

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

**Project Information**

**Project Name:** Mapleridge-Housing-Project

**HEROS Number:** 900000010284472

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

**RE Preparer:** Kim Siegel

**State / Local Identifier:** Detroit, Michigan

**Certifying Officer:** Julie Schneider, Director

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

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** Multiple , Detroit, MI

**Additional Location Information:**  
13623-27, 13731-33, and 13737-41 Mapleridge Street

**Direct Comments to:**

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

The proposed project consists of the major rehabilitation of 3 blighted and abandoned, residential duplex buildings located at 13623-13627, 13731-13733, and 13737-13741 Mapleridge Street, Detroit, Michigan 48205 (Project Area). The renovations proposed for the project will provide each unit with all new amenities (furnace, electrical, appliances, etc.), separate living and dining room spaces, 3 bedrooms, 1 bathroom and a kitchen. Following a full renovation of each property, each unit within the 3 duplexes will be able to accommodate a family of up to 6 people. The proposed project will create 6 units of affordable housing with a maximum, total capacity of 36 individuals.

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

The purpose of this major rehabilitation, first and foremost, is to provide low to moderate income individuals with safe, affordable, and comfortable housing in the Osborn Neighborhood of northeast Detroit. The proposed project will use a successful model of grassroots redevelopment established by the Osborn Neighborhood Alliance (ONA) of northeast Detroit by reclaiming quality, naturally occurring, affordable housing opportunities for Detroiters. Secondly, renovating these 3 blighted duplexes will improve neighborhood safety, aesthetics and eliminate any immediate health and safety hazards for residents living next door to the vacant duplexes and for the individuals who have to walk by or park vehicles near the Project Area. In 2016, the "Live in Osborn" strategic redevelopment plan was created to address the challenges of the neighborhood by focusing on the health, safety and education of its residents. The Mapleridge Housing Project is part of Live in Osborn's long-range vision to rehab over 70 homes in the Osborn community. Home values in this area are expected to increase following the renovations. Renovating these duplexes will help reverse the existing trend of razing blighted homes which further reduces opportunities for affordable housing for those in need.

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

The duplexes comprising the Project Area are currently vacant, blighted, unsafe, and inhabitable. The Project Area is located in Census Tract 5035. A review of census data in tract 5035 from 2010 to 2020 indicates a 31.2% decrease in total population, a 25.4% decrease in occupied housing units and a 40.9% decrease in vacant housing units. These census data demonstrate an existing trend of population decrease and diminishing opportunities for housing in the Project Area. While the number of vacant housing units decreased markedly, it is likely that most were demolished instead of rehabilitated. For example, of the 24 parcels on Mapleridge Street alone, 5 homes are owned by the Detroit Land Bank who plans to demolish 3 homes by 2022-2023. The rest of the parcels on Mapleridge Street consist of 7 occupied homes, 3 vacant duplexes with potential for rehab by ONA (Project Area), 5 inactive, vacant lots, and 4 active, vacant lots comprising ONA's Outdoor Learning Garden. While the trend of turning vacant homes into inactive, vacant lots continues, the trend of neighborhood

revitalization is on the rise through ONA's efforts. Furthermore, the Project Area is in an area with great potential for rebuilding a safe and thriving neighborhood and community due to its proximity to established local businesses, community based organizations/service centers, other properties with development potential, and neighboring properties and associated programs that have improved through recent investment. Mapleridge Street has two long standing, anchor businesses located on the corner of Gratiot Avenue and Mapleridge Street: Hardy Funeral Homes operating for over 20 years and Local Dollar in operation for over 15 years. Mapleridge Street is also located one block away from the Matrix Center, a 116-year-old Detroit-based social services organization, and the ONA which provides wrap around and after school services. The Franklin Library also provides ongoing computer usage and other community services. An Atlanta based developer has also recently acquired 3 apartment buildings on Schoenherr Street which have potential for rehabilitation.

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

**Determination:**

	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer**  
on:

**7015.16 certified by Authorizing Officer**  
on:

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
B20MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
B21MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

**Estimated Total HUD Funded,  
Assisted or Insured Amount:** \$500,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a)  
(5)]:** \$500,000.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Area is not located within 15,000 feet of a military airport or within 2,500 feet of a civilian airport. The nearest airport is the Coleman A. Young Municipal Airport located over 1.7 miles to the southwest of the Site (Attachment A).
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Area is not located within any CBRS Buffer Zones, CBRS Prohibitions, Otherwise Protected Areas, or System Units (Attachment B).
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Area is not located within a special flood hazard area. According to FEMA panel number 26163C0140F effective October 21, 2021, the Project Area is mapped in ZONE X - Area of Minimal Flood Hazard. Therefore, the project is in compliance with flood insurance requirements (Attachment C).
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	On August 3, 2018, Wayne County, Michigan was designated nonattainment for the 2015 National Ambient Air Quality Standard (NAAQS) for ozone. Therefore, the Project Area is in an area of nonattainment. As such, a conformity determination issued by the EGLE Air Quality Division on July 6, 2022

		stating that de minimis levels of ozone should not be exceeded due to the size, scope, and duration of the project. Therefore, a detailed conformity analysis is not required (Attachment D).
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not involve any property or parcel located within the Coastal Zone Management Area for Wayne County. This project does not require formal consultation with the State of Michigan Coastal Zone Management Program (Attachment E).
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The findings of SME's April 2022 Phase 1 ESA reported no recognized environmental conditions (REC) in connection with the Project Area or the surrounding properties. The former use of the Project Area and surrounding properties also does not represent a REC. EGLE's Michigan Indoor Radon Program data was reviewed for the Project Area. According to the Percentage of Elevated Radon Test Results by County map, Wayne County reported that 17% of homes tested are equal to or above the 4 pCi/L guideline. Lastly, lead and asbestos containing building materials may be present in the 3 duplexes. Lead and asbestos surveys will be required prior to renovation/construction but may occur during the rehabilitation process.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project involves interior renovations of three existing duplexes in the highly urbanized area of the City of Detroit. An Official Species List for threatened, endangered and candidate species. Eight (8) endangered species and one (1) migratory bird were identified but no critical habitats are located within the Project Area that are under the jurisdiction of the USFWS Michigan Ecological Services Field Office. No USFWS National Wildlife Refuge Lands or Fish Hatcheries are

		within the Project Area either. Following a review of the Official Species List, HZW submitted a No Effect determination to the USFWS using the Michigan DKey within the Information for Planning and Consultation (IPaC) system. The USFWS subsequently issued a Consistency Letter for the No Effect determination on April 21, 2022 (Attachment G).
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project consists of the major rehabilitation of 3 vacant duplexes that will result in an increase in residential densities. No hazardous facilities of any kind will be constructed as part of the project. As part of SME's April 2022 Phase 1 ESA, Environmental Risk Information Services (ERIS) was retained on March 17, 2022, to query state, federal, and tribal regulatory agency databases to identify regulated and/or environmentally impacted sites, including aboveground storage tanks (AST), within a 1-mile radius of the Project Area. A map showing the location of these sites within a 1-mile radius of the Project Area is provided (Attachment 10). No ASTs or explosive hazards are present within a 1-mile radius of the Project Area. A detailed description of the sites shown on the ERIS map within a 1-mile radius of the Project Area is attached.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not include any activities, including new construction, acquisition of undeveloped land, or conversion, that could potentially convert one land use to another. The U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) - Web Soil Survey for the site determined the Project Area is not prime farmland (Attachment I).
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project Area is not located within a special flood hazard area or the floodplain. According to FEMA panel

		number 26163C0140F effective October 21, 2021, the Project Area is mapped in ZONE X - Area of Minimal Flood Hazard. Therefore, the project is in compliance with floodplain management requirements (Attachment C).
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project consists of the major rehabilitation of 3 vacant duplexes. The Project Area is not located within 3,000 feet of railroad tracks but is located within 1,000 feet of two major roadways and within 15 miles of four airports. Noise generators found within the threshold distances include Schoenherr Street, Gratiot Avenue (MI-3), and the DET, PTK, MTC and Windsor airports. Noise contour maps for the Windsor and MTC airports were obtained as well as National Transportation Noise Map data for the DET and PTK airports. These maps indicate that noise emissions from these airports do not affect the Project Area. Since noise generated from airports and railroads do not affect the Project Area, only traffic noise generated from Schoenherr Street and Gratiot Avenue were evaluated using the HUD DNL calculator. The Site DNL for 13623-13627 Mapleridge Street is 79 dB and the Site DNL for 13731-13733 Mapleridge Street is 78 dB. All properties in the Project Area have Site DNLs greater than 75 dB and are therefore, unacceptable. HUD's Noise-EA-Partner Worksheet with the associated radius maps, noise contour/emissions maps, and HUD DNL calculator results are provided (Attachment K). Since all Site DNLs exceed the 75 dB threshold, noise

		<p>attenuation features must be incorporated into the project to lower the interior dB level for future residents. On September 12, 2022, architect Kenneth Alder, an American Institute of Architects (AIA) licensed architect in the State of Michigan (No. 1301060105), performed HUD Sound Transmission Classification Assessment Tool (STraCAT) analysis for all 3 duplexes in the Study Area. The following construction details/materials will be used in the 3 duplexes:</p> <p>13731 and 13737 Mapleridge Street * Wall Construction Detail: 4" face brick one course; 1/2" air space; 3/4" insulation board; 2"x4" wood studs 16"O.C.; 1/2" gypsum board on resilient channels; 3 1/2" fiberglass insulation. * Window Construction Detail: vinyl windows, sealed insulation dual glazing. Quantity =1 and Sq Ft/Unit = 390. * Door Construction Detail: 1 3/4" insulated aluminum with weatherstripping and 1" insulated aluminum storm door with glazing. Quantity = 5 and Sq Ft/Unit = 35. The combined Sound Transmission Classification (STC) value for the wall assembly above is 38.61dB which meets the required STC rating of 36 dB.</p> <p>13623 Mapleridge Street * Wall Construction Detail: 4" face brick one course; 1/2" air space; 3/4" insulation board; 2"x4" wood studs 16"O.C.; 1/2" gypsum board on resilient channels; 3 1/2" fiberglass insulation. * Window Construction Detail: vinyl windows, sealed insulation dual glazing. Quantity =1 and Sq Ft/Unit = 402. * Door Construction Detail: 1 3/4" insulated aluminum with weatherstripping and 1" insulated aluminum storm door with glazing. Quantity = 5 and Sq Ft/Unit = 35. The combined STC value for the wall assembly above is 38.46 dB which meets the required STC rating of 37 dB.</p>
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		The results of the STraCAT analysis performed by an AIA licensed architect is provided (Attachment K).
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The U.S. Environmental Protection Agency National Geographic Information System (GIS) layer of Sole Source Aquifers was reviewed for the Project Area as well as for the State of Michigan. The State of Michigan does not have any Sole Source Aquifers; therefore, the Project Area is not located on a Sole Source Aquifer (Attachment L).
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A site visit was conducted on 3-31-22 by an HZW certified wetland delineator. No indicators of wetland hydrology, hydrophytic vegetation, or Executive Order 11990, particularly sections 2 and 5 hydric soils were identified within or adjacent to the Project Area. The Michigan Department of Environment, Great Lakes and Energy (EGLE) Wetlands Map Viewer also reported no aquatic resources within the Project Area. The U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) - Web Soil Survey also reported no hydric soils within the Project Area (Attachment M).
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no wild and scenic rivers in Wayne County. The Project Area is not within proximity to a designated Wild, Scenic, or Recreational River (Attachment N).
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The rehabilitation of the 3 vacant duplexes in the Project Area will not create an adverse and disproportionate environmental impact or aggravate an existing impact. Renovating blighted properties will help improve neighborhood safety and provide additional opportunities for affordable

		housing in an area where safe and affordable housing has been on the decline. The housing rehabilitation will not create an adverse and disproportionate adverse impact on minority or low-income populations because it is intended to directly serve these population types who currently live in or may move to the Osborn Neighborhood. A U.S. EPA EJ Screen Report (Version 2.0) for the Project Area is provided (Attachment O).
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used to make the determination of impact for each factor.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project will comply with all renovation plans/appropriate construction methods for all 3 duplexes undergoing rehabilitation. Land use and zoning will not change and remain residential because the currently vacant residential duplexes will be renovated and rented to tenant families in the future. The original scale and urban design of the Osborn Neighborhood will be preserved because the footprints of the duplexes are not proposed to be expanded. All renovations will be conducted on the building interior and existing exterior as needed.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Best management practices shall be used during rehabilitation to control drainage and stormwater runoff (if any). The project will have little to no effect on the current	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		drainage and run off patterns at the Project Area. Any soil disturbances will be negligible and temporary during rehabilitation. If soils are disturbed, they will be stabilized by regrading to promote positive drainage and reseeded to prevent soil erosion. Any major soil erosion events are not likely as the majority of the project will take place within the interior of the 3 duplexes.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	1	The proposed rehabilitation will have a beneficial impact by removing health and safety hazards associated with currently vacant and blighted duplexes. Currently these duplexes are unsafe for human occupation and are deteriorating. Reclaiming these duplexes will eliminate the existing issues/hazards while providing up to 36 individuals with a clean, safe, and affordable place to live.	
Energy Efficiency	2	The project has taken advantage of several energy efficient opportunities. An integral part of the project is reusing existing buildings which reduces building costs, reduces air emissions, and saves more energy when compared to all new construction. 3 currently vacant duplexes will be rehabilitated to create more affordable housing options in the Osborne neighborhood. Another energy saving benefit of reusing these 3 duplexes is that they are all south-facing which provides maximum solar input and is particularly beneficial during colder weather. All the duplexes also have tall trees lining the back (northern side) of the properties which provide shade and some shelter from extreme wind, heat and cold. The duplexes are also located along public transit routes (Attachment 22) and right off Gratiot Avenue which has many options for shopping, grocery, retail, and other essential services. Energy efficient construction	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		materials will also be used for the project which include insulated aluminum doors with weatherstripping, insulated aluminum storm doors with glazing, and vinyl windows with sealed insulation and dual glazing. The duplexes will also be serviced by existing city-provided utilities thereby eliminating the need for new construction and additional demand on the city utility grid.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	The proposed project will offer temporary employment to the contractors performing the renovations. Once the duplexes are rented out, tenants may seek employment within the Osborn Neighborhood as well. These tenants will also likely become patrons of local business thereby increasing profits for those establishments.	
Demographic Character Changes / Displacement	2	The proposed project is not likely to change or negatively impact the demographic character of the Osborn Neighborhood. While it is difficult to predict who will buy/rent the renovated duplexes, they are intended to serve low to moderate income individuals/families which is a common demographic in the area. However, home ownership may promote wealth building for the tenants. No populations will be displaced, rather, additional spaces for people to live are being created	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	While it is difficult to predict the age and needs of the future tenants, the educational and cultural facilities in the area can handle a small increase in participants should those tenants need or chose to attend said facilities (Attachment P).	
Commercial Facilities (Access and Proximity)	2	Should the project result in the anticipated growth of Osborne Neighborhood residents, commercial facilities will benefit from the increased business provided by new patrons	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Health Care / Social Services (Access and Capacity)	2	Health care and social service centers can manage a potential influx of attendees. Social service centers in the neighborhood have partnered with ONA to increase the Osborne Neighborhood population by rehabilitating existing homes. Such service providers are eager to help new residents as part of the larger vision to revitalize the Osborne Neighborhood (Attachment P).	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Home renovations are common and do not typically strain the capacity of Construction and Demolition Debris (C&DD) landfills. The contractor will dispose of renovation waste generated from the project at an approved C&DD landfill. Once the duplexes are rented, the tenants will utilize city waste disposal services and recycling programs.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The duplexes are currently serviced (although not currently active) by the City's wastewater/sanitary sewer system. Once the homes are rehabilitated, they will reinstate their usage of the City's utility services. Since these buildings are currently serviced (although not active) with public utilities, it has already been demonstrated that the city can accommodate these homes.	
Water Supply (Feasibility and Capacity)	2	The duplexes are currently serviced (although not currently active) by the City's water supply utilities. Once the homes are rehabilitated, they will reinstate their usage of the City's utility services. Since these buildings are currently serviced (although not active) with public utilities, it has already been demonstrated that the city can accommodate the water usage needs of these homes.	
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will have a beneficial impact on Public Safety, Police, Fire and Emergency Medical services by eliminating the health and safety hazards and nuisances	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		associated with the currently vacant duplexes (Attachment P).	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed project will not directly impact parks, open spaces, and recreation. The project is limited to the residential parcels containing each duplex. Tenants of the rehabilitated homes may choose to use ONA's Outdoor Research Garden across the street. Increased usage of this area could increase the garden's popularity and draw more attention to ONA's efforts/vision which could further revitalize the Osborn Neighborhood (Attachment P).	
Transportation and Accessibility (Access and Capacity)	2	The proposed project will not affect transportation and accessibility. Each duplex has its own driveway and on-site parking. Traffic patterns on Mapleridge Street will not change as a result of the project. Vehicle traffic may increase on Mapleridge Street provided the tenants of the duplexes own and operate personal vehicles. The influx in vehicle traffic will be minimal (Attachment P).	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	The proposed project will not affect unique natural features or water resources because not such features or resources are located within or near the Project Area. The majority of the project will take place inside the duplexes being renovated. The Project Area is located in an inner-city residential area devoid of unique natural features or water resources	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The proposed project will not affect vegetation or wildlife. The USFWS confirmed the project as proposed will have no effect on state or federally listed threatened or endangered species or their critical habitat.	
Other Factors 2	2	N/A	

