

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

Project Information

Project Name: Martin-Gardens

HEROS Number: 900000010356617

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): Environmental Consulting Solutions (ECS)

Point of Contact: Julie Pratt

Project Location: 1185 Clark St, Detroit, MI 48209

Additional Location Information:

The Clark is referenced as parcels 5,7, 8 & 9. Addresses include 1185 Clark, 1184 & 1186 McKinstry and 4441 Porter. Vernor Townhomes is referenced as parcels 3 and 4. Addresses include 3502 W. Vernor and 1925 24th Street. Martin Gardens

Apartment and House is referenced as Parcels 1, 2, 6, 10 & 11. Addresses include 1739-55 25th Street, 3559 W. Vernor, 3608 Bagley, 3612 Bagley and 3620 Bagley.

Direct Comments to: Kim Siegel, Environmental Compliance Specialist, Housing and Revitalization Department
E-mail: Kim.Siegel@detroitmi.gov

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

The Project consists of three separate locations in Southwest Detroit, consisting of three apartment complexes and adjoining land. The three locations are referenced as the Clark, Vernor Townhomes and Martin Apartments & House. The Martin Apartment Building and House plus the Clark Apartment building are located in the Hubbard Farms Historic District. The Vernor townhomes are located outside of the Hubbard Farms Historic District. The Clark is comprised of four parcels of land. One parcel is developed with a 4.5 story multi-family building, featuring 24 two-bedroom apartments and 8 three-bedroom apartments as well as accessible lower level community space, maintenance/mechanical areas, storage, and offices. Three parcels are vacant land except for one vacant house; the vacant house will be demolished and the three parcels will be combined and redeveloped for parking. Vernor Townhomes is comprised of two parcels of land. One parcel is developed with two identical two-story buildings, each approximately 9,500 square feet in size. The spacious three-bedroom townhomes are approximately 1,100 square feet in size. The second parcel is the parking lot located north of the buildings; minor repairs will be made to the existing lot. Martin House and Apartments is comprised of five parcels of land. Two parcels are developed as multifamily housing. The complex features 4 two-bedroom townhomes and 2 four-bedroom townhomes. There is an existing parking lot located south of the townhomes; minor repairs will be made to the existing lot. Two additional parcels will be redeveloped for parking. During rehabilitation of these buildings, the areas or foundations of the buildings will not be modified or increased. The scope of rehabilitation for includes: Enhancement of landscaped areas/new walkways; Window repair/restorations; Brick tuck pointing and repair of limestone details; Minor roof repairs/gutter replacement; Upgrades to kitchens, bathrooms, bedrooms and living rooms, Security updates; Keyless entries; LED exterior lights; HVAC replacement/upgrades; Upgrade community spaces/common areas; Removal of lead-based paint and asbestos containing materials; appliance installation. Refer to Figure 1, Project Location Map for site locations. Refer to Table 1: Project Information for address/parcel information. Refer to Figures 2a through 2c for additional site details. Refer to the attached Project Description for a detailed description (due to complexity of the project, the description is being uploaded as an Attachment as there was not enough character space in the project summary section). Refer to attachments provided by the project Sponsor, Southwest Housing Solutions, including Project Narrative, ALTA Surveys, Proposed Site Plans. This review is for \$1,700,000 in HOME funding and 17 Project-Based Vouchers from the Taylor Housing Commission. This review is valid for up to five years.

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

The project is an opportunity to improve the quality of life for local residents and create a stronger, more connected community. Research has shown that quality affordable housing has positive effects on housing stability, employment, mental and physical health, and school attendance. Further evidence shows that housing in historic apartment buildings benefits communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time. The goal of mixing affordable and market-rate housing developments within a concentrated area is to reduce the concentration of poverty, facilitate racial and socioeconomic integration and revitalize urban neighborhoods. The adjacent Corktown and Hubbard Richards neighborhoods have had five new market rate housing developments completed over the past several years and two more are planned. Living in a well-designed, affordable housing community offering a wide range of homes for households earning a mix of AMIs helps improve residents' quality of life by enabling them to have money to spend on healthcare, transportation, education, household goods and entertainment, among other things, after paying the rent or mortgage.

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

This Project offers a great opportunity to provide affordable units in a high density area with increased need for rental housing, creating a great outcome by allowing lower income wage earners to have access to amenities that they otherwise might not have. If the project does not occur, the existing housing would outgrow its useful life, limiting the options for affordable housing in a positive growth area with many employment options and community services nearby. Overall characteristics of the immediate neighborhood are diverse, consisting of a mixture of residential and commercial usages. Southwest Detroit is home to many of Detroit's Latin American residents and many Latin American and Mexican restaurants and establishments. The area's many attributes include neighborhood retail, destination restaurants, Detroit Public Schools educational campuses, diverse historic housing, and a thriving arts and culture ecosystem. In addition to its significant single-family housing stock, Southwest Detroit features higher density residential townhomes, rowhouses and multi-story apartments, along with independent retail and walkable streets and blocks. Hubbard Farms also features Clark Park, which brings visitors from the neighborhoods as well as the Detroit area. The surrounding area is experiencing rapid rental growth, most of which are in renovated historic industrial buildings. Numerous large-scale investments are noted in the area including Michigan Central Station, La Joya Gardens and the Detroit Mobility and Innovation Corridor on Michigan avenue. Martin Apartments and Vernor Townhomes are located in Census Tract 5211, and the Clark Building is located in Census Tract 5233. Both are distressed census tracts, in Low-Income Community Opportunity Zones. The Clark Building Census Tract 5233 is ~ 0.3 square mile with a population of approximately 3,400, with the Martin Apartments and West Vernor Townhomes census tract 5211 ~.6 square mile with a population of

~1,900. Median household income ranges from \$24,000 to \$27,000 which is significantly lower than the medium income of \$60,000 for Michigan households. The percentage of households below the poverty line in these areas ranges from 36% to 43%.

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

- [Martin Gardens of Detroit - Ex 02 - Executive Summary.pdf](#)
- [Project Description Martin Gardens Detroit.pdf](#)
- [Survey 1a The Clark.pdf](#)
- [Survey 1d Martin New Parking Lot Parcels.pdf](#)
- [Survey 1c Martin Existing Bldg Existing Parking.pdf](#)
- [Survey 1b Vernor.pdf](#)
- [Plans 2 Martin Gardins New Parking Lot.pdf](#)
- [Plans 1 - The Clark New Parking Lot.pdf](#)
- [Table 1 Project Reference Table.pdf](#)
- [Figure 2c Aerial Site Map martin gardens.pdf](#)
- [Figure 2b Aerial Site Map Vernor Townhomes.pdf](#)
- [Figure 2a Aerial Site Map The Clark.pdf](#)
- [Figure 1 Project Location Map Martin Gardens.pdf](#)
- [Vernor Townhomes Phase I Photographs.pdf](#)
- [Martin Gardens Phase I Photographs.pdf](#)
- [Clark Apts Phase I Photographs.pdf](#)
- [Bagley Parking Parcels Phase I Photographs.pdf](#)
- [4441 Porter St Phase I Photographs.pdf](#)

Determination:

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

Approval Documents:

[Signature Page - Martin Gardens.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	Funding Amount
M19MC260202	Community Planning and Development (CPD)	HOME Program	\$1,700,000.00
MI089	Public Housing	Project-Based Voucher Program	\$0.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,700,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$15,656,762.00

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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The distance to the closest airport (Coleman A. Young CAY) is approximately 7.3 miles northeast. The project is in compliance with Airport Hazards requirements. Refer to Attachment 1.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Refer to 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]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. The Project is located in Zone X - Area of Minimal Flood Hazard. The project is in compliance with flood insurance requirements. Refer to attached FEMA

		panel # 26163C0280E, effective date 2/2/2012. Refer to Attachment 3.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>As of July 2023, Wayne County is in attainment/maintenance status for Carbon Monoxide, Lead, Nitrogen Dioxide, Ozone and Particulate Matter. The project area is in non-attainment status for the following: Sulfur Dioxide. 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 and it was determined that based on the size, scope and duration of the property project, emission levels for the project should not exceed de minimis levels for general conformity. The project is in compliance with the Clean Air Act. Refer to Attachment 4</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Refer to the attached Contaminants and Toxics Compliance Determination Summary which summarizes Phase I ESAs, Radon, Asbestos and Lead Based Paint. Adverse environmental impacts were not identified associated with the Phase I ESAs, Radon and Asbestos evaluated for each property. Adverse environmental impacts associated with Lead Based Paint were identified at the Clark and Vernor Townhomes. The</p>

		adverse impacts can be mitigated. With mitigation, the project will be in compliance with contamination and toxic substances requirements. Detailed information about the contamination mitigation measures are included in the mitigation plan document. Refer to Attachment 6 (Radon), Attachments 7 (Phase I ESAs), Attachment 8 (Asbestos Surveys), Attachment 9 (Lead Based Paint Inspection/Risk Assessments).
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project has been determined to have No Effect on listed species. Based on a review of Wayne County and US Fisheries and Wildlife Services information, four endangered species and three threatened species were identified in Wayne County; no critical habitat was identified on the Project sites. In addition, proposed plans for the site will have no effect on migratory birds or the bald eagle. (US Fish and Wildlife Services Wayne County Endangered Species list.). The project is urban infill. This project is in compliance with the Endangered Species Act without mitigation. Attachment 10.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project is not a hazardous facility. There are no current or planned stationary aboveground storage container of concern with ASTM search radius of each site. The Project will not increase residential densities. The project is in compliance with explosive and flammable hazard requirements. Attachment 11.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project consists of urban land. The project is in compliance with the Farmland Protection Policy Act. Attachment 12.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The Project is located in Zone X (minimal flood hazard). Refer to

		<p>attached FEMA panel # 26163C0280E, effective date 2/2/2012. The project is in compliance with Executive Order 11988. Attachment 3.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The proposed project will have No Adverse Effect on the Hubbard Farms Historic District, including the contributing Clark Apartments, Martin Garden House, and Martin Garden Apartments all of which are certified as eligible for listing in the National Register of Historic Places as contributing properties to the Hubbard Farms Historic District. The project, including the construction of two parking lots outside of the district, will not alter any characteristics that make the properties or district eligible for listing in the National Register and the proposed rehabilitation work will meet The Secretary of the Interior's Standards for Rehabilitation. This project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met: 1) Federal historic tax credit certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation 2) In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. 3) Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Noise Assessment was conducted at each site (refer to Section 9.8 of Attachments 7 previous Phase I ESA Reports). The noise levels were</p>

<p>Act of 1978; 24 CFR Part 51 Subpart B</p>		<p>calculated to be in the range of normally unacceptable: 67 dB (Clark), 70 dB (Martin Gardens Apartments & House), 70 dB (Vernor). Since the DNL is in excess of 65 decibels, the use of building materials are relied upon as barriers to mitigate noise. There are no outdoor noise sensitive areas. The HUD STraCAT electronic tool was utilized to conduct a site specific noise assessment. The assessment indicated the wall assemblies meet required attenuation. The project is in compliance with HUD's Noise regulation with mitigation. Detailed information about the noise attenuation measures are included in the mitigation plan document. Materials in the building construction mitigate noise levels within the acceptable range. Wall construction components include 4" face brick; 1/2" air space; 3/4" insulation; 2X4 wood studs, 16"o.c.; 1/2" gypsum board; 3 1/2" fiber glass insulation, Window construction includes double hung aluminum clad wood windows with thermal break. Door construction includes rigid polyurethane core doors, solid core-wood doors and wood French doors. Attachment 14</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. There are no sole source aquifers in Michigan. The project is in compliance with Sole Source Aquifer requirements. Attachment 15.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. There are no wetlands on the Project property or adjoining properties. The project is in compliance with Executive Order 11990. Attachment 16.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. Attachment 17.</p>

HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The Project does not create adverse environmental or human health impacts. The mitigation measures addressing lead-based paint will mitigate potential human exposures. Therefore, the project is in compliance with Executive Order 12898. Attachment 18

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	This project conforms to the revitalization efforts currently being put forth in the City of Detroit. The proposed Project is not known to be in conflict with any land use policy, plan, or regulation. The Martin Apartment Building and House and the Clark Apartment building area located in the Hubbard Farms Historic District. The sites also sit within a Traditional Main Street Overlay (TMSO) Area and are also located in the locally designated historic district of Hubbard Farms. TMSO Areas are intended to improve Detroit's commercial main streets by addressing various design standards and guidelines such as: building site relationship, placement and orientation, style, massing,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>scale and form, entryways, among others. The Proposed project complies with existing zoning regulations. The historic buildings are zoned B4-H (General Business-Historic), R5-H (Medium Density-Historic), and R2-H (Two Family Residential-Historic) and continued use of the historic buildings as apartments are permitted. No site plan approvals are required for the rehabilitation of these buildings as the areas or foundations of the buildings will not be modified or increased. Upon the completion of the renovation plans for each building, they will be submitted to the Detroit Historic District Commission and Detroit Building Department for approval. ALTA surveys have been prepared for each historic building and their parking lots and these surveys will be submitted as the final site plans. The proposed parking lots at Porter and Bagley Streets will not substantially diminish or impair property values within the neighborhood, nor impede the normal and orderly development and improvement of surrounding property for permitted uses in the area. The zoning letters note that 'no further site plan review approvals are necessary'. The adjacent properties include mixed use residential and commercial developments; the Project is compatible with proposed mixed use. The Project location will not contribute to urban sprawl; the Project is rehabilitation of existing historic buildings and adjoining vacant land surrounded by urban development. Refer to attached Surveys and Site Plans as well as Attachment 19 Zoning and BSEED Documents.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>The project area has supported residential and commercial development for over 100 years. According to the EGLE GeoWebFace database, in this area of Detroit, quaternary geology consists of lacustrine clay and silt and lacustrine sand and gravel. Bedrock</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>geology is composed of the Michigan Formation. During rehabilitation the foundations of the existing buildings will not be modified or increased. No sloping issues will be caused by the redevelopment of the vacant land for adjoining parking. Based on a review of the USGS topographic map, the slope at the subject property would be considered optimum for a residential development. Erosion will not be an issue during parking lot development. The developer will comply with state and county soil erosion regulations and manage erosive soils. The site storm water is serviced by the City of Detroit. Storm sewers in this area of Detroit are combined sewer, with no discharge to surface water. During new parking lot construction, appropriate storm water management practices will be implemented as required in accordance with Wayne County and City of Detroit regulations. The attached surveys call out sewer sizes (ranging from 10" to 20"). Refer to attached Surveys and Site Plans.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>The site is not in an area which is expected to be influenced by natural hazards (i.e. not in an area prone to earthquakes, flooding, hurricanes). Potential man-made site hazards are mainly associated with the uninhabited nature of the Clark site which included vacant building and vacant land with inadequate street lighting and vegetation overgrowth. This development will improve this neighborhood by replacing a vacant underutilized area with needed parking that has adequate lighting for residents. Temporary construction phase noise will be mitigated by standard procedures. Appropriate construction materials are documented in the building construction which mitigate noise levels within the acceptable range. Wall construction components include 4" face brick; 1/2" air space; 3/4" insulation; 2X4</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>wood studs, 16" o.c.; 1/2" gypsum board; 3 1/2" fiber glass insulation. Window construction includes double hung aluminum clad wood windows with thermal break. Door construction includes rigid polyurethane core doors, solid core-wood doors and wood French doors. The project is not in close proximity to air pollution generators (i.e. heavy industry, cement plants, oil refineries). Refer to previously uploaded Phase I ESA report. Refer to previously uploaded noise assessment and HUD STraCAT documentation. Site Plans, Attachment 14</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	<p>This project anticipates creating 90 temporary construction jobs along with at least two part-time positions within the property. These part-time positions will include property manager and a maintenance technician to service the buildings. Of the 50 apartments, 20 apartments are set asides for at or below 60% of the Area Median Income (AMI), with the remaining set aside for at or below 30% AMI. (Project Narrative, Attachment 18).</p>	
Demographic Character Changes / Displacement	1	<p>The subject property is located in and near the Hubbard Farms area of Southwest Detroit. This area is home to many of Detroit's Latin American residents and many Latin American restaurants and establishments. In addition to its significant single-family housing stock, Southwest Detroit features higher density residential townhomes, rowhouses and multi-story apartments, along with independent retail and walkable streets and blocks. The Project will have a positive impact on the character of the community. No reduction or significant alternation of racial, ethnic or income attributes will occur. The development will not be a hindrance for access to local services or institutions. The project will not introduce barriers that</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		would isolate a particular neighborhood or population group, nor will it destroy or harm any community institution. Residents will not be displaced as a result of the project. Rather, the project provides improved housing. (Field Observations, Google Maps, Project Plans).	
Environmental Justice EA Factor	2	Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The Project does not create adverse environmental or human health impacts. The environmental site assessments completed for each of the parcels included in the Project indicated no evidence of recognized environmental conditions were identified. The mitigation measures addressing lead-based paint will mitigate potential human exposures. Attachment 18	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The City of Detroit provides several educational options through the Detroit Public School System. Additional private and charter school options are also available throughout the City. The proposed project will not negatively impact local educational facilities; redevelopment would not tax existing capacities. (Field observations, www.detroitk12.org). The City of Detroit Art Institute, Detroit Public Library, Detroit Symphony Orchestra, Opera House, the Detroit Historical Museum as well as various ethnic cultural centers are examples of cultural facilities accessible by bus route. (Attachment 20).	
Commercial Facilities (Access and Proximity)	2	There are many neighborhood amenities in the Hubbard Farms Historic District and the adjacent Hubbard Richards and Corktown neighborhoods. The project site is located near several main corridors containing restaurants, automotive service shops, professional services, and pharmacies. The proposed project will not negatively impact local commercial facilities; proposed	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>rehabilitation will not tax existing capacities (no increase in residential density). There are several locations of employment within 3.5 miles of the site. All are readily accessible by bus, car, and other modes of transportation. These include Eastern Market, Detroit Medical Center, Comerica Park, Ford Field, Little Caesars Arena and many small businesses in the surrounding districts. (Field observations, Attachment 21).</p>	
<p>Health Care / Social Services (Access and Capacity)</p>	<p>2</p>	<p>There are numerous health care facilities in the area--including the Detroit Medical Center ~3 miles from the Project, offering hospital and physician services. These facilities provide access to physicians, emergency services, and/or specialized medical clinics. Several public health services are located within 2 miles of the site, including the Wayne County Department of Health, Veterans and Community Wellness, Wayne County Mental Health Services, Public Health and Human Services and Children's Health Services. (Google Maps). Churches, community centers, senior services, and daycare centers are located within 3 miles of the project. Southwest Housing's newly completed St. Anthony Community center is located at 1750 25th Street. Other social services are accessible via the DDOT bus system (see Transportation and Accessibility below). Proposed redevelopment will not negatively impact social services or unduly tax existing capacities (no increase in residential density). (Attachment 22).</p>	
<p>Solid Waste Disposal and Recycling (Feasibility and Capacity)</p>	<p>2</p>	<p>The City of Detroit is responsible for solid waste disposal activities at the 3 project locations. During proposed demolition of the vacant house on McKinley Street, demolition debris will be collected into contracted disposal containers. During rehabilitation construction, contracted disposal containers will be used for trash collection. Disposal</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		containers will be emptied/removed by a contracted collection service. Following construction, contracted disposal containers will be used for trash collection which will be emptied/removed by a contracted collection service. There is no increase in residential density; the temporary construction waste will not significantly tax waste disposal capacities (www.detroitmi.gov)	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The City of Detroit provides waste water sanitary sewer services to the site. The continued residential use will not negatively impact the local wastewater treatment facility; rehabilitation will not tax existing capacities (no increase in residential density). (www.dwsd.org). The attached surveys call out sewer sizes (ranging from 10" to 20"). (Site Plans and Surveys)	
Water Supply (Feasibility and Capacity)	2	The water supply is provided and maintained by the Detroit Water and Sewerage Department (DWSD) and the Great Lakes Water Authority (GLWA). According to the DWSD 2022 Water Quality Report, no water contaminants were detected above the allowable levels and no violations were reported. The Project will not negatively impact local water supply; development would not tax existing capacities (no increase in residential density). The project will not result in alteration of the course of a stream or river in a manner that could potentially result in substantial erosion or siltation on- or off-site, or result in downstream flooding. There are no sole source aquifers in the City of Detroit. The attached Site Plans and Surveys provide information regarding water service lines (ranging from 6" to 16"). (Attachment 23).	
Public Safety - Police, Fire and Emergency Medical	2	The City of Detroit provides Police services to the area. The Detroit Police Department-Southwestern District is located less than one mile from the Project. (Google Maps). The City of Detroit provides Fire services to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>the area. There are several fire stations within five (5) miles of the development: Detroit Fire Engine 27 Ladder 8 is located ~1 mile to the south/southwest of the Project. (Google Maps). The City of Detroit provides full Emergency Medical services to the area. Ambulance services are provided by 911 assistance. There are several hospitals and emergency facilities located 3 miles of the development. Proposed redevelopment will not negatively impact local emergency medical facilities (no increase in residential density). Attachment 24</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>Recreation centers are located within two (2) miles of the development including the Clark Park Coalition, Roberto Clemente Recreation Center and Patton Recreation Center. The Clark Park Coalition provides quality recreation and educational programs for all four seasons for the southwest community district. The Project development is located within two miles of the Detroit Riverwalk as well as several parks, accessible by walking, car, or bus. The proposed redevelopment will not negatively impact community recreation services. (Attachment 25).</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>The project is located in a developed urban area. The Project will not increase the traffic in the area (no increase in residential density). The development of additional parking will provide dedicated, safer parking to Project residents and decrease street congestion in the community. The development is considered to be located in an area with great walkability and accessibility to transit. There are a multitude of public transit opportunities within one mile of the project location. A public bus stop is located .05 miles from the Martin Garden Apartments; .3 miles from the Clark Apartment building; and .1 miles from the West Vernor Townhomes. Detroit Department of Transportation (DDOT) has</p>	

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		<p>active eastbound and westbound stops on Vernor Highway. These stops have frequent 24-7 transit service on Route 1 Vernor, which is part of DDOT's new high-frequency ConnectTen bus route network, and provides direct services to downtown Detroit and to east downtown Dearborn. (Google Maps, DDOT Bus Schedules, Attachment 26).</p>	
NATURAL FEATURES			
<p>Unique Natural Features /Water Resources</p>	<p>2</p>	<p>The subject site and surrounding land have been fully developed as Urban Land since circa late 1800's. The site use is not agricultural and the proposed actions will not impact agricultural land. No unique natural features or areas (lakes, rivers, streams, wetlands) are located on or near the subject site. (Field observations, Figures, and aerials in Phase I ESA). Municipal water and sewer service are provided at the site. The project will not deplete groundwater supplies or interfere with groundwater recharge and will not result in alteration of the course of a stream or river in a manner that could potentially result in substantial erosion or siltation on or off-site or result in downstream flooding. There are no sole source aquifers or natural water resources located at the subject site. (Attachments 15-17).</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>2</p>	<p>Based on a review of Wayne County and US Fisheries and Wildlife Services information, four endangered species and three threatened species were identified in Wayne County; no critical habitat was identified on the Site. In addition, proposed plans for the site will have no effect on migratory birds or the bald eagle. (US Fish and Wildlife Services Wayne County Endangered Species list.) Most of each Project site is already existing development with no planned ground disruption. Limited ground disturbance is proposed on the vacant parcels slated for redevelopment for parking. The Clark vacant</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>parcels have some overgrown vegetation and a vacant building which presents a potential safety/security concern. The vacant parcel at 3612 Bagley is vacant land with idle garden beds. Loss of the gardens does not result in local food shortage. (Attachment 10)</p>	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	<p>The project is not located in an area of potential natural hazards (i.e., hurricanes, flooding, drought, wildfire, etc.). The Project area is not reliant on a sole source aquifer. The project is in an area of potential extreme cold and heat conditions. The Project incorporates shelter from extreme weather conditions, including energy efficient heating and cooling, insulated windows. Sustainability requirements are incorporated into building design to ensure the project will be resilient to future conditions and reduce the projects impact on the environment. Attachment 27</p>	
Energy Efficiency	1	<p>The proposed buildings will go through rigorous site plan approval processes with the City of Detroit's Planning and Development Commission, ensuring that the building features architectural measures that align with the nature of the community as well as the new age green initiatives to lighten the load on the public utility system. All units will feature energy efficient appliances, and building in accordance with Enterprise Green Criteria. Refer to attached Site Plans for Sustainability Requirements. Martin Gardens of Detroit LDHA LP will achieve the National Green Building Standard - Silver Certification. Based on the continued site use as residential with no increase in residential density, energy consumption will be consistent with current use in the surrounding area. According to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		the Michigan Public Service Commission (MPSC), DTE is the provider for electricity and natural gas at the subject site. There are no plans that would substantially increase energy consumption for the area. (Project Narrative)	

Supporting documentation

- [Project Narrative - Martin Gardens of Detroit LDHA LP.pdf](#)
- [Attachment 27 Amenities.pdf](#)
- [Attachment 26 transportation.pdf](#)
- [Attachment 25 Parks and Recreation.pdf](#)
- [Attachment 24 Public Safety.pdf](#)
- [Attachment 23 Detroit Water Quality Report 2022.pdf](#)
- [Attachment 22 health care social services.pdf](#)
- [Attachment 21 commercial facilities.pdf](#)
- [Attachment 20 Education and Cultural Facilities.pdf](#)
- [Attachment 19 Zoning and BSEED Documents.pdf](#)

Additional Studies Performed:

Phase I ESA's (Attachment 7) Asbestos Surveys (Attachment 8) Lead Based Paint Inspections Risk Assessments (Attachment 9)

Field Inspection [Optional]: Date and completed

by:

Jennifer Lagerbohm

- [Vernor Townhomes Phase I Photographs.pdf](#)
- [Martin Gardens Phase I Photographs.pdf](#)
- [Clark Apts Phase I Photographs.pdf](#)
- [Bagley Parking Parcels Phase I Photographs.pdf](#)
- [4441 Porter St Phase I Photographs.pdf](#)

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

HUD Exchange, State Historic Preservation Office, Federal Emergency Management Agency (FEMA), Michigan Department of Environment, Great Lakes and Energy (EGLE), Michigan Department of Natural Resources, National Wetlands Inventory (NWI), United States Fisheries and Wildlife (USFWS), United States Environmental Protection Agency Water Management Division, Region V, Client Provided Documentation, City of Detroit, Wayne County, Google Maps

List of Permits Obtained:

Any permits necessary associated with the proposed development activities would be obtained in accordance with state and local requirements.

Public Outreach [24 CFR 58.43]:

The publication will be posted on the City of Detroit's website.

Cumulative Impact Analysis [24 CFR 58.32]:

There is no negative cumulative impact on the environment that would result from proposed site rehabilitation activities. The Project will continue to provide affordable housing in an area that is experiencing growth and has a need for affordable housing. The Project will allow lower income wage earners to have access to amenities that they otherwise might not have access to. In addition to the current amenities and opportunities that exist in this project location, there are millions of dollars of planned future investment for this area, making this a great location to live in and provide affordable housing resources.

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

Variations in site redevelopment specifics have been proposed to accommodate demands. The proposed project will have a positive impact with the City of Detroit and is intended to rehabilitate much needed affordable housing. The parcels slated for redevelopment as parking areas are vacant, underutilized land that will provide safer parking options for residents. Various options and locations for development were considered. The Project's historic apartment buildings are "preservation" focused. Martin Gardens of Detroit LDHA LP wish to preserve the affordable and historic apartment buildings in order to avoid any permanent displacement of residents and families. The location is near Woodward in the heart of Southwest Detroit and is a fantastic location nestled next to the Clark Park Coalition as well as walkable to many amenities. The development team worked closely with various City of Detroit departments like Planning and Development and Building, Safety, Engineering and Environmental (BSEED) to do a design review to ensure that alternative designs were considered, and feedback was given in order to put together a redevelopment that follows the proper City code and processes and also continues to provide much needed quality affordable housing.

No Action Alternative [24 CFR 58.40(e)]

One alternative is No Action. The No Action alternative would be to allow the subject property to remain vacant underutilized land and existing multifamily housing that is in need of rehabilitation. No distinguishable benefits to the human environment

would be gained by not choosing to initiate the project. The potential adverse impacts to the human environment of not implementing the project include ongoing security of vacant properties, potential for illicit dumping, potential as an attractive nuisance, and potential depreciation of surrounding properties.

Summary of Findings and Conclusions:

The proposed project as designed will not result in a significant negative impact on the quality of the human environment. The proposed rehabilitation of existing structures and redevelopment of underutilized vacant land will offer a great opportunity to continue to provide affordable housing units in an area that is experiencing tremendous growth and has a need for affordable housing. The project is an opportunity to improve the quality of life for local residents and create a stronger, more connected community. The housing element of the project centers on the rehabilitation of mixed-income housing, creating new housing opportunities for current and future Detroit residents. Additionally, the project will replace vacant land adjoining existing historic multi-family buildings with much needed parking for future residents. Further, evidence shows that housing in historic apartment buildings benefit communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.

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
Historic Preservation	This project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met: 1) Federal historic tax credit	N/A	This project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part800.5(b)) on properties that are listed or	

	<p>certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation</p> <p>2) In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.</p> <p>3) Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist.</p>		<p>eligible for listing in the National Register of Historic Places, as long as the following conditions are met: 1) Federal historic tax credit certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation</p> <p>2) In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. 3) Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist.</p>	
<p>Noise Abatement and Control</p>	<p>A Noise Assessment was conducted at each site (refer to Section 9.8 of</p>	<p>N/A</p>	<p>Appropriate construction materials will be</p>	

	<p>Attachments 7 previous Phase I ESA Reports). The noise levels were calculated to be in the range of normally unacceptable: 67 dB (Clark), 70 dB (Martin Gardens Apartments & House), 70 dB (Vernor). Since the DNL is in excess of 65 decibels, the use of building materials are relied upon as barriers to mitigate noise. There are no outdoor noise sensitive areas. The HUD STraCAT electronic tool was utilized to conduct a site specific noise assessment. The assessment indicated the wall assemblies meet required attenuation. The project is in compliance with HUD's Noise regulation with mitigation. Detailed information about the noise attenuation measures are included in the mitigation plan document. Materials in the building construction mitigate noise levels within the acceptable range. Wall construction components include 4" face brick; 1/2" air space; 3/4" insulation; 2X4 wood studs, 16"o.c.; 1/2" gypsum board; 3 1/2" fiber glass insulation, Window construction includes double hung aluminum clad wood windows with thermal break. Door construction includes rigid polyurethane core doors, solid core-wood doors and wood French doors. Attachment 14</p>		<p>incorporated in the building to mitigate noise levels within the acceptable range.</p>	
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<p>Contamination and Toxic Substances</p>	<p>The Clark: The windowsills with exceedances should be HEPA-vacuumed and wet wiped by trained personnel using lead-safe work practices. Given no lead-based paint was identified on painted windowsills, additional abatement beyond cleaning is not required. Vernor Townhomes: A Lead-Based Paint Operations & Maintenance Plan dated August 18, 2022 was prepared by McDowell & Associates. Lead hazard control options (including interim controls and abatement) for treatment of lead hazards are summarized in the plan.</p>	<p>N/A</p>	<p>The Clark: Clearance wipe sampling and testing is recommended following cleaning procedures to document the remedy. Vernor: Clearance testing will be performed following the conclusion of any repair, abatement, or interim control involving lead-based paint.</p>	
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Project Mitigation Plan

Refer to attached Project Mitigation Plan.

[Martin Gardens Mitigation Plan Final.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 project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The distance to the closest airport (Coleman A. Young CAY) is approximately 7.3 miles northeast. The project is in compliance with Airport Hazards requirements. Refer to Attachment 1.

Supporting documentation

[Attachment 1 airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Refer to Attachment 2.

Supporting documentation

[Attachment 2 CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

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

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

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

Yes

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

[Attachment 3 FEMA Maps.pdf](#)

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

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

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. The Project is located in Zone X - Area of Minimal Flood Hazard. The project is in compliance with flood insurance requirements. Refer to attached FEMA panel # 26163C0280E, effective date 2/2/2012. Refer to Attachment 3.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

Air Quality Attainment Status of Project’s County or Air Quality Management District

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

Particulate Matter, <2.5 microns

Particulate Matter, <10 microns

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

Sulfur dioxide 100.00 ppb (parts per billion)

Provide your source used to determine levels here:

<https://www.epa.gov/general-conformity/de-minimis-emission-levels>

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

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

Enter the estimate emission levels:

Sulfur dioxide ppb (parts per billion)

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

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

Screen Summary

Compliance Determination

As of July 2023, Wayne County is in attainment/maintenance status for Carbon Monoxide, Lead, Nitrogen Dioxide, Ozone and Particulate Matter. The project area is in non-attainment status for the following: Sulfur Dioxide. 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 and it was determined that based on the size, scope and duration of the property project, emission levels for the project should not exceed de minimis levels for general conformity. The project is in compliance with the Clean Air Act. Refer to Attachment 4

Supporting documentation

[Attachment 4 Air Quality.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Attachment 5 Coastal Zone.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

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

- No

Explain:

No REC's were identified. Therefore, no further investigation was required.

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

Yes

Screen Summary

Compliance Determination

Refer to the attached Contaminants and Toxics Compliance Determination Summary which summarizes Phase I ESAs, Radon, Asbestos and Lead Based Paint. Adverse

environmental impacts were not identified associated with the Phase I ESAs, Radon and Asbestos evaluated for each property. Adverse environmental impacts associated with Lead Based Paint were identified at the Clark and Vernor Townhomes. The adverse impacts can be mitigated. With mitigation, the project will be in compliance with contamination and toxic substances requirements. Detailed information about the contamination mitigation measures are included in the mitigation plan document. Refer to Attachment 6 (Radon), Attachments 7 (Phase I ESAs), Attachment 8 (Asbestos Surveys), Attachment 9 (Lead Based Paint Inspection/Risk Assessments).

Supporting documentation

[Attachment 9c Martin LBPI RA.pdf](#)
[Attachment 9b Vernor LBPI RA.pdf](#)
[Attachment 9a Clark LBP RA report.pdf](#)
[Attachment 6 Map-Of-Michigan-Radon-Levels.pdf](#)
[Attachment 8d Martin Asbestos.pdf](#)
[Attachment 8c Vernor Asbestos.pdf](#)
[Attachment 8b Clark Asbestos Report.pdf](#)
[Attachment 8a Clark Vacant Building Asbestos.pdf](#)
[Contaminants and Toxics Compliance Determination Summary.pdf](#)
[Attachment 7 Phase I Vernor Townhomes.pdf](#)
[Attachment 7 Phase I Martin Gardens.pdf](#)
[Attachment 7 Phase I ESA Clark Apts.pdf](#)
[Attachment 7 Phase I Bagley Parking Parcels.pdf](#)
[Attachment 7 4441 Porter St Phase I ESA.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

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

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

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

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

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

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

Screen Summary

Compliance Determination

This project has been determined to have No Effect on listed species. Based on a review of Wayne County and US Fisheries and Wildlife Services information, four endangered species and three threatened species were identified in Wayne County; no critical habitat was identified on the Project sites. In addition, proposed plans for the site will have no effect on migratory birds or the bald eagle. (US Fish and Wildlife

Services Wayne County Endangered Species list.). The project is urban infill. This project is in compliance with the Endangered Species Act without mitigation. Attachment 10.

Supporting documentation

[Attachment 10 Species List Michigan Ecological Services Field Office.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 Project is not a hazardous facility. There are no current or planned stationary aboveground storage container of concern with ASTM search radius of each site. The Project will not increase residential densities. The project is in compliance with explosive and flammable hazard requirements. Attachment 11.

Supporting documentation

[Attachment 11 Explosives.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:

The project consists of urban land.

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

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project consists of urban land. The project is in compliance with the Farmland Protection Policy Act. Attachment 12.

Supporting documentation

[Attachment 12 Farmlands Protection.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 FEMA Maps.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**

This project does not occur in a floodplain. The Project is located in Zone X (minimal flood hazard). Refer to attached FEMA panel # 26163C0280E, effective date 2/2/2012. The project is in compliance with Executive Order 11988. Attachment 3.

Supporting documentation

[Attachment 3 FEMA Maps\(1\).pdf](#)

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):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Advisory Council on Historic Preservation Not Required

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

- ✓ Bay Mills Indian Community Completed

✓ Forest County Potawatomi Community of Wisconsin	Completed
✓ Grand Traverse Band of Ottawa & Chippewa Indians	Completed
✓ Hannahville Indian Community	Completed
✓ Ketegitigaaning Ojibwe Nation	Completed
✓ Keweenaw Bay Indian Community	Completed
✓ Lac du Flambeau Band of Lake Superior Chippewa	Completed
✓ Little River Band of Ottawa Indians	Completed
✓ Little Traverse Bay Bands of Odawa	Completed
✓ Match-E-Be-Nash-She-Wish of Pottawatomi	Completed
✓ Menominee Indian Tribe of Wisconsin	Completed
✓ MI Anishinaabek Cultural Preservation Alliance	Completed
✓ Miami Tribe of Oklahoma	Completed
✓ Nottawaseppi Huron Band of the Potawatomi	Completed
✓ Pokagon Band of Potawatomi	Completed
✓ Saginaw Chippewa	Completed
✓ Sault Ste. Marie Tribe of Chippewa	Completed
✓ Seneca Cayuga Nation	Completed

Other Consulting Parties

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

Refer to Attached Section 106 Review Letter dated 1/12/2024

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:

The APE is summarized in the supporting attachments.

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
Clark Apartment Building	Eligible	Yes	✓ Not Sensitive
Martin Gardens Apartment Building	Eligible	Yes	✓ Not Sensitive
Martin House	Eligible	Yes	✓ Not Sensitive
Vernor Townhomes	Not Eligible	Yes	✓ Not Sensitive

Additional Notes:

The proposed project will have No Adverse Effect on the Hubbard Farms Historic District, including the contributing Clark Apartments, Martin Garden House, and Martin Garden Apartments all of which are certified as eligible for listing in the National Register of Historic Places as contributing properties to the Hubbard Farms Historic District. The project, including the construction of two parking lots outside of the district, will not alter any characteristics that make the properties or district eligible for listing in the National Register and the proposed rehabilitation work will meet The Secretary of the Interior's Standards for Rehabilitation.

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:

Refer to Attachment 13 for supporting documentation.

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

✓ No Adverse Effect

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

Document reason for finding:

The proposed project will have No Adverse Effect on the Hubbard Farms Historic District, including the contributing Clark Apartments, Martin Garden House, and Martin Garden Apartments all of which are certified as eligible for listing in the National Register of Historic Places as contributing properties to the Hubbard Farms Historic District. The project, including the construction of two parking lots outside of the district, will not alter any characteristics that make the properties or district eligible for listing in the National Register and the proposed rehabilitation work will meet The Secretary of the Interior's Standards for Rehabilitation.

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

This project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- 1) Federal historic tax credit certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation
- 2) In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- 3) Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist.

