve any property or parcel within the Coastal Barrier Resource System. This project will not affect the resource in question and, therefore, does not require formal consultation with the U.S. Fish and Wildlife Service (Attachment B).

**Supporting documentation**

[Attachment B - Coastal Barrier Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Flood Insurance**

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[Attachment C - Floodplain Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

The property is located in Zone X, which represents minimal risk outside the 1-percent and 2-percent-annual-chance floodplains. Flood insurance is not necessary (Attachment

C).

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Air Quality**

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

✓ Yes

No

**Air Quality Attainment Status of Project's County or Air Quality Management District**

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

No, project's county or air quality management district is in attainment status for all criteria pollutants.

✓ Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide



- ✓ Ozone
- Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

**3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above**

Ozone 100.00 ppb (parts per million)

**Provide your source used to determine levels here:**

The source used to determine the level of ozone is the EPA's General Conformity De Minimis Table.

**4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

**Enter the estimate emission levels:**

Ozone 0.00 ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

**Screen Summary**

**Compliance Determination**

The entire State of Michigan is designated as "attainment" for carbon monoxide, nitrogen dioxide, sulfur dioxide, PM10, and lead except for small locations in Wayne and Saint Clair Counties with sulfur dioxide non-attainment areas and portions of the state are in nonattainment for ozone. Wayne County is a non-attainment county for ozone. The project was submitted to the EGLE Air Quality Division and a response was received on August 27th 2020, indicating that the project is in conformance with the

state implementation plan and does not require a detailed conformity analysis (Attachment D).

**Supporting documentation**

[Attachment D - EGLE Air Quality Letter.pdf](#)

[Attachment D - Air Quality Maps.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Coastal Zone Management Act**

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

**Screen Summary****Compliance Determination**

This project does not involve any property or parcel located within the Coastal Zone Management Area (Attachment E).

**Supporting documentation**

[Attachment E - Coastal Zone Map\(1\).pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Contamination and Toxic Substances**

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

**1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- ☒ American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ☒ ASTM Phase II ESA
- ☒ Remediation or clean-up plan
- ☒ ASTM Vapor Encroachment Screening
- ☐ None of the Above

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

No

- ☒ Yes

**3. Mitigation**

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

**Can adverse environmental impacts be mitigated?**

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.  
Document and upload all mitigation requirements below.

**4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.**

Prior to occupancy, the heating oil tank will be removed and a tank assessment/closure report will be submitted to LARA with copies provided to the City of Detroit.

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

- ✓ Complete removal

Risk-based corrective action (RBCA)

**Screen Summary**

**Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I Environmental Site Assessment (ESA), ASTM Phase II ESA, Additional Limited Investigation, Baseline Environmental Assessment (BEA). The laboratory analytical results from the Phase II indicated lead was present in one groundwater sample at a concentration above the Generic Residential Cleanup Criteria (GRCC) for drinking water. Based on the laboratory analytical results collected from the Site, the property is a "facility" as defined in Part 201 of the Michigan's Natural Resources and Environmental Protection Act, 1994 PA 451, as Amended (Part 201). However, based on the sampling completed, response activities are not needed at the Site. The only exceedance is above the GRCC for drinking water and the Site is connected to municipal water. A Response Activity Plan (ResAP) is typically recommended for sites that are facilities; however, EGLE has informed the consultant that they will not review a ResAP if there are no response activities proposed. Additionally, EGLE has indicated that a Documentation of Due Care Compliance report cannot be submitted for review if no response activities are required at the site. Therefore, a BEA was prepared for the site. Additionally, a Test Pit Investigation confirmed the presence of a 5,000-gallon tank on the northwest portion of the property. Prior to occupancy, the UST will be removed and a tank assessment/closure report will be submitted to LARA with copies provided to the City of Detroit. The following Asbestos Containing Materials (ACMs) were identified on the

Site - Pipe fitting insulation, pipe insulation (white and brown), window glaze, green floor tile beneath 12" x 12" floor tile, 9"x9" floor tile, exterior door caulk and exterior window caulk. The air-cell pipe insulation and the mud pipe fitting insulation are classified as thermal system insulations (TSI) ACM, the floor samples are classified as Category I non-friable ACM's, the caulk and glaze are classified as Category II non-friable ACM and the plaster contains asbestos but is not considered ACM. Prior to the beginning of construction, an asbestos closeout report must be submitted to the City of Detroit Environmental Review Officer. The property is located in Wayne County, which is within Zone 3 of the EPA Radon Map for risk of indoor radon levels; Zone 3 is low potential risk for indoor radon levels (Attachment F).

**Supporting documentation**[ACM Report Final.pdf](#)[BEA Final.pdf](#)[Additional Ltd Sub Investigation FINAL.pdf](#)[Phase II ESA Final.pdf](#)[Phase I ESA Final.pdf](#)[Attachment F - Radon Maps.pdf](#)**Are formal compliance steps or mitigation required?**☒ Yes☐ No

**Endangered Species**

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

**Screen Summary****Compliance Determination**

This project does not involve activities which may disturb natural vegetation or critical habitat. The project area is in an established residential and commercial corridor and is not likely to contain any critical habitats. Therefore, this project will not likely affect a listed or proposed endangered or threatened species. Consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required (Attachment G).

**Supporting documentation**

[Attachment G - Endangered Species.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



**Explosive and Flammable Hazards**

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

**1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

✓ No

Yes

**2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

No

✓ Yes

**3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary****Compliance Determination**

No above-ground storage tanks (AST's) containing explosive or flammable fuel or chemical containers are located within one mile of the project. Therefore, the project is located at an acceptable separation distance from ASTs (Attachment H).

**Supporting documentation**

[Attachment H - Explosives Partner Worksheet.pdf](#)

[Attachment H - Acceptable Separation Distance Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Farmlands Protection**

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

**Screen Summary****Compliance Determination**

This project does not include any prime or unique farmland. The property is located within an "urbanized area" and, therefore, are not subject to the statutory or regulatory requirements identified above, per 7 CFR 658.2(a). (Attachment I).

**Supporting documentation**

[Attachment I - Farmland Classification Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Floodplain Management**

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

☒ None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[Attachment C - Floodplain Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

☒ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

The property is located in FEMA Flood Map Panel 26163C1025E not printed for the City of Detroit. The property is located in zone X, which represents minimal risk outside the 1-percent and 2-percent annual-chance floodplains. Floodplain management is not required (Attachment C).

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

✓ No

**Historic Preservation**

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

***Threshold*****Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

***Step 1 – Initiate Consultation*****Select all consulting parties below (check all that apply):**

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Other Consulting Parties

✓ City of Detroit Preservation Specialist

Completed

**Describe the process of selecting consulting parties and initiating consultation here:**

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan as amended, dated November 9, 2016, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Step 2 – Identify and Evaluate Historic Properties**

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

See supporting documentation in the Section 106 report.

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

**Additional Notes:**

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

A survey of historic buildings and archaeology review was done as part of the project. See below for additional information.

No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

**Document reason for finding:**

There are six eligible or listed historic properties and an eligible Historic District located in the Area of Potential Effect (APE).

**Does the No Adverse Effect finding contain conditions?**

Yes (check all that apply)

✓ No



Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

#### Adverse Effect

#### **Screen Summary**

##### **Compliance Determination**

The project was submitted to the City of Detroit for review, per the programmatic agreement between the City of Detroit and the State Historic Preservation Office (SHPO). Additionally, the proposed undertaking is larger than 1/2 acre and required review by the SHPO archaeologist. The SHPO archeologist had no concerns about this project. However, there are six eligible or listed historic properties and an eligible Historic District located in the Area of Potential Effect (APE), including: 1) Taylor Street Historic District (National Register of Historic Places [NRHP]-Eligible) 2) 61 Atkinson Street (NRHP-Eligible) 3) 71 Atkinson Street (NRHP-Eligible) 4) Saint Rita Apartments at 35 Owen Street (NRHP-Listed) 5) 8904 Woodward Avenue (NRHP-Eligible) 6) Central Woodward Church at 9000 Woodward Avenue (NRHP-Listed) 7) 9026 Woodward Avenue (NRHP-Eligible) Since the APE for this project includes Historic Properties, the project has been given a Conditional Approval and will have no adverse effect (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the NRHP, as long as the following conditions are met: 1) Prior to the start of any work, final construction drawings, a scope of work, and detailed photos of the proposed work items shall be submitted to the Preservation Specialist for review and approval, and 2) Although no archeological sites were found on file, during ground disturbing activities, if artifacts or bones are discovered, work will be halted and the Preservation Specialist will be contacted immediately for further guidance on how to proceed (Attachment J).

##### **Supporting documentation**

[Attachment J - SHPO Letter.pdf](#)

##### **Are formal compliance steps or mitigation required?**

Yes

✓ No



**Noise Abatement and Control**

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

- ✓ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster  
None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

**Is your project in a largely undeveloped area?**

- ✓ No

Indicate noise level here: 74.2

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 74.2

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or**

**effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

**Explain why mitigation will not be made here:**

Noise attenuation measures will be implemented in the proposed building. Therefore, formal mitigation measures are not necessary.

Based on the response, the review is in compliance with this section.

**Screen Summary**

**Compliance Determination**

The combined calculated noise level for the site is 74.2 decibels (dB). The HUD Sound Transmission Classification Assessment Tool (STraCAT) was used to determine the noise attenuation for the building walls to bring the noise levels within acceptable levels for interiors. The building materials included 4" face brick, 3/4" insulation board, 2x4 wood studs, 1/2" gypsum board, 3 1/2" fiber glass insulation, 2-5 4x8x18" concrete block with common brick mortared together, 10-3 2x4 wood studs, 3/8" gypsum board outside and inside, 3" sound attenuation blanket, 6'x5' wood-framed picture window single panel glazed double strength with storm sash, 32"x24"x24" wood-framed aluminum clad double hung windows and 6'x6' sliding glass door 3/4" insulating glass. The noise attenuation necessary to bring the levels to below 45 dB was found to be 32.2 while the actual combined attenuation for the wall components was found to be 34\6.98 dB. The wall components will bring noise levels to acceptable interior standards of below 45 dB. No further attenuation is needed for the site (Attachment K).

**Supporting documentation**

[Attachment K - STraCAT.pdf](#)

[Attachment K - Noise Assessment.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

- ✓ No

**Sole Source Aquifers**

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

**1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes

✓ No

**2. Is the project located on a sole source aquifer (SSA)?**

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

**Screen Summary**

**Compliance Determination**

According to the Designated Sole Source Aquifers in EPA Region 5 Map, there are no sole source aquifers in the State of Michigan (Attachment L).

**Supporting documentation**

[Attachment L- Sole Source Aquifer.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wetlands Protection**

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

According to the EGLE Wetlands Maps, the site is not located near wetlands (Attachment M).

**Supporting documentation**

[Attachment M - Wetland Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



**Wild and Scenic Rivers Act**

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

**1. Is your project within proximity of a NWSRS river?**

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

**Screen Summary****Compliance Determination**

According to the attached Michigan Department of Natural Resources map of wild and scenic rivers, no federal or state wild and scenic rivers are located in the area of the site (Attachment N).

**Supporting documentation**

[Attachment N - Wild Scenic Rivers.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Environmental Justice**

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

This project entails new construction of a four-story affordable senior apartment community. This project is intended to improve the present environment of low-income senior citizens in Detroit. The project will not have a disproportionately high adverse affect on human health or environment of minority populations and/or low income populations (Attachment O).