### Supporting documentation

[Attachment P - Police and Fire.pdf](#)  
[Attachment P - Transportation Map.pdf](#)  
[Attachment P - Healthcare Map.pdf](#)  
[Attachment P - Education Map.pdf](#)

**Additional Studies Performed:**

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

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

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]: Existing Trends and Conditions \* U.S. Census Bureau \* USEPA NEPAAssist GIS Mapper - Airport Proximity Map \* Oakland troy airport map Coastal Barrier Resources \* United states Fish and Wildlife Service Coastal Barrier Resource System Mapper Flood Insurance Map Clean Air: \* USEPA Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) \* Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division, Asbestos NESHAP Program Coastal Zone Management \* Michigan Coastal Management Program - Coastal Zone Boundary Maps Contamination and Toxic Substances \* Phase I Environmental Site Assessment - April 8, 2022 13623, 13731, and 13737 Mapleridge Street Detroit, Michigan SME Project Number 088769.00.001 \* Phase II Environmental Site Assessment - October 26, 2021 13609 and 13728 Mapleridge Street Detroit, Michigan SME Project Number 086124.00.03B.001 \* EGLE - Michigan Indoor Radon Program Overview \* EPA Map of Radon Zones \* EGLE - Michigan Indoor Radon Program - Radon Level by County Endangered Species \* U.S. Fish and Wildlife Service - Michigan Ecological Services Field Office Michigan Explosive and Flammable Hazards \* Phase I Environmental Site Assessment - April 8, 2022 13623, 13731, and 13737 Mapleridge Street Detroit, Michigan Farmlands Protection \* U.S. Department of Agriculture - Natural Resources Conservation Service - Web Soil Survey Floodplain Management \* FEMA's National Flood Hazard Layer (NFHL) Viewer Historic Preservation \* The City of Detroit's Historic Designation Advisory Board interactive map of all local historic districts \* The State of Michigan's Historical Marker Program Map \* National Register of Historic Places - Properties Database Search \* National Register of Historic Places - Federal Determinations of Eligibility (DOEs) Spreadsheet Noise Abatement and Control \* HUD DNL Calculator \* Michigan Department of Transportation 2020 Traffic Volumes GIS Mapper \* Windsor International Airport Master Plan \* Bureau of Transportation Statistics - National Transportation Noise Map \* Michigan Airports Website \* Air Installation Compatible Use Zone Report - Selfridge Air National Guard Base, 2009

Sole Source Aquifers \* USEPA National Geographic Information System (GIS) layer of Sole Source Aquifers Wetlands Protection \* Michigan Department of Environment, Great Lakes and Energy (EGLE) Wetlands Map \* U.S. Department of Agriculture - Natural Resources Conservation Service - Web Soil Survey \* Field Guide for Wetland Delineation, United States Army Corps of Engineers, Technical Report Y-87-1, 1987. \* Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), United States Army Corps of Engineers, ERDC/EL TR-12-01, 2012. Wild and Scenic Rivers \* National Park Service Web Map Viewer for National Wild and Scenic Rivers in the U.S. Environmental Justice \* USEPA EJScreen Report (Version 2.0)

**List of Permits Obtained:**

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

ONA conducted a home ownership information session on July 12, 2022. Potential homeowners will learn about the opportunity of owning multi-family homes in the Osborn Community. All historical, local and federal contacts on the 2022 Interest Parties List were sent a copy of the Notice of Intent to Request for Release of Funds to use HUD funding for the project and were asked to comment on the project.

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

The cumulative impacts of this project are widely beneficial. Principally, the project will provide safe and affordable housing for up to 36 individuals by reclaiming and rehabilitating 3 residential duplexes. Rehabilitating these homes will create temporary employment for the building contractors, eliminate the city of Detroit's financial burden of maintaining and/or demolishing these properties, provide tax revenue to the city once the properties are sold, support local business through the patronage of new residents, and eliminate the numerous and lasting problems associated with vacant properties. The revitalization of the Osborne Neighborhood is already in progress due to the recent investments and efforts of ONA and their partners (see Existing Trends and Conditions section). This project is one step forward in the greater 2016 "Live in Osborn" strategic redevelopment plan which aims to rehab over 70 homes.

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

No alternatives to this project are feasible. No individuals or organizations appear to have a vested interest, financial means, or development strategy to revitalize the Osborne Neighborhood. ONA and their partners are the only entities who are

committed to improving the lives and wellbeing of the Osborne community. Without the legal, financial, and logistical knowledge and skills of these entities, the project cannot be completed. If the project does not proceed, the vacant duplexes will likely meet the same fate as numerous other blighted homes in the area, demolition with no opportunity for redevelopment.

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

The no action alternative provides nothing but negative impacts to the Osborne Neighborhood. In the short term, the no action alternative ensures the vacant duplexes will remain in their current state. Currently these duplexes are unsafe for human occupation and are deteriorating. Vacant and blighted structures decrease property values and degrade neighborhood aesthetics and residents' feelings of comfort and safety. They often harbor mold spores, unsanitary nuisance animal populations, vagrants, emit noxious odors and are linked to increased crimes rates (particularly arson). Local governments bear the cost of maintaining, administering, and demolishing vacant and abandoned properties as well as servicing them with police and fire protection and public infrastructure. As long as the duplexes remain vacant, these issues will endure, and may persist for years to come. If these duplexes are not rehabilitated, a land bank will likely take control of the properties and demolish them. This will only contribute to the Osborne Neighborhood's ongoing decline in population and available housing units. The city of Detroit will lose all opportunity to regain tax revenue from these salvageable properties as well.

**Summary of Findings and Conclusions:**

The project will not result in a significant impact on the quality of the human environment. The Mapleridge Housing Project will provide housing for up to 36 individuals by rehabilitating 3 blighted duplex properties. Reclaiming these existing properties significantly reduces the cost and environmental impacts of demolition and new construction which is an added benefit to all the positive outcomes that result from blighted home removal. This project goes beyond just providing safe and affordable housing to low to moderate income individuals/families in a neighborhood which has experienced ongoing population and available housing unit decline. The prospective homeowners will attend 4-week educational workshops where they will receive eligibility certificates for participation in many MSHDA initiatives. A dedicated PNC Mortgage Loan Officer is also available to assist with several community lending products specifically for financing mortgages for the purchase of duplex units. Landlord training workshops will also be held to promote healthy landlord-tenant relationships. Education is a key part of this project so that the homeowners can experience the benefits of long-term homeownership and wealth building which will spread into the Osborne Neighborhood. This project will help spread the benefits of a safe and healthy community environment while combating

the spread of neighborhood deterioration which has affected many Detroit areas for years.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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**Project Mitigation Plan**

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

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

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

✓ No

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

Yes

### Screen Summary

#### Compliance Determination

The Project Area is not located within 15,000 feet of a military airport or within 2,500 feet of a civilian airport. The nearest airport is the Coleman A. Young Municipal Airport located over 1.7 miles to the southwest of the Site (Attachment A).

#### Supporting documentation

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

Are formal compliance steps or mitigation required?

Yes

✓ No

## Coastal Barrier Resources

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

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

☒ No

Document and upload map and documentation below.

Yes

### Compliance Determination

The Project Area is not located within any CBRS Buffer Zones, CBRS Prohibitions, Otherwise Protected Areas, or System Units (Attachment B).

### Supporting documentation

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

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

Yes

☒ No

## Flood Insurance

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

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

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

✓ Yes

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

[Attachment C - FEMA FIRMette.pdf](#)

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

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

✓ No

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

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

**Screen Summary**

**Compliance Determination**

The Project Area is not located within a special flood hazard area. According to FEMA panel number 26163C0140F effective October 21, 2021, the Project Area is mapped in ZONE X - Area of Minimal Flood Hazard. Therefore, the project is in compliance with flood insurance requirements (Attachment C).

**Supporting documentation**

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

Yes

✓ No

## Air Quality

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

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

☒ Yes

☐ No

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

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

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

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

☐ Carbon Monoxide

☐ Lead

☐ Nitrogen dioxide

☒ Sulfur dioxide

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

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

Sulfur dioxide 100.00 ppb (parts per billion)  
Ozone 100.00 ppb (parts per million)

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

The source used to determine the level of ozone is the EPA's National Ambient Air Quality Standards table. Since the project is outside of the ozone transport region, the project is in the "other" category.

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

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

**Enter the estimate emission levels:**

Sulfur dioxide 0.00 ppb (parts per billion)  
Ozone 0.00 ppb (parts per million)

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

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

**Screen Summary**

**Compliance Determination**

On August 3, 2018, Wayne County, Michigan was designated nonattainment for the 2015 National Ambient Air Quality Standard (NAAQS) for ozone. Therefore, the Project Area is in an area of nonattainment. As such, a conformity determination

issued by the EGLE Air Quality Division on July 6, 2022 stating that de minimis levels of ozone should not be exceeded due to the size, scope, and duration of the project. Therefore, a detailed conformity analysis is not required (Attachment D).

**Supporting documentation**

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

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

Yes

✓ No

## Coastal Zone Management Act

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

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

Yes

✓ No

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

### Screen Summary

#### **Compliance Determination**

This project does not involve any property or parcel located within the Coastal Zone Management Area for Wayne County. This project does not require formal consultation with the State of Michigan Coastal Zone Management Program (Attachment E).

#### **Supporting documentation**

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

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

Yes

✓ No

## Contamination and Toxic Substances

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

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

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

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

- ☒ No

**Explain:**

A Phase I Environmental Site Assessment (ESA) was completed on April 8th, 2022. No Recognized Environmental Conditions (REC's) were identified.

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

Yes

### Screen Summary

#### Compliance Determination

The findings of SME's April 2022 Phase 1 ESA reported no recognized environmental conditions (REC) in connection with the Project Area or the surrounding properties. The former use of the Project Area and surrounding properties also does not represent a REC. EGLE's Michigan Indoor Radon Program data was reviewed for the Project Area. According to the Percentage of Elevated Radon Test Results by County map, Wayne County reported that 17% of homes tested are equal to or above the 4 pCi/L guideline. Lastly, lead and asbestos containing building materials may be present in the 3 duplexes. Lead and asbestos surveys will be required prior to renovation/construction but may occur during the rehabilitation process.

**Supporting documentation**

[Attachment F - Radon Map.pdf](#)  
[Attachment F - Phase I ESA.pdf](#)

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

Yes

✓ No

## Endangered Species

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

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

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

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

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

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

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

## Screen Summary

### Compliance Determination

This project involves interior renovations of three existing duplexes in the highly urbanized area of the City of Detroit. An Official Species List for threatened, endangered and candidate species. Eight (8) endangered species and one (1) migratory bird were identified but no critical habitats are located within the Project Area that

are under the jurisdiction of the USFWS Michigan Ecological Services Field Office. No USFWS National Wildlife Refuge Lands or Fish Hatcheries are within the Project Area either. Following a review of the Official Species List, HZW submitted a No Effect determination to the USFWS using the Michigan DKey within the Information for Planning and Consultation (IPaC) system. The USFWS subsequently issued a Consistency Letter for the No Effect determination on April 21, 2022 (Attachment G).

**Supporting documentation**

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

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

Yes

✓ No

## Explosive and Flammable Hazards

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

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

☒ No

☐ Yes

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

☐ No

☒ Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

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

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

☒ No

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

Yes

### **Screen Summary**

#### **Compliance Determination**

The project consists of the major rehabilitation of 3 vacant duplexes that will result in an increase in residential densities. No hazardous facilities of any kind will be constructed as part of the project. As part of SME's April 2022 Phase 1 ESA, Environmental Risk Information Services (ERIS) was retained on March 17, 2022, to query state, federal, and tribal regulatory agency databases to identify regulated and/or environmentally impacted sites, including aboveground storage tanks (AST), within a 1-mile radius of the Project Area. A map showing the location of these sites within a 1-mile radius of the Project Area is provided (Attachment 10). No ASTs or explosive hazards are present within a 1-mile radius of the Project Area. A detailed description of the sites shown on the ERIS map within a 1-mile radius of the Project Area is attached.

#### **Supporting documentation**

[Attachment H - Explosives and Flammable Hazards.pdf](#)

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

Yes

✓ No

## Farmlands Protection

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

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

Yes

✓ No

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

This project does not include new construction, acquisition of undeveloped land or conversion.

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

### Screen Summary

#### **Compliance Determination**

The project does not include any activities, including new construction, acquisition of undeveloped land, or conversion, that could potentially convert one land use to another. The U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) - Web Soil Survey for the site determined the Project Area is not prime farmland (Attachment I).

#### **Supporting documentation**

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

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

Yes

✓ No



## Floodplain Management

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

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

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

✓ None of the above

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

[Attachment C - FEMA FIRMette.pdf](#)

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

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

✓ No

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

Yes

**Screen Summary**

**Compliance Determination**

The Project Area is not located within a special flood hazard area or the floodplain. According to FEMA panel number 26163C0140F effective October 21, 2021, the Project Area is mapped in ZONE X - Area of Minimal Flood Hazard. Therefore, the project is in compliance with floodplain management requirements (Attachment C).

