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

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

Project Information

Project Name: Owen-School-Acquisition

HEROS Number: 900000010306734

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: 3106 16th Street, Detroit, MI

Additional Location Information:
N/A

Direct Comments to: Penny Dwoinen, the City of Detroit Environmental Review Officer at telephone: 313.224.2933 or email: dwoinenp@detroitmi.gov.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The City of Detroit intends to purchase the property for future development. This site is to be included in the Preserve on Ash Choice Neighborhood Initiative Project, earmarked for future development. The property consists of one 2.93-acre parcel of land that is undeveloped and covered with grass and some trees. The property does not contain structures. No ground disturbing activities are proposed as part of this project.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The City of Detroit intends to purchase the property for future development. This site is to be included in the Preserve on Ash Choice Neighborhood Initiative Project, earmarked for future development.

Existing Conditions and Trends [24 CFR 58.40(a)]:
The city of Detroit is the largest city in the state of Michigan, an consists of approximately 138.73 square miles. According to the United States Census Bureau, the estimated population of the city of Detroit as of July 1, 2021 is 632,464. The poverty rate is estimated to be 33.2% and the median household income is $32,498. The median property value is $52,700 and an estimated average of 54.7% of the total population was employed between the years 2016 and 2020. The city of Detroit is majority-black, with 77.1% of the population identifying as Black or African American alone, according to the 2020 US Census. The subject property consists of undeveloped land.

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:
Signature Page.pdf

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B21MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
B22MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded, Assisted or Insured Amount: $463,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $463,000.00

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

Compliance Factors: 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)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☑ No	The subject property is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military airfield runway. Therefore, the subject property is not located within an FAA designated Airport Runway Clear Zone. Refer to the attached Google Map - nearest airport (Attachment 1).
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☑ No	According to the United States Fish and Wildlife Service (USFWS) Coastal Barrier Resource System, the subject property is not located within a designated coastal barrier of the Atlantic Ocean, Gulf of Mexico, or the Great Lakes. Refer to the attached Coastal Barrier Resources Map. Refer to the attached

		Coastal Barrier Resources Map (Attachment 2).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	The Flood Insurance Rate Map (Map Number 26163C0280E), published by the Federal Emergency Management Agency (FEMA), effective date February 2012, was reviewed to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property, is not located within a 100-year flood zone. Refer to the attached FEMA FIRMette (Attachment 3).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☑ No	According to the February 2021 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in non-attainment for ozone and a portion of Wayne County is in non-attainment for sulfur dioxide. A response from the AQD, dated January 9, 2023, indicated the project would not have an adverse effect on air quality. Refer to the attached attainment status map (Attachment 4) and letter from AQD (Attachment 5).
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	According to the EGLE Coastal Zone Management Program, the subject property, does not contain designated Coastal Management Zones. Refer to the attached Coastal Boundary Map (Attachment 6).
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☑ Yes ☐ No	The City of Detroit intends to purchase the subject property and retain ownership. In September 2022, AKT Peerless conducted a Phase I ESA on the subject property. Based on this

		assessment, the presence of fill material of an unknown origin was identified as a recognized environmental condition (RECs). AKT Peerless conducted a Phase II ESA, which identified metals above the EGLE Residential Cleanup Criteria. Therefore, a Response Activity Plan was prepared and submitted to EGLE. Since there are no ground disturbing activities and the City of Detroit intends to purchase and retain ownership, the site will be enclosed with an eight-foot tall, chain link fence to prevent access until future development occurs. One access gate will be installed as part of the fence. The gate will be padlocked to prevent access to the subject property. Only City of Detroit representatives will have access to the property. If other access is necessary, it must be coordinated with the City of Detroit. Refer to the attached September 2022 Phase I ESA (Attachment 7) and RespAP submitted to EGLE (Attachment 8).
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	The USFWS' threatened and endangered species list was reviewed to determine if endangered or threatened species are located at or near the subject property. According to the USFWS, threatened and endangered species are known to have habitat in Wayne County; however, the subject property is located in an urban area of Detroit. Furthermore, the acquisition of the subject property will have no effect on the threatened or endangered species. Refer to the attached threatened and endangered species list for Michigan (Attachment 9).
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	The subject property is not located within the immediate vicinity of hazardous industrial operations. In addition, within a one-mile radius of the subject property, there is no direct line of sight from part of the subject property to such hazard. Refer to the

		EDR report, dated August 18, 2022, appended to AKT Peerless' September 2022 Phase I ESA (Attachment 7) and the HUD Partner Worksheet (Attachment 10).
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	The subject property is located in an urban area and does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the USDA. Furthermore, according to the USDA Web Soil Survey, the subject property consists of Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes and does not contain prime farmland. Refer to the attached Web Soil Survey results (Attachment 11).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	The Flood Insurance Rate Map (Map Number 26163C0280E), published by FEMA, effective date February 2012, was reviewed to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property, is not located within a 100-year flood zone. Refer to the attached FEMA FIRMette (Attachment 3).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☑ No	A Section 106 review, prepared by the City of Detroit Housing and Revitalization Department, dated September 28, 2022, indicated no historic properties will be affected by the proposed undertaking. Refer to the attached Section 106 Letter (Attachment 12).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☑ No	The project involves acquisition of undeveloped land. The acquisition of the property will not impact noise levels. Refer to the attached HUD Partner Worksheet (Attachment 13).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	Based on review of the Designated Sole Source Aquifers National Map, published by the United States Environmental Protection Agency (USEPA), the subject property is not located in an area with a sole source

		aquifer. Further, municipal water service is available to the subject property. Refer to the attached Sole Source Aquifer Map (Attachment 14).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	Review of the National Wetlands Inventory (NWI) Map, published by the USFWS did not reveal wetlands located on the subject property. Furthermore, the United States Geologic Survey (USGS) Topographic Map of Detroit, Michigan Quadrangle does not identify wetlands on the subject property. Refer to the attached NWI Wetland Map (Attachment 15).
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	According to the Michigan Wild and Scenic River website, the subject property is not located in a wild and scenic river area. Refer to the attached Wild and Scenic River Map (Attachment 16).
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ No	The project does not create adverse environmental impacts. Based on the US Census data and mapping provided by the USEPA EJScreen Tool, the project is located in a low income and minority community. The areas of Detroit surrounding the project are also low income and minority communities. This project involves acquisition of undeveloped land. Therefore, no disproportionately adverse impact to low-income and/or minority populations will occur. Refer to the attached EJScreen report (Attachment 17).

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
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is in line with the existing zoning and compatible with the surrounding neighborhood which consists of undeveloped land and single-family dwellings. The project (acquisition of the vacant parcel) will not have a significant impact on the surrounding urban environment. The vacant land is compatible with surrounding land uses. The surrounding land is zoned multi-family and single-family.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	According to the web soil survey, the soil is described as the subject property consists of Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes. According to Detroit, Michigan Quadrangle 7.5-minute Topographic map, the site falls into the 603 feet contour. The property is flat. The property is serviced by a City of Detroit storm sewer system. The project (acquisition of the vacant parcel) will not cause drainage or slope issues, or cause erosion.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The property is vacant land and unoccupied. The project (acquisition of the vacant parcel) is not adversely affected by on-site or off-site hazards or nuisances.	
Energy Efficiency	2	Acquisition of the property will not cause an impact.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The project (acquisition of the vacant parcel) will not result in a change to employment and income patterns in the area.	
Demographic Character Changes / Displacement	2	The project (acquisition of the vacant parcel) will not change the demographics of the general area. The project involves acquisition of a vacant and unoccupied	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		parcel of land and no displacement will occur.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The area is served by the Detroit Public Schools Community District. This project (acquisition of the vacant parcel) will not impact the capacity of these schools. No educational facilities will be negatively affected by the proposed project.	
Commercial Facilities (Access and Proximity)	2	The project area has access to the Corktown commercial area, including multiple restaurants, Honey Bee Market, and one pharmacy within a mile of the Property. No commercial facilities will be negatively impacted by this project (acquisition of the vacant parcel).	
Health Care / Social Services (Access and Capacity)	2	The project area is served by a full range of health care professionals. Henry Ford Medical Center, The Michigan State University-Detroit Medical Center and the John Dingell VA Hospital are all within two miles from the project site. No health care services will be negatively impacted by this project (acquisition of the vacant parcel). No social services will be negatively impacted by the project activities. There will not be an increase in the demand for social services as a result of the project. Social services available to residents are available through a variety of nonprofits, government agencies and other entities throughout Wayne County.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Municipal waste removal services and commercial waste removal services are available in the area of the project. The project (acquisition of the vacant parcel) will not cause an impact to solid waste disposal or recycling facilities.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Municipal wastewater and sanitary sewers are available in the area of the project. The project (acquisition of the vacant parcel)	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		will not cause an impact to wastewater or sanitary sewer services.	
Water Supply (Feasibility and Capacity)	2	Municipal water service is available in the area of the project. The project (acquisition of the vacant parcel) will not cause an impact to water services.	
Public Safety - Police, Fire and Emergency Medical	2	The Detroit Police Department covers the city with the 4th Precinct covering the project location. The station is located at 4700 W. Fort Street and is less than three miles from the project. No police services will be negatively impacted by the project (acquisition of the vacant parcel). The Detroit Fire Department provides fire department services to the city along with basic first responder medical assistance from paramedics. No fire services will be negatively impacted by the project. The Emergency Medical Services Division of the Detroit Fire Department provides Emergency Medical Services to residents in the project area. No emergency medical services will be negatively impacted by the project.	
Parks, Open Space and Recreation (Access and Capacity)	2	The project is located near open spaces including parks. Within approximately one mile of the property there is Clark Park, Michigan Third Street Park, Stanton Park. No open spaces will be negatively impacted by the project acquisition of the vacant parcel). The project is located near downtown Detroit with many options for recreation available. The project is located within a few miles of Little Caesars Area, Comerica Park, Ford Field and the Fox Theatre. No recreation facilities will be negatively impacted by the project. There are many museums within a few miles of the property including, the Detroit Institute of Arts, The Detroit Children's Museum, and the Model T Auto Heritage Complex. There are also many civic groups with active branches in Detroit including the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Masons, the Lions Club, Kiwanis Club, the VFW and the American Legion. There are a variety of churches, social organizations and other cultural activities available to residents as well. No cultural facilities will be negatively impacted by the project.	
Transportation and Accessibility (Access and Capacity)	2	Bus service in the city is provided by the Detroit Department of Transportation. The nearest bus stop is at 14th Street and Ash Street just east of the project area. There are also several other bus stops along Martin Luther King Boulevard. The City of Detroit is divided by a number of main expressways that also provide access to the rest of the state. The nearest highway near the project area is I-75 which connects to the I-94 Expressway and I-96 Expressway.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The property does not contain unique natural features or agricultural lands. The City of Detroit is an urban city with few unique natural features or agricultural lands. Groundwater will not be affected by the project (acquisition of the vacant parcel). The City of Detroit provides municipal water service to the project area that is drawn from the Detroit River and/or Lake Huron. There are no sole source aquifers in the State of Michigan (Attachment 14). No water resources will be impacted by the project.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No vegetation or wildlife is expected to be impacted by the project (acquisition of the vacant parcel).	
Other Factors 2			