No

Adverse Effect

Screen Summary

Compliance Determination

The proposed project will have No Adverse Effect on the Hubbard Farms Historic District, including the contributing Clark Apartments, Martin Garden House, and Martin Garden Apartments all of which are certified as eligible for listing in the National Register of Historic Places as contributing properties to the Hubbard Farms Historic District. The project, including the construction of two parking lots outside of the district, will not alter any characteristics that make the properties or district eligible for listing in the National Register and the proposed rehabilitation work will

meet The Secretary of the Interior's Standards for Rehabilitation. This project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met: 1) Federal historic tax credit certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation 2) In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. 3) Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist.

Supporting documentation

[City of Detroit Martin Gardens_MBPI Response 020824.pdf](#)

[Martin Gardens_TC_Notawaseppi.pdf](#)

[Attachment 13 Detroit Section 106 Request Application 2023 REVISED.docx](#)

[Attachment 13 Section 106 Report.pdf](#)

[Attachment 13 Martin Gardens_CNAE Section 106 Letter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

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

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

New construction for residential use

Rehabilitation of an existing residential property

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

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

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

Indicate noise level here: 67

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 67

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

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

- ✓ Mitigation as follows will be implemented:

A Noise Assessment was conducted at each site (refer to Section 9.8 of Attachments 7 previous Phase I ESA Reports). The noise levels were calculated to be in the range of normally unacceptable: 67 dB (Clark), 70 dB (Martin Gardens Apartments & House), 70 dB (Vernor). Since the DNL is in excess of 65 decibels, the use of building materials are relied upon as barriers to mitigate noise. There are no outdoor noise sensitive areas. The HUD STraCAT electronic tool was utilized to conduct a site specific noise assessment. The assessment indicated the wall assemblies meet required attenuation. The project is in compliance with HUD's Noise regulation with mitigation. Detailed information about the noise attenuation measures are included in the mitigation plan document. Materials in the building construction mitigate noise levels within the acceptable range. Wall construction components include 4" face brick; 1/2" air space; 3/4" insulation; 2X4 wood studs, 16"o.c.; 1/2" gypsum board; 3 1/2" fiber glass insulation, Window construction includes double hung aluminum clad wood windows with thermal break. Door construction includes rigid polyurethane core doors, solid core-wood doors and wood French doors.

Attachment 14

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A Noise Assessment was conducted at each site (refer to Section 9.8 of Attachments 7 previous Phase I ESA Reports). The noise levels were calculated to be in the range of normally unacceptable: 67 dB (Clark), 70 dB (Martin Gardens Apartments & House), 70 dB (Vernor). Since the DNL is in excess of 65 decibels, the use of building materials are relied upon as barriers to mitigate noise. There are no outdoor noise sensitive areas. The HUD STraCAT electronic tool was utilized to conduct a site specific noise assessment. The assessment indicated the wall assemblies meet required attenuation. The project is in compliance with HUD's Noise regulation with mitigation. Detailed information about the noise attenuation measures are included in the mitigation plan document. Materials in the building construction mitigate noise levels within the acceptable range. Wall construction components include 4" face brick; 1/2" air space; 3/4" insulation; 2X4 wood studs, 16"o.c.; 1/2" gypsum board; 3 1/2" fiber glass insulation, Window construction includes double hung aluminum clad wood windows

with thermal break. Door construction includes rigid polyurethane core doors, solid core-wood doors and wood French doors. Attachment 14

Supporting documentation

[Attachment 14 Noise Assessment Supporting Docs.pdf](#)

[Attachment 14 Martin Gardens-STraCAT Analysis-Shelter Letter with calcs.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
<p>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.</p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. There are no sole source aquifers in Michigan. The project is in compliance with Sole Source Aquifer requirements. Attachment 15.

Supporting documentation

[Attachment 15 No Sole Source Aquifer in MI.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. There are no wetlands on the Project property or adjoining properties. The project is in compliance with Executive Order 11990. Attachment 16.

Supporting documentation

[Attachment 16 Wetlands.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

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. Attachment 17.

Supporting documentation

[Attachment 17 wild and scenic rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

No

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

Screen Summary

Compliance Determination

Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The Project does not create adverse environmental or human health impacts. The mitigation measures addressing lead-based paint will mitigate potential human exposures. Therefore, the project is in compliance with Executive Order 12898. Attachment 18

Supporting documentation

[Attachment 18 EJScreen Community Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Project Description (Attach additional descriptive information, as appropriate to the project, including narrative, maps, photographs, site plans, budgets and other information.):

Martin Gardens of Detroit LDHA LP has optioned the assets owned by Martin Gardens LDHA LP which consists of 3 historic apartment complexes that are named the Clark, Martin Apartments & House and Vernor Townhomes. Southwest Housing completed rehabilitations on each property's buildings circa early 2000's. Martin Gardens LDHA LP currently owns the buildings, and Martin Gardens of Detroit LDHA LP has optioned the properties.

The Project consists of eleven parcels of land currently owned by Martin Gardens LDHA LP (parcels 1 through 5), Southwest housing Solutions Corp. (parcel 6) and Southwest Non-Profit Housing corporation (parcels 7 through 11). There are five multi-family structures for a total of 46 apartments in the Project. A total of 1,234 sq. ft. of community space will be available within the buildings. Adjacent and nearby parking lots are included in the Project. Martin Apartments and House and Vernor Townhomes both have existing parking lots. A new parking lot will be constructed west of the Clark apartment building. An additional parking lot south of Martin Apartments will be added. Refer to Figures 2a through 2c for additional site details. Also refer to Table 1 for a summary of project information (i.e. parcel, tax ID, address).

The Clark is comprised of four parcels of land. One parcel, 1185 Clark Street, is developed with a 4.5 story multi-family building. The Clark features 24 two-bedroom apartments and 8 three-bedroom apartments. Accessible lower level includes community spaces, maintenance and mechanical areas, storage and private offices. The three remaining parcels (4441 Porter, 1184 & 1186 McKinstry Street) are currently vacant land except for one vacant house. The vacant house will be demolished and the three parcels will be combined to be redeveloped for parking, located at 4441 Porter. The new Clark parking lot will encompass ~12,145 sq. ft.

Vernor Townhomes is comprised of two parcels of land. One parcel, 3502 W. Vernor, is developed with two identical two-story townhomes located at the corner of W. Vernor Highway and 24th Street. Each building is approximately 9,500 square feet in size, and feature one story front and rear porches. The spacious three-bedroom townhomes are approximately 1,100 square feet in size. The second parcel is the parking lot located north of the buildings at 1925 24th Street. A total of 13 parking spaces are located onsite. Minor repairs will be made to the existing parking lot.

Martin House and Apartments is comprised of five parcels of land. Two parcels situated at the northwest corner of 25th Street and Vernor are developed as multifamily housing. The 2.5 story red brick Martin Apartments building and the two-story Martin House to the south are accessible by a central entrance where the two buildings meet, and another entrance at the south end by Martin House. The complex features 4 two-bedroom townhomes and 2 four-bedroom townhomes. There is an existing parking lot located south of the townhomes (3608 Bagley). Minor repairs will be made to the existing parking lot. Two additional parcels (currently vacant land and idle garden beds) west of the parking lot (3612 and 3620 Bagley) will be redeveloped for parking. The new parking addition is ~10,668 sq. ft, to include 9 spaces including 1 H/C space. Features include 48" tall brick screen wall, swing gate, landscaping and a trash enclosure.

During rehabilitation of these buildings, the areas or foundations of the buildings will not be modified or increased. The scope of rehabilitation for each building includes: a) Enhancement of landscaped areas and new walkways; b) Window repair and window restorations of sills and hardware; c) Brick tuck pointing and repair of limestone details/sculptures; d) Minor roof repairs and gutter replacement (roof replacements subject to completion of Capital Needs Assessments);

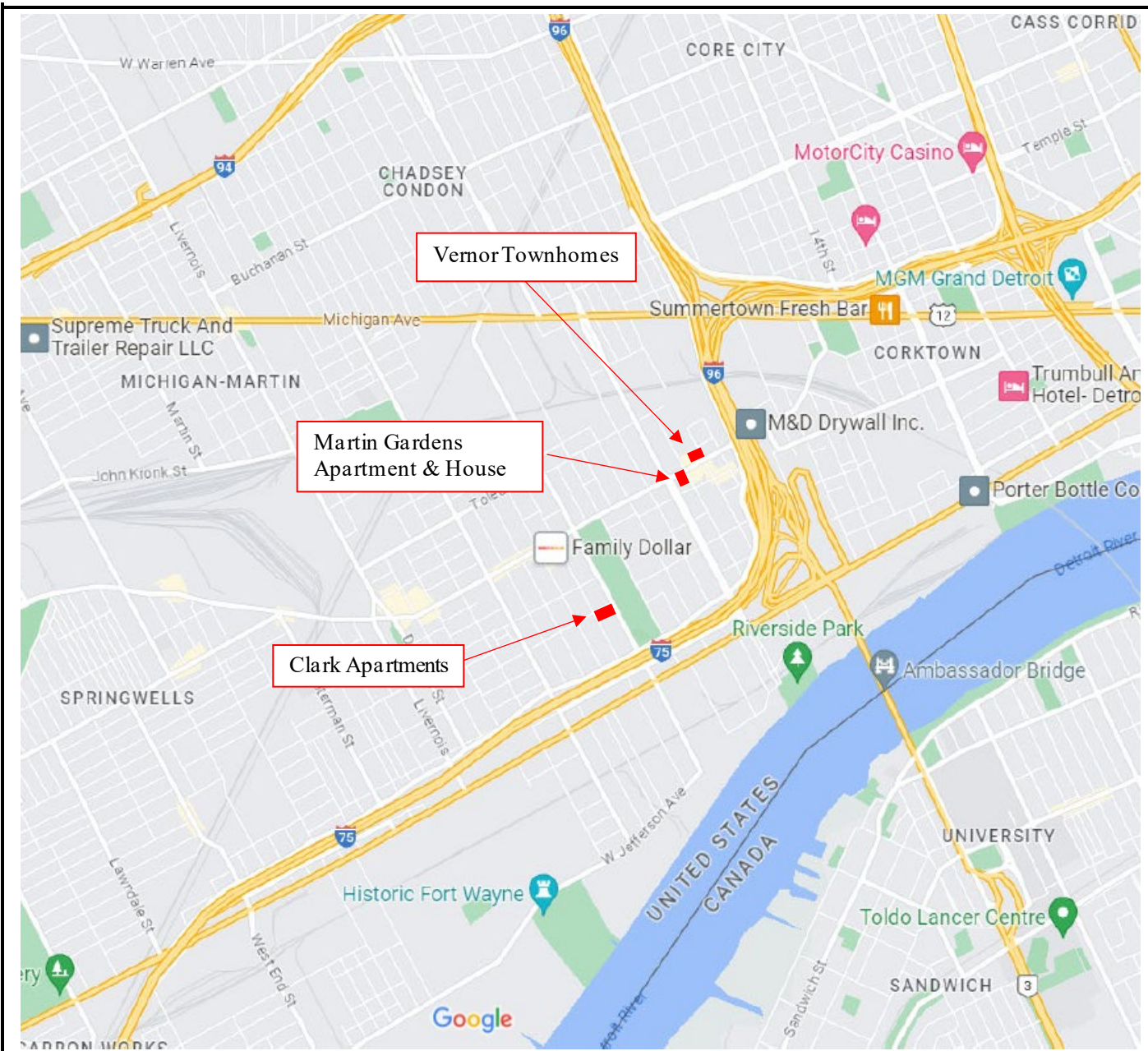
e) Replacement of common area flooring and new painting; f) Apartment kitchens – installation of new cabinets, appliances, lighting, flooring and new painting; g) Apartment bathrooms – installation of new cabinets, tubs, faucets, lighting, flooring and new painting; h) Apartment bedrooms and living rooms - replacement of light switches, ceiling fans, flooring and new painting, i) Video cameras and other security updates; j) Keyless entries for the front and rear doors; k) New LED exterior lights in the courtyards and other green areas; L) HVAC replacement/upgrades; m) Upgrade community spaces and common laundry rooms; n) Removal of lead-based paint and asbestos containing materials; o) Dishwashers will be installed as well as new washers and dryers for the Vernor Townhomes plus dishwashers for the Martin Apartment Building and House.

Martin Gardens LDHA LP is a new entity and plans to do marketing to target a wide range of residents in this development using their history of affordable housing development experience in the neighborhood. This Project offers a great opportunity to provide affordable units in a high density area with increased need for rental housing, creating a great outcome by allowing lower income wage earners to have access to amenities that they otherwise might not have.

Martin Gardens LDHA LP received a 4% PILOT for all buildings circa 2003-2004. Martin Gardens of Detroit LDHA LP will request new PILOT ordinances. The total development cost to renovate the buildings is nearly \$15 Million. Federal historic rehabilitation tax credits will be part of the project's funding to renovate and preserve these affordable historic apartment buildings. It is anticipated that \$1,639,228 of federal historic tax credit equity will be a project source of funding as well as nearly \$4.9 Million of LIHTC equity. A MSHDA permanent loan of nearly \$3.1 Million is part of the financing. Southwest Housing Solutions will also contribute developer equity as well as defer a portion of the developer fee. A City of Detroit HOME loan in the amount of \$1,700,000 and a MSHDA HOME loan of nearly \$800,000 will be part of the financing. A deferred developer fee of \$650,000 is also part of this project's financing as well as \$350,000 of developer equity converted to a sponsor loan.

Further, the development has received an award of 17 units of Project Based Vouchers from the Taylor Housing Commission, allowing housing to be provided to residents at the lowest income levels. This Environmental Review is valid for up to five years. Total HUD funded amount is \$1,700,000.

Refer to attachments provided by the project Sponsor, Southwest Housing Solutions, including Project Narrative, ALTA Surveys, Proposed Site Plans.



Parcel Reference	Legal ID #	Legal Address	Property Management Reference	Notes
Clark Apartments				
Parcel 5	14010213	1185 Clark	1185 Clark	Existing Multifamily
Parcel 7	14010286	1184 McKinstry	4441 Porter	Lot Combination Request Submitted. Vacant Land to be developed for Parking Lot
Parcel 8	14010287-9	1186 McKinstry		
Parcel 9	14010286-7	4441 Porter		
Vernor Townhomes				
Parcel 4	12009037	3502 W. Vernor	3502-3528 W. Vernor	Existing Multifamily
Parcel 3	12009036	1925 24 th Street	NA	Existing Parking Lot
Martin Gardens Apartments and House				
Parcel 1	12000284	1739-55 25 th Street	1737 & 1739 to 1755	Existing Multifamily
Parcel 2	12000283	3559 W. Vernor	25 ^h Street	~0.0019 Acres fronting 25 th Street
Parcel 6	120002334	3608 Bagley	NA	Existing Parking Lot
Parcel 10	12000232	3612 Bagley	3612 Bagley	Lot Combination Request Submitted. Vacant Land to be developed for Parking Lot
Parcel 11	12000231	3620 Bagley		



4441 Porter (AKA 1184-86 McKinstry)
ID# Combination Pending
Parcel 7, 8, 9

1185 Clark
ID#14010213
Parcel 5

The Clark Project
Location

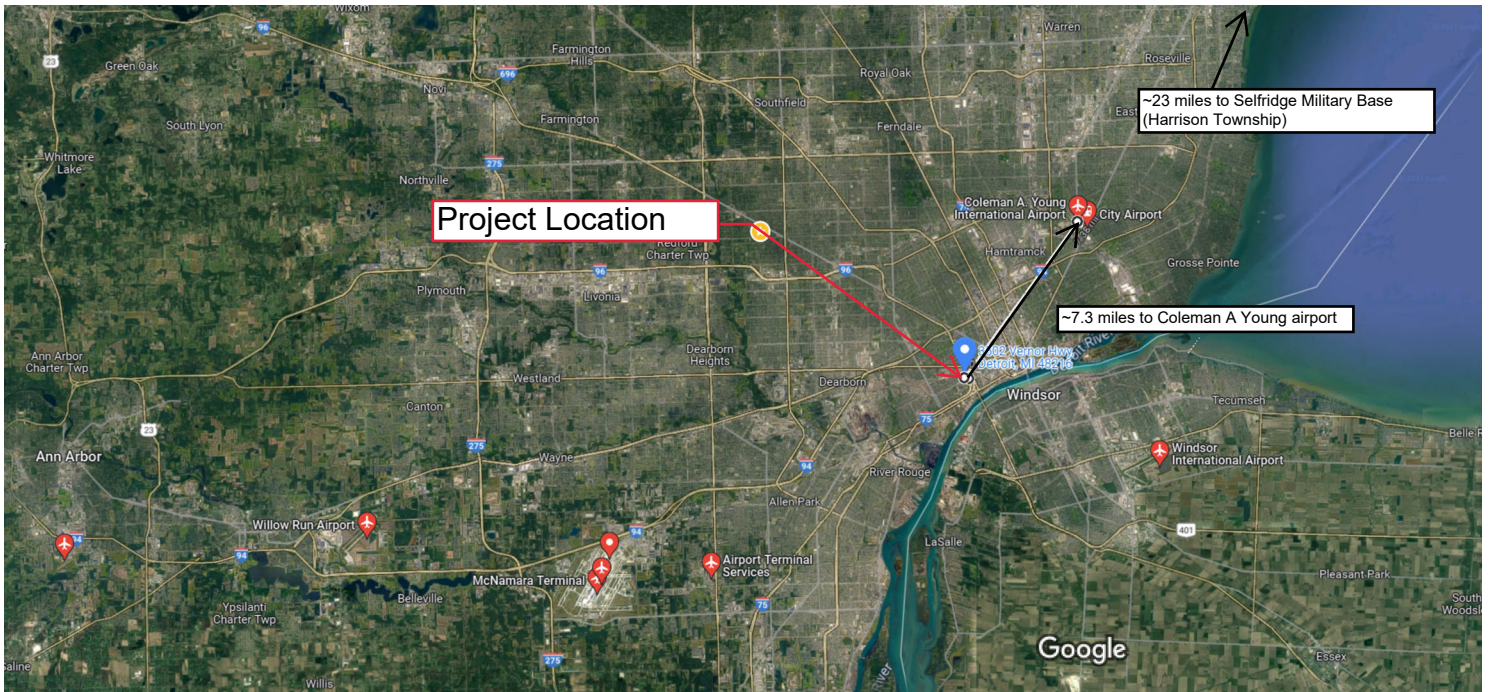




**Table 1: Project Information
Martin Gardens of Detroit LDHA LP**

Parcel Reference	Legal ID #	Legal Address	Property Management Reference	Notes
Clark Apartments				
Parcel 5	14010213	1185 Clark	1185 Clark	Existing Multifamily
Parcel 7	14010286	1184 McKinstry	4441 Porter	Lot Combination Request Submitted. Vacant Land to be developed for Parking Lot. Vacant house to be demolished.
Parcel 8	14010287-9	1186 McKinstry		
Parcel 9	14010286-7	4441 Porter		
Vernor Townhomes				
Parcel 4	12009037	3502 W. Vernor	3502-3528 W. Vernor	Existing Multifamily
Parcel 3	12009036	1925 24 th Street	NA	Existing Parking Lot
Martin Gardens Apartments and House				
Parcel 1	12000284	1739-55 25 th Street	1737 & 1739 to 1755 25 th Street	Existing Multifamily
Parcel 2	12000283	3559 W. Vernor		~0.0019 Acres fronting 25 th Street
Parcel 6	120002334	3608 Bagley	NA	Existing Parking Lot
Parcel 10	12000232	3612 Bagley	3612 Bagley	Lot Combination Request Submitted. Vacant Land to be developed for Parking Lot
Parcel 11	12000231	3620 Bagley		





Imagery ©2023 Google, NOAA, Imagery ©2023 TerraMetrics, Map data ©2023 Google 2 mi

No civil airports within 2,500 feet of the Project.
No military airports within 15,000 feet of the Project.

Sort by

- Sort by
- Rating
- Hours
- All filters

Detroit Metropolitan Wayne County Airport

4.3 (16,696)
International airport
Airport with a vibrant, musical tunnel
(734) 247-7678

[Website](#) [Directions](#)

Coleman A. Young International Airport

4.5 (49)
International airport · 11499 Conner St
(313) 628-2146

[Website](#) [Directions](#)

Windsor International Airport

4.1 (326)
International airport · 3200 County Rd 42 Unit #200
+1 519-969-2430

[Website](#) [Directions](#)

Grosse Ile Municipal Airport (KONZ)

4.5 (26)
Airport · 9601 Groh Rd
(734) 675-0155

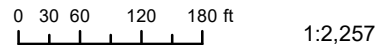
[Website](#) [Directions](#)

Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- System Unit
- CBRS Buffer Zone
- 83.093647, 42.315967



The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Julie Pratt
User Organization: ECS
User Supplied Address/Location Description: Clark / Porter
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/cbra/maps/index.html>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 10/2/2023 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/cbra/Flood-Insurance.html>.



Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- CBRS Buffer Zone
- System Unit
- 83.087162, 42.323916

0 30 60 120 180 ft
1:2,257

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance. Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Julie Pratt
User Organization: ECS
User Supplied Address/Location Description: Vernor Townhomes
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/cbra/maps/index.html> .

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 10/2/2023 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

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Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- System Unit
- CBRS Buffer Zone
- 83.087913, 42.322893

0 30 60 120 180 ft 1:2,257

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance .** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Julie Pratt
User Organization: ECS
User Supplied Address/Location Description: Martin Gardens
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/cbra/maps/index.html> .

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 10/2/2023 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

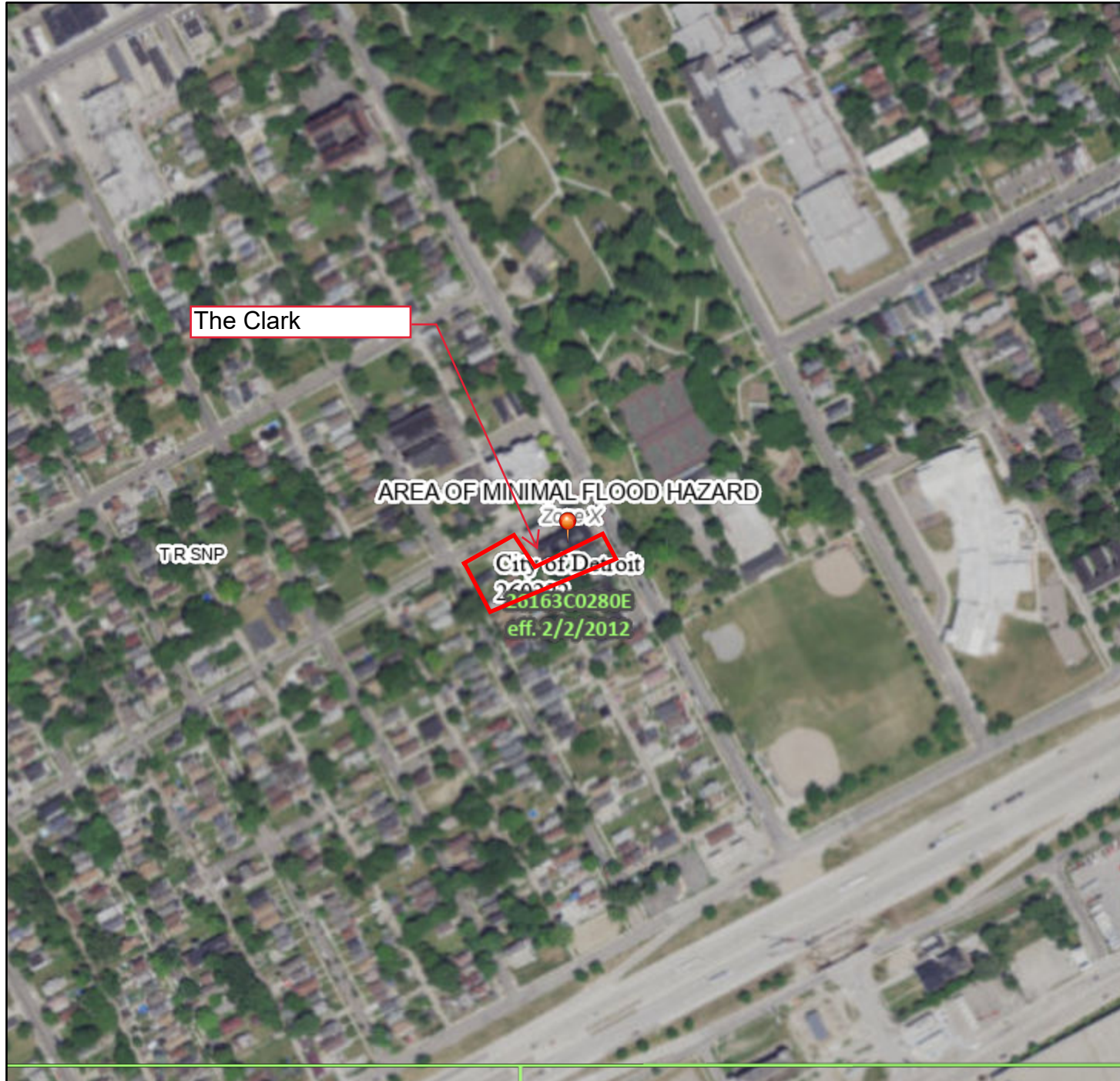
This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/cbra/Flood-Insurance.html> .



National Flood Hazard Layer FIRMMette



83°5'55"W 42°19'11"N



Legend

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

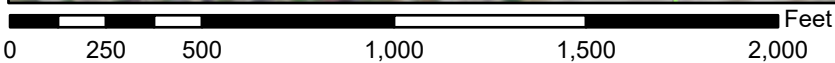
- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/7/2023 at 2:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



1:6,000

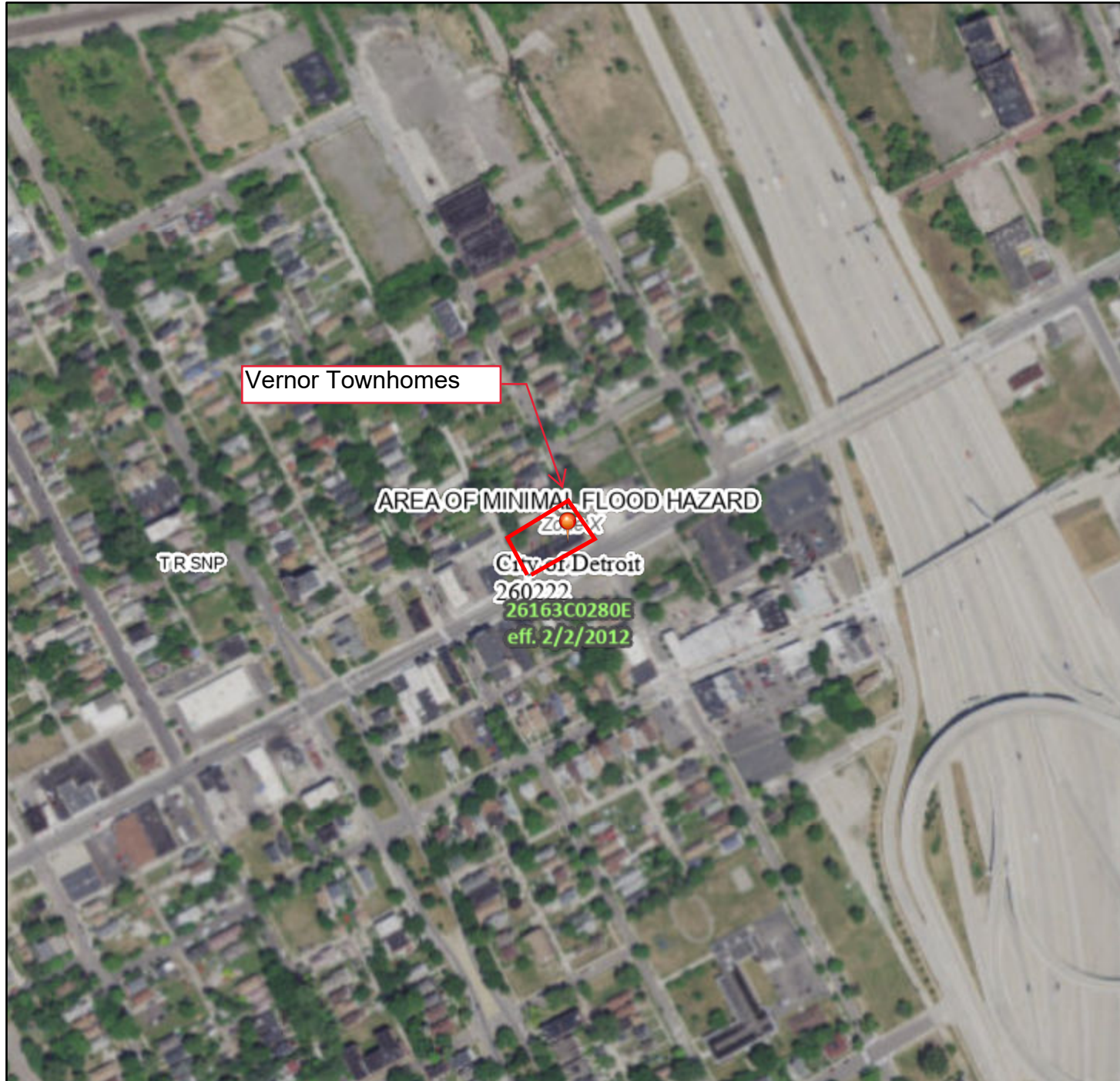
83°5'17"W 42°18'45"N

Basemap Imagery Source: USGS National Map 2023

National Flood Hazard Layer FIRMMette



83°5'32"W 42°19'39"N



Legend

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

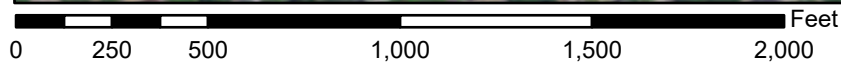
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage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

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/7/2023 at 2:07 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.



1:6,000

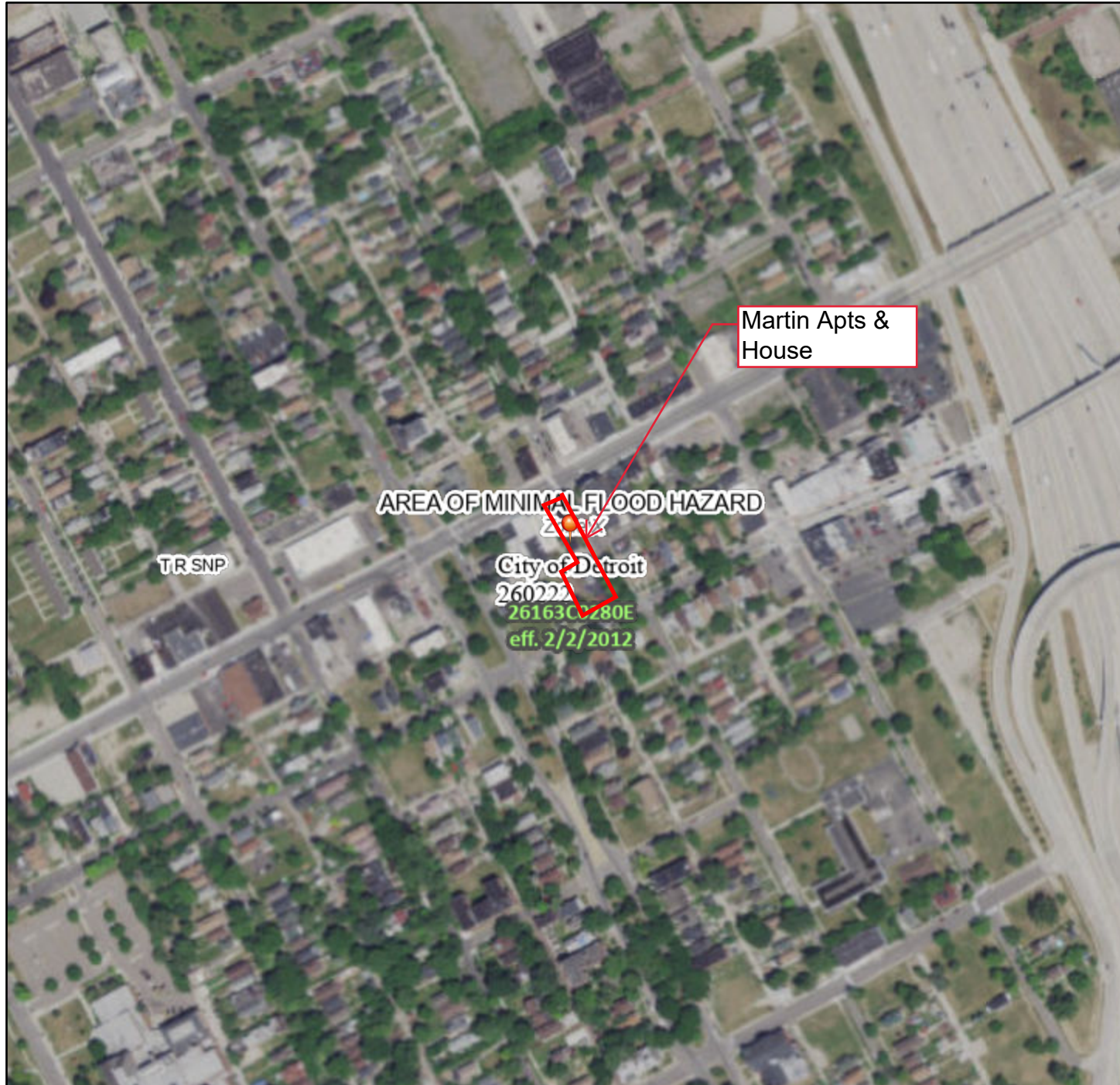
83°4'54"W 42°19'13"N

Basemap Imagery Source: USGS National Map 2023

National Flood Hazard Layer FIRMMette



83°5'35"W 42°19'36"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

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

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study

OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

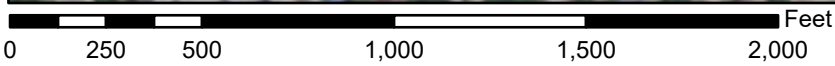
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/7/2023 at 2:08 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.



1:6,000

83°4'58"W 42°19'9"N

Basemap Imagery Source: USGS National Map 2023

Attainment Status for the National Ambient Air Quality Standards

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

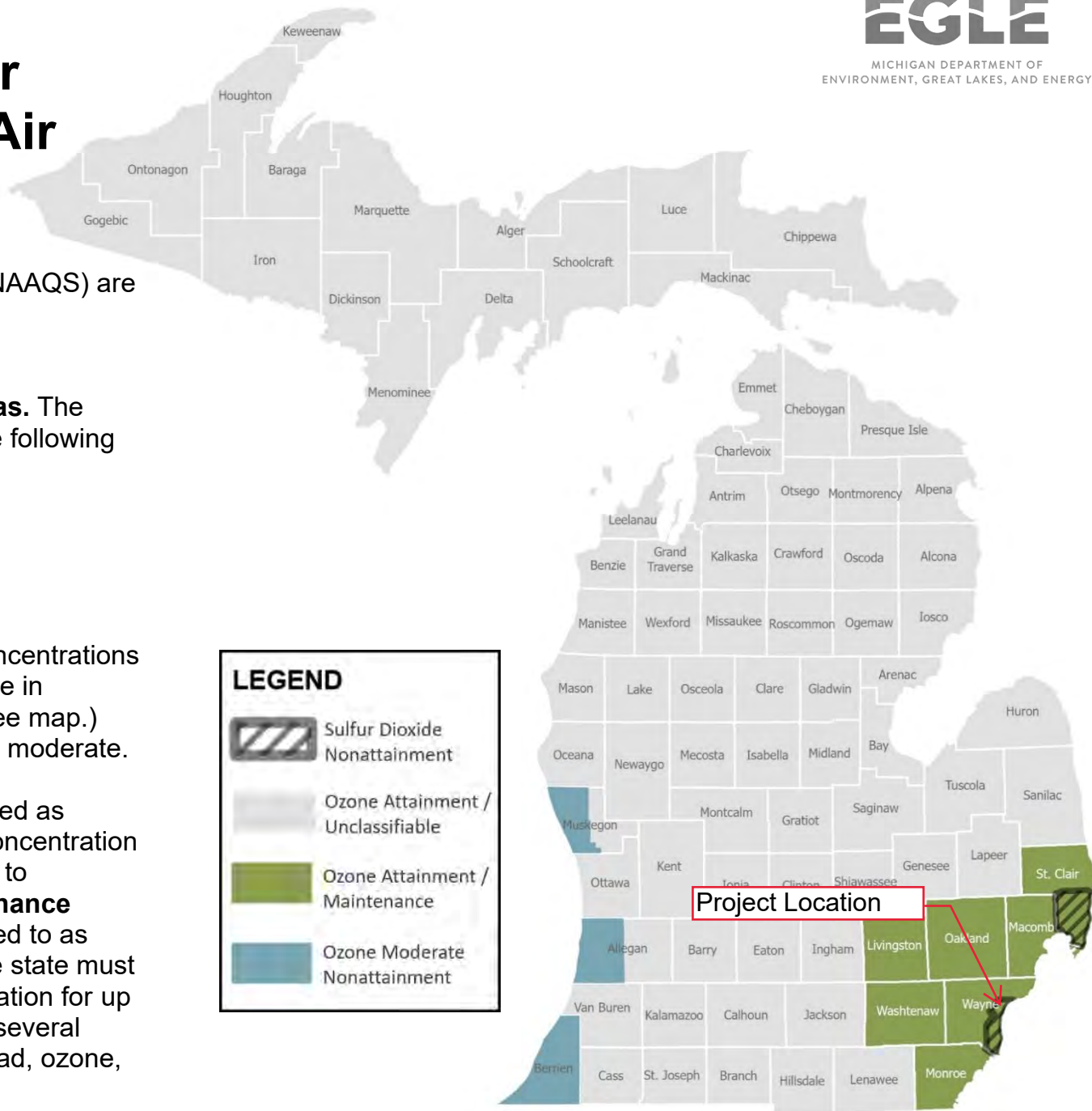
Areas of the state that are below the NAAQS concentration level are called **attainment areas**. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Particulate Matter (PM₁₀ & PM_{2.5})

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 area is classified as moderate.

Areas of the state that were previously classified as nonattainment but have since reduced their concentration levels below the NAAQS can be redesignated to attainment and are called **attainment/maintenance areas**. These areas are also commonly referred to as “attainment” after reclassification, however the state must continue monitoring and submitting documentation for up to 20 years after the redesignated. There are several maintenance areas throughout the state for lead, ozone, and particulate matter.