**Supporting documentation**

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

Yes

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### Threshold

#### Is Section 106 review required for your project?

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

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

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

### Step 1 – Initiate Consultation

#### Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Advisory Council on Historic Preservation Not Required

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

Other Consulting Parties

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

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

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

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

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

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

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

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

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

**Additional Notes:**

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

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological

Investigations in HUD Projects.

Additional Notes:

No

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

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

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

✓ No Historic Properties Affected

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

**Document reason for finding:**

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

**Supporting documentation**

[Attachment J - Section 106 Letter.pdf](#)

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

Yes

✓ No

## Noise Abatement and Control

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

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

New construction for residential use

✓ Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

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

An interstate land sales registration

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

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

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

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

- ✓ Noise generators were found within the threshold distances.

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

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

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

- ✓ Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 78

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

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

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

Noise attenuation measures will be included in the project to reduce the noise

level. This is not considered mitigation as this project includes rehabilitation and not new construction of a residential property. However, the measures are a requirement to comply with the Noise Abatement & Control regulations.

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

### **Screen Summary**

#### **Compliance Determination**

The project consists of the major rehabilitation of 3 vacant duplexes. The Project Area is not located within 3,000 feet of railroad tracks but is located within 1,000 feet of two major roadways and within 15 miles of four airports. Noise generators found within the threshold distances include Schoenherr Street, Gratiot Avenue (MI-3), and the DET, PTK, MTC and Windsor airports. Noise contour maps for the Windsor and MTC airports were obtained as well as National Transportation Noise Map data for the DET and PTK airports. These maps indicate that noise emissions from these airports do not affect the Project Area. Since noise generated from airports and railroads do not affect the Project Area, only traffic noise generated from Schoenherr Street and Gratiot Avenue were evaluated using the HUD DNL calculator. The Site DNL for 13623-13627 Mapleridge Street is 79 dB and the Site DNL for 13731-13733 Mapleridge Street is 78 dB. All properties in the Project Area have Site DNLs greater than 75 dB and are therefore, unacceptable. HUD's Noise-EA-Partner Worksheet with the associated radius maps, noise contour/emissions maps, and HUD DNL calculator results are provided (Attachment K). Since all Site DNLs exceed the 75 dB threshold, noise attenuation features must be incorporated into the project to lower the interior dB level for future residents. On September 12, 2022, architect Kenneth Alder, an American Institute of Architects (AIA) licensed architect in the State of Michigan (No. 1301060105), performed HUD Sound Transmission Classification Assessment Tool (STraCAT) analysis for all 3 duplexes in the Study Area. The following construction details/materials will be used in the 3 duplexes: 13731 and 13737 Mapleridge Street \* Wall Construction Detail: 4" face brick one course; 1/2" air space; 3/4" insulation board; 2"x4" wood studs 16"O.C.; 1/2" gypsum board on resilient channels; 3 1/2" fiberglass insulation. \* Window Construction Detail: vinyl windows, sealed insulation dual glazing. Quantity = 1 and Sq Ft/Unit = 390. \* Door Construction Detail: 1 3/4" insulated aluminum with weatherstripping and 1" insulated aluminum storm door with glazing. Quantity = 5 and Sq Ft/Unit = 35. The combined Sound Transmission Classification (STC) value for the wall assembly above is 38.61dB which meets the required STC rating of 36 dB. 13623 Mapleridge Street \* Wall Construction Detail: 4" face brick one course; 1/2" air space; 3/4" insulation board; 2"x4" wood studs 16"O.C.; 1/2" gypsum board on resilient channels; 3 1/2" fiberglass insulation. \* Window Construction Detail: vinyl windows, sealed insulation dual glazing. Quantity = 1 and Sq Ft/Unit = 402. \* Door Construction Detail: 1 3/4" insulated aluminum with

weatherstripping and 1" insulated aluminum storm door with glazing. Quantity = 5 and Sq Ft/Unit = 35 .The combined STC value for the wall assembly above is 38.46 dB which meets the required STC rating of 37 dB. The results of the STraCAT analysis performed by an AIA licensed architect is provided (Attachment K).

**Supporting documentation**

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

[Attachment K - 13737 Mapleridge StraCAT.pdf](#)

[Attachment K - 13731 Mapleridge StraCAT.pdf](#)

[Attachment K - 13623 Mapleridge StraCAT.pdf](#)

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

✓ Yes

No

### Sole Source Aquifers

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

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

✓ Yes

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

No

#### Screen Summary

##### Compliance Determination

The U.S. Environmental Protection Agency National Geographic Information System (GIS) layer of Sole Source Aquifers was reviewed for the Project Area as well as for the State of Michigan. The State of Michigan does not have any Sole Source Aquifers; therefore, the Project Area is not located on a Sole Source Aquifer (Attachment L).

##### Supporting documentation

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

Are formal compliance steps or mitigation required?

Yes

✓ No

## Wetlands Protection

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

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

No

✓ Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

## Screen Summary

**Compliance Determination**

A site visit was conducted on 3-31-22 by an HZW certified wetland delineator. No indicators of wetland hydrology, hydrophytic vegetation, or Executive Order 11990, particularly sections 2 and 5 hydric soils were identified within or adjacent to the Project Area. The Michigan Department of Environment, Great Lakes and Energy (EGLE) Wetlands Map Viewer also reported no aquatic resources within the Project Area. The U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) - Web Soil Survey also reported no hydric soils within the Project Area (Attachment M).

**Supporting documentation**

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

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

Yes

✓ No

## Wild and Scenic Rivers Act

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

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

✓ No

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

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

### Screen Summary

#### Compliance Determination

There are no wild and scenic rivers in Wayne County. The Project Area is not within proximity to a designated Wild, Scenic, or Recreational River (Attachment N).

#### Supporting documentation

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

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

Yes

✓ No

## Environmental Justice

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

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

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

Yes

✓ No

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

### Screen Summary

#### Compliance Determination

The rehabilitation of the 3 vacant duplexes in the Project Area will not create an adverse and disproportionate environmental impact or aggravate an existing impact. Renovating blighted properties will help improve neighborhood safety and provide additional opportunities for affordable housing in an area where safe and affordable housing has been on the decline. The housing rehabilitation will not create an adverse and disproportionate adverse impact on minority or low-income populations because it is intended to directly serve these population types who currently live in or may move to the Osborn Neighborhood. A U.S. EPA EJ Screen Report (Version 2.0) for the Project Area is provided (Attachment O).

#### Supporting documentation

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

Are formal compliance steps or mitigation required?

Mapleridge-Housing-  
Project

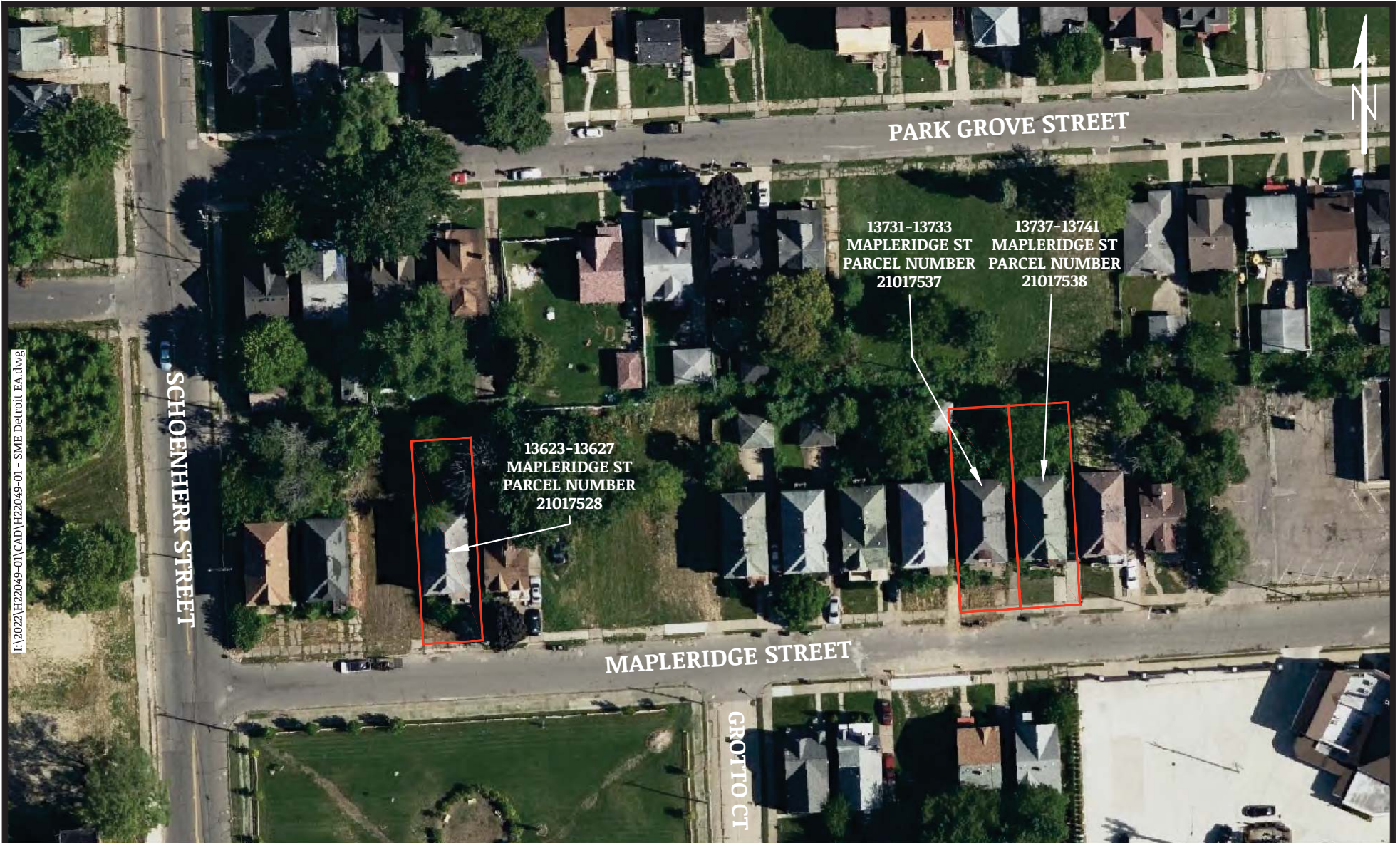
Detroit, MI

900000010284472

Yes

✓ No

I:\2022\H22049-01\CAD\H22049-01 - SME Detroit EA.dwg



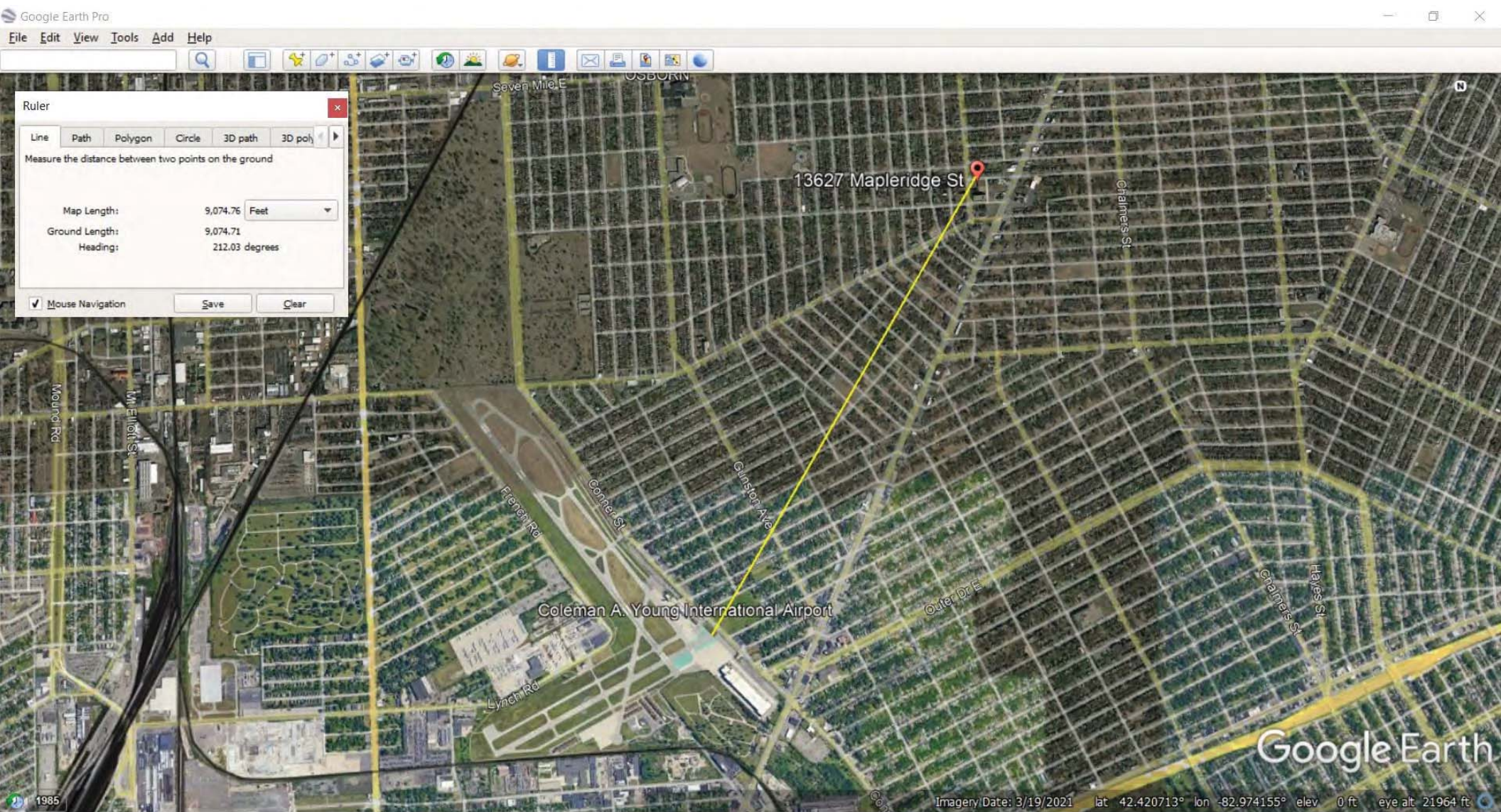
**HZW** Environmental  
Consultants

Scale: 1" = 80'



**PROJECT LOCATION MAP**  
**MAPLERIDGE HOUSING PROJECT**  
**24 CFR PART 58 - ENVIRONMENTAL ASSESSMENT**  
**CITY OF DETROIT, WAYNE COUNTY, MICHIGAN**

