

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

**Project Information**

**Project Name:** 4401-Rosa-Parks

**HEROS Number:** 900000010323528

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

**RE Preparer:** Kim Siegel, City of Detroit

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

**Certifying Officer:** Julie Schneider, Director

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

**Point of Contact:**

**Consultant (if applicable):** The Mannik & Smith Group, Inc.

**Point of Contact:** Chris Owen

**Project Location:** 4401 Rosa Parks Blvd, Detroit, MI 48208

**Additional Location Information:**

The proposed development will be constructed at 4401 Rosa Parks Blvd, Detroit, MI 48208. Please see the May 24, 2024 4401 Rosa Parks Permit Review Set (Christian Hurtle Architects, LLC) (Attachment AA - 2024 05 24 - 4401 Rosa Parks Permit

Review Set) and the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis (Baker Tilly US, LLP) (Attachment AA - Detroit MI (Cinnaire Solutions-Rosa Parks) 5-15-2024). The site consists of the following 13 Wayne County Parcels: 08008122-3; 08008121; 08008120; 08008119; 08008118; 08008117; 08008116; 08001256; 08001257; 08001258; 08008398.001; 08008396.002; and 08001242.

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

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

Cinnaire Solutions (Developer) is proposing to develop 4401 Rosa Parks Boulevard, a newly constructed Low-Income Housing Tax Credit (LIHTC) multifamily rental housing development located within the Woodbridge Neighborhood of the City of Detroit, Michigan. The proposed development includes the construction of one, four-story building consisting of 40, one-bedroom units (545 to 630 square feet) and 20, two-bedroom units (760 to 906 square feet) for a total of 60 multifamily units, and retail space (100 square-feet), community room and fitness room on the first floor. The proposed building includes a controlled entry with intercom and key fob access, on-site management, elevator, and a community room. The proposed project will include a small plaza, playground, new bike station, and a 52-space parking lot that includes three handicap parking spaces and 49 standard parking spaces. See Attachment AA - 2024 05 24 - 4401 Rosa Parks Permit Review Set for additional design details. The purpose of the proposed project is to construct 60 rental units and maintain high-quality affordable housing units in the City of Detroit. The project proposes to set aside 48 of the units for residents earning 30, 40, 50, 60, or 80 percent or less of the prevailing Wayne County Area Median Income ("AMI") using an allocation of Section 42 LIHTCs from the Michigan State Housing Development Authority's ("MSHDA's") rental housing tax credit program with the remaining 12 units renting a prevailing market rental rates targeting residents of all ages. In addition, eight (8) of the units will be layered with project based vouchers ("PBV's) whereby tenants will pay 30 percent of their adjusted gross income ("AGI") as rent. See Attachment AA - Detroit MI (Cinnaire Solutions-Rosa Parks) 5-15-2024 for the Market Study details. The site is located on the near northwest side of the City of Detroit on the northwest corner of the intersection Rosa Parks Boulevard and West Canfield Street. More specifically, the site is located at 4401 Rosa Parks Boulevard and is approximately 1.75 miles northwest of downtown Detroit and approximately 1.1 miles west of the midtown area of Detroit. The site is currently vacant and consists of grass and trees on the western portion of the property and a deteriorated former asphalt parking lot on the eastern portion of the property. The site consists of 13 parcels and is currently owned by DPS Wilbur Wright Properties LLC. The immediate area surrounding the subject site generally consists of older single-family homes in average condition, institutional use buildings, and small businesses. The surrounding area consists of grass and tree covered land to the north, west, and south, and a church and grass-covered land to the east. The surrounding properties will likely continue to be used for their current purpose in the absence of the project. This



review is for \$2,500,000 in HOME 2024 funding and eight Detroit Housing Commission Project Based Vouchers. This project is valid for five years.

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

**PURPOSE:** The purpose of the proposed project is to construct affordable rental and maintained high-quality housing units in the City of Detroit. **NEED:** According to a Market Study, prepared by Baker Tilly US, LLP (April 2024), the demand for affordable housing comes from the surrounding primary market area (PMA). The proposed project is located approximately 1.75 miles northwest of downtown Detroit and approximately 1.1 miles west of the midtown area of Detroit, making the subject site somewhat walkable to nearby jobs, recreation, and businesses. The site will also offer pedestrian linkages and drive-by exposure with its location along two lightly traveled roadways, therefore, making the site an average location for the development of multifamily housing. Additionally, the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2023 and 2028 demographic data sets, the overall PMA population is projected to increase by approximately 154 people per year for the five years ending in 2028, resulting in an overall increase of 2.2%. The number of households is projected to increase at a rate of about 115 per year for a gain of 3.6%. The projected development would likely have a monthly absorption rate of approximately five units per month, and will open with 25% of the units preleased. The proposed project is projected to reach stabilized occupancy for the tax credit portion within five to six months, and stabilized occupancy for the market rate portion within one month. Therefore, the proposed project is favorable for the PMA given the need for affordable housing in an area that is considered an average location based on pedestrian linkages and drive-by exposure.

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

The property consists of a deteriorated asphalt paved parking lot on the eastern portion of the property and a grass-covered lot on the western portion of the property. The surrounding area consisted of grass and tree covered land to the north, west, and south, and a church and grass-covered land to the east. The surrounding properties will likely continue to be used for their current purpose in the absence of the project. According to the US Census Bureau and ESRI, the overall population in the primary market area is projected to increase by approximately 154 people per year, resulting in an overall gain of 2.2 percent. The number of households is projected to increase of 3.6 percent. Owner and renter occupied units are expected to increase slightly.

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

[Attachment AA - 2024 05 24 - 4401 Rosa Parks Permit Review Set.pdf](#)

[Attachment AA - Detroit MI \(Cinnaire Solutions-Rosa Parks\) 5-15-2024.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 - 4401 Rosa Parks.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
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$2,500,000.00
MI1001	Public Housing	Project-Based Voucher Program	\$0.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$2,500,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$25,335,521.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Three airports have been identified within the surrounding area. Coleman A. Young International Airport (KDET) is

		located 5.7 miles northeast of the project area. Windsor International Airport (YQG) is located approximately 7.7 miles southeast of the project area. Detroit Metropolitan Wayne County Airport (DTW) is located approximately 15.4 miles southwest of the project area. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport as referenced in 24 CFR Part 51 Subpart D. Attachment A - Airport Hazards Map depicts the proposed project area in relation to the nearest airport. Attachment A - Airport Hazards with distances depicts the project area with the applicable distances in relation to the proposed building. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a Coastal Barrier Resources System (CBRS) Unit as referenced in the U.S. Fish and Wildlife Service Coastal Barrier Resources System map attached as Attachment B - Coast Barrier Resources. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	As depicted in Attachment C - FEMA FIRM Map, FEMA identified the project area is not located in a Federal Emergency Management Agency (FEMA)-designated Special Flood Hazard Area. The FEMA Map, identified as map number 26163C0280E, effective February 2, 2012, identified the property in Zone X, indicating that the project area is within an area of minimal flood hazard. The project is in compliance with 24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b) and flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in maintenance

<p>particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>		<p>status for Ozone (Attachment D - Air Quality). A general conformity letter was provided from EGLE on September 11, 2023, which confirms the proposed project will not impact air quality (Attachment D - Air Quality). This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with 40 CFR Parts 6, 51 and 93 and the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Coastal Zone Management Areas Mapping (Attachment E - Coastal Zone Management) does not identify that the project area is located in and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project area is not located in a coastal zone inundation area, a hydrologically connected coastal wetland, or a dynamic coastal influence zone. The project is in compliance with the Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d)).</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA dated June 3, 2024, Baseline Environmental Assessment (BEA) dated January 25, 2023, Response Activity Plan (RESAP) dated June 4, 2024, and Vapor Intrusion Mitigation System Design dated July 25, 2023. During the Phase I ESA, one Recognized environmental Concern (REC) and one Vapor Encroachment Condition (VEC) were identified related to the historical use of the project area and the presence of several contaminants. During the BEA activities constituents were detected at concentrations exceeding one or more Part 201 criteria. The RESAP was approved by EGLE on May 31, 2024. A Lead Based Paint Survey and Asbestos</p>

		<p>Survey was not required during this evaluation because the project area is vacant and does not contain any buildings. A Radon Assessment was not required because the project area is not located in a Michigan county where 25 percent or more homes tested equal to or above the EPA action level of 4.0 pCi/L, as depicted by the Michigan EGLE radon map. During the BEA, on-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. Adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Two active aboveground storage tanks (ASTs) are within one mile of the project site. The first AST is located 0.69 mile southwest of the project area. The second AST is located 0.89 mile north/northwest of the project area. The Acceptable Separation Distance (ASD) Assessment Tool indicates that the identified ASTs are located beyond the required separation distance from the project area. Attachment H - ASD Electronic Assessment Tool - U of D Mercy AST and Attachment H - ASD Electronic Assessment Tool - Cardinal Health AST include the online ASD calculations. Attachment H - Database Report includes all ASTs within a one-mile radius of the project area. The</p>

		project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Attachment I - Urbanized Area Map - US Census TIGER Map, the project is located in an US Census defined Urbanized Area. Additionally, according to Attachment I - Farmland Protection Soils Map, the project area is not located within an area with soils suitable for farming. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to Attachment J - FEMA FIRM Map, FEMA has identified the project area on map 26163C0280E, dated February 2, 2012, does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on Section 106 consultation, the project will have "No Historic Properties are Affected" for archaeological resources and "No Adverse Effect" for above ground resources within the area of potential effects of this undertaking. Based on historic research, the APE for this project includes the Woodbridge Neighborhood Historic District, which has been identified as listed on the National Register of Historic Places. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This project will have no adverse effect on historic properties as long as the specifications submitted to the Preservation Specialist on 6/1/2023 are followed. Conditions: The project must be conducted in accordance with the specifications submitted to the City of Detroit, Housing and Revitalization Department

		<p>Preservation Specialist; any changes to the scope of work for the project shall be submitted to the Tiffany Ciavattone, Preservation Specialist, at Ciavattonet@detroitmi.gov and (313) 224-6380, for review and approval prior to the start of work. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Day/Night Noise Assessment (DNL) was conducted for four human occupancy points of the proposed building. Major roads within 1,000 feet of the project area include Rosa Parks Boulevard, Grand River Avenue, and West Forest Avenue. No railroads were identified within 3,000 feet of the project area. Three airports were identified within 15 miles of the project area; however, non appear likely to effect the project area. These airports include the Coleman A. Young International Airport (KDET), located approximately 5.7 miles northeast; Windsor International Airport (YQG), located approximately 7.7 miles southeast; and Detroit Metropolitan Wayne County Airport (DTW), located approximately 15.4 miles southwest. The airport contour maps for KDET and DTW indicate that project is located outside less than 55 dB noise contours and the Noise Exposure Forecast (NEF) for YQG was less than 25 NEF; therefore, the airports have been removed from consideration in the overall total DNL. The highest DNL noise assessment level was 59.0 dB which falls within the Acceptable HUD Classification. Attachment L - Planimetric Map with distances provides the proposed project in relation to the noise generators in the vicinity from all four points of human occupancy of the proposed building. See Attachment L -</p>