**Supporting documentation**

[Attachment O - EJ Screen.pdf](#)

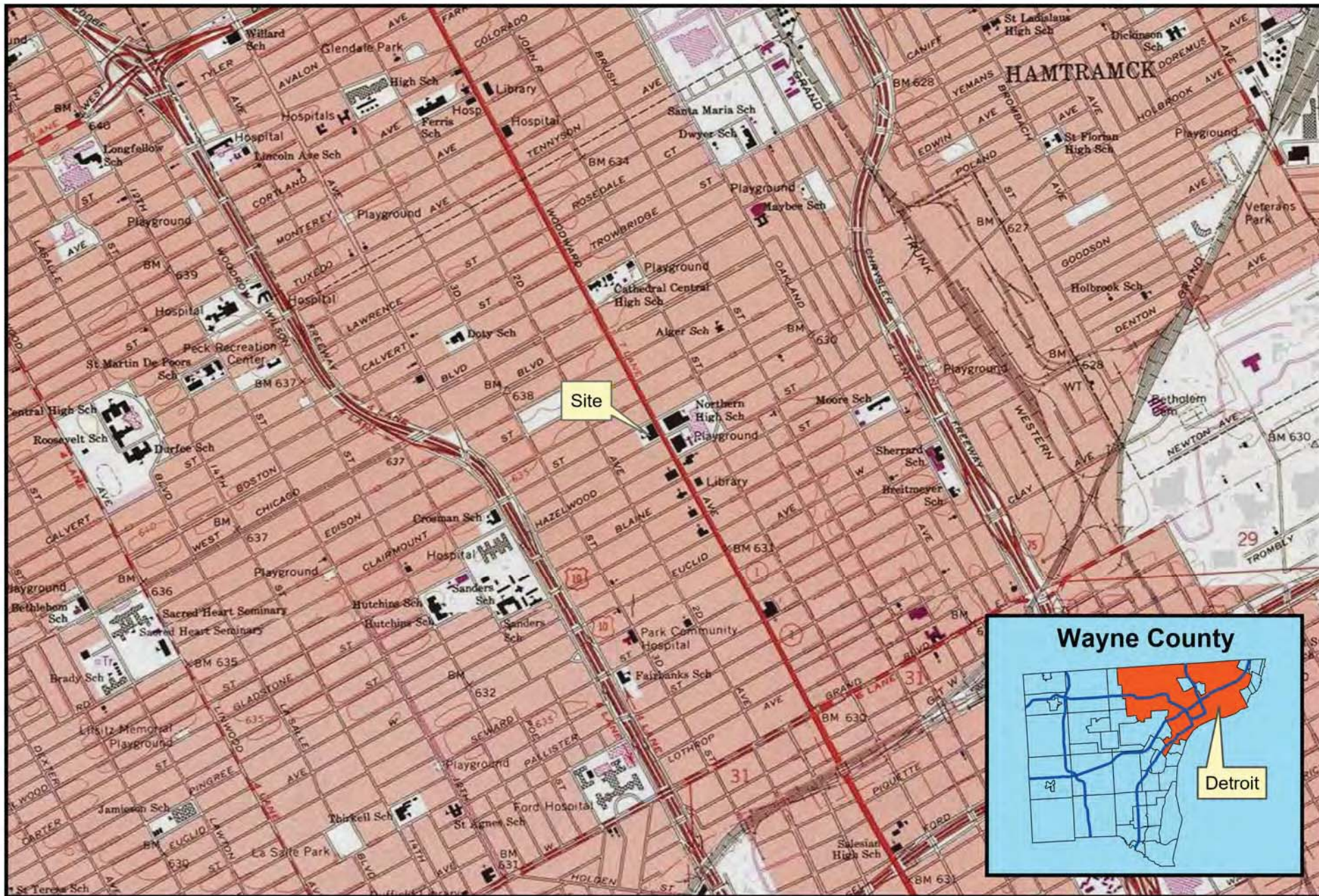
Are formal compliance steps or mitigation required?

Yes

✓ No







9001 Woodward Ave

Detroit, MI

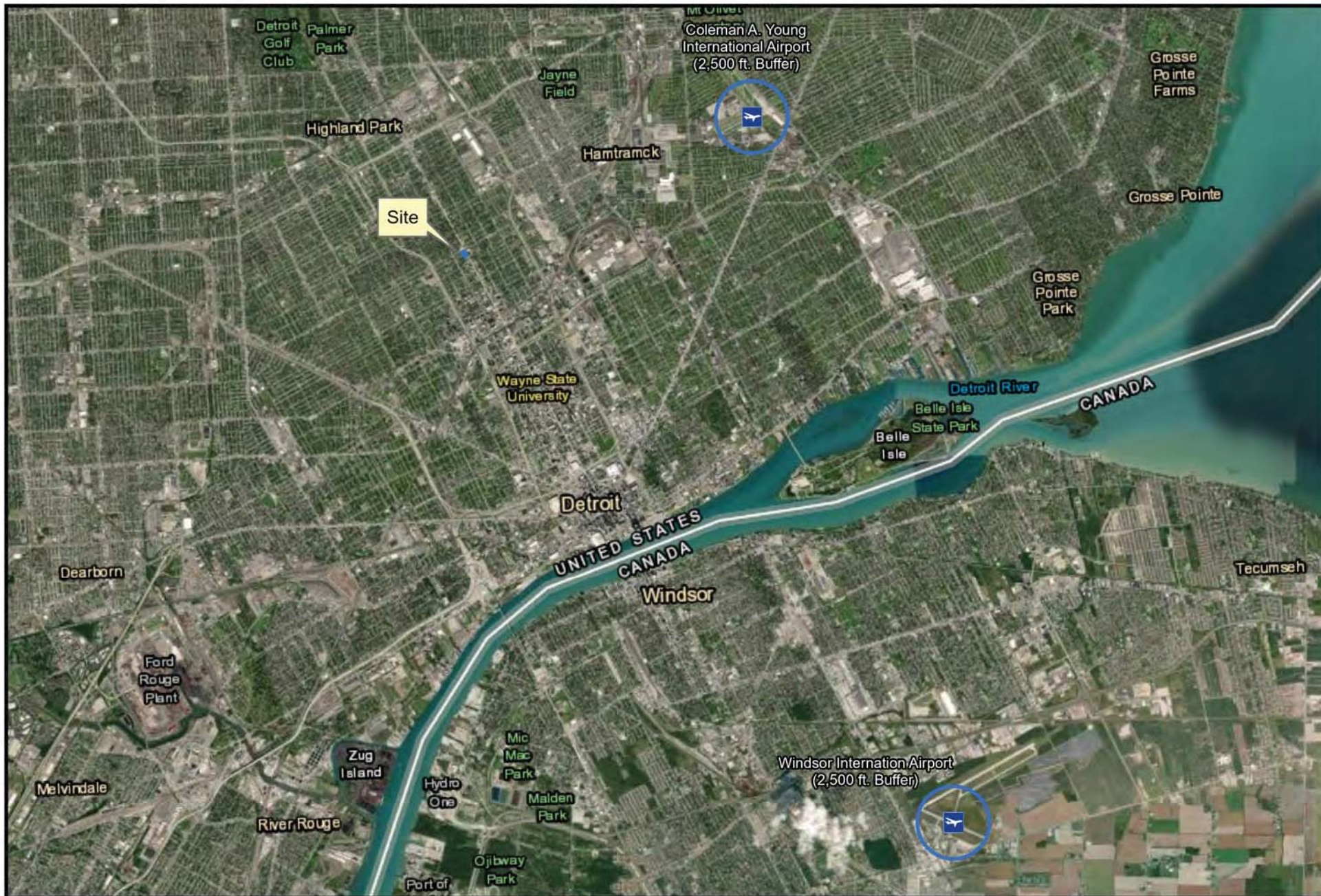
2,000 1,000 0 2,000  
Feet



Created for: Little Rock II Limited Dividend Housing Association, LLC  
Created by: RMH, January 7, 2021, ASTI Project 3-11357

Figure 1 - Site Location Map





9001 Woodward Ave

Detroit, MI

10,000 5,000 0 10,000 Feet



**ASTI**  
ENVIRONMENTAL

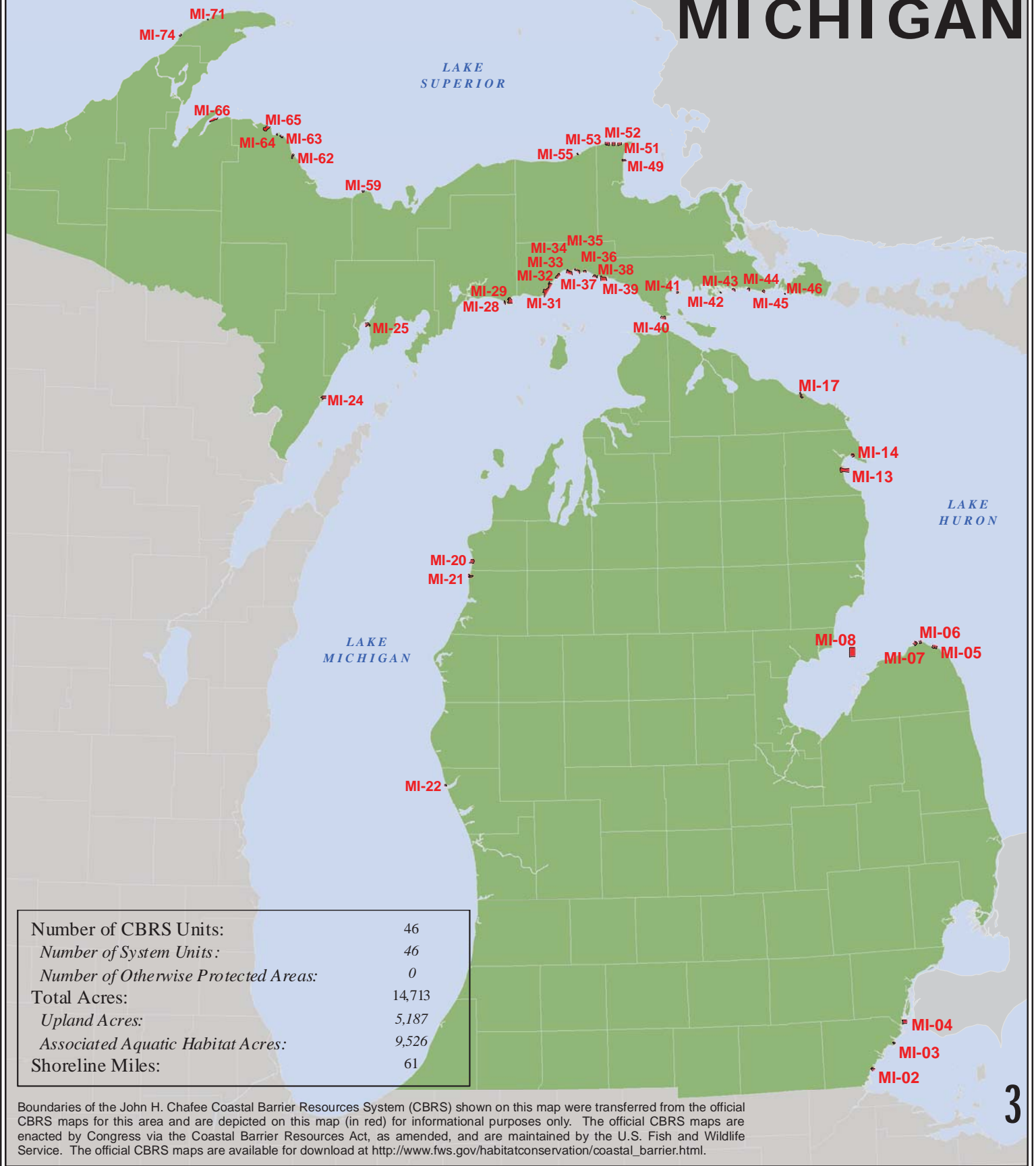
Created for: Little Rock II Limited Dividend Housing Association, LLC  
Created by: RMH, January 7, 2021, ASTI Project 3-11357