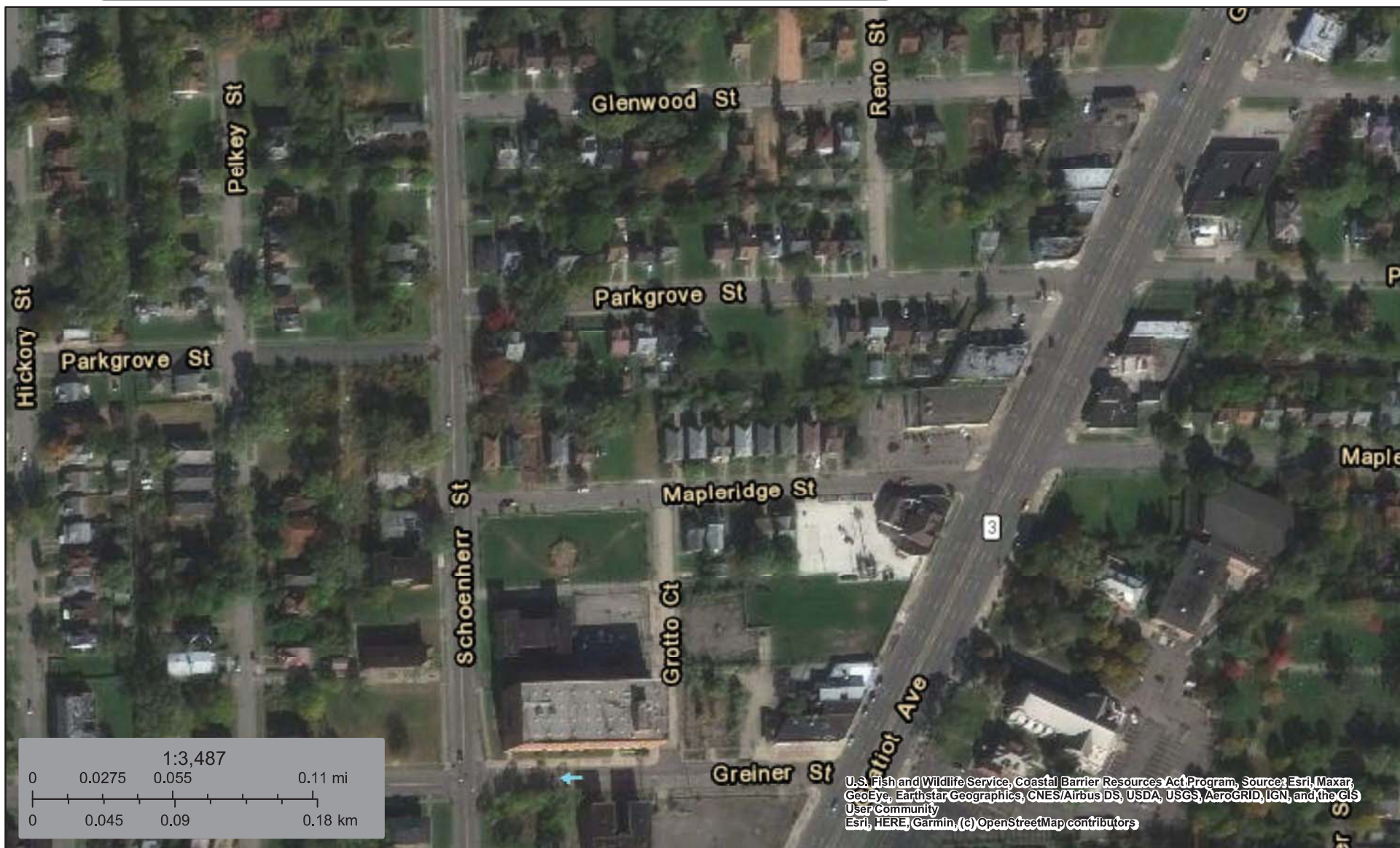
# Airport Proximity Map





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

Mapleridge St. Detroit, MI



May 3, 2022



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/library/collections/official-coastal-barrier-resources-system-maps>. 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 (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

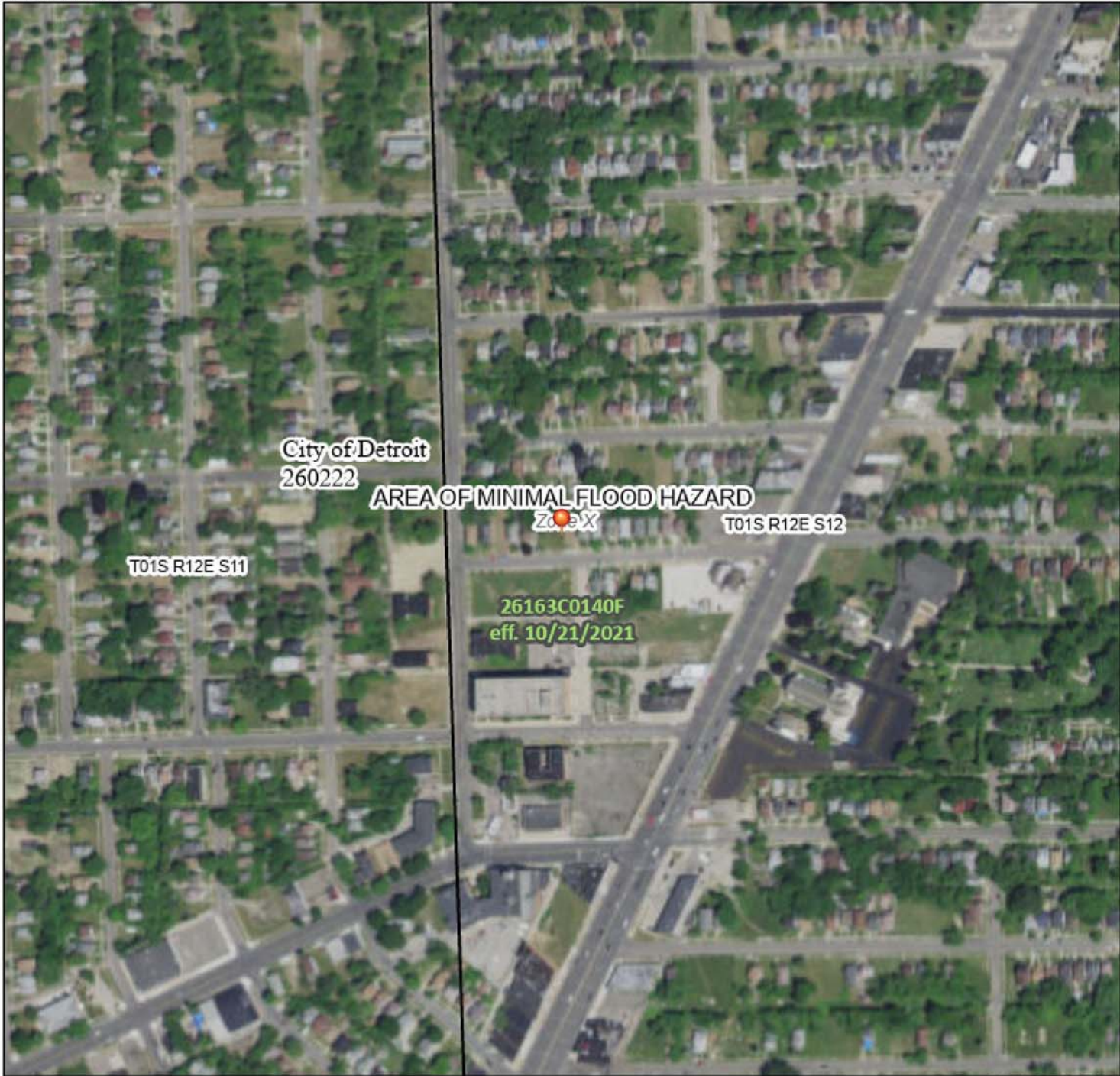
CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

This page was produced by the CBRS Mapper

# National Flood Hazard Layer FIRMMette



82°59'21"W 42°25'58"N



## Legend

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

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

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

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 5/3/2022 at 2:05 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.



GRETCHEN WHITMER  
GOVERNOR

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



LIESL EICHLER CLARK  
DIRECTOR

July 6, 2022

Chris Biro  
HZW Environmental Consultants, LLC  
6105 Heisley Road  
Mentor, Ohio 44060

**Via email only**

Dear Chris Biro:

Subject: Mapleridge Housing Project, Detroit, Michigan

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

On August 3, 2018, Wayne County, Michigan was designated nonattainment for the 2015 National Ambient Air Quality Standard (NAAQS) for ozone, and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE is currently working to complete the required SIP submittal for this area; 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 Mapleridge Housing Project proposed to be completed with federal grant monies, including the rehabilitation of three currently vacant, abandoned, blighted residential duplexes in the city of Detroit. The duplexes will be fully renovated and designed for families of up to six people. The objective is to rehabilitate the properties for future sale to a landlord who would live in one and rent out the remaining units to other tenants. The properties are located at 13737–13741, 13731-13733, and 13623–13627 Mapleridge Street in Detroit. Construction is expected to begin in October 2022 with an anticipated completion date of October 2023.

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

Chris Biro  
Page 2  
July 6, 2022

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 Mapleridge Housing 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 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

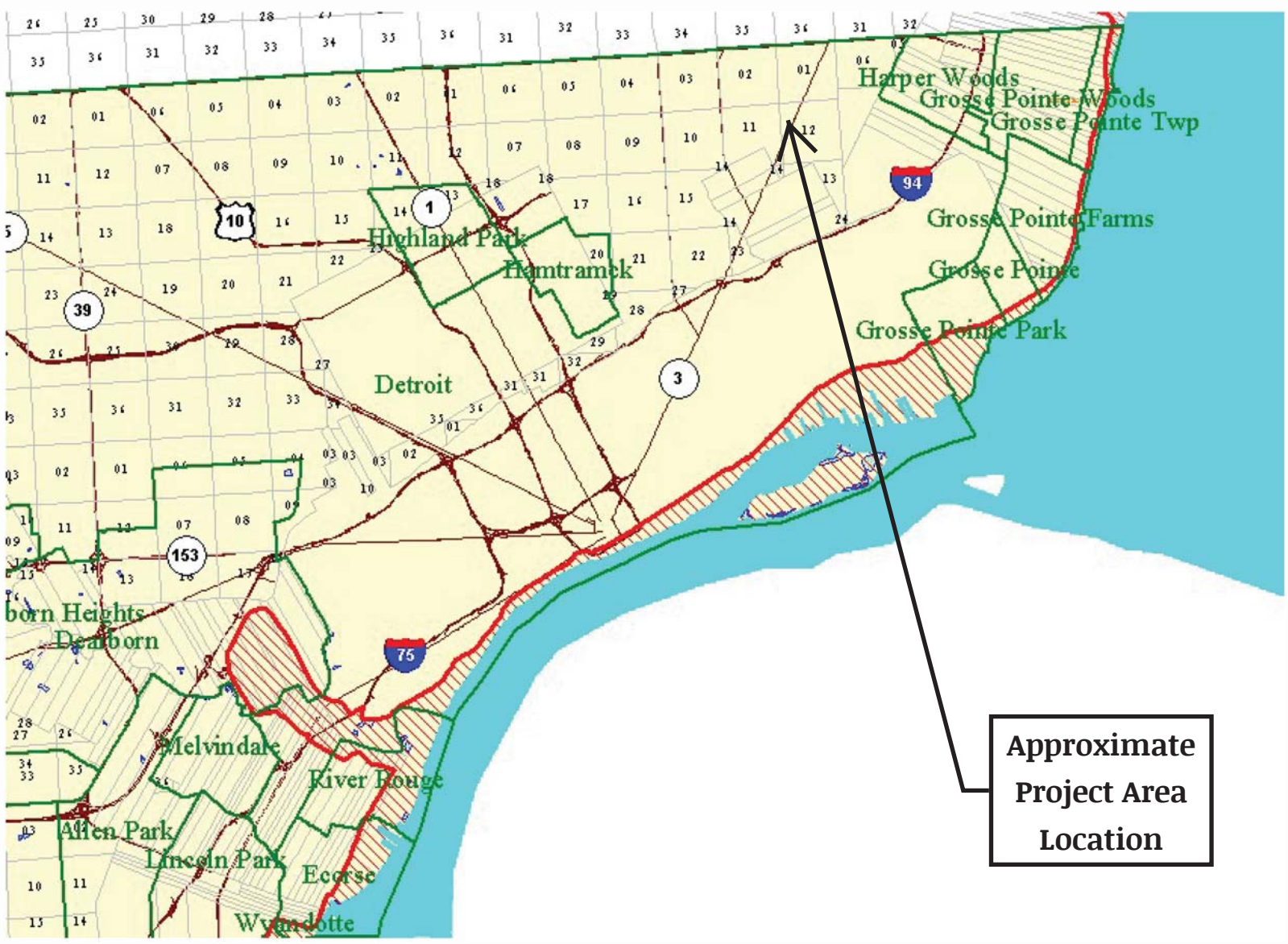
A handwritten signature in blue ink that reads "Breanne Bukowski". The signature is written in a cursive, flowing style.

Environmental Quality Analyst

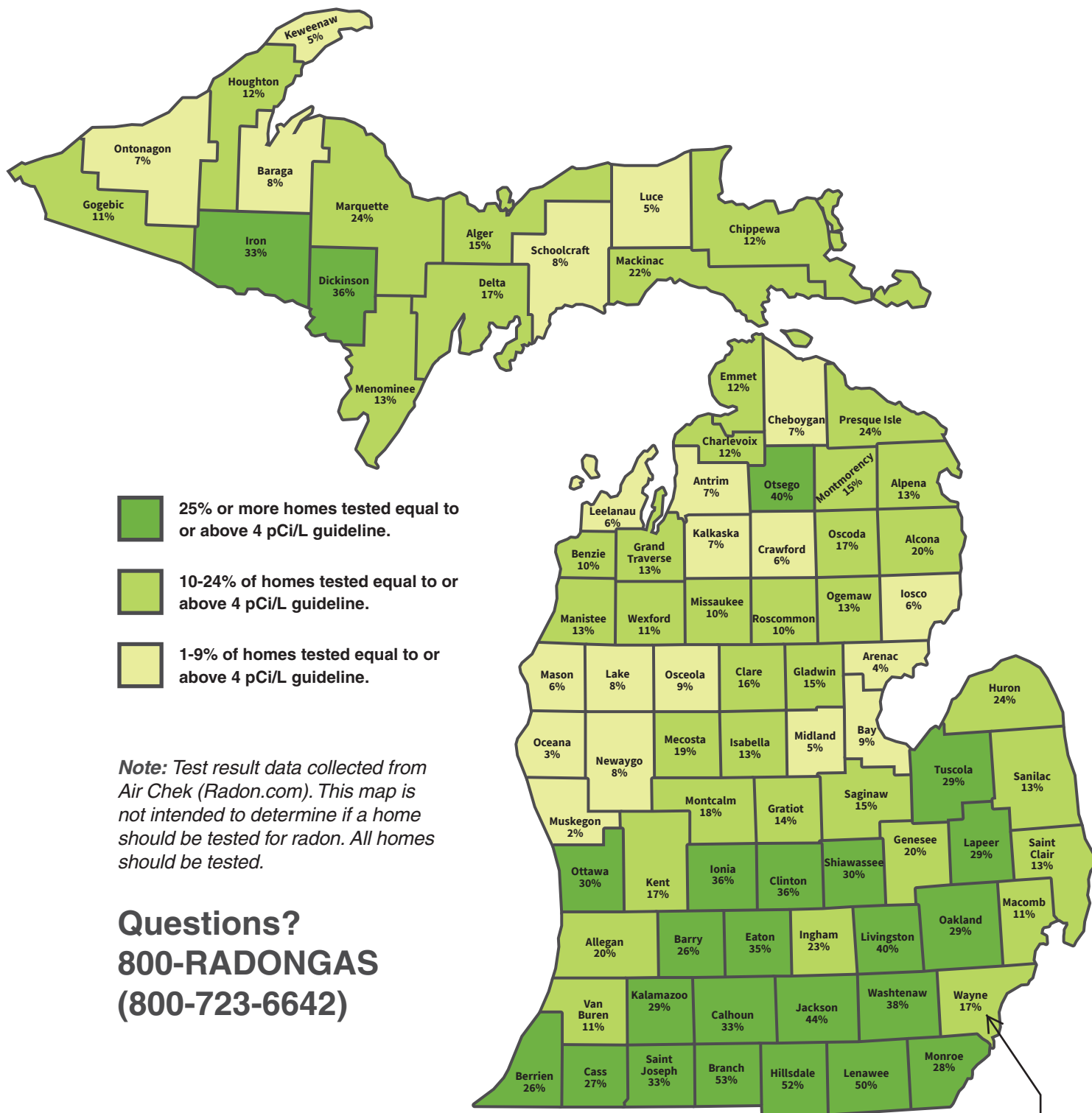
cc: Michael Leslie, USEPA Region 5  
Julie Schneider, City of Detroit, Director of Housing and Revitalization Department  
Kim Siegel, City of Detroit, Housing and Revitalization Department  
Penny Dwoinen, City of Detroit, Housing and Revitalization Department

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

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



# Percentage of Elevated Radon Test Results by County





## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Michigan Ecological Services Field Office  
2651 Coolidge Road Suite 101  
East Lansing, MI 48823-6360  
Phone: (517) 351-2555 Fax: (517) 351-1443  
<http://www.fws.gov/midwest/EastLansing/>



In Reply Refer To:

April 21, 2022

Project code: 2022-0034660

Project Name: Mapleridge Housing Project

Subject: Consistency letter for 'Mapleridge Housing Project' for threatened and endangered species that may occur in your proposed project location consistent with the Michigan Endangered Species Determination Key (Michigan DKey)

Dear Christopher Biro:

The U.S. Fish and Wildlife Service (Service) received on **April 21, 2022** your effect determination(s) for the 'Mapleridge Housing Project' (the Action) using the Michigan DKey within the Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based on your answers and the assistance of the Service's Michigan DKey, you determined the proposed Action will have "No Effect" on the following species.