		<p>DNL Calculator - HUD Exchange Points for all DNL calculations. Attachment L - Grand River Ave MDOT 2023 Traffic Volumes, Attachment L - Rosa Parks Blvd MDOT 2023 Traffic Volumes, and Attachment L - W Forest Ave MDOT 2023 Traffic Volumes provide the 2023 Traffic Volumes provided from online access of MDOT Traffic Volumes. Attachment L - KDET Existing Noise Contours, Attachment L - DTW 2011 Noise Contours, and Attachment L - YQG Noise Exposure Forecast Contours provide the noise contour maps for each airport. The project is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b> 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>According to Attachment M - Sole Source Aquifer Map, the project is not located on a sole source aquifer area. The project is in compliance with 40 CFR Part 149 and Sole Source Aquifer requirements.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A review of the USFWS NWI Map (Attachment N - NWI Map) did not identify any on-site or adjacent wetlands. As part of the Phase I ESA (Attachment F - 088822_00_011_JUN032024_PIESA , completed June 3, 2024), a site reconnaissance was conducted and did not identify any on-site or adjacent wetlands. The project will not impact on- or off-site wetlands. Based on the project description, this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b> 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 as referenced in Attachment O - Wild and Scenic Rivers Map. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		



<b>ENVIRONMENTAL JUSTICE</b>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The purpose of the proposed project is to construct 60 rental units and maintain high-quality affordable housing units in the City of Detroit. The project proposes to set aside 48 of the units for residents earning 30, 40, 50, 60, or 80 percent or less of the prevailing Wayne County Area Median Income. The project site consists of a vacant parcel with some vegetation and a deteriorating asphalt parking lot. Identified contamination on site will be remediated and/or mitigated to protect the future residents living on the site. No residential or business relocations are required for the project. No adverse environmental impacts were identified in the project's total environmental review. Attachment P - EJScreen Community Report provides the community information within a one-mile radius of the project area, including low-income, minority, and socioeconomic indicators data. The project is in compliance with Executive Order 12898.</p>

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning	2	Proposed project is consistent with the comprehensive plan for the overall community's vision for its future,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
/ Scale and Urban Design		development plans and policies. The demand exists for the introduction of 60 multifamily rental units at the site in Detroit. The site location and scope of development make the proposed development marketable in the prevailing rental market within Detroit. Based on the scope, the unit mix, unit sizes, rents and amenities are appropriate for the intended use and targeted market and the development is consistent with the competition within the primary market area. Consulted the 4401 Rosa Parks Permit Review Set, April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis, and zoning map.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The proposed project is anticipated to not affect soil stability of the project site, to account for erosion control of local soils, and to properly design drainage and storm water runoff management systems through the use of best management practices as outlined in the permit set. Consulted the 4401 Rosa Parks Permit Review Set.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed project is anticipated to avoid hazards and nuisances through the duration of the project. The contractor will provide a safe and secure jobsite prior to, during, and after work, which includes providing necessary safety devices, lighting, and barriers as necessary. All work and materials will conform to the current edition of the State Health and Safety Regulations, State Fire Marshal, Local Fire Department and Health Department. Site safety measures and site-generated noise are anticipated to be in compliance local noise ordinances and verified by the contractor. Consulted the 4401 Rosa Parks Permit Review Set.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	The proposed project is supported by the need for strong and stable employment base which has resulted in a consistent	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		demand for multifamily housing in the area. The project will neither increase or decrease employment opportunities because the project consists of the construction of a multifamily rental housing development. The project area's civilian employee population is most found in the healthcare, manufacturing, and educational services industries. The project is not anticipated to negatively affect the local county or state workforce. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis.	
Demographic Character Changes / Displacement	1	The proposed project demographic is targeting low income individuals, which will positively affect the minority group by increasing affordable housing in the city of Detroit. Upon completion, the development will consist of 60 multifamily units targeting residents of all ages. Forty-eight of these units will be available for residents earning 30, 40, 50, 60, or 80 percent or less of the prevailing Wayne County AMI using an allocation of Section 42 LIHTCs from the MSDH's rental housing tax credit program. The proposed project will not displace individuals or families, and will not result in probable indirect displacement because the project site currently consists of vacant land. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis.	
Environmental Justice EA Factor	2	The proposed project does not anticipate adverse environmental impacts. The project will not impact the community with potential environmental justice concerns or expose the community to disproportionate adverse environmental or human health conditions. The project site is located on the near northwest side of the City of Detroit. The site is approximately 1.75 miles northwest of downtown Detroit and approximately 1.1 miles west of the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		midtown area of Detroit. The immediate area surrounding the site consists of older single-family homes, institutional use buildings, and small businesses. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	Local educational and cultural facilities are projected to meet the needs of the proposed project. The primary market area demographic data forecasted an overall population increase by approximately 154 people per year by 2028, resulting in an overall gain of 2.2 percent. The percent increase of households is expected to increase by 3.6 percent, while the percent of families is projected to increase by 3.2 percent by 2028. The neighborhood linkages identified an elementary school, middle school, and two high schools located approximately 0.2 mile to 1.2 mile away from the proposed project site. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis and local online mapping.	
Commercial Facilities (Access and Proximity)	2	The proposed project location has been chosen based on the proximity of downtown Detroit, the midtown area of Detroit, and its proximity to nearby jobs, recreation, and businesses. The proposed project site is located approximately 1.75 miles northwest of downtown Detroit and approximately 1.1 miles west of the midtown area of Detroit. The proposed project is not anticipated to displace existing retail establishments. The location of the site is somewhat walkable to commercial facilities, or otherwise accessible via bus transportation. The Side Smart Route 305 transportation is located one block from the site. Shopping stores, a grocery store, a convenience store, and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		pharmacies are located within approximately 1.1 mile of the project site. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis and local online mapping.	
Health Care / Social Services (Access and Capacity)	2	The proposed project is located in an area that has capacity and access to nearby health care, emergency services, and social services. Non-emergency health care services are located within 0.9 mile of the project site, and the DMC Harper University Hospital Emergency Room is located 1.6 miles from the project site. Social services are located within 5 miles of the project site, and the project is not anticipated to negatively impact social services. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis and local online mapping.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The proposed project will produce general construction waste, and residential waste after completion. Debris created during the construction process will be removed of and disposed of off site in a safe and legal manner. The project is not anticipated to exceed the capacity of the local waste system/landfill. Consulted the 4401 Rosa Parks Permit Review Set.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project will connect to the local municipal sanitary and wastewater system managed by the City of Detroit. The local municipal sanitary and wastewater system has the capacity for the proposed project. Consulted the 4401 Rosa Parks Permit Review Set.	
Water Supply (Feasibility and Capacity)	2	The proposed project will be connected to the local municipal water supply from the City of Detroit. Existing water supply pipelines are 6" to 8". The local municipal water supply system has the capacity for the proposed project. Consulted the 4401 Rosa Parks Permit Review Set.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Public Safety - Police, Fire and Emergency Medical	2	The proposed project is anticipated to be appropriately serviced by local public safety providers. Public safety including police services are located 0.2 mile from the project site which would likely provide a quick response time. The Detroit fire department is located 1.3 miles from the site, which will also likely provide a quick response time. The DMC Harper University Hospital Emergency Room is located 1.6 miles from the site, likely to provide a quick response time. The project will not likely create a significant burden on police, fire, or health care providers in terms of manpower and/or equipment. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis and local online mapping.	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed project will be located in an area that is walking distance or has adequate public transportation available to nearby cultural and recreational activity resources. The Vermont Alexandrine Park and Michigan Pollinator Center are located approximately 0.5 mile from the project site. Additionally, the site is approximately 1.75 miles northwest of downtown Detroit and approximately 1.1 miles west of the midtown area of Detroit which provide additional access to parks and recreational spaces for tenants to use. The project will also include a recreational use open space and playground as part of the proposed design. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis, 4401 Rosa Parks Permit Review Set, and local online mapping.	
Transportation and Accessibility (Access and Capacity)	2	The proposed project will be in close proximity to public transportation services, as well as having adequate parking on site. The proposed project will include a 52-space parking lot that includes three	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		handicap parking spaces and 49 standard parking spaces. The existing transportation facilities and services are adequate to meet the needs of the project. The proposed project will be located one block from the Ride Smart Route 305 transportation line. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis and 4401 Rosa Parks Permit Review Set.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	The project is not anticipated to adversely affect unique natural features on or near the site. The proposed project is anticipated to not affect groundwater or water quality in the surrounding area. The project design includes runoff control measures which include pavement and grassy areas to direct runoff to catch basins or drain inlet structures without any ponding or birdbaths. Consulted the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis and 4401 Rosa Parks Permit Review Set.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project location has a combination of a grass lot and deteriorated asphalt pavement suggesting it was a former parking lot. The project will not likely impact existing wildlife habitats. The proposed project will include general landscape maintenance and the protection of existing trees will be the responsibility of the contractor. The project will have no effect on the following local endangered species: the Tricolored Bat, Northern Riffleshell, Piping Plover, Red knot, and Monarch Butterfly. The following local endangered species were determined as "May effect - not likely to adversely affect" determination: the Eastern Massasauga rattlesnake and Indiana Bat. Consulted the Mannik & Smith Threatened and Endangered Species Review, April 2024 4401 Rosa Parks LIHTC Family Housing	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		MSHDE Compliant LIHTC Full Market Analysis, and 4401 Rosa Parks Permit Review Set.	
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	The proposed project is designed to withstand the expected climate related changes in the surrounding area. According to the National Risk Index for the Census Tract the proposed project is located in area with a relatively moderate hazard type index rating for cold wave, heat wave, strong wind, and tornado. The project area is either relatively low, very low, or not rated for all other hazard types. The building will be constructed to current new building construction standards which is anticipated to protect against and will not be impacted by the relatively moderate hazard types identified in the surrounding area. The building will be constructed to local codes and with insulated walls, energy star windows and doors, and HVAC systems that will mitigate the potential future affects of climate change, including wind, tornado, extreme heat and cold, in the area. The project site is not located within a coastal zone or a floodplain. Consulted the FEMA FIRM Map, CBRS Map, April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis, 4401 Rosa Parks Permit Review Set, and FEMA National Risk Index Map Report and Mapping.	
Energy Efficiency	2	The project design has been developed to meet the prescriptive method of energy star multifamily new construction standard according to the 4401 Rosa Parks Permit Review Set. The proposed project design includes energy efficiency measures including added wall insulation and energy star appliances, lighting fixtures, windows,	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		and doors manufactured based on MSHDA requirements. The proposed project includes programmable thermostats, temperature sensors, roller shades on all windows except for the retail space, and HVAC systems. Consulted the 4401 Rosa Parks Permit Review Set.	