Airport Location Map



# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

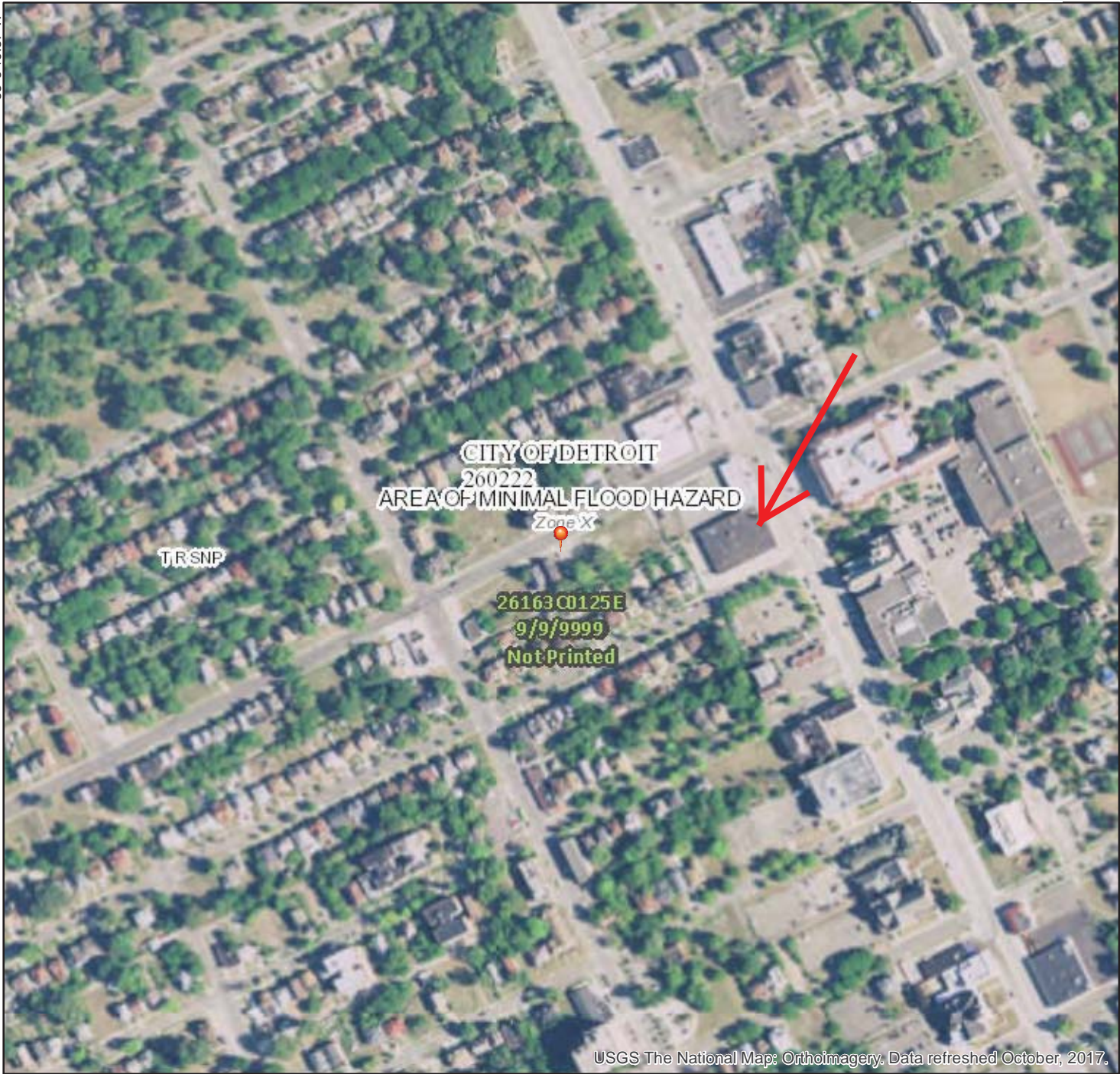
## MICHIGAN



# National Flood Hazard Layer FIRMette



42°23'9.10"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°22'42.52"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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# Attainment Status for the National Ambient Air Quality Standards



## LEGEND



Sulfur Dioxide  
Nonattainment Area



Ozone  
Nonattainment Area

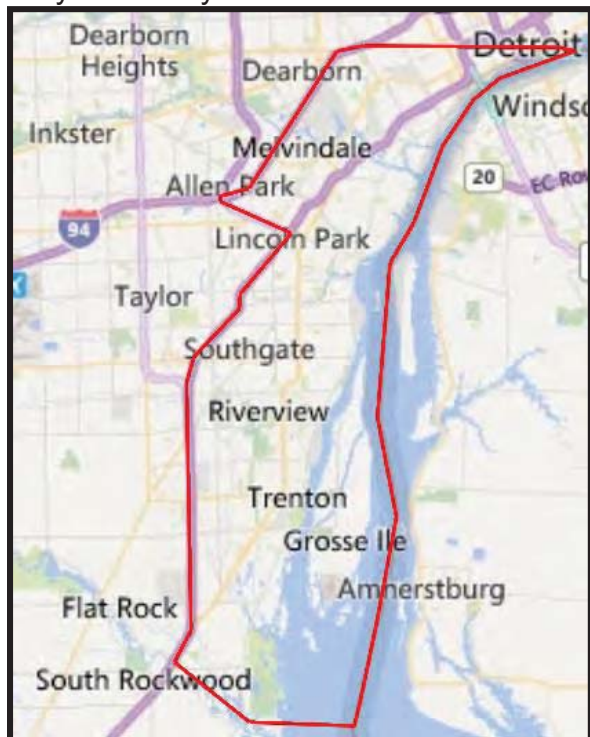
See Page 2 for close-up  
maps of partial county  
nonattainment areas



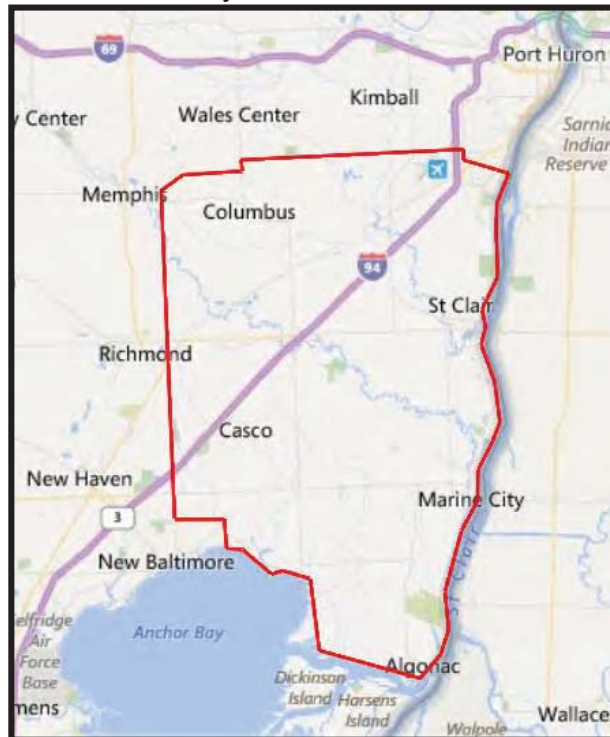
# Close-Up Maps of Partial County Nonattainment Areas

## Sulfur Dioxide Nonattainment Areas

Wayne County Area

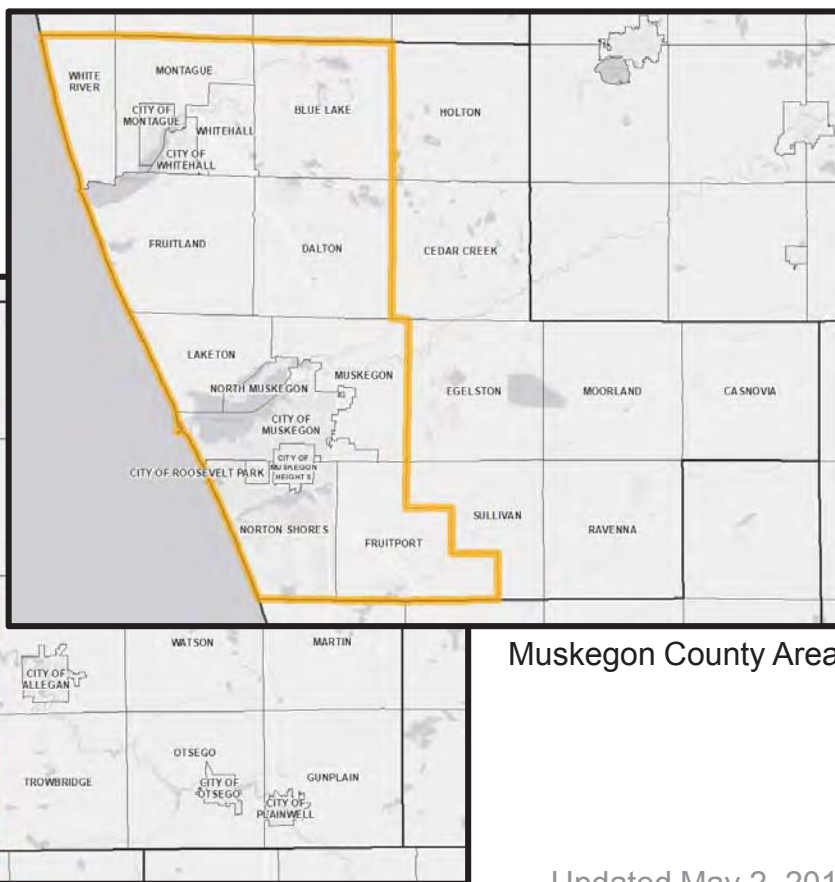


St. Clair County Area



## Ozone Nonattainment Areas

Allegan County Area



Muskegon County Area

Updated May 2, 2018

Prepared by MDEQ, Air Quality Division, State Implementation Plan Unit



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



LIESL EICHLER CLARK  
DIRECTOR

August 27, 2020

Ms. Ashleigh Czapek  
ASTI Environmental  
10448 Citation Drive  
Brighton, Michigan 48116

Dear Ms. Czapek:

Subject: Reverend Dr. Jim Holley Residences Project, City of Detroit

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations (CFR) Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements including the State's SIP if they may constitute a significant new source of air pollution.

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE is currently working to complete the required SIP submittal for this area; and therefore, an alternative evaluation was completed to assess conformity. Specifically, EGLE considered the following information from the United States Environmental Protection Agency's (USEPA) general conformity guidance, which states "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the Reverend Dr. Jim Holley Residences project proposed to be completed with federal grant monies, including the new construction of a four-story, 60-unit senior housing development. The project is located at 9001 Woodward Avenue in Detroit and will follow the demolition of the existing site building. In addition, the project will include parking lot construction and the planting of trees around the building. Project construction is expected to commence in April 2021 and is expected to be completed in approximately 14 months.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTG Y Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

Ms. Ashleigh Czapek

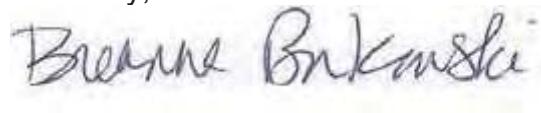
Page 2

August 27, 2020

The size, scope, and duration of the Reverend Dr. Jim Holley Residences construction project proposed for completion in Wayne County is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

A handwritten signature in dark ink that reads "Breanna Bukowski". The signature is written in a cursive, flowing style.

Breanna Bukowski  
Environmental Quality Analyst  
Air Quality Division

cc: Mr. Michael Leslie, USEPA Region 5  
Ms. Carmen E. Reverón-Rondón, U.S. Department of Housing and Urban Development  
Ms. Penny Dwoinen, City of Detroit

# Wayne County

## Grosse Pointe Township, Grosse Pointe Woods, Grosse Pointe Farms

# Grosse Point, Grosse Point Park, and Detroit, T1S R14E

## Detroit, T1S R14E, T2S R13E, and T2S R12E

# River Rouge, T2S R11E

The heavy red line is the **Coastal Zone Management Boundary**

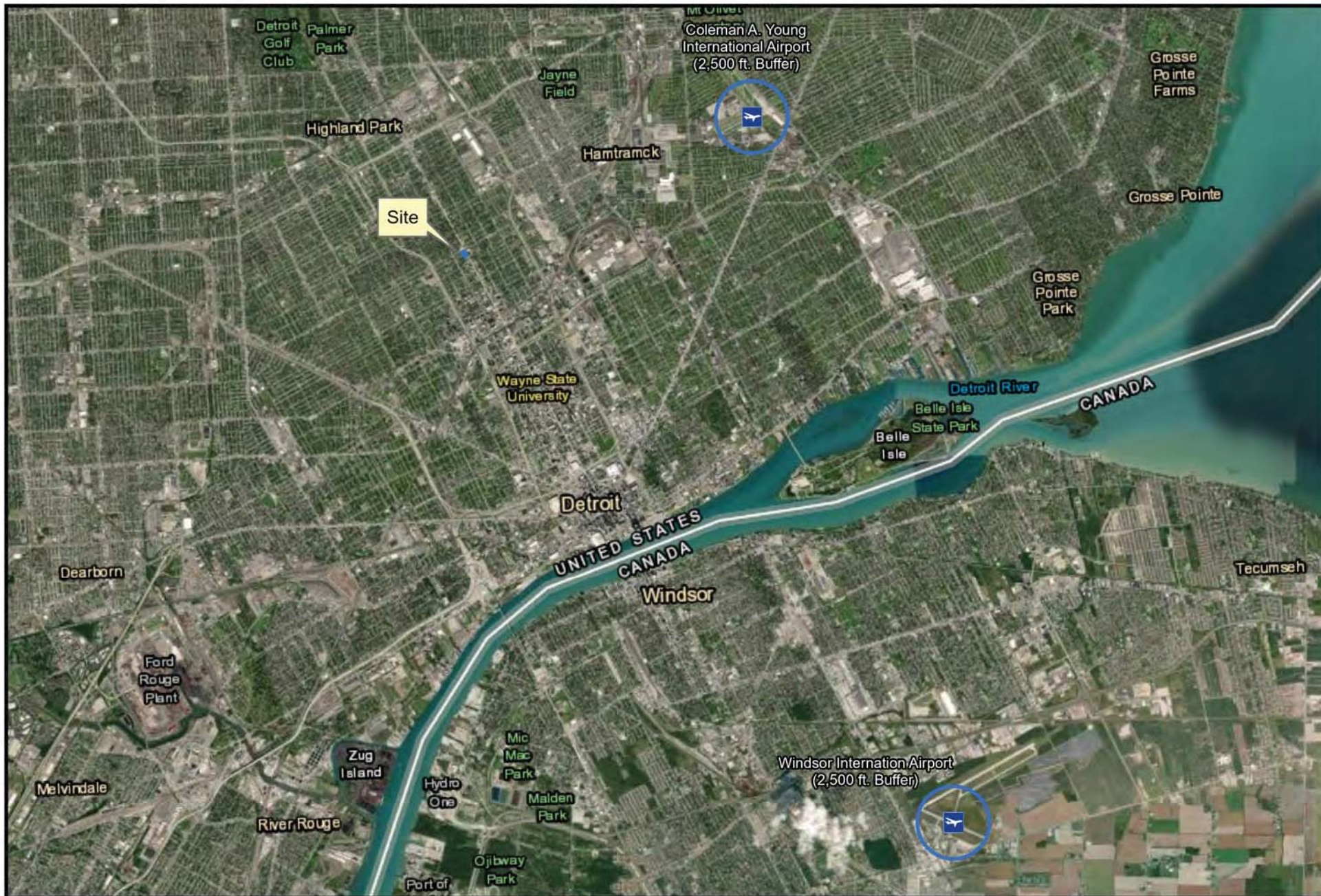
The red hatched area is the **Coastal Zone Management Area**.