**For readability purposes the map only includes the most recently reclassified ozone maintenance area in southeast Michigan. For more information, please consult the Michigan.gov/AIR webpage or contact the division directly.*



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

Close-Up Maps of Partial County Nonattainment Areas

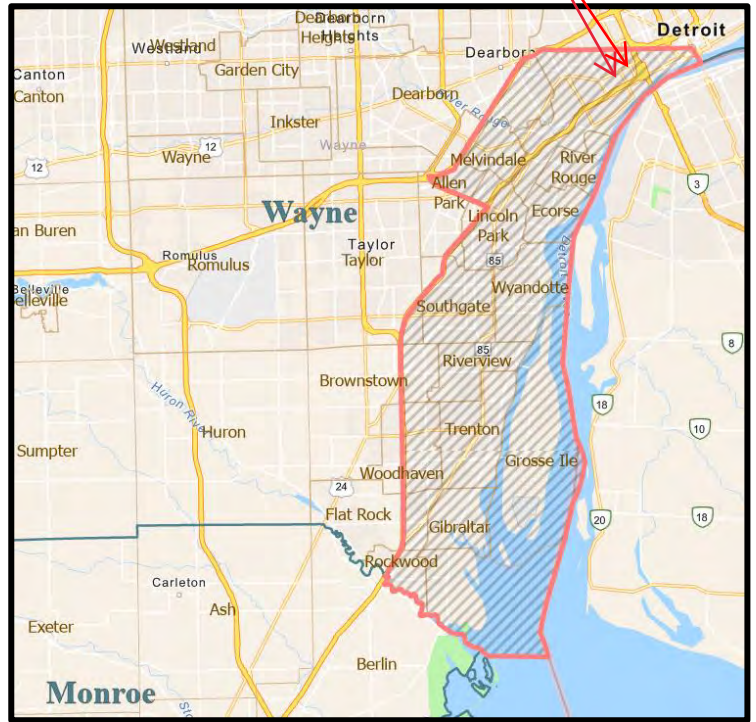
Sulfur Dioxide Nonattainment Areas

Project Location

St. Clair County



Wayne County

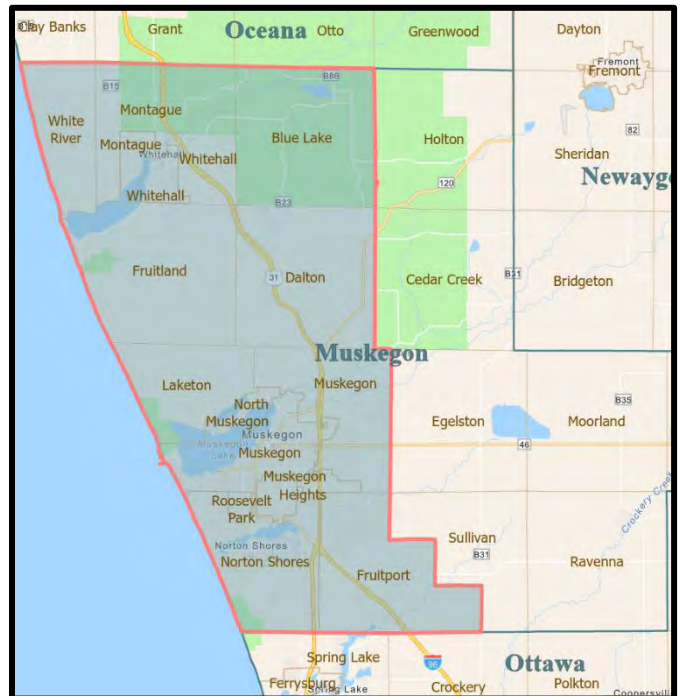


Ozone Moderate Nonattainment Areas

Allegan County



Muskegon County





GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

October 19, 2023

Julie Pratt
Environmental Consulting Solutions
523 West Sunnybrook Drive
Royal Oak, Michigan 48073

Via Email Only

Dear Julie Pratt:

Subject: Martin Gardens, Detroit, Wayne County, Michigan

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

In July 2013, a portion of southern Wayne County was designated nonattainment for the 2010 one-hour sulfur dioxide national ambient air quality standard. Additionally, on August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; thus, general conformity must be evaluated when completing construction projects of a given size and scope within these areas. EGLE has completed the required ozone SIP submittals for this area and on May 19, 2023, the United States Environmental Protection Agency (USEPA) redesignated the seven-county southeast Michigan area (including Wayne County) from nonattainment to attainment/maintenance. General conformity does, however, still require an evaluation during the maintenance period. In addition, EGLE is working to complete the required SIP submittals for the sulfur dioxide nonattainment area; therefore, an alternative evaluation was completed to assess conformity. For this evaluation, EGLE considered the following information from the 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 Martin Gardens Project, proposed to be completed with federal grant monies, including the rehabilitation of existing historic apartment buildings (there will be no change in the actual footprint of existing buildings). The project consists of three separate, existing, historic apartment buildings in/near the Hubbard Farms historic district in Wayne County. One of the building sites does not have any new construction or conversion of land use and is therefore not applicable. The other two apartment buildings; however, have adjoining vacant/former residential land that will be redeveloped for parking lots for apartment residents. The new construction consists of redevelopment of parking lots adjacent to Clark Apartments (1185 Clark Street, Detroit) and south of Martin Apartments/ House (Vernor and Bagley Streets, Detroit). The proposed project has a tentative start date of Spring 2024 and is expected to be completed in December 2024.

Julie Pratt
Page 2
October 19, 2023

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

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

If you have any 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.

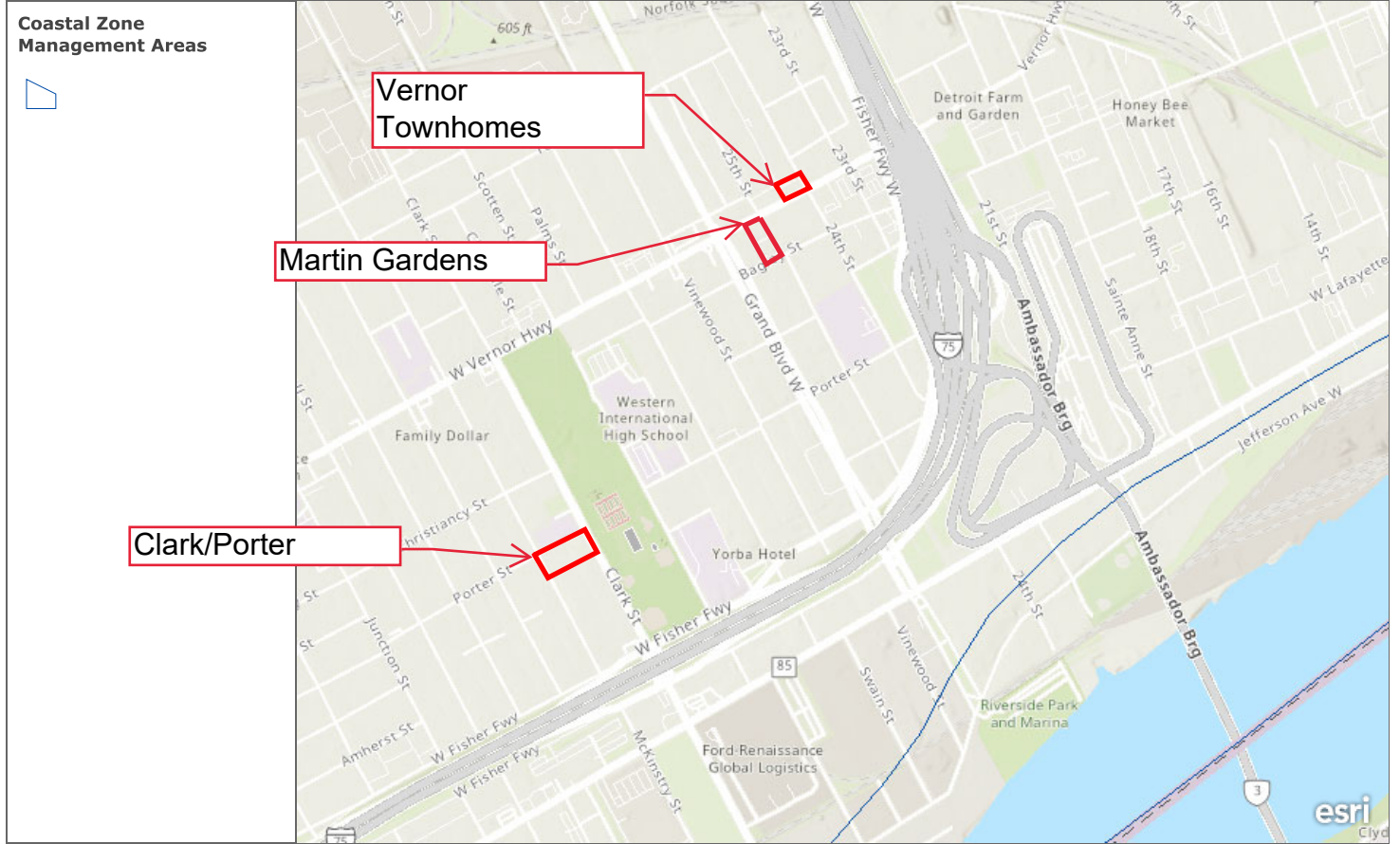
Sincerely,



Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Kim Siegel, City of Detroit, Housing and Revitalization Department
Michael Vollick, Michigan State Housing Development Authority
John Carter, Taylor Housing Commission

Coastal Zone Management Areas



A detailed digital geographic representation of the coastal zone management boundary applied under the Coastal Zone Management Act of 1972 (P.L. 92-583) within the State of Michigan.

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Windsor, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada | Michigan Coastal Management Program, Office of the Great Lakes, Department of Environmental Quality

Contaminants and Toxics – Compliance Determination Summary

Radon

The Project is located in Wayne County, MI, Zone 3 for Radon. 17% of homes tested equal or greater to 4 pCi/L for radon. *Refer to Attachment 6.*

Phase I ESAs

Phase I ESAs were prepared by McDowell & Associates for each Site as follows:

- Clark Apartment (1185 Clark), dated August 18, 2022, conducted June 27, 2022.
- Clark Parking Lot parcels (4441 Porter, 1184 & 1186 McKinstry) dated August 18, 2022, conducted June 27, 2022.
- Martin Gardens Apartments & House (1737 25th Street, 3559 W. Vernor and 3608 Bagley) dated August 18, 2022, conducted June 27, 2022.
- Martin Parking Lot Parcels (3612 & 3620 Bagley) dated April 30, 2023, conducted February 20, 2023.
- Vernor Townhomes (3502-3528 W. Vernor and 1925 24th Street) dated August 18, 2022, conducted June 27, 2022.

The assessments revealed no RECs, controlled RECs or significant data gaps in connections with the subject property. No further assessment was recommended.

Refer to Attachment 7 for Phase I ESA Reports.

Asbestos

Asbestos Surveys were completed by McDowell & Associates for each Site. Work was completed to identify regulated ACMs prior to renovation and/or demolition in accordance with the National Emissions Standard for Hazardous Air Pollutants (NESHAP) and the Michigan Department of Licensing and Regulatory Affairs (LARA) Part 602- Asbestos Standards for Construction. The buildings previously underwent significant rehabilitation circa early 2000s.

Summary ACM survey reports were prepared for each project location as follows:

- Clark Apartment, dated August 18, 2022, conducted July 30, 2022.
- Clark vacant building (proposed parking) dated August 16, 2022, conducted July 29, 2022.
- Martin Gardens Apartments & House dated August 18, 2022, conducted July 30, 2022.
- Vernor Townhomes dated August 18, 2022, conducted July 30, 2022.

Clark Apartment: Bulk samples were obtained from ten suspect building materials; a total of 51 samples were subjected to PLM testing. Asbestos was not detected in any of the samples. Roofing materials are assumed to contain asbestos.

Clark Vacant Building: Bulk samples were obtained from four suspect building materials; a total of 13 samples were subjected to PLM testing and one sample was submitted for 400 Point Count testing. Asbestos was not detected in any of the samples above 1%. Roofing materials are assumed to contain asbestos. Although not considered an ACM by definition, detectable asbestos was identified in one of three samples of plaster at a concentration of 0.75%.

Vernor Townhomes: Bulk samples were obtained from 11 suspect building materials; a total of 52 samples were subjected to PLM testing. Asbestos was not detected in any of the samples. Roofing materials are assumed to contain asbestos.

Contaminants and Toxics – Compliance Determination Summary

Martin Gardens Apartment & House: Bulk samples were obtained from eight suspect building materials; a total of 34 samples were subjected to PLM testing. Asbestos was not detected in any of the samples above 1%. Roofing materials are assumed to contain asbestos. Although not considered an ACM by definition, detectable asbestos was identified in one of three samples of window caulk at a concentration less than 1%.

Based on the findings, mitigation measures are not warranted with respect to asbestos. *Refer to Attachment 8 for Asbestos Surveys.*

Lead Based Paint

McDowell & Associates completed a Lead-Based Paint Inspection and Risk Assessment for each project. The Lead Based Paint Inspection and Risk Assessment was conducted in general accordance with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012) and the Michigan Department of Health and Human Services (MDHHS) Lead Hazard Control Rules, dated September 26, 2007. As part of that investigation, XRF testing was completed in each of the interior units and exterior.

Summary LBP Inspection and Risk Assessment reports were prepared for each project location as follows:

- Clark Apartment, dated August 12, 2022, conducted July 14-20, 2022.
- Martin Gardens Apartments & House dated July 30, 2022, conducted July 8, 2022.
- Vernor Townhomes dated August 16, 2022, conducted July 11-12, 2022.

Results of exterior soil sampling and analyses showed lead was detected in each of the soil samples at each location, but at concentrations below the US HUD Standard and EGLE Generic Residential Criteria.

Results of interior sampling at each site are as follows:

Clark Apartment: A total of XRF 1,075 readings were made. No lead-based paint was identified. Dust-wipe sampling and testing showed lead was not detected in any of the 145 floor wipe samples. Lead was detected in 18 of 88 windowsill wipe samples. The detected concentrations of lead in 8 of the 88 windowsill samples was equal to or above 100 ug/ft, and would be considered lead hazards. The average lead concentration of dust found on window sills was 49.4 ug/ft², which is below the U.S. HUD Standard. The average indicates lead dust hazards are not considered to be present “development-wide”. No window troughs were located on the property.

- *Mitigation Measure:* The windowsills with exceedances should be HEPA-vacuumed and wet wipes by trained personnel using lead-safe work practices. Given no lead-based paint was identified on painted windowsills, additional abatement beyond cleaning is not required. Clearance wipe sampling and testing is recommended following cleaning procedures to document the remedy.

Clark Vacant Building: The building on the subject property is vacant and pending demolition. Therefore, lead-based paint was not considered.

Contaminants and Toxics – Compliance Determination Summary

Martin Gardens Apartment & House: A total of 363 readings were made. No lead-based paint was identified.

A total of 69 dust wipe samples were collected from floors, window sills, and porches. No window troughs were located on the property. No lead was detected in any of the wipe samples, with the exception of two porch samples below the US EPA Hazard Level. Results of five blank samples showed no lead was detected. No exterior bare soil was observed during the inspection. The Lead Risk Assessment did not identify any lead hazards at the site.

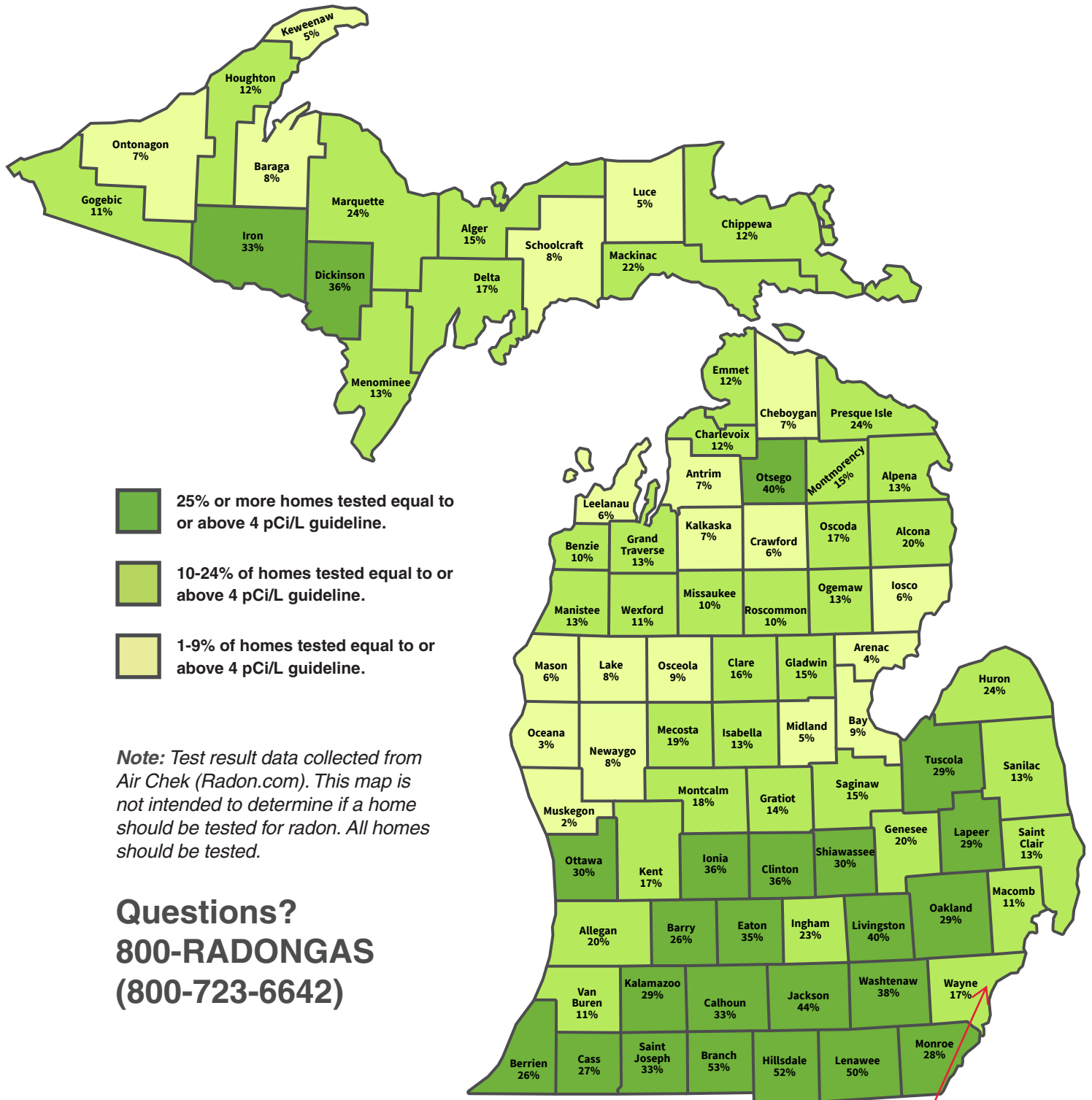
Vernor Townhomes: A total of 668 XRF readings were made. No lead-based paint was identified with the exception of the following: Painted brick walls in the basement of unit 3516, and Painted plaster walls in the basement/stairways of Units 3506, 3520, 3524 and 3528. Areas of peeling lead-based paint were noted on the brick walls at Unit 3516 and is considered a lead Hazard.

Results of dust-wipe sampling and testing showed lead was detected in 1 of 48 floor wipe samples, 5 of 48 windowsill wipe samples, and 6 of 8 porch floor samples. The detected concentrations of lead in 1 of the floor samples, 1 of the windowsill samples, and 2 of the porch samples exceed the US HUD Hazard Level and would be considered lead hazards. No window troughs were located on the property

- *Mitigation Measure:* A Lead-Based Paint Operations & Maintenance Plan dated August 18, 2022 was prepared by McDowell & Associates. Lead hazard control options (including interim controls and abatement) for treatment of lead hazards are summarized in the plan.

Refer to Appendix 9 for Lead Based Paint Inspections and Risk Assessment documentation.

Percentage of Elevated Radon Test Results by County



- 25% or more homes tested equal to or above 4 pCi/L guideline.
- 10-24% of homes tested equal to or above 4 pCi/L guideline.
- 1-9% of homes tested equal to or above 4 pCi/L guideline.

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

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

Project Location



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: 2024-0000534
Project Name: Martin Gardens - Clark/Porter

October 03, 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 >450 feet 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
- Bald & Golden Eagles
- 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

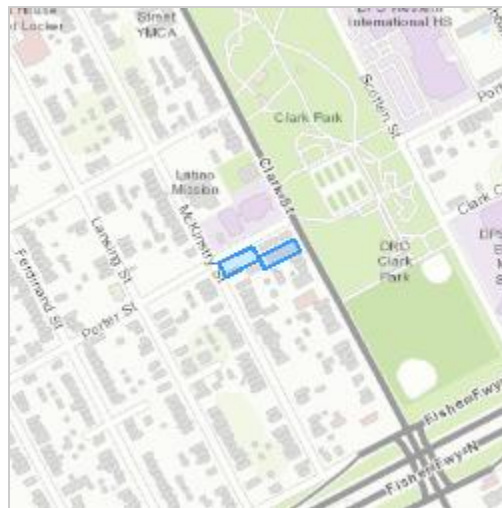
(517) 351-2555

PROJECT SUMMARY

Project Code: 2024-0000534
Project Name: Martin Gardens - Clark/Porter
Project Type: Federal Grant / Loan Related
Project Description: Renovation and redevelopment of residential apartment and associated parking

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.3160206,-83.09368578817792,14z>



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 Fisheries¹, 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 <i>Myotis sodalis</i> 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/RVRGMRJG2NBY5J6VHKEANFBMSE/documents/generated/6982.pdf	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> 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 <i>Charadrius melodus</i> 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	Endangered
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> 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	Threatened

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> 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/RVRGMRJG2NBY5J6VHKEANFBMSE/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/527	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

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

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

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.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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

There are bald and/or golden eagles in your project area.

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 <i>Haliaeetus leucocephalus</i> 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

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 the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

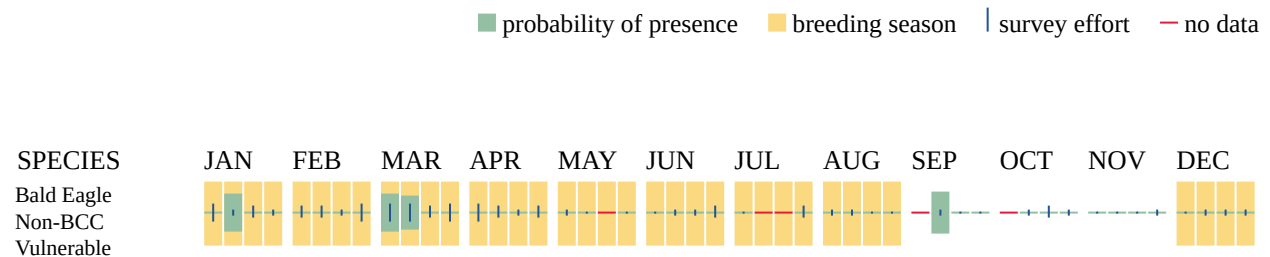
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
 - Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
 - Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
 - Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>
-

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

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-
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)

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 <i>Haliaeetus leucocephalus</i> 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 <i>Chaetura pelagica</i> 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 the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

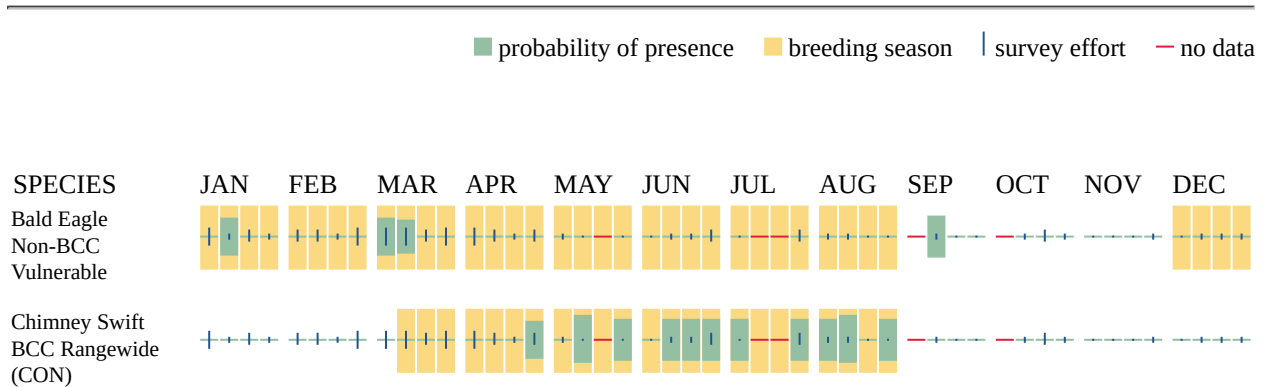
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

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- Eagle Management <https://www.fws.gov/program/eagle-management>
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- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

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: ECS

Name: Julie Pratt

Address: 523 W. Sunnybrook Drive

City: Royal Oak

State: MI

Zip: 48034

Email: jpratt@environmentalconsultingsolutions.com

Phone: 5864247355



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: 2024-0000535
Project Name: Martin Gardens - Vernor and Martin

October 03, 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 >450 feet 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
- Bald & Golden Eagles
- 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: 2024-0000535
Project Name: Martin Gardens - Vernor and Martin
Project Type: Federal Grant / Loan Related
Project Description: Martin Gardens Project - Vernor Townhomes renovations, and Martin Gardens renovations and parking

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.323411050000004,-83.08783527134382,14z>



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 Fisheries¹, 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 <i>Myotis sodalis</i> 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/UP2BE52CWNEFDNWDTOPPWWS4U/documents/generated/6982.pdf	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> 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 <i>Charadrius melodus</i> 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	Endangered
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> 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	Threatened

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> 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/UP2BE52CWNEFDNWDTOPPWWWS4U/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/527	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

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

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USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

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-
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There are bald and/or golden eagles in your project area.

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NAME	BREEDING SEASON
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PROBABILITY OF PRESENCE SUMMARY

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Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

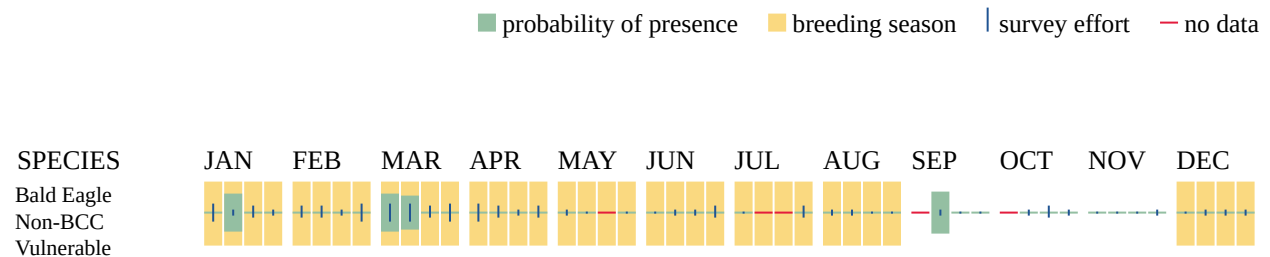
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

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Additional information can be found using the following links:

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MIGRATORY BIRDS

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Breeding Season (■)

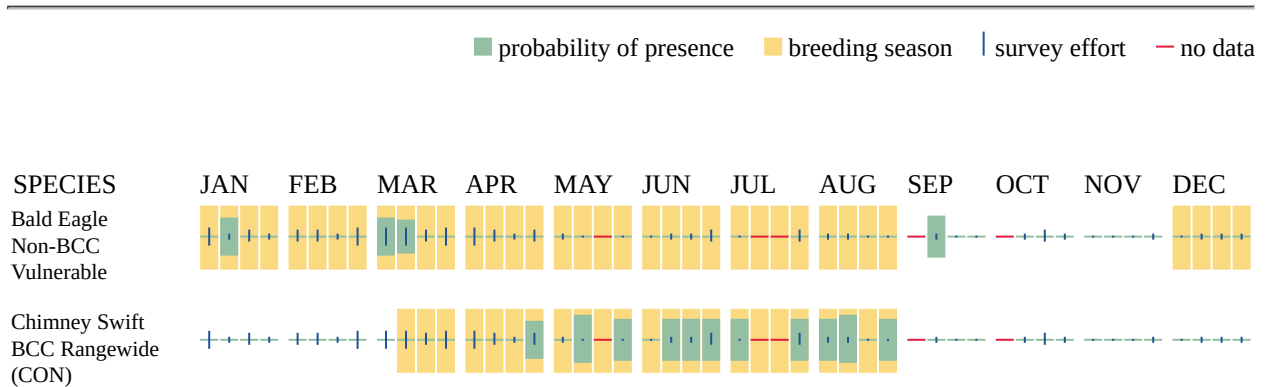
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WETLANDS

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: ECS

Name: Julie Pratt

Address: 523 W. Sunnybrook Drive

City: Royal Oak

State: MI

Zip: 48034

Email: jpratt@environmentalconsultingsolutions.com

Phone: 5864247355

MAP FINDINGS SUMMARY The Clark Apartments

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
MI LUST	0.250		0	2	NR	NR	NR	2
MI AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
MI AUL	0.500		0	0	1	NR	NR	1
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
MI BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	3	NR	NR	3
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
MI SWRCY	0.500		0	0	0	NR	NR	0
MI HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
MI PART 201	1.000		0	0	0	8	NR	8
MI INVENTORY	0.500		0	2	37	NR	NR	39
MI CDL	0.001		0	NR	NR	NR	NR	0
MI DEL PART 201	1.000		0	0	0	1	NR	1
US CDL	0.001		0	NR	NR	NR	NR	0
MI PFAS	0.500		0	0	0	NR	NR	0
<i>Local Land Records</i>								
MI LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
MI SPILLS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		1	2	NR	NR	NR	3

MAP FINDINGS SUMMARY - Vernor Townhomes

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
MI UST	0.250		0	5	NR	NR	NR	5
MI AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
MI AUL	0.500		0	0	1	NR	NR	1
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
MI BROWNFIELDS	0.500		0	1	3	NR	NR	4
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		1	3	4	NR	NR	8
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
MI SWRCY	0.500		0	0	0	NR	NR	0
MI HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
MI PART 201	1.000		0	1	2	3	NR	6
MI INVENTORY	0.500		0	8	36	NR	NR	44
MI CDL	0.001		0	NR	NR	NR	NR	0
MI DEL PART 201	1.000		0	0	1	0	NR	1
US CDL	0.001		0	NR	NR	NR	NR	0
MI PFAS	0.500		0	0	0	NR	NR	0
<i>Local Land Records</i>								
MI LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
MI SPILLS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		1	2	NR	NR	NR	3

MAP FINDINGS SUMMARY - Martin Apartments and House

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
MI UST	0.250		2	0	NR	NR	NR	2
MI AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
MI AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
MI BROWNFIELDS	0.500		0	0	4	NR	NR	4
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		1	0	5	NR	NR	6
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
MI SWRCY	0.500		0	0	0	NR	NR	0
MI HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
MI INVENTORY	0.500		1	3	31	NR	NR	35
MI PART 201	1.000		0	0	3	3	NR	6
MI CDL	0.001		0	NR	NR	NR	NR	0
MI DEL PART 201	1.000		0	0	1	0	NR	1
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
MI LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
MI SPILLS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		2	0	NR	NR	NR	2



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

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

Explosive and Flammable Hazards (CEST and EA) – PARTNER

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

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

No

→ Continue to Question 2.

Yes

Explain:

Click here to enter text.

→ Continue to Question 5.

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

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

Yes → Continue to Question 3.

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

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

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

Yes → Continue to Question 4.

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

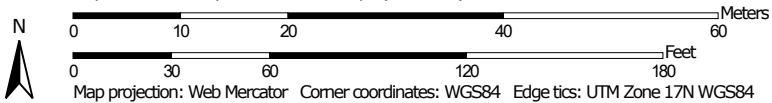
Include all documentation supporting your findings in your submission to HUD.

[Click here to enter text.](#)

Soil Map—Wayne County, Michigan
(Clark/Porter)



Map Scale: 1:703 if printed on A landscape (11" x 8.5") sheet.



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 9, Aug 25, 2023

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

Date(s) aerial images were photographed: Sep 8, 2022—Oct 4, 2022

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
BrmucB	Brems-Urban land complex, loamy substratum, 0 to 4 percent slopes	0.3	35.7%
GrbuaA	Granby-Urban land complex, dense substratum, 0 to 2 percent slopes	0.5	64.3%
Totals for Area of Interest		0.7	100.0%

Soil Map—Wayne County, Michigan
(Vernor Townhomes)



Soil Map may not be valid at this scale.

Map Scale: 1:476 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

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



Soil Map—Wayne County, Michigan
(Vernor Townhomes)

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

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

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Map Unit Legend

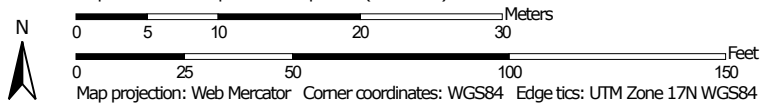
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrmubB	Brems-Urban land complex, dense substratum, 0 to 4 percent slopes	0.5	100.0%
Totals for Area of Interest		0.5	100.0%

Soil Map—Wayne County, Michigan
(Martin Gardens)



Soil Map may not be valid at this scale.


Map Scale: 1:532 if printed on A portrait (8.5" x 11") sheet.



Soil Map—Wayne County, Michigan
(Martin Gardens)

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.

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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.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrmubB	Brems-Urban land complex, dense substratum, 0 to 4 percent slopes	0.4	100.0%
Totals for Area of Interest		0.4	100.0%

February 08, 2024

MISide Community Impact Network

3627 W. Vernor Hwy.
Detroit, Michigan 48216

Attention: Mrs. Janay Mallett
Re: Martin Gardens of Detroit-STraCAT Calculations

Dear Ms. Mallett:

Please consider this letter as a response to your inquiry regarding STraCAT calculations for the Martin Gardens of Detroit project, located in Southwest Detroit, Michigan.

The buildings had DNL levels calculated by McDowell & Associates and yielded the following results.

Clark Apartments, 67 DNL, attenuation required.
Vernor Townhomes, 70 DNL, attenuation required.
Martin Gardens Apartments & House, 70 DNL, attenuation required.

Based on my STraCAT analysis of each of the buildings, their existing materials (which will not be replaced), are sufficient to provide adequate attenuation.

Please refer to each of the STraCAT analyses for the buildings, included beyond this summary.

Please do not hesitate to contact our offices if there are any additional questions or concerns.

Cordially,



Steve Pariseau, AIA



Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu

of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project

Clark Apartments

Sponsor/Developer

Martin Gardens of Detroit

Location

1185 Clark, Detroit, MI 48216

Prepared by

Shelter Design Studio

Noise Level

67

Date

2/8/2024



Primary Source(s)

Road/Train

Part II - Wall Components

Part II - Wall Components

Wall Construction Detail	Area	STC
--------------------------	------	-----

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

2565

54

Add new wall

2,565 Sq. Feet 54

Window Construction Detail	Quantity	Sq Ft/Unit	STC
----------------------------	----------	------------	-----

Double Hung, aluminum clad wood window with thermal break

203

20

28

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC
--------------------------	----------	------------	-----

3'x7' steel-faced rigid polyurethane core door 1 3/4" thick

2

21

26

3'x7' wood french door 12 panes glazed single strength

1

21

26

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	2565 ft ²
Wall STC:	54

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	203	ft ²	158.28%
Doors:	3	63 ft²	2.46%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	67
Combined STC for wall assembly:	25.9
Required STC rating:	25

Does wall assembly meet requirements?

Yes

Print

Product Tips

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

For example:

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

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu

of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project

MG House & Apartments

Sponsor/Developer

Martin Gardens of Detroit

Location

1737-1755 25th Street, Detroit, MI 48216

Prepared by

Shelter Design Studio

Noise Level

70

Date

2/8/2024



Primary Source(s)

Road/Train

Part II - Wall Components

Part II - Wall Components

Wall Construction Detail

Area

STC

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

7673

54

Add new wall

7,673 Sq. Feet

54

Window Construction Detail

Quantity

Sq Ft/Unit

STC

Double Hung, aluminum clad
wood window with thermal
break

55

20

28

Add new window

Door Construction Detail

Quantity

Sq Ft/Unit

STC

3'x7' solid-core wood door 1 3/4" thick

9

21

27

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	7673 ft ²
Wall STC:	54

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	55	ft ²	14.34%
Doors:	9	189 ft ²	2.46%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	70
Combined STC for wall assembly:	35.53
Required STC rating:	28

Does wall assembly meet requirements?

Yes

Print

Product Tips

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

For example:

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

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu

of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project

Vernor Townhomes

Sponsor/Developer

Martin Gardens of Detroit

Location

3502-3528 Vernor Hwy., Detroit, MI 48216

Prepared by

Shelter Design Studio

Noise Level

70

Date

2/8/2024



Primary Source(s)

Road/Train

Part II - Wall Components

Part II - Wall Components

Wall Construction Detail

Area

STC

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

9663

54

Add new wall

9,663 Sq. Feet

54

Window Construction Detail

Quantity

Sq Ft/Unit

STC

Double Hung, aluminum clad wood window with thermal break

71

20

28

Add new window

Door Construction Detail

Quantity

Sq Ft/Unit

STC

3'x7' solid-core wood door 1 3/4" thick

16

21

27

Add new door

Part III - RESULTS

Wall Statistics

Stat	Value
Area:	9663 ft ²
Wall STC:	54

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	71	ft ²	14.7%
Doors:	16	336 ft ²	3.48%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	70
Combined STC for wall assembly:	35.15
Required STC rating:	28

Does wall assembly meet requirements?