Species	Listing Status	Determination
Eastern Massasauga (=rattlesnake) ( <i>Sistrurus catenatus</i> )	Threatened	No effect
Eastern Prairie Fringed Orchid ( <i>Platanthera leucophaea</i> )	Threatened	No effect
Indiana Bat ( <i>Myotis sodalis</i> )	Endangered	No effect
Northern Long-eared Bat ( <i>Myotis septentrionalis</i> )	Threatened	No effect
Northern Riffleshell ( <i>Epioblasma torulosa rangiana</i> )	Endangered	No effect
Piping Plover ( <i>Charadrius melodus</i> )	Endangered	No effect
Red Knot ( <i>Calidris canutus rufa</i> )	Threatened	No effect

Your agency has met consultation requirements for these species by informing the Service of the "No Effect" determinations. Please email a copy of this letter to [MIFO\\_Dkey@fws.gov](mailto:MIFO_Dkey@fws.gov) for our record keeping (include "No Effect for Project Name" in the subject line).

For non-Federal representatives: Please note that when a project requires consultation under section 7 of the Act, the Service must consult directly with the Federal action agency unless that

agency formally designates a non-Federal representative (50 CFR 402.08). Non-Federal representatives may prepare analyses or conduct informal consultations; however, the ultimate responsibility for section 7 compliance under the Act remains with the Federal agency. If the Federal agency concurs with your determination, the project as proposed has completed section 7 consultation. All documents and supporting correspondence should be provided to the Federal agency for their records.

Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

The Service recommends that you contact the Service or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect listed species or designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

**Bald and Golden Eagles:**

Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “...to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

If the Action may impact bald or golden eagles, additional coordination with the Service under the Eagle Act may be required. For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit <https://www.fws.gov/midwest/eagle/>. In addition, the Service developed the National Bald Eagle Management Guidelines (May 2007) in order to assist landowners in avoiding the disturbance of bald eagles. The full Guidelines are available at <http://www.fws.gov/midwest/eagle/pdf/NationalBaldEagleManagementGuidelines.pdf>.

If you have further questions regarding potential impacts to eagles, please contact Chris Mensing, [Chris\\_Mensing@fws.gov](mailto:Chris_Mensing@fws.gov) or 517-351-2555.

**Wetland impacts:**

Section 404 of the Clean Water Act of 1977 (CWA) regulates the discharge of dredged or fill material into waters (including wetlands) of the United States. Regulations require that activities permitted under the CWA (including wetland permits issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE)) not jeopardize the continued existence of

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species listed as endangered or threatened. Permits issued by the U.S. Army Corps of Engineers must also consider effects to listed species pursuant to section 7 of the Endangered Species Act. The Service provides comments to the agencies that may include permit conditions to help avoid or minimize impacts to wildlife resources including listed species. For this project, we consider the conservation measures you agreed to in the determination key and/or as part of your proposed action to be non-discretionary. If you apply for a wetland permit, these conservation measures should be explicitly incorporated as permit conditions. Include a copy of this letter in your wetland permit application to streamline the threatened and endangered species review process.

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**Action Description**

You provided to IPaC the following name and description for the subject Action.

**1. Name**

Mapleridge Housing Project

**2. Description**

The following description was provided for the project 'Mapleridge Housing Project':

The 3 multi-unit residential buildings located at 13623-13627, 13731-13733, and 13737-13741 Mapleridge Street, Detroit, Michigan 48205 will be demolished. All demolition debris will be disposed of offsite. The land surface will then be graded flat and reseeded with a common turf grass. The western adjacent parcel (vacant) to the 13623-13627 Mapleridge Street residence is also included in the project area as well as the portions of Mapleridge Street directly in front of the residences. Also included are the portions of the overhead utility line easement that runs west to east behind all 3 residential parcels. These areas are included in the project area to account for any potential, temporary, indirect effects from construction equipment access and storage during demolition.

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.4291288,-82.98308243168105,14z>



## Qualification Interview

1. This determination key is intended to assist the user in the evaluating the effects of their actions on Federally listed species in Michigan. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, purposeful take for scientific purposes or to enhance the survival of a species, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Click yes to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

*Yes*

2. Is the action the approval of a long-term (i.e., in effect greater than 10 years) permit, plan, or other action?

*No*

3. Is the action being funded, authorized, or carried out by a Federal agency?

*Yes*

4. Does the action involve the installation or operation of wind turbines?

*No*

5. Does the action involve purposeful take of a listed animal?

*No*

6. Does the action involve a new communication tower?

*No*

7. Does the activity involve aerial or other large-scale application of any chemical (including insecticide, herbicide, etc.)?

*No*

8. Will your action permanently affect local hydrology by impacting 1/2 acre or more of wetland; or by increasing or decreasing groundwater or surfacewater elevations?

*No*

9. Will your action temporarily affect local hydrology by impacting 1/2 acre or more of wetland; or by increasing or decreasing groundwater or surfacewater elevations?

*No*

10. Will your project have any direct impacts to a stream or river (e.g., Horizontal Directional Drilling (HDD), hydrostatic testing, stream/road crossings, new storm-water outfall discharge, dams, other in-stream work, etc.)?

*No*

11. Does your project have the potential to indirectly impact the stream/river or the riparian zone (e.g., cut and fill, horizontal directional drilling, hydrostatic testing, construction, vegetation removal, discharge, etc.)?

*No*

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12. Will your action disturb the ground or existing vegetation? This includes any off road vehicle access, soil compaction, digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application, vegetation management (including removal or maintenance using equipment or chemicals), cultivation, development, etc.

No

13. Does your action area occur entirely within an already developed area with no natural habitat or trees present? For the purposes of this question, "already developed areas" are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are NOT considered "already developed areas" for the purposes of this question).

Yes

14. Does the action have potential indirect effects to listed species or the habitats they depend on (e.g., water discharge into adjacent habitat or waterbody, changes in groundwater elevation, introduction of an exotic plant species)?

No

15. [Hidden Semantic] Does the action area intersect the Indiana bat AOI?

**Automatically answered**

Yes

16. Federally listed bats infrequently use anthropogenic structures for roosting, such as buildings, barns, sheds, and bat boxes. Are bats known to be roosting in a structure that occurs within your action area?

No

17. [Hidden Semantic] Does the action intersect the Eastern massasauga rattlesnake area of influence?

**Automatically answered**

Yes

18. [Semantic] Does the action area intersect the northern riffelshell area of influence?

**Automatically answered**

Yes

19. [Hidden Semantic] Does the action area intersect the piping plover area of influence?

**Automatically answered**

Yes

20. [Hidden Semantic] Does the action area intersect the rufa red knot area of influence?

**Automatically answered**

Yes

---

21. [Hidden Semantic] Does the action area intersect the area of influence for Eastern prairie fringed orchid?

**Automatically answered**

*Yes*

22. [Hidden Semantic] Does the action area intersect the Indiana bat area of influence?

**Automatically answered**

*Yes*

23. [Hidden Semantic] Does this project intersect the northern long-eared bat area of influence?

**Automatically answered**

*Yes*

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**IPaC User Contact Information**

Agency: HZW Environmental Consultants, LLC  
Name: Christopher Biro  
Address: 6105 Heisley Road  
City: Mentor  
State: OH  
Zip: 44060  
Email: cbiro@hzwenv.com  
Phone: 3306907087

**Lead Agency Contact Information**

Lead Agency: Department of Housing and Urban Development  
Name: Quincy Jones  
Email: qjones@onaoba.org

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

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

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

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

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

☒ No

→ Continue to Question 2.

☐ Yes

**Explain:**

[Click here to enter text.](#)

→ Continue to Question 5.

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

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

☒ Yes → Continue to Question 3.

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

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

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

☐ Yes → Continue to Question 4.

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

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

☐ Yes

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

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

☐ No

→ Continue to Question 6.

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

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

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

☐ Yes

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

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

☐ No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

**Worksheet Summary**

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

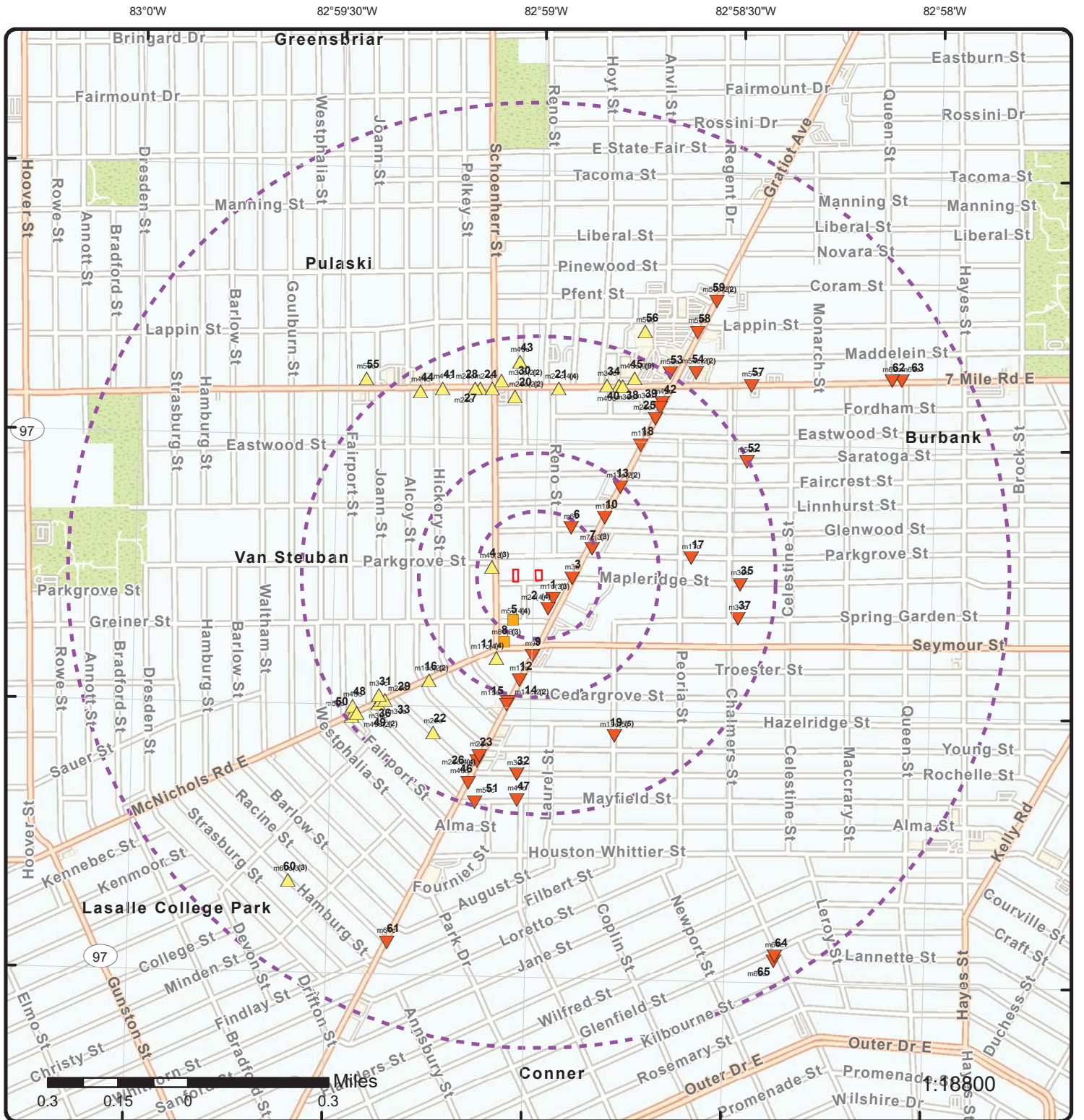
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

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

The project consists of the major rehabilitation of 3 vacant duplexes that will result in an increase in residential densities. No hazardous facilities of any kind will be constructed as part of the project.

As part of SME's April 2022 Phase 1 ESA (**ATTACHMENT 8A**), Environmental Risk Information Services (ERIS) was retained on 3-17-2022 to query state, federal, and tribal regulatory agency databases to identify regulated and/or environmentally impacted sites, including aboveground storage tanks (AST), within a 1-mile radius of the Project Area. A map showing the location of these sites within a 1-mile radius of the Project Area is provided as **ATTACHMENT 10**. No ASTs or explosive hazards are present within a 1-mile radius of the Project Area. A detailed description of the sites shown on the ERIS map within a 1-mile radius of the Project Area can be found in **ATTACHMENT 8A**.

