U.S. Department of Housing and Urban Development
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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Benjamin O. Davis Veterans Village

Responsible Entity: City of Detroit Housing and Revitalization Department

Grant Recipient (if different than Responsible Entity): Benjamin O. Davis Veterans Village LDHA, LP

State/Local Identifier: Detroit, Michigan

Preparer: Ms. Megan Zidar, PM Environmental, Inc.

Certifying Officer Name and Title: Ms. Julie Schneider, Deputy Director and Associate Director of Policy Development and Implementation

Consultant (if applicable): PM Environmental, Inc.

Direct Comments to: Penny Dwoinen, Environmental Review Officer, City of Detroit
pdwoinen@detroitmi.gov

Project Location: 4777 Outer Drive East, Detroit, Michigan 48234

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**
The subject property consists of the northwestern 2.69-acres of 4777 Outer Drive East, Detroit, Michigan. A Property Vicinity map is provided as Attachment 1. The subject property is currently occupied by a parking lot associated with the Connor Creek Health Center campus located southeast of the subject property. A Generalized Diagram of the Subject Property an Adjoining Properties is provided as Attachment 2.

The proposed development (hereafter the Project) includes construction of a three-story apartment building for the homeless with a veteran's preference and containing 50 one-bedroom apartments. The L-shaped building with a total of 58,083 square feet will be located in the northwest portion of the subject property in the northern portion of the Connor Creek Health Center campus. Amenities offered will include an interior camera system, administrative office, two supportive service offices, an elevator, five handicap accessible units, a community room, dining room, kitchen, resident lounge, barber shop, exercise room, indoor bike rack and outdoor patio, along with access to a dog park. The façade materials will consist of masonry and fiber cement siding. The roof will be pitched and finished in asphalt shingles. Windows will typically consist of Fibrex single-hung and fixed units.

The surface parking areas and drive aisles will be located to the east and south of the apartment building. New natural gas, sanitary, storm, and water lines will be installed as part of the development as well as installation of new sidewalks, removal of existing pavement and landscaping, and installation of new landscape plantings. Project description and plans can be found in Attachment 3.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The Benjamin O. Davis Veterans Village is a planned apartment community for the homeless with a veteran's preference that features (50) one-bedroom apartments. Twenty-five units (50% of the total units) will be set aside for Permanent Supportive Housing tenants. The target population for those units are individuals from the most vulnerable population, which is the top 10% of the local Continuum of Care's prioritized list, whose income is 30% or below the area median income for Wayne County, Michigan, with a preference for veterans. The development will also provide case management on-site for 20 hours per week and supportive services for this population.

Recognizing the high support needs of the target population, the development is prepared to deliver, directly and through linkage, a full complement of services and supports. The Project case manager will be available on-site to coordinate tenant selected supportive services for a minimum of twenty hours on-site per week. The supportive services component will meet the multi-faceted needs of the tenants. Supportive Services may be provided by the development and include therapeutic services, nursing services, adult case management, hospital liaison services, substance abuse services (including outpatient and duel diagnosis intensive outpatient treatment), psychosocial rehabilitation services, employment services, and other services, as appropriate. The development will also deliver mental health and substance use disorder services on-site. If the tenant prefers another service provider or if specialized service agencies are needed, they will be incorporated into the service component. The supportive services are voluntary, and the tenant can opt-out at any time.

Existing Conditions and Trends [24 CFR 58.40(a)]:
Detroit is located in the southeast part of Michigan in Wayne County. To the west and southwest of the subject property are commercial and multi-family residential properties. To the immediate south of the subject property is the Conner Creek Health Center. To the north of the subject property are single-family residential properties. To the east are light industrial use properties.

As with many areas throughout Detroit, the Project Market Area (PMA) has continued to decrease in population by 15.8% between 2000 and 2010. Future projections indicate declines will continue to slow within the PMA to just one percent over the next five years. The PMA also decreased in population by 4.6% between 2010 to 2019. Household growth trends follow similar patterns to those observed in the overall population. Households within the PMA decreased by 13.2% between 2000 and 2010 with a decrease of 3.8% between 2010 and 2019. However, forecasts indicate an additional decrease of less than one percent over the next five years. The renter propensity has a larger ratio throughout the Southwest Detroit market with the PMA calculated at 37.6% of all occupied units in 2010, which is only slightly higher than the county's ratio of 35.3%. Renter percentages are projected to increase in both the PMA and the county through 2023 and will reach 41.3% in the PMA and 38.7% in the county. Among the properties included in the area, overall occupancy rate is stable at 99.9%. Low income housing tax credit projects reported 100% occupancy. Strong demand is evident for subsidized projects including wait lists. Credit restrictions particularly for lower income buyers, as well as upfront money costs, have made purchasing a home outside the reach of potential buyers who would fall within the qualified income range. Thus, competition between rental and ownership options are limited within the qualified income range making rental housing the most viable option for low to moderate income families.

Funding Information

Total Number of Project Based Vouchers from Detroit Housing Commission: 25

Total Number of Project Based Vouchers from MSHDA: 25

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**: $11,540,067**

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The subject property is not located in a FAA-designated airport Runway Clear Zone or Approach Protection Zone. Source Document(s): Attachment 4
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	Review of the John H. Chafee Coastal Barrier Resources System Map and the U.S. Fish and Wildlife Service online Coastal Barrier Resources System mapper, documents the subject property is not located within a designated coastal zone boundary. Source Document(s): Attachment 5
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	According to the Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Panel Number 26163C0125E), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source Document(s): Attachment 6
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☒ No ☐	The entire state of Michigan is designated as "attainment" for carbon monoxide, lead, nitrogen dioxide, and particulate matter (PM10). Wayne County is within a larger area in southeast Michigan for ozone nonattainment and the southwestern portion

		of Detroit is within a sulfur dioxide nonattainment area. The Project was reviewed by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. Source Document(s): Attachment 7
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	Review of the Wayne County Coastal Zone Management Boundary and Coastal Zone Management Area map documents the subject property is not located within a designated Coastal Zone Management area. Source Document(s): Attachment 8
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	The subject property is not located within 3,000 feet of a toxic or solid waste landfill site and does not contain radioactive materials. No high pressure buried gas lines (4" diameter or greater and 400 psi or higher) are located within 1,000 feet of the subject property. The Phase I Environmental Site Assessment (ESA) dated June 15, 2020 did not identify any recognized environmental conditions (RECs) on or offsite. A copy of the Phase I ESA is provided in the Adobe Attachment Tab/CD. The subject property is within the EPA Zone 3 and is not located within one of the 24 counties designated by the EGLE as a county where 25% or more homes tested equal to or above 4.0 picocuries/liter (pCi/L) of radon exposure. Therefore, no additional investigation is necessary. Source Document(s): Attachment 9
Endangered Species	Yes ☐ No ☒	The U.S. Fish and Wildlife Service provided information on locations of threatened and endangered species for the Project. In

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402		addition, a review using the U.S. Fish and Wildlife Service IPAC online system was completed. Species listed for Wayne County include: Indiana Bat, Northern Long-eared Bat, Piping Plover, Red Knot, Eastern Massasauga, Northern Riffleshell, and the Eastern Prairie Fringed Orchid. None of the state-listed threatened or endangered species were observed at the subject property. No federally listed threatened or endangered species or unique features are present at the subject property and no Critical Habitats are present. The Project does not appear to have an adverse effect on endangered/threatened species or critical habitats. Source Document(s): Attachment 10
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current or historical presence of above ground storage tanks (ASTs)/55-gallon drum storage on the subject property. In accordance with HUD's Guidebook entitled "Siting of HUD-Assisted Projects Near Hazardous Facilities" (hereafter "Guidebook"), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. PM did identify five sites with ASTs that required the calculation of acceptable separation distances (ASD) for thermal radiation and/or blast overpressure. The sites include: 4777 Outer Drive East, located approximately 150 feet southeast (one 30,000-gallon liquid oxygen) and approximately 360 feet southeast (one 8,000-gallon diesel); 11036 East 8 Mile Road located approximately 2,175 feet east (two 6, 000-gallon diesel) and approximately 2,811 feet east (one 15,000-gallon diesel); 11900 East 8 Mile Road located approximately 1.0 mile east (one 3,000-gallon flammable liquid); 20101 Hoover Street located approximately 3,400 feet east (one 20,000-gallon unknown contents); and, 20000

		Conner Street located approximately 1,000 feet east (one 6,000-gallon gasoline). The subject property is outside the calculated ASDs for both people and buildings with the exception of the oxygen AST located at 4777 Outer Drive East. The current occupant of 4777 Outer Drive East, Conner Creek Health Center, has plans to remove the oxygen AST late in the second quarter of 2021 as it was not in use prior to filling in April 2020 as part of Conner Creek's preparedness as an emergency relief center during the COVID-19 pandemic. Since the property has not been needed as an emergency relief site, the tank will be removed. Therefore, the Project will no longer be within an ASD from any above-ground explosive or flammable fuels or chemical containers according to 24 CFR 51C that are located within one-mile of the subject property. Source Document(s): Attachment 11
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	Review of the USDA Web Soil Survey indicates the Project does not affect any prime or unique farmland and the subject property is located within an "urbanized" area. Therefore, the Project is not subject to the statutory or regulatory requirements. Source Document(s): Attachment 12
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	According to the Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Panel Number 26163C0125E), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source Document(s): Attachment 6
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	Review of the National Park Service (NPS) National Register of Historic Places (NRHP) and locally designated properties within the City of Detroit documents the subject property is not located within a locally or nationally listed historic district. A Section 106 application was submitted to the City of

		Detroit to determine if the Project will adversely impact the subject property and/or area of potential effect (APE). A final determination letter dated August 27, 2020 was received from the City of Detroit indicating the proposed activities at the subject property will have no adverse effect on historic properties within the APE 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, - Although no archaeological sites were found on file, during ground disturbing activities, if any artifacts or bones are discovered, work will be halted and the Preservation Specialist will be contacted immediately for further guidance on how to proceed, and - 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. Source Document(s): Attachment 13
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The subject property is located approximately 3.0 miles north of Coleman A. Young International Airport, 10.0 miles southeast of Oakland County Troy Airport, and 12.0 miles north of Windsor Airport. Review of the noise contour maps indicates the subject property is located outside the airport's 65 DNL contours. The subject property is located approximately 2,887 feet northwest of the active Grand Trunk Western Railroad. Inventory information from U.S. D.O.T. indicated that typically there are an average of approximately 12 train movements daily, six of which are during day-time hours and six of which are at night.

		The subject property is located approximately 730 feet north from Outer Drive East and approximately 713 feet east from Van Dyke Avenue, both of which are considered busy roadways. The HUD Site Day/Night Noise Level (DNL) Calculator was utilized to obtain a combined DNL for the potential roadway noise sources. The noise assessment location (NAL) was located closest to the potential roadway noise sources, which was the southwestern portion of the subject property. For all roads, PM completed a ten-year projection for 2030, assuming a 1% traffic increase per year. The combined calculated noise level is 62 decibels (dB), which is within HUD's Acceptable range (≤65 dB). The Desktop Noise analysis report is provided within the 2019 Phase I ESA (Section 9.8 and Appendix 10.7) provided in the Adobe Attachment Tab/CD.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	There are no sole source aquifers located in Detroit or Wayne County. Source Document(s): Attachment 14
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	Areas potentially associated with wetlands were not observed on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Map from the U.S. Fish and Wildlife Service and EGLE Part 302 wetland map, did not identify any wetlands on the subject property. Source Document(s): Attachment 15
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service and U.S. Forest Service) were reviewed to determine if the subject property is within a designated

		wild and scenic river area. There are no wild or scenic rivers located within the City of Detroit or Wayne County. Source Document(s): Attachment 16
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. The building will serve low-income and minority populations of homeless and homeless veterans. The development is located in the City of Detroit, which is made up of 69% low-income population and 84% ethnic minorities. The Project would not result in disproportionately adverse environmental effects on minority or low-income populations. The Project is intended to enhance the quality of life for the new residence and community. No person will be displaced due to this Project. Source Document(s): Attachment 17

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	**1**	The subject property is currently zoned "R5: Medium Density Residential District" and the Project will conform with the current comprehensive plan and zoning requirements. The Project is not anticipated to negatively impact the urban environment and be compatible with surrounding land uses. The surrounding land is zoned multi-family, single-family and commercial. The Project is compatible with the surrounding land use.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	**1**	Review of the national Resources Conservation Service (NRCS) Custom Soil Resource Report for Wayne County, Michigan demonstrates there are three soil types mapped for the site – Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes; Shebeon-Urban land-Avoca complex 0 to 4 percent slopes; and Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes. The soil is suitable for the planned new construction based on the Wayne County Soil Survey. Source Document(s): Attachment 12 Land within the subject property is generally flat. The Project will include new construction of a low-income multi-family apartment building. With the exception of the new construction activities, there are no anticipated changes in the slope. 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. A minor increase in storm water flow is expected. The existing municipal storm water system will meet the increased demand and the Project is not expected to increase pollutant loads in the storm water.

Hazards and Nuisances including Site Safety and Noise	**1**	Noise intensive construction activities will be limited to the days and hours specified under the City's noise ordinance. These days and hours shall also apply to any servicing of equipment and to the delivery and removal of materials to and from the site. All construction equipment shall be equipped with mufflers and sound control devise (i.e., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust. Stationary equipment shall be placed so as to maintain the greatest possible distance from sensitive uses. There will be adequate on-site parking and lighting for residents and visitors.
Energy Consumption	**1**	The Project will meet current State and local codes concerning energy consumption. Other than natural gas and/or coal used to generate the electricity for the Project, it is not anticipated to have a substantial effect on the use, extraction, or depletion of a natural resource. Energy utilization during construction is expected to be consistent with typical construction equipment. The location will be served by a local utility provider.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**2**	There will be a temporary increase in jobs related to the construction of the Project, totaling 56 jobs during the construction period. Other than construction related changes, the Project will create three permanent positions following the construction phase. The three permanent positions will consist of one administrative personnel operating out of the site office, one case management worker operating out of a separate office exclusively for the service provider and one maintenance technician. The Project will not result in a change to employment and income patterns in the area. The Project could be beneficial to local businesses though because there will be an increase in households requiring goods and services.
Demographic Character Changes, Displacement	**2**	The Project will not result in physical barriers or reduced access that would isolate a particular neighborhood or population group. The Project will not induce a substantial amount of unplanned growth. Construction would result in temporary construction job growth at the subject property. It is anticipated that construction employees not already living in Detroit would commute from elsewhere rather than relocating to the

		neighborhood for a temporary construction assignment. Thus, the new construction is not anticipated to generate an unplanned population increase. The permanent positions are Project related activity and will be supported from the administrative budget created for the Project operations in addition to the budget supported by the service provider. The Project involves new construction on a vacant site. No displacement will take place.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	**1**	The Project will have no immediate effect to any educational facilities. Public education is offered in the area by Detroit Public Schools, charter schools, and private schools. Several preschools, elementary, middle, and high schools are located within several miles of the subject property. The Project is not expected to have any impact on cultural facilities in the area. Several cultural facilities are located approximately six miles southwest from the subject property in Downtown Detroit. Source Document(s): Attachment 18
Commercial Facilities	**1**	No community commercial facilities will be negatively affected as a result of the Project. This Project could potentially increase retail expenditures from new residents in the community resulting in increased commercial sales. Numerous commercial facilities are located along Van Dyke Avenue and East 8 Mile Road.
Health Care and Social Services	**2**	No health care facility will be negatively impacted by this Project. There are a sufficient number of hospitals in and around Detroit to accommodate new residents of the subject property. Conner Creek Health Center, Triumph Hospital, Saint John Northeast Community Hospital, Kindred Hospital – Detroit, Henry Ford Macomb Hospital – Warren Campus, and Bi-County Community Hospital, all are located within three miles of the subject property. The Project will improve the social services provided in the region by providing affordable supportive housing. These supportive housing units will be offered up on a first come, first served basis with 30% of the units reserved for homeless persons with special needs and/or chronically homeless persons.

		Other social services available to residents are available through a variety of non-profits, government agencies and other entities throughout Wayne County. Due to the Project providing social services, there will be no increase in demand for social services as a result of the Project. There is adequate access to social services including health care, family services, etc. within three miles of the Project. Source Document(s): Attachment 19
Solid Waste Disposal / Recycling	**1**	The Project will not significantly impact solid waste management facilities and services. Solid waste generated during construction activities will be removed by a private contractor. Solid waste generated by occupants of the development will be removed by the municipal waste hauler. No contracts for waste removal are in place at this time.
Waste Water / Sanitary Sewers	**1**	A minor increase in wastewater flow is expected. The existing municipal wastewater system will meet the increase demand.
Water Supply	**1**	The Project will not adversely impact the current capacity of the city water system. There is sufficient water capacity for the Project, as well as additional development in the area. City water will enter the building in a mechanical room which will house the main meter, backflow preventer, and fire riser for the building. A domestic water booster pump will have to be sized based on the demand and available city water pressure.
Public Safety - Police, Fire and Emergency Medical	**1**	The Project will have no adverse effect in the need for police, fire, and emergency medical services due to the additional inhabitants. Dialing 911 accesses police and emergency services and they are adequate to serve the development. A 11th District Detroit Police Department is located within two miles southwest of the Project. A Detroit Fire Station is located within two-and-a-half miles southwest of the Project. EMS services are located within two-and-a-half miles southwest of the Project.
Parks, Open Space and Recreation	**1**	The Project is not expected to have any impact on open space. Several parks and recreational areas including Lipke Park, Farwell Field, Dorais Playground, Syracuse Playground, Fletcher Playground, Bessy Playground, Optimist Playground, Wish Egan Playfield, Sidone Park, Winters Park, Wiegand Park, Jaycee Park, and Groesbeck Park are located within two miles of the Project. This Project is not expected to have any impact on recreational facilities in the area. Several recreational areas

		and facilities including Fletcher Field, Dorais Playground, Syracuse Playground, Fletcher Playground, Bessy Playground, Optimist Playground, and Wish Egan Playfield are located within two miles of the Project.
Transportation and Accessibility	**1**	The Project activities will have no negative impact on public transportation. There are likely to be short-term impacts to traffic in the area of the subject property due to the construction of the Project. Temporary lane closures and/or associated detours may be expected. Wayne County and the City of Detroit Department of Transportation (DDOT) have an extensive transportation network that links its residents and businesses to each other. Multiple DDOT bus lines service the Project area with stops at Van Dyke/Outer Drive, Van Dyke/Milbank, and Van Dyke/Lantz. Buses run through the subject property area at least every half hour during peak hours.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**1**	The Project will not have an adverse effect on any unique natural features or water resources within Detroit. Construction activities will be limited to the subject property and none of the surrounding properties will be affected. Additionally, there are no unique features or water resources that will pose safety hazards.
Vegetation, Wildlife	**1**	The Project is not anticipated to impact unique natural habitats, ecosystems, or any threatened and endangered wildlife. The location of the Project does not support any critical habitats and is within a highly urbanized location.
Other Factors	**1**	No other factors have been identified that could possibly negatively impact the Project.

Additional Studies Performed:
Benjamin O. Davis Veterans Village Market Update, Real Property Research Group, dated April 21, 2019.

Phase I Environmental Site Assessment (ESA), 4777 East Outer Drive, Detroit, Michigan, PM Environmental Inc., dated June 15, 2020.