Yes

Print

Product Tips

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- A 1" rockwool acoustical blanket adds 3dB to the wall's STC.
- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

Site ID	The Clark
Record Date	02/12/2024
User's Name	ECS

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="36"/>	<input type="text" value="36"/>	<input type="text" value="36"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="25"/>	<input type="text" value="25"/>	<input type="text" value="25"/>
Average Daily Trips (ADT)	<input type="text" value="3477"/>	<input type="text" value="99"/>	<input type="text" value="99"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="58"/>	<input type="text" value="53"/>	<input type="text" value="66"/>
Calculate Road #1 DNL	<input type="text" value="67"/>	<input type="button" value="Reset"/>	

Railroad #1 Track Identifier:

Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	<input type="text" value="2693"/>
Average Train Speed	<input type="text"/>	<input type="text" value="10"/>
Engines per Train	<input type="text"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="50"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="1"/>
Night Fraction of ATO	<input type="text"/>	<input type="text" value="15"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL	<input type="text" value="0"/>	<input type="text" value="37"/>
Calculate Rail #1 DNL	<input type="text" value="37"/>	<input type="button" value="Reset"/>

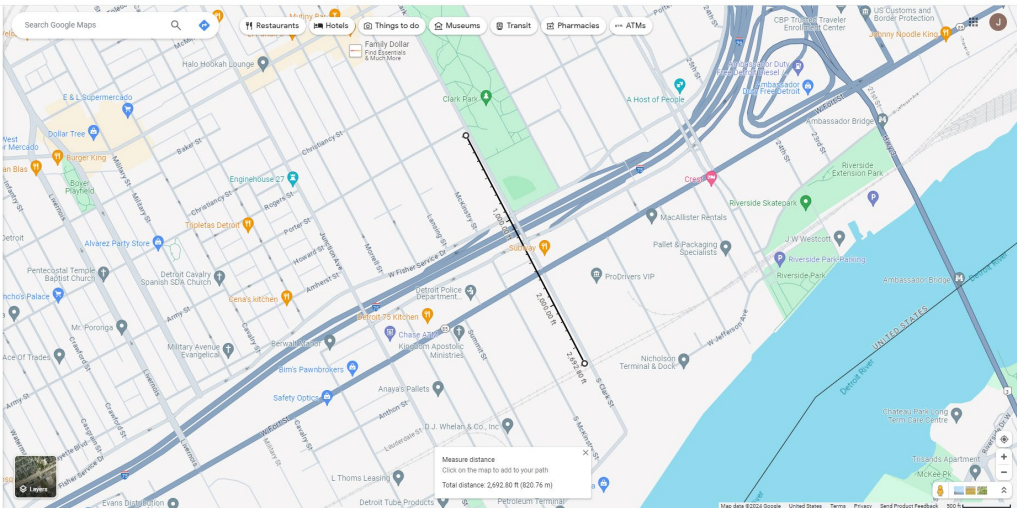
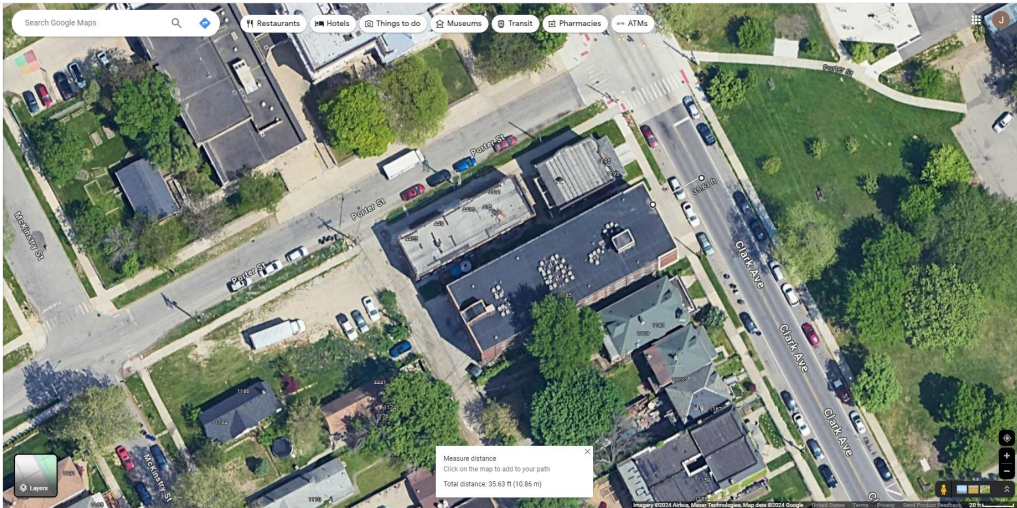
Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound



MDOT Michigan Traffic AADT Map

1185 Clark, Detroit, MI

Show search results for 1185 Clark, D.

AADT (2022): 3148	
PR	1581210
PR BUMP	0.857045
PR EMP	1.351714
Facility Type	2 - Two-Way Roadway
Location ID	82-1188
Traffic Program Identifier	Non-Trunkline
View in Traffic Count Database (TDM5)	More info

Edited by PROCDP/DG on 8/24/23 at 3:09 PM

Zoom to

Data Layers

2022 Data

- 2022 AADT (Trunkline)
- 2022 AADT (Non-Trunkline)
- 2022 CAADT (Trunkline)
- 2022 CAADT (Non-Trunkline)

2021 Data

- 2021 AADT (Trunkline)
- 2021 AADT (Non-Trunkline)
- 2021 CAADT (Trunkline)
- 2021 CAADT (Non-Trunkline)

MDOT Michigan Traffic AADT Map

1185 Clark, Detroit, MI

Show search results for 1185 Clark, D.

CAADT (2022): 99	
PR	1581210
PR BUMP	0.857045
PR EMP	1.351714
Facility Type	2 - Two-Way Roadway
Location ID	82-1188
Traffic Program Identifier	Non-Trunkline
Single Unit Commercial AADT	62
Combination Units Commercial AADT	28
View in Traffic Count Database (TDM5)	More info

Edited by PROCDP/DG on 8/24/23 at 3:09 PM

Zoom to

Data Layers

2022 Data

- 2022 AADT (Trunkline)
- 2022 AADT (Non-Trunkline)
- 2022 CAADT (Trunkline)
- 2022 CAADT (Non-Trunkline)

2021 Data

- 2021 AADT (Trunkline)
- 2021 AADT (Non-Trunkline)
- 2021 CAADT (Trunkline)
- 2021 CAADT (Non-Trunkline)

U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY) 01 / 18 / 2022	B. Reporting Agency <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	C. Reason for Update (Select only one) <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> Re-Open <input type="checkbox"/> New Crossing <input type="checkbox"/> Date Change Only <input type="checkbox"/> Closed <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	D. DOT Crossing Inventory Number 477246S
---	--	--	--

Part I: Location and Classification Information

1. Primary Operating Railroad CSX Transportation [CSX]		2. State MICHIGAN		3. County WAYNE	
4. City / Municipality <input checked="" type="checkbox"/> In <input type="checkbox"/> Near DETROIT		5. Street/Road Name & Block Number CLARK AVENUE <small>(Street/Road Name) * (Block Number)</small>		6. Highway Type & No. CITY ST	
7. Do Other Railroads Operate a Separate Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			8. Do Other Railroads Operate Over Your Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR		
9. Railroad Division or Region <input type="checkbox"/> None GREAT LAKES		10. Railroad Subdivision or District <input type="checkbox"/> None DETROIT		11. Branch or Line Name <input checked="" type="checkbox"/> None	
12. RR Milepost CH 0002.00 <small>(prefix) (nnnn.nnn) (suffix)</small>		13. Line Segment * 926028		14. Nearest RR Timetable Station * DETROIT	
15. Parent RR (if applicable) <input checked="" type="checkbox"/> N/A		16. Crossing Owner (if applicable) <input checked="" type="checkbox"/> N/A		17. Crossing Type <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
18. Crossing Purpose <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.		19. Crossing Position <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input type="checkbox"/> RR Over		20. Public Access (if Private Crossing) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. Type of Train <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter		<input type="checkbox"/> Transit <input type="checkbox"/> Shared Use Transit <input type="checkbox"/> Tourist/Other		22. Average Passenger Train Count Per Day <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0	
23. Type of Land Use <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard					
24. Is there an Adjacent Crossing with a Separate Number? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			25. Quiet Zone (FRA provided) <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
26. HSR Corridor ID <input checked="" type="checkbox"/> N/A		27. Latitude in decimal degrees (WGS84 std: nn.nnnnnnn) 42.3096845		28. Longitude in decimal degrees (WGS84 std: -nnn.nnnnnnn) -83.0881797	
29. Lat/Long Source <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated		30.A. Railroad Use *			
30.B. Railroad Use *		31.A. State Use *			
30.C. Railroad Use *		31.B. State Use *			
30.D. Railroad Use *		31.C. State Use *			
30.E. Railroad Use *		31.D. State Use *			
32.A. Narrative (Railroad Use) *			32.B. Narrative (State Use) *		
33. Emergency Notification Telephone No. (posted) 800-232-0144		34. Railroad Contact (Telephone No.) 904-366-3051		35. State Contact (Telephone No.) 517-335-2592	

Part II: Railroad Information

1. Estimated Number of Daily Train Movements				
1.A. Total Day Thru Trains (6 AM to 6 PM) 0	1.B. Total Night Thru Trains (6 PM to 6 AM) 0	1.C. Total Switching Trains 0	1.D. Total Transit Trains 0	1.E. Check if Less Than One Movement Per Day <input checked="" type="checkbox"/> How many trains per week? 2
2. Year of Train Count Data (YYYY) 2022		3. Speed of Train at Crossing 3.A. Maximum Timetable Speed (mph) 10 3.B. Typical Speed Range Over Crossing (mph) From 10 to 10		
4. Type and Count of Tracks Main 2 Siding 0 Yard 0 Transit 0 Industry 0				
5. Train Detection (Main Track only) <input type="checkbox"/> Constant Warning Time <input checked="" type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input type="checkbox"/> None				
6. Is Track Signaled? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		7.A. Event Recorder <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.B. Remote Health Monitoring <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 01/18/2022		PAGE 2		D. Crossing Inventory Number (7 char.) 477246S	
Part III: Highway or Pathway Traffic Control Device Information					
1. Are there Signs or Signals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing			
2.A. Crossbuck Assemblies (count) 0		2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count) 0	2.D. Advance Warning Signs (Check all that apply; include count) <input checked="" type="checkbox"/> None <input type="checkbox"/> W10-1 _____ <input type="checkbox"/> W10-3 _____ <input type="checkbox"/> W10-11 _____ <input type="checkbox"/> W10-2 _____ <input type="checkbox"/> W10-4 _____ <input type="checkbox"/> W10-12 _____	
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count _____) <input type="checkbox"/> No		2.F. Pavement Markings <input type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input checked="" type="checkbox"/> RR Xing Symbols <input type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input checked="" type="checkbox"/> None	2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input type="checkbox"/> No
2.I. ENS Sign (I-13) Displayed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2.J. Other MUTCD Signs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Specify Type _____ Count <u>2</u> Specify Type _____ Count <u>2</u> Specify Type _____ Count _____		2.K. Private Crossing Signs (if private) <input type="checkbox"/> Yes <input type="checkbox"/> No	2.L. LED Enhanced Signs (List types)
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)					
3.A. Gate Arms (count) Roadway <u>2</u> Pedestrian <u>0</u>	3.B. Gate Configuration <input checked="" type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane <u>2</u> <input type="checkbox"/> Incandescent Not Over Traffic Lane <u>0</u> <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) <u>4</u> <input checked="" type="checkbox"/> Incandescent <input type="checkbox"/> LED <input checked="" type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 8
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) _____/_____/_____ <input checked="" type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes Installed on (MM/YYYY) ____/____/_____ <input checked="" type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count) 2
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count <u>0</u> Specify type _____	
4.A. Does nearby Hwy Intersection have Traffic Signals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input checked="" type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input type="checkbox"/> No Storage Distance * _____ Stop Line Distance * _____	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input type="checkbox"/> None	
Part IV: Physical Characteristics					
1. Traffic Lanes Crossing Railroad Number of Lanes <u>4</u> <input type="checkbox"/> One-way Traffic <input type="checkbox"/> Two-way Traffic <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/_____ <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input checked="" type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____					
6. Intersecting Roadway within 500 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Approximate Distance (feet) _____			7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input checked="" type="checkbox"/> 60° - 90°		8. Is Commercial Power Available? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Part V: Public Highway Information					
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input checked="" type="checkbox"/> (03) Federal AID, Not NHS <input type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input checked="" type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input checked="" type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Highway Speed Limit <u>25</u> MPH <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Statutory
5. Linear Referencing System (LRS Route ID) *					
6. LRS Milepost *					
7. Annual Average Daily Traffic (AADT) Year <u>2010</u> AADT <u>002337</u>		8. Estimated Percent Trucks <u>03</u> %	9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Average Number per Day <u>0</u>		10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No
Submission Information - This information is used for administrative purposes and is not available on the public website.					
Submitted by _____ Organization _____ Phone _____ Date _____					
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.					

Site ID	Vernor Townhomes
Record Date	02/12/2024
User's Name	ECS

Road # 1 Name:	Vernor
----------------	--------

Road # 1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	41	41	41
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	11488	184	184
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	63	55	68
Calculate Road #1 DNL	69	Reset	

Railroad #1 Track Identifier:	CRSH 512276E
-------------------------------	--------------

Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1612
Average Train Speed		30
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		20
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL	0	50
Calculate Rail #1 DNL	50	Reset

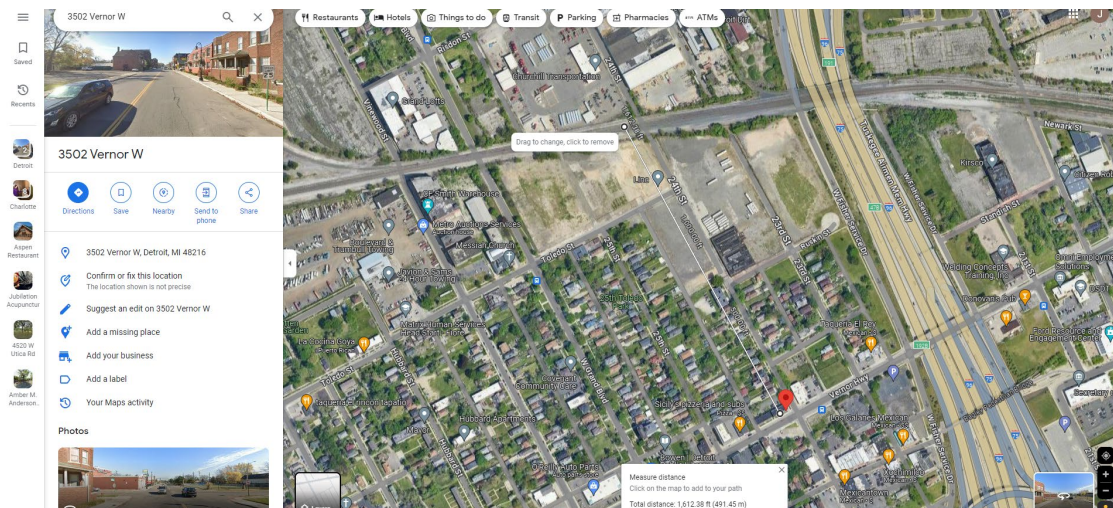
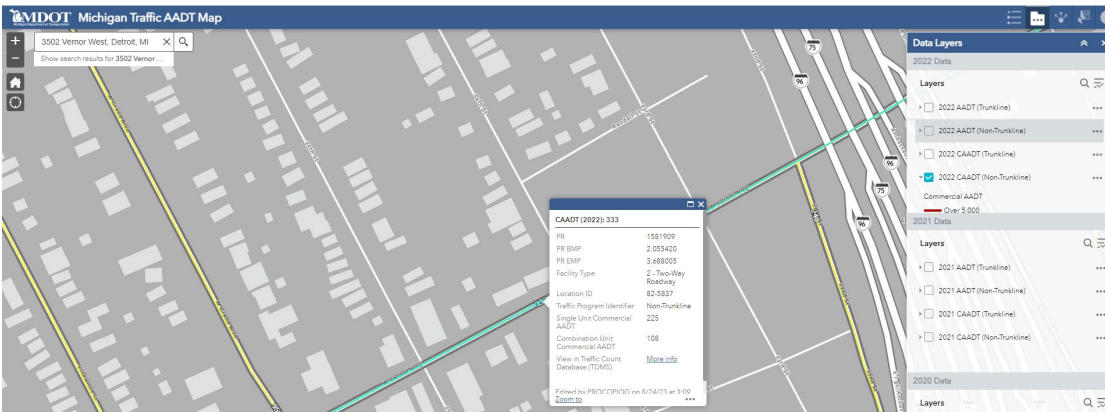
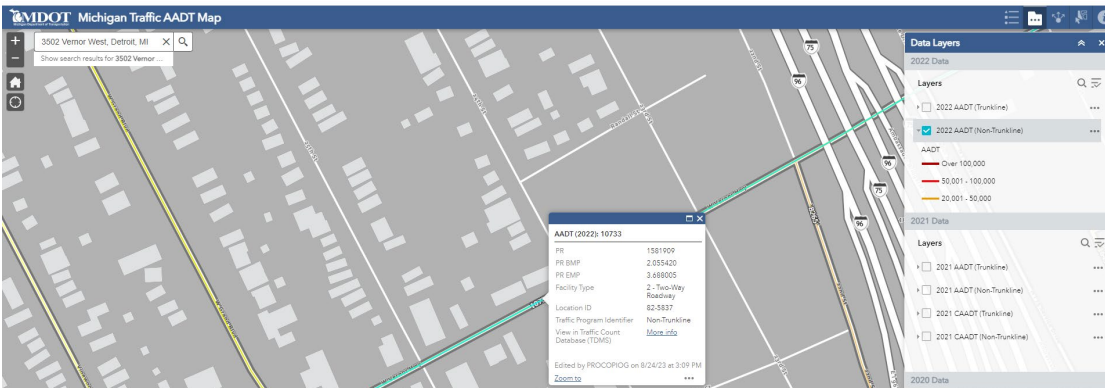
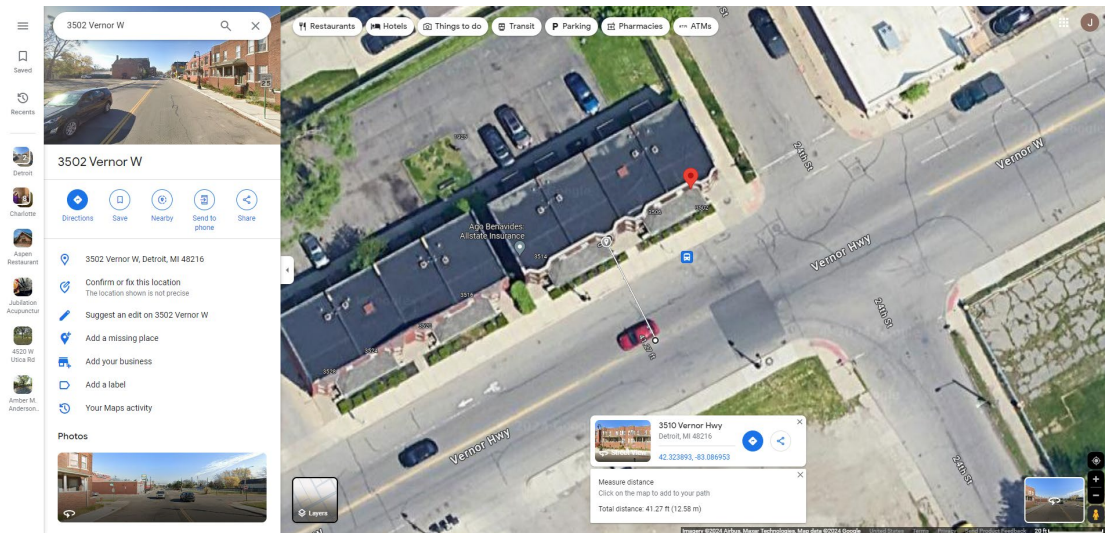
Airport Noise Level	
---------------------	--

Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
----------------------	---

Combined DNL for all Road and Rail sources	69
--	----

Combined DNL including Airport	N/A
--------------------------------	-----

Site DNL with Loud Impulse Sound	
----------------------------------	--



U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY) 03 / 04 / 2022	B. Reporting Agency <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	C. Reason for Update (Select only one) <input type="checkbox"/> Change in Data <input type="checkbox"/> New Crossing <input type="checkbox"/> Closed <input type="checkbox"/> Re-Open <input checked="" type="checkbox"/> Date Change Only <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	D. DOT Crossing Inventory Number 512276E
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Part I: Location and Classification Information

1. Primary Operating Railroad Consolidated Rail Corporation [CRSH]		2. State MICHIGAN		3. County WAYNE	
4. City / Municipality <input checked="" type="checkbox"/> In <input type="checkbox"/> Near DETROIT		5. Street/Road Name & Block Number 24TH STREET (Street/Road Name) * (Block Number)		6. Highway Type & No. CITY	
7. Do Other Railroads Operate a Separate Track at Crossing? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Specify RR			8. Do Other Railroads Operate Over Your Track at Crossing? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Specify RR		
9. Railroad Division or Region <input type="checkbox"/> None DETROIT		10. Railroad Subdivision or District <input type="checkbox"/> None MAINLINE		11. Branch or Line Name <input type="checkbox"/> None DETROIT LINE	
12. RR Milepost 0001.95 (prefix) (nnnn.nnn) (suffix)		13. Line Segment * 1.98		14. Nearest RR Timetable Station * DETROIT	
15. Parent RR (if applicable) <input type="checkbox"/> N/A		16. Crossing Owner (if applicable) <input type="checkbox"/> N/A		17. Crossing Type <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
18. Crossing Purpose <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.		19. Crossing Position <input type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input checked="" type="checkbox"/> RR Over		20. Public Access (if Private Crossing) <input type="checkbox"/> Yes <input type="checkbox"/> No	
21. Type of Train <input type="checkbox"/> Freight <input checked="" type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter		22. Average Passenger Train Count Per Day <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0		23. Type of Land Use <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard	
24. Is there an Adjacent Crossing with a Separate Number? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			25. Quiet Zone (FRA provided) <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
26. HSR Corridor ID <input type="checkbox"/> N/A		27. Latitude in decimal degrees (WGS84 std: nn.nnnnnnn) 42.3282010		28. Longitude in decimal degrees (WGS84 std: -nnn.nnnnnnn) -83.0895000	
29. Lat/Long Source <input type="checkbox"/> Actual <input type="checkbox"/> Estimated		30.A. Railroad Use *		31.A. State Use *	
30.B. Railroad Use *		31.B. State Use *		30.C. Railroad Use *	
30.D. Railroad Use *		31.C. State Use *		30.D. Railroad Use *	
32.A. Narrative (Railroad Use) *		32.B. Narrative (State Use) *		33. Emergency Notification Telephone No. (posted) 800-799-0994	
34. Railroad Contact (Telephone No.) 856-231-2037		35. State Contact (Telephone No.) 517-335-2592			

Part II: Railroad Information

1. Estimated Number of Daily Train Movements				
1.A. Total Day Thru Trains (6 AM to 6 PM) 0	1.B. Total Night Thru Trains (6 PM to 6 AM) 0	1.C. Total Switching Trains 0	1.D. Total Transit Trains	1.E. Check if Less Than One Movement Per Day <input type="checkbox"/> How many trains per week? _____
2. Year of Train Count Data (YYYY)		3. Speed of Train at Crossing 3.A. Maximum Timetable Speed (mph) 0 3.B. Typical Speed Range Over Crossing (mph) From 0 to 0		
4. Type and Count of Tracks Main 0 Siding _____ Yard _____ Transit _____ Industry _____				
5. Train Detection (Main Track only) <input type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input type="checkbox"/> None				
6. Is Track Signaled? <input type="checkbox"/> Yes <input type="checkbox"/> No		7.A. Event Recorder <input type="checkbox"/> Yes <input type="checkbox"/> No		7.B. Remote Health Monitoring <input type="checkbox"/> Yes <input type="checkbox"/> No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 03/04/2022		PAGE 2		D. Crossing Inventory Number (7 char.) 512276E	
Part III: Highway or Pathway Traffic Control Device Information					
1. Are there Signs or Signals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing			
2.A. Crossbuck Assemblies (count) 0		2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count)	2.D. Advance Warning Signs (Check all that apply; include count) <input checked="" type="checkbox"/> None <input type="checkbox"/> W10-1 _____ <input type="checkbox"/> W10-3 _____ <input type="checkbox"/> W10-11 _____ <input type="checkbox"/> W10-2 _____ <input type="checkbox"/> W10-4 _____ <input type="checkbox"/> W10-12 _____	
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count _____) <input type="checkbox"/> No		2.F. Pavement Markings <input type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input type="checkbox"/> RR Xing Symbols <input type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input type="checkbox"/> None	2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input type="checkbox"/> No
2.I. ENS Sign (I-13) Displayed <input type="checkbox"/> Yes <input type="checkbox"/> No		2.J. Other MUTCD Signs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify Type _____ Count _____ Specify Type _____ Count _____ Specify Type _____ Count _____		2.K. Private Crossing Signs (if private) <input type="checkbox"/> Yes <input type="checkbox"/> No	2.L. LED Enhanced Signs (List types)
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)					
3.A. Gate Arms (count) Roadway 0 Pedestrian _____	3.B. Gate Configuration <input type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane 0 <input type="checkbox"/> Incandescent Not Over Traffic Lane 0 <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) 0 <input type="checkbox"/> Incandescent <input type="checkbox"/> LED <input type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 0
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) ____/____/____ <input type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes Installed on (MM/YYYY) ____/____/____ <input type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count) 0
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count 0 Specify type _____	
4.A. Does nearby Hwy Intersection have Traffic Signals? <input type="checkbox"/> Yes <input type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input type="checkbox"/> No Storage Distance * _____ Stop Line Distance * _____	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input type="checkbox"/> None	
Part IV: Physical Characteristics					
1. Traffic Lanes Crossing Railroad Number of Lanes _____		<input type="checkbox"/> One-way Traffic <input type="checkbox"/> Two-way Traffic <input type="checkbox"/> Divided Traffic	2. Is Roadway/Pathway Paved? <input type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input type="checkbox"/> Yes <input type="checkbox"/> No
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/____ Width * _____ Length * _____ <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____					
6. Intersecting Roadway within 500 feet? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Approximate Distance (feet) _____			7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input type="checkbox"/> 60° - 90°		8. Is Commercial Power Available? * <input type="checkbox"/> Yes <input type="checkbox"/> No
Part V: Public Highway Information					
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input type="checkbox"/> (03) Federal AID, Not NHS <input type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input type="checkbox"/> No	4. Highway Speed Limit _____ MPH <input type="checkbox"/> Posted <input type="checkbox"/> Statutory
5. Linear Referencing System (LRS Route ID) *					
6. LRS Milepost *					
7. Annual Average Daily Traffic (AADT) Year 1970 AADT _____		8. Estimated Percent Trucks _____ %	9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Average Number per Day 0		10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No
Submission Information - This information is used for administrative purposes and is not available on the public website.					
Submitted by _____ Organization _____ Phone _____ Date _____					
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.					

Site ID	Martin Gardens
Record Date	02/12/2024
User's Name	ECS

Road # 1 Name:	Vernor
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Road # 1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	35	35	41
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	11488	184	184
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	64	56	68
Calculate Road #1 DNL	70	Reset	

Railroad #1 Track Identifier:	CRSH 9763455
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Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		1788
Average Train Speed		10
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		20
Night Fraction of ATO		15
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL	0	53
Calculate Rail #1 DNL	53	Reset

Airport Noise Level	
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Loud Impulse Sounds?	<input type="radio"/> Yes <input type="radio"/> No
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Combined DNL for all Road and Rail sources	70
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Combined DNL including Airport	N/A
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Site DNL with Loud Impulse Sound	
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U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY) 07 / 18 / 2023	B. Reporting Agency <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	C. Reason for Update (Select only one) <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> Re-Open <input type="checkbox"/> New Crossing <input type="checkbox"/> Date Change Only <input type="checkbox"/> Closed <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	D. DOT Crossing Inventory Number 976345S
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Part I: Location and Classification Information

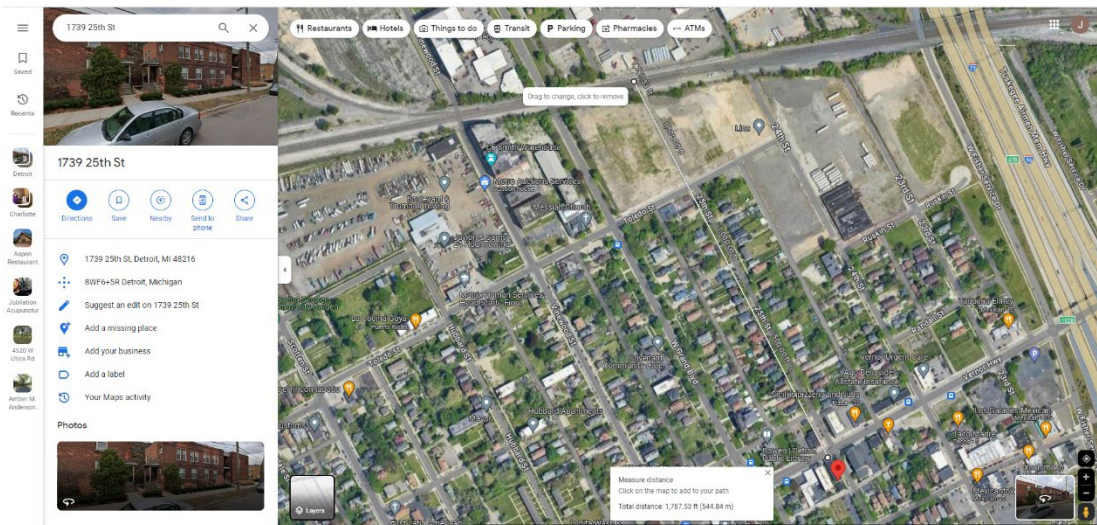
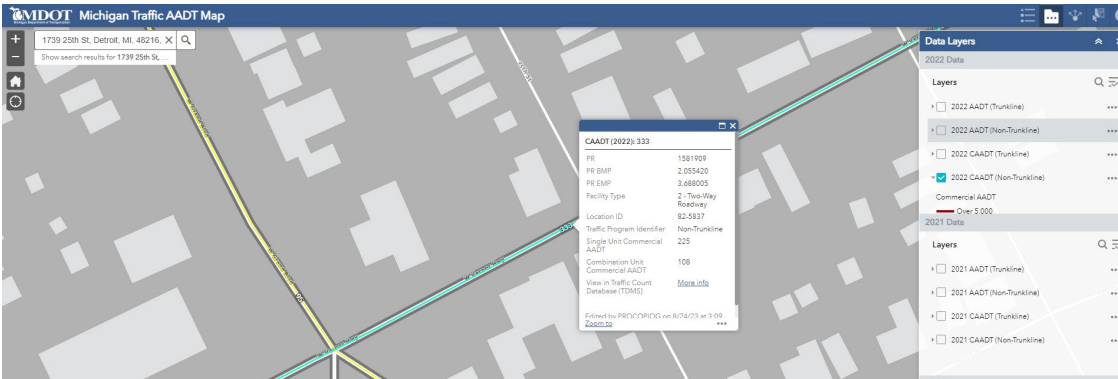
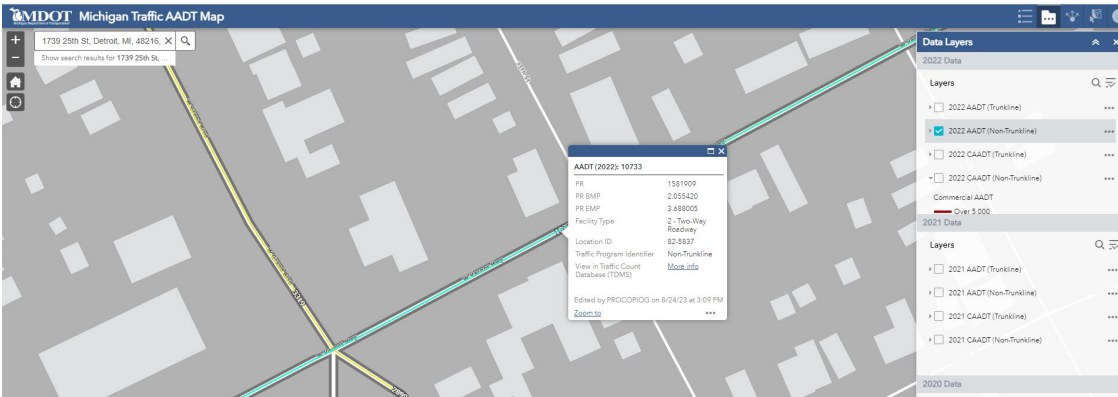
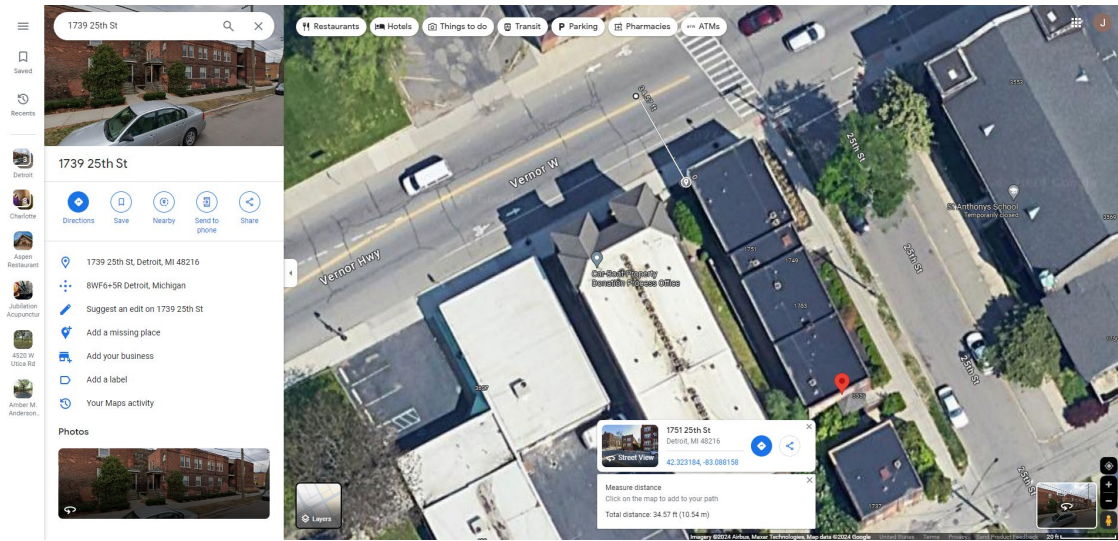
1. Primary Operating Railroad Consolidated Rail Corporation [CRSH]		2. State MICHIGAN		3. County WAYNE	
4. City / Municipality <input checked="" type="checkbox"/> In <input type="checkbox"/> Near DETROIT		5. Street/Road Name & Block Number CP BAY CITY JCT - XINGS (Street/Road Name) * (Block Number)		6. Highway Type & No. YARD	
7. Do Other Railroads Operate a Separate Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			8. Do Other Railroads Operate Over Your Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR		
9. Railroad Division or Region <input type="checkbox"/> None DETROIT		10. Railroad Subdivision or District <input checked="" type="checkbox"/> None		11. Branch or Line Name <input type="checkbox"/> None MICHIGAN LINE	
12. RR Milepost 0000.022 (prefix) (nnnn.nnn) (suffix)		13. Line Segment * <input checked="" type="checkbox"/> N/A			
14. Nearest RR Timetable Station *		15. Parent RR (if applicable) <input checked="" type="checkbox"/> N/A		16. Crossing Owner (if applicable) <input checked="" type="checkbox"/> N/A	
17. Crossing Type <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	18. Crossing Purpose <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.	19. Crossing Position <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input type="checkbox"/> RR Over	20. Public Access (if Private Crossing) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	21. Type of Train <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter <input type="checkbox"/> Transit <input type="checkbox"/> Shared Use Transit <input type="checkbox"/> Tourist/Other	22. Average Passenger Train Count Per Day <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0
23. Type of Land Use <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input checked="" type="checkbox"/> RR Yard					
24. Is there an Adjacent Crossing with a Separate Number? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			25. Quiet Zone (FRA provided) <input type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
26. HSR Corridor ID <input checked="" type="checkbox"/> N/A	27. Latitude in decimal degrees (WGS84 std: nn.nnnnnnn) 42.327567		28. Longitude in decimal degrees (WGS84 std: -nnn.nnnnnnn) -83.091302		29. Lat/Long Source <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated
30.A. Railroad Use *			31.A. State Use *		
30.B. Railroad Use *			31.B. State Use *		
30.C. Railroad Use *			31.C. State Use *		
30.D. Railroad Use *			31.D. State Use *		
32.A. Narrative (Railroad Use) *			32.B. Narrative (State Use) *		
33. Emergency Notification Telephone No. (posted) 800-799-0994		34. Railroad Contact (Telephone No.) 856-231-2282		35. State Contact (Telephone No.) 717-772-3079	

Part II: Railroad Information

1. Estimated Number of Daily Train Movements				
1.A. Total Day Thru Trains (6 AM to 6 PM) 10	1.B. Total Night Thru Trains (6 PM to 6 AM) 10	1.C. Total Switching Trains 10	1.D. Total Transit Trains 0	1.E. Check if Less Than One Movement Per Day <input type="checkbox"/> How many trains per week? _____
2. Year of Train Count Data (YYYY) 2021		3. Speed of Train at Crossing 3.A. Maximum Timetable Speed (mph) 10 3.B. Typical Speed Range Over Crossing (mph) From 1 to 10		
4. Type and Count of Tracks Main 0 Siding 0 Yard 1 Transit 0 Industry 0				
5. Train Detection (Main Track only) <input type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input checked="" type="checkbox"/> None				
6. Is Track Signaled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.A. Event Recorder <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.B. Remote Health Monitoring <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 07/18/2023		PAGE 2		D. Crossing Inventory Number (7 char.) 976345S		
Part III: Highway or Pathway Traffic Control Device Information						
1. Are there Signs or Signals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing				
2.A. Crossbuck Assemblies (count) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2.B. STOP Signs (R1-1) (count)	2.C. YIELD Signs (R1-2) (count)	2.D. Advance Warning Signs (Check all that apply; include count) <input checked="" type="checkbox"/> None <input type="checkbox"/> W10-1 _____ <input type="checkbox"/> W10-3 _____ <input type="checkbox"/> W10-11 _____ <input type="checkbox"/> W10-2 _____ <input type="checkbox"/> W10-4 _____ <input type="checkbox"/> W10-12 _____		
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count _____) <input type="checkbox"/> No	2.F. Pavement Markings <input type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input type="checkbox"/> RR Xing Symbols <input type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input type="checkbox"/> None		2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2.I. ENS Sign (I-13) Displayed <input type="checkbox"/> Yes <input type="checkbox"/> No
2.J. Other MUTCD Signs <input type="checkbox"/> Yes <input type="checkbox"/> No Specify Type _____ Count _____ Specify Type _____ Count _____ Specify Type _____ Count _____		2.K. Private Crossing Signs (if private) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2.L. LED Enhanced Signs (List types)		
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)						
3.A. Gate Arms (count) Roadway _____ Pedestrian _____	3.B. Gate Configuration <input type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates <input type="checkbox"/> 4 Quad	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane _____ <input type="checkbox"/> Incandescent Not Over Traffic Lane _____ <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) _____ <input type="checkbox"/> Incandescent <input type="checkbox"/> LED <input type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs	
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) _____/_____/_____ <input checked="" type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes Installed on (MM/YYYY) ____/____/_____ <input type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count)	
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count _____ Specify type _____		
4.A. Does nearby Hwy Intersection have Traffic Signals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input checked="" type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input type="checkbox"/> No Storage Distance * _____ Stop Line Distance * _____	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input type="checkbox"/> None		
Part IV: Physical Characteristics						
1. Traffic Lanes Crossing Railroad Number of Lanes _____ <input type="checkbox"/> One-way Traffic <input type="checkbox"/> Two-way Traffic <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input type="checkbox"/> Yes <input type="checkbox"/> No		
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/_____ <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____						
6. Intersecting Roadway within 500 feet? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Approximate Distance (feet) _____		7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input type="checkbox"/> 60° - 90°		8. Is Commercial Power Available? * <input type="checkbox"/> Yes <input type="checkbox"/> No		
Part V: Public Highway Information						
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input type="checkbox"/> (03) Federal AID, Not NHS <input type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input type="checkbox"/> No	4. Highway Speed Limit _____ MPH <input type="checkbox"/> Posted <input type="checkbox"/> Statutory	
7. Annual Average Daily Traffic (AADT) Year _____ AADT _____		8. Estimated Percent Trucks _____ %		9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input type="checkbox"/> No Average Number per Day _____		
10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No						
Submission Information - This information is used for administrative purposes and is not available on the public website.						
Submitted by _____ Organization _____ Phone _____ Date _____						
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.						