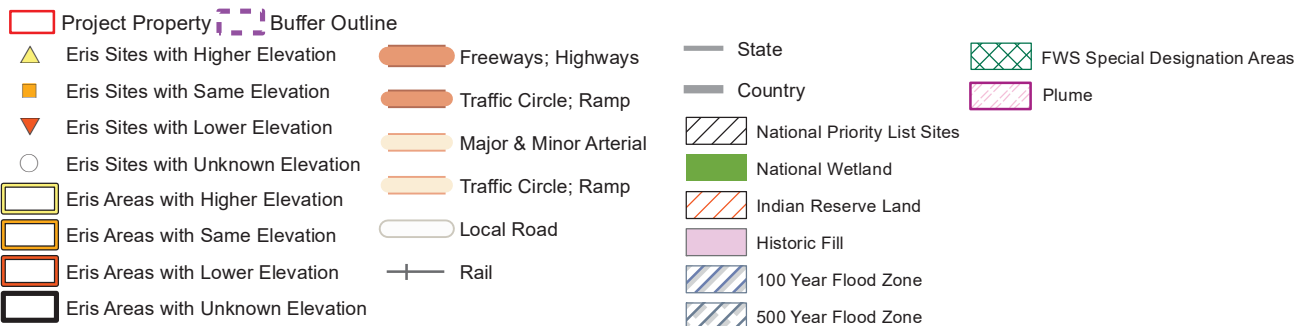
HZW also sent a request for information regarding explosive hazards to the Aboveground Storage Tank Engineers at the Bureau of Fire Services - Storage Tank Section on 7-6-2022. A response has not yet been received but can be provided at such time it becomes available.



## Map: 1.0 Mile Radius

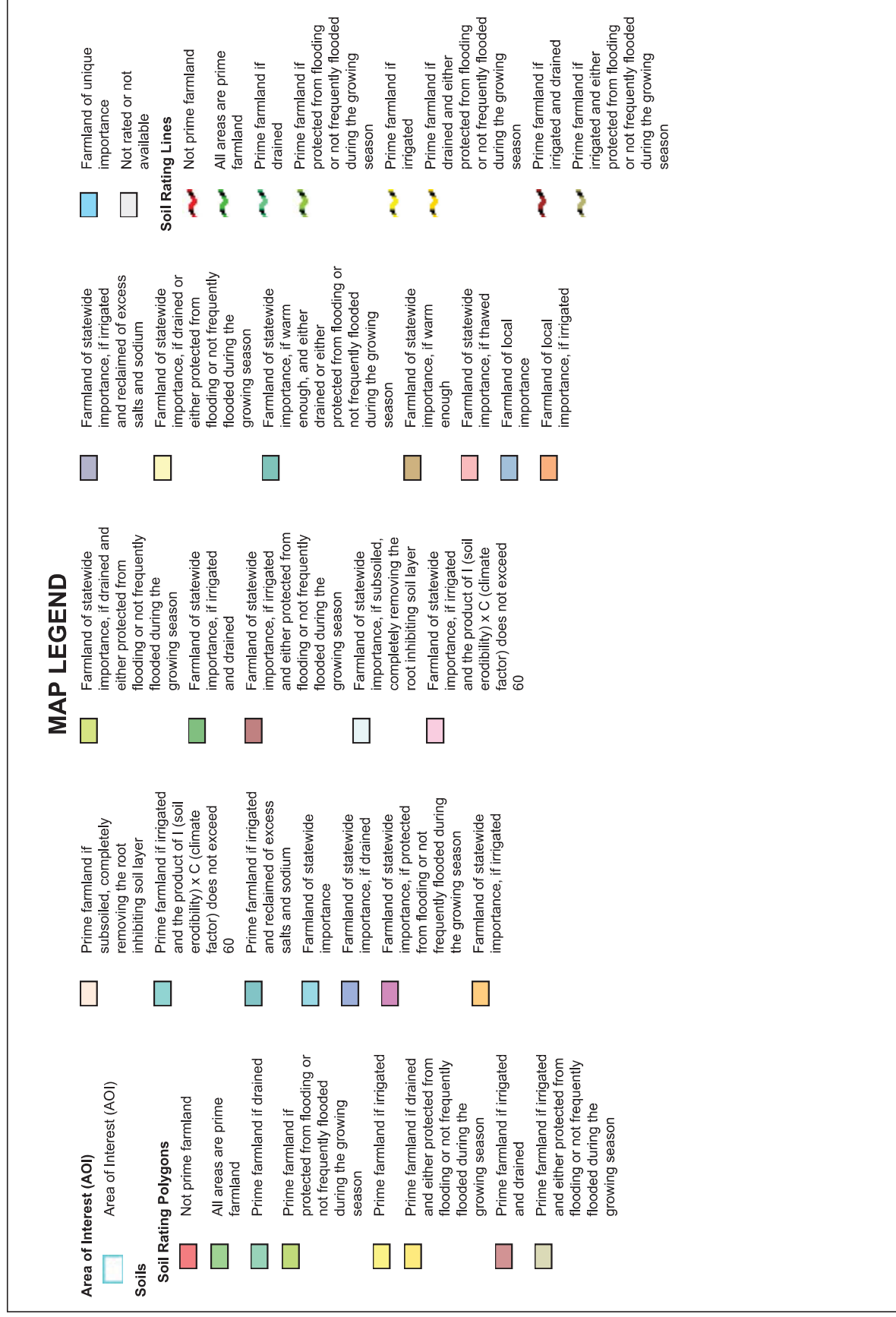
Order Number: 22031501223

Address: 13623, 13731, and 13737 Mapleridge Street, Detroit, MI



































Farmland Classification—Wayne County, Michigan  
(HUD EA Detroit, MI)





















Farmland Classification—Wayne County, Michigan  
(HUD EA Detroit, MI)

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

Farmland Classification—Wayne County, Michigan  
(HUD EA Detroit, MI)

<p> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if irrigated and drained</p> <p> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> <p> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p>		<p> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> <p> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if warm enough</p> <p> Farmland of statewide importance, if thawed</p> <p> Farmland of local importance</p> <p> Farmland of local importance, if irrigated</p>		<p> Farmland of unique importance</p> <p> Not rated or not available</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>		<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service</p> <p>Web Soil Survey URL: <a href="http://websoilsurvey.sc.egov.usda.gov">http://websoilsurvey.sc.egov.usda.gov</a></p> <p>Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Wayne County, Michigan</p> <p>Survey Area Data: Version 7, Sep 7, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Aug 5, 2020—Aug 12, 2020</p> <p>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.</p>	
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## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	Not prime farmland	0.5	99.1%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	Not prime farmland	0.0	0.9%
<b>Totals for Area of Interest</b>			<b>0.5</b>	<b>100.0%</b>

## Description

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.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

*Tie-break Rule: Lower*

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.  
PRESIDENT

June 10, 2022

JULIE SCHNEIDER  
CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT  
2 WOODWARD AVENUE STE 808  
DETROIT MI 48226

RE: ER22-677 Mapleridge Housing Project, 13623-13627, 13731-13733 and 13737-13741  
Mapleridge Street, Sec. 12, T1S, R12E, Detroit, Wayne County (HUD)

Dear Ms. Schneider:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above.

The archaeology portion of the current application (IV, ii) is incomplete, as the applicant did not engage the services of a professional archaeological consultant to assess the proposed project area. Based on Section ii of the application, the applicant states "This project does not involve ground disturbance of any areas of previously undisturbed soils." Assessing ground disturbance and site potential is the responsibility of qualified archaeological consultants. In many contexts in the city of Detroit, upper disturbed soil layers cap underlying undisturbed soils, which have the potential to contain intact archaeological deposits. For the current undertaking, SHPO concurs with the applicant's findings, but **in the future, SHPO will require undertakings of similar size and scope to include an archaeological assessment conducted by a Secretary of Interior qualified archaeologist.** At present, SHPO and Detroit HUD are preparing an updated Programmatic Agreement (PA) that will provide a revised outline for the size and scope of undertakings that require archaeological consultation.

Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that **no historic properties are affected** within the area of potential effects of this undertaking.

This letter evidences HUD's compliance with 36 CFR § 800.4 "Identification of historic properties," and the fulfillment of HUD's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.4(d)(1) "No historic properties affected." **If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.**

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

The State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking.



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913  
michigan.gov/shpo • (517) 335-9840

If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. For questions regarding archaeological concerns, please contact Federal Projects Archaeologist, Amy Krull, krulla@michigan.gov, (517) 285-4211. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

AK:BGG

Copy: Tiffany Ciavattone, City of Detroit  
Quincy Jones, Osborn Neighborhood Alliance  
Chris Biro, HZW Environmental Consultants, LLC

**Part I - Description****Project**

Osborn Mapleridge Housing

**Sponsor/Developer**

Osborn NH Alliance

**Location**

13623 Mapleridge

**Prepared by**

Kenneth Alder AIA

**Noise Level**

79

**Date**

9/12/2022

**Primary Source(s)**

Major Roads

**Part II - Wall Components**

## Part II - Wall Components

## Wall Construction Detail

Area

STC

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

1927

56

Add new wall

1,927 Sq.  
Feet

56

Window Construction  
Detail

Quantity

Sq Ft/Unit

STC

Vinyl Windows, sealed  
insulated dual glazing

1

402

32

Add new window

## Door Construction Detail

Quantity

Sq Ft/Unit

STC

1 3/4" Insulated Aluminum w/  
weatherstripping + 1" insulated  
aluminum storm door with glazing

5

35

40

Add new door

## Part III - Results

Part 3 - Results

Wall Statistics

Stat	Value
Area:	1927 ft <sup>2</sup>
Wall STC:	56

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	1	402 ft <sup>2</sup>	20.86%
Doors:	5	175 ft <sup>2</sup>	9.08%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	79
Combined STC for wall assembly:	38.46
Required STC rating:	37

Does wall assembly meet requirements?

Yes

Print

Part 4 - Tins

## Extra Tips

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

For example:

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

**Part I - Description****Project**

Osborn Mapleridge Housing

**Sponsor/Developer**

Osborn NH Alliance

**Location**

13731 Mapleridge

**Prepared by**

Kenneth Alder AIA

**Noise Level**

78

**Date**

9/12/2022

**Primary Source(s)**

Major Roads

**Part II - Wall Components**

## Part II - Wall Components

## Wall Construction Detail

Area

STC

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

1939

56

Add new wall

1,939 Sq.  
Feet

56

Window Construction  
Detail

Quantity

Sq Ft/Unit

STC

Vinyl Windows, sealed  
insulated dual glazing

1

390

32

Add new window

## Door Construction Detail

Quantity

Sq Ft/Unit

STC

1 3/4" Insulated Aluminum w/  
weatherstripping + 1" insulated  
aluminum storm door with glazing

5

35

40

Add new door

## Part III - Results

Part 3 - Results

Wall Statistics

Stat	Value
Area:	1939 ft <sup>2</sup>
Wall STC:	56

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	1	390 ft <sup>2</sup>	20.11%
Doors:	5	175 ft <sup>2</sup>	9.03%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	78
Combined STC for wall assembly:	38.61
Required STC rating:	36

Does wall assembly meet requirements?

Yes

Print

Part 4 - Tins

## Extra Tips

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

For example:

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

**Part I - Description****Project**

Osborn Mapleridge Housing

**Sponsor/Developer**

Osborn NH Alliance

**Location**

13737 Mapleridge

**Prepared by**

Kenneth Alder AIA

**Noise Level**

78

**Date**

9/12/2022

**Primary Source(s)**

Major Roads

**Part II - Wall Components**

## Part II - Wall Components

## Wall Construction Detail

Area

STC

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

1939

56

Add new wall

1,939 Sq.  
Feet

56

Window Construction  
Detail

Quantity

Sq Ft/Unit

STC

Vinyl Windows, sealed  
insulated dual glazing

1

390

32

Add new window

## Door Construction Detail

Quantity

Sq Ft/Unit

STC

1 3/4" Insulated Aluminum w/  
weatherstripping + 1" insulated  
aluminum storm door with glazing

5

35

40

Add new door

## Part III - Results

Part 3 - Results

Wall Statistics

Stat	Value
Area:	1939 ft <sup>2</sup>
Wall STC:	56

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	1	390 ft <sup>2</sup>	20.11%
Doors:	5	175 ft <sup>2</sup>	9.03%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	78
Combined STC for wall assembly:	38.61
Required STC rating:	36

Does wall assembly meet requirements?

Yes

Print

Part 4 - Tins

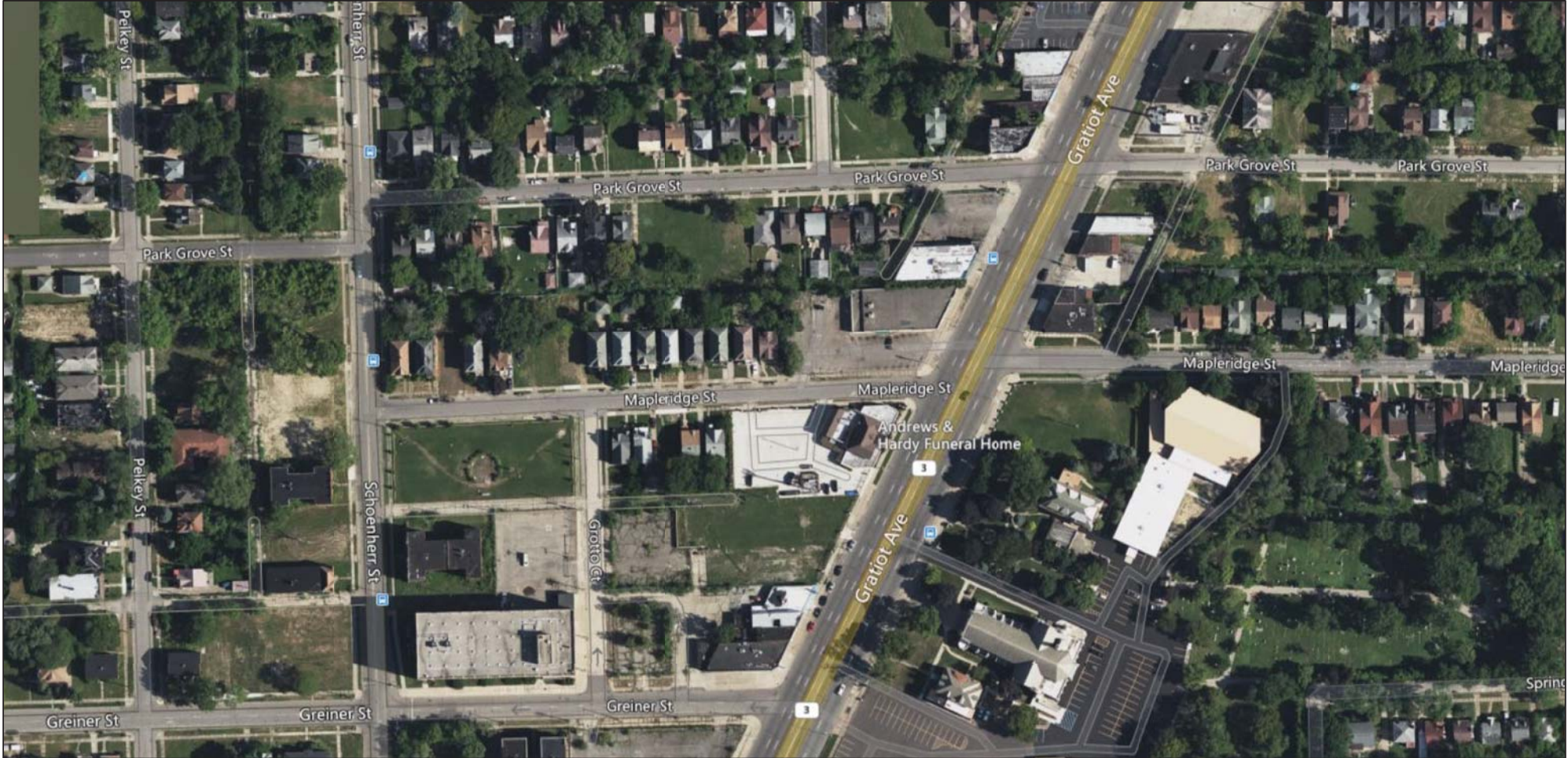
## More Tips

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

For example:

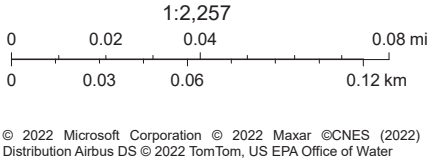
- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
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- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

Sole Source Aquifers - Detroit, MI



5/4/2022, 2:21:16 PM

- |                 |             |              |           |             |
|-----------------|-------------|--------------|-----------|-------------|
| Counties        | Canal/Ditch | Pipelines    | Ice Mass  | Reservoir   |
| Flowlines       | Coastline   | Stream/River | Lake/Pond | Swamp/Marsh |
| Other           | Connector   | Waterbodies  | Playa     |             |
| Artificial Path |             | Other        |           |             |



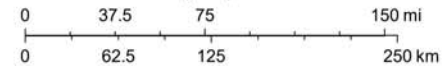
## Sole Source Aquifers - State of Michigan



5/4/2022, 2:04:25 PM

 Sole\_Source\_Aquifers

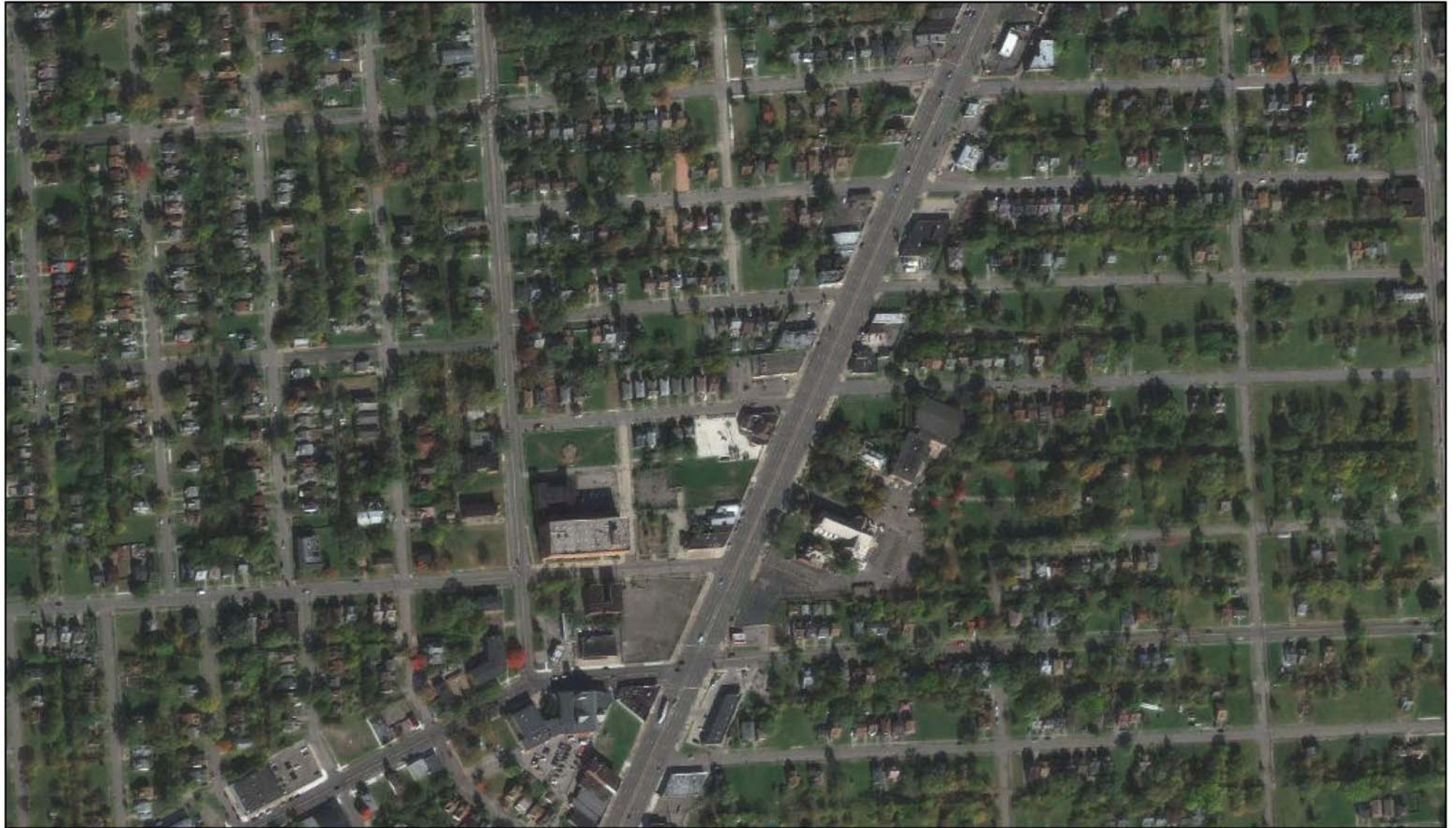
1:4,622,324



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

U.S. Environmental Protection Agency

# Wetlands Map Viewer



May 4, 2022

EGLE Conservation Easement  
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  
Wetland (Hydric) Soils  
Potential Wetland Restoration  
Highest Potential - Hydric and Presettlement Wetland Overlay

1:4,472  
0 0.04 0.07 0.15 mi  
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap

Disclaimer: This map is not intended to be used to determine the specific

# Hydric Rating by Map Unit—Wayne County, Michigan (HUD EA Detroit, MI)



Soil Map may not be valid at this scale.

Map Scale: 1:713 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 30 60 120 180 Feet

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

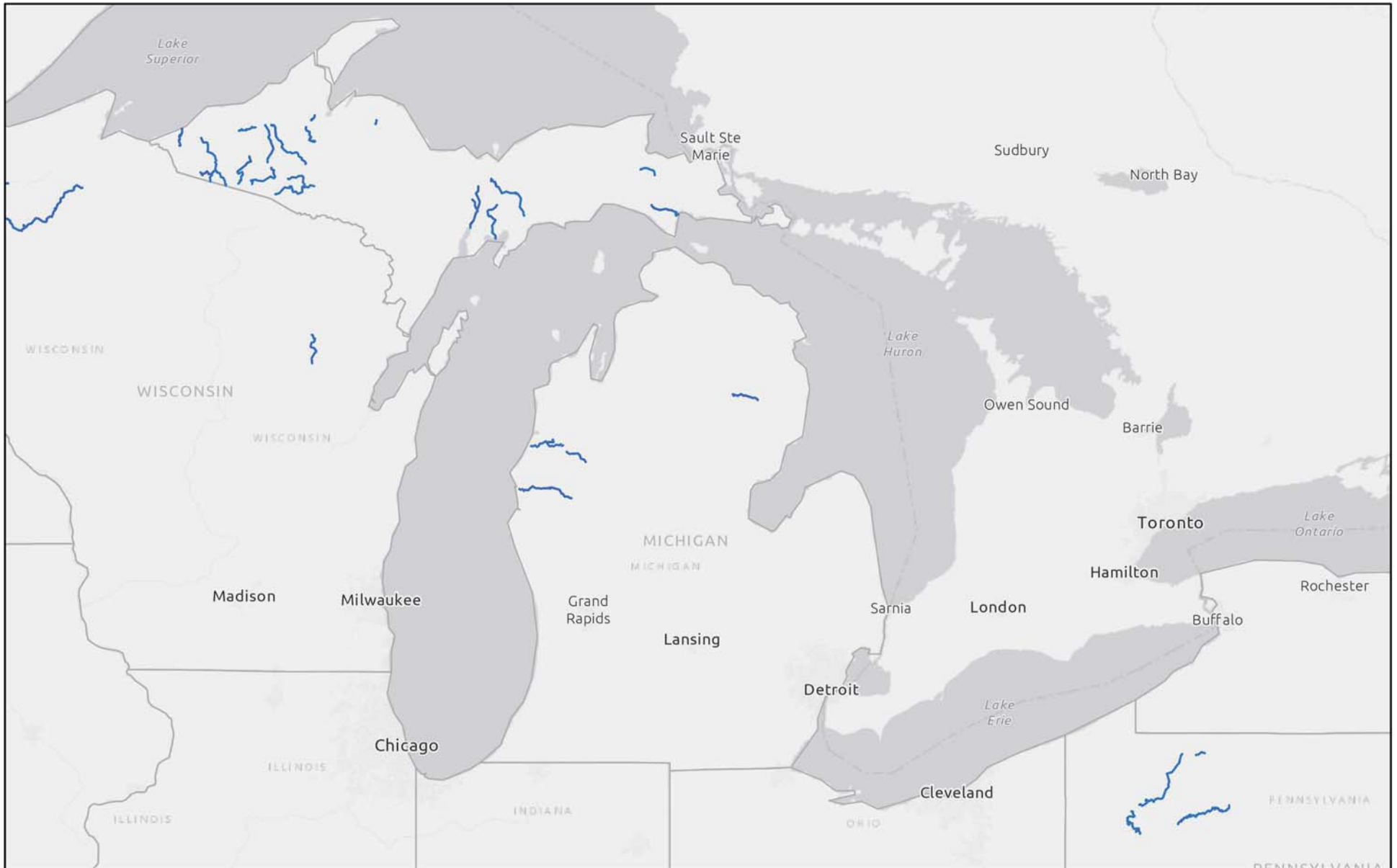


**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

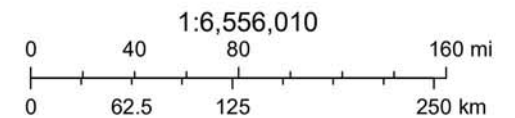
5/4/2022  
Page 1 of 5

# National Wild and Scenic Rivers in the U.S. (for Story Map)



5/4/2022

- |                                      |                             |   |
|--------------------------------------|-----------------------------|---|
| Wild And Scenic Rivers               | Scenic                      | Wild And Scenic Rivers with Scenic ORVs       |
| Wild And Scenic River Management     | Wild                        | Wild And Scenic Rivers with Recreational ORVs |
| Wild And Scenic River Classification | Wild And Scenic Rivers ORVs | Wild And Scenic Rivers with Geologic ORVs     |
| Recreational                         |                             |   |



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Sources: Esri, Garmin, USGS, NPS, Sources: Esri, HERE,

## EJScreen Report (Version 2.0)



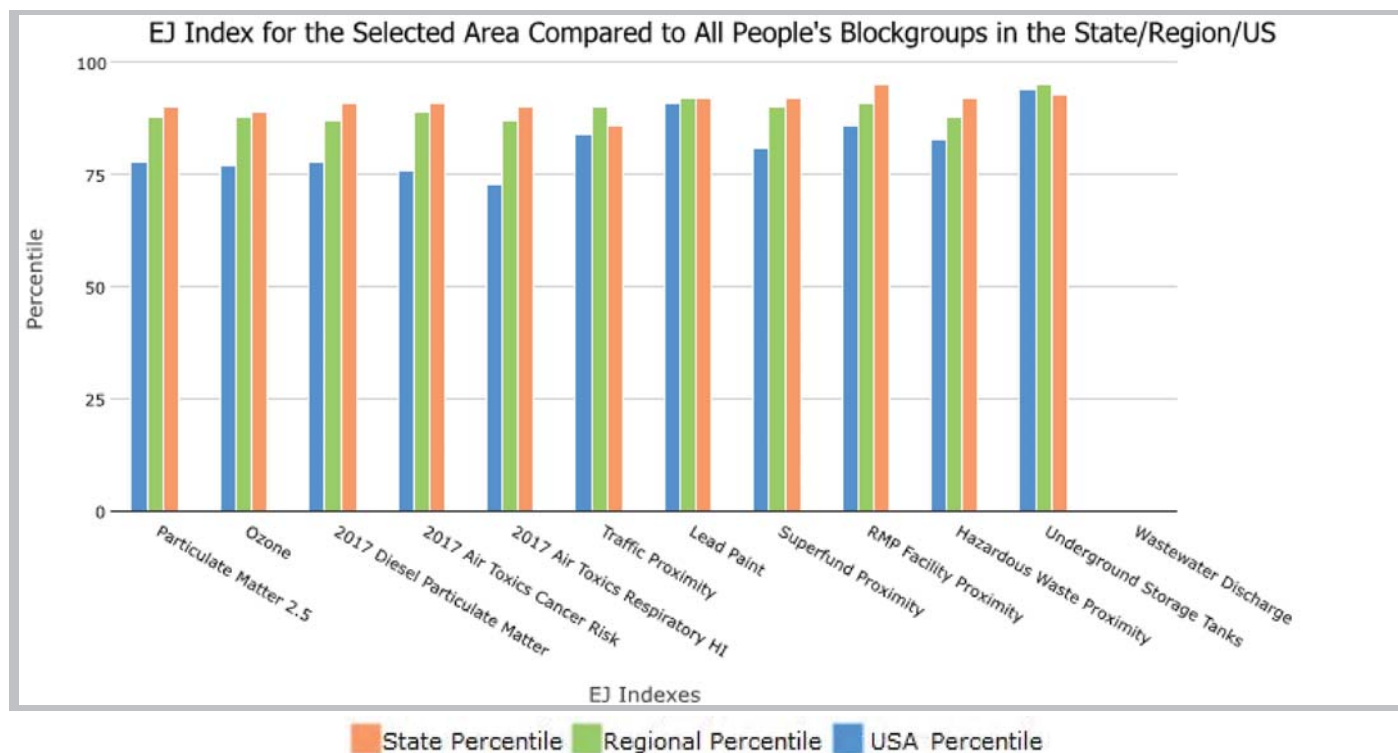
1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 14,475

Input Area (sq. miles): 3.33

Mapleridge Housing Project

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
<b>Environmental Justice Indexes</b>			
EJ Index for Particulate Matter 2.5	90	88	78
EJ Index for Ozone	89	88	77
EJ Index for 2017 Diesel Particulate Matter*	91	87	78
EJ Index for 2017 Air Toxics Cancer Risk*	91	89	76
EJ Index for 2017 Air Toxics Respiratory HI*	90	87	73
EJ Index for Traffic Proximity	86	90	84
EJ Index for Lead Paint	92	92	91
EJ Index for Superfund Proximity	92	90	81
EJ Index for RMP Facility Proximity	95	91	86
EJ Index for Hazardous Waste Proximity	92	88	83
EJ Index for Underground Storage Tanks	93	95	94
EJ Index for Wastewater Discharge	N/A	N/A	N/A



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 2.0)