Figure 1 - Site Location Map





9001 Woodward Ave

Detroit, MI

10,000 5,000 0 10,000  
Feet



**ASTi**  
ENVIRONMENTAL

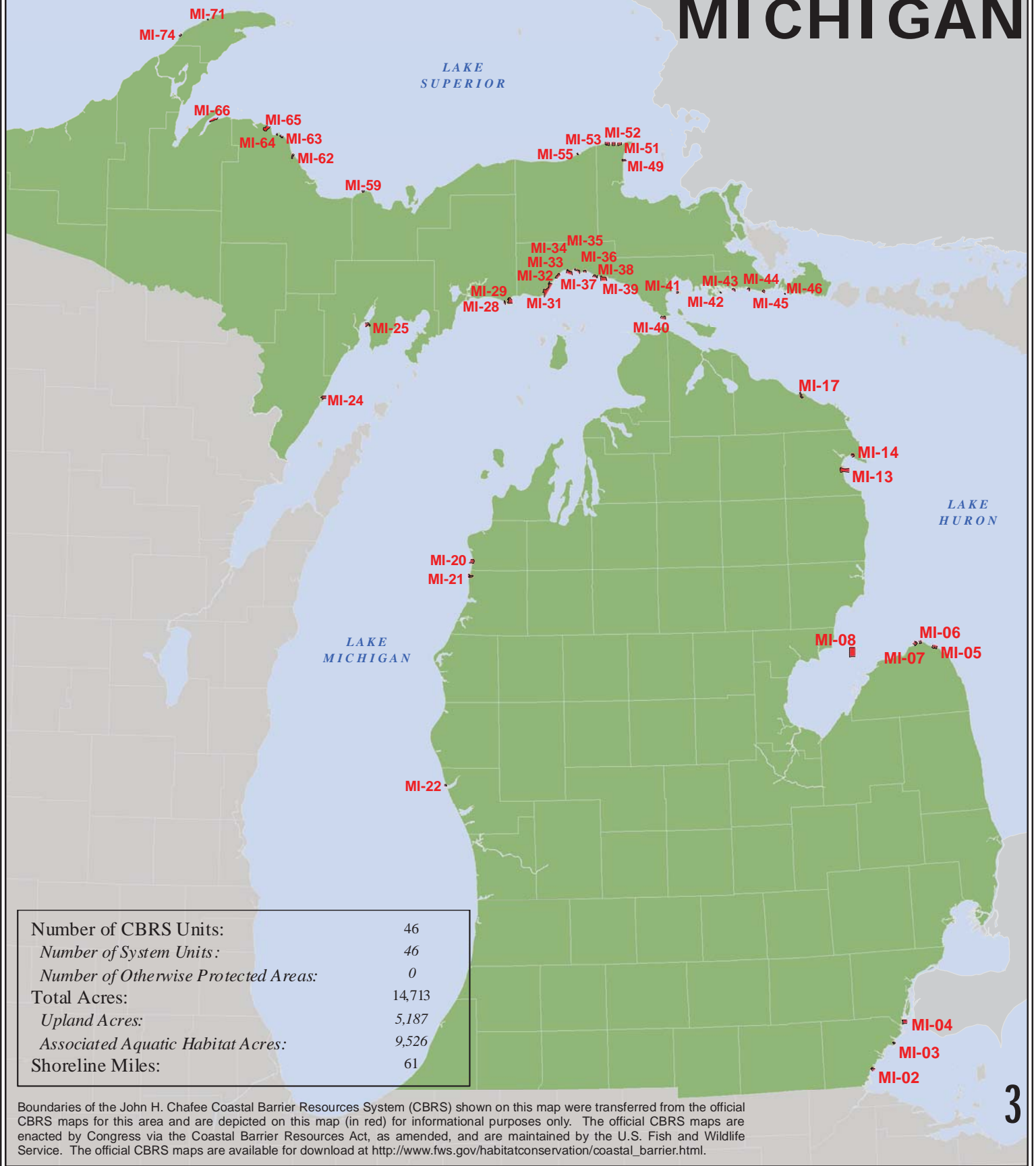
Created for: Little Rock II Limited Dividend Housing Association, LLC  
Created by: RMH, January 7, 2021, ASTI Project 3-11357

Airport Location Map



# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

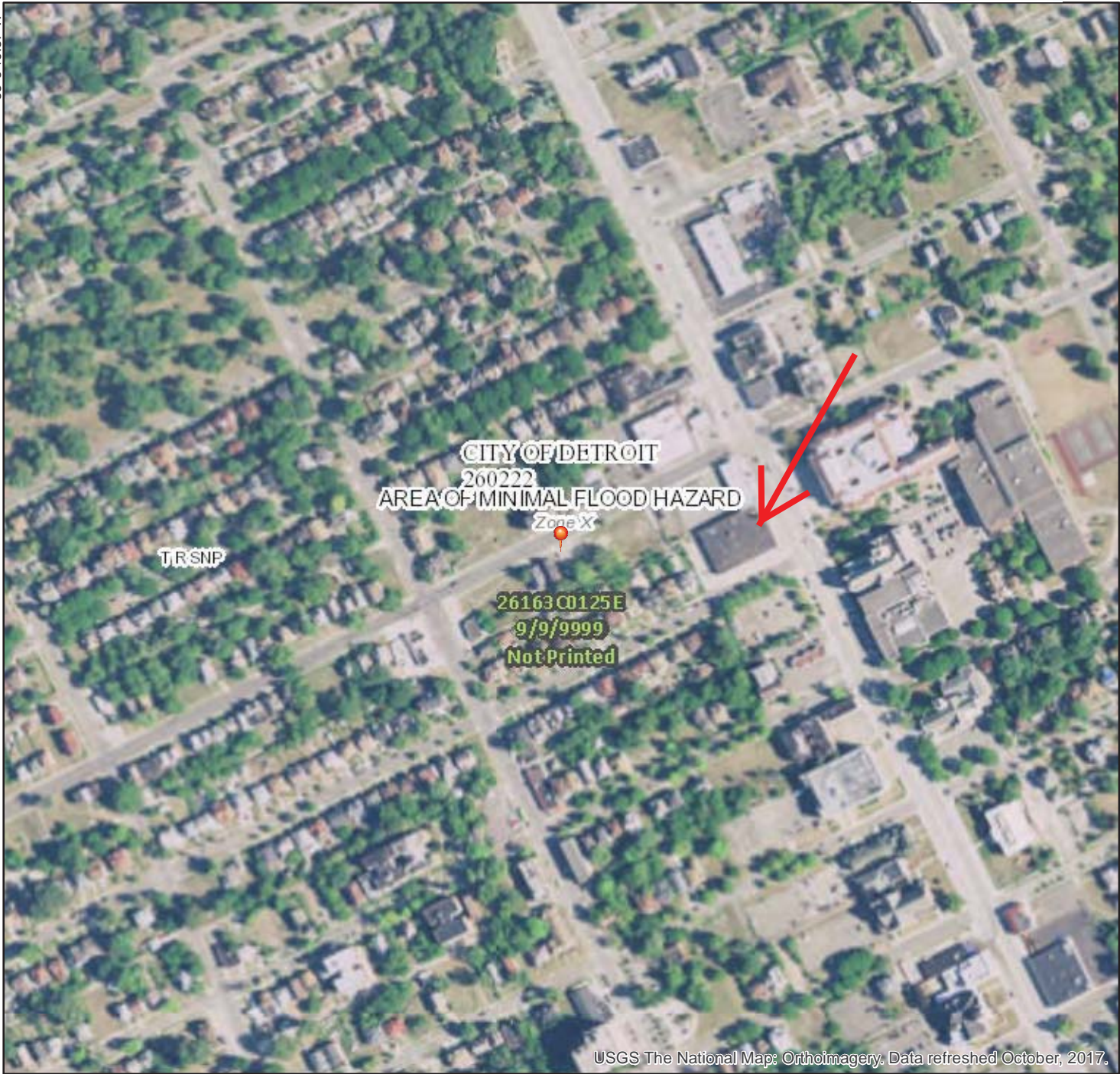
## MICHIGAN



# National Flood Hazard Layer FIRMette



42°23'9.10"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017. 1:6,000

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
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MAP PANELS		Digital Data Available
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# Attainment Status for the National Ambient Air Quality Standards



## LEGEND



Sulfur Dioxide  
Nonattainment Area



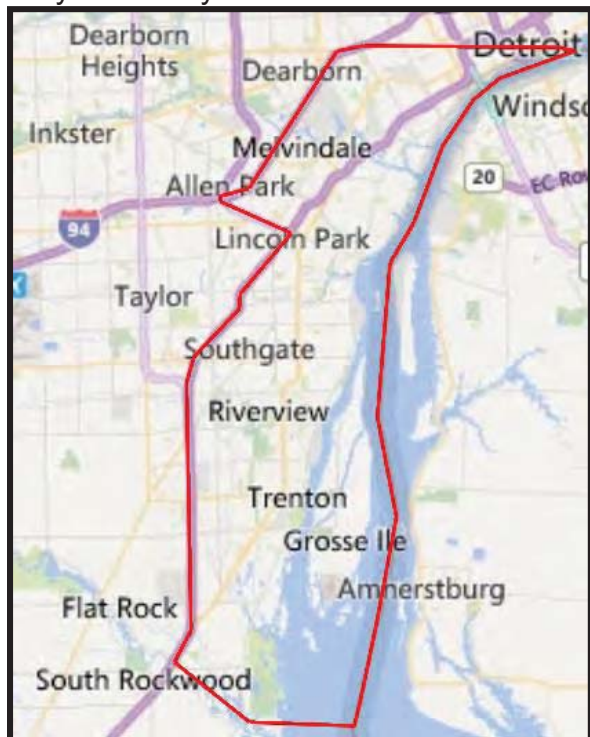
Ozone  
Nonattainment Area

See Page 2 for close-up  
maps of partial county  
nonattainment areas

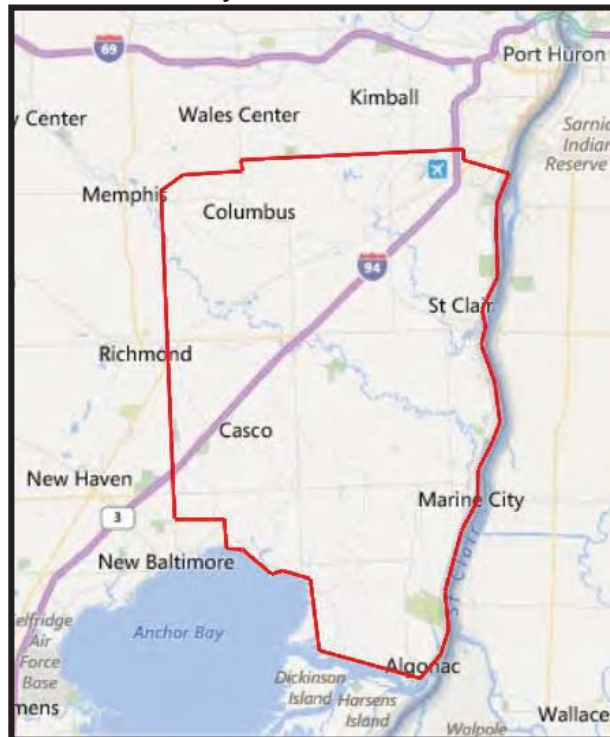
# Close-Up Maps of Partial County Nonattainment Areas