Martin Gardens of Detroit
10-Year Traffic Count Projections

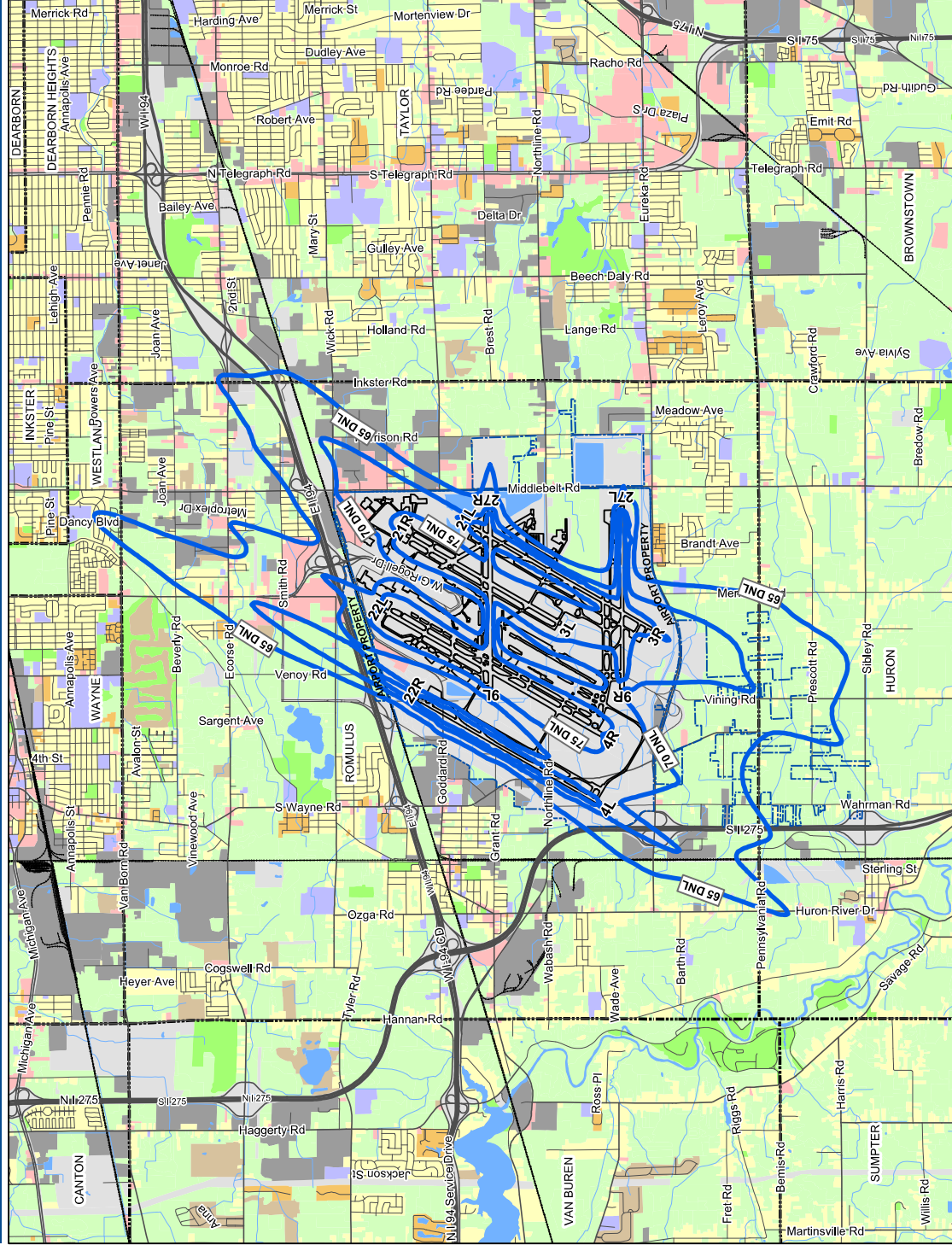
Street	Source/ Count Date	Total Traffic Count	Projected		yr1	yr2	yr3	yr4	yr5	yr6	yr7	yr8	yr9	yr10
			AADT/CADT	Increase										
Clark	MDOT	3,148	3,058	1.00%	3088.58	3119.4658	3150.660458	3182.16706	3213.989	3246.129	3278.59	3311.376	3344.49	3377.934
			45	1.00%	45.45	45.9045	46.363545	46.8271805	47.29545	47.76841	48.24609	48.72855	49.21584	49.708
Vernor	MDOT	10,733	10,400	1.00%	10504	10609.04	10715.1304	10822.2817	10930.5	11039.81	11150.21	11261.71	11374.33	11488.07
			166.5	1.00%	168.165	169.84665	171.5451165	173.260568	174.9932	176.7431	178.5105	180.2956	182.0986	183.9196

Sources: MDOT Traffic AADT Map

Traffic count is based on two-way counts, using the most recent count available

10-year projected for traffic growth assumed 1% increase per year for each vehicle type

Figure D28 Future (2011) Noise Contour



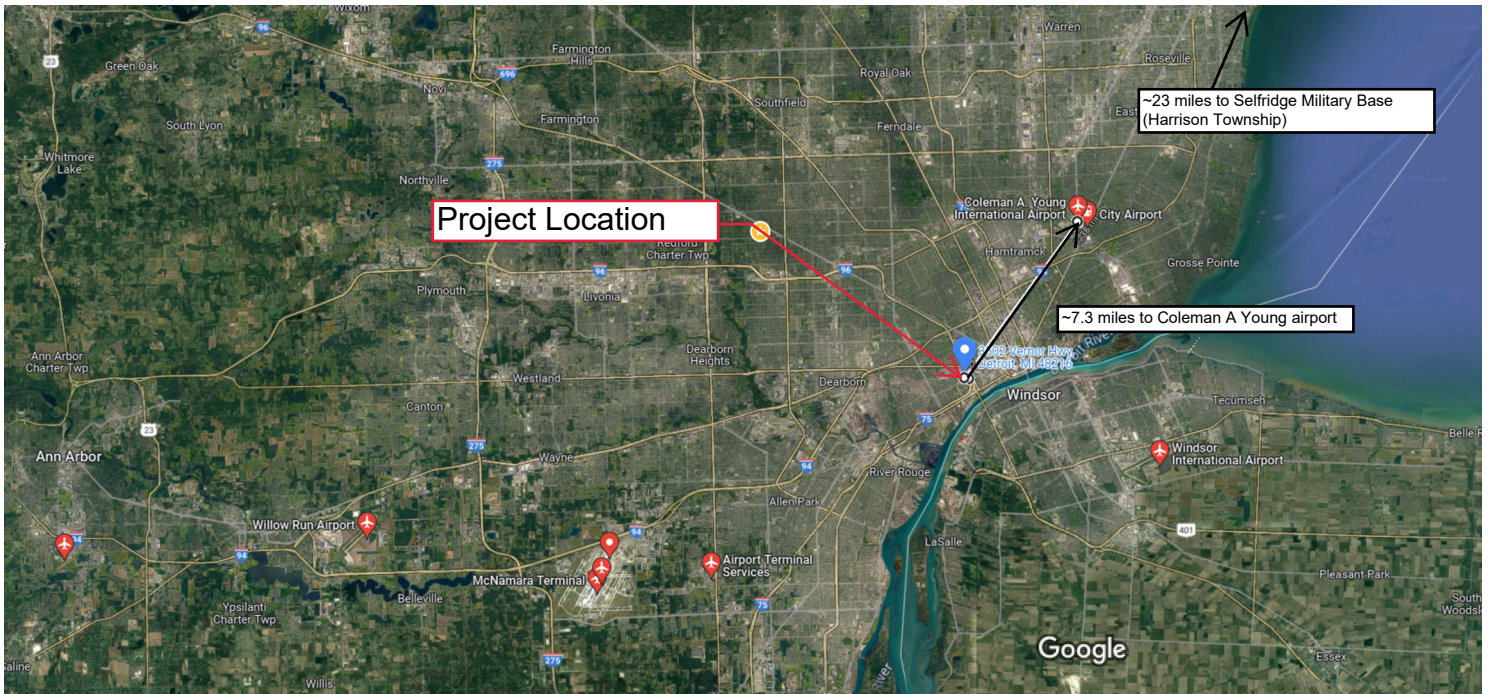
Land Use Legend

- Single-family residential
- Residential areas with 25% or more vacant land
- Multiple-family residential
- Commercial and office
- Industrial
- Institutional
- Transportation, communication, and utility
- Under development
- Cultural, outdoor recreation, and cemetery
- Woodland and wetland
- Active agriculture
- Extractive and barren
- Grassland, and shrub
- Vacant nonresidential
- Water
- City Limits Boundary
- Future 2011 DNL Noise Contours

July 5, 2005



Source: Michigan Department of Natural Resources, SEMCOG



Imagery ©2023 Google, NOAA, Imagery ©2023 TerraMetrics, Map data ©2023 Google 2 mi

No civil airports within 2,500 feet of the Project.
No military airports within 15,000 feet of the Project.

Sort by

- Sort by
- Rating
- Hours
- All filters

Detroit Metropolitan Wayne County Airport

4.3 (16,696)
International airport
Airport with a vibrant, musical tunnel
(734) 247-7678

[Website](#) [Directions](#)

Coleman A. Young International Airport

4.5 (49)
International airport · 11499 Conner St
(313) 628-2146

[Website](#) [Directions](#)

Windsor International Airport

4.1 (326)
International airport · 3200 County Rd 42 Unit #200
+1 519-969-2430

[Website](#) [Directions](#)

Grosse Ile Municipal Airport (KONZ)

4.5 (26)
Airport · 9601 Groh Rd
(734) 675-0155

[Website](#) [Directions](#)

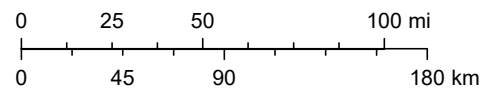
ArcGIS Web AppBuilder



9/29/2022, 2:08:29 PM

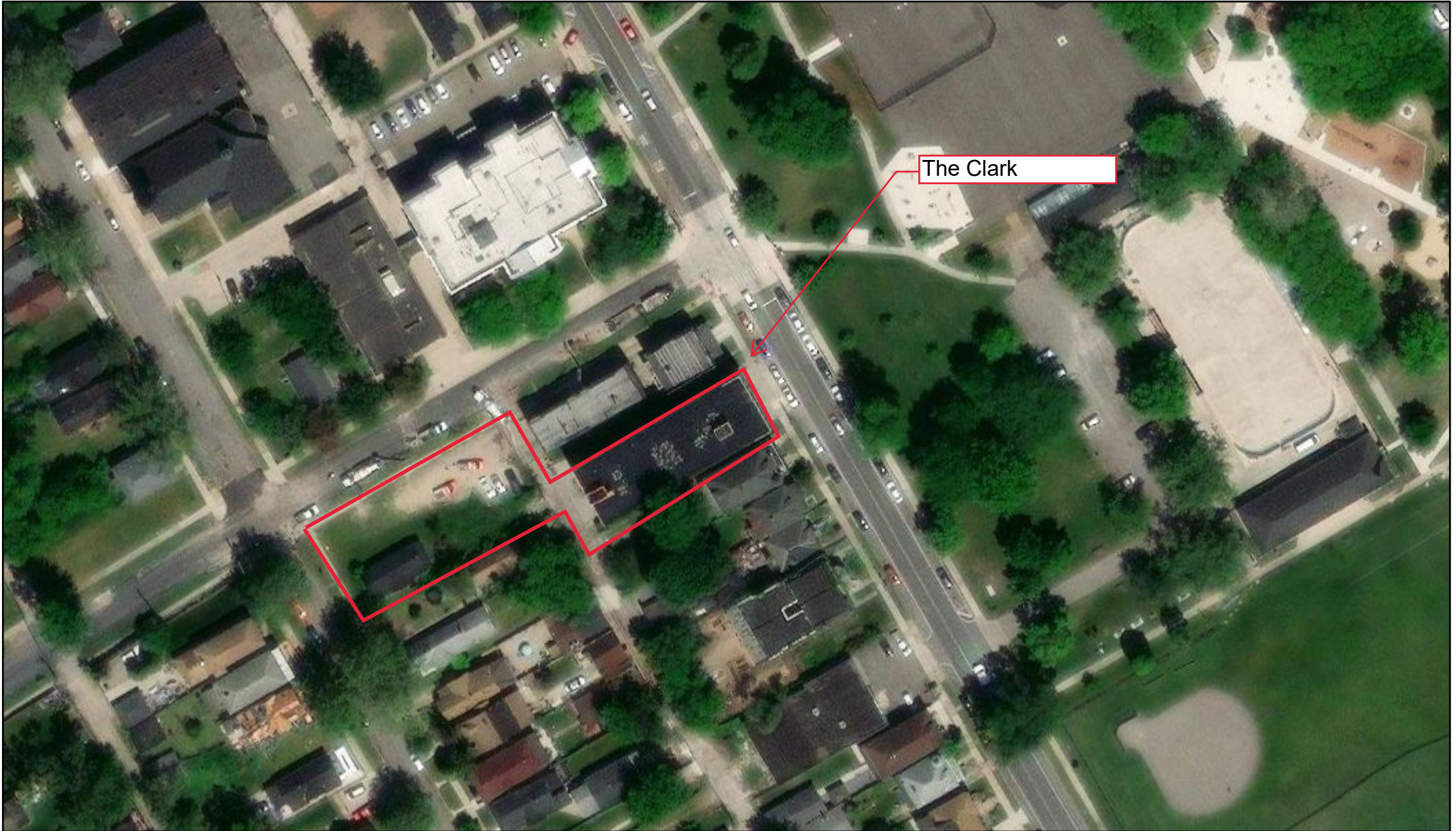
1:4,622,324

 Sole_Source_Aquifers






Esri, HERE, Garmin, NGA, USGS, NPS

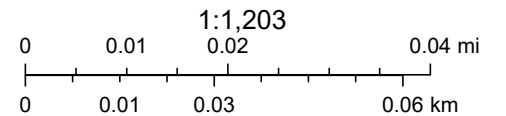
Wetlands Map Viewer



October 2, 2023

Part 303 Final Wetlands Inventory

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



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




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

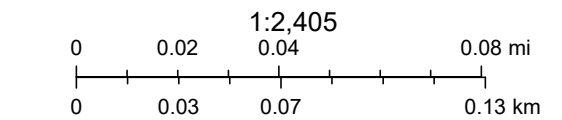
Wetlands Map Viewer



October 2, 2023

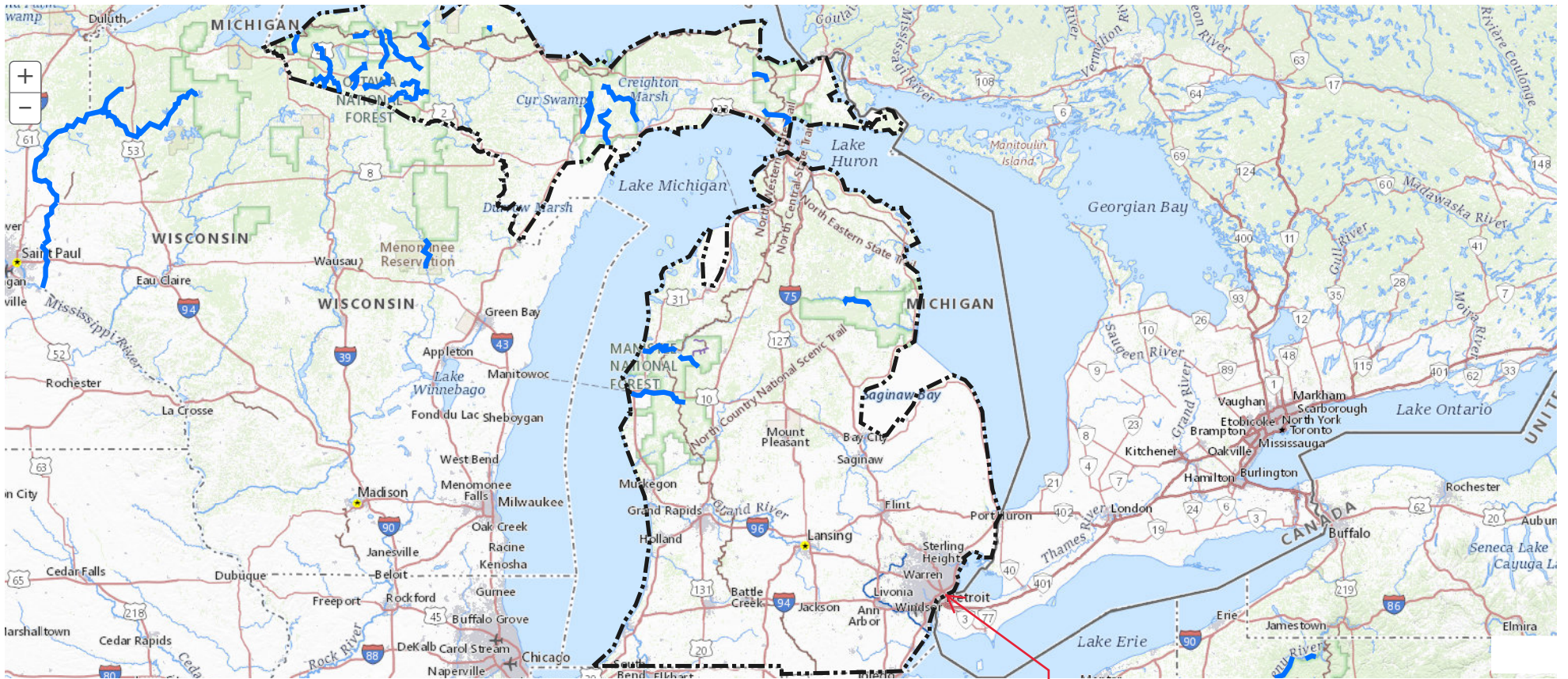
Part 303 Final Wetlands Inventory

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



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

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



Project is not located in proximity to designated Wild and Scenic Rivers

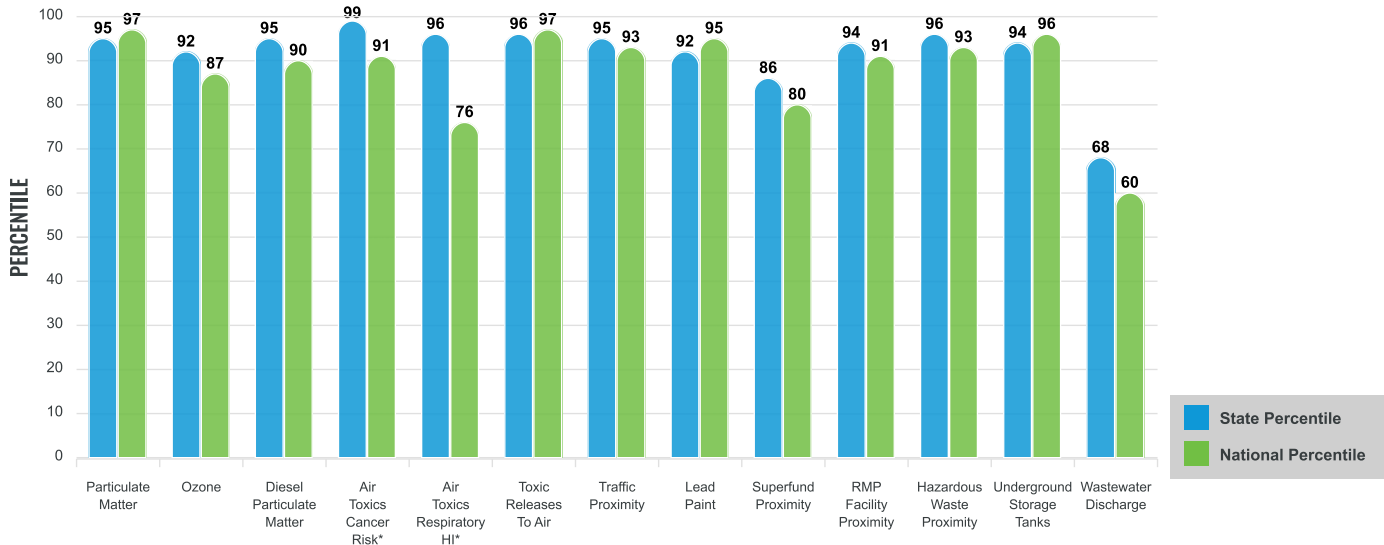
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

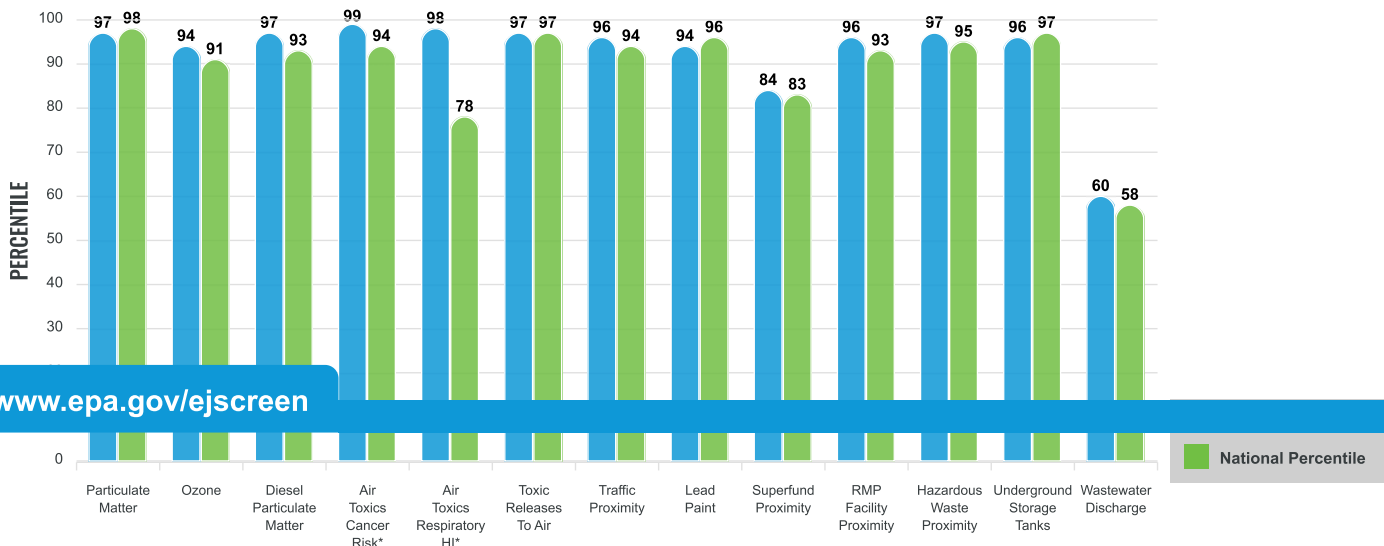
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



www.epa.gov/ejscreen

These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring around the Area

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter ($\mu\text{g}/\text{m}^3$)	10.7	8.51	99	8.08	98
Ozone (ppb)	62.4	60	70	61.6	59
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.326	0.183	93	0.261	73
Air Toxics Cancer Risk* (lifetime risk per million)	30	19	98	25	52
Air Toxics Respiratory HI*	0.3	0.2	11	0.31	4
Toxic Releases to Air	9,800	2,500	96	4,600	92
Traffic Proximity (daily traffic count/distance to road)	400	120	94	210	88
Lead Paint (% Pre-1960 Housing)	0.73	0.38	81	0.3	88
Superfund Proximity (site count/km distance)	0.053	0.15	43	0.13	46
RMP Facility Proximity (facility count/km distance)	0.68	0.31	87	0.43	82
Hazardous Waste Proximity (facility count/km distance)	3	1.1	91	1.9	81
Underground Storage Tanks (count/km ²)	32	8	95	3.9	98
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.00029	0.13	43	22	38
SOCIOECONOMIC INDICATORS					
Demographic Index	70%	28%	92	35%	90
Supplemental Demographic Index	28%	14%	95	14%	93
People of Color	82%	26%	91	39%	84
Low Income	59%	31%	87	31%	88
Unemployment Rate	13%	7%	86	6%	89
Limited English Speaking Households	12%	2%	97	5%	87
Less Than High School Education	33%	9%	97	12%	93
Under Age 5	7%	5%	72	6%	70
Over Age 64	11%	18%	26	17%	30
Low Life Expectancy	20%	20%	54	20%	60

*Diesel particulate 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>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	1
Water Dischargers	6
Air Pollution	8
Brownfields	21
Toxic Release Inventory	12

Other community features within defined area:

Schools	9
Hospitals	1
Places of Worship	10

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	Yes

www.epa.gov/ejscreen

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 1 mile Ring around the Area

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	20%	20%	54	20%	60
Heart Disease	6.6	6.6	52	6.1	62
Asthma	13.5	11.6	85	10	97
Cancer	4	6.6	4	6.1	11
Persons with Disabilities	18.3%	14.6%	75	13.4%	80

CLIMATE INDICATORS

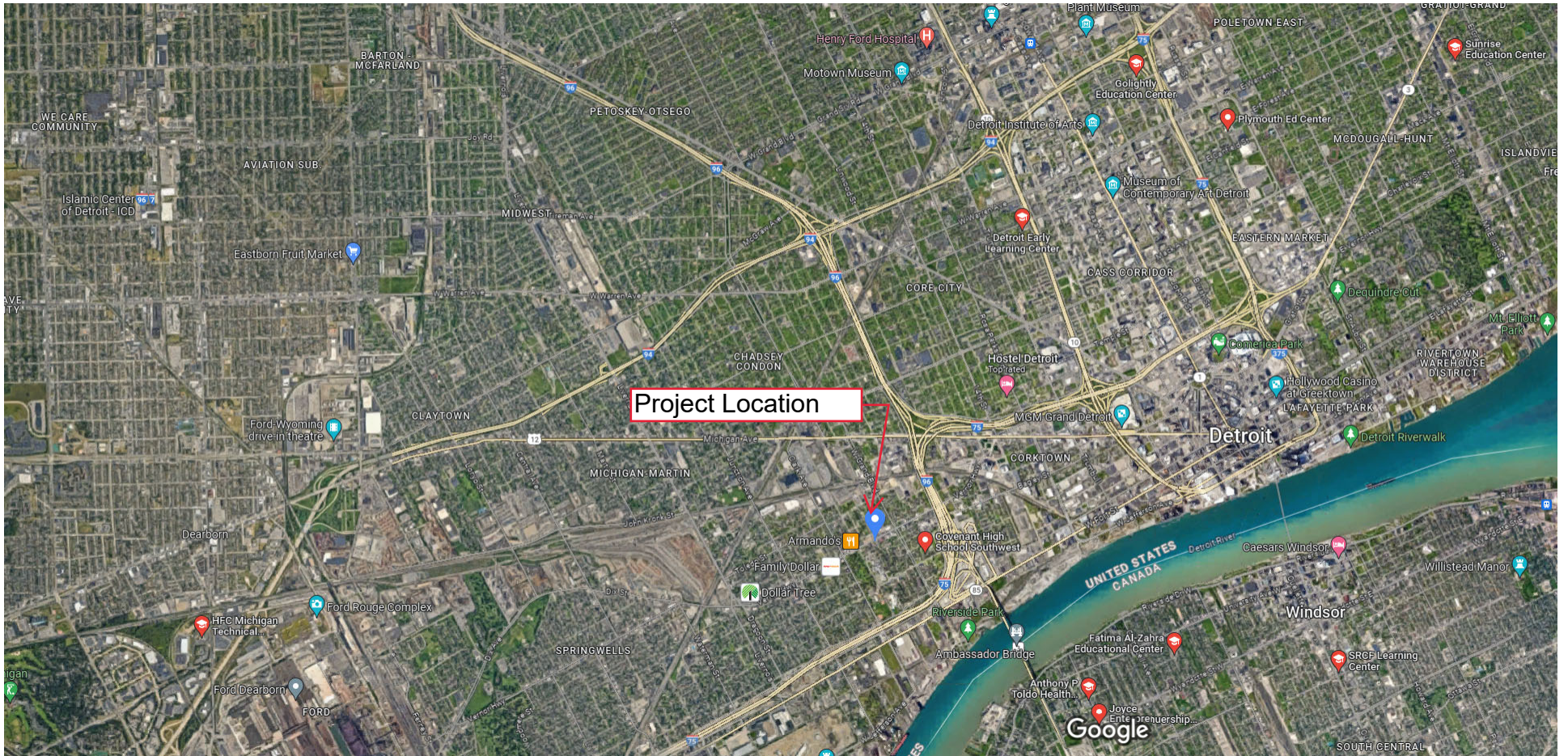
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	4%	7%	41	12%	35
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	25%	14%	84	14%	82
Lack of Health Insurance	10%	5%	90	9%	68
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring around the Area



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Rating Hours All filters

Plymouth Ed Center
 4.0 (5)
 Education center · 1460 E Forest Ave
 Closed · Opens 8 AM Mon ·
 (313) 831-3280

[Website](#) [Directions](#)

Trine University Detroit Education center
 4.6 (44)
 University · 1000 Republic Dr Suite 520
 Closed · Opens 9 AM Mon ·
 (855) 667-6237

[Website](#) [Directions](#)

Detroit Early Learning Center
 5.0 (1)
 School · 4555 John C Lodge Fwy

[Website](#) [Directions](#)

Golightly Education Center
 4.0 (9)
 Middle school · 5536 St Antoine
 (313) 870-1101

[Website](#) [Directions](#)

HFC Michigan Technical Education Center (M-TEC)
 4.5 (11)
 College · M-TEC - Building MT, 3601 Schaefer Road
 Closed · Opens 7 AM Mon ·
 (313) 317-6600

[Website](#) [Directions](#)

Joyce Enterpreneurship Centre
 4.0 (1)
 Education center · 401 Sunset Ave
 +1 519-253-3000

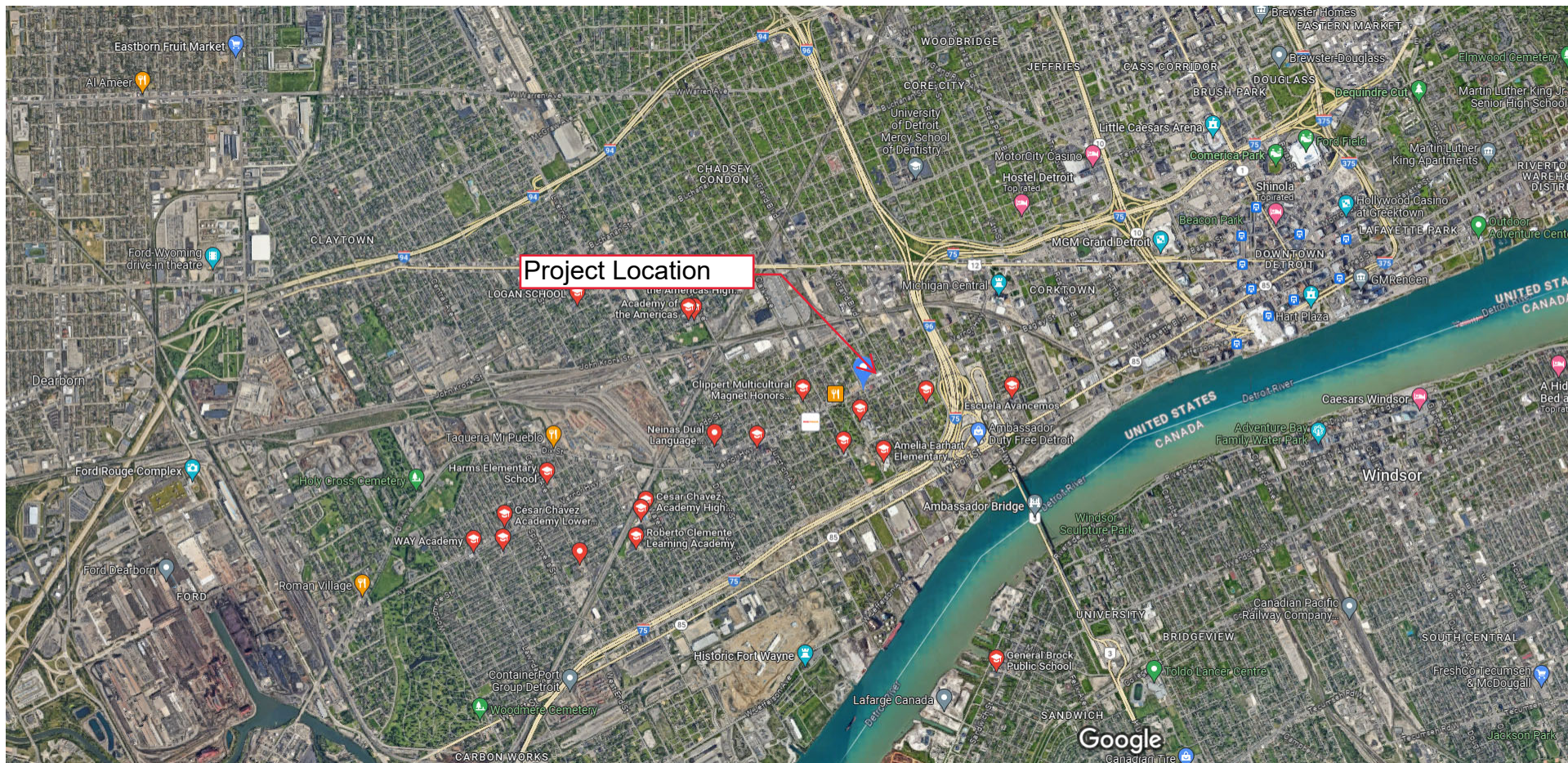
[Directions](#)

Ska:Na Learning Center
 No reviews
 Preschool
 Closed · Opens 6 AM Mon ·
 +1 226-674-3800

[Website](#) [Directions](#)

Professional Education Center
 4.7 (3)
 University department · 4901 Evergreen Rd
 (313) 593-5000

[Website](#) [Directions](#)



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Rating All filters

Harms Elementary School
 4.4 (15)
 Elementary school · 2400 Central Ave
 (313) 849-3492

[Website](#) [Directions](#)

👤 "Hands down school is GREAT!!!!!"

Bennett Elementary School
 4.4 (14)
 Elementary school · 2111 Mullane St
 (313) 849-3585

[Website](#) [Directions](#)

Academy of the Americas
 4.5 (28)
 Public educational institution · 5680 Konkel St
 (313) 596-7640

[Website](#) [Directions](#)

👤 "This is my dream school!"

Amelia Earhart Elementary-Middle School
 4.0 (16)
 Middle school · 1000 Scotten St
 (313) 849-3945

[Website](#) [Directions](#)

Phoenix Multicultural Academy
 4.0 (8)
 School · 7735 Lane St
 (313) 849-2419

[Directions](#)

Maybury Elementary School
 3.9 (14)
 Elementary school · 4410 Porter St
 (313) 849-2014

[Website](#) [Directions](#)

👤 "I absolutely love this school!"

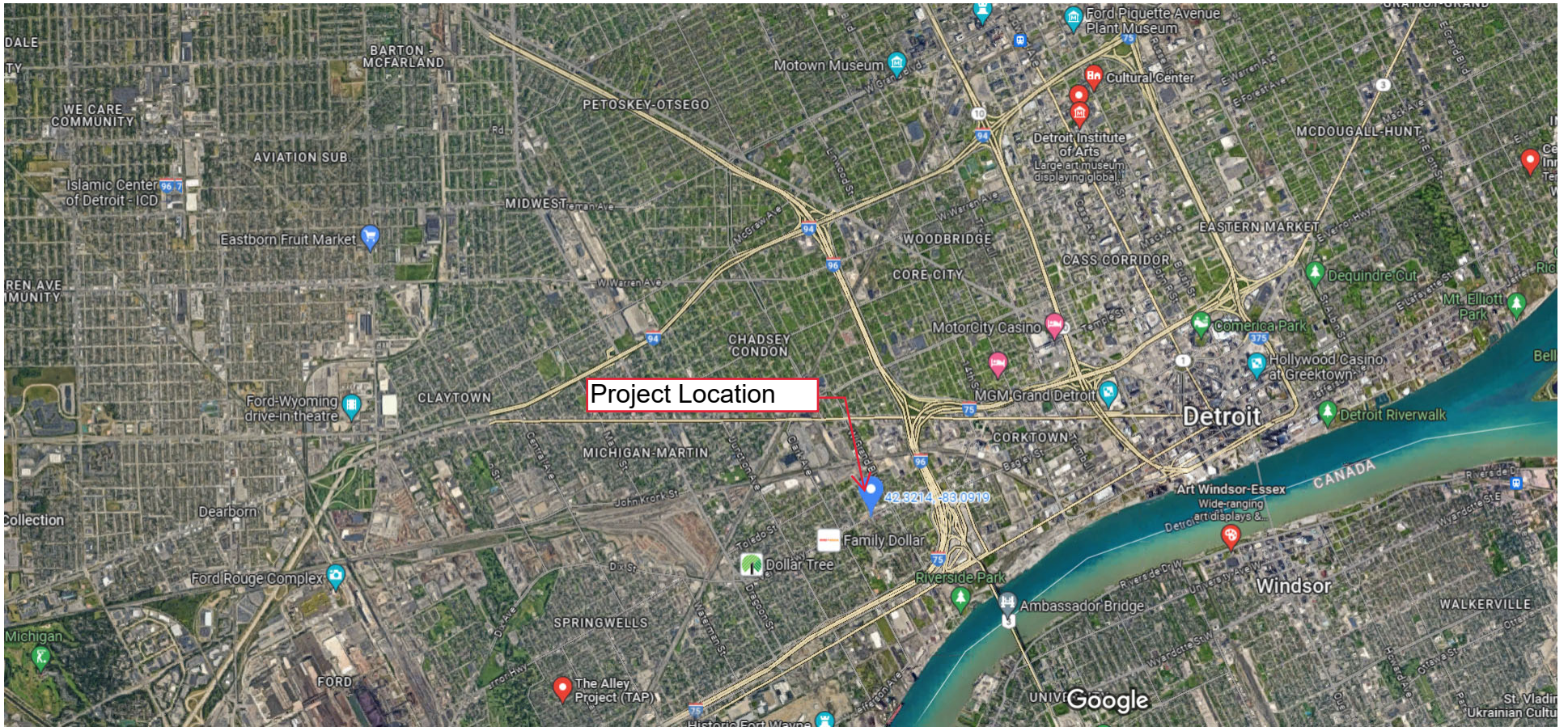
César Chávez Academy Lower Elementary
 4.3 (14)
 Kindergarten · 8126 Vernor Hwy
 (313) 843-9440

[Website](#) [Directions](#)

👤 "Love this school. My son gets the care and attention he needs to ..."

General Brock Public School
 4.2 (14)
 Public educational institution · 3312 Sandwich St.

[Website](#) [Directions](#)



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Rating Hours All filters

The Alley Project (TAP)
 4.4 (33)
 Arts organization · 9101 Avis St



Trenton Cultural Center
 4.6 (120)
 Cultural center · 2427 West Rd
 Open now



"We use the facilities for Christmas dinner its big, roomy and ..."