### Supporting documentation

[Attachment AA - Linkages Maps and Distances\(1\).pdf](#)

[FEMA National Risk Index Census Tract and Risk Maps.pdf](#)

[Attachment AA - 2024 05 24 - 4401 Rosa Parks Permit Review Set\(1\).pdf](#)

[Attachment AA - Detroit MI \(Cinnaire Solutions-Rosa Parks\) 5-15-2024\(1\).pdf](#)

[Attachment C - FEMA FIRM Map\(3\).pdf](#)

[Attachment B - Coastal Barrier Resources\(1\).pdf](#)

[Attachment G - S5890002\\_T and E\\_Report\\_final\(1\).pdf](#)

[Zoning Map\(1\).pdf](#)

### Additional Studies Performed:

Baseline Environmental Assessment Report Draft, dated January 25, 2023; Phase I Environmental Site Assessment Report, dated June 3, 2024; Response Activity Plan to Comply with Section 20107a(1)(b), dated June 4, 2024; Threatened and Endangered Species Review for 4401 Rosa Parks Blvd HUD Project, dated June 20, 2023; Phase I Archaeological Survey, dated July 2023

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

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

Consulted the following sources and websites during this review: EPA NEPAassist Mapper used for Air Quality, Airport Hazards, (<https://nepassisttool.epa.gov/nepassist/nepamap.aspx>); U.S. Fish & Wildlife Service Coastal Barrier Resources Mapper used for CBRS (<https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/>); Great Lakes Aquatic Habitat Framework (<https://www.glahf.org/coastal-wetlands/>) and ESRI ArcGIS Online (<https://www.arcgis.com/apps/mapviewer/index.html?url=https://coast.noaa.gov:443/arcgis/rest/services/Hosted/CoastalZoneManagementAct/FeatureServer&source=sd>) used for Coastal Zone Management Areas; EPA's Environmental Justice Screening and Mapping Tool used for Environmental Justice data

(<https://ejscreen.epa.gov/mapper/>); U.S. Department of Agriculture Natural Resources Conservation Service used for Farmland information (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>); U.S. Census Bureau TIGERweb used for Farmland information ([https://tigerweb.geo.census.gov/tigerwebmain/TIGERweb\\_apps.html](https://tigerweb.geo.census.gov/tigerwebmain/TIGERweb_apps.html)); City of Detroit Zoning Map Index used for Zoning information (<https://detroitmi.gov/how-do-i/find-information/detroit-zoning-map-index>); FEMA's national Flood Hazard Layer Viewer used for Floodplain data (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>); HUD Exchange DNL Calculator used for Noise calculations (<https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>); National Wild and Scenic Rivers System used for Wild and Scenic Rivers map (<https://www.rivers.gov/map>); U.S. EPA Sole Source Aquifers Mapper used for Sole Source Aquifers map (<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>); U.S. Fish and Wildlife Services National Wetlands Inventory used for Wetlands map (<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>); Michigan Department of Natural Resources Natural Rivers Map used for Wild and Scenic Rivers map (<https://www.michigan.gov/dnr/managing-resources/fisheries/natural-rivers>)

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

Woodbridge Neighborhood Development Corporation and Cinnaire Solutions Corporation worked with the design team of MKSK and Quinn Evans Architects, and engaged over 150 residents of Woodbridge and the surrounding neighborhoods, to create the Neighborhood Development and Design Guidelines for the site that were published in the spring of 2020. The project's partners used a variety of outreach methods to include the community in the project's planning process. Some of the feedback included:

- \* When considering housing types for future residential opportunities in the neighborhood, the community preferred mixed-use buildings with a residential component in the upper floors, duplexes, and single-family homes.
- \* Ensure there are amenities that makes the neighborhood walkable
- \* New housing types should be a mixture of unit sizes, scale, and number of bedrooms, as well as rental & owner-occupied
- \* Top site design choices included low maintenance native plantings and street trees, beautiful buildings (high-quality materials and good architecture), and locating parking behind buildings so that development can be closer to the street, creating a more walkable environment.

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

The proposed project is consistent with the comprehensive plan for the overall community's vision for its future, development plans and policies. The proposed project will positively impact the project area due to the high demand for affordable housing in the surrounding area and is helping the City achieve its long-term goal of increasing affordable housing. The proposed development would not adversely impact the existing multifamily housing market due to the limited amount of units being added and given the history of continued demand for housing units in Detroit. The project is not anticipated to cumulatively or indirectly adversely effect the environment or incrementally impact the past, present, and reasonably foreseeable future actions. No additional current or planned projects in the foreseeable future have been identified within the project area. Any additional reasonably foreseeable indirect impacts of this project cannot be reasonably determined. No other known projects proposed by Cinnaire Solutions would occur as a result of the proposed project. No adverse effect to human health or the environment is anticipated after the proposed mitigations have been addressed.

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

No alternatives or design changes to the proposed project were necessary to avoid adverse or significant impacts.

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

If no action were to occur, the proposed project would not be constructed and the site would remain vacant. The current land use will remain and no maintenance or improvements to the property will occur. The No Action Alternative does not meet the stated Purpose and Need for the project.

**Summary of Findings and Conclusions:**

The proposed project will support low income individuals with affordable rental housing while providing access to nearby jobs, transportation, recreation, and businesses. The project supports Detroit's plan to build affordable housing for the low income population while maintaining consistency with the comprehensive plans for the community's vision for its future. The demand exists for the introduction of 60 multifamily rental units at the site in Detroit. The site location and scope of development make the proposed development marketable in the prevailing rental market within Detroit. Based on the scope, the unit mix, unit sizes, rents and amenities, the proposed project is appropriate for the intended use within the targeted market and is consistent with the competition within the primary market area. During construction, there may be some short term impacts from temporary closure of portions of the street, construction noise, dust, and exhaust from construction equipment, these impacts are anticipated to be short in duration and

less than the time need to construct the project. The proposed project is consistent with the City of Detroit's community vision and development plans to provide affordable housing for low-income individuals and families within the City. The project an anticipated to have a positive impact for low-income individuals and families by providing affordable housing in a walkable neighborhood with access to local businesses, employment opportunities, and public facilities. There is no adverse effects anticipated associated with this project as the proposed mitigation efforts will be followed throughout the duration of this project and after project completion.

**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
Endangered Species Act	<p>Mitigation measures for the Eastern Massasauga Rattlesnake (EMR) includes utilizing wildlife safe erosion control products and the contractor reviewing the MDNR's fact sheet and "60-Second Snakes: The Eastern Massasauga Rattlesnake" video.</p> <p>Mitigation measures for the Indiana Bat includes restricting tree clearing to within the seasonal window (October 1-March 31) and installing exterior lighting (downward facing full cut-off lens lights) around the building and parking area.</p>	N/A		
Historic Preservation	The project must be conducted in accordance with the specifications submitted to the City of Detroit, Housing and Revitalization Department	N/A		

	<p>Preservation Specialist; any changes to the scope of work for the project shall be submitted to the Tiffany Ciavattone, Preservation Specialist, at Ciavattonet@detroitmi.gov and (313) 224-6380, for review and approval prior to the start of work.</p>			
<p>Contaminati on and Toxic Substances</p>	<p>Compliance is achieved by following the Response Activity Plan (RESAP) prepared by SME to comply with Section 20107a(1)(b) in June 2024 in conjunction with the BEA (Attachment F - 088822_00_005_JUN042024_RESAP). The RESAP includes the proposed exposure barriers and protection to be used during redevelopment activities in relation to soil and indoor air exposure. An Environmental Coordination Plan for Construction (ECPC) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soils. Redevelopment of the property will include the construction of buildings, installation of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and need to be maintained to mitigate direct contact with the contaminated soil. An Operations, Maintenance and Monitoring (OM&amp;M) Plan is proposed to be completed from the vapor mitigation systems after the system is proven and commissioned on the property. The RESAP contains the</p>	<p>N/A</p>	<p>The mitigation plan will follow the September 2023 RESAP prepared by SME. The identified exposure pathways outlined in the RESAP include direct contact (with soil), soil particulate inhalation, soil volatilization to ambient air, and soil volatilization to indoor air. SME discusses the ways to mitigate the identified unacceptable exposures. An Environmental Coordination Plan for Construction (ECPC) will be prepared for all construction and utility contractors working on the property during</p>	

	<p>documents for the April 2022 Phase I ESA and the Vapor Intrusion Mitigation System Design.</p>		<p>the construction process. An acknowledgment form will be prepared as written notice for future residents regarding restrictions on digging, planting, and other sub-grade activities. The installation of hard surfaces such as pavement and landscaping serve as barriers and are to be maintained to mitigate direct contact with contaminated soils. All existing soils removed from the property will be characterized and transported for disposal at a licensed facility. Contaminated soil will be covered with the required subgrade material of vapor mitigation system aggregate and vapor barrier, and a five inch concrete floor</p>
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			slab. Visual inspections of landscaped and paved areas will be performed on a quarterly basis. Any erosion or damage observed during the inspection will be fenced and access will be restricted until repair. An Operations, Maintenance, and Monitoring (OM&M) Plan will be developed for the active vapor mitigation systems. Within 90 days following the completion of the ASSD installation and startup, a written report will be completed to document the installation.	
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**Project Mitigation Plan**

The mitigation plan will follow the summary found in the 4401 Rosa Parks Mitigation Plan.

[4401 Rosa Parks Mitigation Plan.pdf](#)

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

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

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

✓ No

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

Yes

### Screen Summary

#### Compliance Determination

Three airports have been identified within the surrounding area. Coleman A. Young International Airport (KDET) is located 5.7 miles northeast of the project area. Windsor International Airport (YQG) is located approximately 7.7 miles southeast of the project area. Detroit Metropolitan Wayne County Airport (DTW) is located approximately 15.4 miles southwest of the project area. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport as referenced in 24 CFR Part 51 Subpart D. Attachment A - Airport Hazards Map depicts the proposed project area in relation to the nearest airport. Attachment A - Airport Hazards with distances depicts the project area with the applicable distances in relation to the proposed building. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[Attachment A - Airport Hazards\(1\).pdf](#)  
[Attachment A - Airport Hazards with distances.pdf](#)

Are formal compliance steps or mitigation required?



4401-Rosa-Parks

Detroit, MI

900000010323528

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 Coastal Barrier Resources System (CBRS) Unit as referenced in the U.S. Fish and Wildlife Service Coast Barrier Resources System map attached as Attachment B - Coast Barrier Resources. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

### Supporting documentation

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

### Are formal compliance steps or mitigation required?

Yes

No

## Flood Insurance

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

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

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

Yes

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

[Attachment C - FEMA FIRM Map\(1\).pdf](#)

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

As depicted in Attachment C - FEMA FIRM Map, FEMA identified the project area is not located in a Federal Emergency Management Agency (FEMA)-designated Special Flood Hazard Area. The FEMA Map, identified as map number 26163C0280E, effective February 2, 2012, identified the property in Zone X, indicating that the project area is within an area of minimal flood hazard. The project is in compliance with 24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b) and flood insurance requirements.

**Supporting documentation**

[Attachment C - FEMA FIRM Map\(2\).pdf](#)

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

Yes

✓ No

## Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone 0.03 ppb (parts per million)

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

Source used to determine levels is the Michigan Department of Environment, Great Lakes, and Energy (EGLE) air quality index monitoring system.

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

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

**Enter the estimate emission levels:**

Ozone ppb (parts per million)

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

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

**Screen Summary**

**Compliance Determination**

The project's county or air quality management district is in maintenance status for Ozone (Attachment D - Air Quality). A general conformity letter was provided from EGLE on September 11, 2023, which confirms the proposed project will not impact air quality (Attachment D - Air Quality). This project does not exceed *de minimis* emissions levels or the screening level established by the state or air quality

management district for the pollutant(s) identified above. The project is in compliance with 40 CFR Parts 6, 51 and 93 and the Clean Air Act.

**Supporting documentation**

[Attachment D - Air Quality\(1\).pdf](#)

[Attachment D - Air Quality\(1\).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**

Coastal Zone Management Areas Mapping (Attachment E - Coastal Zone Management) does not identify that the project area is located in and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project area is not located in a coastal zone inundation area, a hydrologically connected coastal wetland, or a dynamic coastal influence zone. The project is in compliance with the Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d)).