Supporting documentation

Additional Studies Performed:

Field Inspection [Optional]: Date and completed by:

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

USEPA USGS USDA Soil Conservation Service EGLE Wayne County Health Department City of Detroit government sources (assessor, building, and fire departments) EDR Interviews and questionnaire responses HUD FEMA USFWS National Wild and Scenic Rivers System Previous environmental investigations

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

All historical, local and federal contacts on City of Detroit 2023 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. Additionally, the EA was published in the Detroit News and the Detroit Free Press for public comment.

Cumulative Impact Analysis [24 CFR 58.32]:

The project (acquisition if the vacant parcel) will not negatively impact the human health, safety and the environment.

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

The project (acquisition if the vacant parcel) will not negatively impact the human health, safety and the environment; therefore, no alternatives have been considered.

No Action Alternative [24 CFR 58.40(e)]

The project (acquisition if the vacant parcel) will not negatively impact the human health, safety and the environment; therefore, no alternatives have been considered.

Summary of Findings and Conclusions:

The project (acquisition if the vacant parcel) will not negatively impact the human health, safety and the environment.

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
Contamination and Toxic Substances	A Response Activity Plan was completed for this project. Since the scope involves acquisition and the property will not be developed, no remediation or clean-up is required at this time. However, the City of Detroit is going to place an eight-foot fence around the perimeter of the property to prevent the public from accessing the site.	N/A	Installing an eight-foot fence around the perimeter of the property.	

Project Mitigation Plan

mitigation measures will be carried out by the City of Detroit as purchaser/owner of the parcel. The progress will be monitored by the City of Detroit's Housing & Revitalization Department's (HRD) Construction and Environmental Review teams. Mitigation measures are expected to be completed. Attached is a copy of the Mitigation Plan, which outlines in detail who is responsible for which activity, when the activity will be carried out and documentation that the City of Detroit's HRD Environmental Review Team should receive when the measure is completed.

Former Owen School Site HRD Model Mitigation Plan.pdf

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 subject property is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military airfield runway. Therefore, the subject property is not located within an FAA designated Airport Runway Clear Zone. Refer to the attached Google Map - nearest airport (Attachment 1).

Supporting documentation

Attachment 1 - Airport Hazards.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

According to the United States Fish and Wildlife Service (USFWS) Coastal Barrier Resource System, the subject property is not located within a designated coastal barrier of the Atlantic Ocean, Gulf of Mexico, or the Great Lakes. Refer to the attached Coastal Barrier Resources Map. Refer to the attached Coastal Barrier Resources Map (Attachment 2).

Supporting documentation

Attachment 2 - Coastal barrier resources system.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.

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 Flood Insurance Rate Map (Map Number 26163C0280E), published by the Federal Emergency Management Agency (FEMA), effective date February 2012, was reviewed to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property, is not located within a 100-year flood zone. Refer to the attached FEMA FIRMette (Attachment 3).

Supporting documentation

Attachment 3 - FIRMETTE.pdf

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

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

Screen Summary

Compliance Determination

According to the February 2021 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in non-attainment for ozone and a portion of Wayne County is in non-attainment for sulfur dioxide. A response from the AQD, dated January 9, 2023, indicated the project would not have an adverse effect on air quality. Refer to the attached attainment status map (Attachment 4) and letter from AQD (Attachment 5).

Supporting documentation

Attachment 5 AQD Letter EGLE.pdf
Attachment 4 - Attainment AQD Map.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

According to the EGLE Coastal Zone Management Program, the subject property, does not contain designated Coastal Management Zones. Refer to the attached Coastal Boundary Map (Attachment 6).

Supporting documentation

Attachment 6 - Coastal Management Zones 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

✓ Yes

3. Mitigation

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

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

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

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

A Response Activity Plan was completed for this project. Since the scope involves acquisition and the property will not be developed, no remediation or clean-up is required at this time. However, the City of Detroit is going to place an eight-foot fence around the perimeter of the property to prevent the public from accessing the site.

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

Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

The City of Detroit intends to purchase the subject property and retain ownership. In September 2022, AKT Peerless conducted a Phase I ESA on the subject property. Based on this assessment, the presence of fill material of an unknown origin was identified as a recognized environmental condition (RECs). AKT Peerless conducted a Phase II ESA, which identified metals above the EGLE Residential Cleanup Criteria. Therefore, a Response Activity Plan was prepared and submitted to EGLE. Since there are no ground disturbing activities and the City of Detroit intends to purchase and retain ownership, the site will be enclosed with an eight-foot tall, chain link fence to prevent access until future development occurs. One access gate will be installed as part of the fence. The gate will be padlocked to prevent access to the subject property. Only City of Detroit representatives will have access to the property. If other access is necessary, it must be coordinated with the City of Detroit. Refer to the attached September 2022 Phase I ESA (Attachment 7) and RespAP submitted to EGLE (Attachment 8).

Supporting documentation

Attachment 8 - 3106 16th Street Detroit Response Activity Plan.pdf

Attachment 7 - 3106 16th Street Detroit 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 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect specifies 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

The USFWS' threatened and endangered species list was reviewed to determine if endangered or threatened species are located at or near the subject property. According to the USFWS, threatened and endangered species are known to have habitat in Wayne County; however, the subject property is located in an urban area of Detroit. Furthermore, the acquisition of the subject property will have no effect on

the threatened or endangered species. Refer to the attached threatened and endangered species list for Michigan (Attachment 9).

Supporting documentation

Attachment 9 - Endangered Species List.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

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

Yes

Screen Summary

Compliance Determination

The subject property is not located within the immediate vicinity of hazardous industrial operations. In addition, within a one-mile radius of the subject property, there is no direct line of sight from part of the subject property to such hazard. Refer to the EDR report, dated August 18, 2022, appended to AKT Peerless' September 2022 Phase I ESA (Attachment 7) and the HUD Partner Worksheet (Attachment 10).

Supporting documentation

Attachment 10 - Explosives-Partner-Worksheet.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.)	7 CFR Part 658

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:

There is no farmland in the City of Detroit.

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 subject property is located in an urban area and does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the USDA. Furthermore, according to the USDA Web Soil Survey, the subject property consists of Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes and does not contain prime farmland. Refer to the attached Web Soil Survey results (Attachment 11).

Supporting documentation

Attachment 11 - Soil Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

55.12(c)(3)
55.12(c)(4)
55.12(c)(5)
55.12(c)(6)
55.12(c)(7)
55.12(c)(8)
55.12(c)(9)
55.12(c)(10)
55.12(c)(11)
✓ None of the above

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

Attachment 3 - FIRMETTE(1).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 Flood Insurance Rate Map (Map Number 26163C0280E), published by FEMA, effective date February 2012, was reviewed to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property, is not located within a 100-year flood zone. Refer to the attached FEMA FIRMette (Attachment 3).

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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

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

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

✓ Other Consulting Parties

✓ City of Detroit Preservation Specialist Completed

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

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan as amended, dated December 21, 2022, 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). Additionally, the project is greater than 0.5 acres; therefore, an archeology review is required.

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:

An archeology survey is not required as the project does not involve ground disturbance.

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

A Section 106 review, prepared by the City of Detroit Housing and Revitalization Department, dated September 28, 2022, indicated no historic properties will be affected by the proposed undertaking. Refer to the attached Section 106 Letter (Attachment 12).

Supporting documentation

Attachment 12 - Owen Sec 106 Review 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

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

Screen Summary

Compliance Determination

The project involves acquisition of undeveloped land. The acquisition of the property will not impact noise levels. Refer to the attached HUD Partner Worksheet (Attachment 13).

Supporting documentation

Attachment 13 - Noise EA Partner Worksheet.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
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.	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

Based on review of the Designated Sole Source Aquifers National Map, published by the United States Environmental Protection Agency (USEPA), the subject property is not located in an area with a sole source aquifer. Further, municipal water service is available to the subject property. Refer to the attached Sole Source Aquifer Map (Attachment 14).

Supporting documentation

Attachment 14 - Sole Source Aquifer Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

Review of the National Wetlands Inventory (NWI) Map, published by the USFWS did not reveal wetlands located on the subject property. Furthermore, the United States Geologic Survey (USGS) Topographic Map of Detroit, Michigan Quadrangle does not identify wetlands on the subject property. Refer to the attached NWI Wetland Map (Attachment 15).