St Mary's Cultural Center
 4.6 (531)
 Cultural center · 18100 Merriman Rd



"Good staff and very clean, well maintained facility."

Cultural Center
 No reviews
 Detroit, MI



Detroit Institute of Arts
 4.8 (10,929)
 Tourist attraction · 5200 Woodward Ave
 Large art museum displaying global works
 Open · Closes 5 PM



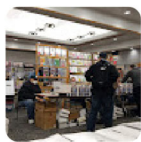
"The facilities and collection are exemplary and benefit greatly by the ..."

Ukrainian Cultural Center
 4.5 (343)
 Cultural center · 26601 Ryan Rd
 Closed · Opens 10 AM Mon



"Nice facility for any large gathering, weddings, baby shower, etc."

Lorenzo Cultural Center
 4.5 (76)
 Cultural center · 44575 Garfield Rd





DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan, 48226

Phone 313-224-2733 TTY:711
Fax 313-224-1467
www.detroitmi.gov

June 7, 2022

Janay Mallet
1920 25th St; Suite A
Detroit, MI 48216

RE: 1185 Clark St.
PIN: 14010213.

To Janay Mallet:

Pursuant to your request for zoning verification of the above-referenced property, we have reviewed our records and find that it is in a R2-H (Two Family Residential-Historic) zoning district. Because this property is located in a historic district, any proposed exterior changes must be first reviewed and approved by the Historic District Commission.

The current legal, non-conforming use of the subject property is 'Multiple Dwelling' per building permit 37894, issued November 14,1927 and Board of Zoning Appeals Grant 118-03 dated October 20,2003. The continued use of this property for the above-stated use is permitted per Article XV Division 2 of the Detroit Zoning Ordinance, Chapter 50, subject to compliance with all relevant codes and ordinances.

Be advised, a nonconforming use cannot be expanded, re-established or changed to another non-conforming use without approval from the Board of Zoning Appeals.

Site Plan Review is not required unless the use is being expanded or intensified; however, building permits must be obtained for any renovation or construction activities. If you have any questions, please contact our Zoning Division at (313) 224-1317 or zoning@detroitmi.gov .

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

JP/DD
VER2022-00222_Rev



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan, 48226

Phone 313-224-2733 TTY:711
Fax 313-224-1467
www.detroitmi.gov

July 13, 2022

Janay Mallet
1920 25th St.; Suite A
Detroit, MI 48216

RE: 3502-3528 West Vernor Hwy.
PIN: 12009037.

To the attention of Janay Mallet:

Pursuant to your request for zoning verification of the above-referenced property, we have reviewed our records and find the property is in a B4-H (General Business-Historic) zoning district. Because this property is located in a historic district, any proposed exterior changes must be first reviewed and approved by the Historic District Commission. It is also located in a Traditional Main Street Overlay Area. New construction and exterior alterations are subject to the overlay design guidelines.

The current legal, conforming use of this property is 'Multiple-Family Dwelling' per building permit number 6228 issued March 4, 1913. The continued use of this property for the above stated use is permitted conditionally per Section 50-9-110(4) of the Detroit Zoning Ordinance, Chapter 50, subject to compliance with all relevant codes and ordinances. A conditional use requires a Special Land Use public hearing.

Site Plan Review is not required unless the use is being expanded or intensified; however, building permits must be obtained for any renovation or construction activities. If you have any questions, please contact our Zoning Division at (313) 224-1317 or zoning@detroitmi.gov.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

JP/DD
VER2022-00224_rev2



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan, 48226

Phone 313-224-2733 TTY:711
Fax 313-224-1467
www.detroitmi.gov

July 13, 2022

Janay Mallet
1920 25th St.; Suite A
Detroit, MI 48216

RE: 1739 - 55 West Vernor Hwy. (AKA 25th St.), 3559 West Vernor Hwy. (AKA 3559 25th.)

PIN: 12000284.;12000283.

To the attention of Janay Mallet:

Pursuant to your request for zoning verification of the above-referenced property, we have reviewed our records and find the property is in a B4-H (General Business-Historic) zoning district. Because this property is located in a historic district, any proposed exterior changes must be first reviewed and approved by the Historic District Commission. It is also located in a Traditional Main Street Overlay Area. New construction and exterior alterations are subject to the overlay design guidelines.

The current legal, conforming use of this property is 'Multiple-Family Dwelling' per building permit number 11517 issued November 10, 1913 and building permit 16346-A issued April 12, 1928. The continued use of this property for the above stated use is permitted conditionally per Section 50-9-110(4) of the Detroit Zoning Ordinance, Chapter 50, subject to compliance with all relevant codes and ordinances. A conditional use requires a Special Land Use public hearing.

Site Plan Review is not required unless the use is being expanded or intensified; however, building permits must be obtained for any renovation or construction activities. If you have any questions, please contact our Zoning Division at (313) 224-1317 or zoning@detroitmi.gov.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

JP/DD
VER2022-00225; VER2022-00226_Rev2



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan, 48226

Phone 313-224-2733 TTY:711
Fax 313-224-1467
www.detroitmi.gov

July 28, 2022

Janay Mallett
1920 25th St., Suite A
Detroit, MI 48216

RE: 1184-1186 McKinstry and 4441 Porter
PIN: 14010288-9 and 14010286-7

To the attention of Janay Mallett:

Pursuant to your request for zoning verification of the above-referenced properties, we have reviewed our records and find that the properties are in an R2 (Two Family Residential) zoning district.

The current legal, conforming use of the subject property 1184 McKinstry is 'Single Family Residential Dwelling' per building permit number 3117 issued April 23, 1945; 1186 McKinstry was demolished, and the lot was combined with 1184 McKinstry on December 18, 2019. The current legal use of the property 4441 Porter is 'Vacant Land'.

The proposed use, 'Parking lots or parking areas for operable private passenger vehicles' is permitted conditionally per Section 50-8-52(1) of the Detroit Zoning Ordinance, Chapter 50, subject to compliance with all relevant codes and ordinances. A conditional use requires a Special Land Use public hearing and there is a fee required for the hearing.

Building permits must be obtained for any change of use or construction. If you have any questions, please contact our Zoning Division at zoning@detroitmi.gov.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

JP/DD
VER2022-00312; VER2022-00313; VER2022-00314



**BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan 48226

Phone 313•224•2733 TTY:711
Fax 313•224•1467
www.detroitmi.gov/BSEED

BSEED Case No.: SLU2022-00208
Property Address: 1184 & 1186 McKinstry
Decision Date: April 12, 2023
Effective Date: April 26, 2023



Applicant/ Owner
Southwest Housing Solutions
Martin Gardens of Detroit LDHA
Dan Loacano
1920 25th Street
Detroit MI, 48216

Request: Develop a 19-space Accessory Parking Lot on existing vacant land to serve an adjacent multi-family dwelling.

Location: 1184 & 1186 McKinstry located between Porter Street and West Lafayette Blvd in a R2 (Two Family Residential) Zoning District and legally described as: *E MCKINSTRY 1 EXC N 13 FT OF E 72.80 FT STEADLEYS SUB L12 P65 PLATS, W C R 14/134 33 IRREG SPLIT ON 12/18/2019 WITH 14010287-9 INTO 14010286-7, 14010288-9 E MC KINSTRY N 13 FT OF E 72.80 FT 1 STEADLEYS SUB L1 P192 PLATS, W C R 14/134 S 43 FT OF W 159.80 FT 17 SUB OF P C NO 47 L1 P192 PLATS, W C R 14/133 43 IRREG Split on 12/18/2019 with 14010286. into 14010286-7, 14010288-9;*

The current legal use of the above addresses is 'vacant land'. The applicant is proposing the construction of a 19-space accessory parking lot to serve a multi-family dwelling located at 1185 Clark which is also owned by the applicant. Parking lots or parking areas for operable private passenger vehicles is a conditional use in a R2 (Two-Family Residential) zoning district; therefore, a Special Land Use Hearing is required. Additionally, as fewer than 25 parking spaces are being proposed, no interior landscaping is required.

Per Section 50-13-3("R2 District- Parking lots or parking areas"), a 20' wide landscaped front setback and ten' wide side setback is required; a 25' wide front setback and 10' wide side setback is proposed, thus fulfill the requirements.

The proposed parking lot area exceeds 8,500 square feet (approximately 12,457 square feet), per section 50-12-299(9)(b) the site is not separated from a business or industrial zoning district, therefore a dimensional variance is required.

BSEED Case No.: SLU2022-00208
Property Address: 1184 & 1186 McKinstry
Decision Date: April 12, 2023
Effective Date: April 26, 2023



This request has been processed in accordance with the provisions of Sections 50-3-241, 50-8-52(1), and 50-12-299 of the Detroit Zoning Ordinance, Chapter 50 and the following submittals were considered as part of this request:

1. Original construction drawings prepared by Shelter Design Studio, re-submitted on 11/28/2022, approved by BSEED on 2/14/2023 & includes site plans and landscaping plans for the proposed accessory parking lot area; and
2. Recommendation to approve the use with conditions from the City of Detroit Planning & Development Department received 3/17/2023.

Our department held a public hearing on 3/15/2023. Notice of this hearing was published in the Detroit Legal News on 2/28/2023 and mailed to residents and property owners within 300' of the subject site. Besides City of Detroit representatives, the applicant and his architect, no one spoke in support or opposition. No correspondence was received either in support or opposition.

After careful consideration, the BSEED was able to make the required findings of fact per Section 50-3-281 of the Detroit Zoning Ordinance, specifically:

- A) That the conditional use is consistent with the City of Detroit Master Plan designation of *Low / Medium Density Residential (RLM)*; and
- B) That the use will not substantially diminish or impair property values within the neighborhood; and
- C) The proposed 15-space parking lot will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Middle-Woodward corridor.

Thereby, the ordinance requirements for a conditional use have been satisfied in this case and the request has been APPROVED WITH CONDITIONS.

This conditional approval will become effective **April 26, 2023**.

However, Section 50-3-302 of the Zoning Ordinance provides the right to appeal this decision to the Board of Zoning Appeals prior to the effective date of this decision. A fee may be required for an appeal to the Board of Zoning Appeals. **All appeals must be made in person at the Zoning Counter, 4th Floor, Coleman A. Young Municipal Center.**

It shall be the responsibility of the person or organization who files an appeal, or his/her duly authorized representative, to attend and testify at the Board of Zoning Appeals hearing as to why the original decision of this Department should not take effect.

BSEED Case No.: SLU2022-00208
Property Address: 1184 & 1186 McKinstry
Decision Date: April 12, 2023
Effective Date: April 26, 2023



If no written appeal is filed prior to the effective date of this decision, the conditional approval shall be deemed final.

NOTE: THIS LETTER IS NOT A PERMIT

If no appeal is made within the prescribed time, you must:

1. Pick up the official decision letter from the Buildings, Safety Engineering and Environmental Department Zoning Office, 4th Floor, Room 407, Coleman A. Young Municipal Center.
2. Record the official decision letter with the Wayne County Register of Deeds and present proof of registration to the BSEED Zoning Counter when applying for the necessary permit.
3. Submit electronically fully dimensioned, drawn to scale, signed & sealed, construction drawings for the proposed development prior to the issuance of the necessary permits by the Buildings, Safety Engineering and Environmental Department. Final construction drawings shall be substantially similar to the submitted preliminary plans submitted for zoning approval.

Please call (313) 224-1317 or send an email to zoning@detroitmi.gov (on or after the effective date of this grant) before coming down to pick up your verified copy of this letter. If someone else is to secure your letter and permits, they must provide a signed and notarized letter of authorization granting them the authority to act on your behalf.

CONDITIONS OF APPROVAL

Occupancy of the premises without full compliance with all of the following conditions is unlawful and contrary to the provisions of the Zoning Ordinance and is subject to penalties as provided in the Ordinance, which may include the revocation of this grant and/or daily fine of \$250-500, for not complying with these conditions.

1. That this grant is only to develop a 19-space Accessory Parking Lot on existing vacant land to serve an adjacent multi-family dwelling. and this use cannot be further expanded, enlarged, altered, or modified in any manner without the prior approval of the BSEED or Board of Zoning Appeals.
2. That the owner/occupant of said premises abides by all of the provisions of the Detroit Property Maintenance Code, Article 1, Chapter 8 of the Detroit City Code. That this operation be conducted in such a manner as to not create a nuisance of any kind to the surrounding neighborhood.

BSEED Case No.: SLU2022-00208
Property Address: 1184 & 1186 McKinstry
Decision Date: April 12, 2023
Effective Date: April 26, 2023



3. That the proper permit be secured from the Buildings, Safety Engineering and Environmental Department by **October 26, 2023**. Failure to secure such permit will thereby invalidate and terminate this grant.
4. Failure to obtain a Certificate of Occupancy before making use of the premises as herein described will nullify this special land use approval and result in enforcement action.
5. **That an additional hearing from the Board of Zoning Appeals is required to waive the excessive lot area and lot width.**
 - **12,457 sq feet proposed, 8,500 sq feet permitted, 3,957 sq feet excessive.**
 - **72 feet proposed, 70 feet permitted, 2 feet excessive.**
6. That the parking area shall be paved, properly drained and striped according to municipal standards.
7. That the applicant shall provide right of way and residential screening of parking visible from residentially zoned land and public rights of way, compliant with Sec. 50-14-341 and 50-14-342. Landscaping shall be placed between the masonry screen wall and the property line. If the required screening cannot be provided, the applicant shall obtain the appropriate variance from the Board of Zoning Appeals.
8. The applicant will need to acquire advisory review of the proposed accessory parking by Historic District Commission staff.
9. That both parcels shall be combined by the Assessor's division before a building permit is issued.
10. That any proposed right-of-way improvements (vehicular ingress and egress, sidewalks, etc.) shall be reviewed and approved by the Department of Public Works in accordance with the provisions of Chapter 50, Article IV of the Detroit City Code prior to issuance of a building permit.
11. That lighting shall be in compliance with the standards set forth in Sec. 50-12-401 of the Zoning Ordinance.
12. That all signs, including temporary signs and banners, shall abide by the requirements of Article VI of the Detroit Zoning Ordinance and Chapter 4 of the Detroit City Code.

BSEED Case No.: SLU2022-00208
Property Address: 1184 & 1186 McKinstry
Decision Date: April 12, 2023
Effective Date: April 26, 2023



-
13. That there shall be no open storage of any kind including any rubbish or debris generated by this operation. That any dumpster located at the site shall be enclosed with masonry walls and opaque gates.
 14. That the proper city and state licenses be obtained prior to operating at this location.
 15. That a "Certificate of Maintenance of Grant Conditions" be obtained annually by the owner/operator of the subject premises/use; and further, that the proper application for such Certificate be filed with the Buildings, Safety Engineering and Environmental Department no later than each annual anniversary of the effective date of this grant.

Sincerely,

A handwritten signature in cursive script that reads "David Bell".

David Bell
Director

DB/JSP

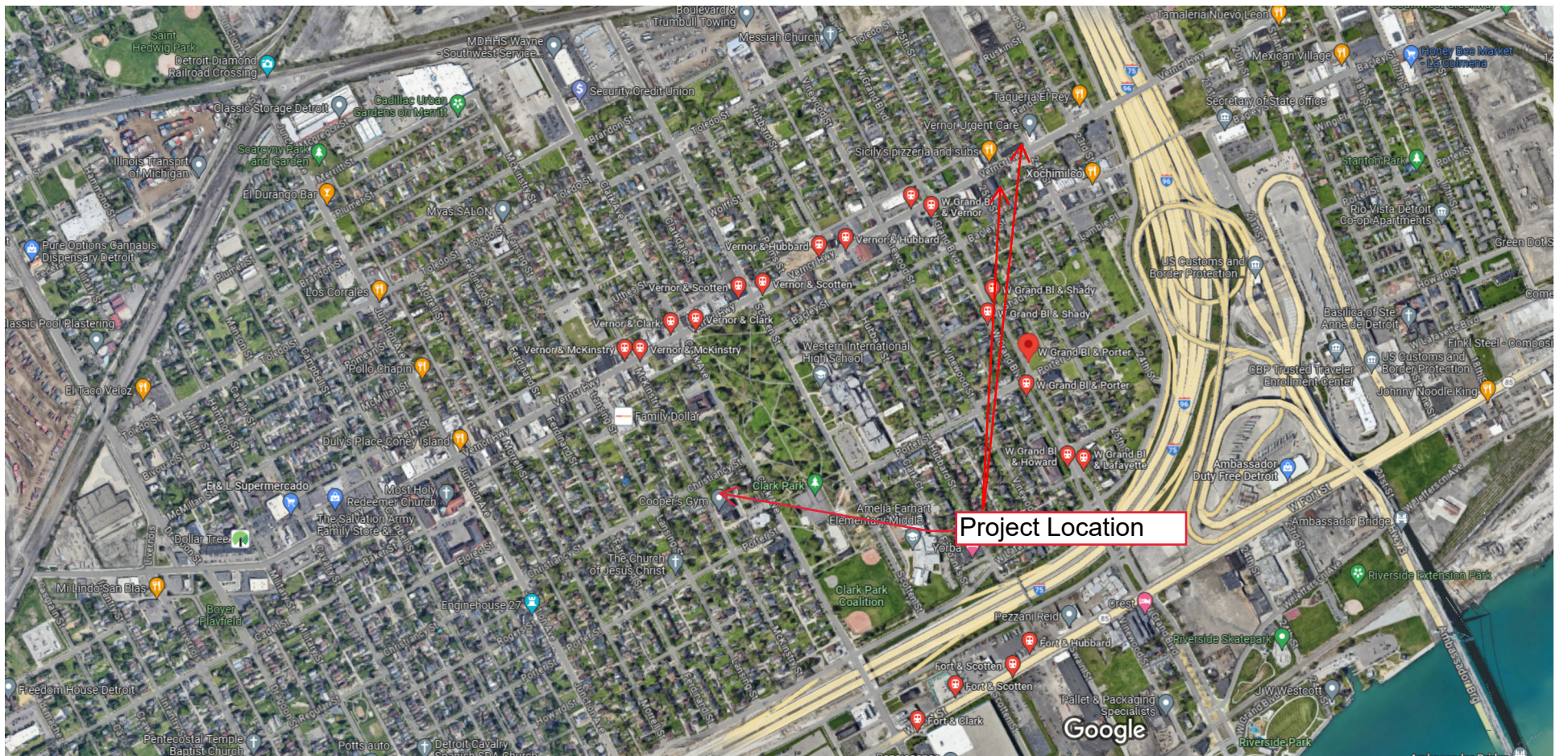
Development Martin Gardens of Detroit
Financing Tax Exempt
MSHDA No. 1995-2
Step Notice of Intent to Apply
Date 06/28/2023
Type Preservation - LIHTC

Amenities Check List

	Ceiling Fan			
x	Coat Closet			
x	Dishwasher			
x	Exterior Storage			
x	Frost Free Refridgerator			
x	Garbage Disposal			
x	Individual Entry			
	Microwave			
	Mini-blinds			
x	Patio/balcany			
x	Self-cleaning oven			
x	Walk-in closet			
	Basketball Court			
	Playground			
	Clubhouse			
x	Community room			
x	Computer / Business Center			
	Elevator			
	Exercise room			
	On-site management			
	Picnic area			
	Other:			
x	Laundry Type:	Laundry room		
x	Air Conditioning:			
x	Security: Lighting			
x	Security: Intercom			
x	Security: Other			
	Carport	Fee (\$):		# of spaces:
	Attached Garage	Fee (\$):		# of spaces:
	Detached Garage	Fee (\$):		# of spaces:

Congregate Facilities

	24-hour on-site management
	Activities
	Emergency Pullcord
	Healthcare services
	Housekeeping
	Activities director
	Library
	Movie theatre
	Transportation services



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W Grand Bl & Porter
Bus stop



[Directions](#)

W Grand Bl & Shady
Bus stop



[Directions](#)

Vernor & Scotten
Bus stop



[Directions](#)

W Grand Bl & Porter
Bus stop



[Directions](#)

Vernor & Scotten
Bus stop



[Directions](#)

W Grand Bl & Howard
Bus stop



[Directions](#)

Vernor & Clark
Bus stop



[Directions](#)

Vernor & Hubbard
Bus stop



[Directions](#)

W Grand Bl & Shady
Bus stop



[Directions](#)

Vernor & Hubbard
Bus stop



[Directions](#)




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Rating Hours All filters

Clark Park
 4.6 (578)
 Park · Porter St
 Open 24 hours




Riverside Park
 4.4 (674)
 State park · 3085 W Jefferson Ave
 Open · Closes 12 AM




Stanton Park
 4.2 (21)
 Park · Porter St
 Open · Closes 10 PM



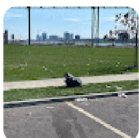
Assumption Park
 4.6 (1,597)
 City park
 Open 24 hours




Boyer Playground
 4.4 (54)
 Park · 6203 Vernor Hwy
 Open 24 hours

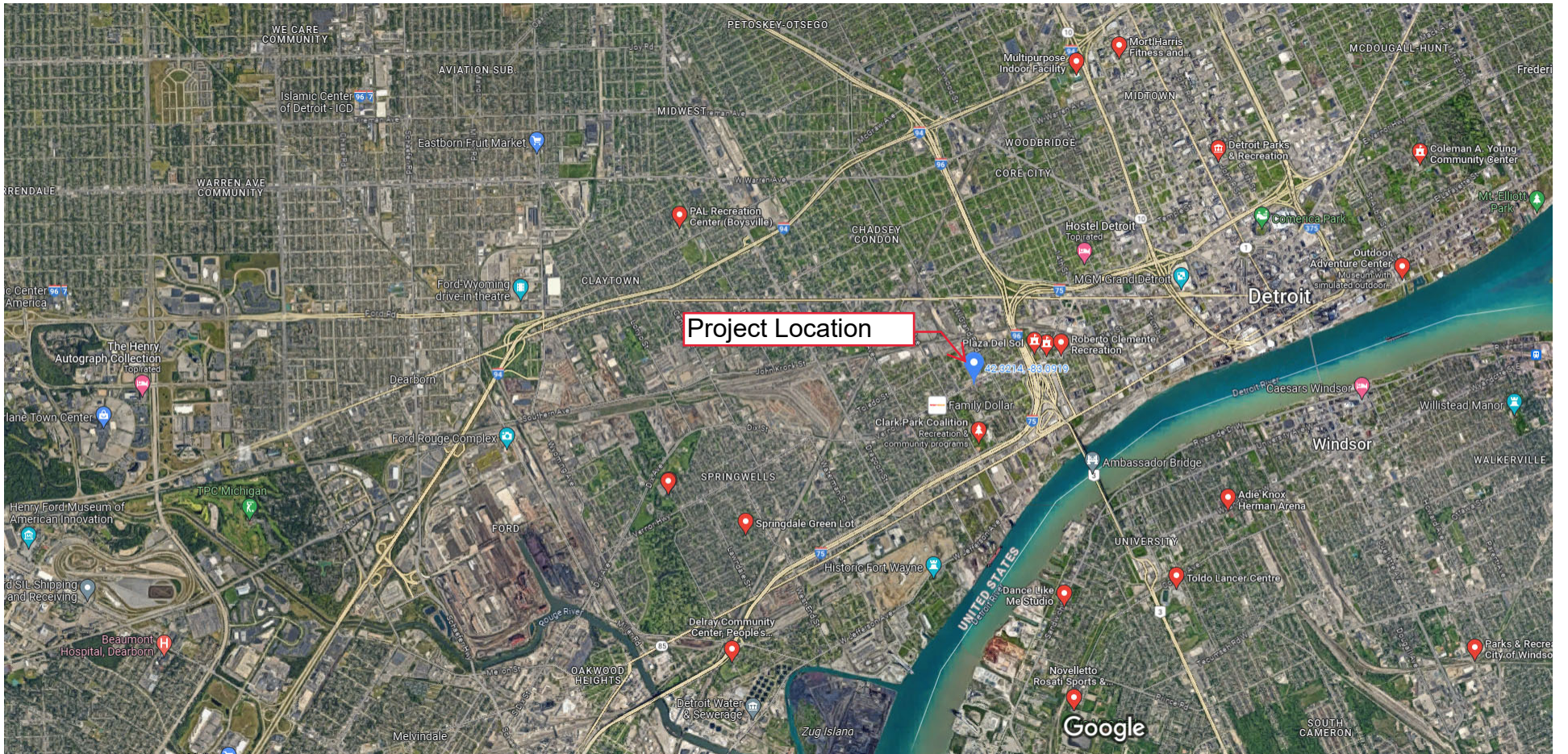


Riverside Extension Park
 4.1 (26)
 Community garden · 2804 W Jefferson Ave
 Open · Closes 10 PM



Saint Hedwig Park
 4.3 (91)
 Park · 5641-5827 Konkel St
 Urban green space with baseball fields
 Open · Closes 10 PM





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Rating Hours All filters

Patton Recreation Center
 4.3 (516)
 Recreation center · 2301 Woodmere St
 Recreational facility with a pool & park
 Open · Closes 6 PM · (313) 628-2000

[Website](#) [Directions](#)

Roberto Clemente Recreation
 4.7 (68)
 Recreation center · 2631 Bagley St
 Closed · Opens 1 PM Mon · (313) 224-0228

[Website](#) [Directions](#)

"Can't wait for the center to reopen, great place for kids and adults."

Delray Community Center, People's Community Services
 4.6 (25)
 Recreation center · 420 S Leigh St
 (313) 554-3111

[Directions](#)

"Beautiful, beautiful."

Springdale Green Lot
 4.5 (2)
 Recreation center · 8300 Longworth St
 (313) 841-4447

[Website](#) [Directions](#)

PAL Recreation Center (Boysville)
 4.3 (67)
 Recreation center · 6945 Wagner St

[Website](#) [Directions](#)

Clark Park Coalition
 4.5 (556)
 Recreation center · 1130 Clark Ave
 Recreation & community programs
 Open · Closes 10 PM · (313) 841-8534

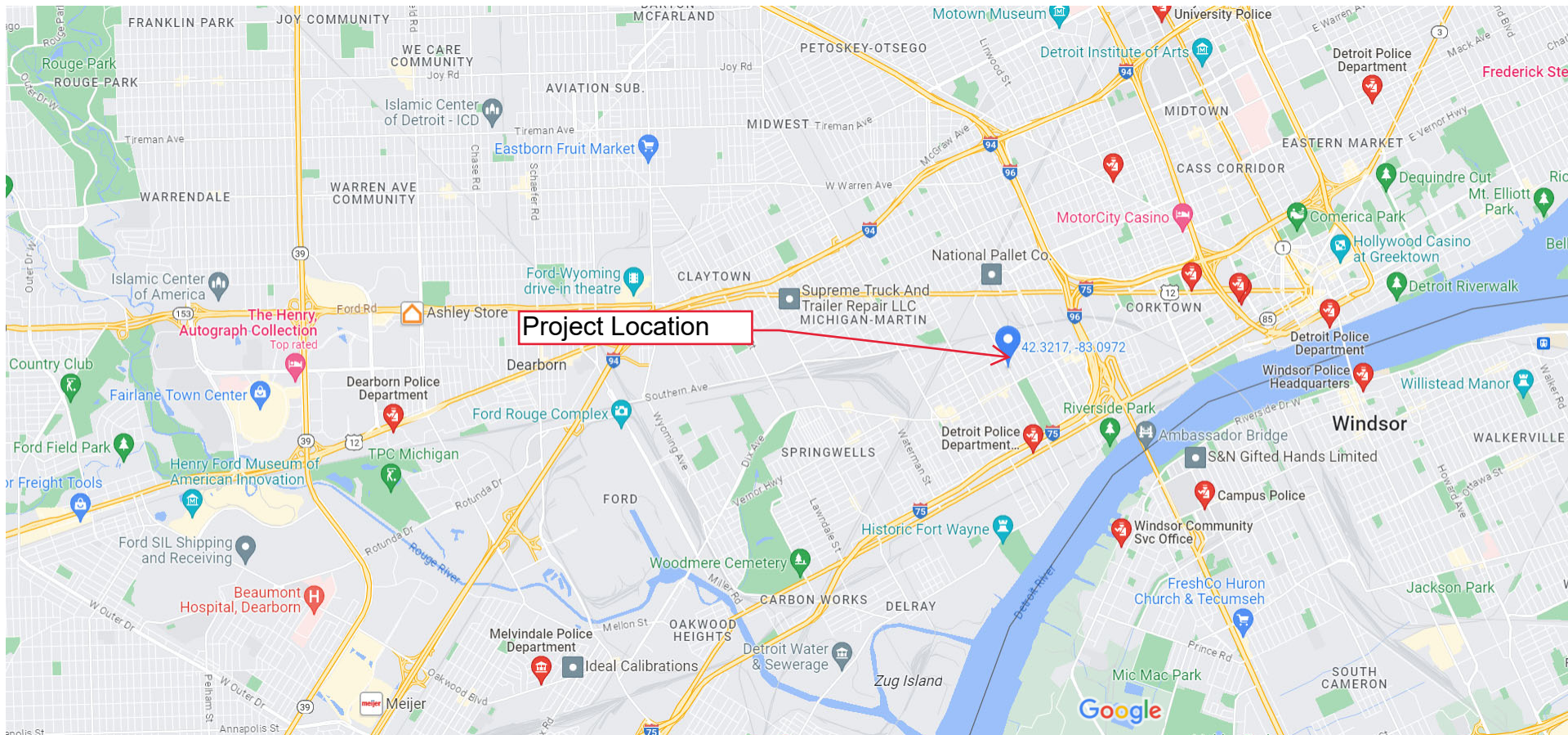
[Website](#) [Directions](#)

"Great activity center for sports"

Coleman A. Young Community Center
 4.3 (235)
 Community center · 2751 Robert Bradby Dr
 Open · Closes 9 PM · (313) 628-0995

[Website](#) [Directions](#)

"A great seniors recreation program."



Map data ©2023 Google 1 mi

Rating All filters

**Detroit Police Department-
Southwestern District**
3.2 (43)
Police department · 4700 W Fort St
(313) 596-5400

[Website](#) [Directions](#)

River Rouge Police Department
1.5 (39)
Police department · 10600 W Jefferson Ave
(313) 842-8700

[Directions](#)

**Windsor Community Svc
Office**
No reviews
Police department · 3312 Sandwich St.
+1 519-255-6173

[Website](#) [Directions](#)

Detroit Police Department
3.0 (2)
Police department · 1434 Michigan Ave
(313) 267-4639

[Website](#) [Directions](#)

Detroit Police Department
2.9 (20)
Police department · 1301 3rd Ave
(313) 596-2200

[Website](#) [Directions](#)

Eighth Precinct Police Station
No reviews
Police station · 4150 Grand River Ave

[Directions](#)

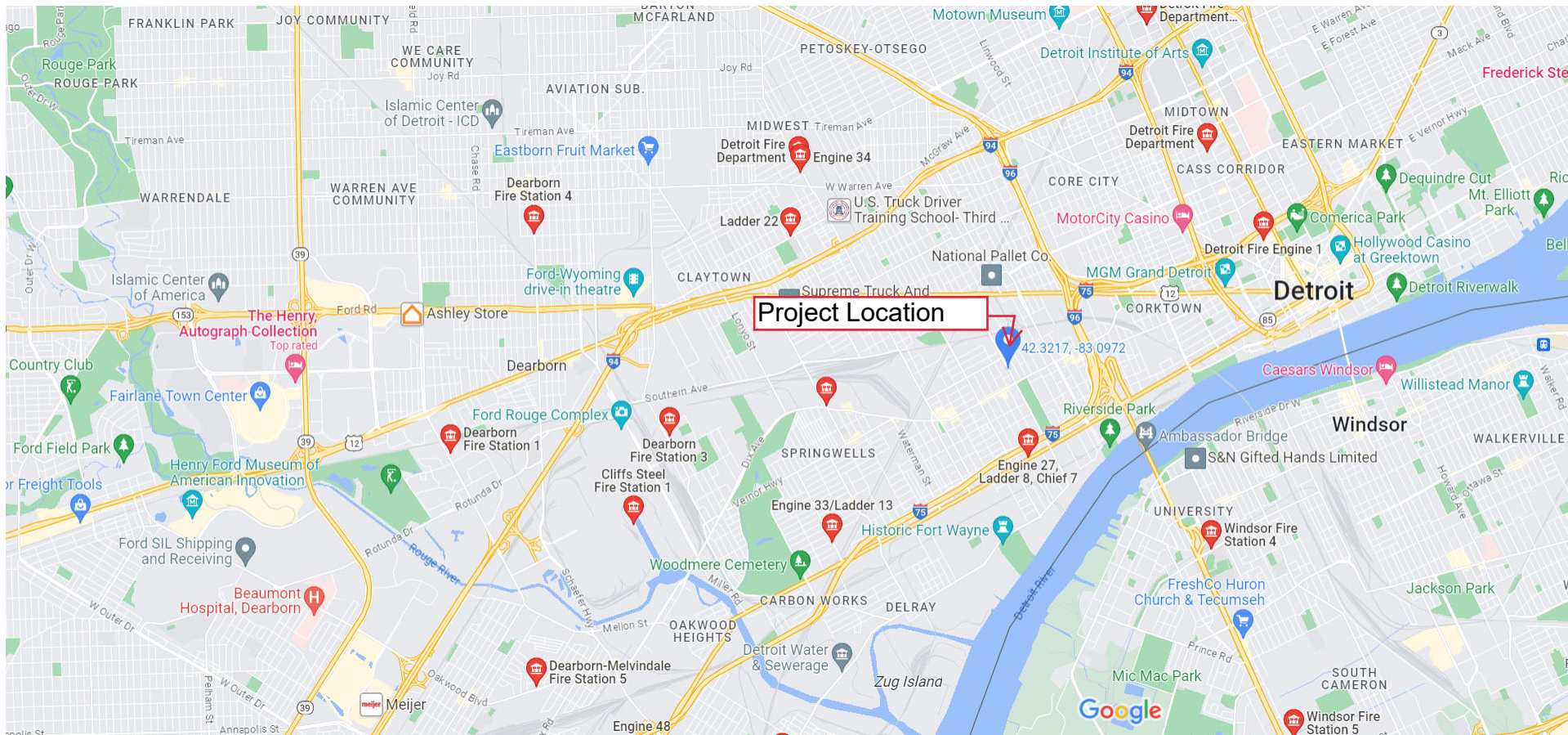
Detroit Police Department
2.0 (11)
Police department · 20 Atwater St
(313) 237-2850

[Directions](#)

"One of the guys walked her to the police station for them to handle, ..."

Ecorse Police Department
2.8 (11)
Police department · 3869 W Jefferson Ave
(313) 381-0900

[Directions](#)



Map data ©2023 Google 1 mi

Rating Hours All filters

Engine 33/Ladder 13
 3.9 (7)
 Fire station · 1041 Lawndale St
[Open 24 hours](#) [Directions](#)

Engine 27, Ladder 8, Chief 7
 5.0 (5)
 Fire station · 4762 W Fort St
[Open 24 hours](#) [Directions](#)

Engine 37/Medic 9
 No reviews
 Fire station · 2800 Central Ave
[Open 24 hours](#) · (313) 237-3121 [Website](#) [Directions](#)

River Rouge Fire Department
 5.0 (1)
 Fire station · 10600 W Jefferson Ave # 1
 (313) 842-1718 [Website](#) [Directions](#)

Dearborn Fire Station 3
 No reviews
 Fire station · 3630 Wyoming Ave [Directions](#)

Engine 48
 No reviews
 Fire station · 2300 S Fort St [Directions](#)

Windsor Fire Station 4
 5.0 (2)
 Fire station · 2600 College Ave
 +1 519-253-6573 [Website](#) [Directions](#)

Dearborn Fire Station 4
 5.0 (4)
 Fire station · 6501 Schaefer Rd
 (313) 943-4145 [Directions](#)

2022

RESULTS

DETROIT WATER QUALITY REPORT



**Water & Sewerage
Department**

TABLE OF CONTENTS

Message From the Director	3	Sources of Lead	10
How We Provide Water Services To You	4	Lead Service Line Replacement Program	11
Did You Know?	5	Steps You Can Take to Reduce Your Exposure to Lead in Your Water	12-13
Water Assistance Programs	6	Get to Know Your Source Water	14-15
DWSD Offers Convenient, Safe Ways to Access Accounts and Make Payments	7	State and Federal CCR Water Quality Report Mandatory Language	16-21
Michigan's Lead and Copper Rule and Detroit's Test Results	8	2022 City of Detroit Regulated Contaminants	17-18
The Michigan Lead and Copper Rule Testing Method	9	About Unregulated Contaminants Monitoring	19
Lead in Drinking Water	9	2022 City of Detroit Tap Water Mineral Analysis	20
Health Effects of Lead	9	Monitoring Requirements Not Met for Great Lakes Water Authority	21

NOTICE: This 2022 Water Quality Report contains important information about your drinking water. Please have someone translate this document for you if you are unable to read the report.

AVISO: Este Informe de calidad del agua de 2022 contiene información importante sobre su agua potable. Haga que alguien le traduzca este documento si no puede leer el informe.

إشعار : يحتوي تقرير جودة المياه لعام 2022 على معلومات مهمة حول مياه الشرب. يرجى أن يقوم شخص ما بترجمة هذا المستند لك إذا كنت غير قادر على قراءة التقرير

The Detroit Water and Sewerage Department (DWSD) does not discriminate on the basis of race, color, national origin, sex, age or disability in any of our services, programs or activities.

CITY OF DETROIT

Mike Duggan, Mayor

DETROIT CITY COUNCIL (2022)

Mary Sheffield, President (District 5)
James Tate, President Pro-Tem (District 1)
Angela Whitfield-Calloway (District 2)
Scott Benson (District 3)
Latisha Johnson (District 4)
Gabriela Santiago-Romero (District 6)
Fred Durhal III (District 7)
Mary Waters (At-Large)
Coleman A. Young II (At-Large)

BOARD OF WATER COMMISSIONERS

Michael Einheuser, Chair
Mary E. Blackmon, Vice Chair
Lane Coleman
John Henry Davis, Jr.
Linda D. Forte
Jane C. Garcia
Jonathan C. Kinloch

DETROIT WATER AND SEWERAGE DEPARTMENT

Gary A Brown, Director



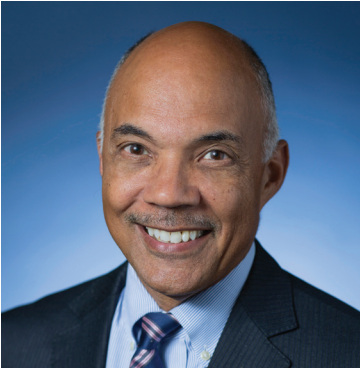
HOW TO REPORT AN EMERGENCY

To report emergencies, such as water main breaks, street flooding, missing manhole covers, broken fire hydrants, and water in your basement, call DWSD at 313-267-8000. Mobile users may download the **Improve Detroit app** for Apple and Android devices to take a photo and report the issue or submit online at detroitmi.gov/DWSD.