Field Inspection (Date and completed by)**:**
April 24, 2020 by Mr. David Balash – PM Environmental

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

1. U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, referenced May 2020.
2. Part 303 Final Wetlands Inventory Map, Michigan Department of Environment, Great Lakes, and Energy (EGLE), referenced June 2020.
3. National Wild and Scenic Rivers System map, Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service, and U.S. Forest Service, referenced May 2020.
4. U.S. Fish and Wildlife Service online Coastal Barrier Resources System Mapper, referenced May 2020.
5. John H. Chafee Coastal Barrier Resources System Map – Michigan, referenced June 2020.
6. Designated Sole Source Aquifers Map, U.S. Environmental Protection Agency (EPA), referenced May 2020.
7. U.S. Fish and Wildlife (FWS) Federally Listed Threatened, Endangered, Proposed, and Candidate Species List of Michigan, referenced May 2020.
8. National Ambient Air Quality Standards (NAAQS) Attainment Status Map, referenced May 2020.
9. Ms. Breanna Bukowski of EGLE – Air Quality Division, May 20, 2020
10. Radon Zones Map, U.S. Environmental Protection Agency (EPA), referenced May 2020.
11. Percentage of Elevated Radon Test Results by County Map, EGLE, referenced May 2020.
12. National Park Service (NPS) National Register of Historic Places, referenced May 2020.
13. Michigan State Historic Preservation Office (SHPO) National Register of Historic places in Michigan, referenced May 2020.
14. U.S. Department of Commerce Urbanized Area Outline Map of Wyoming, Michigan, referenced May 2020.
15. U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Custom Soil Resource Report for Kent County, Michigan, referenced May 2020.
16. NEPAssist: www.nepassisttool.epa.gov, referenced May 2020.
17. FEMA Flood Map Service Center online mapper, referenced May 2020.
18. Wayne County Coastal Zone Management Map, referenced May 2020.
19. Environmental Justice Screening and Mapping Tool, EPA, referenced May 2020.
20. PM Environmental, Inc. MSHDA Phase I ESA dated June 2020.
21. PM Environmental, Inc. Desktop Noise Assessment dated June 2020.

List of Permits Obtained:

There are currently no permits obtained. All required permits will be obtained prior to construction.

Public Outreach [24 CFR 50.23 & 58.43]**:**

A number of organizations within the area were contacted about the Project and numerous positive responses and Letters of Support were received beginning in 2017 and continuing into 2020 through meetings and/or telephone/email communications. Responses were received from Patricia Bosch – Nortown CDC (January and February 2019), Quincy Jones – Osborn Neighborhood Alliance (May 2018, February and September 2019), Alex Allen and Nicole Perry – Detroit Eastside Community Collaborative and The Milbank Conner Creek Greenway (March 2019),

Ronald Stallworth – External Affairs of the Fiat Chrysler Viper Plant (March and April 2019), Daniel Czaplicki and Jessica Geracz – The Salvation Army (February 2017-March 2019), Bishop Anthony Russell – Detroit Community Collaborative and The MAN Network (2017 thru June 2020), Rashida Colley – VA Domiciliary (ongoing), Councilman Scott Benson – City of Detroit (2019), Mr. & Mrs. Warren – It Takes a Village Adult Day Care (ongoing), and residents in the area from Connor Creek I, NDNI Senior Housing, and senior buildings located on the hospital campus.

Cumulative Impact Analysis [24 CFR 58.32]**:**
The cumulative impacts anticipated for this Project are primarily associated with increased residential density such as increased traffic and use of resources and services (roads, schools, police, etc.). The Project is consistent with the City's master plan and anticipated growth of the immediate and surrounding neighborhoods and therefore not considered detrimental. The Project includes conversion of vacant land and new construction. The Project will have many benefits as outlined earlier, as well as reduce blight, increase safety in the area, convert vacant land, and provide housing to an underserved area. Other cumulative impacts include generation and consumption of materials during construction and waste generated during construction.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]
The Project is a new construction of a supportive housing development; other sites were not identified as the Sponsor was already in possession of the land that was being underused. The only alternative to the proposed Project would be not building the new construction on the current vacant land and parking lot. This alternative would not provide housing for the individuals in need in the area. There is a strong demand for affordable, veteran housing in the area.

No Action Alternative [24 CFR 58.40(e)]:
The No Action Alternative is to not construct the Benjamin O. Davis Veterans Village. This alternative is not preferred as it fails to provide additional housing to meet the need for affordable housing in the area.

Summary of Findings and Conclusions:
Based on the information provided, there is a need for affordable housing for the homeless veterans in this area of Detroit. The Project will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses in the area and will have minimal impact on existing resources or services in the area. No adverse impacts have been identified with the Project.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Megan Zidar Date: February 1, 2021

Name/Title/Organization: Megan Zidar – Architectural Consultant/PM Environmental

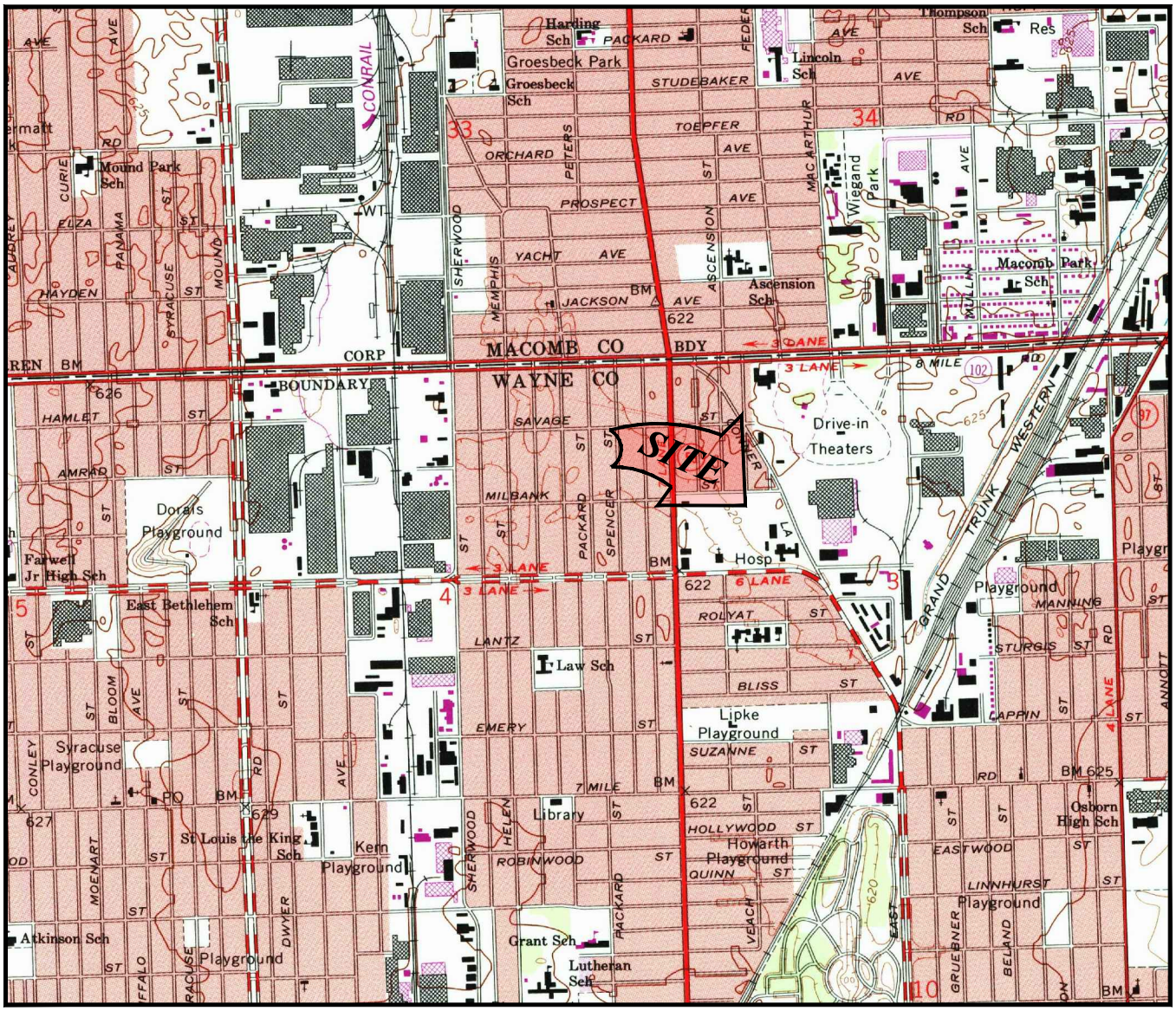
Certifying Officer Signature: DocuSigned by: 8CD419A8AB734A7... Date: 4/1/2021

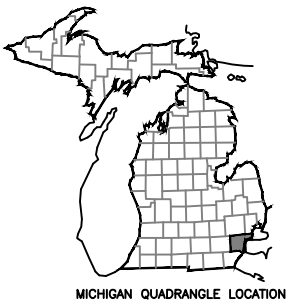
Name/Title: Deputy Director/ Acting Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Attachment 1

PM ENVIRONMENTAL Environmental & Engineering Services





MICHIGAN QUADRANGLE LOCATION

WAYNE COUNTY

SCALE 1:24,000

1 MILE 1/2 MILE 0 1 MILE

FIGURE 1

PROPERTY VICINITY MAP

USGS, 7.5 MINUTE SERIES

HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.

PM ENVIRONMENTAL | Environmental & Engineering Services

PROJ:
BENJAMIN O. DAVIS VETERANS VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

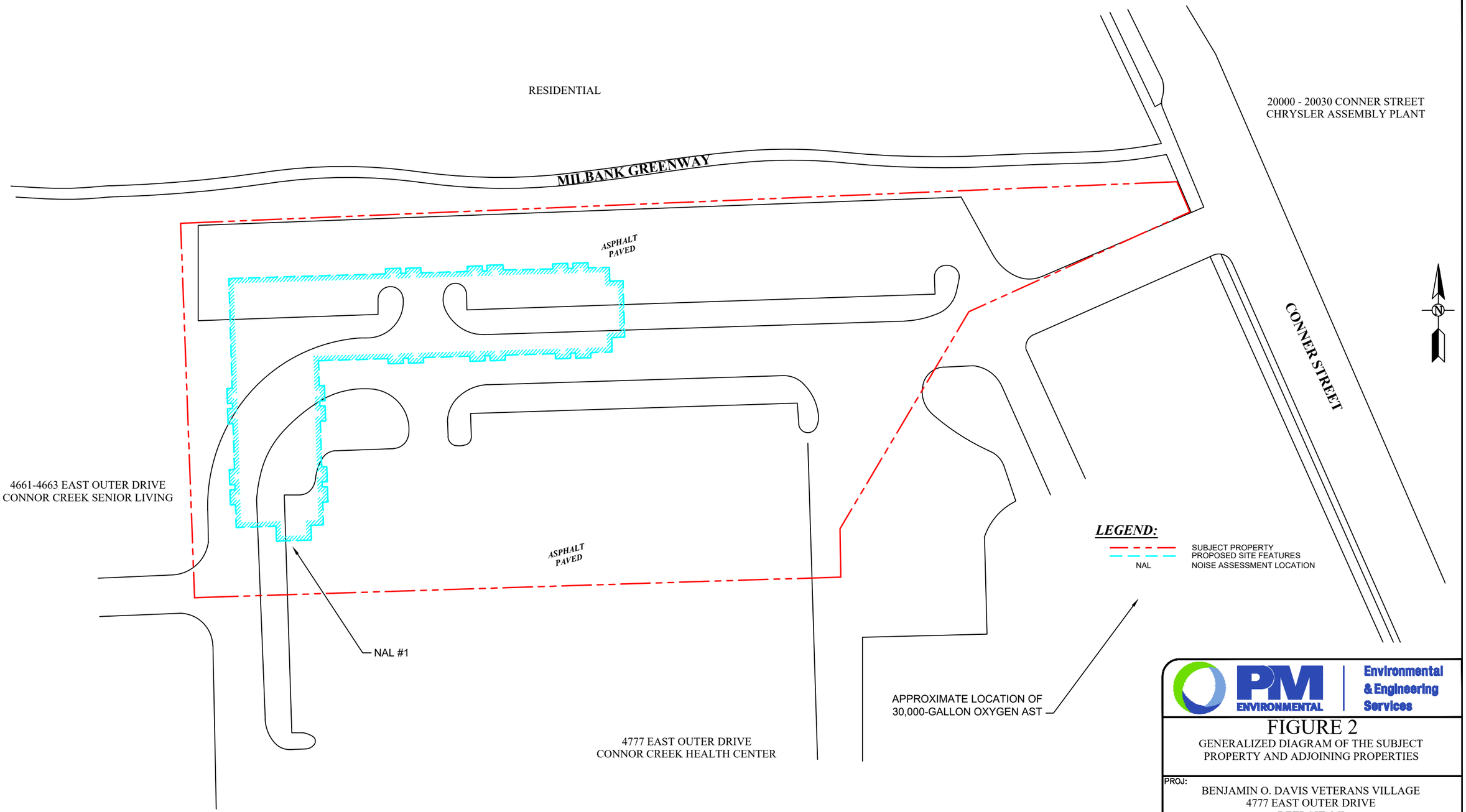
THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
0 2,000'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: CS
DATE: 4/24/2020
CHKD BY: JS/DB
SCALE: 1" = 2,000'
FILE NAME: 01-6232-0-006F01R00

Attachment 2

PM ENVIRONMENTAL Environmental & Engineering Services



PM ENVIRONMENTAL | Environmental & Engineering Services

FIGURE 2

GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJ:
BENJAMIN O. DAVIS VETERANS VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: CS	DATE: 4/24/2020
VERIFY SCALE 0 — 60' IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	CHKD BY: JS/DB	SCALE: 1" = 60'
	FILE NAME: 01-6232-0-006F00R00	

Attachment 3

PM ENVIRONMENTAL Environmental & Engineering Services

Benjamin O. Davis Veterans Village

PROJECT NARRATIVE
October 2019

Benjamin O. Davis Veterans Village (BODVV) is a planned apartment community for the homeless with a veteran's preference that features fifty (50) one-bedroom apartments located in a three-story apartment building. The building will be situated on the northern edge of the Conner Creek Health Center campus located just east of Van Dyke on East Outer Drive. The location is bounded to the south by Outer Drive, to the west by Van Dyke, to the north by Eight Mile Road and to the east by Conner Street on Detroit's east side.

The A-Mac Group, comprised of the McLemore family, who are owners of the hospital campus, will develop the Benjamin O. Davis Veterans Village project under their partnership, Davis Veterans Village GP LLC. Included in the partnership are Communities of Hope (COH), a non-profit organization headed by Robert Beale, President, as well as Central City Integrated Health (CCIH), a non-profit supportive service organization headed by Ryan Lepper, President & CEO.

The Target Population

Twenty-five units (50% of the total units) of the Benjamin O. Davis development will be set aside for Permanent Supportive Housing tenants. The Target Population for those units are individuals from the most vulnerable population, which is the top 10% of the local Continuum of Care's prioritized list, whose income is 30% or below the area median income for Wayne County, Michigan, with a preference for veterans (the "Target Population"). CCIH will commit to providing case management on-site for 20 hours per week and supportive services for this population. Screening tools and prioritization for the referrals are further covered in the Addendum III.

Rent Subsidies

There will be 25 Permanent Supportive Housing Units and 25 non-Permanent Supportive Housing Units, for a total of 50 units at BODVV. Upon the allocation of the requested tax credits for the Permanent Supportive Housing units, the Partnership will submit an application to MSHDA for 25 MSHDA Project Based Vouchers. The 25 non-Permanent Supportive Housing units have a separate award of 25 Detroit Housing Commission Project Based vouchers.

Rents for the apartment units will all be subsidized by the above-mentioned vouchers and the tenants will pay 30% of their adjusted household income. The rents for the Permanent Supportive Housing units can be found in the main LIHTC Application and in Exhibit 4 to the Addendum III application. Utilities are included in the rent.

Supportive Services

Recognizing the high support needs of the target population, CCIH is prepared to deliver, directly and through linkage, a full complement of services and supports. The project case manager will be available on-site to coordinate tenant selected supportive services for a minimum of twenty hours on-site per week. The supportive services component will meet the multi-faceted needs of the tenants. Supportive Services may be provided by CCIH and include therapeutic services; nursing services; adult case management; hospital liaison services; substance abuse services, including outpatient and dual diagnosis intensive outpatient treatment; psychosocial rehabilitation services; employment services; and other services, as appropriate. CCIH will deliver mental health and substance use disorder services on-site. If the tenant prefers another service provider or if specialized service agencies are needed, they will be incorporated into the service component. The supportive services are voluntary, and the tenant can opt-out at any time.

Job Creations

The Benjamin O. Davis Veterans Village Project will create a grand total of 59 employment opportunities comprised of 56 construction related jobs during the construction period and three permanent positions following the construction phase of the project. The three permanent positions will consist of one administrative personnel operating out of the site office, one case management worker operating out of a separate office exclusively for the service provider and one maintenance technician. Construction related employment has been verified by G. Fisher Construction Company who as the general contractor for the project will engage all trades and contractors working on the construction phases of the project. The permanent positions are project related activity and will be supported from the administrative budget created for the project operations in addition to the separate budget supported by the service provider.

Amenities

The amenities for the apartments will include a coat closet, walk-in closet, dishwasher, frost-free refrigerator, garbage disposal, self-cleaning oven, microwave, mini-blinds, central air, intercoms and intrusion alarm.

The building amenities will include an interior camera system, administrative office, two (2) 100 square foot supportive service offices, an elevator, five handicapped accessible units, a 1,300 square foot accessible community room, dining room, kitchen, resident lounge, barber shop, exercise room, indoor bike rack and outdoor patio, along with access to a dog park on the premises.

The centerpiece of this development is on the site of the Conner Creek Health Center that is located at the entrance to the hospital campus. Housed in the health center is the VA Domiciliary agency. This agency features dormitory style accommodations for 50 veterans

and provides counseling outreach, psychiatric services and a variety of other services for their veteran population. This is a short-term transition program for homeless veterans.

The A-MAC Team has embraced a concept that combines health care services and permanent housing within their campus setting which also includes two adjacent senior apartment buildings. Future planning for the health center includes a pharmacy with prescription services.

The campus location is further enhanced by neighborhood amenities, which include CVS Drugs at the corner of Van Dyke and Outer Drive, a Randazzo Fruit and Grocery Market just east of the campus, a Dollar General and a Dollar Discount store within two blocks of the site. Several restaurants along with Chase Bank, churches, etc., are located along Van Dyke between Outer Drive and Eight Mile Road. Public transportation is available on Outer Drive as well as Van Dyke and Eight Mile. The total walking distance to all neighborhood amenities, to include public transportation, is within four blocks.