## Sulfur Dioxide Nonattainment Areas

Wayne County Area

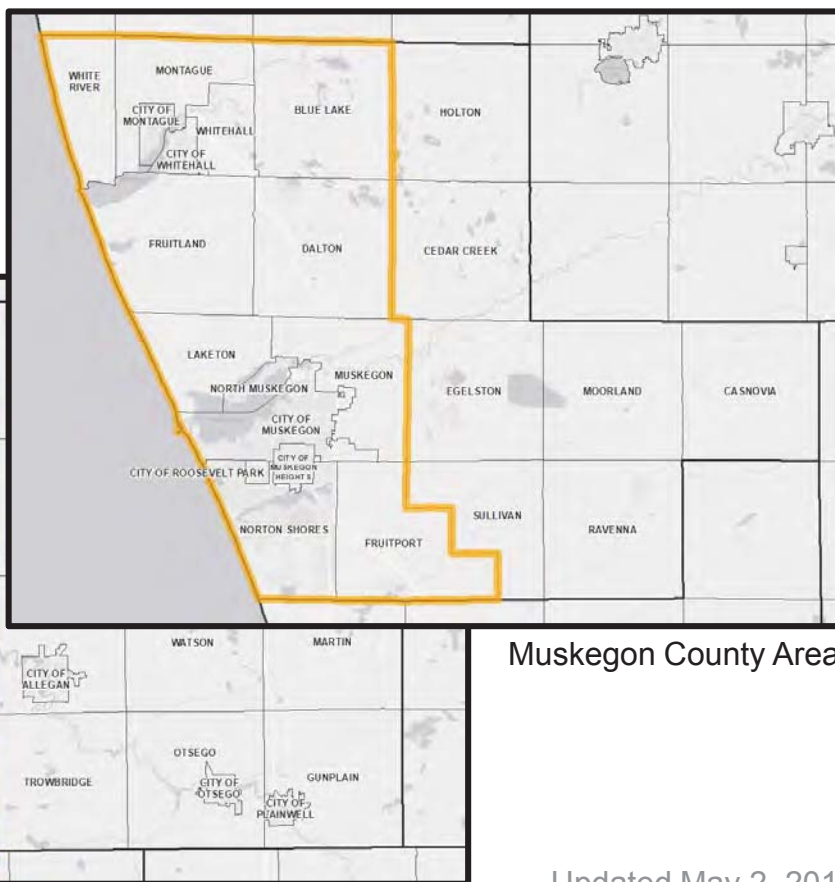


St. Clair County Area



## Ozone Nonattainment Areas

Allegan County Area



Muskegon County Area

Updated May 2, 2018

Prepared by MDEQ, Air Quality Division, State Implementation Plan Unit



GRETCHEN WHITMER  
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STATE OF MICHIGAN  
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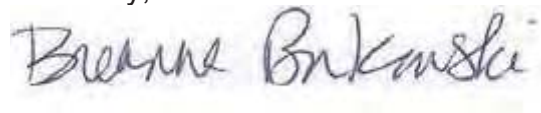
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August 27, 2020

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Environmental Quality Analyst  
Air Quality Division

cc: Mr. Michael Leslie, USEPA Region 5  
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Ms. Penny Dwoinen, City of Detroit

Wayne County  
Grosse Pointe Township, Grosse Pointe Woods, Grosse Pointe Farms  
Grosse Pointe, Grosse Pointe Park, and Detroit, T1S R14E  
Detroit, T1S R14E, T2S R13E, and T2S R12E  
River Rouge, T2S R11E

The heavy red line is the **Coastal Zone Management Boundary**  
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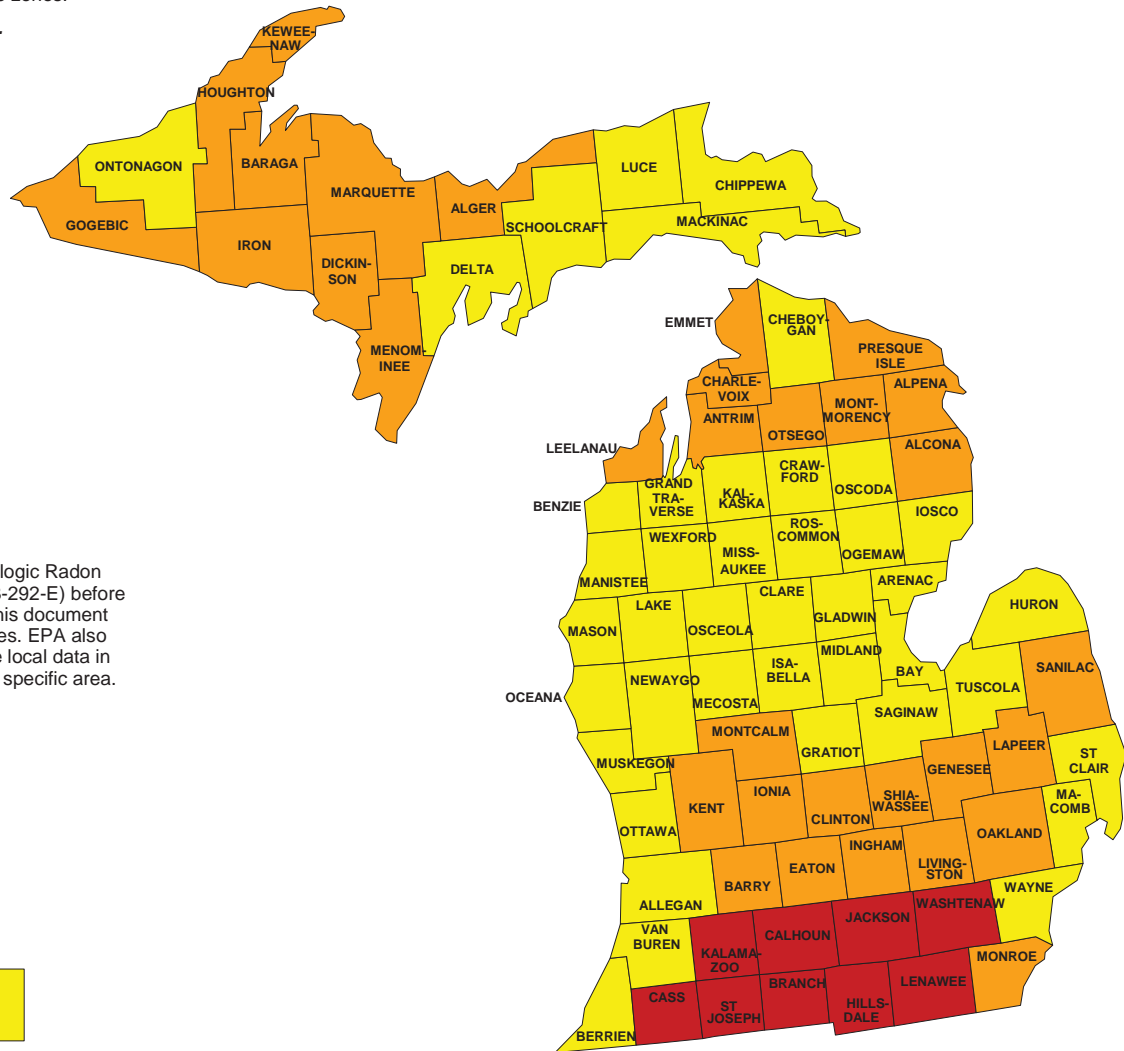
# MICHIGAN - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

***All homes should be tested, regardless of zone designation.***



**IMPORTANT:** Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Michigan" (USGS Open-File Report 93-292-E) before using this map. <http://energy.cr.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.





# Michigan

## Federally-listed Endangered and Threatened Species

Updated October 2018

SPECIES	STATUS	COUNTIES	HABITAT
<b>MAMMALS</b>			
Canada lynx ( <i>Lynx canadensis</i> )	Threatened	<b>Current distribution:</b> A Canada lynx was recently documented in the Upper Peninsula. The counties listed here have the highest potential for Lynx presence: Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft.	Northern forests
Gray wolf <i>Canis lupus</i>	Endangered	Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft	Northern forested areas
Indiana bat ( <i>Myotis sodalis</i> )	Endangered	Allegan, Barry, Bay, Benzie, Berrien, Branch, Calhoun, Cass, Clinton, Eaton, Genesee, Gratiot, Hillsdale, Ingham, Ionia, Jackson, Kalamazoo, Kent, Lapeer, Leelanau, Lenawee, Livingston, Macomb, Manistee, Mason, Monroe, Montcalm, Muskegon, Oakland, Oceana, Ottawa, Saginaw, St. Joseph, Sanilac, Shiawassee, St. Clair, Tuscola, Van Buren, Washtenaw, and Wayne	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Statewide	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
<b>BIRDS</b>			
Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Alcona, Alger, Antrim, Baraga, Chippewa, Clare, Crawford, Delta, Grand Traverse, Iosco, Kalkaska, Luce, Marquette, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, Roscommon, Schoolcraft	Breeding in young jack pine
Piping plover ( <i>Chradrius melodus</i> )	Endangered	Alger, Alpena, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Leelanau, Luce, Mackinac, Manistee, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes
Piping plover ( <i>Chradrius melodus</i> )	Critical Habitat	Alger, Benzie, Charlevoix, Cheboygan, Chippewa, Emmet, Iosco, Leelanau, Luce, Mackinac, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes

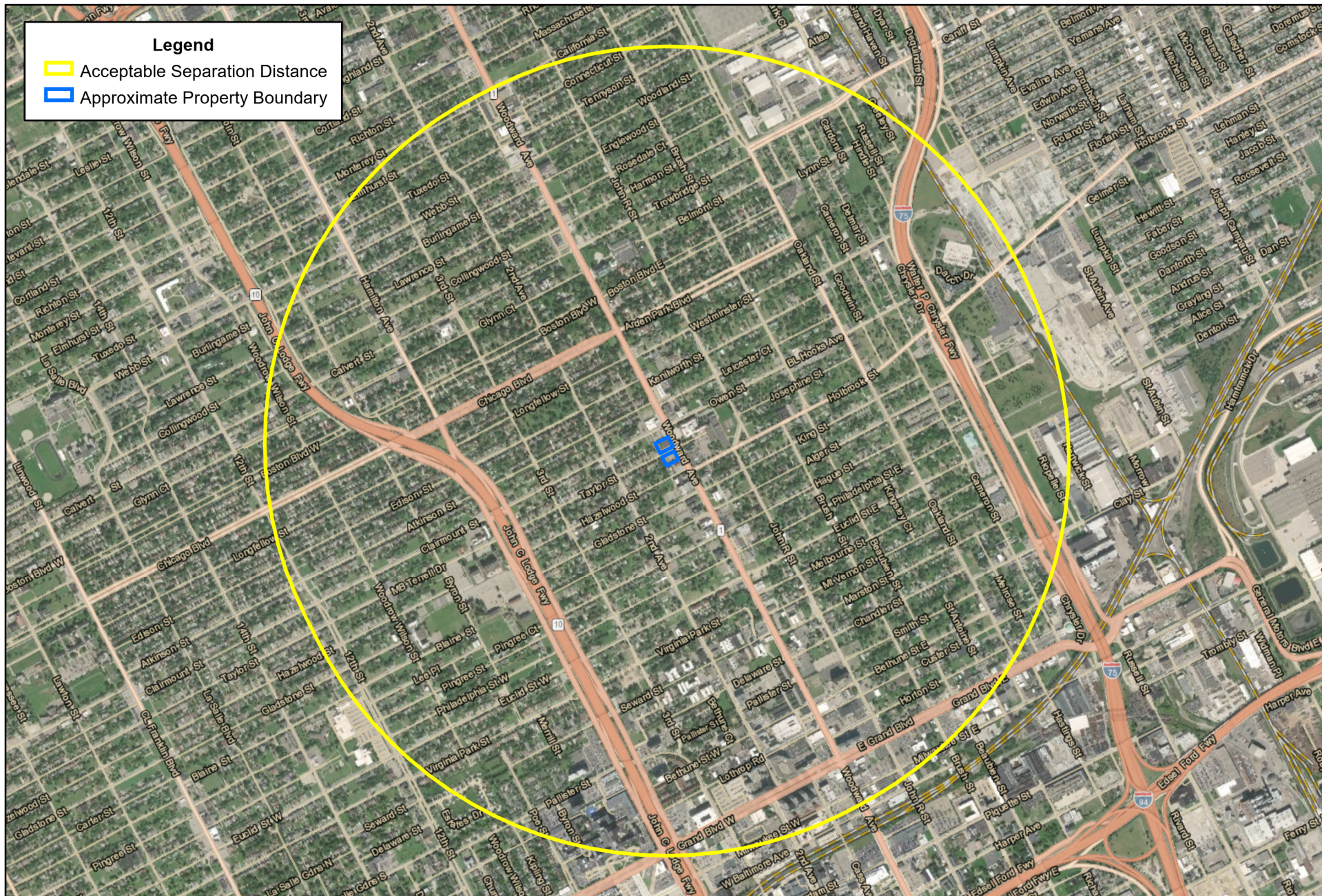


SPECIES	STATUS	COUNTIES	HABITAT
Rufa Red knot ( <i>Calidris canutus rufa</i> )	Threatened	<p><b>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</b></p> <p>Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Baraga, Bay, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Gogebic, Grand Traverse, Houghton, Huron, Iosco, Keweenaw, Leelanau, Luce, Mackinac, Macomb, Manistee, Marquette, Mason, Menominee, Monroe, Muskegon, Oceana, Ontonagon, Ottawa, Presque Isle, Sanilac, Schoolcraft, St. Clair, Tuscola, Van Buren, Wayne</p> <p><b>Only actions that occur in large wetland complexes during the Red knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</b></p> <p>Midland, Saginaw, Shiawassee</p>	Coastal areas and large wetland complexes
Whooping crane ** ( <i>Grus americanus</i> )	Non-essential experimental population	Allegan, Barry, Berrien, Jackson, Kent, Lenawee, Macomb, Oceana, Ottawa	Open wetlands and lakeshores
<b>REPTILES</b>			
Copperbelly water snake ( <i>Nerodia erythrogaster neglecta</i> )	Threatened	Branch, Calhoun, Cass, Eaton, Hillsdale, St. Joseph	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
Eastern massasauga ( <i>Sistrurus catenatus</i> )	Threatened	Alcona, Allegan, Alpena, Antrim, Arenac, Barry, Berrien, Branch, Calhoun, Cass, Cheboygan, Clare, Clinton, Crawford, Eaton, Emmett, Genesee, Grand Traverse, Hillsdale, Huron, Ingham, Ionia, Iosco, Jackson, Kalamazoo, Kalkaska, Kent, Lake, Lapeer, Lenawee, Livingston, Mackinac, Macomb, Manistee, Mason, Missaukee, Montcalm, Montmorency, Muskegon, Newaygo, Oakland, Oscoda, Presque Isle, Saginaw, St. Joseph, Shiawassee, Van Buren, Washtenaw, Wayne	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies) open woodlands and shrublands
<b>INSECTS</b>			
Hine's emerald dragonfly ( <i>Somatochlora hineana</i> )	Endangered	Alcona, Alpena, Mackinac, Menominee, Presque Isle	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
Hungerford's crawling water beetle ( <i>Brychius hungerfordi</i> )	Endangered	Charlevoix, Cheboygan, Crawford, Emmet, Montmorency, Oscoda, Otsego, Presque Isle	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan.
Karner blue butterfly ( <i>Lycaeides melissa samuelis</i> )	Endangered	Allegan, Ionia, Kent, Lake, Mason, Mecosta, Monroe, Montcalm, Muskegon, Newaygo, Oceana	Pine barrens and oak savannas on sandy soils and containing wild lupines ( <i>Lupinus perennis</i> ), the only known food plant of larvae.
Mitchell's satyr ( <i>Neonympha mitchellii mitchellii</i> )	Endangered	Barry, Berrien, Branch, Cass, Jackson, Kalamazoo, St. Joseph, Van Buren, Washtenaw	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs

SPECIES	STATUS	COUNTIES	HABITAT
Poweshiek skipperling ( <i>Oarisma poweshiek</i> )	Endangered  Critical Habitat	Hillsdale, Jackson, Lenawee, Livingston, Oakland, and Washtenaw  Maps of proposed critical habitat in Michigan at <a href="http://www.fws.gov/midwest/endangered/insects/posk/fcHmaps/poskchMI.pdf">www.fws.gov/midwest/endangered/insects/posk/fcHmaps/poskchMI.pdf</a>	Wet prairie and fens
<b>MUSSELS</b>			
Clubshell ( <i>Pleurobema clava</i> )	Endangered	Hillsdale	Found in coarse sand and gravel areas of runs and riffles within streams and small rivers
Northern riffleshell ( <i>Epioblasma torulosa rangiana</i> )	Endangered	Monroe, Sanilac, Wayne	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
Rayed Bean ( <i>Villosa fabalis</i> )	Endangered	Oakland, St. Clair	Belle, Black, Clinton and Pine Rivers
Snuffbox ( <i>Epioblasma triquetra</i> )	Endangered	Gratiot, Ionia, Kent, Livingston, Oakland, St. Clair, Washtenaw	Small to medium-sized creeks in areas with a swift current and some larger rivers
<b>PLANTS</b>			
American hart's tongue fern ( <i>Asplenium scolopendrium</i> var. <i>americanum</i> = <i>Phyllitis japonica</i> ssp. <i>a.</i> )	Threatened	Chippewa, Mackinac	Cool limestone sinkholes in mature hardwood forest
Dwarf lake iris ( <i>Iris lacustris</i> )	Threatened	Alpena, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Mackinac, Menominee, Presque Isle, Schoolcraft	Partially shaded sandy-gravelly soils on lakeshores
Eastern prairie fringed orchid ( <i>Plantathera leucophaea</i> )	Threatened	Bay, Cheboygan, Clinton, Eaton, Genesee, Gratiot, Huron, Livingston, Monroe, Saginaw, St. Clair, St. Joseph, Tuscola, Washtenaw, Wayne	Mesic to wet prairies and meadows
Houghton's goldenrod ( <i>Solidago houghtonii</i> )	Threatened	Charlevoix, Cheboygan, Chippewa, Crawford, Emmet, Kalkaska, Mackinac, Presque Isle, Schoolcraft	Sandy flats along Great Lakes shores
Lakeside daisy ( <i>Hymenoxys acaulis</i> var. <i>glabra</i> )	Threatened	Mackinac	Dry, rocky prairie grassland underlain by limestone
Michigan monkey-flower ( <i>Mimulus michiganensis</i> )	Endangered	Benzie, Charlevoix, Cheboygan, Emmet, Leelanau, Mackinac	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
Pitcher's thistle ( <i>Cirsium pitcheri</i> )	Threatened	Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Grand Traverse, Huron, Iosco, Leelanau, Mackinac, Manistee, Mason, Muskegon, Oceana, Ottawa, Presque Isle, Schoolcraft, Van Buren	Stabilized dunes and blowout areas

SPECIES	STATUS	COUNTIES	HABITAT
Small whorled pogonia <i>(Isotria medeoloides)</i>	Threatened	Berrien	Dry woodland; upland sites in mixed forests (second or third growth stage)





9001 Woodward Ave

Detroit, MI

2,000 1,000 0 2,000  
Feet



Created for: Little Rock II Limited Dividend Housing Association, LLC  
Created by: RMH, January 14, 2021, ASTI Project 3-11357

Acceptable Separation Distance Map





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

**Explosive and Flammable Hazards (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities>

- 1. Does the proposed HUD-assisted project include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

☒ No

→ Continue to Question 2.

☐ Yes

**Explain:**

Click here to enter text.

→ Continue to Question 5.

- 2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

☐ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

☒ Yes → Continue to Question 3.

- 3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:**

- Of more than 100-gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

☒ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

☐ Yes → Continue to Question 4.

- 4. Is the Separation Distance from the project acceptable based on standards in the Regulation?**

Please visit HUD’s website for information on calculating Acceptable Separation Distance.

☐ Yes

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

*Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”*

☐ No

*→ Continue to Question 6.*

*Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”*

**5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**

Please visit HUD’s website for information on calculating Acceptable Separation Distance.

☐ Yes

*→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

*Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

☐ No

*→ Continue to Question 6.*

*Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to make the Separation Distance acceptable, including the timeline for implementation. If negative effects cannot be mitigated, cancel the project at this location.**

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

[Click here to enter text.](#)

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C. A one-mile radius around the property was searched for ASTs containing hazardous materials and none were found.

# Soil Map—Wayne County, Michigan



Map Scale: 1:591 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters

0 25 50 100 150 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

8/20/2020  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, Michigan

Survey Area Data: Version 6, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2014—Jun 15, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



# Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Shubub	Shebeon-Urban land-Avoceta complex, 0 to 4 percent slopes	1.5	100.0%
Totals for Area of Interest		1.5	100.0%



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 6, 2021

Ashleigh Czapek  
ASTI Environmental  
660 Cascade W Parkway SE  
Grand Rapids MI 49546

**RE: Section 106 Review of the HOME and Project Based Voucher (PBV)-Funded Reverend Dr. Jim Holley Residences Project Located at 9001 Woodward Avenue in the City of Detroit, Wayne County, Michigan**

Dear Ashleigh,

In accordance with the National Historic Preservation Act (NHPA) of 1966, as amended, and the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated November 9, 2016, as amended by a First Amendment to Programmatic Agreement dated May 4, 2020, the City of Detroit has reviewed the above cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y). The project is funded using Project Based Vouchers (PBV) funds from the Detroit Housing Commission (DHC).

Based on the information submitted to this office on November 18, 2020 by ASTI Environmental, we have concurred with their recommendation that project Area of Potential Effects (APE) includes the following Historic Properties:

- Taylor Street Historic District (NRHP-Eligible)
- 61 Atkinson Street (NRHP-Eligible)
- 71 Atkinson Street (NRHP-Eligible)
- Saint Rita Apartments at 35 Owen Street (NRHP-Listed)
- 8904 Woodward Avenue (NRHP-Eligible)
- Central Woodward Church at 9000 Woodward Avenue (NRHP-Listed)
- 9026 Woodward Avenue (NRHP-Eligible)

Additionally, per Stipulation VI.C and VII of Programmatic Agreement (PA), the proposed undertaking qualifies for review by the State Historic Preservation Office (SHPO) archaeologist since the site is larger than 1/2-acre and will include ground disturbing activities. A report was submitted to the SHPO for review electronically on November 20, 2020. In an email dated December 16, 2020, the SHPO Archaeologist determined the following:

"Thank you for submitting the Reverend Dr. Jim Holley Residences project for archaeological review. We have no concerns."



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

Since the APE for this project includes Historic Properties, the project has been given a **Conditional Approval** and will have **no adverse effect** (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places (NRHP), **as long as the following conditions are met:**

- Prior to the start of any work, final construction drawings, a scope of work, and detail photos of the proposed work items shall be submitted to the Preservation Specialist for review and approval; and,
- Although no archaeological sites were found on file, during ground disturbing activities, if artifacts or bones are discovered, work will be halted and the Preservation Specialist will be contacted immediately for further guidance on how to proceed.

Please note that a Conditional Approval means that the Section 106 Review process will not be complete until the above mentioned condition is met and the completed work is approved by the Preservation Specialist. Additionally, once the work is complete, "After" photos will need to be submitted to the Preservation Specialist so that the project can comply with the requirements of the Section 106 review. An Approval of Completed Work may be issued for the project once photos of the completed work are received and reviewed.

Please be advised that this Section 106 review is not a substitute for a review for the Local Historic District Commission or for projects applying for Federal Historic Preservation Tax Credits. These reviews are conducted independently of the Section 106 review process. If you have any questions you may contact the Preservation Specialist by phone at (313) 224-1508 or email at [rschumak@detroitmi.gov](mailto:rschumak@detroitmi.gov). Please reference the project name and the Section 106 identification number in all communications with this office.

Sincerely,

Ryan M. Schumaker  
Lead Preservation Specialist  
City of Detroit  
Housing & Revitalization Department

Cc: File  
Penny Dwoinen, HRD  
Kim Siegel, HRD  
Zach Ormsby, HRD  
Jennifer Liddell, MHT Housing, Inc.  
Katie Thoits, MHT Housing, Inc.

Noise Assessment  
Reverend Dr. Jim Holley Residences  
9001 Woodward Avenue  
Detroit, Michigan

Little Rock Limited Dividend Housing Association,  
LLC

January 17, 2020

ASTI ENVIRONMENTAL



Noise Assessment  
Reverend Dr. Jim Holley Residences  
9001 Woodward Avenue  
Detroit, Michigan

January 17, 2020

**Report Prepared For:**

Little Rock Limited Dividend Housing Association, LLC  
32600 Telegraph Road, Suite 102  
Bingham Farms, Michigan 48025

**Report Prepared By:**

ASTI Environmental  
10448 Citation Drive, Suite 100  
Brighton, Michigan 48116  
800-395-ASTI

**ASTI Project No. 1-11357**

Report Prepared by:

  
Ashleigh Czapek  
Associate I

Report Reviewed by:

  
Pamela Chapman, PE, EP  
Phase I Group Leader



## TABLE OF CONTENTS

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2.0 Evaluation of Noise Sources	3
2.1 Airports	3
2.2 Busy Roadways	3
2.3 Railroads	3
2.4 Non-Transportation Sources	3
3.0 Calculations	4
4.0 Conclusions	5
5.0 References	6

## ATTACHMENTS

- A** NAL Location Map
- B** Airport Noise Contour Map
- C** AADT Information
- D** Day-Night Level Electronic Assessment

## **1.0 INTRODUCTION**

Little Rock Limited LDHA, LLC proposes the new construction utilizing funding provided from the Michigan State Housing Development Authority (MSHDA) of the Reverend Dr. Jim Holley Residences at 9001 Woodward Avenue, Detroit, Michigan, referred to herein as "Subject Property".