Supporting documentation

Attachment 15 - Wetland Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

According to the Michigan Wild and Scenic River website, the subject property is not located in a wild and scenic river area. Refer to the attached Wild and Scenic River Map (Attachment 16).

Supporting documentation

Attachment 16 - Wild and Scenic Rivers map.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 project does not create adverse environmental impacts. Based on the US Census data and mapping provided by the USEPA EJScreen Tool, the project is located in a low income and minority community. The areas of Detroit surrounding the project are also low income and minority communities. This project involves acquisition of undeveloped land. Therefore, no disproportionately adverse impact to low-income and/or minority populations will occur. Refer to the attached EJScreen report (Attachment 17).

Supporting documentation

Attachment 17 - EJ Screen Report.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

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

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

Project Information

Project Name: Owen-School-Acquisition

HEROS Number: 900000010306734

Project Location: 3106 16th Street, Detroit, MI

Additional Location Information:
N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The City of Detroit intends to purchase the property for future development. This site is to be included in the Preserve on Ash Choice Neighborhood Initiative Project, earmarked for future development. The property consists of one 2.93-acre parcel of land that is undeveloped and covered with grass and some trees. The property does not contain structures. No ground disturbing activities are proposed as part of this project.

Funding Information

Grant Number	HUD Program	Program Name
B21MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
B22MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded Amount: $463,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $463,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

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Law, Authority, or Factor	Mitigation Measure or Condition
Contamination and Toxic Substances	A Response Activity Plan was completed for this project. Since the scope involves acquisition and the property will not be developed, no remediation or clean-up is required at this time. However, the City of Detroit is going to place an eight-foot fence around the perimeter of the property to prevent the public from accessing the site.

Project Mitigation Plan

mitigation measures will be carried out by the City of Detroit as purchaser/owner of the parcel. The progress will be monitored by the City of Detroit's Housing & Revitalization Department's (HRD) Construction and Environmental Review teams. Mitigation measures are expected to be completed. Attached is a copy of the Mitigation Plan, which outlines in detail who is responsible for which activity, when the activity will be carried out and documentation that the City of Detroit's HRD Environmental Review Team should receive when the measure is completed.

Former Owen School Site HRD Model Mitigation Plan.pdf

Determination:

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

Preparer Signature: DocuSigned by: Kim Siegel 9390B097C5434FC... **Date:** 2/10/2023

Name / Title/ Organization: Kim Siegel / / DETROIT

Certifying Officer Signature: DocuSigned by: E17050515DAF4C9... **Date:** 2/13/2023

Name/ Title: Julie Schneider, Director, Housing and Revitalization Department

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

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 subject property is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military airfield runway. Therefore, the subject property is not located within an FAA designated Airport Runway Clear Zone. Refer to the attached Google Map - nearest airport (Attachment 1).

Supporting documentation

Attachment 1 - Airport Hazards.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

According to the United States Fish and Wildlife Service (USFWS) Coastal Barrier Resource System, the subject property is not located within a designated coastal barrier of the Atlantic Ocean, Gulf of Mexico, or the Great Lakes. Refer to the attached Coastal Barrier Resources Map. Refer to the attached Coastal Barrier Resources Map (Attachment 2).

Supporting documentation

Attachment 2 - Coastal barrier resources system.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.

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 Flood Insurance Rate Map (Map Number 26163C0280E), published by the Federal Emergency Management Agency (FEMA), effective date February 2012, was reviewed to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property, is not located within a 100-year flood zone. Refer to the attached FEMA FIRMette (Attachment 3).

Supporting documentation

Attachment 3 - FIRMETTE.pdf

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

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

Screen Summary

Compliance Determination

According to the February 2021 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in non-attainment for ozone and a portion of Wayne County is in non-attainment for sulfur dioxide. A response from the AQD, dated January 9, 2023, indicated the project would not have an adverse effect on air quality. Refer to the attached attainment status map (Attachment 4) and letter from AQD (Attachment 5).

Supporting documentation

Attachment 5 AQD Letter EGLE.pdf
Attachment 4 - Attainment AQD Map.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

According to the EGLE Coastal Zone Management Program, the subject property, does not contain designated Coastal Management Zones. Refer to the attached Coastal Boundary Map (Attachment 6).

Supporting documentation

Attachment 6 - Coastal Management Zones 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

✓ Yes

3. Mitigation

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

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

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

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

A Response Activity Plan was completed for this project. Since the scope involves acquisition and the property will not be developed, no remediation or clean-up is required at this time. However, the City of Detroit is going to place an eight-foot fence around the perimeter of the property to prevent the public from accessing the site.

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

Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

The City of Detroit intends to purchase the subject property and retain ownership. In September 2022, AKT Peerless conducted a Phase I ESA on the subject property. Based on this assessment, the presence of fill material of an unknown origin was identified as a recognized environmental condition (RECs). AKT Peerless conducted a Phase II ESA, which identified metals above the EGLE Residential Cleanup Criteria. Therefore, a Response Activity Plan was prepared and submitted to EGLE. Since there are no ground disturbing activities and the City of Detroit intends to purchase and retain ownership, the site will be enclosed with an eight-foot tall, chain link fence to prevent access until future development occurs. One access gate will be installed as part of the fence. The gate will be padlocked to prevent access to the subject property. Only City of Detroit representatives will have access to the property. If other access is necessary, it must be coordinated with the City of Detroit. Refer to the attached September 2022 Phase I ESA (Attachment 7) and RespAP submitted to EGLE (Attachment 8).

Supporting documentation

Attachment 8 - 3106 16th Street Detroit Response Activity Plan.pdf

Attachment 7 - 3106 16th Street Detroit 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 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect specifies 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

The USFWS' threatened and endangered species list was reviewed to determine if endangered or threatened species are located at or near the subject property. According to the USFWS, threatened and endangered species are known to have habitat in Wayne County; however, the subject property is located in an urban area of Detroit. Furthermore, the acquisition of the subject property will have no effect on

the threatened or endangered species. Refer to the attached threatened and endangered species list for Michigan (Attachment 9).

Supporting documentation

Attachment 9 - Endangered Species List.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

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

Yes

Screen Summary

Compliance Determination

The subject property is not located within the immediate vicinity of hazardous industrial operations. In addition, within a one-mile radius of the subject property, there is no direct line of sight from part of the subject property to such hazard. Refer to the EDR report, dated August 18, 2022, appended to AKT Peerless' September 2022 Phase I ESA (Attachment 7) and the HUD Partner Worksheet (Attachment 10).

Supporting documentation

Attachment 10 - Explosives-Partner-Worksheet.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.)	7 CFR Part 658

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:

There is no farmland in the City of Detroit.

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 subject property is located in an urban area and does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the USDA. Furthermore, according to the USDA Web Soil Survey, the subject property consists of Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes and does not contain prime farmland. Refer to the attached Web Soil Survey results (Attachment 11).

Supporting documentation

Attachment 11 - Soil Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

55.12(c)(3)
55.12(c)(4)
55.12(c)(5)
55.12(c)(6)
55.12(c)(7)
55.12(c)(8)
55.12(c)(9)
55.12(c)(10)
55.12(c)(11)
✓ None of the above

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

Attachment 3 - FIRMETTE(1).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 Flood Insurance Rate Map (Map Number 26163C0280E), published by FEMA, effective date February 2012, was reviewed to determine if the subject property is located within a 100-year flood zone. According to the FEMA map, the subject property, is not located within a 100-year flood zone. Refer to the attached FEMA FIRMette (Attachment 3).

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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

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

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

✓ Other Consulting Parties

- ✓ City of Detroit Preservation Specialist Completed

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

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan as amended, dated December 21, 2022, 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). Additionally, the project is greater than 0.5 acres; therefore, an archeology review is required.

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:

An archeology survey is not required as the project does not involve ground disturbance.

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

A Section 106 review, prepared by the City of Detroit Housing and Revitalization Department, dated September 28, 2022, indicated no historic properties will be affected by the proposed undertaking. Refer to the attached Section 106 Letter (Attachment 12).

Supporting documentation

Attachment 12 - Owen Sec 106 Review 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

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

Screen Summary

Compliance Determination

The project involves acquisition of undeveloped land. The acquisition of the property will not impact noise levels. Refer to the attached HUD Partner Worksheet (Attachment 13).

Supporting documentation

Attachment 13 - Noise EA Partner Worksheet.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
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.	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

Based on review of the Designated Sole Source Aquifers National Map, published by the United States Environmental Protection Agency (USEPA), the subject property is not located in an area with a sole source aquifer. Further, municipal water service is available to the subject property. Refer to the attached Sole Source Aquifer Map (Attachment 14).

Supporting documentation

Attachment 14 - Sole Source Aquifer Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

Review of the National Wetlands Inventory (NWI) Map, published by the USFWS did not reveal wetlands located on the subject property. Furthermore, the United States Geologic Survey (USGS) Topographic Map of Detroit, Michigan Quadrangle does not identify wetlands on the subject property. Refer to the attached NWI Wetland Map (Attachment 15).

Supporting documentation

Attachment 15 - Wetland Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

According to the Michigan Wild and Scenic River website, the subject property is not located in a wild and scenic river area. Refer to the attached Wild and Scenic River Map (Attachment 16).

Supporting documentation

Attachment 16 - Wild and Scenic Rivers map.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 project does not create adverse environmental impacts. Based on the US Census data and mapping provided by the USEPA EJScreen Tool, the project is located in a low income and minority community. The areas of Detroit surrounding the project are also low income and minority communities. This project involves acquisition of undeveloped land. Therefore, no disproportionately adverse impact to low-income and/or minority populations will occur. Refer to the attached EJScreen report (Attachment 17).