Development Team

Developers: Davis Veterans Village GP LLC
4777 E. Outer Drive
Detroit, MI 48205
313/369-9100

Detroit Central City Community Mental Health, Inc., d/b/a Central City Integrated Health, a Michigan non-profit corporation
17950 Woodward Avenue
Detroit, MI 48203
313/831-3160

Communities of Hope, Inc., a Michigan non-profit corporation
120 N. Leroy
Fenton, MI 48340
810/629-9500

Architect: Chris Allen Architect PLLC
706 Hiscock Street
Ann Arbor, MI 48103
734/663-3612

PSH Agency: Central City Integrated Health
17950 Woodward Avenue
Detroit, MI 48201
313/831-3160

Contractor: G. Fisher Construction
31313 Northwestern Hwy., Suite 206
Farmington Hills, MI 48334
248/855-3500

Consultant: Anchor Team, LLC
18311 W. Ten Mile,
Suite 202
Southfield, MI 48075

Management Company: Premier Property Management, LLC
120 N. Leroy
Fenton, MI 48430
810/629-9500

Attorney: Warren Dean, Esq.
604 Butternut Ave.
Royal Oak,MI 48073
248/506-3222

NEW

Benjamin O. Davis Veterans Village

CONNOR CREEK HEALTH CENTER
DETROIT, MICHIGAN

Chris Allen Architect
706 Bismark St.
Ann Arbor, Michigan 48103
Ph. (734) 213-3432
chris@chrisallenarch.com

New
Benjamin O. Davis Veterans Village
Connor Creek Health Center
Detroit, Michigan

Issued for:
- ● Preliminary 8/14/17
- ○ Bid Set
- ○ Construction

Drawn By: C.A.

Approved By:

Issued for Preliminary

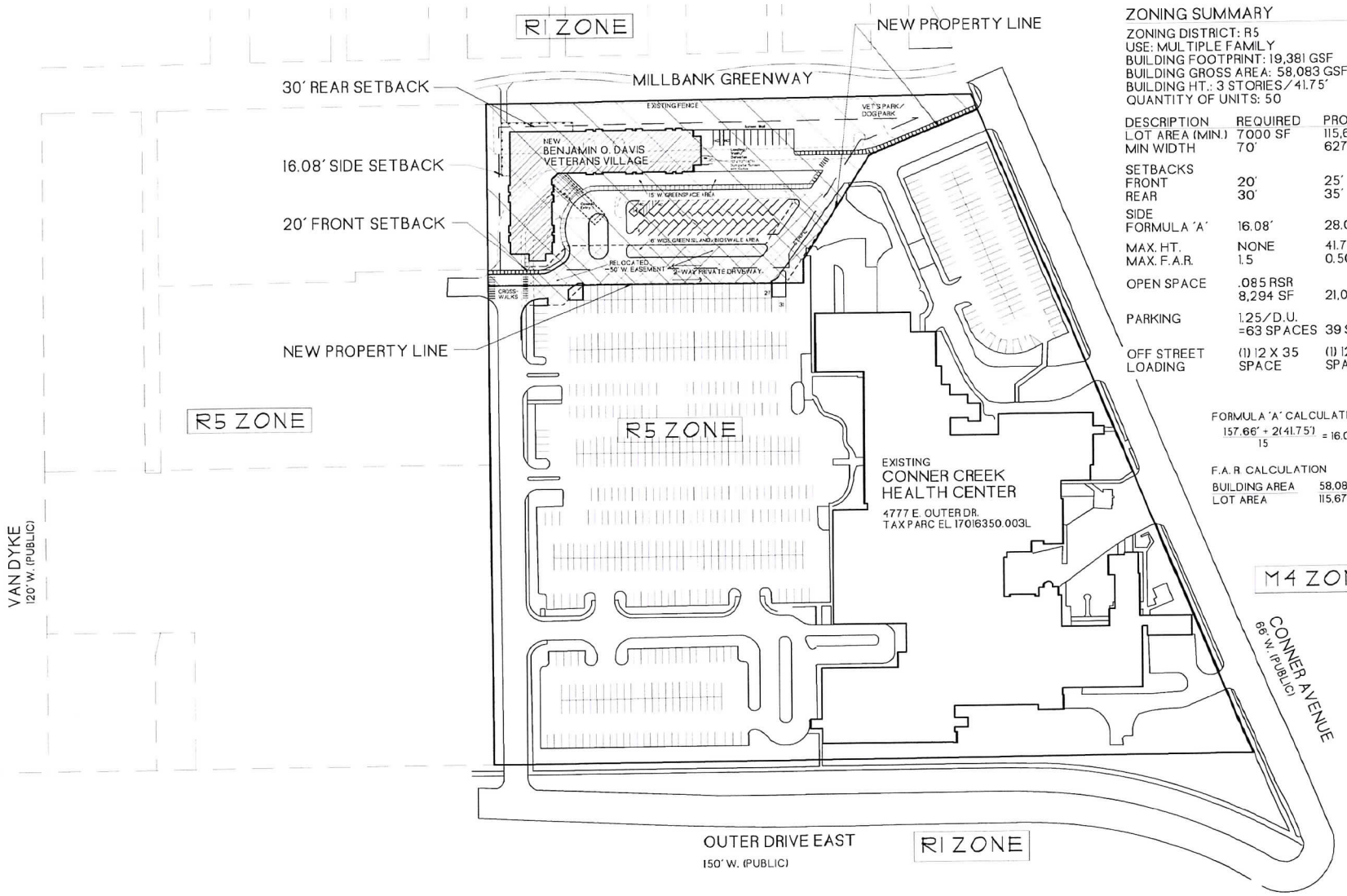
Revisions:

Project No.

Sheet No.

Cover

8/28/2017



ZONING SUMMARY

ZONING DISTRICT: R5
USE: MULTIPLE FAMILY
BUILDING FOOTPRINT: 19,381 GSF
BUILDING GROSS AREA: 58,083 GSF
BUILDING HT.: 3 STORIES/41.75'
QUANTITY OF UNITS: 50

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA (MIN.)	7000 SF	115,678 SF
MIN WIDTH	70'	627.25'
SETBACKS		
FRONT	20'	25'
REAR	30'	35'
SIDE		
FORMULA 'A'	16.08'	28.00'
MAX. HT.	NONE	41.75'
MAX. F.A.R.	1.5	0.50
OPEN SPACE	.085 RSR 8,294 SF	21,000 SF +
PARKING	1.25/D.U. =63 SPACES	39 SPACES
OFF STREET LOADING	(1) 12 X 35 SPACE	(1) 12 X 35 SPACE

FORMULA 'A' CALCULATION

$$\frac{157.66' + 2(41.75')}{15} = 16.08'$$

F.A.R. CALCULATION

BUILDING AREA 58,083 / LOT AREA 115,678 = 0.50

Site Plan

Scale: 1" = 60'

8/20/2017

Chris Allen Architect

New Benjamin O. Davis Veterans Village
Conner Creek Health Center
Detroit, Michigan
Site Plan

Issued for:
- Preliminary 7/5/17
- Bid Set
- Construction

Drawn By: C.A.

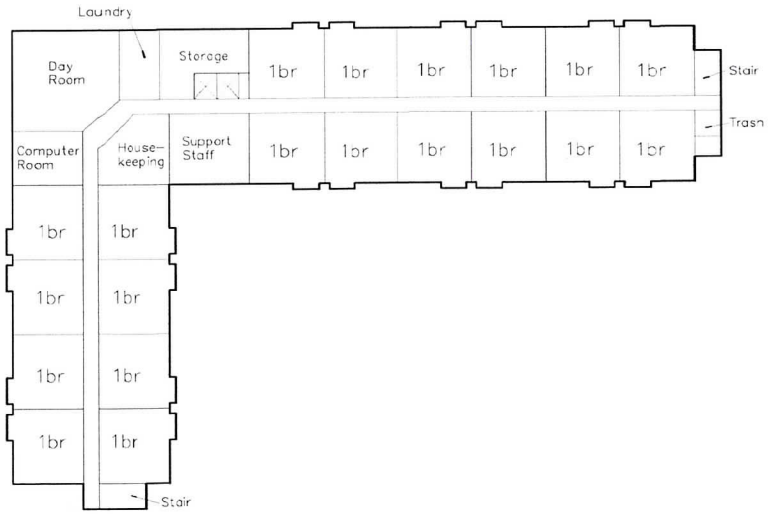
Approved By:

Issued for Preliminary

Revisions:
7/14/17
7/18/17
8/21/17

Project No.

Sheet No.
S-1



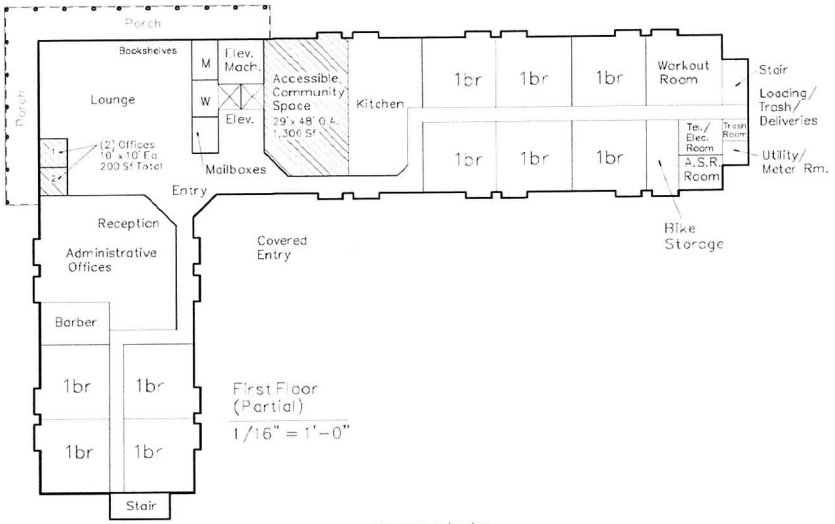
REVISED 8/21/17
REVISED 7/18/17
3/29/17 80 UNITS TOTAL

North

Floors 2 & 3 – Conceptual Plan

Scale: 1:20

Unit Summary
Floors 1-3
Floor 1: 10 Units
Floor 2: 20 Units
Floor 3: 20 Units
Total Units: 50



First Floor (Partial)
1/16" = 1'-0"

REVISED 2/12/19
REVISED 1/29/19
REVISED 8/21/17
REVISED 8/14/17
REVISED 7/18/17
REVISED 6/29/17
3/29/17

North

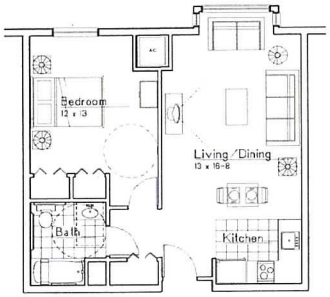
First Floor – Conceptual Plan

Scale: 1:20

Unit Summary
Floors 1-3
Floor 1: 10 Units
Floor 2: 20 Units
Floor 3: 20 Units
Total Units: 50

First Floor: 19,381 Gsf
Floors 2 & 3 : 19,351 SF Each

Overall Floor Area of Building (Floors 1-3): 58,083 Gsf



One Bedroom (1 br)

Scale: 3/16" = 1'-0"
654 GSF
602 NSF

3/12/2019

Chris Allen Architect
[illegible]
Ann Arbor, Michigan 48103
Ph: (734) 283-3642
chrisallenarchitect.com

New Benjamin O. Davis Veterans Village
Connor Creek Health Center
Detroit, Michigan

Floor Plans

Issued for:
- ● Preliminary 7/5/17
- ○ Bid Set
- ○ Construction

Drawn By: C.A.

Approved By:

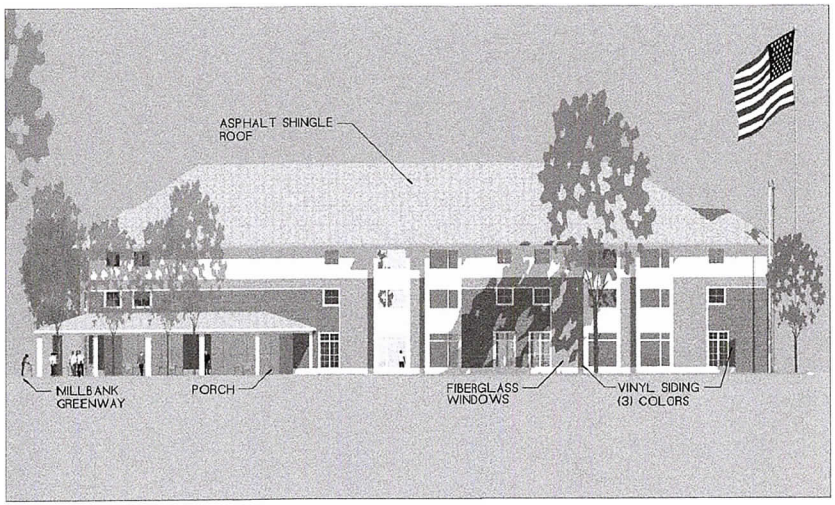
Issued for Preliminary

Revisions:
- 3/29/17 60 Units
- 7/14/17
- 7/18/17
- 8/21/17
- 1/29/19 Bike Storage
- 2/12/19 Offices

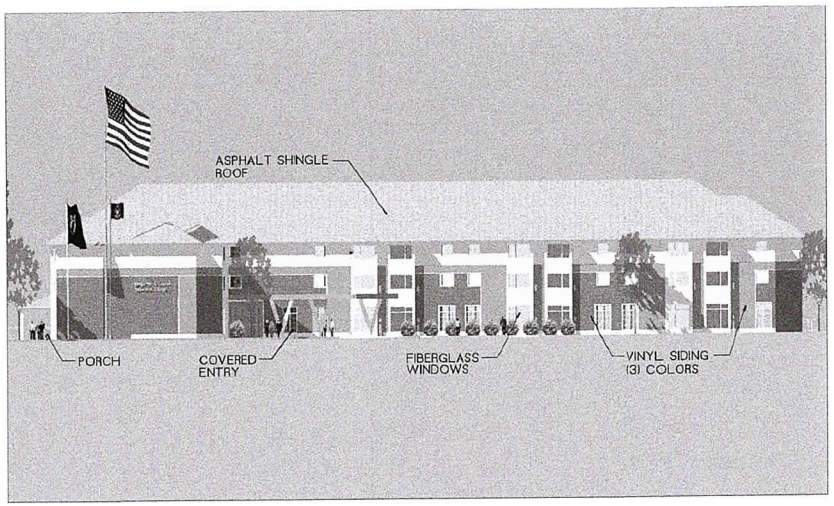
Project No.

Sheet No.

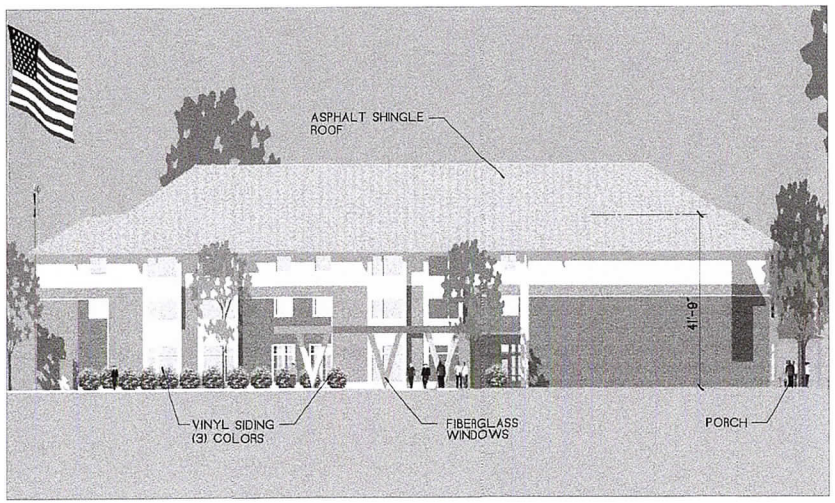
A-1



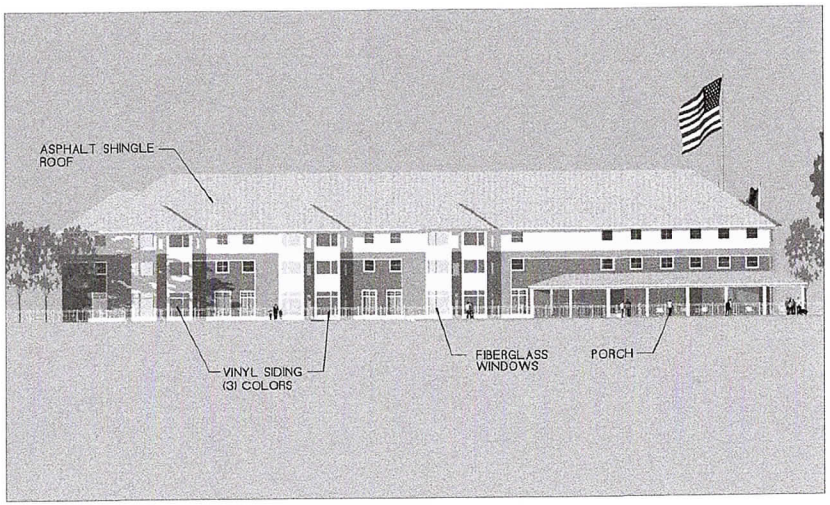
Left (West) Elevation



Front (South) Elevation



Right (East) Elevation



Rear (North) Elevation

8/11/201

Chris Allen Architect
[redacted]

New Benjamin O. Davis Veterans Village
Connor Creek Health Center
Detroit, Michigan

Preliminary Elevations

Issued for:
- ● Preliminary 7/18/17
- ○ Bid Set
- ○ Construction

Drawn By: C.A.

Approved By:

Issued for Preliminary

Revisions:
8/10/17
8/18/17
8/21/17

Project No.

Sheet No.