#### **Supporting documentation**

[Attachment E - Coastal Zone Management.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)
<b>Reference</b>		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

**1. How was site contamination evaluated?\* Select all that apply.**

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

\* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances\* (excluding radon) 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?)**

Provide a map or other documentation of absence or presence of contamination\*\* and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

No

Explain:

✓ Yes

\* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

\*\* Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

**3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions\* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?**

Yes

Explain:

✓ No

\* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

**4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?**

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

**5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?**

Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

**6. How was radon data collected?**

All buildings involved were tested for radon

A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.74

Provide the documentation\* used to derive this value:

Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required.

File Upload:

[Attachment F - HRD Indoor Radon Map 04-18-24.pdf](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

\* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

## 8. Mitigation

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

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan\*.

**Can all adverse environmental impacts be mitigated?**

No, all adverse environmental impacts cannot feasibly be mitigated.  
Project cannot proceed at this location.

- ✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.  
Provide all mitigation requirements\*\* and documents in the Screen Summary at the bottom of this screen.

\* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

\*\* Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

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

Compliance is achieved by following the Response Activity Plan (RESAP) prepared by SME to comply with Section 20107a(1)(b) in June 2024 in conjunction with the BEA (Attachment F - 088822\_00\_005\_JUN042024\_RESAP). The RESAP includes the proposed exposure barriers and protection to be used during redevelopment activities in relation to soil and indoor air exposure. An Environmental Coordination Plan for Construction (ECPC) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soils. Redevelopment of the property will include the construction of buildings, installation of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and need to be maintained to mitigate direct contact with the contaminated soil. An Operations, Maintenance and Monitoring (OM&M) Plan is proposed to be completed from the vapor mitigation systems after the system is proven and commissioned on the property. The RESAP contains the documents for the April 2022 Phase I ESA and the Vapor Intrusion Mitigation System Design.

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

Complete removal

Risk-based corrective action (RBCA)

## Other

\* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

\*\* Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

### **Screen Summary**

#### **Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA dated June 3, 2024, Baseline Environmental Assessment (BEA) dated January 25, 2023, Response Activity Plan (RESAP) dated June 4, 2024, and Vapor Intrusion Mitigation System Design dated July 25, 2023. During the Phase I ESA, one Recognized environmental Concern (REC) and one Vapor Encroachment Condition (VEC) were identified related to the historical use of the project area and the presence of several contaminants. During the BEA activities constituents were detected at concentrations exceeding one or more Part 201 criteria. The RESAP was approved by EGLE on May 31, 2024. A Lead Based Paint Survey and Asbestos Survey was not required during this evaluation because the project area is vacant and does not contain any buildings. A Radon Assessment was not required because the project area is not located in a Michigan county where 25 percent or more homes tested equal to or above the EPA action level of 4.0 pCi/L, as depicted by the Michigan EGLE radon map. During the BEA, on-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. Adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

#### **Supporting documentation**

[Attachment F - Response answers for backup.docx](#)

[Attachment F - HRD Indoor Radon Map 04-18-24\(1\).pdf](#)

[Attachment F - 08882200005 JUN042024 RESAP.pdf](#)

[Attachment F - 088822 00 011 JUN032024 PIESA.pdf](#)

[Attachment F - 08882200003 012523 BEA DRAFT.pdf](#)

[Attachment F - 4401 Rosa Parks LDHA ResAP Approval Conditions Met Letter.pdf](#)

[Attachment F - Map Of Michigan Radon Levels.pdf](#)

[Attachment F - DRAFT Vapor Mitigation System Design Plans.pdf](#)

[Attachment F - 4401 Rosa Parks LDHA ResAP Approval w Conditions Letter.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.

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.

**2. Are federally listed species or designated critical habitats present in the action area?**

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

**3. What effects, if any, will your project have on federally listed species or designated critical habitat?**

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

**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 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. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.**

✓ Mitigation as follows will be implemented:

Mitigation measures for the Eastern Massasauga Rattlesnake (EMR) includes utilizing wildlife safe erosion control products and the contractor reviewing the MDNR's fact sheet and "60-Second Snakes: The Eastern Massasauga Rattlesnake" video. Mitigation measures for the Indiana Bat includes restricting tree clearing to within the seasonal window (October 1-March 31) and installing exterior lighting (downward facing full cut-off lens lights) around the building and parking area.

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

##### **Supporting documentation**

[Attachment G - S5890002 T and E Report final.pdf](#)

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

✓ Yes

No

## Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

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

No

Yes

**4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?**

Yes

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

No

**Screen Summary**

**Compliance Determination**

Two active aboveground storage tanks (ASTs) are within one mile of the project site. The first AST is located 0.69 mile southwest of the project area. The second AST is located 0.89 mile north/northwest of the project area. The Acceptable Separation Distance (ASD) Assessment Tool indicates that the identified ASTs are located beyond the required separation distance from the project area. Attachment H - ASD Electronic Assessment Tool - U of D Mercy AST and Attachment H - ASD Electronic Assessment Tool - Cardinal Health AST include the online ASD calculations. Attachment H - Database Report includes all ASTs within a one-mile radius of the project area. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[Attachment H - Database Report.pdf](#)

[Attachment H - ASD Electronic Assessment Tool - U of D Mercy AST.pdf](#)

[Attachment H - ASD Electronic Assessment Tool - Cardinal Health AST.pdf](#)

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

Yes

No

## Farmlands Protection

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

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

Yes

✓ No

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

The property is currently vacant land and zoned as local special development district (SD1) land. The property is not used as agricultural land, and is not intended to be used as agricultural 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**

According to the Attachment I - Urbanized Area Map - US Census TIGER Map, the project is located in an US Census defined Urbanized Area. Additionally, according to Attachment I - Farmland Protection Soils Map, the project area is not located within an area with soils suitable for farming. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

#### **Supporting documentation**

[Attachment I - Urbanized Area Map - US Census TIGER Map.pdf](#)

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

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

Yes

4401-Rosa-Parks

Detroit, MI

900000010323528

✓ 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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

**1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?**

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

**2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.**

Yes

Describe:

No

**3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination**

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

<sup>1</sup> Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

<sup>2</sup> If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

<sup>3</sup> Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

No

**Screen Summary**

**Compliance Determination**

According to Attachment J - FEMA FIRM Map, FEMA has identified the project area on map 26163C0280E, dated February 2, 2012, does not occur in the FFRMS floodplain.

The project is in compliance with Executive Orders 11988 and 13690.

**Supporting documentation**

[Attachment J - FEMA FIRM Map.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" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### **Threshold**

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

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

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

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

### **Step 1 – Initiate Consultation**

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

- ✓ State Historic Preservation Offer (SHPO) Completed

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

Other Consulting Parties

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

A Section 106 Review Application was submitted to the Detroit Housing & Revitalization Department (HRD) and included a Section 106 Letter Report (Kidorf Preservation Consulting, Feb 21, 2023) for above ground cultural resources and Archaeological Summary (Arbre Croche Cultural Resources LLC, March 10, 2023). Based on the Section 106 Review Application, HRD determined that more information is needed in order to make a determination regarding the potential affects on archaeological resources, and that the project qualifies for review by Michigan State Historic Preservation Office's (SHPO) archaeologist, pursuant to a Programmatic Agreement (PA) between the SHPO and City of Detroit. The HRD also stated that Tribal Consultation is required and will run concurrent with the 30-day SHPO comment Period. An Archaeological Work Plan (Mannik & Smith Group, May 4, 2023) was prepared and submitted to the SHPO for review. A Phase I Archaeological Survey was completed in July 2023 (Mannik Smith Group). On August 29, 2023, based on information provided for their review, the SHPO concurred with the determination of the City of Detroit that "no historic properties are affected" for archaeological resources and the letter evidences the City of Detroit's compliance with 36 CFR 800.4 and fulfills the City of Detroit's responsibility. Pursuant to a Programmatic Agreement (PA) between the City of Detroit and the Michigan SHPO, the Section 106 coordination process is managed by the Detroit Housing & Revitalization Department (HRD). The Michigan State Historic Preservation Office was consulted in accordance to the PA because the project is located within the city of Detroit.

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:**

4401 Rosa Parks Boulevard, Detroit, MI 48208. See attached reports.

**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
4401 Rosa Parks Blvd.	Not Eligible	Yes	✓ Not Sensitive
Woodbridge Neighborhood Historic District	Listed	Yes	✓ Not Sensitive

**Additional Notes:**

See City of Detroit Section 106 Coordination Documentation and Michigan SHPO Determination Letter.

**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:

See City of Detroit's Section 106 Review Application, Phase I Archaeological Survey, and Michigan SHPO coordination.

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:**

Based on the City of Detroit's Section 106 Review Application, Phase I Archaeological Survey, and Michigan SHPO coordination, it was determined that "No Historic Properties are Affected" for archaeological resources and "No Adverse Effect" for above ground resources within the area of potential effects of this undertaking.

**Does the No Adverse Effect finding contain conditions?** Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

The project must be conducted in accordance with the specifications submitted to the City of Detroit, Housing and Revitalization Department Preservation Specialist; any changes to the scope of work for the project shall be submitted to the Tiffany Ciavattone, Preservation Specialist, at Ciavattone@detroitmi.gov and (313) 224-6380, for review and approval prior to the start of work.

No

Adverse Effect



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

Based on Section 106 consultation, the project will have "No Historic Properties are Affected" for archaeological resources and "No Adverse Effect" for above ground resources within the area of potential effects of this undertaking. Based on historic research, the APE for this project includes the Woodbridge Neighborhood Historic District, which has been identified as listed on the National Register of Historic Places. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This project will have no adverse effect on historic properties as long as the specifications submitted to the Preservation Specialist on 6/1/2023 are followed. Conditions: The project must be conducted in accordance with the specifications submitted to the City of Detroit, Housing and Revitalization Department Preservation Specialist; any changes to the scope of work for the project shall be submitted to the Tiffany Ciavattone, Preservation Specialist, at Ciavattonet@detroitmi.gov and (313) 224-6380, for review and approval prior to the start of work. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

**Supporting documentation**

[Attachment K - City of Detroit 106 Review Email 2023-04-11.pdf](#)

[Attachment K - 4401 Rosa Parks Section 106 Application.pdf](#)

[Attachment K - 4401 Rosa Parks Public Comment.pdf](#)

[Attachment K -SHPO Response ER96 1 23 4401 RosaParks.pdf](#)

[Attachment K - \[EXTERNAL\] RE City of Detroit Tribal Consultation - 4401 Rosa Parks .pdf](#)

[Attachment K -SHPO Response 96 1 23 4401 Rosa Parks May 31 2023.pdf](#)

[Attachment K - 4401 Rosa Parks CNAE Section 106 Letter 8 30 23.pdf](#)

[Attachment K -Pokagon 106 No Historic Properties in APE City of Detroit Tribal Consultation 4401 Rosa Parks Blvd.docx](#)

[Attachment K - City of Detroit Tribal Consultation- 4401 Rosa Parks .pdf](#)

[Attachment K - 12-06CPDN \(1\).pdf](#)

[Attachment K - 4401 Rosa Parks Section 106 report.pdf](#)