Supporting documentation

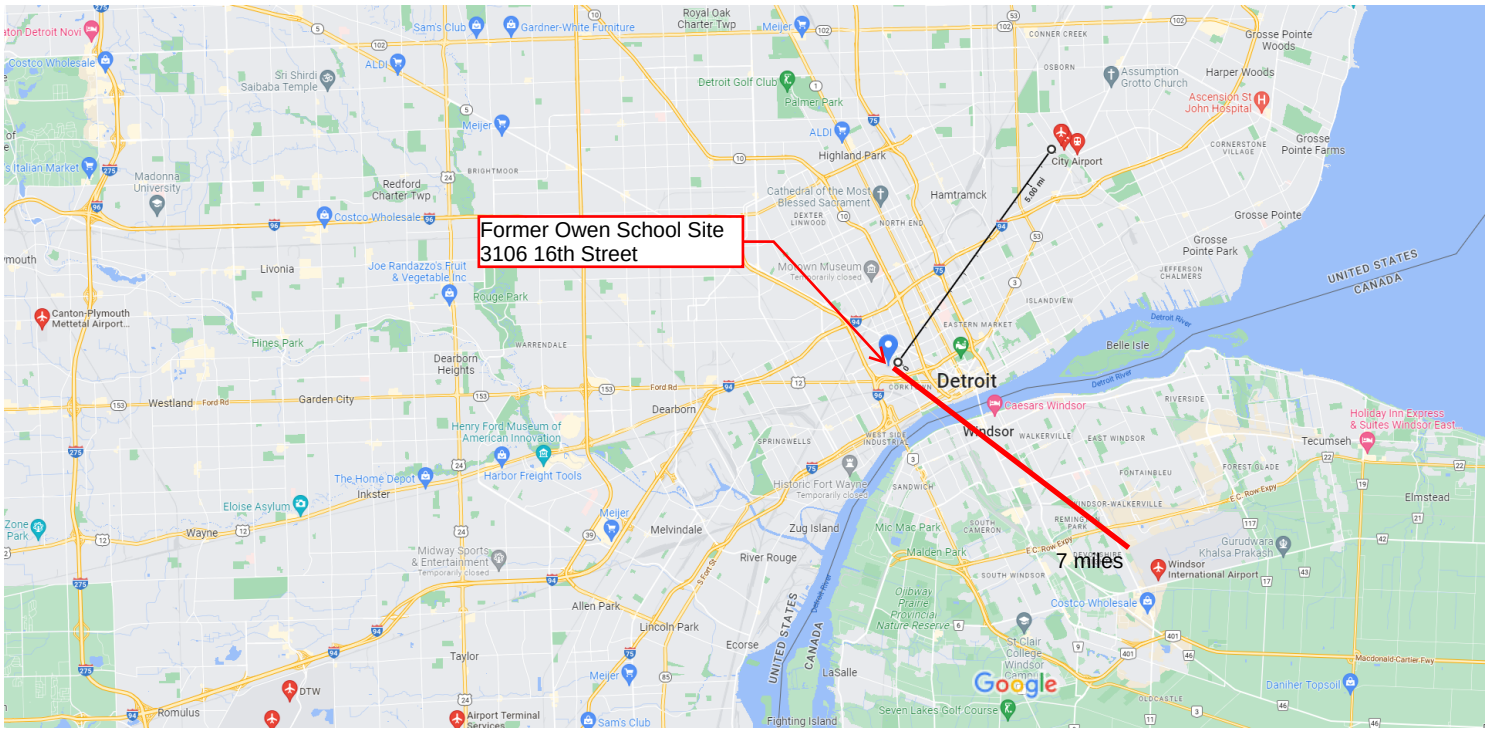
Attachment 17 - EJ Screen Report.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Google Maps airport



Rating | Hours | All filters

Coleman A. Young International Airport
4.7 (33)
International airport · 11499 Conner St
(313) 628-2146
Website | Directions

Windsor International Airport
4.0 (265)
International airport · 3200 County Rd 42 Unit #200
+1 519-969-2430
Website | Directions

KDET Detroit City Airport
4.2 (11)
Airport · 11329 Conner St
Directions

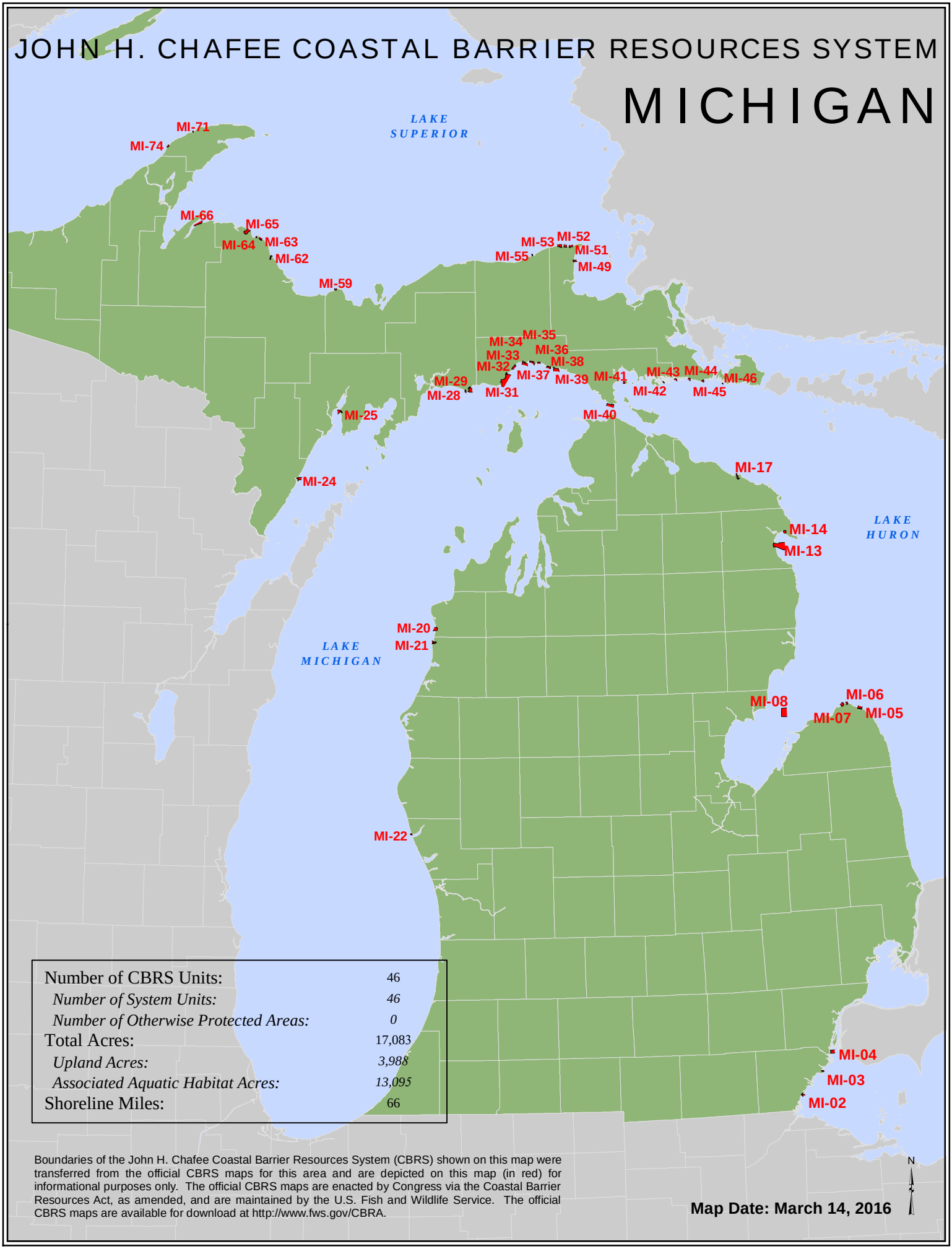
Canton-Plymouth Mettetal Airport (1D2)
4.3 (38)
Airport · 8550 N Lilley Rd
(734) 459-0012
Website | Directions

Detroit Metropolitan Wayne County Airport
4.3 (11,904)
International airport · 11050 W. G. Rogell Dr. #602
Airport with a vibrant, musical tunnel
(734) 247-7678
Website | Directions