This assessment was conducted to provide the noise level and associated noise category at each designated Noise Assessment Location (NAL) at the Subject Property. This assessment does not include an evaluation of noise attenuation but general guidance is provided at the end of this assessment.

This evaluation was conducted per guidelines set forth in 24 CFR 51B. This noise analysis evaluates the Subject Property's exposure to three major sources of noise: aircraft, roadways, and railways. If identified, additional non-transportation noise sources such as loud impulse sounds from nearby industry are also evaluated.

The following three sources of transportation noise and their applicable search distances are outlined below when evaluating noise at a site.

1. Aircraft - All military and FAA-regulated civil airfields within 15 miles of the Subject Property.
2. Roadways - Major roadways and limited access highways/freeways within 1,000 feet of the Subject Property utilizing a 10-year projection. Roadways considered are generally based on number of lanes, speed limit, presence of stop signs or lights, overall traffic counts, and/or number of medium or heavy trucks.
3. Railroad - All active railroads within 3,000 feet of the Subject Property.

The noise level calculated at a NAL is known as the day-night average sound level or DNL. A calculated DNL can fall within three categories as follow.

1. Acceptable - DNL not exceeding 65 decibels (dB)
2. Normally Unacceptable - DNL above the 65 dB threshold but not exceeding 75 dB
3. Unacceptable - DNL above 75 dB

One NAL (NAL #1) was selected on the Subject Property for this analysis based on proximity to noise sources. A map with the Subject Property boundaries and NAL location is included as Attachment A.

The following is a summary of the applicable noise sources identified at the NAL.

NAL #1

Noise Source with Applicable Distance	Name	Distance to NAL
Airport(s)	Coleman A Young International Airport	3.6 miles
	Windsor International Airport	9.4 miles
Busy Road(s)	Woodward Avenue	50 feet
Railroad(s)	None	NA
Non-Transportation	None	NA



## **2.0 EVALUATION OF NOISE SOURCES**

### **2.1 Airports**

Coleman A. Young International Airport is approximately 3.6 miles distant. Based on the Noise Contour Map for the airport (Attachment B), the site is not within a distance of concern.

Windsor International Airport is approximately 9.4 miles distant. Based on the Noise Contour Map for the airport (Attachment B), the site is not within a distance of concern.

Other small airfields were identified within 15 miles, but these airfields have no commercial traffic and are not likely FAA-regulated. They are not considered to represent a noise concern.

### **2.2 Busy Roadways**

The major roadway is:

- Woodward Avenue

Woodward Ave. is a 6-lane road with a center turn lane. The roadway is an approximate effective distance of 50 feet from the eastern façade of the proposed building (NAL #1). Traffic counts for Woodward Ave. were obtained through MDOT. Projections were done through 2030. A growth rate of 1% per year compounded was judged appropriate as traffic levels are expected to remain relatively stable. Traffic projections are included in Attachment C.

### **2.3 Railroads**

Not applicable.

### **2.4 Non-Transportation Sources**

Not applicable.

### **3.0 CALCULATIONS**

A Noise DNL calculator worksheet for the NAL is provided in Attachment D.

Using the HUD DNL calculator, the noise level at NAL #1, as predicted in 2030, is calculated to be 74.2 dB and within the Normally Unacceptable range.

#### 4.0 CONCLUSIONS

The following is a summary of the findings of this assessment.

NAL #	Combined Source DNL (dB)	Category
1	74.2	Normally Unacceptable

## **5.0 REFERENCES**

- 24 CFR Part 51 Subpart B
- The Noise Guidebook, U.S. Department of Housing and Urban Development,
- U.S. DOT
- <https://mdot.ms2soft.com/>
- <https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>

## HUD ATTENUATION GUIDANCE

<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/>

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The interior standard is 45 dB.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 dB to 75 dB. 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 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

Locations with day-night average noise levels above 75 dB have "Unacceptable" noise exposure. For new construction, noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity's Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an environmental impact statement.

The environmental review record should contain **one** of the following:

- Documentation the proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield.
- If within those distances, documentation showing the noise level is *Acceptable* (at or below 65 DNL).
- If within those distances, documentation showing that there's an effective noise barrier (i.e., that provides sufficient protection).



- Documentation showing the noise generated by the noise source(s) is *Normally Unacceptable* (66 – 75 DNL) and identifying noise attenuation requirements that will bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL.

**ATTACHMENT A**

**NAL Location Map**



9001 Woodward Ave

Detroit, MI

0 37.5 75 150 Feet



**ATTACHMENT B**

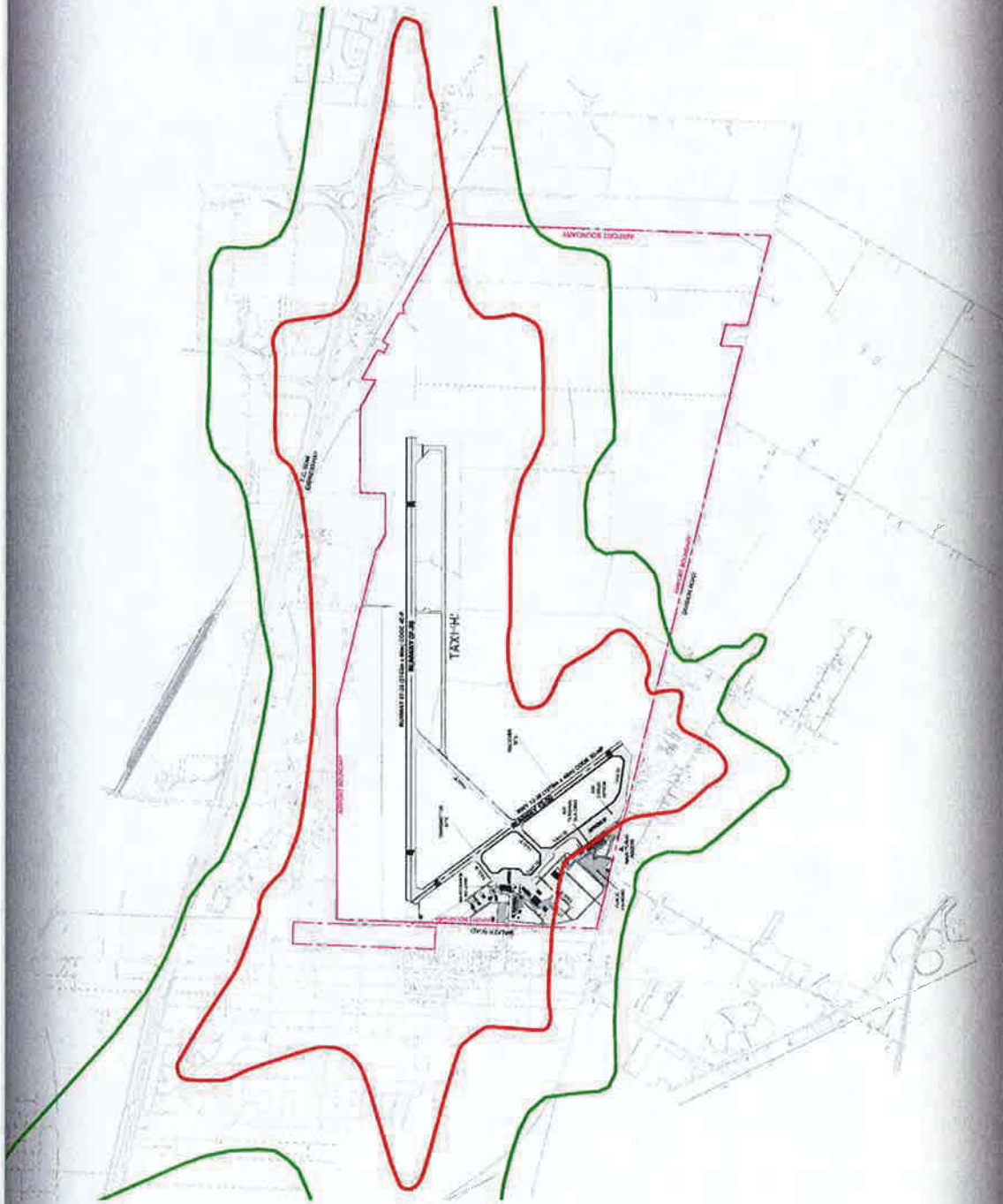
**Airport Noise Contour Maps**



1996 BAS







# WINDSOR AIRPORT MASTER PLAN

FIGURE 3-4 - AIRPORT NOISE  
EXPOSURE FORECAST CONTOURS

30 NEF (NOISE EXPOSURE FORECAST)

25 NEF

## Notes

1. Conceptual Layout
2. All dimensions approximate
3. Noise Exposure Forecast provided by Windsor Airport Management

Base data provided by City of Windsor Official Plan  
Map created by EDH  
Map checked by EGL

File Location: \\20dillon.dillon.ca\toronto data\PROJECTS\PROJECTS\09\092665 Windsor Airport Master Plan

Map Projection: n/a TAXI 'H'

Project #: 09-2665  
Status: No  
Date: December 2010





**ATTACHMENT C**

**AADT Information**



## **ATTACHMENT D**

### **Day-Night Level Electronic Assessments**

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

## DNL Calculator

**WARNING:** HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the calculator.

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

## Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

Site ID	1-11357
Record Date	01/17/2020
User's Name	ASTI Environmental NAL 1

Road # 1 Name:	Woodward
----------------	----------

### Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="50"/>	<input type="text" value="50"/>	<input type="text" value="50"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text" value="30"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="16711"/>	<input type="text" value="727"/>	<input type="text" value="726"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="65.1986"/>	<input type="text" value="61.5839"/>	<input type="text" value="73.3497"/>
<div>Calculate Road #1 DNL</div>	<input type="text" value="74.2426"/>	<div>Reset</div>	

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

☐ Yes ☒ NoCombined DNL for all  
Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Calculate

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer** (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the **Barrier Performance Module** (/programs/environmental-review/bpm-calculator/)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)



Home (/) > STraCAT

## Sound Transmission Classification Assessment Tool (STraCAT)

### Part I - Description

**Project**

Reverend Dr. Jim Holley R

**Sponsor/Developer**

MHT Construction, LLC

**Location**

Detroit

**Prepared by**

Kem-Tec & Associates

**Noise Level**

74.2

**Date**

10/14/2020

**Primary Source(s)**

ASTI

### Part II - Wall Components

## Part II - Wall Components

## Wall Construction Detail

Area

STC

4" face brick one course; 1/2" air space; 3/4" insulation board;  
2"x4" wood studs 16"O.C.; 1/2" gypsum board on resilient  
channels; 3 1/2" fiber glass insulation

3290

56

A 2-5 4x8x18" concrete block with common brick all mortared  
together & A10-3 2x4 wood studs 16" o.c. 3/8" gypsum board  
outside and inside & 3" sound attenuation blanket

1500

92

Add new wall

4,790

57.63

Sq. Feet

## Window Construction Detail

Quantity

Sq

Ft/Unit

STC

6'x5' wood-framed picture window single panel glazed  
double strength with storm sash 3 3/4" air space

24

30

38

32"x24"x24" wood-framed aluminum clad double-hung  
window each sash has one 3/32" and one 1/8" glass  
panel 13/16" air space

54

10.67

29

Add new window

## Door Construction Detail

Quantity

Sq

Ft/Unit

STC

6'x6' sliding glass door 3/4" insulating glass (double pane  
1/8" each with 1/2" air space) one door opens and one  
fixed

2

36

28

Add new door

## Part III - Results

**Part III - Results****Wall Statistics**

<b>Stat</b>	<b>Value</b>
Area:	4790 ft <sup>2</sup>
Wall STC:	57.63

**Aperture Statistics**

<b>Aperture</b>	<b>Count</b>	<b>Area</b>	<b>% of wall</b>
Windows:	78	ft <sup>2</sup>	27.06%
Doors:	2	72 ft <sup>2</sup>	1.5%

**Evaluation Criteria**

<b>Criteria</b>	<b>Value</b>
Noise source sound level(dB):	74.2
Combined attenuation for wall component:	36.98 dB
Required attenuation:	32.2
Do Wall components meet requirements?	<input type="button" value="Yes"/>