Elevations

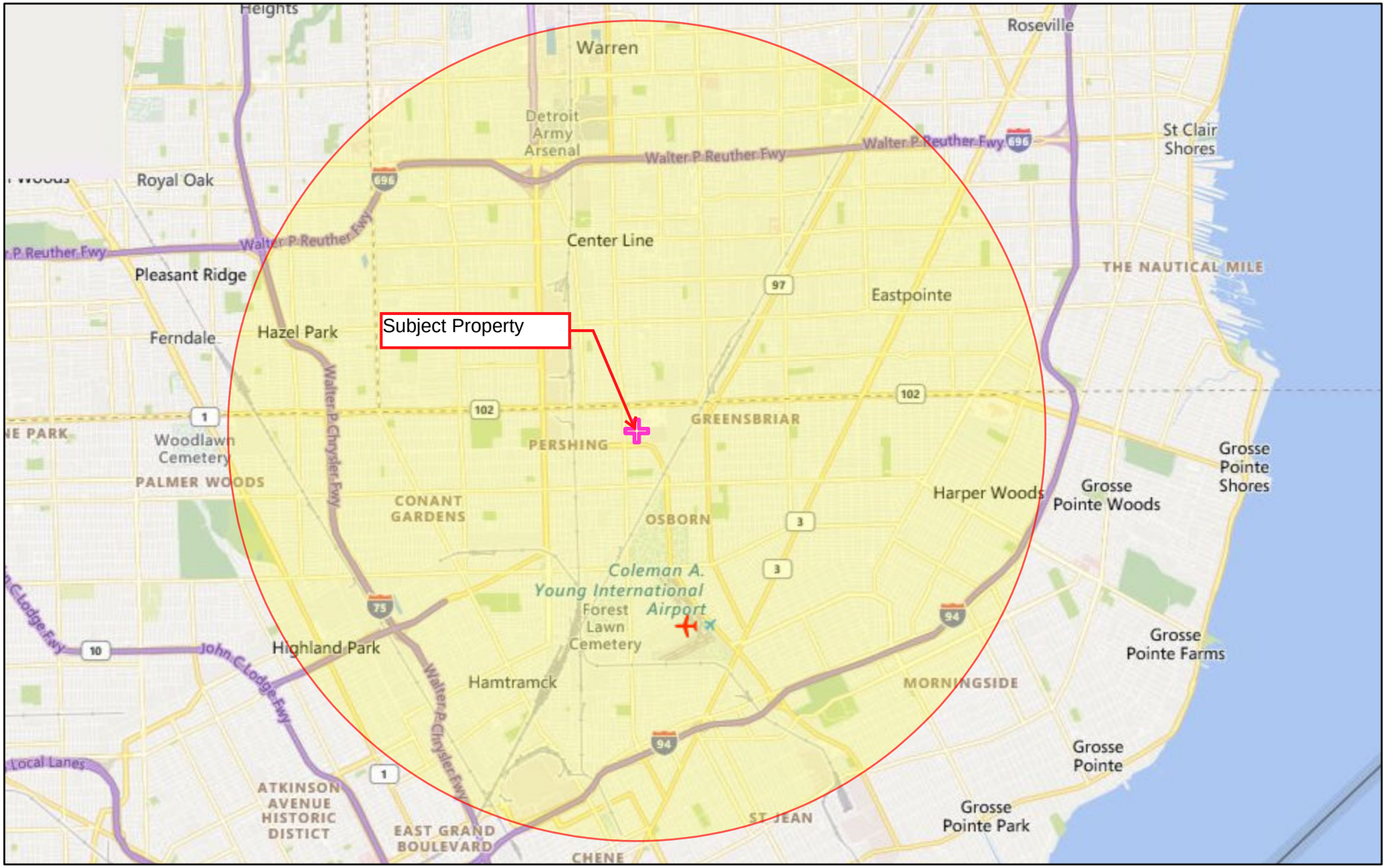
Benjamin O. Davis Veterans Village

Chris Allen

Attachment 4

PM ENVIRONMENTAL Environmental & Engineering Services

Airport Map



May 11, 2020

1:144,448

0 0.75 1.5 3 mi

0 1.5 3 6 km

Project Buffer

Airport Points

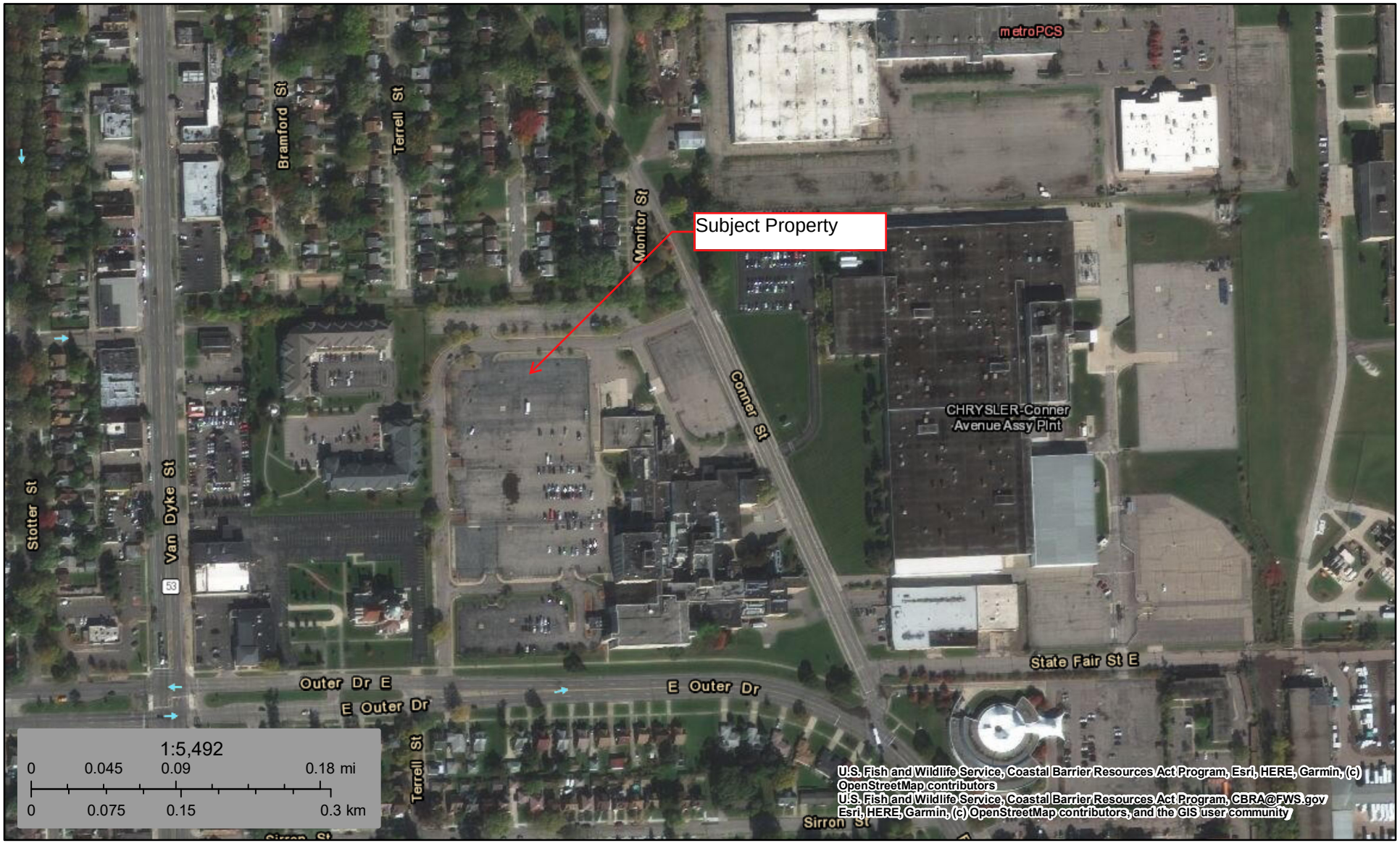
Search Result (point)

Attachment 5

PM ENVIRONMENTAL Environmental & Engineering Services

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

CBRS



May 5, 2020

CBRS Buffer Zone

System Unit

CBRS Units

Otherwise Protected Area

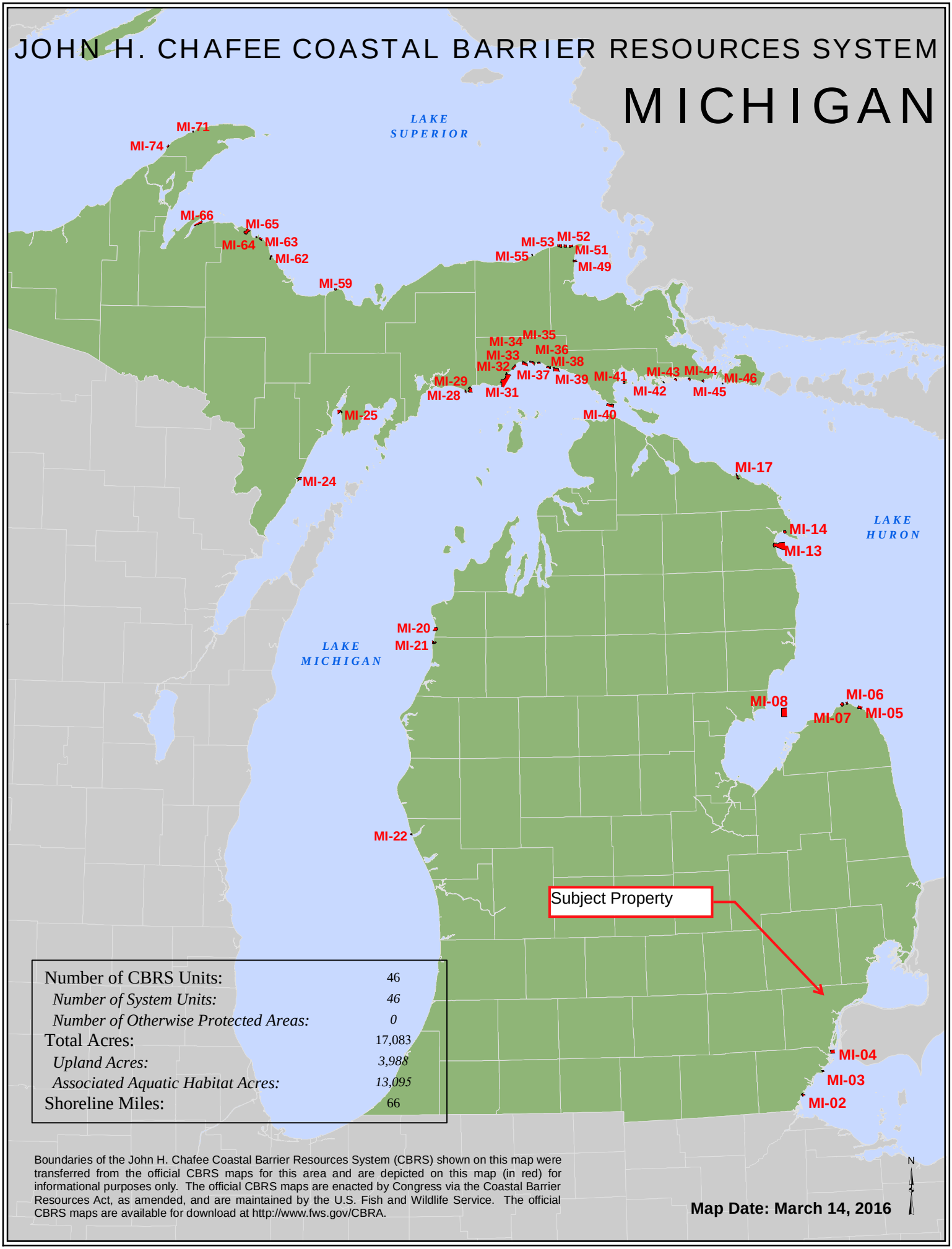
This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/cbra/maps/index.html. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (http://www.fws.gov/cbra/Determinations.html) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

MICHIGAN



Number of CBRS Units:	46
Number of System Units:	*46*
Number of Otherwise Protected Areas:	*0*
Total Acres:	17,083
Upland Acres:	*3,988*
Associated Aquatic Habitat Acres:	*13,095*
Shoreline Miles:	66

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at http://www.fws.gov/CBRA.

Map Date: March 14, 2016

Attachment 6

PM ENVIRONMENTAL Environmental & Engineering Services

National Flood Hazard Layer FIRMette

FEMA

42°26'45.75"N

83°1'29.77"W

83°0'52.32"W

42°26'19.20"N

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

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
- 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 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/5/2020 at 1:32:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment 7

PM ENVIRONMENTAL Environmental & Engineering Services

Attainment Status for the National Ambient Air Quality Standards

The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

Areas of the state that are below the NAAQS concentration level are called attainment areas. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide
- Lead
- Nitrogen Dioxide
- Particulate Matter

Non-attainment areas are those that have concentrations over the NAAQS level. Portions of the state are in non-attainment for sulfur dioxide and ozone (see map). The ozone non-attainment area is classified as marginal.

LEGEND

Sulfur Dioxide Nonattainment Area

Ozone Nonattainment Area

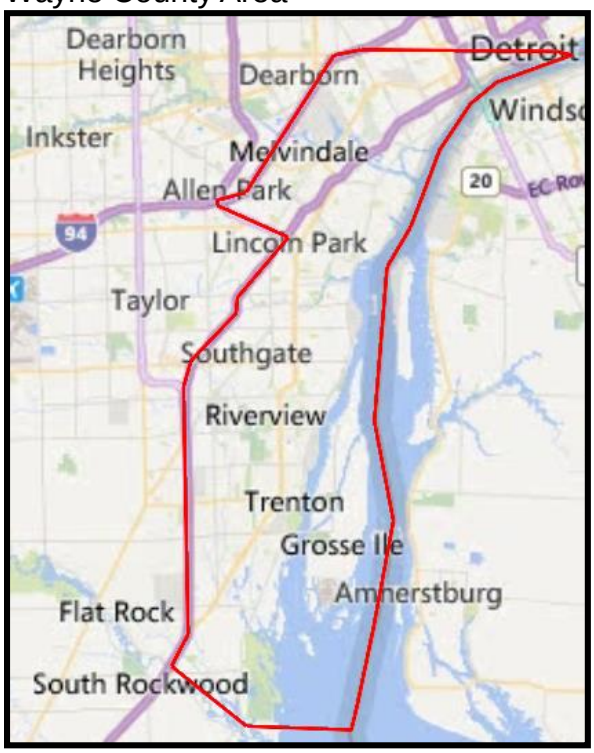
See Page 2 for close-up maps of partial county nonattainment areas

Updated July 23, 2019
Prepared by MDEQ, Air Quality Division, State Implementation Plan Unit

Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

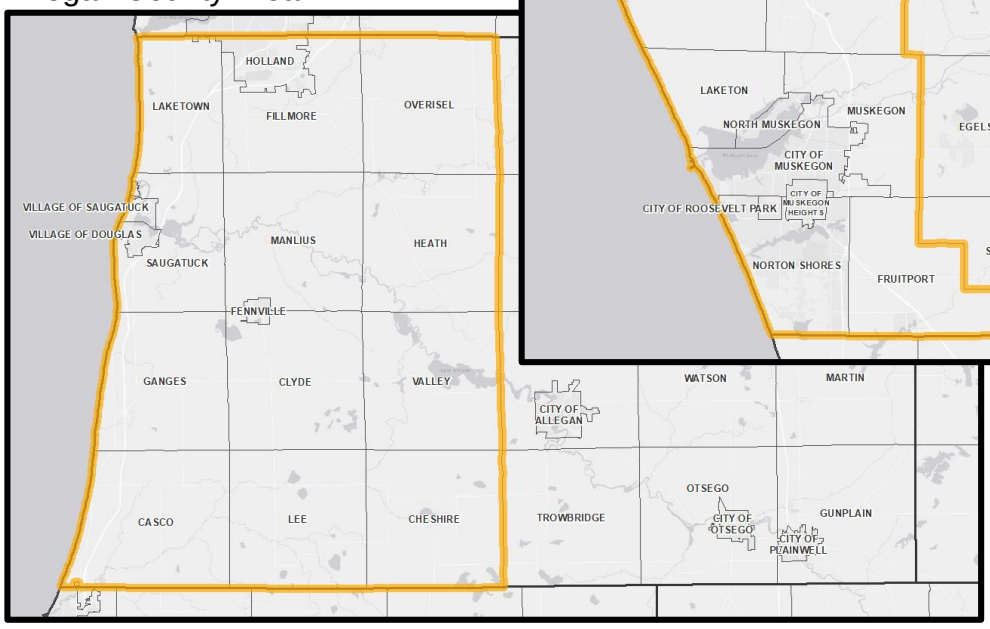
Wayne County Area

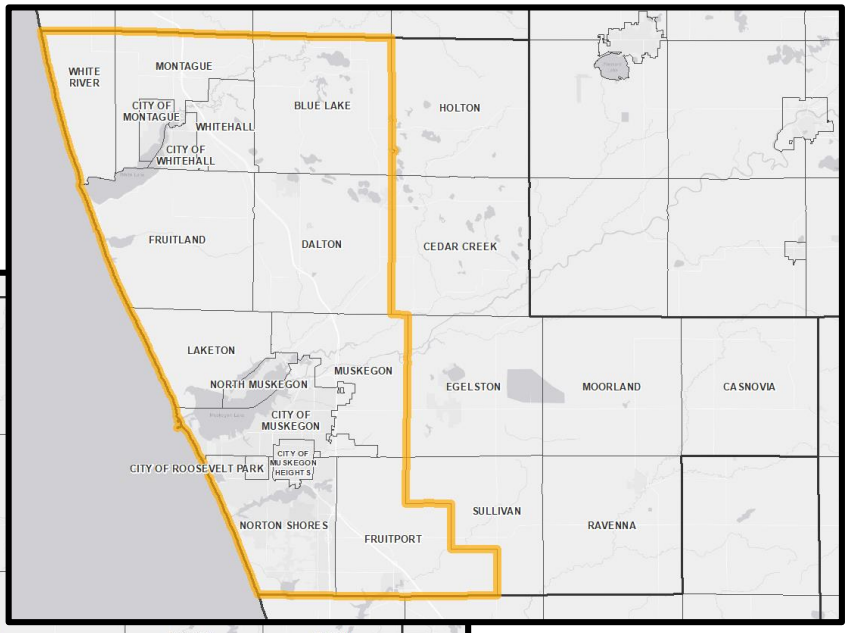


St. Clair County Area

Ozone Nonattainment Areas

Allegan County Area





Muskegon County Area

Updated July 23, 2019

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

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING

LIESL EICHLER CLARK
DIRECTOR

May 20, 2020

Ms. Mary-Margaret Miller, Staff Consultant
PM Environmental, Inc.
30060 23 Mile Road
Chesterfield Township, Michigan 48047

Dear Ms. Miller:

Subject: Benjamin O. Davis Veteran's Village Project located in the 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.

In July 2013, a portion of Wayne County was designated nonattainment for the 2010 1-hour sulfur dioxide National Ambient Air Quality Standard (NAAQS). Subsequently, on August 3, 2018, the county was designated nonattainment for the 2015 NAAQS 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 submittals 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 Benjamin O. Davis Veteran's Village project proposed to be completed with federal grant monies, including an apartment community for the homeless with preference given to veterans. The complex will consist of one three-story apartment building made up of 50 one-bedroom apartments, a community room, dining room, kitchen, resident lounge, barber shop, exercise room, and outdoor patio. The project site is currently vacant and bounded to the south by Outer Drive, to the west by Van Dyke, to the north by Eight Mile Road, and to the east by Conner Street and located on the east side of Detroit, Michigan. When completed the building will be situated on the northern edge of the Conner Creek Health Care campus and the address will be 4777 Outer Drive East, Detroit, Michigan. Project construction is expected to commence in the summer of 2020 and is expected to be completed in Autumn 2021.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTGY 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.