1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 14,475

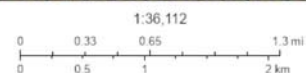
Input Area (sq. miles): 3.33

Mapleridge Housing Project



June 13, 2022

Mapleridge Housing Project



Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

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

## EJScreen Report (Version 2.0)



1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 14,475

Input Area (sq. miles): 3.33

Mapleridge Housing Project

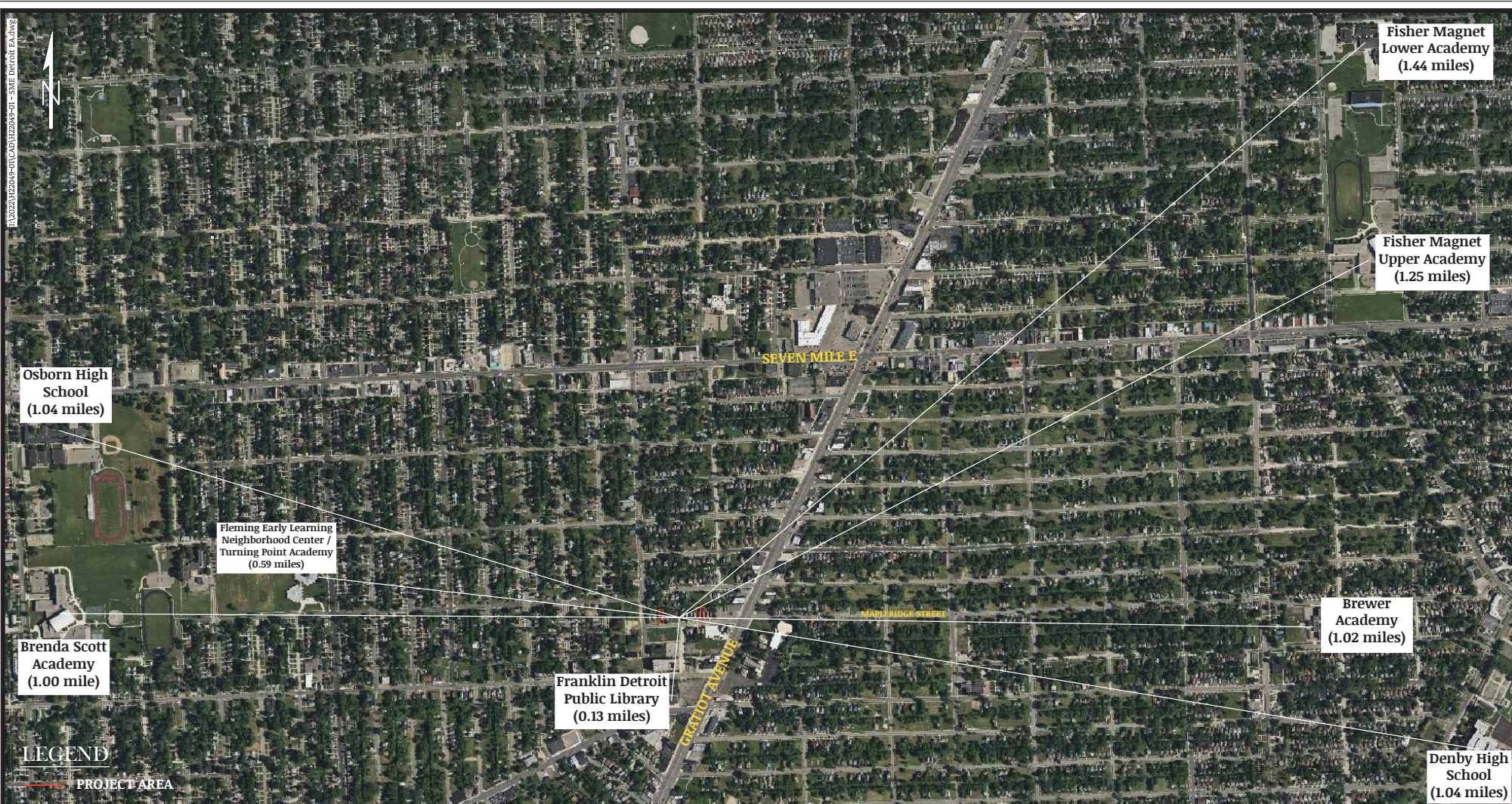
Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
<b>Pollution and Sources</b>							
Particulate Matter 2.5 ( $\mu\text{g}/\text{m}^3$ )	9.95	8.75	90	8.96	82	8.74	83
Ozone (ppb)	45.1	43.8	73	43.5	70	42.6	75
2017 Diesel Particulate Matter* ( $\mu\text{g}/\text{m}^3$ )	0.338	0.209	85	0.279	70-80th	0.295	60-70th
2017 Air Toxics Cancer Risk* (lifetime risk per million)	30	23	99	24	95-100th	29	80-90th
2017 Air Toxics Respiratory HI*	0.3	0.25	99	0.3	70-80th	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	820	830	67	610	80	710	79
Lead Paint (% Pre-1960 Housing)	0.88	0.37	93	0.37	94	0.28	96
Superfund Proximity (site count/km distance)	0.11	0.15	69	0.13	72	0.13	68
RMP Facility Proximity (facility count/km distance)	1.3	0.53	88	0.83	79	0.75	82
Hazardous Waste Proximity (facility count/km distance)	2.3	1.1	83	1.8	73	2.2	73
Underground Storage Tanks (count/km <sup>2</sup> )	21	7.3	89	4.8	94	3.9	96
Wastewater Discharge (toxicity-weighted concentration/m distance)	N/A	0.41	N/A	9	N/A	12	N/A
<b>Socioeconomic Indicators</b>							
Demographic Index	80%	28%	96	28%	97	36%	95
People of Color	98%	25%	96	26%	97	40%	95
Low Income	63%	32%	89	29%	91	31%	91
Unemployment Rate	18%	6%	94	5%	95	5%	96
Linguistically Isolated	0%	2%	65	2%	60	5%	45
Less Than High School Education	11%	9%	70	10%	69	12%	59
Under Age 5	9%	6%	84	6%	82	6%	80
Over Age 64	8%	17%	12	16%	14	16%	17

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's 2017 Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

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

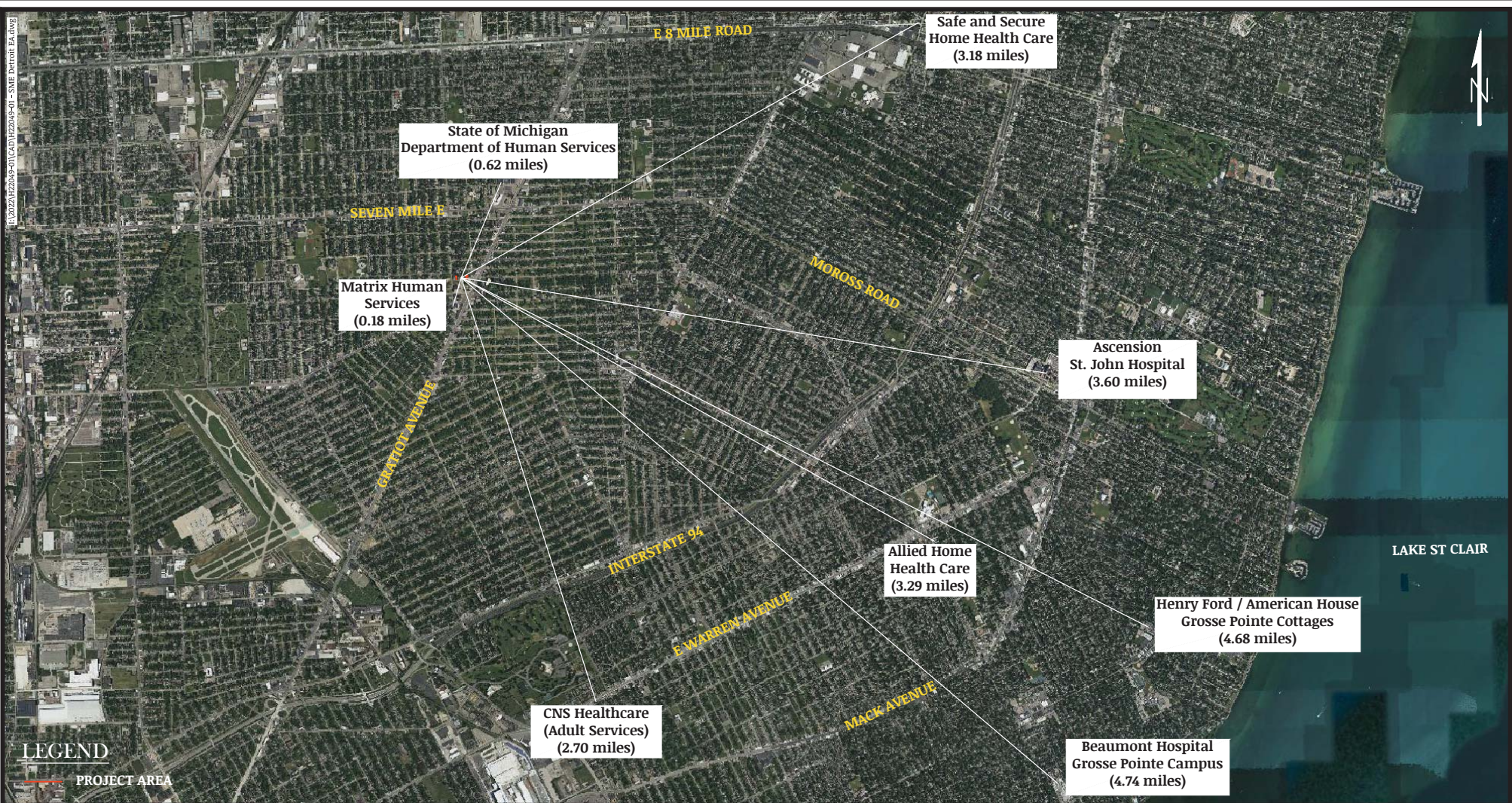
EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools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

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Scale: 1" = 800'  
0 800 1,600

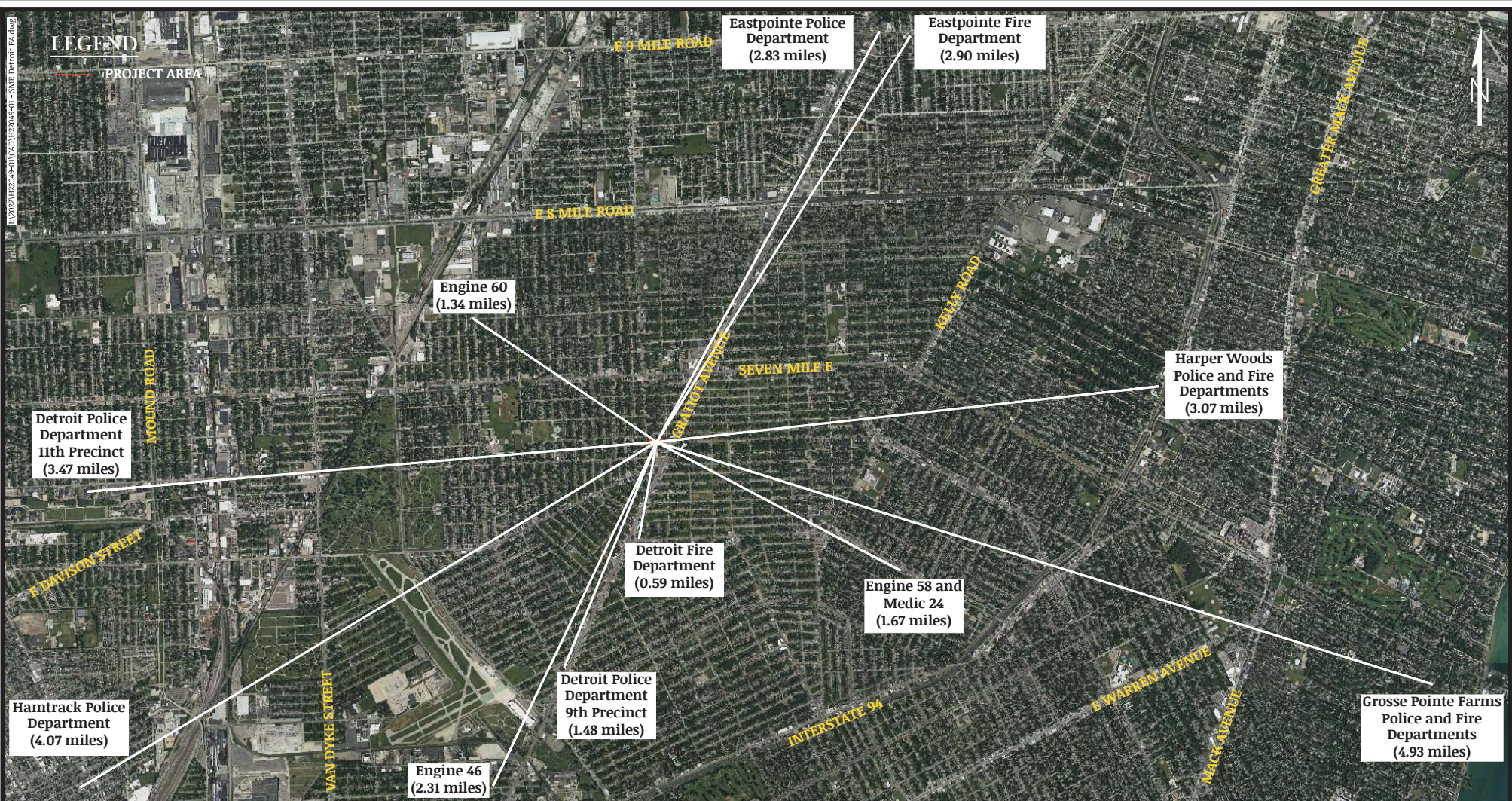
**EDUCATIONAL & CULTURAL  
FACILITIES PROXIMITY MAP**  
24 CFR PART 58 - ENVIRONMENTAL ASSESSMENT  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



Scale: 1" = 3,000'

0 3,000 6,000

HEALTH CARE & SOCIAL  
SERVICES PROXIMITY MAP  
24 CFR PART 58 - ENVIRONMENTAL ASSESSMENT  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



## Map Key

ConnectTen Route  
Primary Route  
Neighborhood Route

Hospital/Clinic  
Point of Interest  
School  
University/College

### Major Transfer Points/Ends of Multiple Routes

**Backgrounds**  
 White background = End/Beginning of route  
 Grey background = Route makes a stop here, but continues on  
 Schematic Map, Not To Scale



## Routes

ConnectTen	Primary	Neighborhood
1 Vernor	16 Dexter *	12 Conant
2 Michigan	17 Eight Mile *	13 Conner
3 Grand River *	18 Fenkell	15 Chicago/Davison
4 Woodward *	19 Fort	23 Hamilton/John R
5 Van Dyke/Lafayette *	27 Joy	29 Linwood
6 Gratiot *	30 Livernois	39 Puritan
7 Seven Mile *	31 Mack	40 Russell
8 Warren *	32 McNichols	41 Schaefer
9 Jefferson	38 Plymouth	42 Mid-City Loop
10 Greenfield *	60 Evergreen	43 Schoolcraft
		46 Southfield #
		52 Chene
		54 Wyoming
		67 Cadillac/Harper
		68 Chalmers

\* Denotes 24/7 route.  
# Denotes part-time route.

## Contact DDOT

313.933.1300  
detroitmi.gov/ddot

Detroit MetroLift  
(ADA Paratransit Service): 313.208.7363

TDD & TTY Hearing-Impaired  
Schedule Information: 7-11

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Schedules are available in braille, large print and multiple languages. Contact DDOT Customer Service to request accessible format materials.

## Downtown Map