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

✓ Yes

No



## Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

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

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

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 59

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 59

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

### **Screen Summary**

#### **Compliance Determination**

A Day/Night Noise Assessment (DNL) was conducted for four human occupancy points of the proposed building. Major roads within 1,000 feet of the project area include Rosa Parks Boulevard, Grand River Avenue, and West Forest Avenue. No railroads were identified within 3,000 feet of the project area. Three airports were identified within 15 miles of the project area; however, non appear likely to effect the project area. These airports include the Coleman A. Young International Airport (KDET), located approximately 5.7 miles northeast; Windsor International Airport (YQG),

located approximately 7.7 miles southeast; and Detroit Metropolitan Wayne County Airport (DTW), located approximately 15.4 miles southwest. The airport contour maps for KDET and DTW indicate that project is located outside less than 55 dB noise contours and the Noise Exposure Forecast (NEF) for YQG was less than 25 NEF; therefore, the airports have been removed from consideration in the overall total DNL. The highest DNL noise assessment level was 59.0 dB which falls within the Acceptable HUD Classification. Attachment L - Planimetric Map with distances provides the proposed project in relation to the noise generators in the vicinity from all four points of human occupancy of the proposed building. See Attachment L - DNL Calculator - HUD Exchange Points for all DNL calculations. Attachment L - Grand River Ave MDOT 2023 Traffic Volumes, Attachment L - Rosa Parks Blvd MDOT 2023 Traffic Volumes, and Attachment L - W Forest Ave MDOT 2023 Traffic Volumes provide the 2023 Traffic Volumes provided from online access of MDOT Traffic Volumes. Attachment L - KDET Existing Noise Contours, Attachment L - DTW 2011 Noise Contours, and Attachment L - YQG Noise Exposure Forecast Contours provide the noise contour maps for each airport. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Attachment L - YQG Noise Exposure Forecast Contours.pdf](#)

[Attachment L - KDET Existing Noise Contours.pdf](#)

[Attachment L - DTW 2011 Noise Contours.pdf](#)

[Attachment L - W Forest Ave MDOT 2023 Traffic Volumes.JPG](#)

[Attachment L - Rosa Parks Blvd MDOT 2023 Traffic Volumes.JPG](#)

[Attachment L - Planimetric Map with distances.pdf](#)

[Attachment L - Grand River Ave MDOT 2023 Traffic Volumes.JPG](#)

[Attachment L - DNL Calculator - HUD Exchange Points.pdf](#)

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

Yes

✓ No

## Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

### Screen Summary

#### Compliance Determination

According to Attachment M - Sole Source Aquifer Map, the project is not located on a sole source aquifer area. The project is in compliance with 40 CFR Part 149 and Sole Source Aquifer requirements.

**Supporting documentation**

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

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

Yes

No

**Wetlands Protection**

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

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

No

Yes

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

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

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

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

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

**Screen Summary**

**Compliance Determination**



A review of the USFWS NWI Map (Attachment N - NWI Map) did not identify any on-site or adjacent wetlands. As part of the Phase I ESA (Attachment F - 088822\_00\_011\_JUN032024\_PIESA , completed June 3, 2024), a site reconnaissance was conducted and did not identify any on-site or adjacent wetlands. The project will not impact on- or off-site wetlands. Based on the project description, this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[Attachment N -NWI Map.pdf](#)

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

Yes

No

## Wild and Scenic Rivers Act

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

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

No

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

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

### Screen Summary

#### Compliance Determination

This project is not within proximity of a NWSRS river as referenced in Attachment O - Wild and Scenic Rivers Map. The project is in compliance with the Wild and Scenic Rivers Act.

#### Supporting documentation

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

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

Yes

No

**Environmental Justice**

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

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

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

Yes

No

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

**Screen Summary**

**Compliance Determination**

The purpose of the proposed project is to construct 60 rental units and maintain high-quality affordable housing units in the City of Detroit. The project proposes to set aside 48 of the units for residents earning 30, 40, 50, 60, or 80 percent or less of the prevailing Wayne County Area Median Income. The project site consists of a vacant parcel with some vegetation and a deteriorating asphalt parking lot. Identified contamination on site will be remediated and/or mitigated to protect the future residents living on the site. No residential or business relocations are required for the project. No adverse environmental impacts were identified in the project's total environmental review. Attachment P - EJScreen Community Report provides the community information within a one-mile radius of the project area, including low-income, minority, and socioeconomic indicators data. The project is in compliance with Executive Order 12898.

**Supporting documentation**

[Attachment P - EJScreen Community Report.pdf](#)

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

Yes

No



**U.S. Department of Housing and Urban  
Development**  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

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

### **Project Information**

**Project Name:** 4401-Rosa-Parks

**HEROS Number:** 900000010323528

**Project Location:** 4401 Rosa Parks Blvd, Detroit, MI 48208

### **Additional Location Information:**

The proposed development will be constructed at 4401 Rosa Parks Blvd, Detroit, MI 48208. Please see the May 24, 2024 4401 Rosa Parks Permit Review Set (Christian Hurrtienne Architects, LLC) (Attachment AA - 2024 05 24 - 4401 Rosa Parks Permit Review Set) and the April 2024 4401 Rosa Parks LIHTC Family Housing MSHDE Compliant LIHTC Full Market Analysis (Baker Tilly US, LLP) (Attachment AA - Detroit MI (Cinnaire Solutions-Rosa Parks) 5-15-2024). The site consists of the following 13 Wayne County Parcels: 08008122-3; 08008121; 08008120; 08008119; 08008118; 08008117; 08008116; 08001256; 08001257; 08001258; 08008398.001; 08008396.002; and 08001242.

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

Cinnaire Solutions (Developer) is proposing to develop 4401 Rosa Parks Boulevard, a newly constructed Low-Income Housing Tax Credit (LIHTC) multifamily rental housing development located within the Woodbridge Neighborhood of the City of Detroit, Michigan. The proposed development includes the construction of one, four-story building consisting of 40, one-bedroom units (545 to 630 square feet) and 20, two-bedroom units (760 to 906 square feet) for a total of 60 multifamily units, and retail space (100 square-feet), community room and fitness room on the first floor. The proposed building includes a controlled entry with intercom and key fob access, on-site management, elevator, and a community room. The proposed project will include a small plaza, playground, new bike station, and a 52-space parking lot that includes three handicap parking spaces and 49 standard parking spaces. See Attachment AA - 2024 05 24 - 4401 Rosa Parks Permit Review Set for additional design details. The purpose of the proposed project is to construct 60 rental units and maintain high-quality affordable housing units in the City of Detroit. The project proposes to set aside 48 of the units for residents earning 30, 40, 50, 60, or 80 percent or less of the prevailing Wayne County Area Median Income ("AMI") using an allocation of Section 42 LIHTCs from the Michigan State Housing Development Authority's ("MSHDA's") rental housing tax credit program with the remaining 12 units renting a prevailing market rental rates targeting residents of all ages. In addition, eight (8) of the units will be layered with project based vouchers ("PBV's") whereby tenants will pay 30 percent of their adjusted gross income ("AGI") as rent. See Attachment AA - Detroit MI (Cinnaire Solutions-Rosa Parks) 5-15-2024 for the Market Study details. The site is located on the near northwest side of the City of Detroit on the northwest corner of the intersection Rosa Parks Boulevard and West Canfield Street. More specifically, the site is

4401-Rosa-Parks

Detroit, MI

900000010323528

located at 4401 Rosa Parks Boulevard and is approximately 1.75 miles northwest of downtown Detroit and approximately 1.1 miles west of the midtown area of Detroit. The site is currently vacant and consists of grass and trees on the western portion of the property and a deteriorated former asphalt parking lot on the eastern portion of the property. The site consists of 13 parcels and is currently owned by DPS Wilbur Wright Properties LLC. The immediate area surrounding the subject site generally consists of older single-family homes in average condition, institutional use buildings, and small businesses. The surrounding area consists of grass and tree covered land to the north, west, and south, and a church and grass-covered land to the east. The surrounding properties will likely continue to be used for their current purpose in the absence of the project. This review is for \$2,500,000 in HOME 2024 funding and eight Detroit Housing Commission Project Based Vouchers. This project is valid for five years.

**Funding Information**

Grant Number	HUD Program	Program Name	
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$2,500,000.00
MI1001	Public Housing	Project-Based Voucher Program	\$0.00

**Estimated Total HUD Funded Amount:** \$2,500,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$25,335,521.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	Mitigation measures for the Eastern Massasauga Rattlesnake (EMR) includes utilizing wildlife safe erosion control products and the contractor reviewing the MDNR's fact sheet and "60-Second Snakes: The Eastern Massasauga Rattlesnake" video.  Mitigation measures for the Indiana Bat includes restricting tree clearing to within the seasonal window (October 1- March 31) and installing exterior lighting (downward facing full cut-off lens lights) around the building and parking area.
Historic Preservation	The project must be conducted in accordance with the specifications submitted to the City of Detroit, Housing and Revitalization Department Preservation Specialist; any changes to the scope of work for the

	<p>project shall be submitted to the Tiffany Ciavattone, Preservation Specialist, at Ciavattonet@detroitmi.gov and (313) 224-6380, for review and approval prior to the start of work.</p>
<p>Contamination and Toxic Substances</p>	<p>Compliance is achieved by following the Response Activity Plan (RESAP) prepared by SME to comply with Section 20107a(1)(b) in June 2024 in conjunction with the BEA (Attachment F - 088822_00_005_JUN042024_RESAP). The RESAP includes the proposed exposure barriers and protection to be used during redevelopment activities in relation to soil and indoor air exposure. An Environmental Coordination Plan for Construction (ECPC) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soils. Redevelopment of the property will include the construction of buildings, installation of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and need to be maintained to mitigate direct contact with the contaminated soil. An Operations, Maintenance and Monitoring (OM&amp;M) Plan is proposed to be completed from the vapor mitigation systems after the system is proven and commissioned on the property. The RESAP contains the documents for the April 2022 Phase I ESA and the Vapor Intrusion Mitigation System Design.</p>

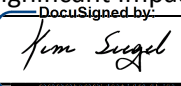
**Project Mitigation Plan**

The mitigation plan will follow the summary found in the 4401 Rosa Parks Mitigation Plan.