The size, scope, and duration of the Benjamin O. Davis Veteran's Village project proposed 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 517-284-6737; BukowskiB@Michigan.gov; or EGLE, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

Breanna Bukowski
Environmental Quality Analyst
EGLE · Air Quality Division

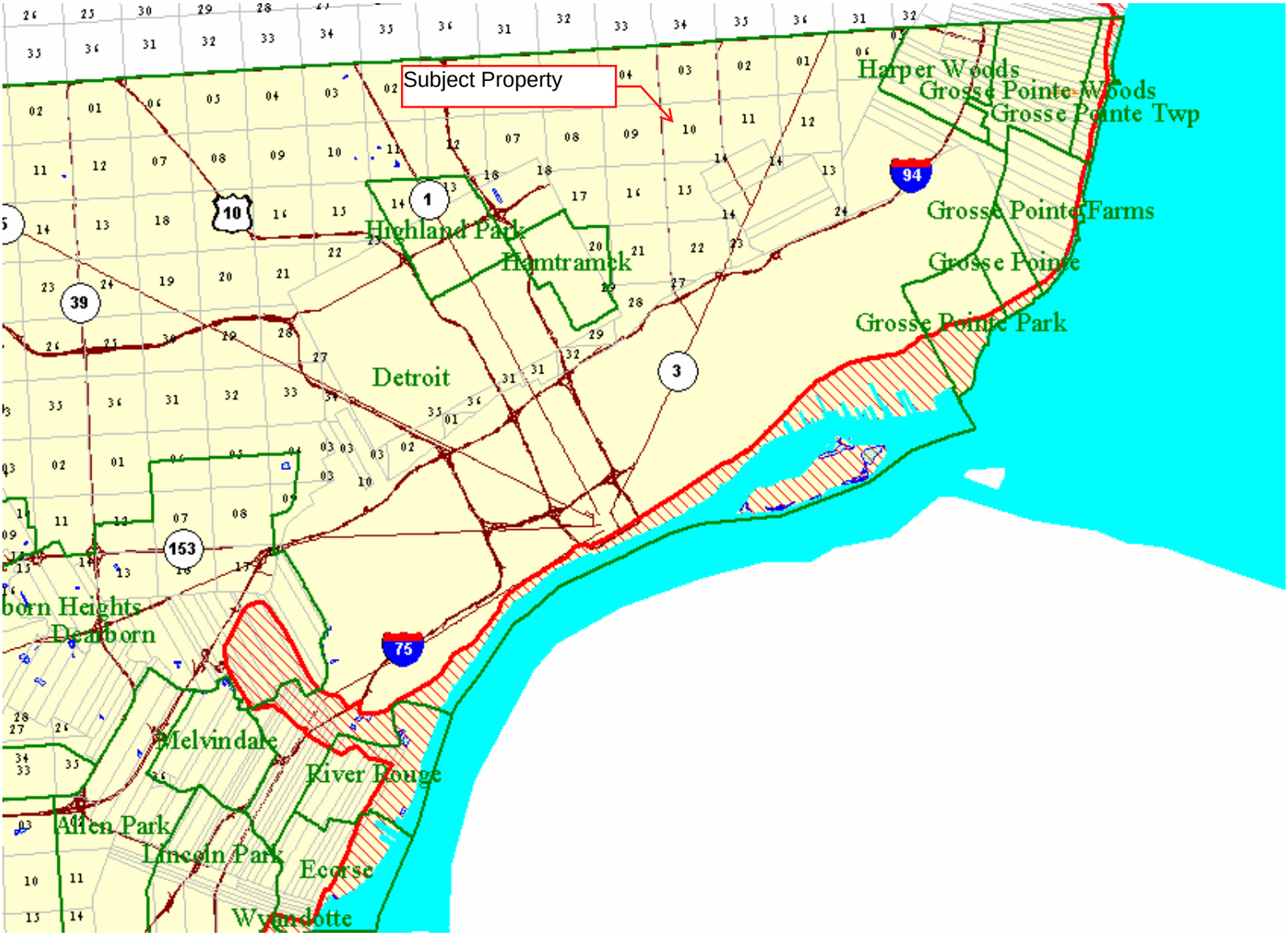
cc: Mr. Michael Leslie, USEPA Region 5
Ms. Carmen E. Reverón-Rondón, U.S. Department of Housing and Urban Development

Attachment 8

PM ENVIRONMENTAL Environmental & Engineering Services

Wayne County
Grosse Point Township, Grosse Point Woods, Grosse Point Farms
Grosse Point, Grosse Point Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, andT2S R12E
River Rouge, T2S R11E

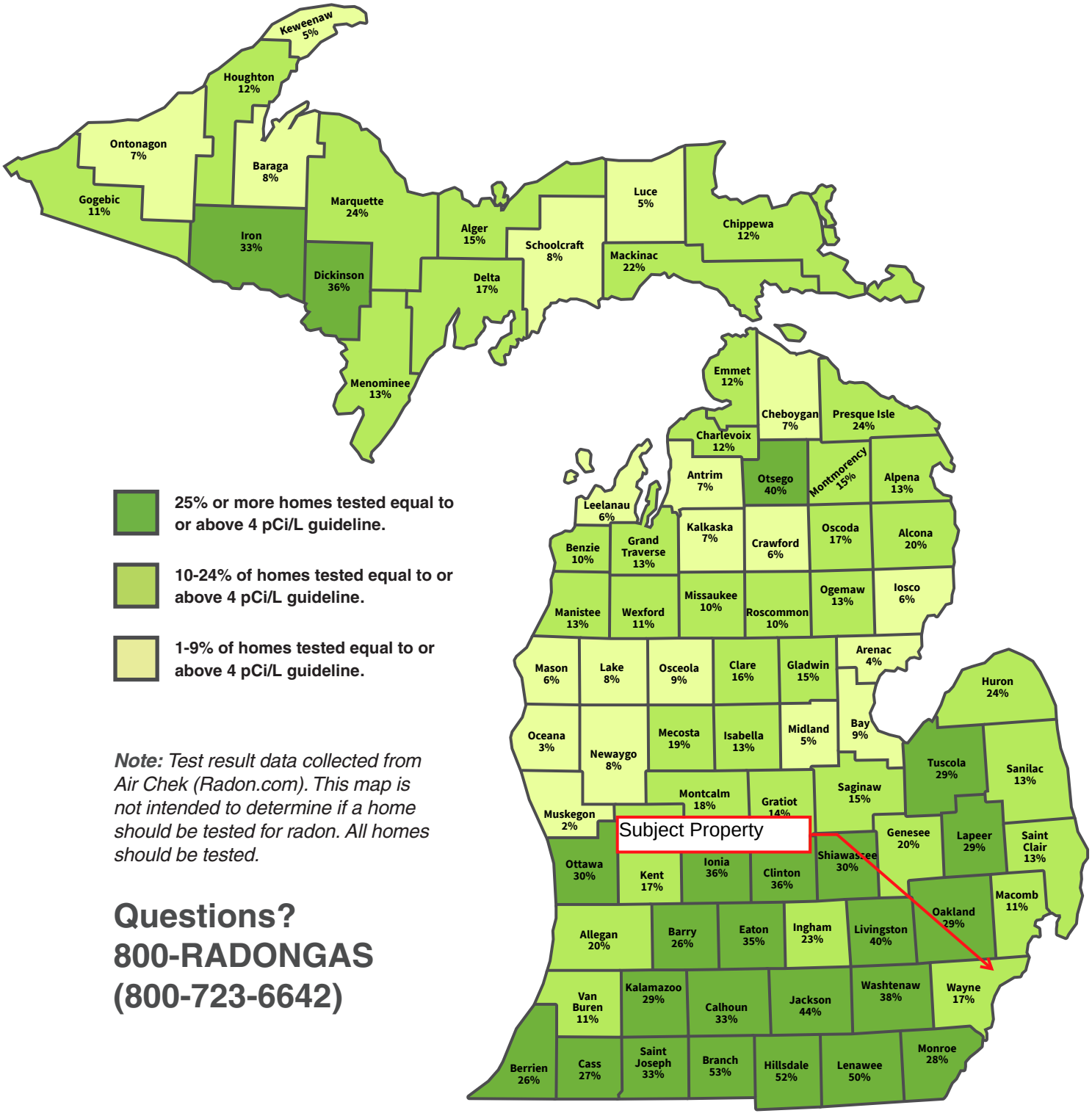
The heavy red line is the ***Coastal Zone Management Boundary***
The red hatched area is the ***Coastal Zone Management Area***.



Attachment 9

PM ENVIRONMENTAL Environmental & Engineering Services

Percentage of Elevated Radon Test Results by County



25% or more homes tested equal to or above 4 pCi/L guideline.

10-24% of homes tested equal to or above 4 pCi/L guideline.

1-9% of homes tested equal to or above 4 pCi/L guideline.

Note: *Test result data collected from Air Chek (Radon.com). This map is not intended to determine if a home should be tested for radon. All homes should be tested.*

Questions?
800-RADONGAS
(800-723-6642)

EGLE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

800-662-9278 | Michigan.gov/radon

12/2019

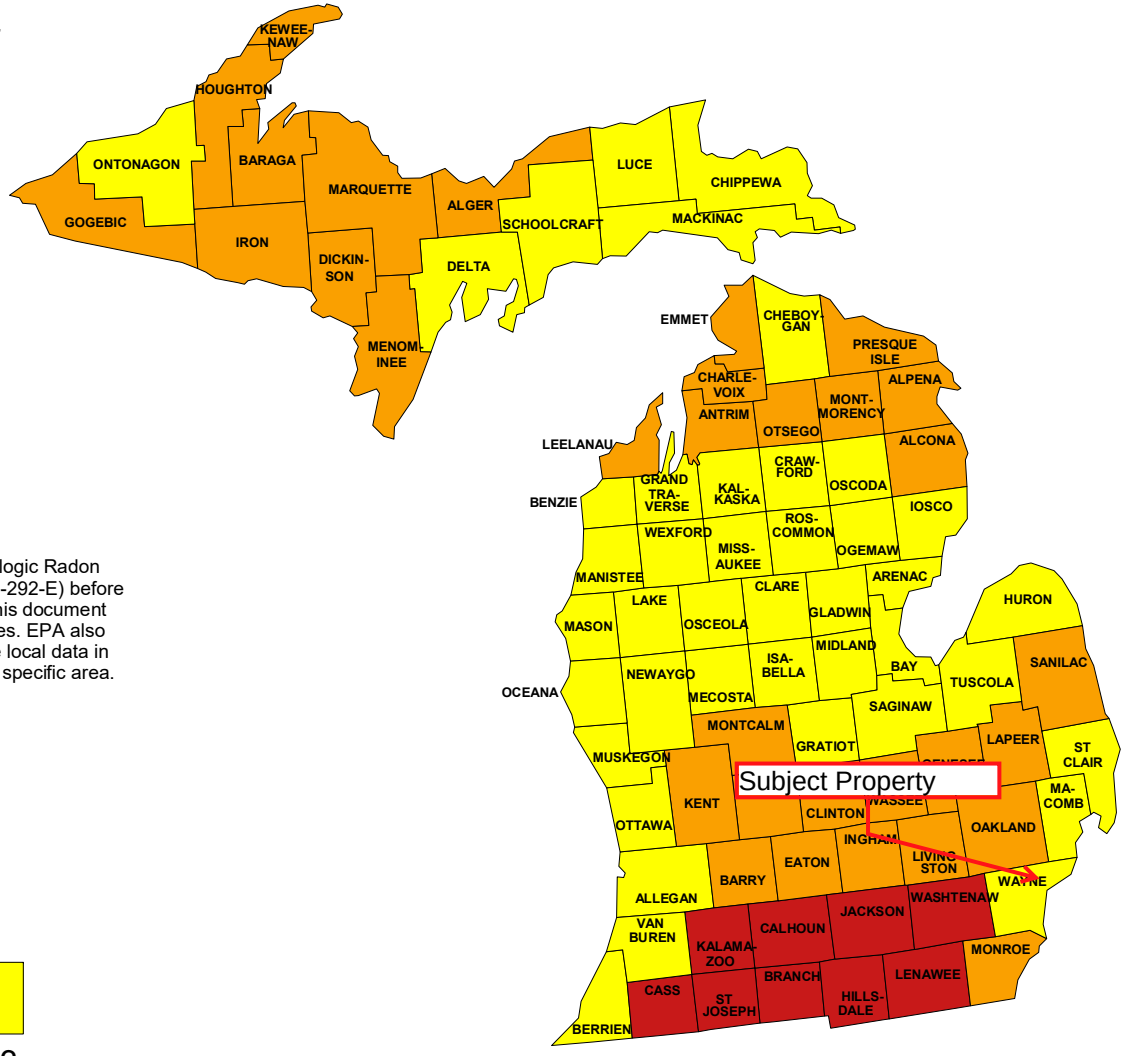
MICHIGAN - EPA Map of Radon Zones

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.

Zone 1 Zone 2 Zone 3

Attachment 10

PM ENVIRONMENTAL Environmental & Engineering Services

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Wayne County, Michigan

Local office

Michigan Ecological Services Field Office

(517) 351-2555
(517) 351-1443

2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360

http://www.fws.gov/midwest/endangered/section7/s7process/step1.html

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

Indiana Bat Myotis sodalis — Endangered

There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/5949

Northern Long-eared Bat Myotis septentrionalis — Threatened

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9045

Birds

NAME	STATUS

Piping Plover Charadrius melodus — Endangered

There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/6039

Red Knot Calidris canutus rufa — Threatened

This species only needs to be considered if the following condition applies:

- Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1864

Reptiles

NAME	STATUS

Eastern Massasauga (=rattlesnake) Sistrurus catenatus — Threatened

This species only needs to be considered if the following condition applies:

- All Projects: Project is Within EMR Range

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2202

Clams

NAME	STATUS

Northern Riffleshell Epioblasma torulosa rangiana — Endangered

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/527

Flowering Plants

NAME	STATUS

Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/601

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that

week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

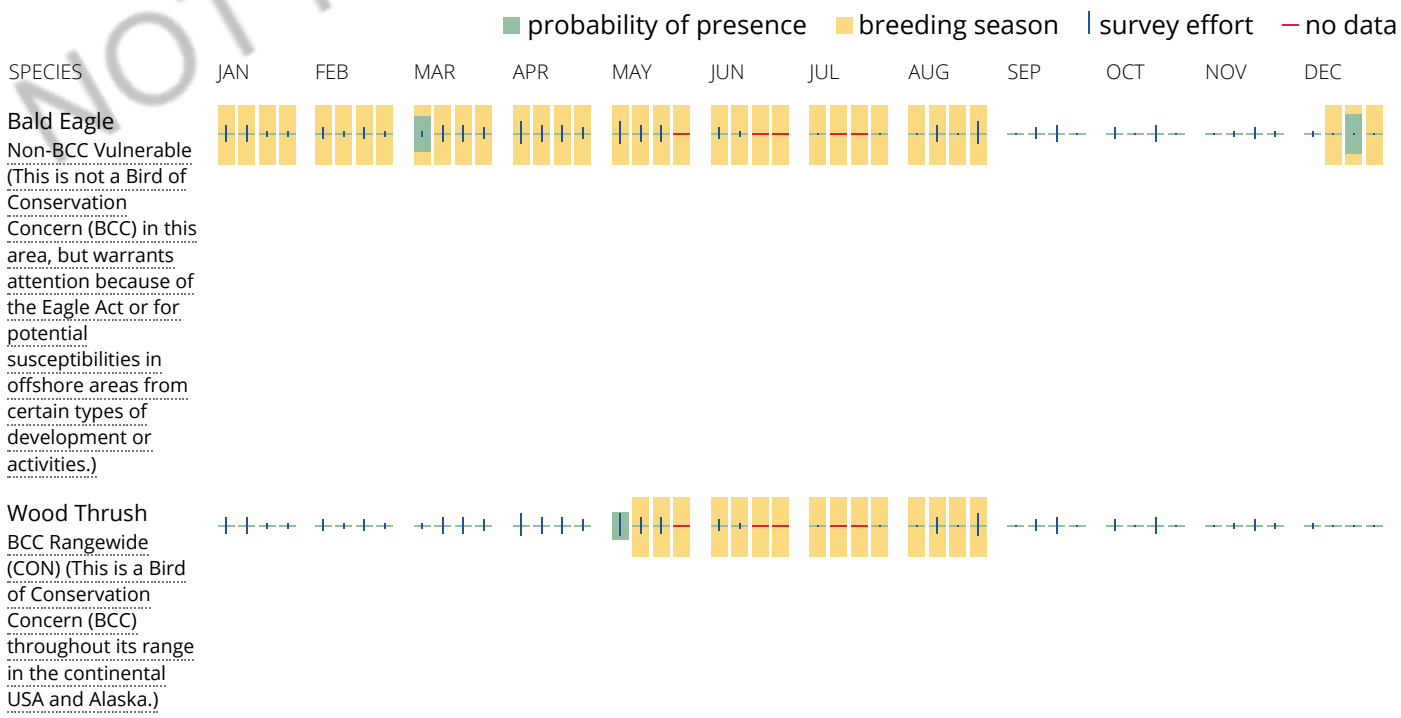
Breeding Season (▬)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

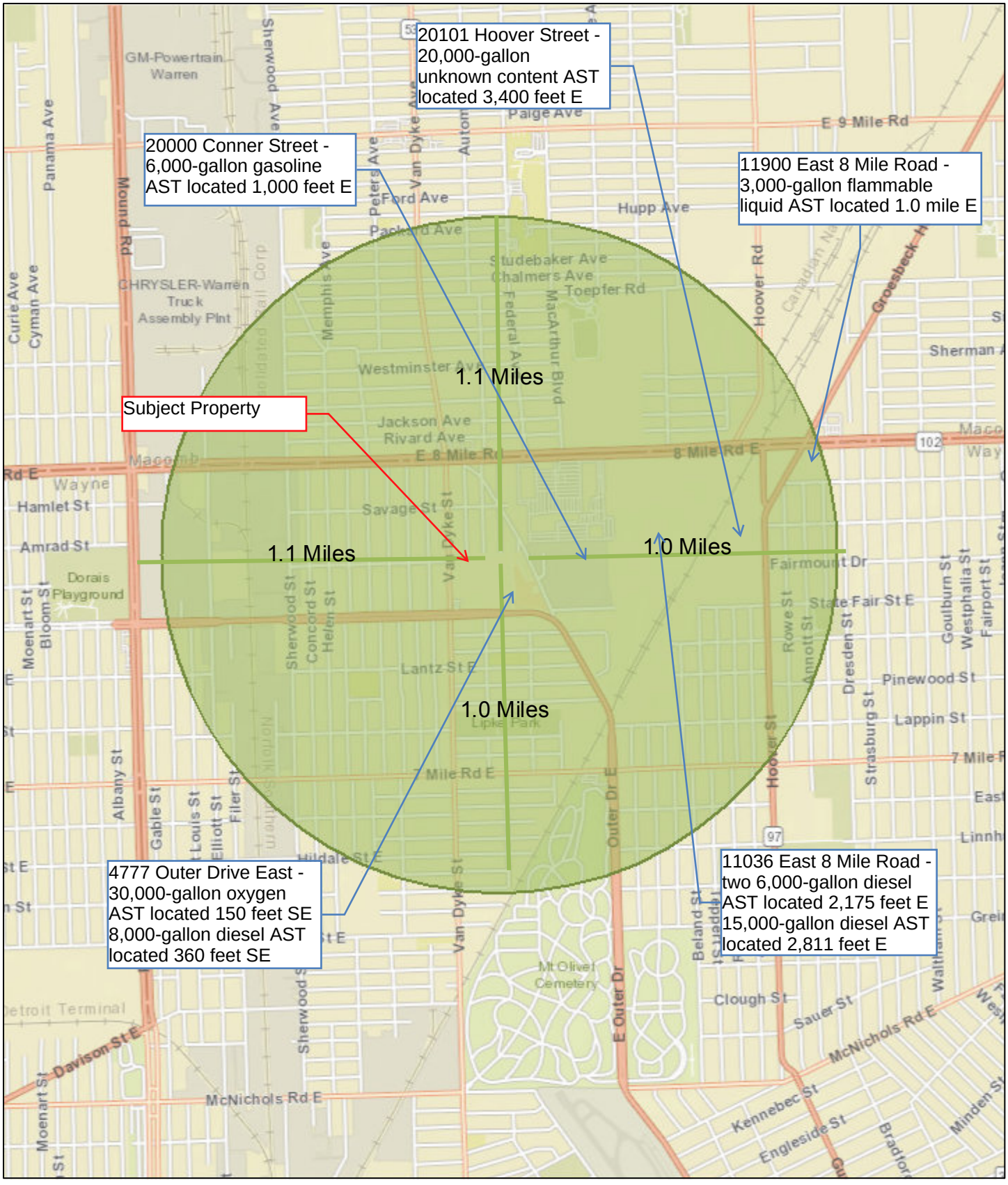
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Attachment 11

PM ENVIRONMENTAL Environmental & Engineering Services

Blast Map



May 5, 2020

1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

CONNER CREEK HEALTH CENTER

4777 E. Outer Dr.
Detroit, Michigan

48234

313.369.5800

January 5, 2021

Daniel Lince
Environmental Manager
Michigan State Housing Development Authority
735 E. Michigan Ave.
Lansing, MI 48912.