PUBLIC PARTICIPATION

The Board of Water Commissioners meets at the Water Board Building, 735 Randolph Street in Detroit. A virtual option is available. The committees meet the first Wednesday of the month at 1 p.m., unless otherwise noticed. The full board meets the third Wednesday of the month at 2 p.m. unless otherwise noticed. To see meeting information, go to detroitmi.gov/DWSD. For questions, please contact the DWSD board secretary at 313-224-4704.



GARY A BROWN, DIRECTOR
Detroit Water and Sewerage Department

Dear Valued Customers,

Detroiters know we have some of the cleanest and best tasting water in the world. Travel to other states and cities, you may be encouraged to drink bottled water. Not here in Detroit - we invite you to drink tap water because the water supplied by the Detroit Water and Sewerage Department (DWSD) is clean and safe for drinking, and some of the best tasting in the world.

The water leaving Detroit’s water treatment plants, operated by the Great Lakes Water Authority (GLWA), does not contain lead. Most water mains are cast iron or ductile material. The primary sources of lead in water are lead service lines, lead solder, and/or fixtures containing lead in the home.

You can view the water quality results beginning on page 17 in this 2022 Detroit Water Quality Report.

To ensure we continue to have your trust in our drinking water quality, DWSD began replacing lead services lines in 2018 while on the street replacing the water main. With new federal funding, this work will be accelerated starting in Spring 2023. In this report, you can read more about DWSD’s Lead Service Line Replacement Program.

Also in this 2022 Detroit Water Quality Report, you will find information about DWSD, including Detroit’s new income-based water affordability program - the Lifeline Plan.

Together, let’s be the difference.

 **A MESSAGE TO OUR CUSTOMERS**

Drinking water quality is important to our community and the region. The Detroit Water and Sewerage Department (DWSD) and the Great Lakes Water Authority (GLWA) are committed to meeting state and federal water quality standards, including the Lead and Copper Rule. With the Great Lakes as our water source and proven treatment technologies, GLWA consistently delivers safe drinking water to our community. DWSD operates the system of water mains that carry this water to your home’s service line. This year’s Water Quality Report highlights the performance of GLWA and DWSD water professionals in delivering some of the nation’s best drinking water.

Together, we are committed to protecting public health and maintaining open communication with the community about our drinking water.

To stay informed, register for alerts via email, text message and land line at www.detroitmi.gov/DWSD or text DetroitAlerts365 to 99411.

Our water quality standards are mandated by the Environmental Protection Agency (EPA) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

HOW WE PROVIDE WATER SERVICES TO YOU

The Great Lakes Water Authority (GLWA) treats drinking water and transports it to the City of Detroit's distribution system through transmission lines. The Detroit Water and Sewerage Department (DWSD) delivers the treated water to neighborhoods through more than 2,700 miles of water mains within the city to the service line of your home or business.

The system uses source water drawn from three intakes. Two source water intakes are located in the

Detroit River: one to the north, near the inlet of Lake St. Clair, and one to the south, near Lake Erie. The third intake is located in Lake Huron.

Four of the plants treat source water drawn from the Detroit River intakes. The fifth water treatment plant, located in St. Clair County, uses source water drawn from Lake Huron. Detroit customers are provided service from four plants that treat source water drawn from the Detroit River.



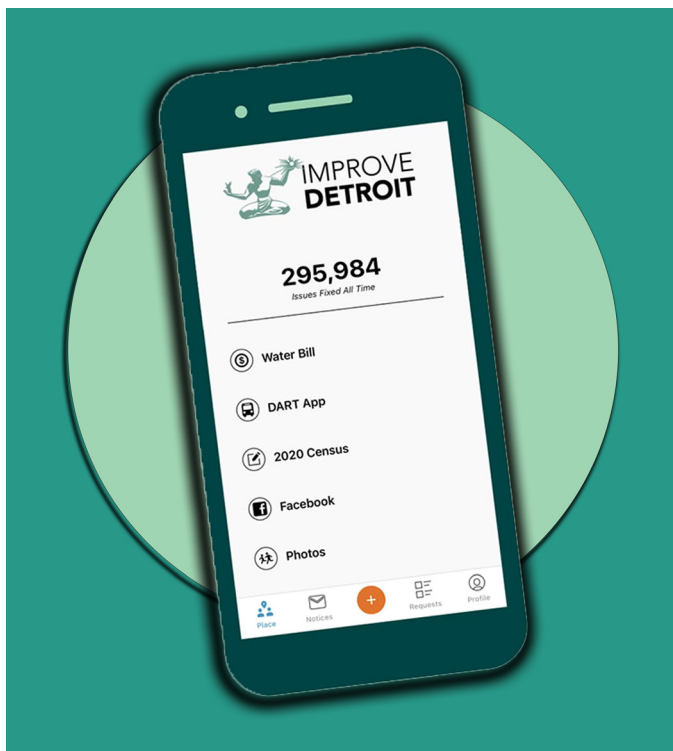
DID YOU KNOW?

Did you know about these tips?

You can save money, protect your pipes and reduce frustration with these helpful tips!

- Clean faucet aerators monthly (the spin-off filter on your faucet). It will help reduce water usage and provide clean drinking water.
- Turn off the faucet while brushing your teeth.
- Try to limit your shower to five minutes or less.
- Wash your car using a bucket instead of a water hose.
- While waiting for water to heat up, collect water in a pitcher or bucket to use for your household plants.
- Try using one glass for drinking water per day. This will reduce the number of glasses to wash, helping save water.
- Pour grease and fats into containers and place in the trash instead of pouring down your drains, which can cause backups.
- Only flush pee, toilet paper and poop in your toilet(s); never flush wipes, tissue, paper towel, feminine products or other objects as they may cause clogged pipes and backups into your home.

- Monitor water usage closely as this can show new leaks or help you alter your habits to reduce water use. You can view your real-time water usage through the DWSD Customer Self-Service Portal. Visit detroitmi.gov/DWSD to log in or register.



Did you know the City of Detroit has an app to report water issues?

When you submit a water or sewer issue using the Improve Detroit app (available on the App Store and Google Play), you will receive an automated service request number to track the progress.

The Improve Detroit app allows Detroiters to report neighborhood problems directly to the City of Detroit. Multiple City departments utilize the Improve Detroit app, including DWSD. There are 12 DWSD service requests you may submit, including investigate water main break, water in basement, missing manhole/catch basin covers, clogged basin, and fire hydrant-related issues.

WATER ASSISTANCE PROGRAMS

DWSD Lifeline Plan

The DWSD Lifeline Plan is Detroit's new income based plan that was launched on August 1, 2022. If you are income-eligible, the plan provides the following benefits:

- ✓ **Shutoff protection** while on the plan.
- ✓ Entire **past due balance erased** when enrolled - you start fresh with a zero balance.
- ✓ Receive an **affordable fixed bill** based on household income and size, and get up to 1,125 gallons of indoor water usage per household member per month.
- ✓ If qualified, receive a **free water audit and minor plumbing repairs** to lower your water usage and save you money.

TIER 1 135% FPL* <i>*Federal poverty level</i>		TIER 2 136% - 150% FPL*		TIER 3 151% - 200% FPL*	
You Pay Monthly \$18 For water, sewer & drainage if your income is:		You Pay Monthly \$43 For water, sewer & drainage if your income is:		You Pay Monthly \$56 For water, sewer & drainage if your income is:	
Number of People in the Household	Maximum Annual Household Income	Number of People in the Household	Maximum Annual Household Income	Number of People in the Household	Maximum Annual Household Income
1	\$18,075	1	\$20,385	1	\$27,180
2	\$24,352	2	\$27,465	2	\$36,620
3	\$30,630	3	\$34,545	3	\$46,060
4	\$36,908	4	\$41,625	4	\$55,500
5	\$43,185	5	\$48,705	5	\$64,940
6	\$49,463	6	\$55,785	6	\$74,380
7	\$55,740	7	\$62,865	7	\$83,820
8	\$62,018	8	\$69,945	8	\$93,260

Take part and tap into the DWSD Lifeline Plan. Call 313-386-9727 or go to waynemetrol.org/DWSDlifeline.

Payment Arrangement: The 10/30/50 Plan

The 10/30/50 Plan is developed for Detroit water customers who experience difficulty in paying their past due bills. There are no income restrictions to qualify. Customers make a down payment of either 10%, 30% or 50% of the past due balance, dependent on the account status. The balance of the past due amount is equally spread over a set timeframe, which the customer pays in addition to the normal monthly bill. All payments must be made in full and on time to stay enrolled. You can enter a payment arrangement on the DWSD Customer Self-Service Portal at detroitmi.gov/paymywaterbill or call 313-267-8000.

To learn more, go to www.detroitmi.gov/water or call 313-267-8000

DWSD Offers Convenient, Safe Ways to Access Accounts and Make Payments

We're working hard to deliver clean water to nearly 700,000 residents just like you. It's what we do in the community, every day! Here are easy ways to access your account, pay your water bill and even open or close an account, including using convenient, self-service options.



Access your account and pay online at detroitmi.gov/DWSD, and set up auto-pay, enroll in a payment arrangement, if needed, turn-on/off service, and track your real-time water usage to manage your budget and help detect leaks.

You may also email DWSD Customer Service at mydwsd@detroitmi.gov or call 313-267-8000.



Visit one of the more than 60 no-fee kiosks in and around Detroit and use cash, check or debit/credit card to pay your bill. Find your nearby kiosk at: DWSDkiosk.com



Call our automated pay-by-phone system at 313-267-8000 and ask for current balance and due date. You may say, "Pay My Bill" then you will get instructions on entering your account and payment information by phone.



Send your payment by mail with check or money order payable to the "Board of Water Commissioners."

Mail to:

Board of Water Commissioners
Detroit Water and Sewerage Department
PO Box 554899
Detroit, MI 48255-4899



COMMUNICATIONS TO DETROIT RESIDENTS



The City of Detroit launched Detroit Alerts 365, a notification system that sends Detroit-specific emergency notifications via cell phone, landline, text, and/or email. This new, free system can reach people in seconds to notify them of critical situations such as severe weather

warnings, flooding/natural disasters and boil water advisories. Alerts come in one of four languages: English, Spanish, Arabic and Bengali. To register, visit detroitalerts365.org or text **DetroitAlerts365** to **99411**.

MICHIGAN'S LEAD & COPPER RULE AND DETROIT'S TEST RESULTS

DWSD's efforts to get the lead out continue

Under Michigan's revised Lead and Copper Rule, DWSD lead and drinking water testing results have been 10 parts per billion (ppb) in 2019, 9 ppb in 2020, 12 ppb in 2021 and 12 ppb in 2022, which are all under the state action level for lead remediation.

Detroit has an estimated 77,197 lead service lines based on a total of 311,000 water service lines. There are 28,922 service lines with unknown pipe material. Since 2018, DWSD has replaced 2,078 lead service lines while on the same street replacing the water main.



All communities with lead service lines must sample tap water in homes with lead service lines as required by EGLE and the EPA. In summer 2022, DWSD collected water samples from 51 homes with lead service lines. The 90th percentile of samples was 12 ppb, which is under the action level of 15 ppb. DWSD's last report of 12 ppb in 2021 was with the same sampling methodology that was required by EGLE beginning in 2019. A water supply exceeds the action level if more than 10 percent of all samples is over the action level.

"The water supplied by DWSD is clean and safe for drinking, and some of the best in the world," said Gary Brown, DWSD director. "The water leaving Detroit's water treatment plants, operated by the Great Lakes Water Authority, does not contain lead. The primary sources of lead in water are lead service lines, lead solder, and/or fixtures containing lead in the home. Since 2018, we have been replacing lead service lines while on the same street replacing the water main and providing pitcher filters to those residents and businesses as a precautionary measure. In the next few months, with federal funding, we will accelerate our lead service line replacement program."

The Chief Public Health Officer for the City of Detroit Denise Fair Razo said, "This is welcome news for Detroiters, especially children, who are deserving of our very best efforts to ensure that everyone regardless of zip code, has access to clean water that is safe to drink. We know that the number one source of lead poisoning in children is decaying paint and dust in homes that were constructed prior to 1978. The Detroit Health Department can help, with education on how to reduce lead exposure in homes, and referrals to get children tested. If anyone has any concerns regarding lead exposure inside their home, I encourage you to request a lead test from your child's primary healthcare provider or contact the Detroit Health Department."

The Michigan Lead and Copper Rule Testing Method

The Michigan Lead and Copper Rule, revised in 2019, is the most stringent in the nation. It changed the way lead samples are collected at Detroit homes and all Michigan communities. In the past, DWSD collected only the first liter of water out of the tap. Under the revised rule - used in testing in the past four years - both the first and fifth liter are collected. The first liter represents water from household plumbing and fixtures, and the fifth liter is more likely to represent water from the lead service line. The service line is the pipe which brings water from the water main in the street to inside the home or business. In Detroit, most service lines are either lead, copper or galvanized steel. Lead service lines are under two inches in diameter and are mostly at single family or duplex homes. The new sampling technique more accurately represents the range of lead in the drinking water in Detroit homes.

Lead in Drinking Water

The water leaving Detroit water treatment plants, operated by the Great Lakes Water Authority (GLWA), does not contain lead, but lead can be released into drinking water from lead service lines and home plumbing as the water moves from the water mains to your tap. Beginning in 1945, Detroit stopped allowing the installation of lead piping for water service lines. Homes before 1945 are most likely to have a lead pipe that connects the home to the water main, known as a lead service line. The lead in



lead service lines, household plumbing and fixtures can dissolve or break off into water and end up in tap water. The water provided to DWSD customers contains a corrosion inhibitor to reduce leaching from lead service lines and other lead components, but lead can still be present in water at the tap.

Health Effects of Lead

Lead can cause serious health and development problems. The greatest risk of lead exposure is to infants, young children, and pregnant women. Older homes can have many sources of lead exposure including paint, dust and soil. If you have questions about other sources of lead exposure, please contact the Detroit Health Department at [313-876-0133](tel:313-876-0133).



Example of the lead pipe being held up against the copper that has been installed.

Sources of Lead

Drinking water is only one source of lead exposure. Some of the most significant sources, especially for children six years old and under, include lead-based paint and lead contaminated dust and soil. Because lead can be carried on hands, clothing, and shoes, sources of exposure to lead can include the workplace and certain hobbies. Wash your children's hands and toys often as they can come in contact with dirt and dust containing lead. In addition, lead can be found in certain types of pottery, pewter, food and cosmetics. If you have questions about other sources of lead exposure, please contact the health department.

Most plumbing products such as service lines, pipes and fixtures contain lead. The infographic below demonstrates where sources of lead in drinking water could be in your home. Older homes may have more

lead unless the service line and/or plumbing has been replaced. Lead-based solder and lead-based fittings and fixtures are still available in stores to use for non-drinking water applications. Be careful to select the appropriate products for repairing or replacing drinking water plumbing in your home. Even materials currently marked "lead free" have up to 0.25% lead by weight.

Galvanized plumbing can be a potential source of lead. Galvanized plumbing can absorb lead from upstream sources like a lead service line. Even after the lead service line has been removed, galvanized plumbing can continue to release lead into drinking water over time. Homes that are served by a lead service line should consider replacing galvanized plumbing inside the home.

How does lead get into your home tap water?

Lead can be found in a wide variety of products in your home, including older paint, faucets and plumbing materials. You cannot see, taste or smell lead in your water. Lead in tap water can cause health problems in people of all ages. Young children and pregnant people are most at risk.

Faucets, fixtures, pipes, fittings and valves sold before 2014 may be a source of lead.

Tip! Boiling water does NOT reduce lead. Water will evaporate during boiling, leaving the same amount of lead in less water.

Tip! Use a water filter certified to reduce lead, such as a faucet-mounted filter or a water filter pitcher.

Lead can get into our bodies when swallowed from drinking water, paint chips, or dust or inhaling dust from the air.

Service lines made of lead – the pipes that bring water into your home – could be a source of lead.

In-home pipes made of galvanized iron, lead or copper with lead solder can corrode and decay, which may result in lead entering your water, causing increased lead levels.

Learn more at
[Michigan.gov/KnowYourWater](https://www.michigan.gov/KnowYourWater)
Know your water.

Information provided by the Michigan Statewide Drinking Water Advisory Council.

Source: Michigan Department of Environment, Great Lakes & Energy

Additional information regarding lead, including "Frequently Asked Questions about Lead in Drinking Water," can be found on the City of Detroit's website at www.detroitmi.gov/leadsafe, or visit EGLE's website at www.michigan.gov/MILeadSafe.

Lead Service Line Replacement Program

In 2018, prior to the revised Michigan Lead and Copper Rule, DWSD began replacing lead service lines as part of its asset management program when on the same street replacing the water main. Extensive outreach, including neighborhood meetings and information packets, to the owner/occupant is done prior to construction. The city owns the portion of the service line from the water main to the stopbox (turn-on/off valve typically in the front yard). The property owner is responsible for the service line from the stopbox to inside the house. Therefore, DWSD gets owner/occupant permission to replace lead service lines when its crews encounter them after visually verifying service line material at each house by excavating around the stopbox during scheduled water main replacement. With owner/occupant permission, the lead service line is replaced with copper at DWSD's expense through

its Capital Improvement Program. A white paper on DWSD's Lead Service Line Replacement Program was in the October 2020 issue of the Journal of the American Water Works Association, titled "Detroit's Robust Full Lead Service Line Replacement Program," as a best practice for other water utilities in America.

DWSD Director Brown said, "We have 100% compliance of homeowners or occupants agreeing to the lead service line replacement when we are on the street replacing the public water main. Thanks to \$90 million in federal and state funding, and more on the way, we will be able to accelerate lead service line replacement, beginning in Spring 2023, from about 700 pipes per year to about 5,000 per year over the next three years."



A DWSD contractor replaces a lead service line with copper.

STEPS YOU CAN TAKE TO REDUCE YOUR EXPOSURE TO LEAD IN YOUR WATER



Run your water to flush out lead.

The more time water has been sitting in your home's pipes, the more lead it may contain. Therefore, if your water has not been used for several hours, run the water before using it for drinking or cooking. This flushes lead-containing water from the pipes. If you do not have a lead service line, run the water for 30 seconds to two minutes, or until it becomes cold or reaches a steady temperature. If you do have a lead service line, run the water for at least five minutes to flush water from both the interior building plumbing and the lead service line.



Use only cold water for drinking and cooking.

Do not cook with or drink water from the hot water tap; lead dissolves more easily into hot water.



Use only filtered water or bottled water for preparing baby formula.



Do not boil water to remove lead.

Boiling water will not reduce lead levels. In the event DWSD issues a boil water advisory due to low water pressure (such as caused by a large water main break), water users in the designated advisory area will be advised to boil water before using it for cooking, drinking and brushing their teeth. Residents with lead service lines should **only boil filtered water** – not water directly from the tap.



Consider using a filter to reduce lead in drinking water.

The Detroit Health Department recommends that any household with a child or pregnant woman use a certified lead filter to reduce lead from their drinking water. Look for filters that are tested and certified to **NSF/ANSI Standard 53 for lead reduction**. Some filter options include a pour-through pitcher or faucet-mount systems. If the label does not specifically mention lead reduction, check the Performance Data Sheet included with the device. Be sure to maintain and replace the filter device in accordance with the manufacturer's instructions to protect water quality.



Infants and children who drink water containing lead could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.



Get your child tested. Contact the Detroit Health Department at 313-876-0133 or your healthcare provider to find out how you can get your child tested for lead if you are concerned about exposure.



Test your water for lead. To request for your water to be tested, please visit www.detroitmi.gov/leadsafe and search “lead and copper sample request form.” If you do not have Internet access, please call the DWSD at 313-267-8000.



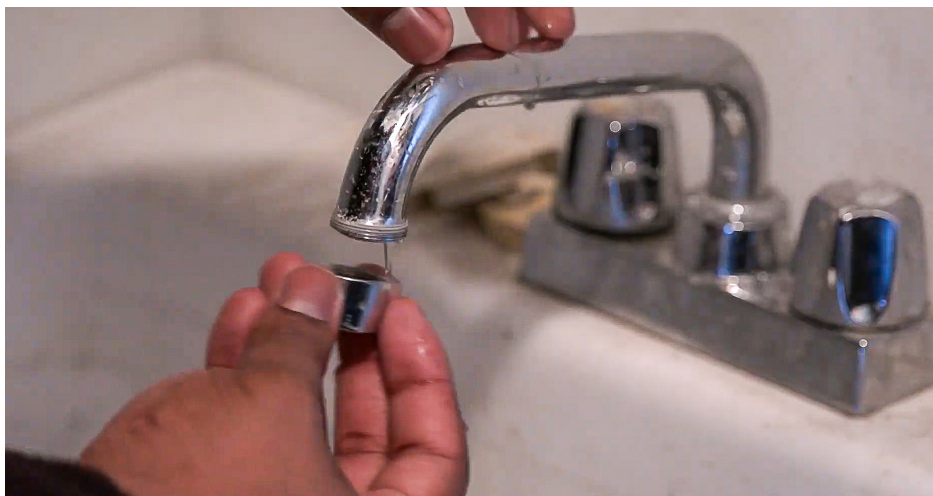
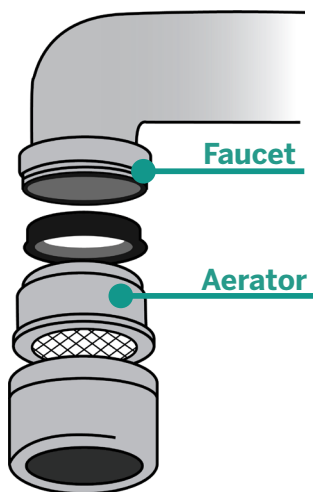
Identify older plumbing fixtures that likely contain lead. Older faucets, fittings, and valves sold before 2014 may contain higher levels of lead, even if marked “lead-free.” Faucets, fittings, and valves sold after January 2014 are required to meet a more restrictive “lead-free” definition but may still contain up to 0.25 percent lead. When purchasing new plumbing materials, it is important to look for materials that are certified to meet NSF standard 61.



Add your home to the DWSD replacement wait list. When you confirm the existence of a lead service line at your house, take a photo near the water meter in your basement or crawl space and add your home to the DWSD Lead Service Line Replacement Program wait list. Go to www.detroitmi.gov/LSLR.



Clean your aerators. The aerator is the screen at the end of your faucet. It catches debris. This debris could include particulate lead. The aerator should be removed monthly to rinse out any debris (see images below).



Additional information regarding lead, including “Frequently Asked Questions about Lead in Drinking Water,” can be found on the City of Detroit’s website at www.detroitmi.gov/leadsafe or visit EGLE’s website at www.michigan.gov/MILeadSafe.

GET TO KNOW YOUR SOURCE WATER

Substances Found in Source Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive materials and substances resulting from the presence of animal or human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife;
- Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming;
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff and residential uses;
- Organic chemical contaminants, including synthetic and volatile organics, which are by-products of industrial processes and petroleum production, which also can come from gas stations, urban stormwater runoff and septic systems; and
- Radioactive contaminants, which can be naturally occurring or the result of oil and gas production and mining activities.

In order to ensure tap water is safe to drink, the EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for human health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at **800-426-4791**.



Health Concerns

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, and people with HIV/AIDS or other immune system disorders. Some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at 800-426-4791.

Information about lead: If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. DWSD is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you have a service line that is lead, galvanized previously connected to lead, or unknown but likely to be lead, it is recommended that you run your water for at least 5 minutes to flush water from both your home plumbing and the lead service line. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at **800-426-4791** or at <http://www.epa.gov/safewater/lead>.

Source Water Protection

Your source water comes from the Detroit River, situated within the Lake St. Clair, Clinton River, Detroit River, Rouge River, Ecorse River, watersheds in the U.S. and parts of the Thames River, Little River, Turkey Creek, and Sydenham watersheds in Canada. The Michigan Department of Environment, Great Lakes and Energy (EGLE) in partnership with the U.S. Geological Survey, the Detroit Water and Sewerage Department, and the Michigan Public Health Institute performed a source water assessment in 2004 to determine the susceptibility of GLWA's Detroit River source water for potential contamination. The susceptibility rating is based on a seven-tiered scale and ranges from very low to very high determined primarily using geologic sensitivity, water chemistry, and potential contaminant sources. The report described GLWA's Detroit River intakes as highly susceptible to potential contamination. GLWA's water treatment plants that service the city of Detroit and draw water from the Detroit River have historically provided satisfactory treatment and meet drinking water standards.



GLWA has initiated source-water protection activities that include chemical containment, spill response, and a mercury reduction program. GLWA and DWSD participate in the National Pollutant Discharge Elimination System (NPDES) permit discharge program and has an emergency response management plan. GLWA has updated Surface Water Intake protection plans for the Belle Isle and Fighting Island intakes. The plans have seven elements that include: roles and duties of government units and water supply agencies, delineation of a source water protection areas, identification of potential sources of contamination, management approaches for protection, contingency plans, siting of new water sources, public participation, and public education activities. If you would like to know more information about the Source Water Assessment report, please, contact GLWA at 313-926-8102.

Since 2018, DWSD has been investing about \$100 Million annually on water and sewer upgrades and stormwater management. Below is a snapshot of the progress through 2022.

311 Miles

Water system assessed

97 Miles

Water mains replaced or lined

2,078 Lines

Lead service lines replaced

311 Miles

Sewer system miles assessed

67 Miles

Sewer pipes lined or replaced

246 Segments

Sewer segments repaired

19 Projects Installed

Stormwater management

83.8 Million Gallons

Stormwater managed annually

Key to the Detected Contaminants

AL	Action Level The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.	n/a not applicable
		ND Not Detected
°C	Celsius A scale of temperature in which water freezes at 0° and boils at 100° under standard conditions.	NTU Nephelometric Turbidity Units Measure of cloudiness of water.
>	Greater Than	PCi/L Picocuries Per Liter Measure of radioactivity.
HAA5	Haloacetic Acids HAA5 is the total of bromoacetic, chloroacetic, di-bromoacetic, dichloroacetic, and trichloroacetic acids. Compliance is based on the total.	ppb Parts Per Billion (one in a billion) The ppb is equivalent to micrograms per liter. A microgram = 1/1000 gram.
Level 1	Level 1 Assessment A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our system.	ppm Parts Per Million (one in a million) The ppm is equivalent to milligrams per liter. A milligram = 1/1000 gram.
LRAA	Locational Running Annual Average The average of analytical results for samples at a particular monitoring location during the previous four quarters.	RAA Running Annual Average The average of all analytical results for all samples during the previous four quarters.
MCL	Maximum Contaminant Level The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.	SMCL Secondary Maximum Contaminant Level
MCLG	Maximum Contaminant Level Goal The level of contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow a margin of safety.	TT Treatment Technique A required process intended to reduce the level of a contaminant in drinking water.
MRDL	Maximum Residual Disinfectant Level The highest level of disinfectant allowed in drinking water. There is convincing evidence that additional of a disinfectant is necessary for control of microbial contaminants.	µmhos Micromhos Measure of electrical conductance of water



2022 CITY OF DETROIT

REGULATED CONTAMINANTS TABLE

2022 Inorganic Chemicals - Monitoring at Plant Finished Tap

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest Level Detected	Range of Detection	Violation	Major Sources in Drinking Water
Fluoride	7/12/2022	ppm	4	4	0.88	n/a	no	Erosion of natural deposit; Water additive, which promotes strong teeth; Discharge from fertilizer and aluminum factories.
Nitrate	7/12/2022	ppm	10	10	0.97	n/a	no	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
Barium	5/16/17	ppm	2	2	0.01	n/a	no	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.

2022 Disinfection Residual - Monitoring in the Detroit Distribution System

Regulated Contaminant	Test Date	Unit	Health Goal MRDLG	Allowed Level MRDL	Highest Level RAA	Range of Quarterly Results	Violation	Major Sources in Drinking Water
Total Chlorine Residual	2022	ppm	4	4	0.70	0.49-0.81	no	Water additive used to control microbes

2022 Disinfection By-Products - Stage 2 Disinfection By-Products Monitoring in the Distribution System

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest Level LRAA	Range of Quarterly Results	Violation	Major Sources in Drinking Water
(TTHM) Total Trihalomethanes	2022	ppb	n/a	80	30.3	8.4-49.0	no	By-product of drinking water chlorination
(HAA5) Haloacetic Acids	2022	ppb	n/a	60	14.7	2.4-28.0	no	By-product of drinking water chlorination

2022 Disinfectant By-Product - Monitoring at the Waterworks Park Plant Finished Tap

Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Allowed Level MCL	Highest Level RAA	Range of Quarterly Results	Violation	Major Sources in Drinking Water
Bromate	April - Dec. 2022	ppb	0	10	ND	ND-ND	no	By-product of drinking water ozonation

2022 Turbidity - Monitored Every 4 Hours at the Plant Finished Water Tap

Highest Single Measurement Cannot Exceed 1 NTU	Lowest Monthly % of Samples Meeting Turbidity Limit of 0.3 NTU (minimum 95%)	Violation	Major Sources in Drinking Water
0.29NTU	100%	no	Soil runoff

Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea and associated headaches.

GLWA is required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether our drinking water meets health standards. GLWA routinely monitors your water for turbidity (cloudiness). This indicates whether GLWA is effectively filtering the water supply. We did not produce a filter profile for EGLE review within 7 days of an August 1, 2022, **individual filter** exceedance at the GLWA Springwells Water Treatment Plant as required by law. A filter profile is a summary of the turbidity and flow through the filter and is used to identify any trends in filter performance.

*Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites which can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. * These symptoms are not caused only by organisms in drinking water. If you experience any of these symptoms and they persist, you may want to seek medical advice.

What should I do? There is nothing you need to do currently. This is not an emergency. You do not need to boil water or use an alternative source of water currently. Even though this is not an emergency, as GLWA water customers, you have a right to know what happened and what was done to correct the situation.

What happened? What is being done? The filter profile has since been produced and submitted to EGLE and additional response actions have been implemented at the plant. GLWA is making every effort to ensure this does not happen again. For more information, please contact the GLWA Water Quality Manager at 313 926-8102.

2022 Special Monitoring						
Contaminant	Test Date	Unit	MCLG	MCL	Highest Level Detected	Source of Contaminant
Sodium	7/12/2022	ppm	n/a	n/a	6.2	Erosion of natural deposits

Lead and Copper Monitoring at the Customer's Tap in 2022									
Regulated Contaminant	Test Date	Unit	Health Goal MCLG	Action Level AL	90 th Percentile Value*	Number of Sites Over AL	Range of Individual Samples	Violation	Major Sources in Drinking Water
Lead	2022	ppb	0	15	12	4	0-22	no	Lead services lines, corrosion of household plumbing including fittings and fixtures; erosion of natural deposits
Copper	2022	ppm	1.3	1.3	0.1	0	ND-0.2	no	Corrosion of household plumbing system; erosion of natural deposits

* The 90th percentile value means 90 percent of the homes tested have lead and copper levels below the given 90th percentile value. If the 90th percentile value is above the AL additional requirements must be met.

Regulated Contaminant	Treatment Technique	Typical Source of Contaminant
Total Organic Carbon ppm	The Total Organic Carbon (TOC) removal ratio is calculated as the ratio between the actual TOC removal and the TOC removal requirements. The TOC is measured each quarter and because the level is low, there is no requirement for TOC removal.	Erosion of natural deposits

Radionuclides - Monitored at the Plant Finished Tap in 2014								
Regulated Contaminant	Test Date	Unit	MCLG	MCL	Level Detected	Violation	Major Sources in Drinking Water	
Combined Radium Radium 226 and 228	5/13/14	pCi/L	0	5	0.65 ± 0.54	no	Erosion of natural deposits	

These tables are based on tests conducted by GLWA in the year 2022 or the most recent testing done within the last five calendar years. GLWA conducts tests throughout the year only tests that show the presence of a substance or require special monitoring are presented in these tables. The State allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. The data is representative of the water quality, but some are more than one year old.

ABOUT UNREGULATED CONTAMINANTS MONITORING

Unregulated contaminants are those for which EPA has not established drinking water standards. Monitoring helps EPA to determine where these contaminants occur and whether it needs to regulate those contaminants.

2019 Unregulated Contaminants Monitored at the Plant Finished Taps

Unregulated Contaminant	Test Date	Unit	Highest Level Detected	SMCL	Range of Detection	Noticeable Effects Above the SMCL	Source of Contaminant
Manganese	2019	ppb	0.48	50	0.0-0.48	black to brown color; black staining; bitter metallic taste	Erosion of natural deposits and corrosion of iron pipes

2019 Unregulated Contaminants - Monitored in the Distribution System Haloacetic Acids

Unregulated Contaminant	Test Date	Unit	Allowed Level MCL	Highest Level Detected	Range of Detection	Violation	Major Sources in Drinking Water
Haloacetic Acid 9 (HAA9)	2019	ppb	n/a	31.41	6.72-31.41	n/a	By-product of drinking water chlorination
Haloacetic Acid 5 (HAA5)	2019	ppb	60	22.5	4.5-22.5	no	By-product of drinking water chlorination
Haloacetic Acid Brominated 6 (HAA6BR)	2019	ppb	n/a	11.34	2.22-11.34	n/a	By-product of drinking water chlorination



2022 CITY OF DETROIT TAP WATER MINERAL ANALYSIS

Parameter	Units	Max.	Min.	Avg.
Turbidity	NTU	0.23	0.02	0.06
Total Solids	ppm	205	96	140
Total Dissolved Solids	ppm	169	90	135
Aluminum	ppm	0.474	0.013	0.055
Iron	ppm	0.5	0.2	0.3
Copper	ppm	0.003	ND	0.001
Magnesium	ppm	8.5	7.2	7.7
Calcium	ppm	30.2	24.8	26.3
Sodium	ppm	8.1	4.8	5.5
Potassium	ppm	1.3	0.9	1.0
Manganese	ppm	0.004	ND	0.000
Lead	ppm	0.001	ND	0.000
Zinc	ppm	0.010	ND	0.001
Silica	ppm	2.9	1.4	2.1
Sulfate	ppm	33.9	19.9	26.5
Chloride	ppm	18.7	7.9	10.8

Parameter	Units	Max.	Min.	Avg.
Phosphorus	ppm	0.87	0.24	0.47
Free Carbon Dioxide	ppm	13.6	1.0	8.4
Total Hardness	ppm	112	66	92
Total Alkalinity	ppm	100	40	78
Carbonate Alkalinity	ppm	ND	ND	ND
Bi-Carbonate Alkalinity	ppm	100	40	78
Non-Carbonate Hardness	ppm	56	ND	15
Chemical Oxygen Demand	ppm	12.0	ND	3.9
Dissolved Oxygen	ppm	16.5	3.4	11.4
Nitrite Nitrogen	ppm	ND	ND	0.0
Nitrate Nitrogen	ppm	0.97	0.21	0.39
Fluoride	ppm	0.88	0.08	0.61
pH		8.16	7.06	7.28
Specific Conductance @ 25 °C	µmhos	283	162	215
Temperature	°C	23.9	0.9	13.2



IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Monitoring Requirements Not Met for Great Lakes Water Authority

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. During January 1, 2022, to March 31, 2022, we did not correctly monitor for bromate. Therefore, we cannot be sure of the quality of your drinking water during that time.

What should I do? There is nothing you need to do at this time. This is not an emergency. You do not need to boil water or use an alternative source of water at this time. Even though this is not an emergency, as our customers, you have a right to know what happened and what we are doing to correct the situation.

The table below lists the contaminants we did not properly test for, how often we are supposed to sample for these contaminants, how many samples we are supposed to take, how many samples we took, when samples should have been taken, and the dates we will collect follow-up samples.

Contaminant	Required sampling frequency	Number of samples taken	When all samples should have been collected	Date additional samples will be collected
Bromate	1 sample every three months	0	January 1, 2022 – March 31, 2022	April 1, 2022 – June 30, 2022

What happened? What is being done? A sample will be collected during the period of April 1, 2022, to June 30, 2022. We are making every effort to assure this does not happen again. We will be collecting follow-up samples.

For more information, please contact **Patrick Williford 313 926-8127**.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by Great Lakes Water Authority.

CERTIFICATION:

WSSN: 02838

I certify that this water supply has fully complied with the public notification regulations in the Michigan Safe Drinking Water Act, 1976 PA 399, as amended, and the administrative rules.

Signature: 

Director of Detroit Water and Sewerage Department
Title: _____ Date Distributed: May 16, 2023

How and why basements flood and steps you can take to protect your property:

Visit www.detroitmi.gov/basementprotection to download the City of Detroit Basement Backup & Flooding Handbook.

This report is available on the City of Detroit website at detroitmi.gov/2022waterqualityreport

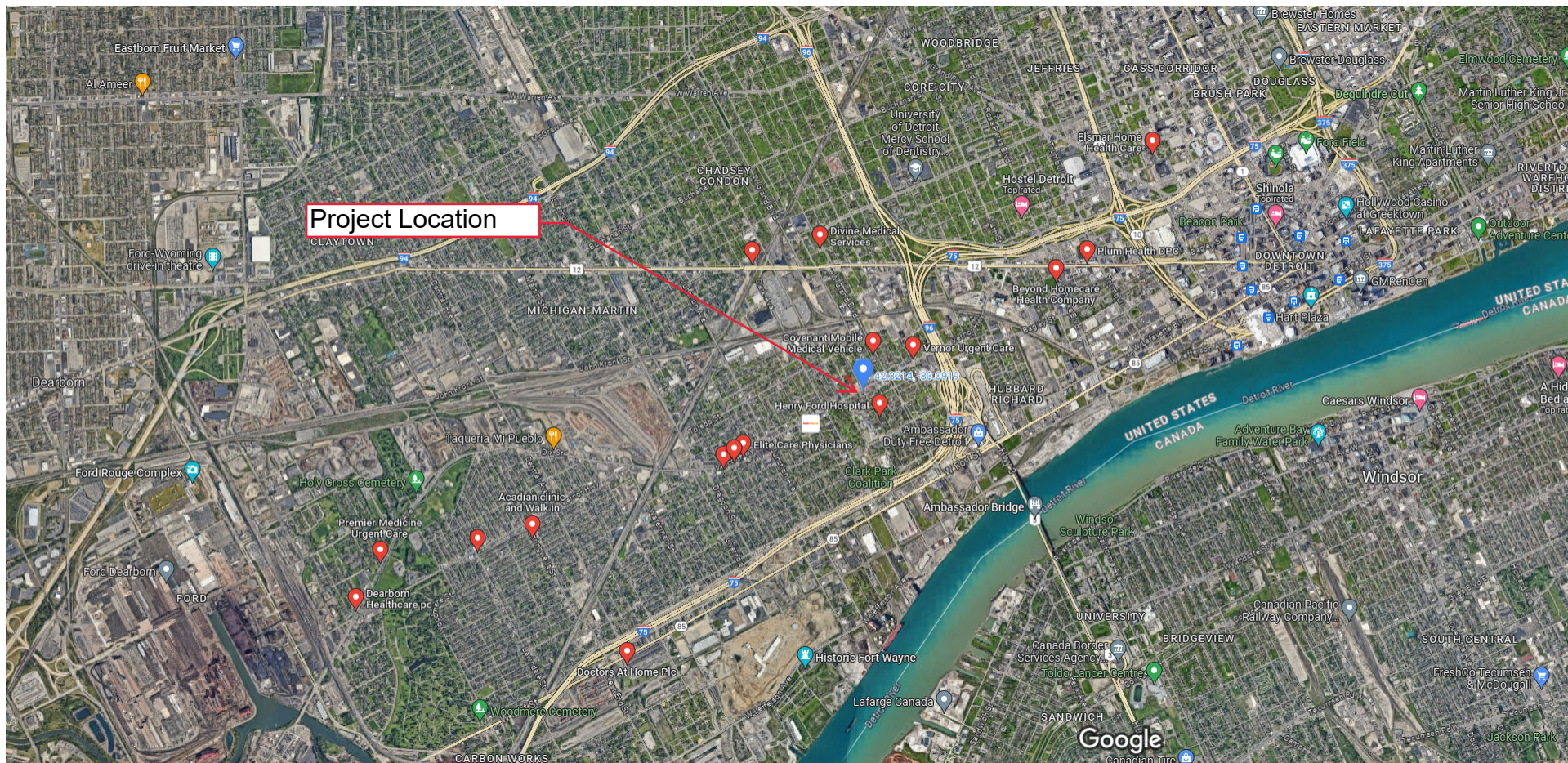
We welcome your comments and opinions about this report. Please direct your comments or questions to the DWSD Public Affairs Group.