[4401 Rosa Parks Mitigation Plan.pdf](#)

**Determination:**

<input checked="" type="checkbox"/>	<p>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</p>
<input type="checkbox"/>	<p>Finding of Significant Impact</p>

Preparer Signature:  Date: 9/10/2024

Name / Title/ Organization: Kim Siegel, City of Detroit / / DETROIT

Certifying Officer Signature:  Date: 9/10/2024

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

4401-Rosa-Parks

Detroit, MI

900000010323528

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



**4401 Rosa Parks**  
**The Mannik & Smith Group, Inc.**  
**August 1, 2024**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
<b>Vapor Mitigation</b>	Installation of an active sub-slab depressurization (ASSD) system in the proposed building during construction to mitigate vapor intrusion concerns as indicated in the Vapor Intrusion Mitigation System Design Report (SME) and included in the 2024 ReSAP.	General Contractor	During Construction  After Construction	TBD	Post-construction sampling and inspection
	Inspect the vapor barrier during the installation and provide third-party quality control inspections to confirm that barrier is installed in accordance with the product manufacturer design specifications. Inspection to include <ul style="list-style-type: none"> <li>• Smoke testing and perform third party quality control.</li> <li>• Observe the installation of the conveyance and riser piping and the attic/roof fan assemblies</li> <li>• On site for each system commissioning and PFE testing.</li> </ul> Site visits will be documented through daily field reports and photos.	Developer's Environmental Consultant (SME)	During Construction	TBD	Post-construction Sampling and inspection

**4401 Rosa Parks**  
**The Mannik & Smith Group, Inc.**  
**August 1, 2024**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
	Collect sub-slab vapor samples to verify the need for the vapor mitigation system two to three months after the initial round of sampling. <ul style="list-style-type: none"> <li>• ASSD system operation will be activated if results indicate an exceedance above site-specific volatilization to indoor air criteria (SSVIAC) as predetermined by the Department of Environment, Great Lakes, and Energy (EGLE).</li> <li>• If no exceedances are measured over the total four rounds of sampling, then the ASSD system will not be activated.</li> </ul>	Developer's Environmental Consultant (SME)	Post Construction	TBD	Post-construction Sampling and inspection
	Operations, Maintenance, and Monitoring Plan (OM&M) will be prepared for each ASSD system after installation has been completed.	Developer's Environmental Consultant (SME)	Post Construction	TBD	OM&M provided to the City of Detroit, Housing and Revitalization Department (HRD)
<b>Contaminated Soil</b>	Environmental Management Plan (EMP) will be prepared to inform all workers of the contaminated soils present on the property.	Developer's Environmental Consultant (SME)	Prior to Construction	TBD	Submission of EMP to HRD
	Contractors and third parties will receive copies of the EMP and are required to sign an acknowledgement form and prepare their own site Health and Safety Plan (HASP).	General contractor	Prior and during construction	TBD	
	Inform construction workers and subcontractors of the potential environmental hazards in conformance with the OSHA Hazard Communication Standard (29 CFR 1910.1200).	General contractor	Prior and during construction	TBD	

**4401 Rosa Parks**  
**The Mannik & Smith Group, Inc.**  
**August 1, 2024**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
	Provide future residents the Acknowledgement Form (as prepared in the ReSAP) to inform them of restrictions in digging, planting, and other subgrade activities. This form will be included in the lease agreement and will be required to be signed and will be retained by the Property Manager in their property files.	The property owner/developer ( 4401 Rosa Parks LDHA LP) and Property Management Agent	Post Construction	TBD	Retain in property files
	Construct in accordance to the architectural plan set and ReSAP, the building and site specifications that included: <ul style="list-style-type: none"> <li>• Vapor mitigation system and vapor barrier in the enclosed areas of the first floor</li> <li>• 5-inch concrete floor slab</li> <li>• Hardscapes that includes hot-mix asphalt pavement, poured concrete pavement and sidewalks, and poured concrete slab-on-grade.</li> <li>• Landscape and recreational areas with the placement of a three layer barrier on exposed contaminated soils, which includes               <ul style="list-style-type: none"> <li>▪ visual demarcation fabric placed directly over contaminated soils,</li> <li>▪ 12 to 18 inches of clean fill and/or topsoil,</li> <li>▪ Seed, sod, or mulch as specified by the landscape architect plans.</li> </ul> </li> </ul>	General contractor	During construction	TBD	Post-construction visual inspections and inspection/repair logs as necessary.

**4401 Rosa Parks**  
**The Mannik & Smith Group, Inc.**  
**August 1, 2024**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
	Construct in accordance to the architectural plan set and ReSAP, the storm water pond on the northwestern portion of the site. Per plan set specifications, the storm water pond will discharge into city owned sanitary sewer system.	General contractor	During construction	TBD	Post-construction visual inspections and inspection/repair logs as necessary.
	Visual inspections of constructed landscaped areas to be completed on weekly basis until vegetation is established. After vegetation has been established, the visual inspections will be performed quarterly. Inspection logs to be completed and maintained within the OM&M plan.	Architect and General contractor	During construction	TBD	Post-construction visual inspections and inspection/repair logs as necessary.
	Conduct repair is damage during visual inspections. Repair logs to be completed and maintained within the OM&M plan.	General contractor	During construction	TBD	Post-construction visual inspections and inspection/repair logs as necessary.
<b>Threatened &amp; Endangered Species</b>	Required mitigation measures for the Eastern Massasauga Rattlesnake (EMR) include: <ul style="list-style-type: none"> <li>• Utilize wildlife safe erosion control products and reviewing the MDNR’s fact sheet and “60-Second Snakes: The Eastern Massasauga Rattlesnake” video</li> </ul>	General Contractor	During Construction	TBD	Inspections prior to and during construction

**4401 Rosa Parks**  
**The Mannik & Smith Group, Inc.**  
**August 1, 2024**

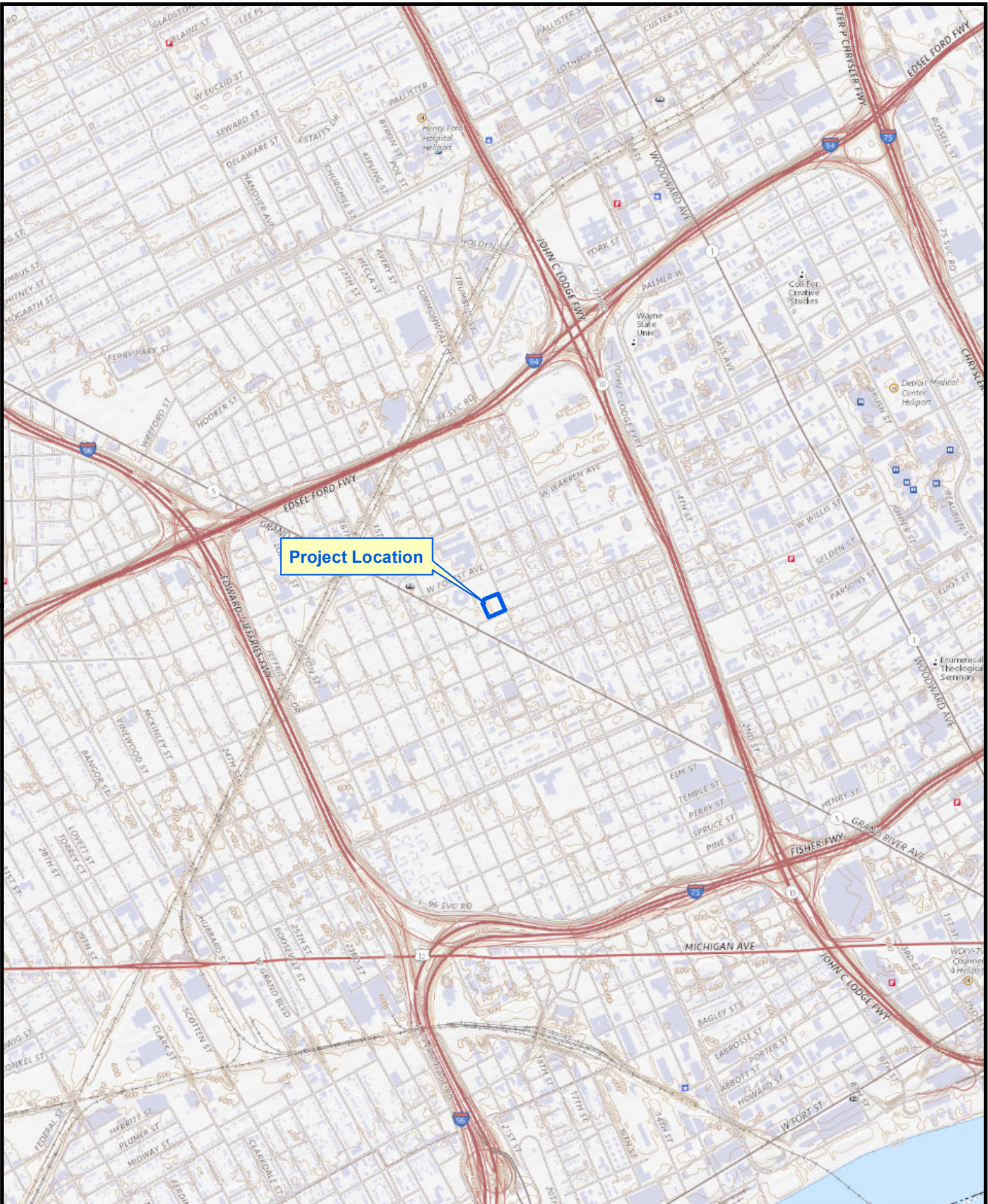
Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
	Required mitigation measures for the Indiana Bat include: <ul style="list-style-type: none"> <li>• Restrict tree clearing to within the seasonal window (October 1- March 31)</li> <li>• Installing exterior lighting (downward facing full cut-off lens lights) around the building and parking area.</li> </ul>	General Contractor  Architect	During Construction Design Plans and Plan Note	TBD  TBD	Inspections prior to and during construction. Plan review prior to construction by HRD.
<b>Section 106 – Conditional No Adverse Effect Requirements</b>	The project must be conducted in accordance with the specifications submitted to the City of Detroit, Housing and Revitalization Department Preservation Specialist on 6/1/2023; any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.	Developer, architect and general contractor	Prior to and/or during construction	TBD	Submit plan changes to Tiffany Ciavattone, Preservation Specialist, at <a href="mailto:Ciavattonet@detroitmi.gov">Ciavattonet@detroitmi.gov</a> ; (313) 224-6380 Submit photos to Tiffany Ciavattone, Preservation Specialist, at <a href="mailto:Ciavattonet@detroitmi.gov">Ciavattonet@detroitmi.gov</a> ; (313) 224-6380

**4401 Rosa Parks  
The Mannik & Smith Group, Inc.  
August 1, 2024**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
	If there is an unanticipated discovery during the construction period, then the unanticipated discoveries plan must be followed.	Developer and general contractor	Prior to or during construction.	TBD	Notify Tiffany Ciavattone, Preservation Specialist, at <a href="mailto:Ciavattonet@detroitmi.gov">Ciavattonet@detroitmi.gov</a> ; (313) 224-6380
	Photos of the completed work are required to be sent to the Preservation Specialist.	Developer	After construction	TBD	Send photo documentation to Notify Tiffany Ciavattone, Preservation Specialist, at <a href="mailto:Ciavattonet@detroitmi.gov">Ciavattonet@detroitmi.gov</a> ; (313) 224-6380

**If unanticipated tanks, evidence of contamination, tanks, artifacts or bones are discovered during ground disturbing activities, work will be halted, and the Melissa Owsiany will be contacted immediately for further guidance on how to proceed. You can reach her at [melissa.owsiany@detroitmi.gov](mailto:melissa.owsiany@detroitmi.gov).**

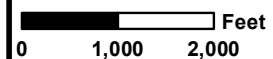




**Figure 1: Project Location**  
**4401 Rosa Barks Blvd**  
**Detroit, Michigan**


**Notes**

USGS Quadrangle, The National Map  
 Detroit, MI 2021





**Legend**

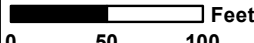
 Study Area





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 TECHNICAL SKILL.  
 CREATIVE SPIRIT.  
 www.MannikSmithGroup.com