Re: Benjamin O. Davis Vet. Village Oxygen tank remediation

Mr Lince,

Regarding the tank remediation, the existing 6000 Gallon Oxygen tank located on the Conner Creek Center site is leased legacy equipment dating back to when the facility was St. Johns Northeast Hospital. At that time the facility was classified and functioned as a Short-Term Acute Care Hospital. The facility was constructed as a full service 400 beds hospital, with a surgery center, maternity ward, and Trauma Emergency Room. The current programs operating in the facility are focused on behavioral health and substance use disorder recovery, as well as some community service organizations. The resident/patient demand for oxygen by the current programs is almost none and the oxygen tank has not seen any usage since prior to 2018.

The tank was tested, certified, and filled in April 2020 as part of Conner Creek's preparedness as an emergency relief center during the early months of the COVID 19 crisis. To date Conner Creek Center has not had to be activated as an emergency relief site, and with the implementation of the vaccines we anticipate being able to fully stand down from our current state of readiness by late in the second quarter 2021. At that time PraxAir will drain the tank of liquid Oxygen and remove the tank and controls from the pad on our site as there is no other demand for oxygen at the facility. If required, I can request PraxAir provide a written copy of their internal decommissioning procedure.

If you have any further questions, please feel free to contact me.

Very truly yours,

CONNER CREEK CENTER, LLC

Andrew G. McLemore, Sr.
Member-Manager
(313) 434-3100

Hospital,
Medical, Office
Space
&
Property
Management

4777 Outer Drive East
30,000-gallon oxygen AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	30000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	1140.69
ASD for Thermal Radiation for Buildings (ASDBPU)	242.26
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using **Ask A Question (/ask-a-question/my-question/)**. Enter "Environmental Review" in the "My question is related to" field.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

4777 Outer Drive East
8,000-gallon diesel AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	8000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	657.70
ASD for Thermal Radiation for Buildings (ASDBPU)	131.49
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

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- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

11036 East 8 Mile Road
6,000-gallon diesel ASTs (2)

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	6000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	

ASD for Thermal Radiation for People (ASDPPU)	583.42
ASD for Thermal Radiation for Buildings (ASDBPU)	115.12
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

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Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

11036 East 8 Mile Road
15,000-gallon diesel AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	15000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	

ASD for Thermal Radiation for People (ASDPPU)	854.59
ASD for Thermal Radiation for Buildings (ASDBPU)	175.84
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

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Related Information

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- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

11900 East 8 Mile Road
3,000-gallon flammable liquid AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	3000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	314.95

ASD for Thermal Radiation for People (ASDPPU)	437.09
ASD for Thermal Radiation for Buildings (ASDBPU)	83.56
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

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- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

20000 Conner Street
6,000-gallon gasoline AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	6000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	583.42
ASD for Thermal Radiation for Buildings (ASDBPU)	115.12
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

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- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

20101 Hoover Street
20,000-gallon unknown content AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☑ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	20000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	963.41
ASD for Thermal Radiation for Buildings (ASDBPU)	200.85
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

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- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Attachment 12

PM ENVIRONMENTAL Environmental & Engineering Services

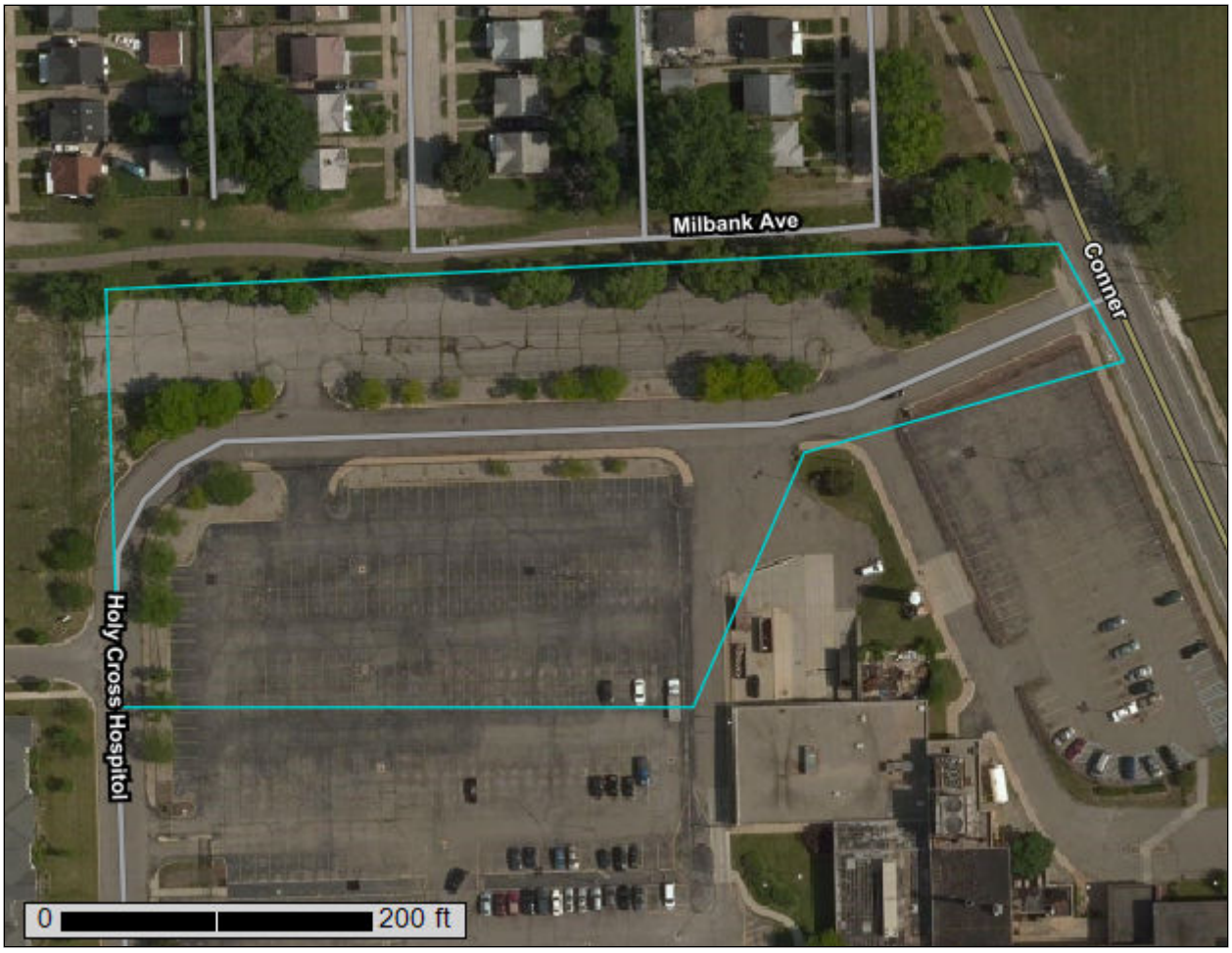
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Wayne County, Michigan



May 5, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,100 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

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

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 5, Sep 16, 2019

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
ColucA	Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes	0.0	1.1%
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	0.2	5.7%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	3.0	93.2%
Totals for Area of Interest		**3.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Wayne County, Michigan

ColucA—Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2v14n
Elevation: 570 to 630 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Colwood, human transported surface, and similar soils: 60 percent
Urban land: 35 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood, Human Transported Surface

Setting

Landform: Till-floored lake plains, nearshore zones (relict)
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bgb - 12 to 35 inches: silty clay loam
C - 35 to 65 inches: silt loam
2Cd - 65 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 56 to 70 inches to densic material
Natural drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 24 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 42 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water storage in profile: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Ecological site: Lake Plain Flats (F099XY007MI)

Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Anthroportic udorthents, dense substratum

Percent of map unit: 3 percent
Landform: Till-floored lake plains, nearshore zones (relict)
Down-slope shape: Linear
Across-slope shape: Linear, convex, concave
Hydric soil rating: No

Kibbie, human transported surface

Percent of map unit: 2 percent
Landform: Till-floored lake plains, nearshore zones (relict)
Down-slope shape: Linear
Across-slope shape: Linear, concave
Hydric soil rating: No

ShbubB—Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2v13q
Elevation: 570 to 670 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Shebeon, human transported surface, and similar soils: 40 percent
Urban land: 35 percent
Avoca, human transported surface, and similar soils: 15 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shebeon, Human Transported Surface

Setting

Landform: Water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over loamy lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 27 inches: loam
BC - 27 to 31 inches: clay loam
C - 31 to 55 inches: clay loam
Cd - 55 to 80 inches: loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 51 to 65 inches to densic material
Natural drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 33 to 47 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C
Ecological site: Lake Plain Flats (F099XY007MI)
Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Avoca, Human Transported Surface

Setting

Landform: Water-lain moraines, wave-worked till plains

Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Sandy and loamy human-transported material over sandy glaciolacustrine deposits over loamy lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: sandy loam
Ab - 12 to 18 inches: sand
Bwb - 18 to 31 inches: sand
2Cg - 31 to 49 inches: clay loam
2Cd - 49 to 80 inches: loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 37 to 64 inches to densic material
Natural drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 19 to 46 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water storage in profile: Low (about 5.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C
Ecological site: Warm Moist Sandy Depression (F099XY003MI)
Hydric soil rating: No

Minor Components

Parkhill, human transported surface

Percent of map unit: 5 percent
Landform: Water-lain moraines, wave-worked till plains
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave
Across-slope shape: Convex, linear
Hydric soil rating: No

Midtown

Percent of map unit: 3 percent
Landform: Water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Belleville, human transported surface

Percent of map unit: 2 percent
Landform: Water-lain moraines, wave-worked till plains
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave

Across-slope shape: Linear, convex
Hydric soil rating: No

UrbarB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsx
Elevation: 560 to 720 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Riverfront, dense substratum, and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Riverfront, Dense Substratum

Setting

Landform: Water-lain moraines, deltas, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Linear, convex
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu1 - 6 to 16 inches: very artifactual sandy loam
^Cu2 - 16 to 46 inches: gravelly-artifactual loam
^Cu3 - 46 to 68 inches: very artifactual loam

2Cd - 68 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 56 to 78 inches to densic material
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 28 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: B
Ecological site: Lake Plain Flats (F099XY007MI)
Hydric soil rating: No

Minor Components

Riverfront, dense substratum, steep

Percent of map unit: 1 percent
Landform: Wave-worked till plains, water-lain moraines, deltas
Down-slope shape: Linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report
Map—Farmland Classification

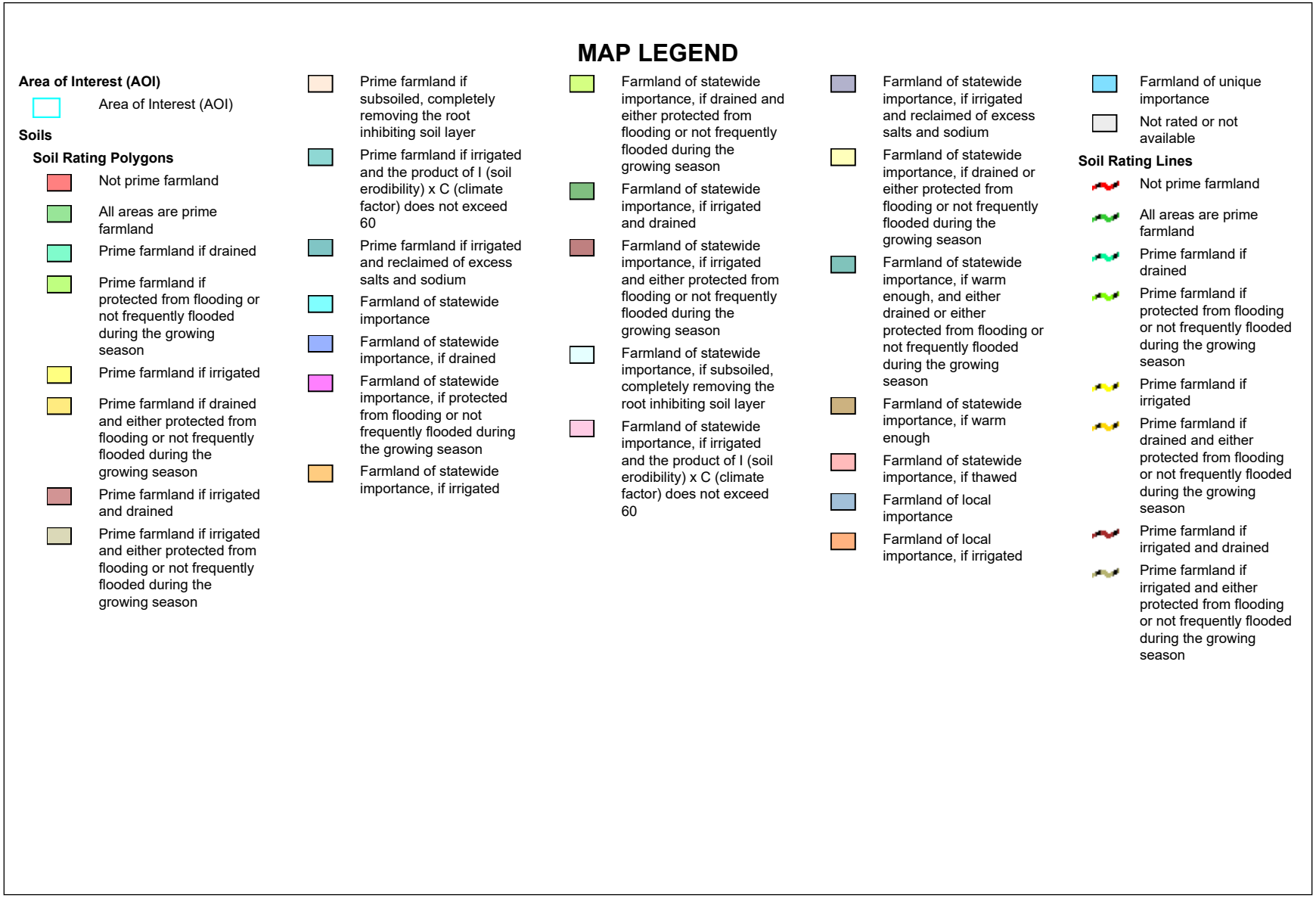
Map Scale: 1:1,100 if printed on A landscape (11" x 8.5") sheet.

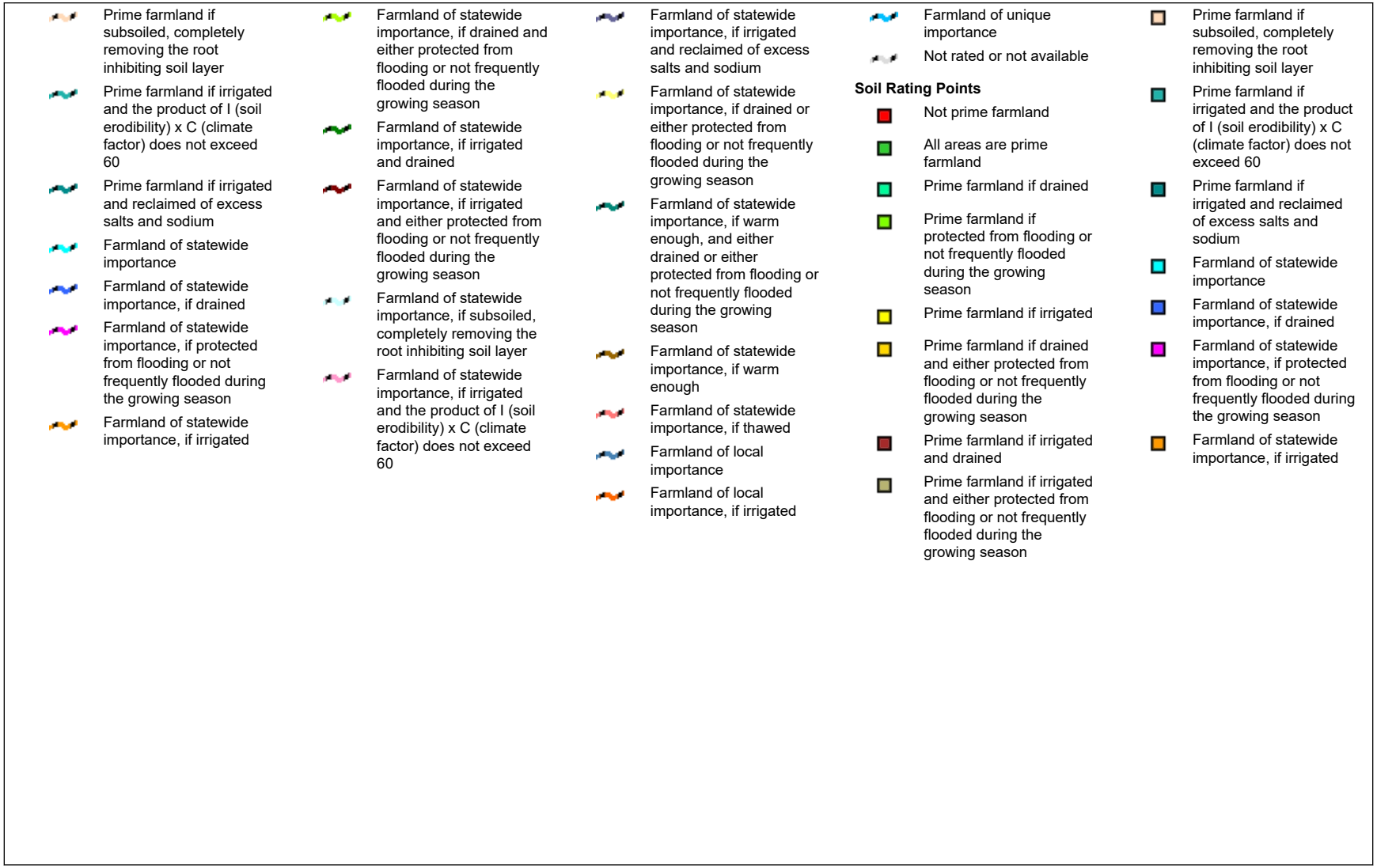
N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

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


MAP LEGEND
Area of Interest (AOI)
Area of Interest (AOI)
Soils
Soil Rating Polygons
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Lines
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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 5, Sep 16, 2019

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.