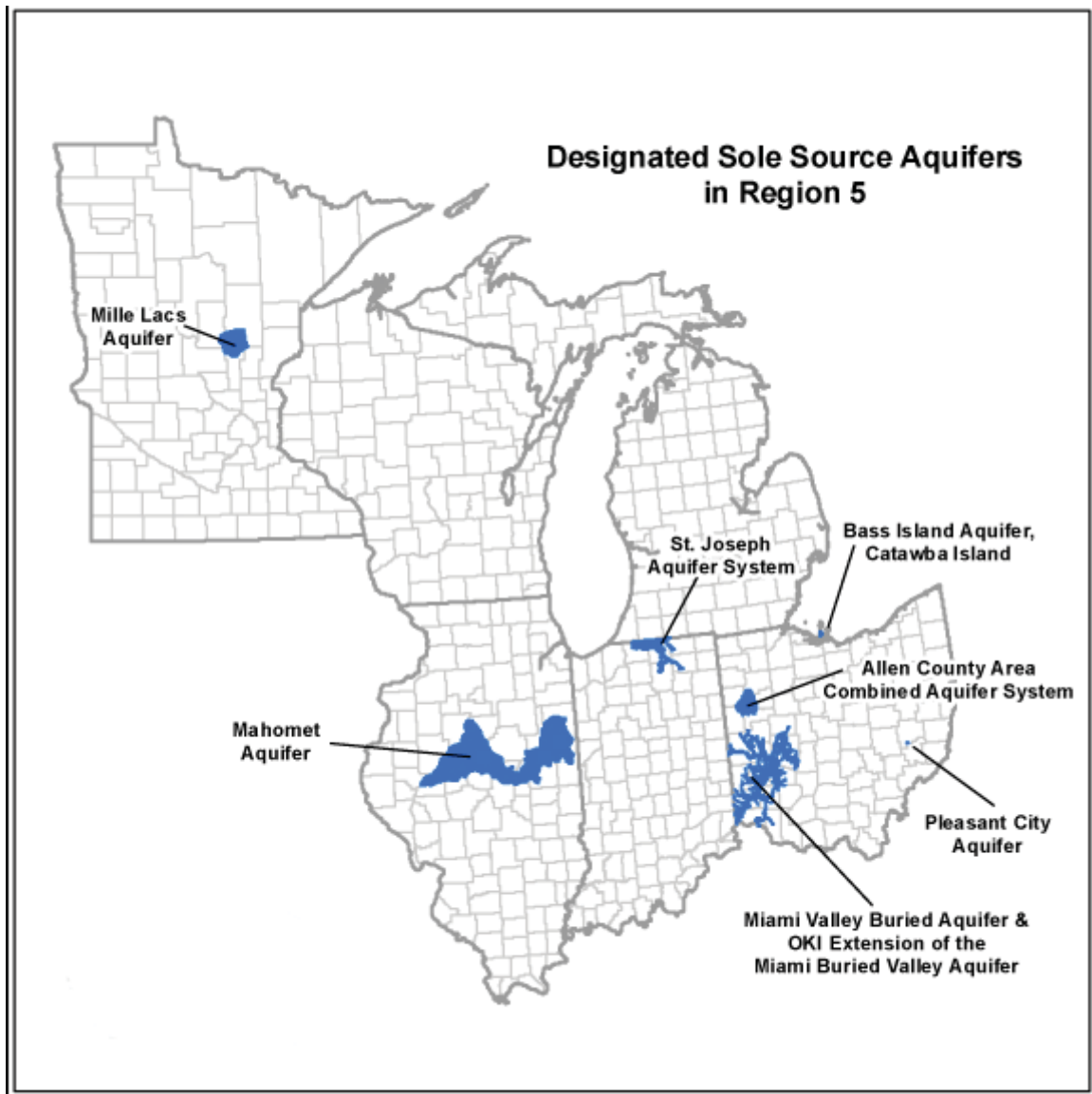
**Part 4 - Tips**

## part 4 - tips

What do you do if the preferred wall design is not sufficient to achieve the required attenuation? Another wall design with more substantial materials will work, but may not be the most cost-effective solution. Try adding some other elements for just a little more attenuation.

For example:

- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6" can reduce noise levels by an additional 5dB.
- Adding a layer of ½" gypsum board on "Z" furring channels adds 2dB of attenuation.
- Using resilient channels and clips between wall panels and studs can improve the STC from 2-5dB.
- Adding a layer of ½" gypsum board on resilient channels adds 5dB of attenuation.
- Adding acoustical or isolation blankets to a wall's airspace can add 4-10dB of attenuation.
- A 1" rockwool acoustical blanket adds 3dB to the wall's STC.
- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.







U.S. Fish and Wildlife Service

# National Wetlands Inventory

59-97 Clairmount



March 26, 2019

## Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake



Other



Riverine

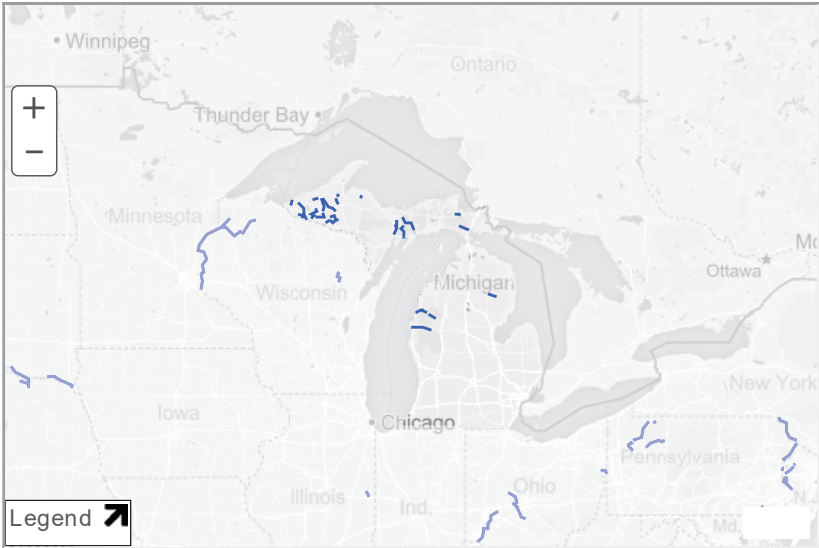
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





MICHIGAN

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic—just a bit more than 1% of the state's river miles.



Choose A State ▾ Go

Choose A River ▾ Go

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

+ View larger map

- AuSable River
- Bear Creek
- Black River
- Carp River
- Indian River
- Manistee River
- Ontonagon River
- Paint River
- Pere Marquette River
- Pine River
- Presque Isle River
- Sturgeon River (Hiawatha National Forest)
- Sturgeon River (Ottawa National Forest)
- Tahquamenon River (East Branch)
- Whitefish River
- Yellow Dog River

[NATIONWIDE RIVERS INVENTORY](#) | [CONTACT US](#) | [PRIVACY NOTICE](#) | [Q & A SEARCH ENGINE](#) | [SITE MAP](#)



Designated Rivers

- About WSR Act
- State Listings
- Profile Pages

National System

- WSR Table
- Study Rivers
- Stewardship
- WSR Act Legislation

River Management

- Council
- Agencies
- Management Plans
- GIS Mapping

Resources

- Q & A Search
- Bibliography
- Publications
- GIS Mapping
- Logo & Sign Standards
- Display

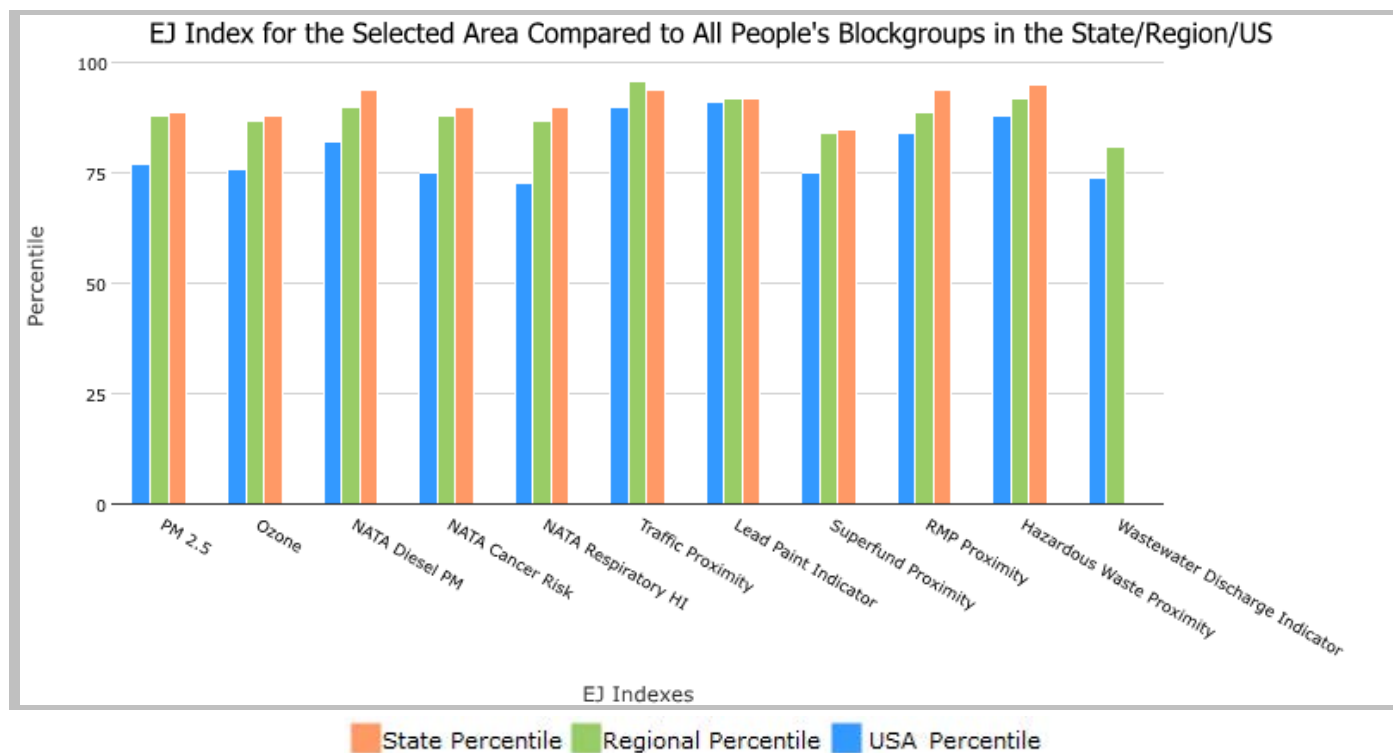
.5 miles Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 3,941

Input Area (sq. miles): 0.79

Rev. Holley

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>EJ Indexes</b>			
EJ Index for PM2.5	89	88	77
EJ Index for Ozone	88	87	76
EJ Index for NATA* Diesel PM	94	90	82
EJ Index for NATA* Air Toxics Cancer Risk	90	88	75
EJ Index for NATA* Respiratory Hazard Index	90	87	73
EJ Index for Traffic Proximity and Volume	94	96	90
EJ Index for Lead Paint Indicator	92	92	91
EJ Index for Superfund Proximity	85	84	75
EJ Index for RMP Proximity	94	89	84
EJ Index for Hazardous Waste Proximity	95	92	88
EJ Index for Wastewater Discharge Indicator	N/A	81	74



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

.5 miles Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 3,941

Input Area (sq. miles): 0.79

Rev. Holley



August 20, 2020

Rev. Holley

Search Result (point)

14,514  
0 0.04 0.08 0.16 mi  
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

#### Sites reporting to EPA

Superfund NPL

0

Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)

0

## EJSCREEN Report (Version 2019)

.5 miles Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 3,941

Input Area (sq. miles): 0.79

Rev. Holley

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	9.68	8.56	93	8.63	88	8.3	84
Ozone (ppb)	45.2	44	79	43.4	71	43	66
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	0.808	0.338	99	0.446	90-95th	0.479	80-90th
NATA* Cancer Risk (lifetime risk per million)	31	24	96	26	80-90th	32	<50th
NATA* Respiratory Hazard Index	0.39	0.29	98	0.34	70-80th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	2200	660	93	530	95	750	91
Lead Paint Indicator (% Pre-1960 Housing)	0.85	0.38	90	0.38	91	0.28	95
Superfund Proximity (site count/km distance)	0.052	0.15	41	0.13	44	0.13	44
RMP Proximity (facility count/km distance)	1.1	0.53	85	0.82	76	0.74	79
Hazardous Waste Proximity (facility count/km distance)	3.8	1	95	1.5	89	4	87
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0	0.23	N/A	0.82	28	14	37
<b>Demographic Indicators</b>							
Demographic Index	76%	29%	94	28%	95	36%	93
Minority Population	87%	25%	92	25%	93	39%	88
Low Income Population	65%	33%	89	31%	91	33%	90
Linguistically Isolated Population	2%	2%	74	2%	69	4%	54
Population With Less Than High School Education	15%	10%	79	10%	78	13%	68
Population Under 5 years of age	7%	6%	67	6%	63	6%	61
Population over 64 years of age	12%	16%	32	15%	37	15%	42

\* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.