Published in May 2023



Water & Sewerage
Department

PUBLIC AFFAIRS GROUP
313-880-2812
dwsd-publicaffairs@detroitmi.gov



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Rating Hours All filters

Dearborn Healthcare pc

2.8 (13)
Medical clinic · 10066 Dix Ave
Closed · Opens 9 AM Mon · (313) 849-4949



Directions

Elite Health Urgent Care

4.9 (352)
Urgent care center · 5901 Vernor Hwy
Closed · Opens 9 AM Mon · (313) 554-4357



Website



Directions

"He nursed me back to health with the right meds and care."

Doctors At Home Plc

No reviews
Medical clinic · 8044 W Burner St
(313) 551-2757



Directions

Henry Ford Hospital

No reviews
Medical clinic · 1500 Scotten St
(800) 436-7936



Website



Directions

Plum Health DPC

4.9 (136)
Medical clinic · 1620 Michigan Ave STE 125
Closed · Opens 9 AM Mon · (313) 444-5630



Website



Directions

"Knowledgeable on many different practices and health care disciplines."

Retirees for Single Payer Health Care

No reviews
Medical clinic · 4300 Michigan Ave
(313) 824-0052



Directions

Acadian clinic and Walk in

4.1 (48)
Medical clinic · 2117 Springwells St
Closed · Opens 9 AM Mon · (313) 908-2927



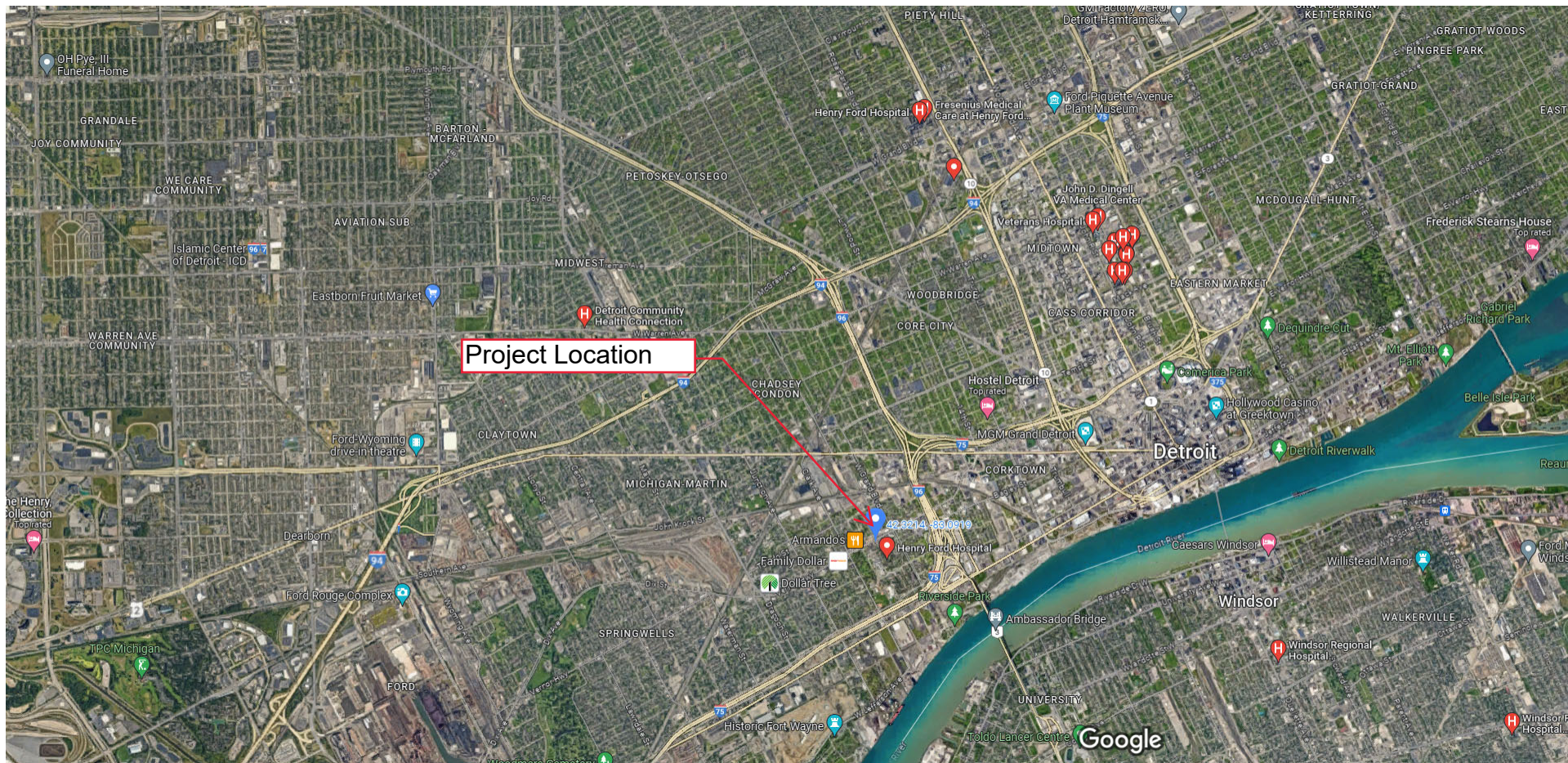
Directions

Brighton Medical Center

4.0 (1)
Medical clinic · 6061 Vernor Hwy
(810) 227-5008



Directions



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Rating Hours All filters

DMC Harper University Hospital

2.6 (297)
General hospital · 3990 John R St
Open 24 hours · (313) 745-8040
"Only one CT technician or entire Hospital"

Website Directions

DMC Detroit Receiving Hospital

2.4 (421)
General hospital · 4201 St Antoine
Open 24 hours · (313) 745-3000
"But the rest of the Hospital is the best!"

Website Directions

Windsor Regional Hospital - Ouellette Campus

2.6 (317)
General hospital · 1030 Ouellette Ave
Open 24 hours · +1 519-254-5577
"Understaffed hospital."

Website Directions

Henry Ford Hospital

3.0 (1,385)
Hospital · 2799 W Grand Blvd
Open 24 hours · (313) 916-2600
"That was not good but this is a hospital in the hood so that is expected."

Website Directions

Windsor Regional Hospital - Metropolitan Campus

2.3 (408)
General hospital · 1995 Lens Ave
Open 24 hours · +1 519-254-5577
"... were very attentive , better some one of the Toronto hospitals"

Website Directions

Detroit Community Health Connection

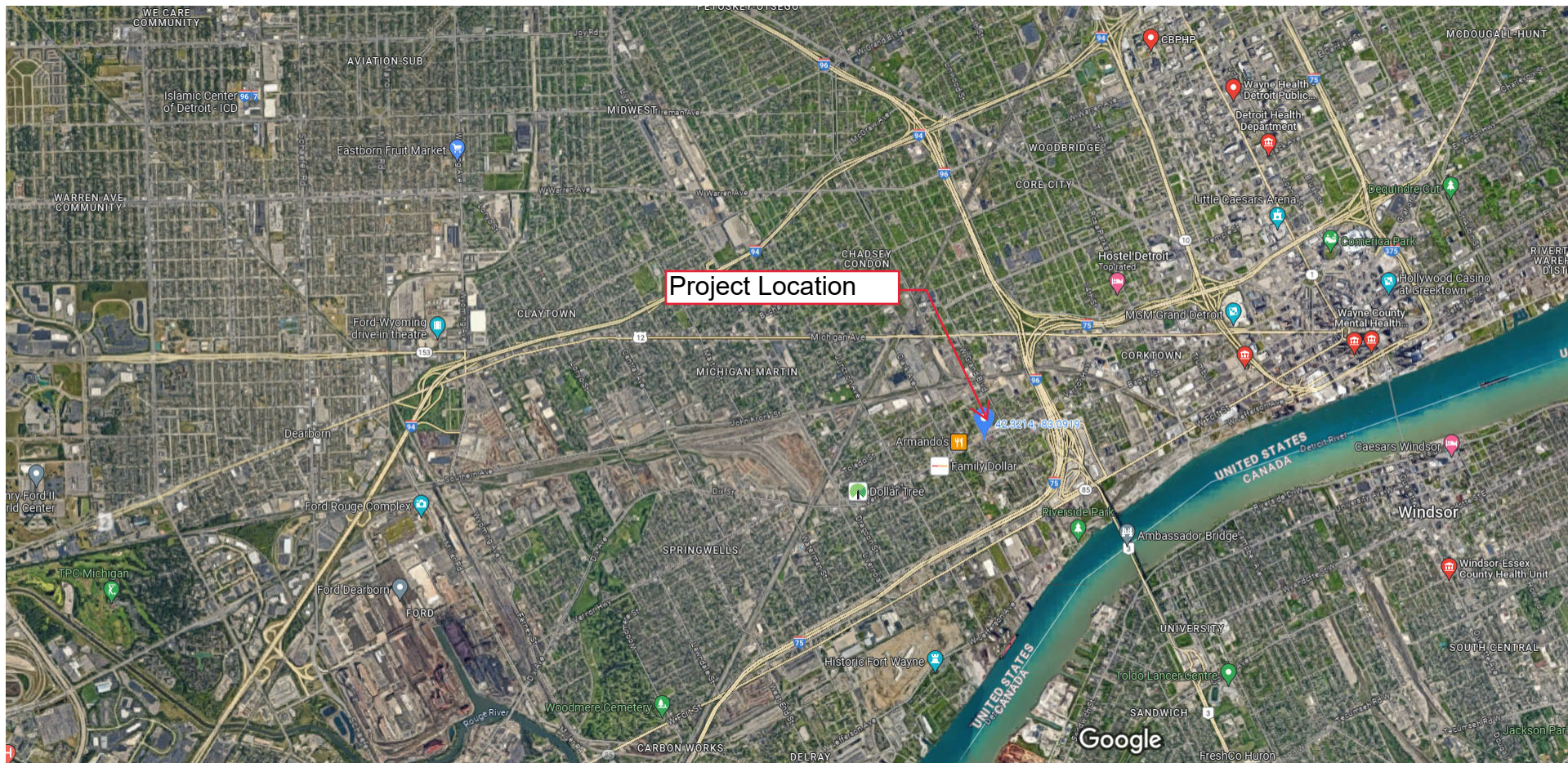
3.0 (8)
General hospital · 6550 W Warren Ave
Closed · Opens 10 AM Mon · (313) 897-7700

Website Directions

Vibra Hospital of Southeastern Michigan - DMC Campus

4.3 (79)
Hospital · 261 Mack Ave 7th Floor
Open · Closes 8 PM · (313) 800-6651

Website Directions



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Rating Hours All filters

Detroit Health Department
 3.2 (24)
 City government office · 100 Mack Ave
 Website Directions
 Closed · Opens 8:30 AM Mon · (313) 876-4000

Windsor-Essex County Health Unit
 3.3 (108)
 Public health department · 1005 Ouellette Ave
 Website Directions
 Closed · Opens 8:30 AM Mon · +1 519-258-2146

Wayne County Dept of Health, Human & Veterans Services
 3.7 (3)
 Public health department · 500 Griswold St 10th floor
 Website Directions
 Closed · Opens 8 AM Mon · (313) 224-0810
 "This site is listed incorrectly and is not the Public Health Department!"

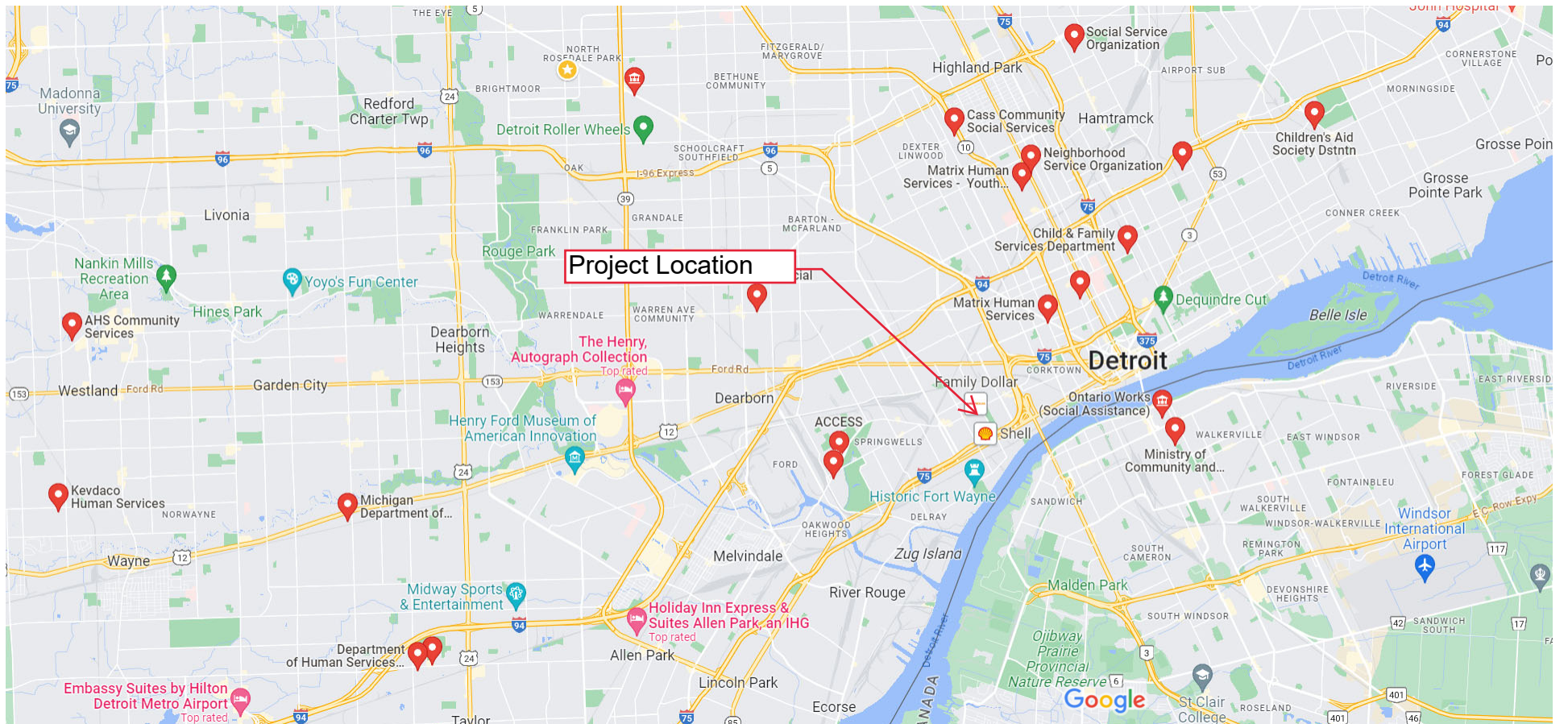
Wayne Health - Detroit Public Health STD Clinic
 2.7 (42)
 Public health department · 50 E Canfield St
 Website Directions
 Closed · Opens 8 AM Mon · (313) 577-9100

Public Health Ontario
 1.0 (2)
 Government office · 4510 Rhodes Drive
 Website Directions
 Closed · Opens 8 AM Mon · +1 519-948-7000

Children's Health Services
 No reviews
 Public health department · 1200 Sixth St
 Website Directions

Institute for Population Health
 3.9 (21)
 Medical clinic · 9053 Woodward Ave
 Website Directions
 Closed · Opens 8 AM Mon · (313) 309-9350

social services



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[Rating](#)
[Hours](#)
[All filters](#)

Department of Human Services Mi
 2.6 (20)
 Social services organization · 6821 Medbury St
[Open](#) · Closes 5 PM · (313) 926-8600
[Directions](#)

Michigan Department of Human Services
 3.6 (130)
[Website](#) [Directions](#)
 Social services organization · 2700 Hamlin Blvd
[Open](#) · Closes 5 PM

Ministry of Community and Social Services
 4.4 (15)
[Directions](#)
 Social services organization · 270 Erie St E
[Open](#) · Closes 5 PM · (800) 387-7327

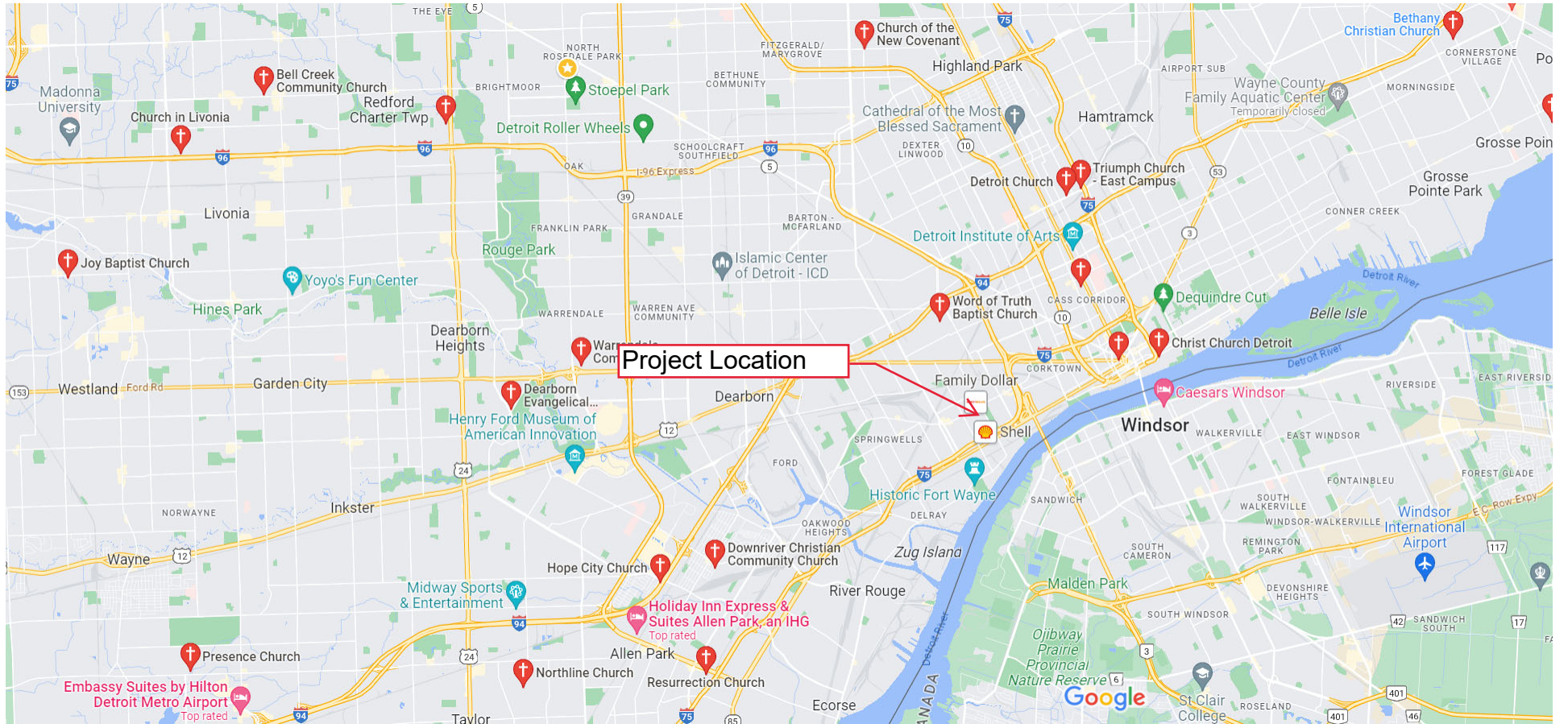
Social Service Organization
 No reviews
[Directions](#)
 Social services organization · 12541 McDougall
 (800) 936-1437

AHS Community Services
 5.0 (1)
[Directions](#)
 Social services organization · 7061 E Parkcrest
 (734) 425-6823

Department of Human Services-Taylor
 2.7 (499)
[Website](#) [Directions](#)
 Social services organization · 25637 Ecorse Rd
[Open](#) · Closes 5 PM · (313) 375-2500

Kevdaco Human Services
 4.0 (2)
[Directions](#)
 Social services organization · 1900 Martin St
 (734) 326-7104

Cass Community Social Services
 3.7 (9)
[Website](#) [Directions](#)
 Non-profit organization · 3901 Cass Ave
 (313) 833-7730



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Rating Hours All filters

Detroit Church
 5.0 (11)
 Christian church · 2900 E Grand Blvd
 Closed · Opens 10 AM Sun



Bethany Christian Church
 4.9 (8)
 Church · 5901 Cadieux Rd



Christ Church Grosse Pointe
 4.7 (19)
 Episcopal church · 61 Grosse Pointe Blvd



Motor City Church
 5.0 (52)
 Church · 150 Michigan Ave
 Closed · Opens 9 AM Tue

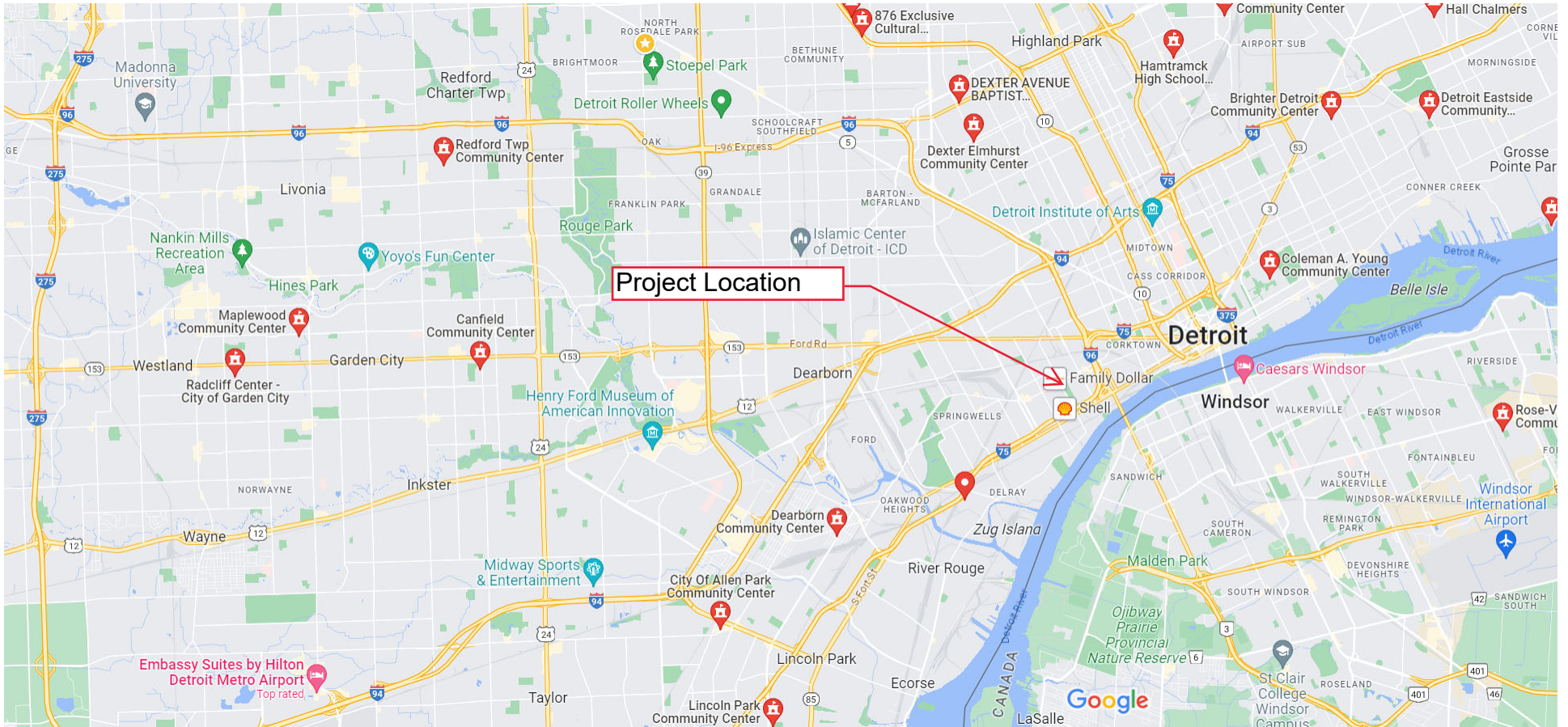


Joy Baptist Church
 4.8 (45)
 Baptist church · 37055 Joy Rd
 Open · Closes 4 PM



Hope City Church
 5.0 (10)
 Christian church · 23700 W Outer Dr
 Closed · Opens 10 AM Wed





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Rating Hours All filters

Redford Twp Community Center
 4.3 (19)
 Community center · 12121 Hemingway St
 Open · Closes 4:30 PM



City Of Allen Park Community Center
 4.4 (54)
 Community center · 15800 White Ave



Charles St Community Center
 4.6 (34)
 Community center · 6103 Charles St



Canfield Community Center
 4.1 (67)
 Community center · 1801 N Beech Daly Rd
 Open · Closes 5 PM

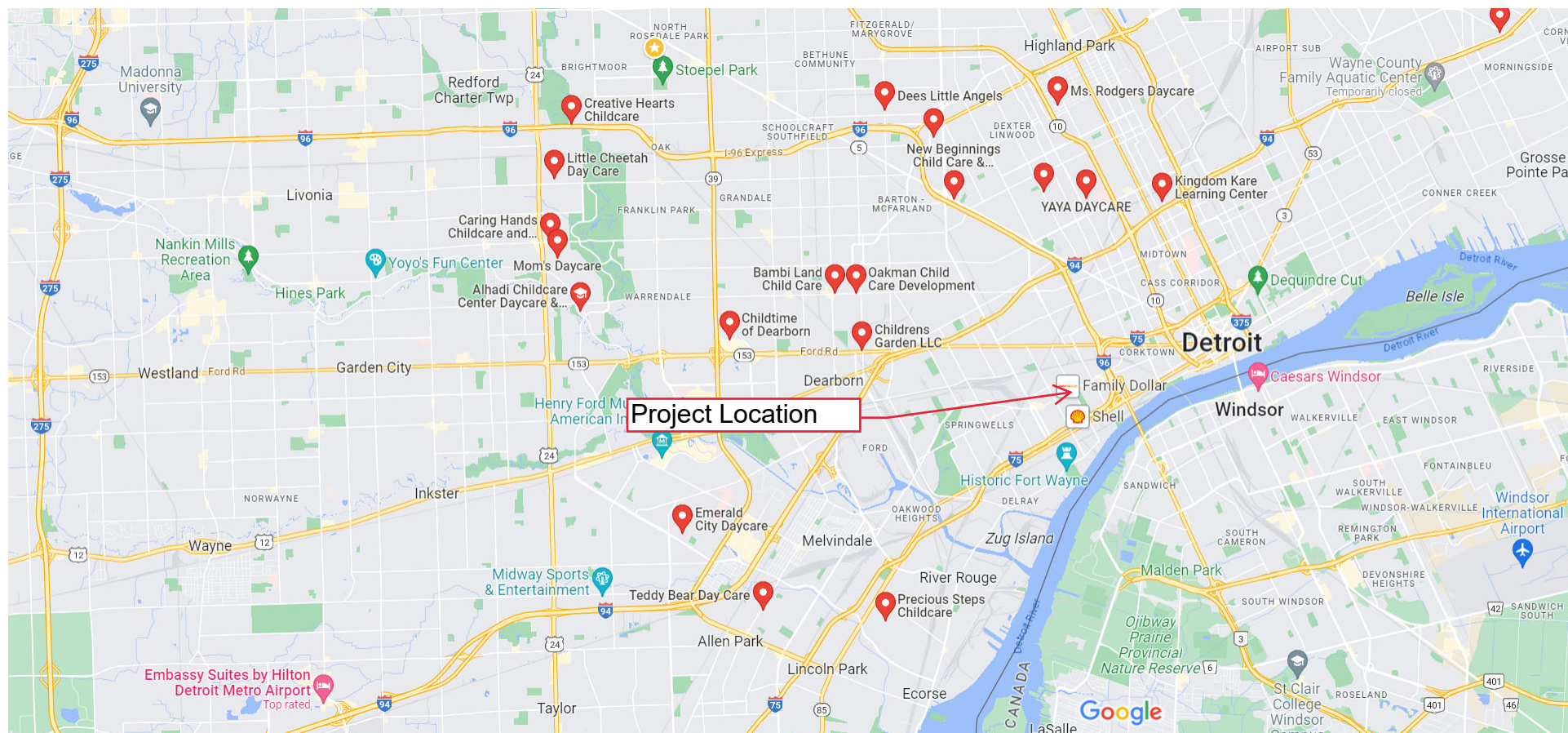


Maplewood Community Center
 4.6 (81)
 Community center · 31735 Maplewood St



Brighter Detroit Community Center
 4.0 (7)
 Community center · 5710 McClellan Ave





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Rating Hours All filters

Ms. Rodgers Daycare
 4.7 (31)
 Day care center · 325 Monterey St
 Website Directions
 Open · Closes 10:30 PM · (313) 419-9597
 Onsite services

Teddy Bear Day Care
 4.4 (10)
 Day care center · 5043 Allen Rd
 Directions
 (313) 381-8484

Oakman Child Care Development
 4.5 (16)
 Day care center · 12828 W Warren Ave
 Website Directions
 Open · Closes 6 PM · (313) 791-7905

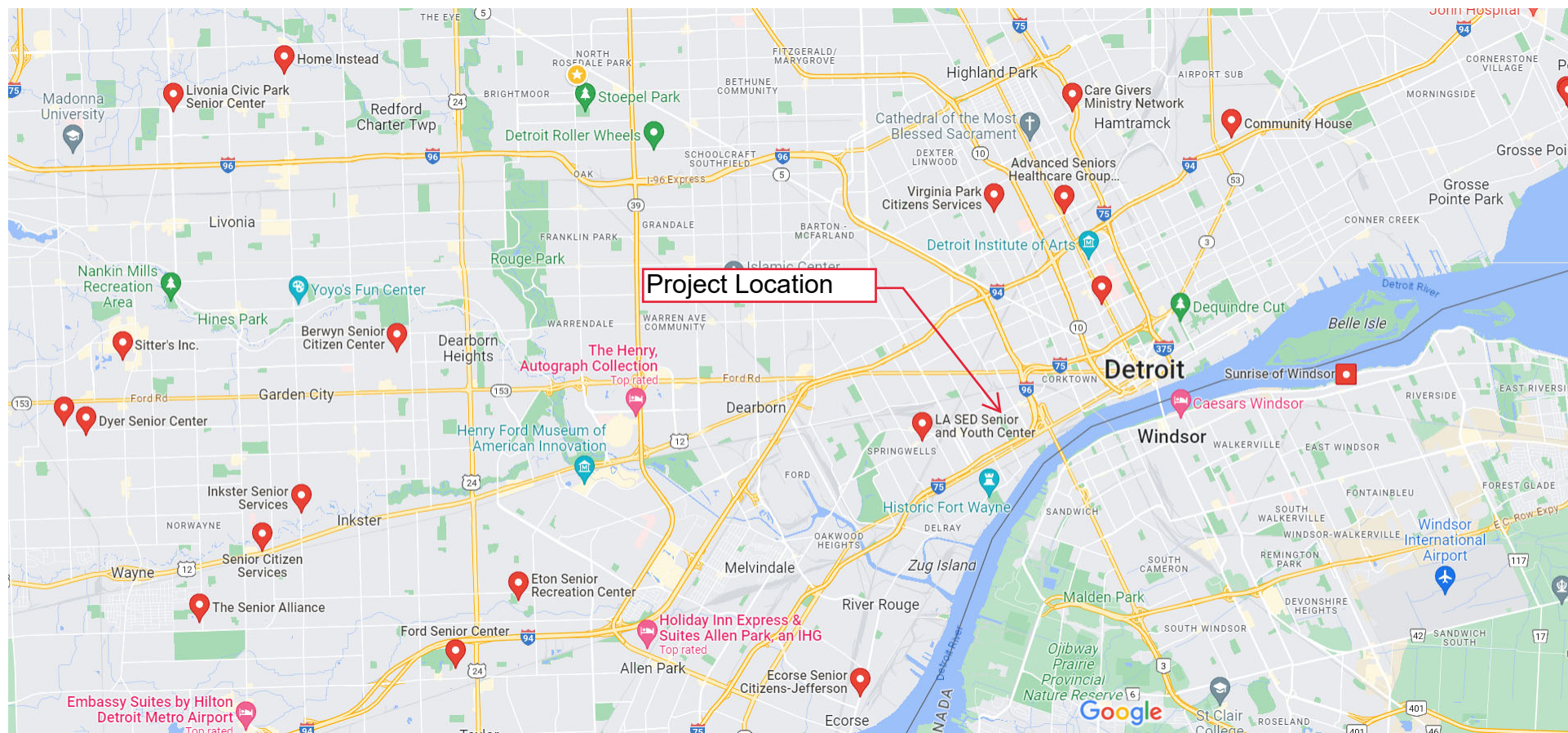
Bambi Land Child Care
 4.2 (45)
 Day care center · 13510 W Warren Ave
 Directions
 (313) 749-7422

Alhadi Childcare Center Daycare & Preschool
 4.3 (35)
 Day care center · 22575 Ann Arbor Trail
 Website Directions
 Open · Closes 6 PM · (313) 638-9999
 Onsite services

Childtime of Dearborn
 2.5 (52)
 Day care center · 6051 Mercury Dr
 Website Directions
 Open · Closes 6 PM · (313) 710-6979

Childrens Garden LLC
 4.4 (64)
 Day care center · 12720 Ford Rd
 Website Directions
 Open · Closes 6 PM · (313) 584-4649

Dees Little Angels
 4.1 (35)
 Day care center · 13987 Wyoming Ave
 Website Directions
 Open · Closes 6 PM · (313) 367-2833



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Sponsored

Sunrise of Windsor
 4.4 (41)
 Retirement community · 5065 Riverside Dr E
 Open 24 hours



Inkster Senior Services
 No reviews
 Senior citizen center · 2025 Middlebelt Rd



Westland Senior Resources
 4.7 (19)
 Senior citizen center · 1119 N Newburgh Rd
 Open · Closes 5PM



Sitter's Inc.
 No reviews
 Senior citizen center · 6609 Yale St
 Open · Closes 6PM

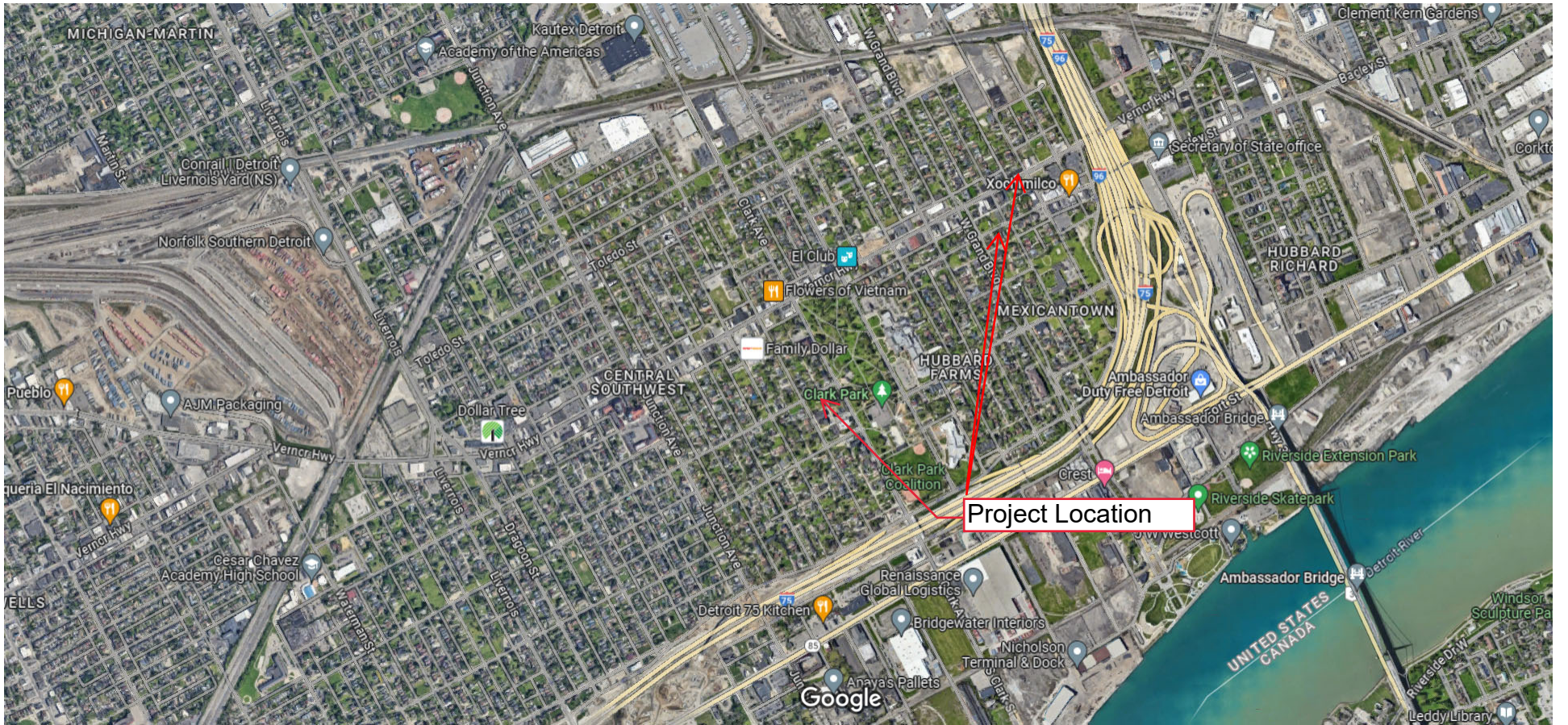


Senior Citizen Services
 No reviews
 Social services organization · 30712 Michigan Ave



Virginia Park Citizens Services
 4.0 (1)
 Senior citizen center · 8431 Rosa Parks Blvd





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