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ColucA	Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes	Not prime farmland	0.0	1.1%
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	Not prime farmland	0.2	5.7%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	Not prime farmland	3.0	93.2%
Totals for Area of Interest			**3.2**	**100.0%**

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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Attachment 13

PM ENVIRONMENTAL Environmental & Engineering Services

Housing and Revitalization Department
CITY OF DETROIT

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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

August 27, 2020

Megan Zidar
PM Environmental
4080 West Eleven Mile Road
Berkley, Michigan 48072

RE: **Section 106 Review of the Detroit Housing Commission Project Based Voucher-Funded Benjamin O. Davis Veterans Village Project Located at 4777 East Outer Drive in the City of Detroit, Wayne County, Michigan**

Dear Ms. Zidar,

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 June 29, 2020 by PM Environmental, we have concurred with their recommendation that the Saint Lazarus Serbian Orthodox Church (4575 Outer Drive East) is eligible of listing in the National Register of Historic Places (NRHP) and is located with the Area of Potential Effects (APE) for this project. However, we disagree with the determination that the 20030 Conner Street is not eligible for listing on the NRHP. Upon completing additional research, the Conner Center property is an excellent, intact example of industrial architecture done in the International Style. The building also has historical associations with the automotive industry in Detroit, being the former location of the Campion Spark Plug Company-Ceramic Division. Therefore, we recommend this building as eligible for listing in the NRHP under Criterion A and C.

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 ½-acre and will include ground disturbing activities. A report was submitted to the SHPO for review electronically on August 5, 2020. In an email dated August 25, 2020, the SHPO Archaeologist determined the following:

"Thank you for the opportunity to review the Benjamin O. Davis Veterans Village Project. We show no previously reported archaeological sites or surveys in or near the project area. Based on the information provided for review, we have no known or expected archaeological concerns."

Housing and Revitalization Department

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

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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 condition was 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 Preservation Specialist by phone at (313) 224-1508 or email at rschumak@detroitmi.gov. Please reference the project name and the Section 106 identification number in all communications with this office.

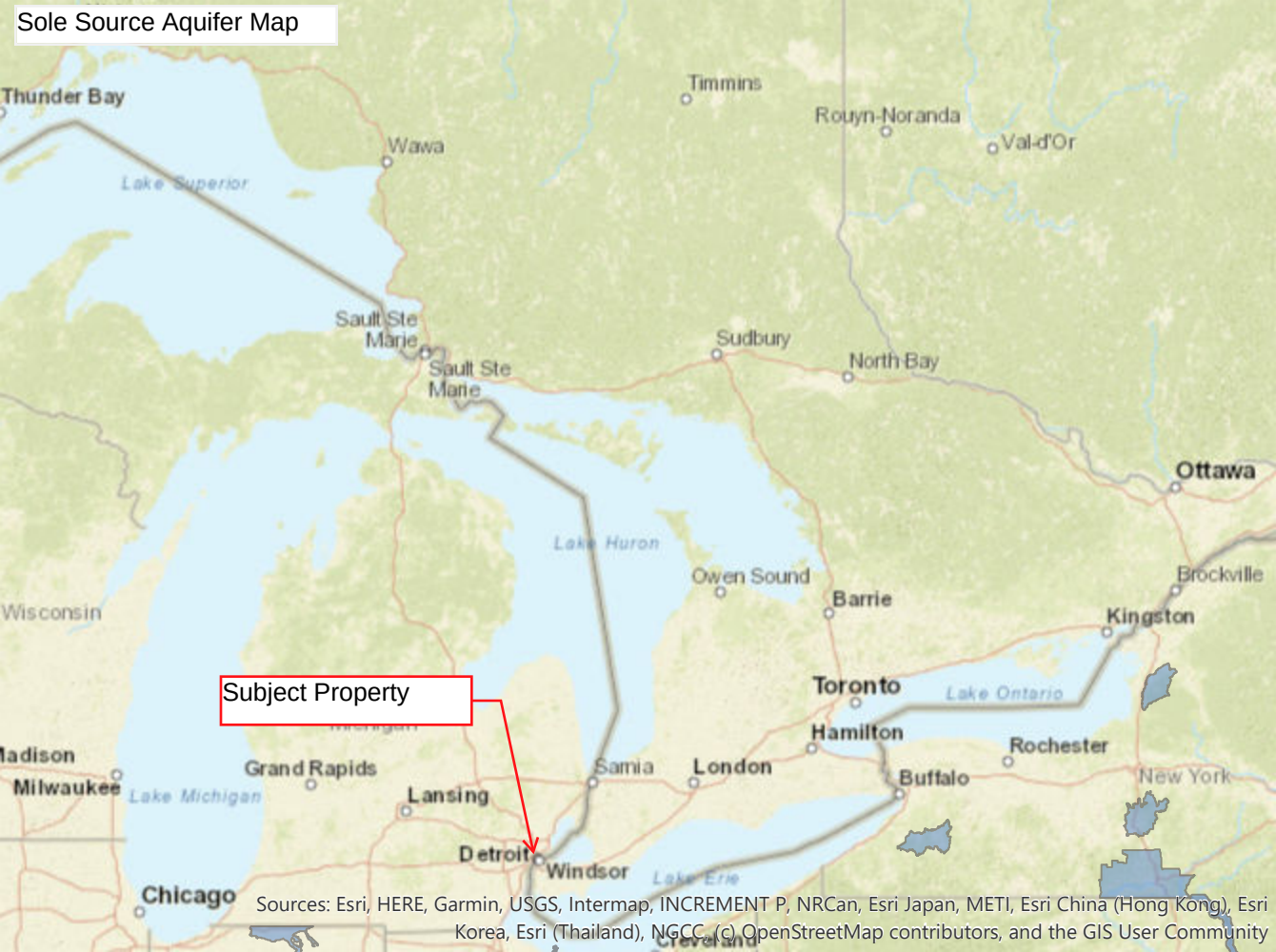
Sincerely,

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

Cc: File
Penny Dwoinen, HRD
Kim Siegel, HRD
Tiffany Rakotz, HRD

Attachment 14

PM ENVIRONMENTAL Environmental & Engineering Services

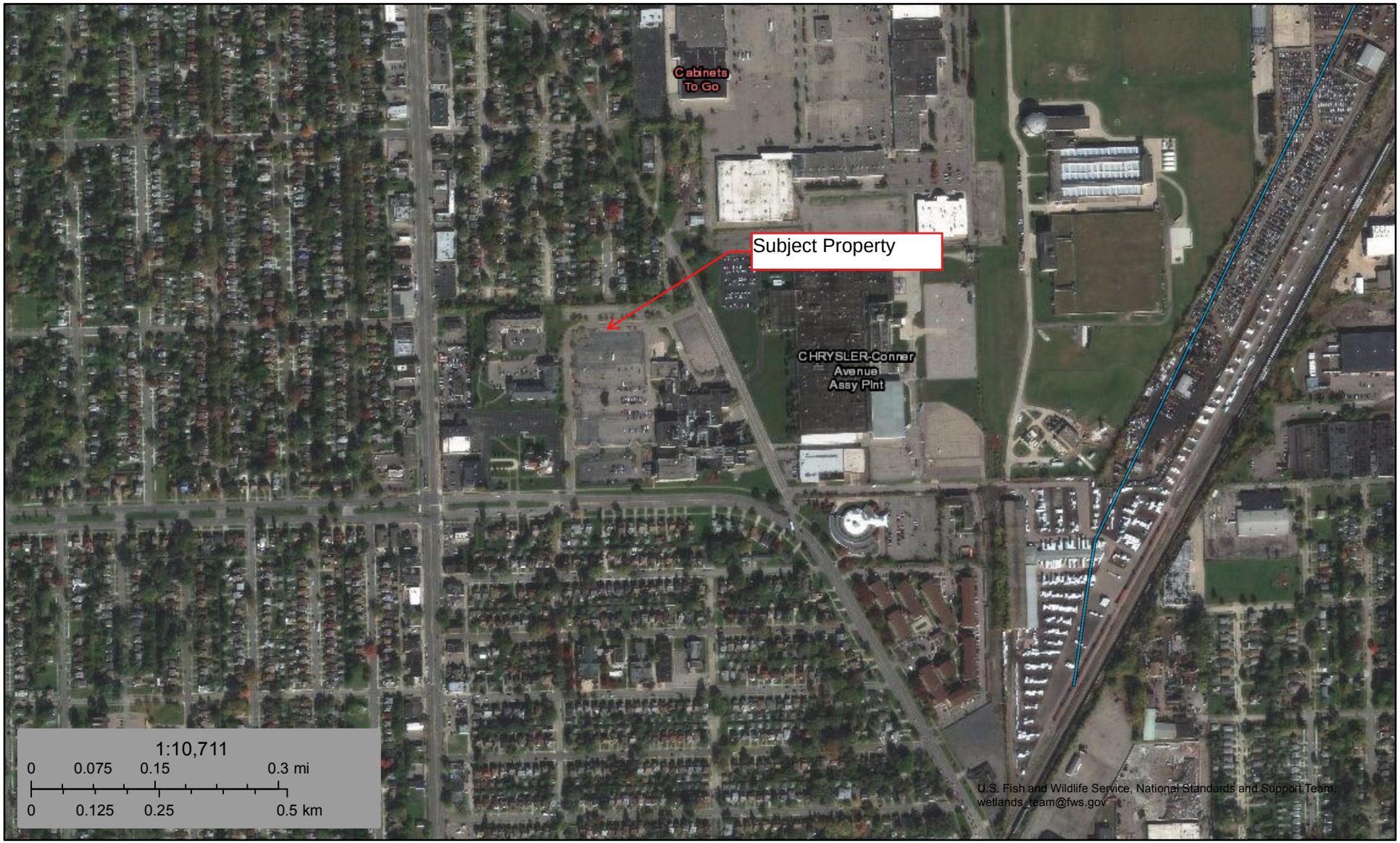

Sole Source Aquifer Map
Thunder Bay
Timmins
Rouyn-Noranda
Val-d'Or
Wawa
Lake Superior
Sault Ste Marie
Sudbury
North Bay
Sault Ste Marie
Ottawa
Lake Huron
Owen Sound
Barrie
Brockville
Kingston
Wisconsin
Subject Property
Toronto
Lake Ontario
Hamilton
Rochester
Madison
Grand Rapids
Samia
London
Buffalo
New York
Milwaukee
Lake Michigan
Lansing
Detroit
Windsor
Lake Erie
Chicago
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Attachment 15

PM ENVIRONMENTAL Environmental & Engineering Services

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



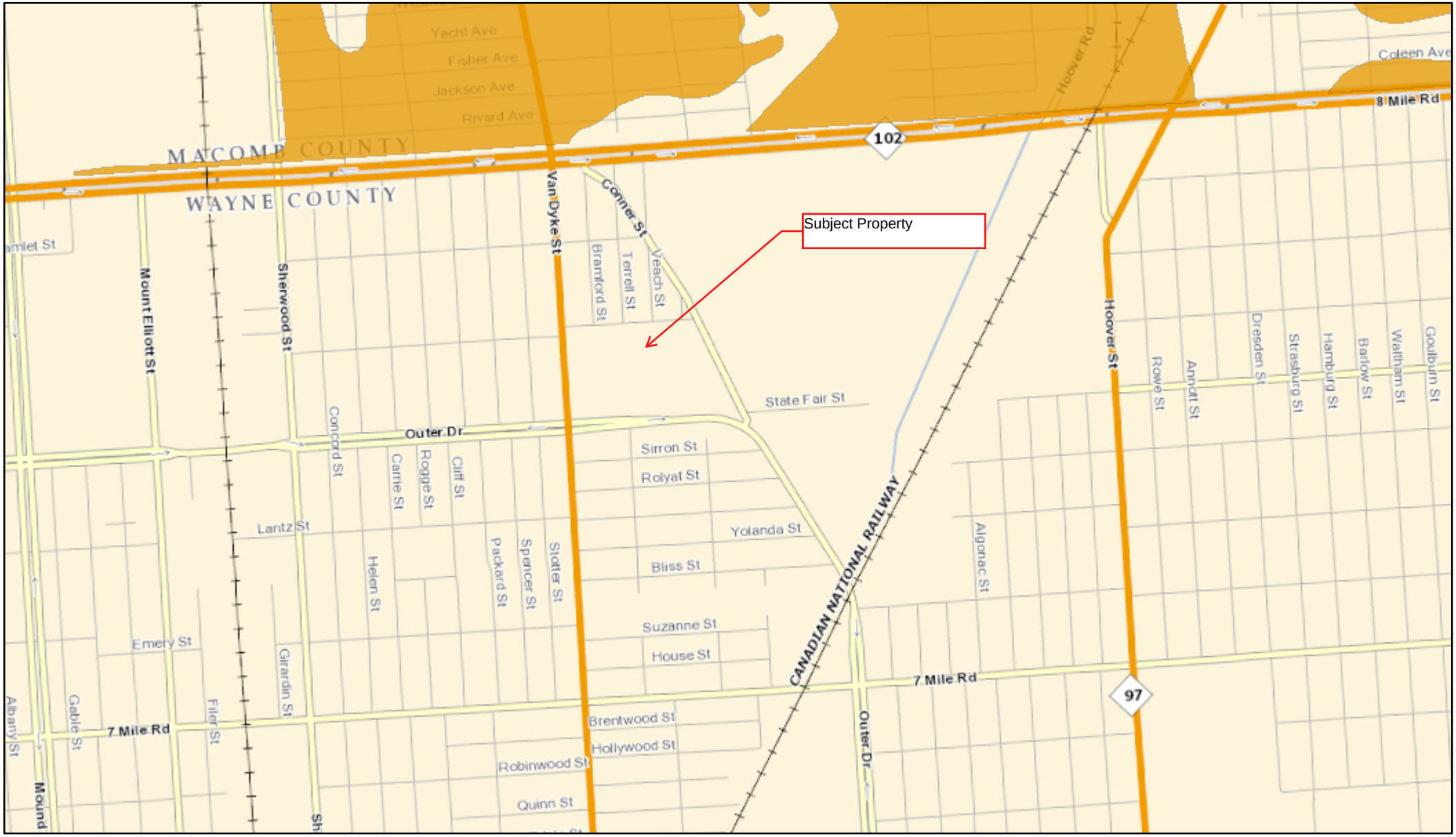
May 5, 2020

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.

Wetlands Map Viewer



June 4, 2020

Part 303 Final Wetlands Inventory

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

1:15,287

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

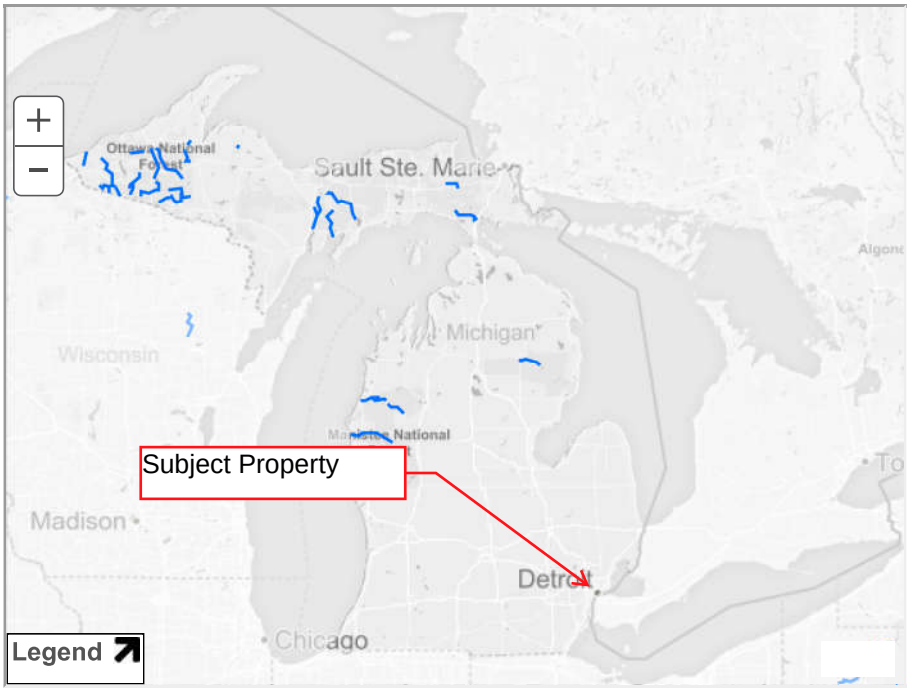
Attachment 16

PM ENVIRONMENTAL Environmental & Engineering Services

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.

Wild and Scenic Rivers Map



+ View larger map

Choose A State ▾ Go

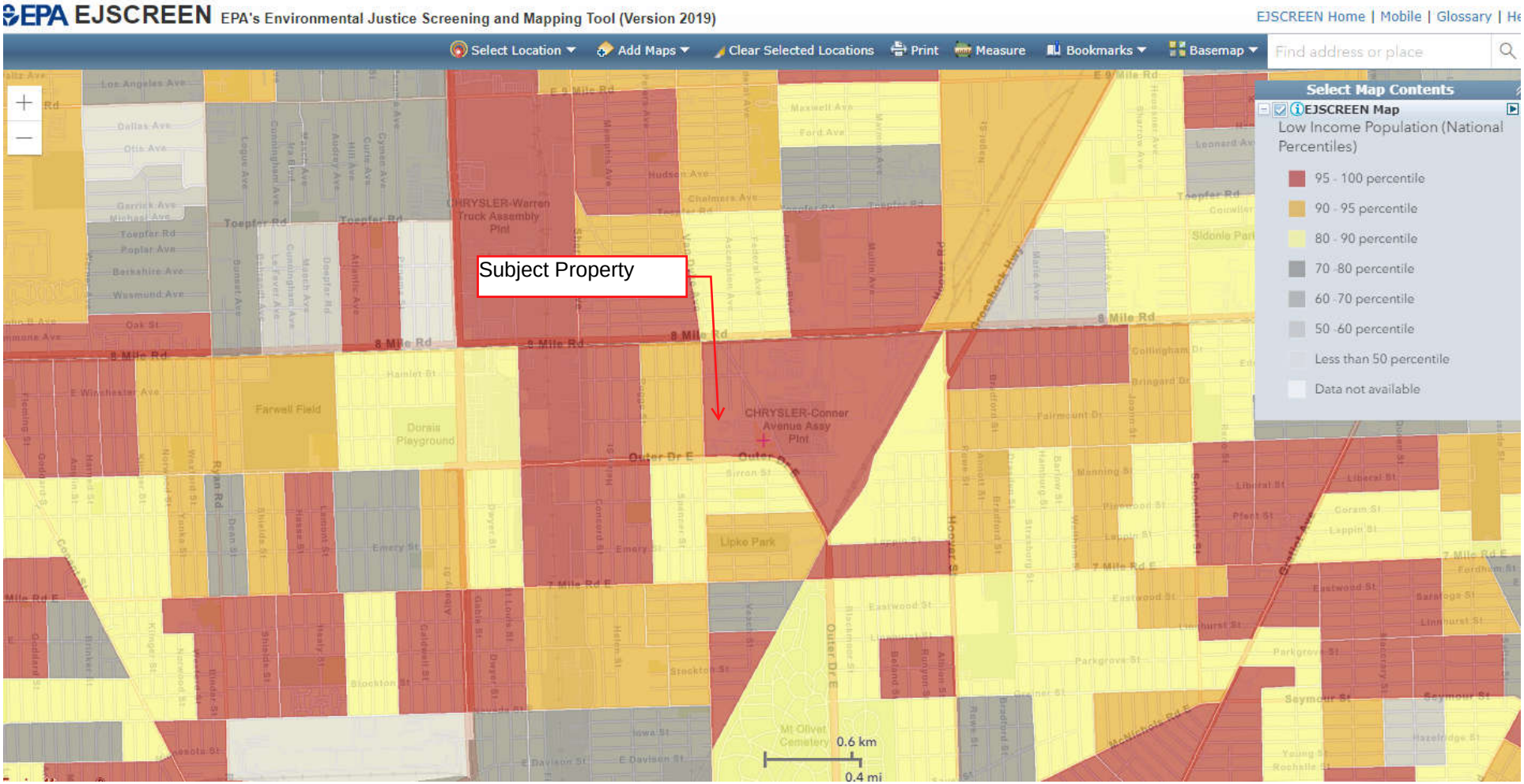
Choose A River ▾ Go

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

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

Attachment 17

PM ENVIRONMENTAL Environmental & Engineering Services


EPA EJSCREEN
EPA's Environmental Justice Screening and Mapping Tool (Version 2019)
EJSCREEN Home | Mobile | Glossary | He
Select Location
Add Maps
Clear Selected Locations
Print
Measure
Bookmarks
Basemap
Find address or place
Subject Property
CHRYSLER-Warren Truck Assembly Plnt
CHRYSLER-Conner Avenue Assy Plnt
8 Mile Rd
Farwell Field
Dorsia Playground
Lipke Park
Mt Olivet Cemetery
0.6 km
0.4 mi
Select Map Contents
EJSCREEN Map
Low Income Population (National Percentiles)
95 - 100 percentile
90 - 95 percentile
80 - 90 percentile
70 - 80 percentile
60 - 70 percentile
50 - 60 percentile
Less than 50 percentile
Data not available