City Airport
No reviews
Bus stop
Directions

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

MICHIGAN



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

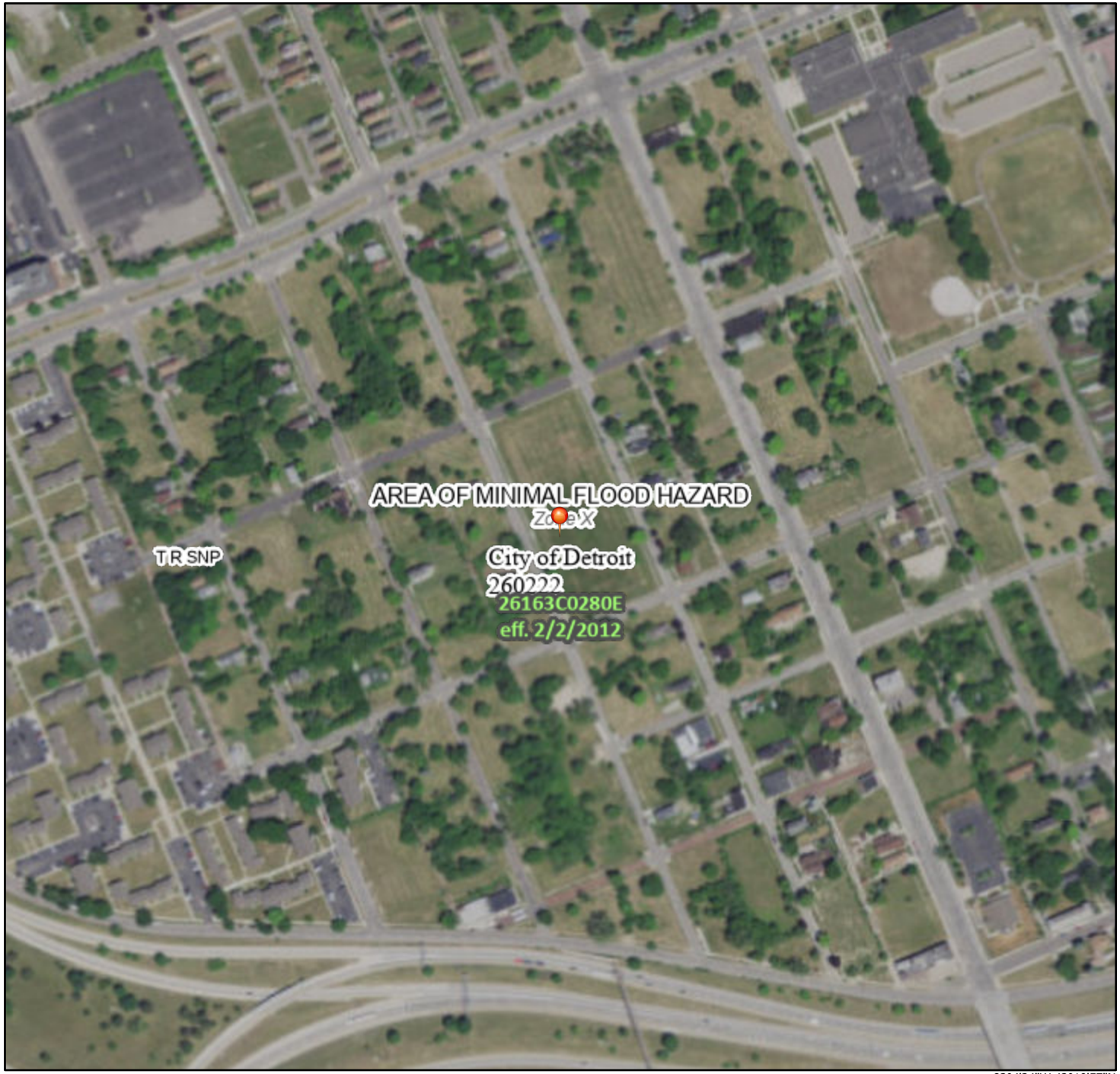
Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources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

Map Date: March 14, 2016

National Flood Hazard Layer FIRMette

FEMA

83°5'12"W 42°20'23"N



83°4'34"W 42°19'57"N

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

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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

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

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/6/2023 at 2:50 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.

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

GRETCHEN WHITMER
GOVERNOR

DANIEL EICHINGER
ACTING DIRECTOR

January 9, 2023

Julie Barton, Project Manager
AKT Peerless
333 West Fort Street
Detroit, Michigan 48226

Dear Julie Barton:

Subject: 3106 16th Street, Detroit, Michigan – Preserve on Ash Choice Neighborhood Initiative Project

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

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE is currently working to complete the required SIP submittals 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 project proposed to be located at 3106 16th Street in Detroit which is proposed to be completed with federal grant monies, including the purchase of this property for future development to be included in the Preserve on Ash Choice Neighborhood Initiative Project earmarked for future development. The City of Detroit was awarded a $30 million Choice Neighborhoods Implementation grant in May 2021. Choice Neighborhoods is a grant program administered by the U.S. Department of Housing and Urban Development that will preserve housing affordability and construct new affordable housing throughout Historic and North Corktown. The public notice and acquisition period for this property is expected to be approximately six months (March to September 2023). The property currently consists of 2.93 acres of undeveloped land. Construction/development details are not yet known.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTGY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity.

The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope, and duration of the proposed Preserve on Ash Choice Neighborhood Initiative project 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,

Breanna Bukowski

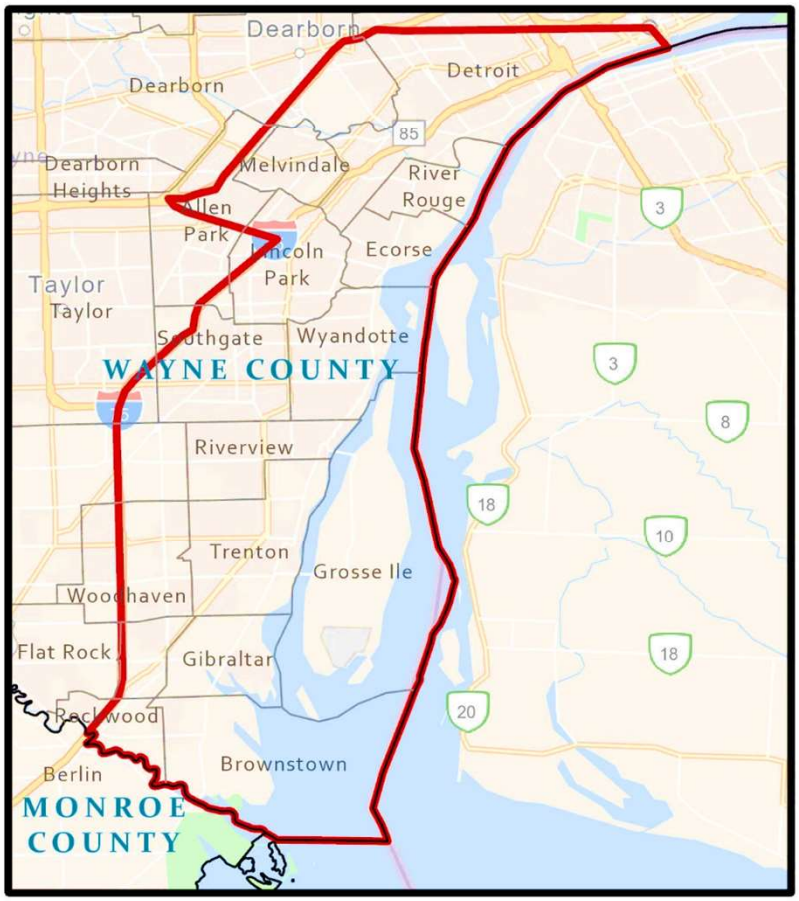
Breanna Bukowski
Environmental Quality Analyst

cc: Michael Leslie, USEPA Region 5
Mary Weidel, US Department of Housing and Urban Development
Julie Schneider, Director of Housing and Revitalization, City of Detroit
Penny Dwoinen, Environmental Compliance Manger, City of Detroit

Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

Wayne County Area

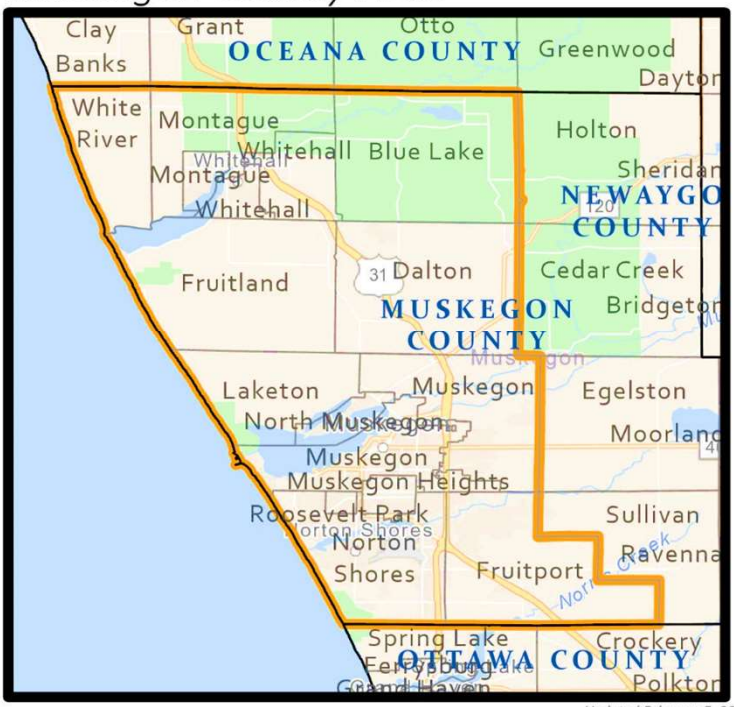


St. Clair County Area

Ozone Nonattainment Areas

Allegan County Area

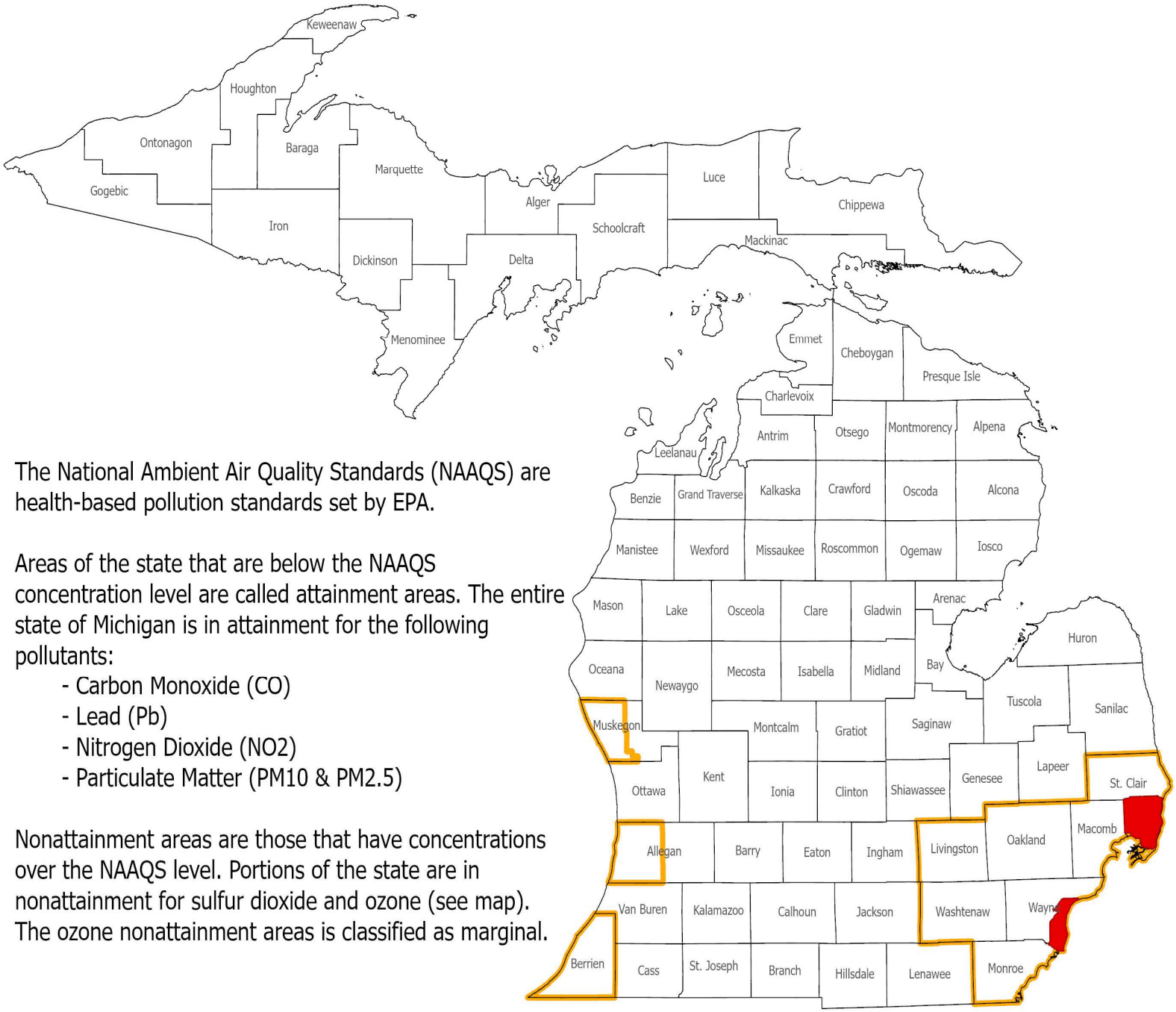
Muskegon County Area



Province of Ontario, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Province of Ontario, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada, Esri, HERE, Garmin,

Updated February 5, 2021
Prepared by EGLE, Air Quality Division, State Implementation Plan Development Unit

Attainment Status for the National Ambient Air Quality Standards



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

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

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO2)
- Particulate Matter (PM10 & PM2.5)

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

LEGEND

- Sulfur Dioxide Nonattainment Area
- Ozone Nonattainment Area

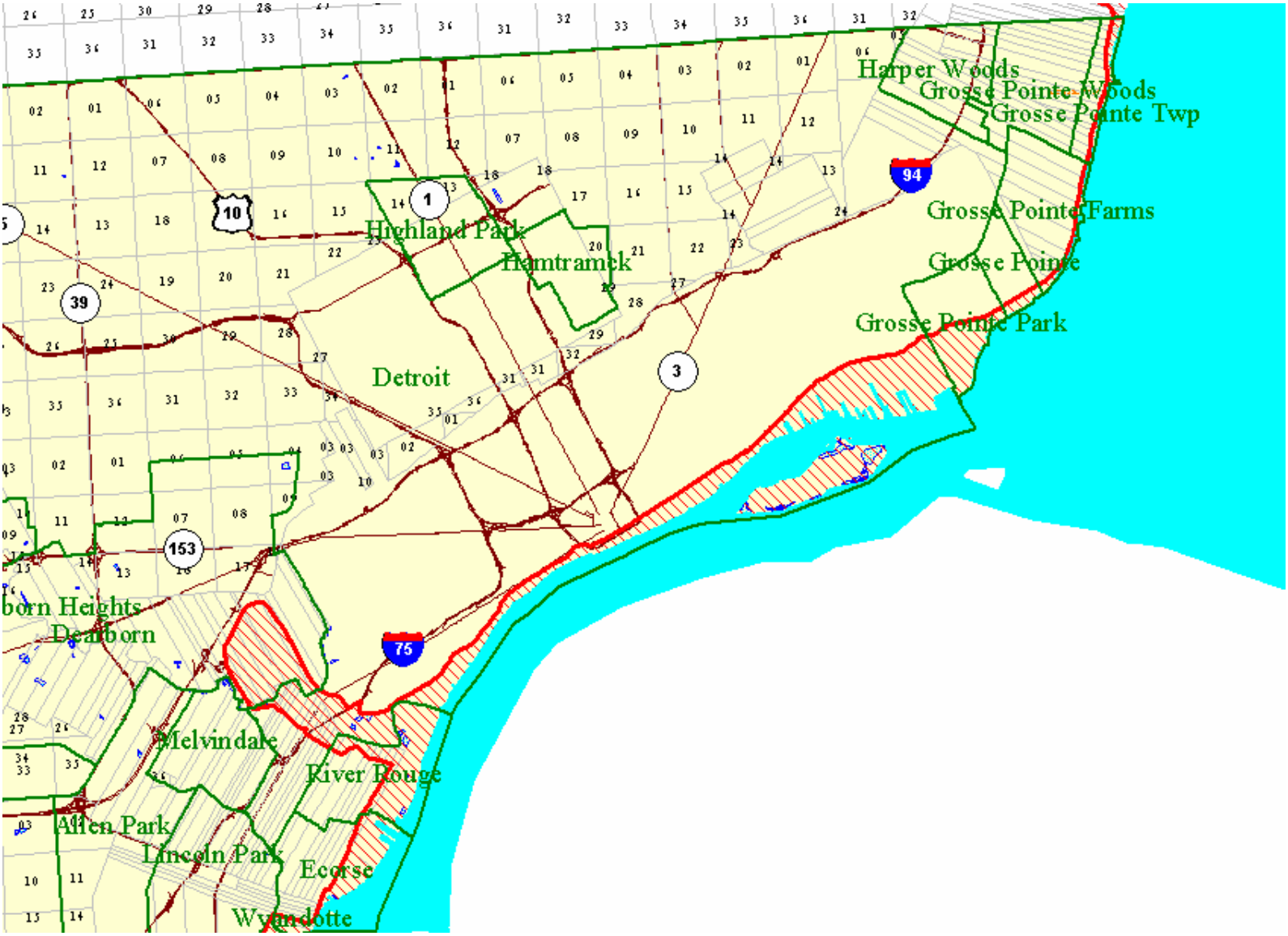
See Page 2 for close-up maps of partial county nonattainment areas.

Updated February 5, 2021

Prepared by EGLE, Air Quality Division, State Implementation Plan Development Unit

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

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



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

In Reply Refer To:
Project Code: 2023-0031477
Project Name: Former Owen School Site

January 06, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Official Species List
The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (https://ipac.ecosphere.fws.gov/) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

Consultation requirements and next steps
Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

Approach 1. Use the All-species Michigan determination key in IPaC. This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit https://www.fws.gov/media/mifo-ipac-instructions (and click on the attachment). Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance. If you evaluate the details of your project and conclude "no effect," document your findings, and your listed species review is complete; you do not need our concurrence on "no effect" determinations. If you cannot conclude "no effect," you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects** and **projects that include installing communications towers that use guy wires**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds
Please see the "Migratory Birds" section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at https://www.fws.gov/program/eagle-management/eagle-permits to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your consideration of threatened and endangered species during your project

planning. Please include a copy of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
(517) 351-2555

Project Summary

Project Code: 2023-0031477
Project Name: Former Owen School Site
Project Type: Acquisition of Lands
Project Description: acquisition of vacant land to be held for future use
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.336345550000004,-83.08128161250002,14z

Counties: Wayne County, Michigan

Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/SV3ETYYAQNAFJB77CVD6RECI6Y/documents/generated/6982.pdf	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Piping Plover *Charadrius melodus*	Endangered

Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.)
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/6039

Red Knot *Calidris canutus rufa*	Threatened

There is **proposed** critical habitat for this species.
This species only needs to be considered under the following conditions:

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

Species profile: https://ecos.fws.gov/ecp/species/1864

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) *Sistrurus catenatus*	Threatened

No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:

- For all Projects: Project is within EMR Range

Species profile: https://ecos.fws.gov/ecp/species/2202
General project design guidelines:
https://ipac.ecosphere.fws.gov/project/SV3ETYYAQNAFJB77CVD6RECI6Y/documents/generated/5280.pdf

Clams

NAME	STATUS
Northern Riffleshell *Epioblasma rangiana*	Endangered

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

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea*	Threatened

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

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

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

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

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

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

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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

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

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25

Probability Of Presence Summary

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

Probability of Presence (■)

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

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

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

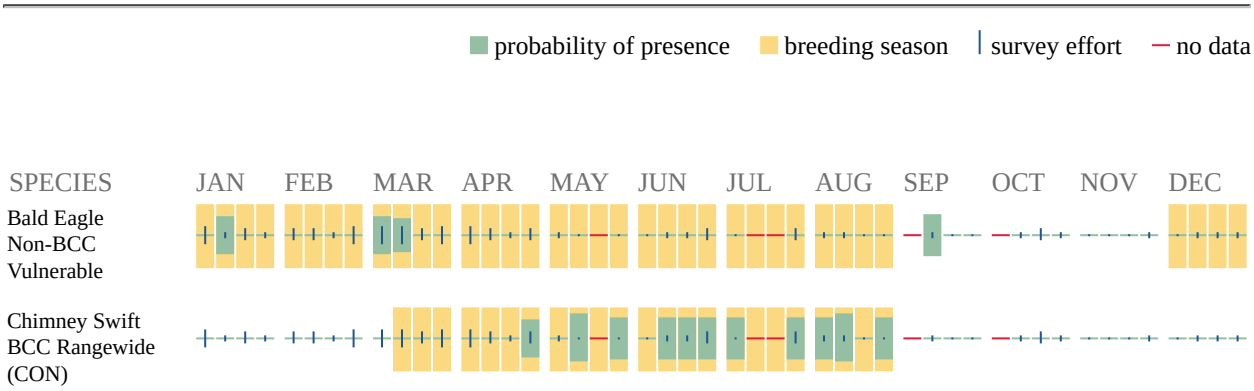
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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

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

Survey Timeframe

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



Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

Migratory Birds FAQ

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

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

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

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

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

requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

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

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

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

Wetlands

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

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

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPaC User Contact Information

Agency: Department of Housing and Urban Development
Name: Julie Barton
Address: 333 W Fort Street, Suite 1410
City: Detroit
State: MI
Zip: 48226
Email bartonj@aktpeerless.com
Phone: 3132129558

Lead Agency Contact Information

Lead Agency: Department of Housing and Urban Development

OMB No. 2506-0177
(exp.2/28/2025)

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:

- Refer to the EDR report, dated August 18, 2022, which did not identify ASTs on or near the subject property.