**Figure 2: Study Area**  
**4401 Rosa Barks Blvd**  
**Detroit, Michigan**

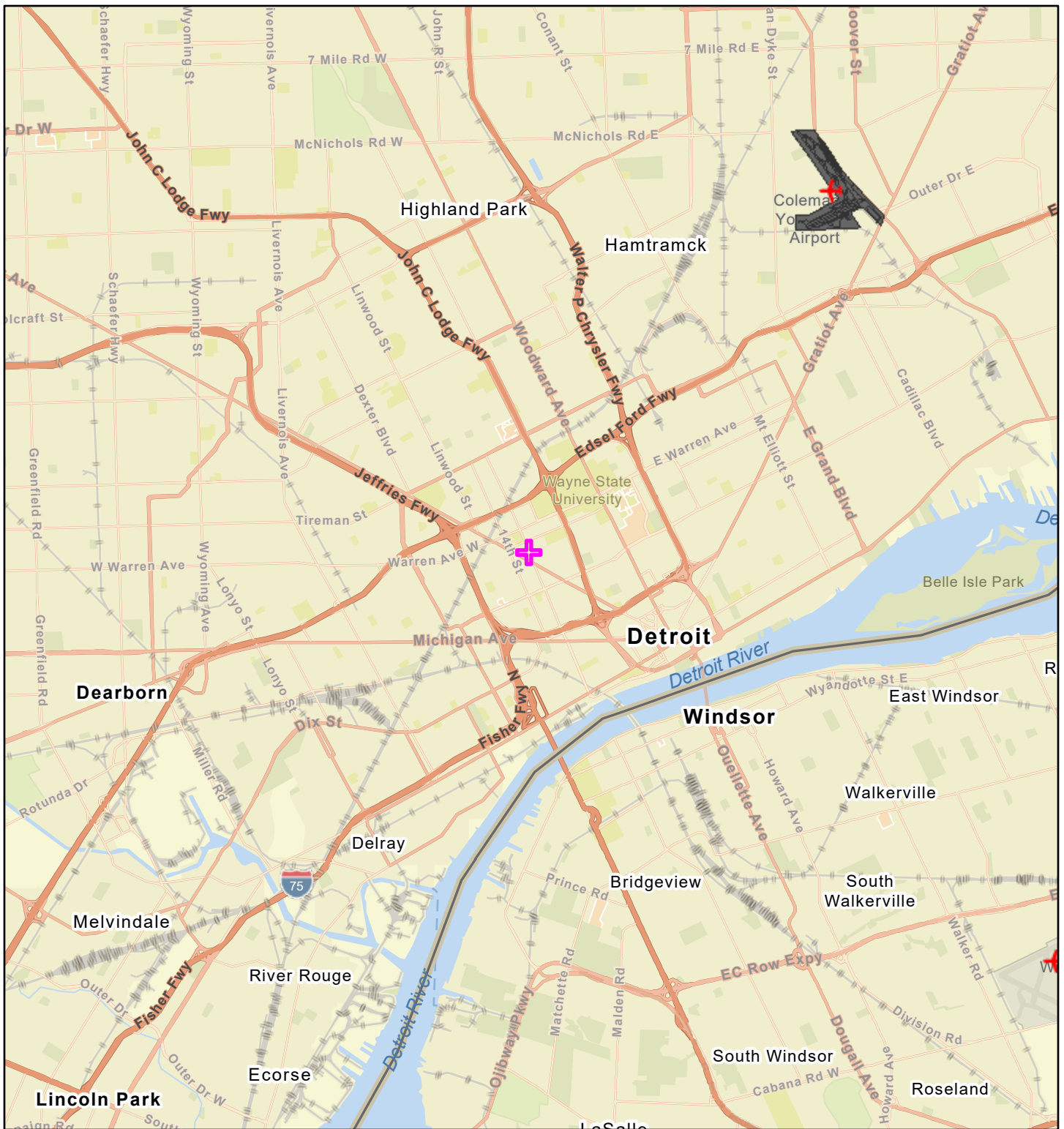
**Notes**  
 The Wayne County photography, dated April 2020, is provided by SEMCOG.

 Feet  
 0 50 100








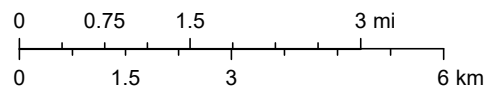
# Airport Hazards



August 24, 2023

1:144,448

-  Search Result (point)
-  Airport Points
-  Airport Polygons





Coleman A. Young International Airport (KDET) – *approximately 5.7 miles northeast*

Subject Property -  
4401 Rosa Parks Blvd.

Windsor International Airport (YQG) – *approximately 7.7 miles southeast*

Detroit Metropolitan Wayne County Airport (DTW) – *approximately 15.4 miles southwest*

AIRPORT HAZARDS WITH DISTANCES  
4401 Rosa Parks Boulevard,  
Detroit, Michigan 48208








August 24, 2023

 CBRS Buffer Zone
  System Unit

**CBRS Units**

 Otherwise Protected Area

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

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

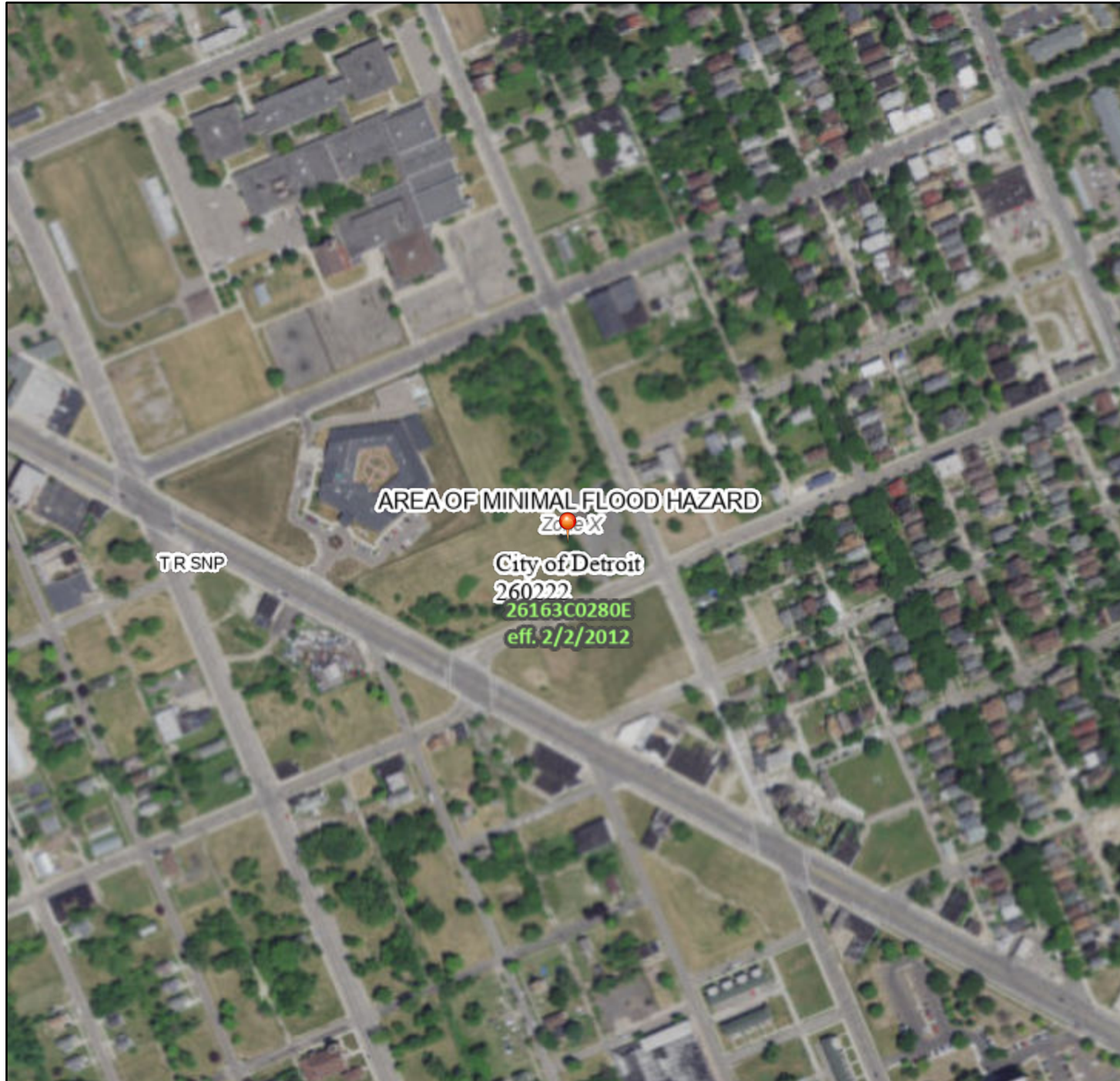
CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward



# National Flood Hazard Layer FIRMMette



83°5'12"W 42°21'2"N



## Legend

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

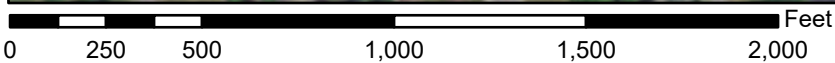
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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		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 9/14/2023 at 1:07 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°4'35"W 42°20'36"N

Basemap Imagery Source: USGS National Map 2023



GRETCHEN WHITMER  
GOVERNOR

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



Phil Roos  
DIRECTOR

September 11, 2023

Claire Cerne  
Mannik & Smith Group, Inc.  
20600 Chagrin Boulevard, Suite 500  
Shaker Heights, Ohio 44122

VIA EMAIL

Dear Claire Cerne:

Subject: Rosa Parks Construction Project in Detroit, Michigan

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

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE completed the required 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. For his 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 Rosa Parks construction project located at 4401 Rosa Parks Boulevard in Detroit, Michigan, which is to be completed with federal grant monies. The proposed project includes the construction of one residential apartment building to be built on what is currently a vacant lot. The proposed project is anticipated to begin in June 2023 and be completed in December 2024.

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

Claire Cerne  
Page 2  
September 11, 2023

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Breanna Bukowski".

Breanna Bukowski  
Environmental Quality Analyst

cc: Michael Leslie, USEPA Region 5  
Chris Owen, Mannik & Smith Group, Inc.