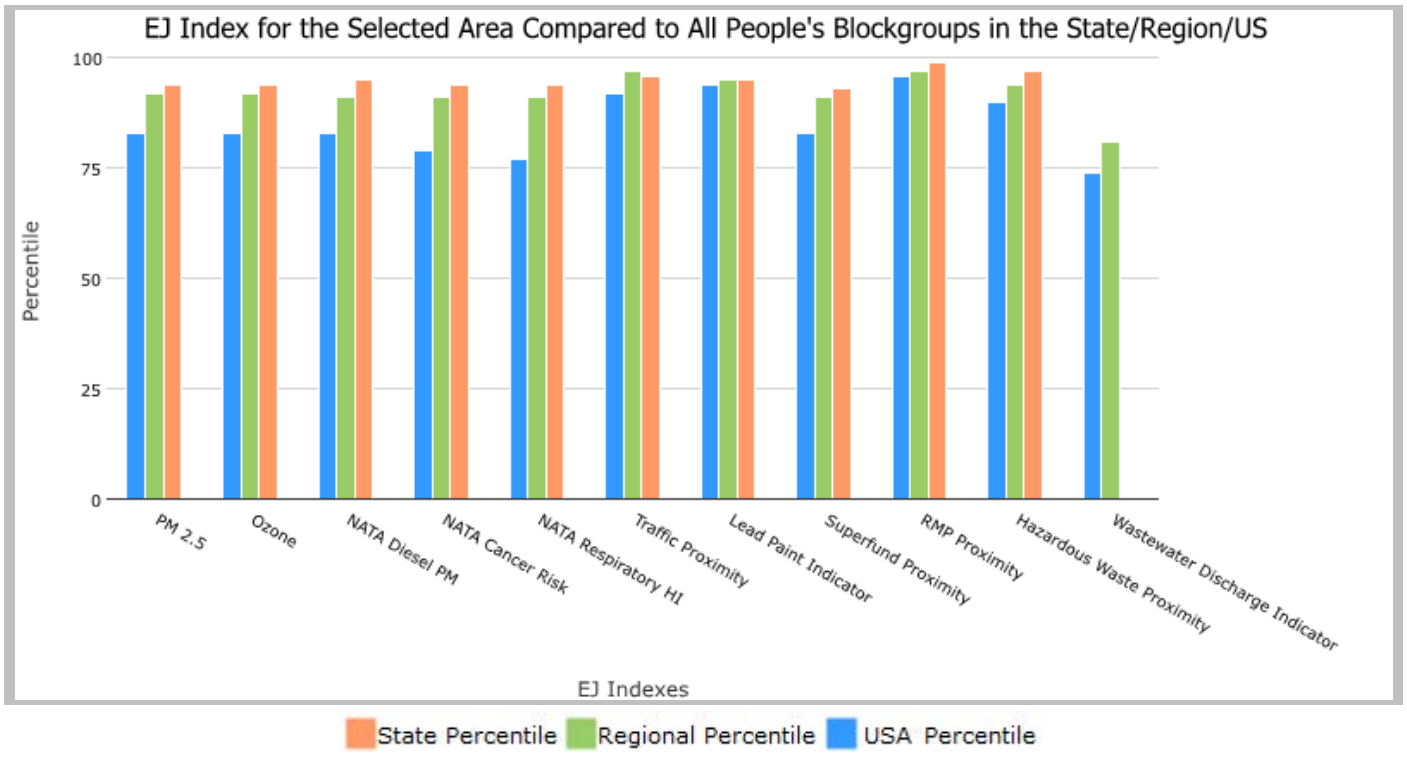
EJSCREEN Report (Version 2019)

1 miles Ring Centered at 42.443634,-83.021521, MICHIGAN, EPA Region 5

Approximate Population: 14,505

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	94	92	83
EJ Index for Ozone	94	92	83
EJ Index for NATA* Diesel PM	95	91	83
EJ Index for NATA* Air Toxics Cancer Risk	94	91	79
EJ Index for NATA* Respiratory Hazard Index	94	91	77
EJ Index for Traffic Proximity and Volume	96	97	92
EJ Index for Lead Paint Indicator	95	95	94
EJ Index for Superfund Proximity	93	91	83
EJ Index for RMP Proximity	99	97	96
EJ Index for Hazardous Waste Proximity	97	94	90
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.

EJSCREEN Report (Version 2019)

1 miles Ring Centered at 42.443634,-83.021521, MICHIGAN, EPA Region 5

Approximate Population: 14,505

Input Area (sq. miles): 3.14

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJSCREEN Report (Version 2019)

1 miles Ring Centered at 42.443634,-83.021521, MICHIGAN, EPA Region 5

Approximate Population: 14,505

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m^3)	9.57	8.56	87	8.63	82	8.3	82
Ozone (ppb)	46	44	92	43.4	85	43	73
NATA* Diesel PM (µg/m^3)	0.588	0.338	87	0.446	70-80th	0.479	70-80th
NATA* Cancer Risk (lifetime risk per million)	30	24	93	26	70-80th	32	<50th
NATA* Respiratory Hazard Index	0.36	0.29	87	0.34	60-70th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	1800	660	90	530	93	750	89
Lead Paint Indicator (% Pre-1960 Housing)	0.83	0.38	88	0.38	90	0.28	94
Superfund Proximity (site count/km distance)	0.089	0.15	63	0.13	66	0.13	62
RMP Proximity (facility count/km distance)	3.6	0.53	99	0.82	96	0.74	97
Hazardous Waste Proximity (facility count/km distance)	3.7	1	94	1.5	88	4	86
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0	0.23	N/A	0.82	28	14	37
Demographic Indicators							
Demographic Index	77%	29%	94	28%	95	36%	93
Minority Population	84%	25%	92	25%	92	39%	86
Low Income Population	69%	33%	92	31%	93	33%	93
Linguistically Isolated Population	1%	2%	67	2%	62	4%	47
Population With Less Than High School Education	21%	10%	90	10%	87	13%	79
Population Under 5 years of age	10%	6%	90	6%	88	6%	86
Population over 64 years of age	10%	16%	21	15%	25	15%	29

* 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

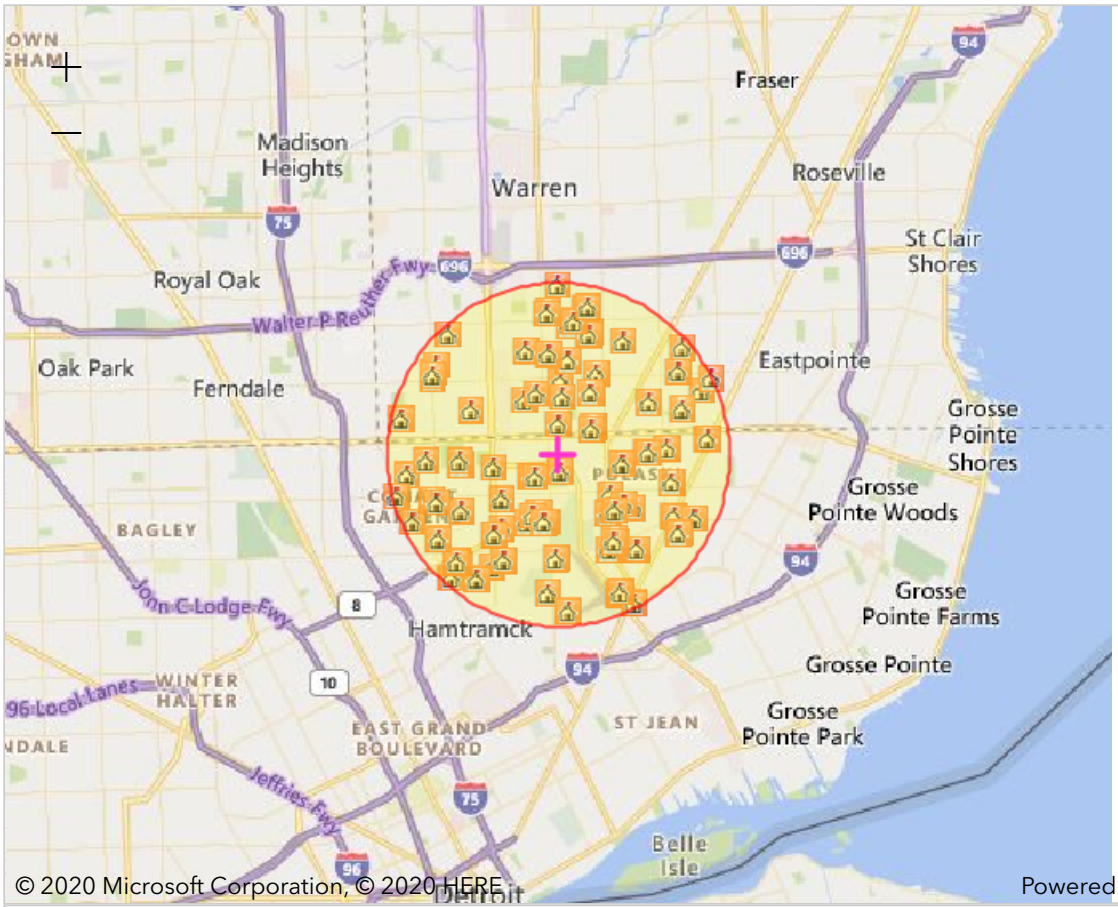
Attachment 18

PM ENVIRONMENTAL Environmental & Engineering Services

NEPAssist

Home (https://www.epa.gov/nepa/nepassist) | Help (help/NEPAssistHelp.pdf)

US Environmental Protection Agency (//www.epa.gov)



Report question: *Within 0.5 miles of a school?* yes

Modify question by entering a new buffer distance and unit for the selected study area:

3 miles Submit

Features within Study Area

Features found: 99

Name	Distance	Units
Dove Academy of Detroit	.29	miles
Ascension School	.53	miles
Marion Law Elementary School	.56	miles
Law School	.60	miles
Fannie Richards Elementary School	.60	miles
Macomb Park Center	.74	miles
Macomb Park School	.79	miles
Lincoln School	1.01	miles
Grant School	1.06	miles
Groesbeck School	1.12	miles
Pulaski School	1.13	miles
Harding School	1.14	miles
Osborn High School	1.14	miles
Cornerstone School--Nevada Primary School	1.15	miles
East Bethlehem School	1.16	miles
M L Winans Academy of Performing Arts	1.19	miles
Marvin L Winans Academy of Performing Arts	1.21	miles
Max Thompson for Elementary School	1.22	miles
Thompson School	1.23	miles
Saint Louis the King School	1.26	miles
Lincoln High School	1.28	miles

Cornerstone School and Nevada Primary School	1.30	miles
Cornerstone Nevada Middle School	1.30	miles
Brenda Scott Middle School	1.34	miles
New Osborn Middle School	1.39	miles
Von Steuben School	1.44	miles
Saint Raymond School	1.55	miles
Washington School	1.56	miles
Genesis School	1.58	miles
Fleming School	1.60	miles
Pierce School	1.63	miles
Little School	1.65	miles
Mound Park School	1.72	miles
Farwell Junior High School	1.73	miles
Van Zile School	1.74	miles
Our Lady of Good Counsel School	1.76	miles
Trinity School	1.77	miles
Mound Correctional Facility School	1.79	miles
Academy of Fine and Performing Arts East	1.81	miles
Holy Name School	1.81	miles
Carl T Rowan Community Elementary School	1.82	miles
Fine and Performing Arts Academy East	1.82	miles
McKinley School	1.84	miles
Timbuktu Academy of Science and Technology	1.84	miles
Academy of Excellence	1.88	miles
Miller School	1.90	miles
Trix School	1.91	miles
Atkinson School	1.97	miles
Richard School	2.05	miles
Al-Ikhlas Training Academy	2.09	miles
Wilkins School	2.15	miles
John F Kennedy Elementary for School	2.16	miles
Kennedy School	2.21	miles
Kramer School	2.26	miles
Transfiguration School	2.28	miles
Detroit High School for Technology	2.29	miles
Walcott Junior High School	2.29	miles
Assumption School	2.30	miles
Warrendale School	2.32	miles
Saint Bartholomew School	2.32	miles
Kramer Center	2.35	miles
Pershing High School	2.35	miles
Lynch School	2.43	miles
Saint Clement Catholic High School	2.48	miles
MAAT Imhotep Technical Academy	2.52	miles
Saint Clements School	2.53	miles
Robinson School	2.53	miles
Saint Leonards School	2.55	miles
Ryan Correctional Facility School	2.56	miles
Commonwealth Community Development Academy	2.57	miles
Neigebaur School	2.57	miles
Commonwealth Elementary Academy	2.58	miles
Saint Augustine School	2.60	miles
Mound Park Elementary School	2.60	miles
P D Chatterton Middle School	2.60	miles
Neigebaur Early Childhood Center	2.60	miles
Bart Alternative Education Center	2.60	miles
Fitzgerald Senior High School	2.60	miles
White School	2.60	miles
Peck School	2.61	miles
Fitzgerald High School	2.62	miles
Eastside Nursery School	2.63	miles
Dove Academy of Detroit	2.63	miles
Mount Calvary School	2.63	miles
May V Peck Elementary School	2.64	miles
Saint Mark School	2.66	miles
De La Salle School	2.66	miles
Mason School	2.68	miles
Davis AerospaceTechnical High School	2.74	miles
Crescentwood School	2.75	miles
Corpus Christi School	2.81	miles

Schofield School	2.83	miles
Cleveland School	2.85	miles
Ladd Center School	2.86	miles
Roosevelt School	2.87	miles
Saint Davids High School	2.92	miles
W L Bonner Christian Academy	2.93	miles
Center Line High School	2.97	miles
Oakwood Junior High School	3.00	miles

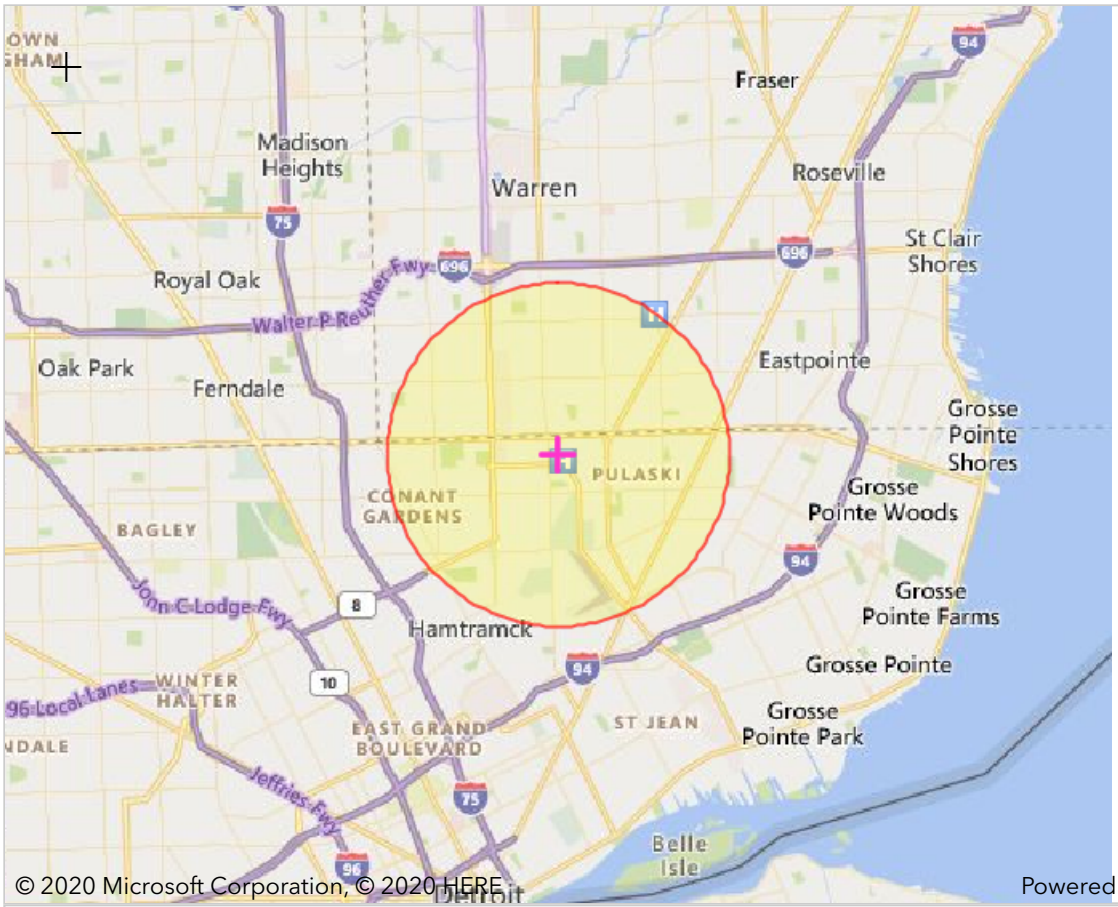
Attachment 19

PM ENVIRONMENTAL Environmental & Engineering Services

NEPAssist

Home (https://www.epa.gov/nepa/nepassist) | Help (help/NEPAssistHelp.pdf)

US Environmental Protection Agency (//www.epa.gov)



Report question: ***Within 0.5 miles of a hospital?*** **yes**

Modify question by entering a new buffer distance and unit for the selected study area:

3 miles Submit

Features within Study Area

Features found: 5

Name	Distance	Units
Triumph Hospital - Detroit	.13	miles
Saint John Northeast Community Hospital	.13	miles
Kindred Hospital - Detroit	.14	miles
Henry Ford Macomb Hospital - Warren Campus	2.97	miles
Bi - County Community Hospital	2.99	miles