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

Click here to enter text.

Soil Map—Wayne County, Michigan

Map Scale: 1:1,090 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Wayne County, Michigan
Survey Area Data: Version 8, Aug 29, 2022

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

Date(s) aerial images were photographed: Aug 5, 2020—Aug 12, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BntuaB	Blount-Urban land complex, 0 to 4 percent slopes	0.0	0.8%
MidaaA	Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes	3.2	99.2%
Totals for Area of Interest		**3.2**	**100.0%**

Housing and Revitalization Department
CITY OF DETROIT

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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

September 28, 2022

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of a CDBG Funded Project Located at 3106 16th Street, in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

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…," 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).

The City of Detroit intends to purchase the 3106 16th Street, for future development. This site is to be included in the Preserve on Ash Choice Neighborhood Initiative Project, earmarked for future development. This site is subject to additional Section 106 Review, including archaeology review, prior to funding commitments for any future development activities.

We have determined that within in the Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP). Additionally, per Stipulation VI.A.1 and VI.B.1 of Programmatic Agreement (PA), the proposed undertaking is excluded from review by the SHPO's archaeologist or the Tribes who have concurred on the PA.

Therefore, **no historic properties will be affected** by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist. If you have any questions, please contact Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

Tiffany Ciavattone

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

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

Phone: 313.224.6380
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www.detroitmi.gov

OMB No. 2506-0177
(exp. 9/30/2021)

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.

Noise (EA Level Reviews) – PARTNER

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

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

☐ New construction for residential use

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

→ *Continue to Question 2.*

☐ 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.

→ *Continue to Question 2.*

☒ None of the above

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

2. **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.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

☐ Noise generators were found within the threshold distances.

→ *Continue to Question 3.*

3. **Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

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

Indicate noise level here: Click here to enter text.
→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ 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))

Indicate noise level here: Click here to enter text.

If project is rehabilitation:
→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

If project is new construction:
Is the project in a largely undeveloped area[1]?

☐ No

☐ Yes → ***The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).***

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ Unacceptable: (Above 75 decibels)

Indicate noise level here: Click here to enter text.

If project is rehabilitation:
HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.
→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

If project is new construction:
The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). *Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.*
→ *Continue to Question 4.*

4. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

☐ Mitigation as follows will be implemented:
Click here to enter text.

[1] A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

→ *Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.*
Continue to the Worksheet Summary.

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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 includes acquisition of the property. No impact to noise will occur from the acquisition of the property.

Lake Superior
Lake Huron
Lake Ontario
North Dakota
Minnesota
Montana
South Dakota
Wyoming
Nebraska
Iowa
Wisconsin
Michigan
Illinois
Indiana
Ohio
Pennsylvania
New York
Maine
New Brunswick
Nova Scotia
Gulf of St Lawrence
Quebec
Ottawa
Montreal
Halifax
Toronto
Minneapolis
Milwaukee
Grand Rapids
Buffalo
Rochester
Albany
Boston
Providence
Detroit
Chicago
Cleveland
Pittsburgh
Columbus
Indianapolis
Cincinnati
New York
Philadelphia
Washington
Richmond
Norfolk
Louisville
Kentucky
West Virginia
Virginia
Salt Lake City
Utah
Colorado
Denver
UNITED STATES
Kansas
Missouri
Kansas City
St Louis
Oklahoma City
Oklahoma
Arkansas
Memphis
Nashville
Tennessee
Knoxville
Greensboro
North Carolina
Raleigh
Greenville
Charlotte
South Carolina
Atlanta
Birmingham
Mississippi
Alabama
Georgia
Jacksonville
Florida
Orlando
New Orleans
Louisiana
Houston
Austin
San Antonio
Dallas
Texas
El Paso
Tucson
Phoenix
Arizona
New Mexico
Hermosillo
Chihuahua
s Vegas
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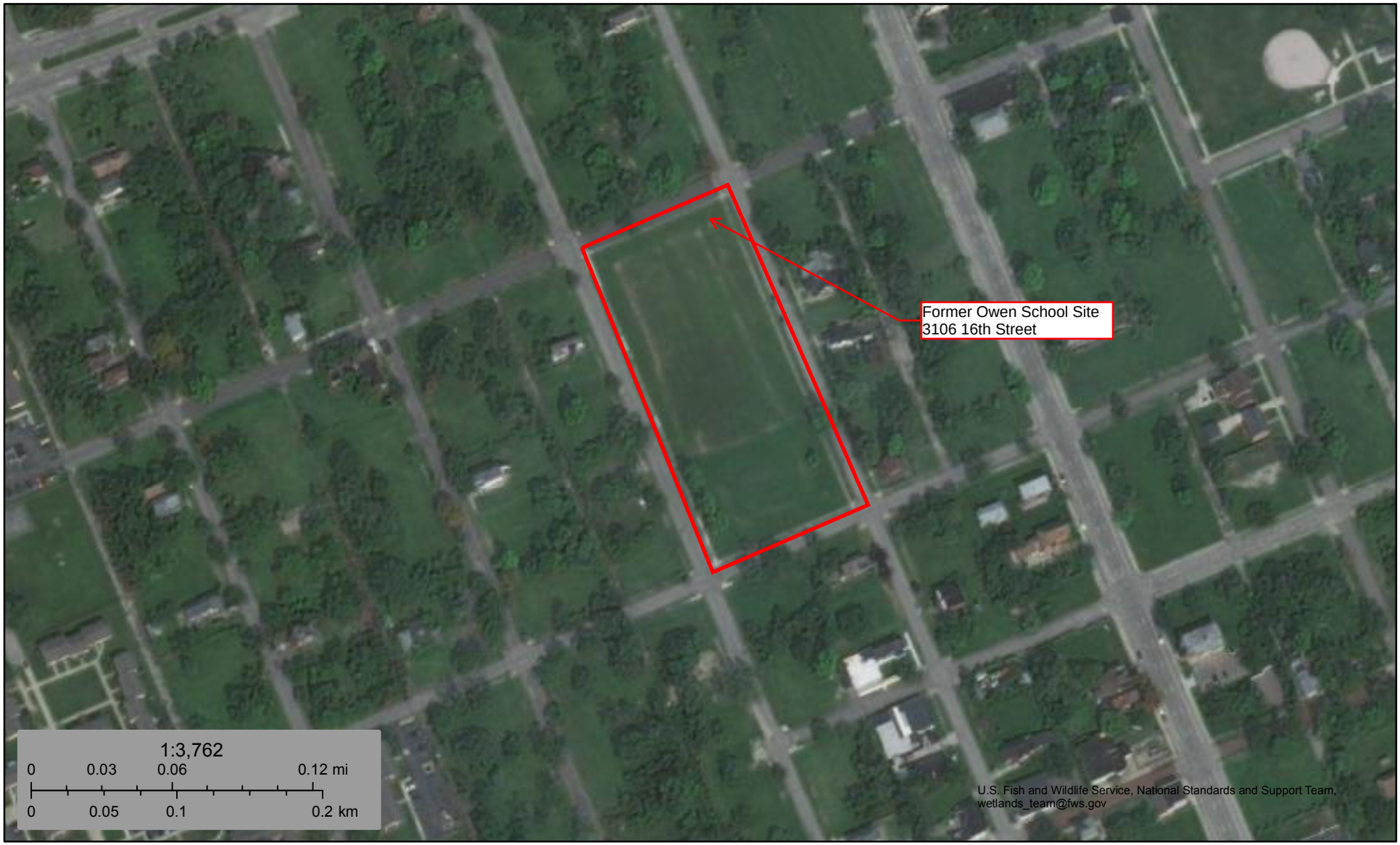
U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



January 6, 2023

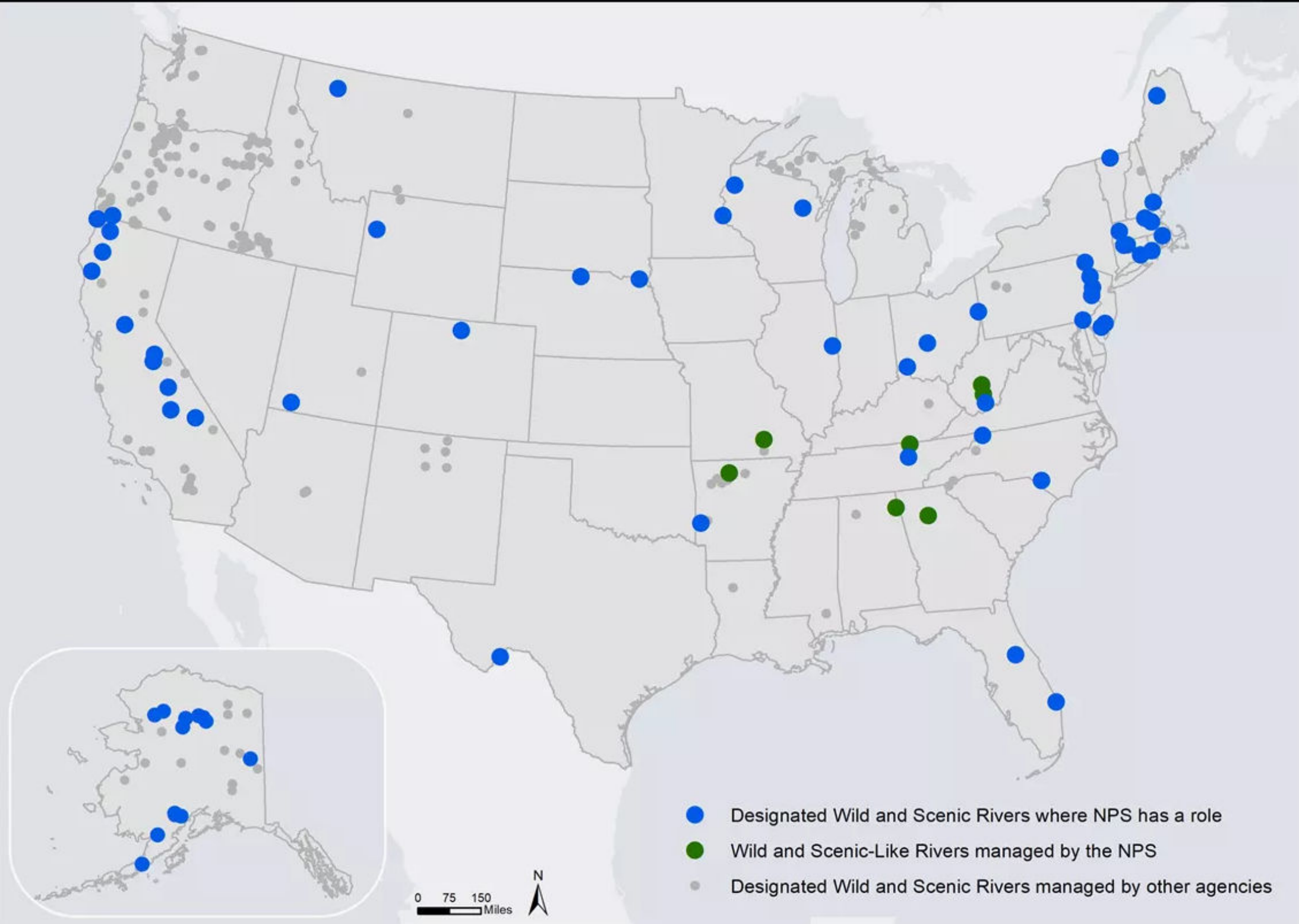
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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

National Park Service - Wild and Scenic Rivers Program

National Park Service
U.S. Department of the Interior



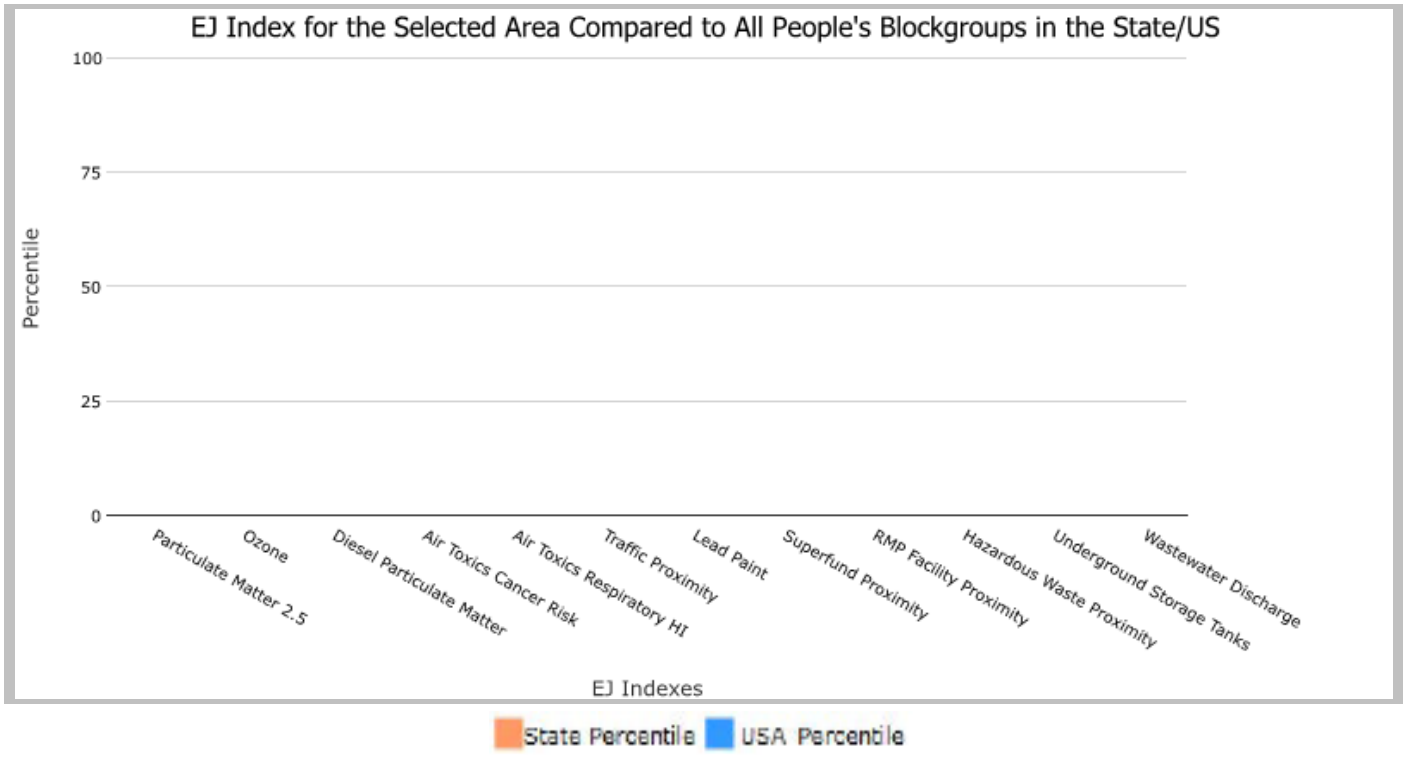
EJScreen Report (Version 2.1)

the User Specified Area, MICHIGAN, EPA Region 5

Approximate Population: 0

Input Area (sq. miles): 0.01

Selected Variables	State Percentile	USA Percentile
Environmental Justice Indexes		
EJ Index for Particulate Matter 2.5	N/A	N/A
EJ Index for Ozone	N/A	N/A
EJ Index for Diesel Particulate Matter*	N/A	N/A
EJ Index for Air Toxics Cancer Risk*	N/A	N/A
EJ Index for Air Toxics Respiratory HI*	N/A	N/A
EJ Index for Traffic Proximity	N/A	N/A
EJ Index for Lead Paint	N/A	N/A
EJ Index for Superfund Proximity	N/A	N/A
EJ Index for RMP Facility Proximity	N/A	N/A
EJ Index for Hazardous Waste Proximity	N/A	N/A
EJ Index for Underground Storage Tanks	N/A	N/A
EJ Index for Wastewater Discharge	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 2.1)

the User Specified Area, MICHIGAN, EPA Region 5

Approximate Population: 0

Input Area (sq. miles): 0.01

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

EJScreen Report (Version 2.1)

the User Specified Area, MICHIGAN, EPA Region 5

Approximate Population: 0

Input Area (sq. miles): 0.01

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
Pollution and Sources					
Particulate Matter 2.5 (µg/m^3)	N/A	8.73	N/A	8.67	N/A
Ozone (ppb)	N/A	43.8	N/A	42.5	N/A
Diesel Particulate Matter* (µg/m^3)	N/A	0.211	N/A	0.294	N/A
Air Toxics Cancer Risk* (lifetime risk per million)	N/A	23	N/A	28	N/A
Air Toxics Respiratory HI*	N/A	0.25	N/A	0.36	N/A
Traffic Proximity (daily traffic count/distance to road)	N/A	910	N/A	760	N/A
Lead Paint (% Pre-1960 Housing)	N/A	0.37	N/A	0.27	N/A
Superfund Proximity (site count/km distance)	N/A	0.15	N/A	0.13	N/A
RMP Facility Proximity (facility count/km distance)	N/A	0.54	N/A	0.77	N/A
Hazardous Waste Proximity (facility count/km distance)	N/A	1.1	N/A	2.2	N/A
Underground Storage Tanks (count/km^2)	N/A	8	N/A	3.9	N/A
Wastewater Discharge (toxicity-weighted concentration/m distance)	N/A	0.45	N/A	12	N/A
Socioeconomic Indicators					
Demographic Index	N/A	28%	N/A	35%	N/A
People of Color	N/A	26%	N/A	40%	N/A
Low Income	N/A	31%	N/A	30%	N/A
Unemployment Rate	N/A	6%	N/A	5%	N/A
Limited English Speaking Households	N/A	2%	N/A	5%	N/A
Less Than High School Education	N/A	9%	N/A	12%	N/A
Under Age 5	N/A	6%	N/A	6%	N/A
Over Age 64	N/A	17%	N/A	16%	N/A

*Diesel particular matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's 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

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.