# Attainment Status for the National Ambient Air Quality Standards

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

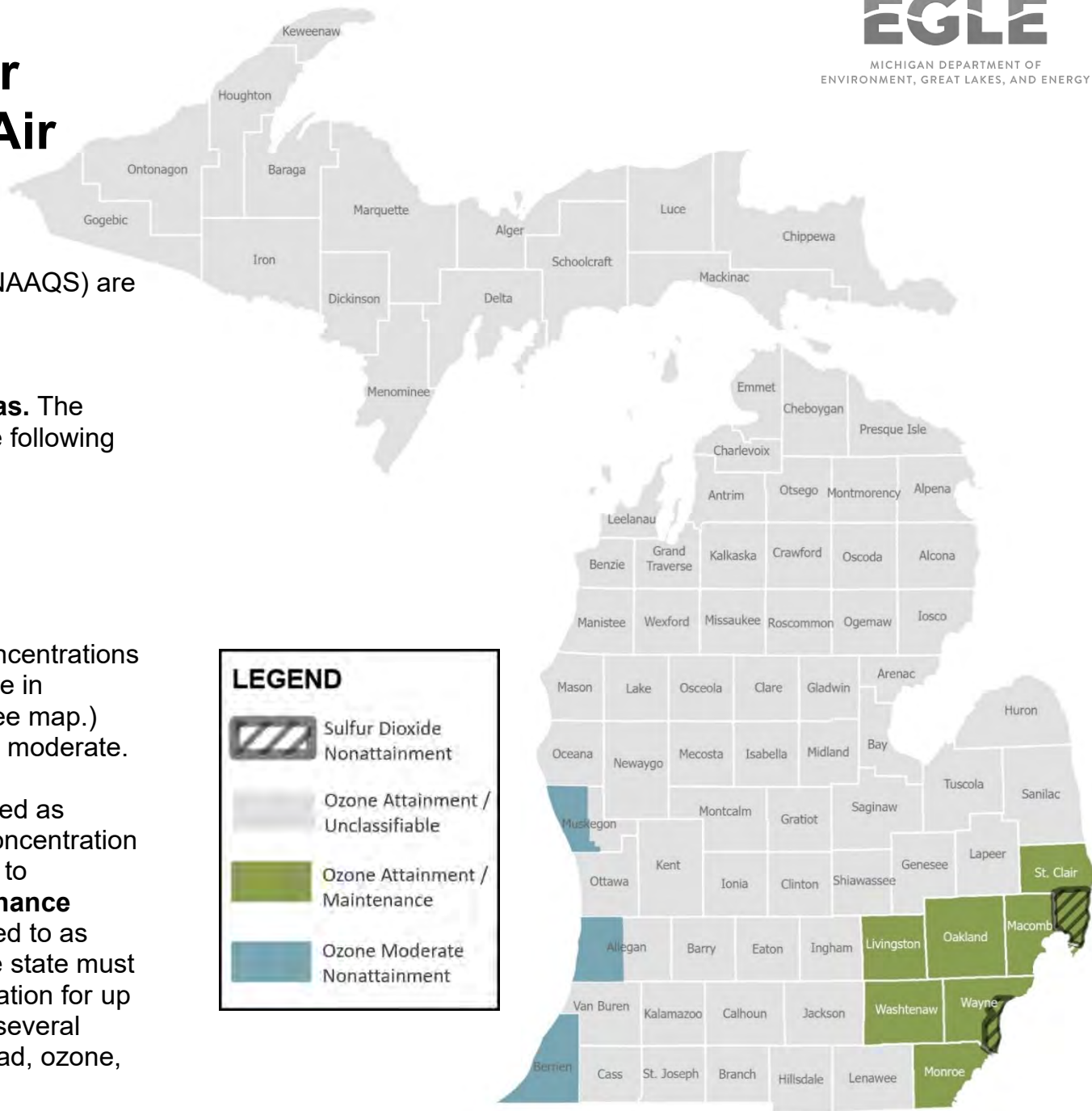
Areas of the state that are below the NAAQS concentration level are called **attainment areas**. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO<sub>2</sub>)
- Particulate Matter (PM<sub>10</sub> & PM<sub>2.5</sub>)

**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](http://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

St. Clair County



Wayne County



## Ozone Moderate Nonattainment Areas

Allegan County

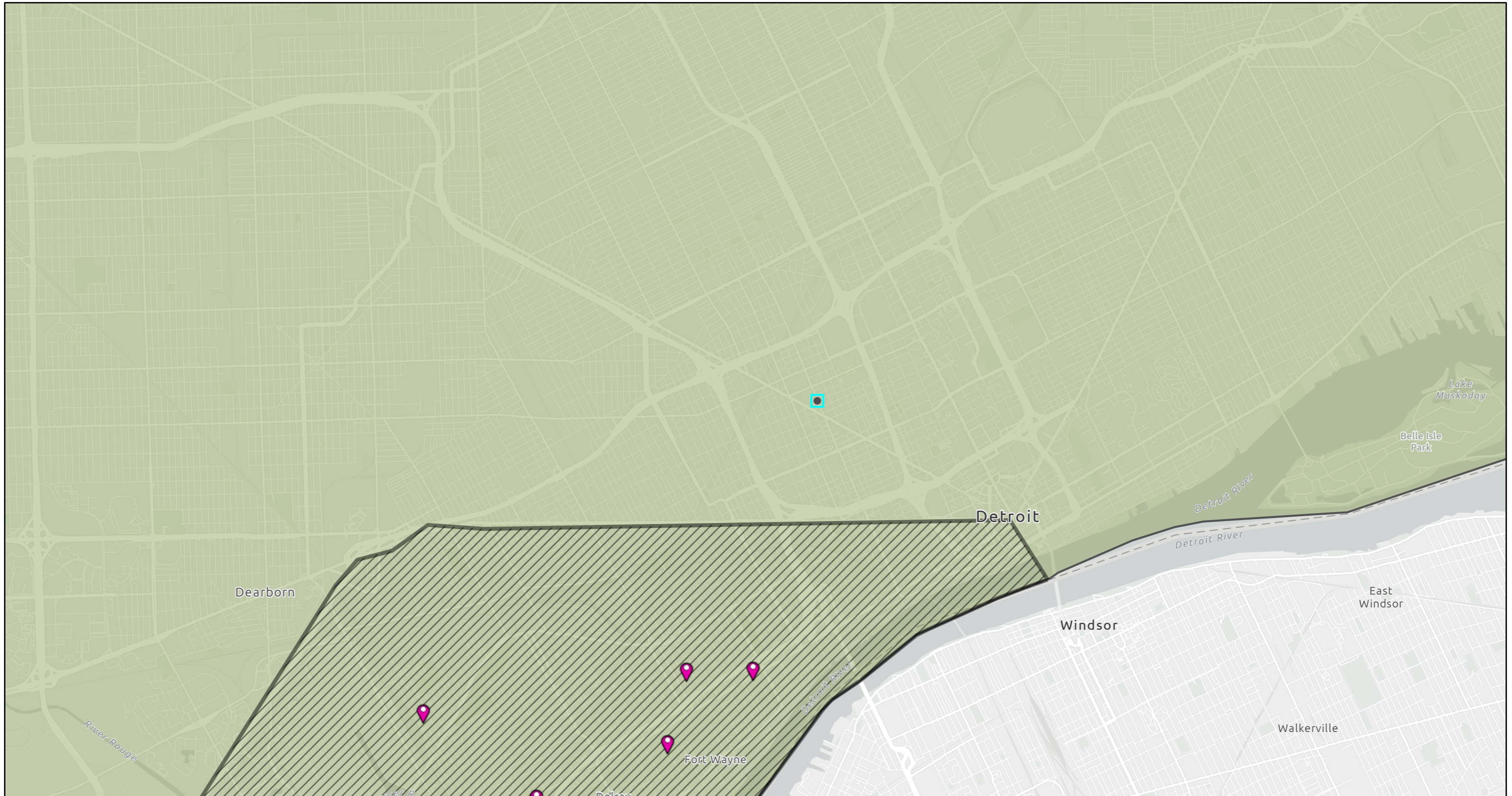


Muskegon County





# EGLE Air Monitoring Sites





11/6/2023, 4:32:19 PM

Area Designations - 2015 Ozone Standard

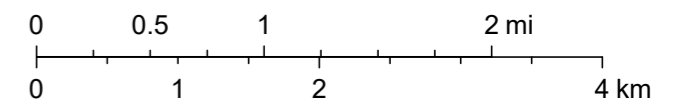
 Attainment/Maintenance

Air Monitoring Sites - All Air Monitoring Stations


 State

 Primary Sulfur Dioxide National Ambient Air Quality Standard Nonattainment Areas - 2010 - Sulfur Dioxide Non Attainment Areas

1:72,224



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# De Minimis Tables

40 CFR 93.153(b)(1) - For purposes of paragraph (b) of this section the following rates apply in nonattainment areas (NAA's):	
	<b>Tons/year</b>
Ozone (VOC's or NOx):	
Serious NAA's	50
Severe NAA's	25
Extreme NAAs	10
Other ozone NAA's outside an ozone transport region:	100
Other ozone NAA's inside an ozone transport region:	
VOC	50
NOx	100
Carbon Monoxide: All maintenance areas	100
SO <sub>2</sub> or NO <sub>2</sub> : All NAA's	100
PM <sub>10</sub> :	
Moderate NAA's	100
Serious NAA's	70
PM <sub>2.5</sub> (direct emissions, SO <sub>2</sub> , NOx, VOC, and Ammonia):	
Moderate NAA's	100
Serious NAA's	70
Pb: All NAA's	25

40 CFR 93.153(b)(2) - For purposes of paragraph (b) of this section the following rates apply in maintenance areas:	
	Tons/year
Ozone (NO <sub>x</sub> ), SO <sub>2</sub> or NO <sub>2</sub> :	
All maintenance areas	100
Ozone (VOC's)	
Maintenance areas inside an ozone transport region	50
Maintenance areas outside an ozone transport region	100
Carbon monoxide: All maintenance areas	100
PM <sub>10</sub> : All maintenance areas	100
PM <sub>2.5</sub> (direct emissions, SO <sub>2</sub> , NO <sub>x</sub> , VOC, and Ammonia)	100
All maintenance areas	100
Pb: All maintenance areas	25

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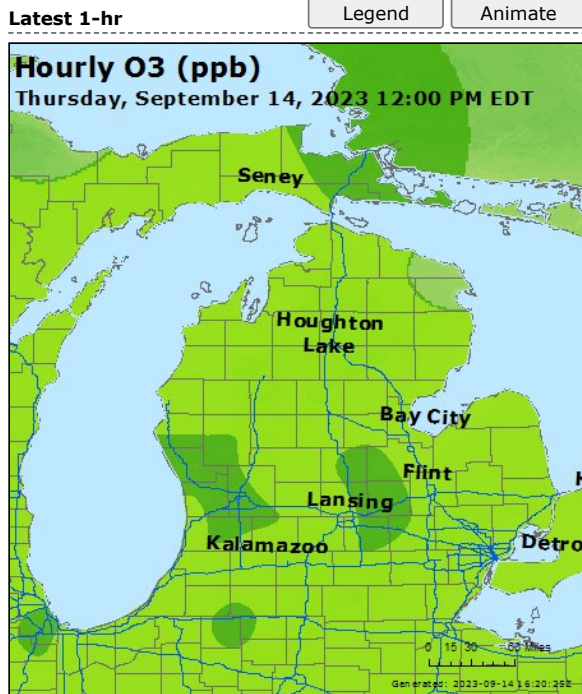
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Action! Days
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### Ozone Maps

<< < Today >> >>> 9/14/2023

Site	Avg. Period	Latest (ppb)	Max. Today	Max. Yesterday
<a href="#">Allen Park</a>	1-hr	18 at 11AM	18 at 11AM	38
	8-hr	4 at 11AM	15 at 1AM	31
<a href="#">Cassopolis</a>	1-hr	29 at 12PM	29 at 12PM	38
	8-hr	13 at 12PM	29 at 1AM	33
<a href="#">Coloma</a>	1-hr	30 at 12PM	30 at 12PM	39
	8-hr	8 at 12PM	18 at 1AM	33
<a href="#">Detroit - E 7 Mile</a>	1-hr	31 at 12PM	31 at 12PM	31
	8-hr	10 at 12PM	16 at 1AM	29
<a href="#">Evans</a>	1-hr	25 at 12PM	25 at 12PM	28
	8-hr	7 at 12PM	11 at 1AM	26
<a href="#">Flint</a>	1-hr	24 at 12PM	24 at 12PM	28
	8-hr	6 at 12PM	10 at 1AM	25
<a href="#">Frankfort</a>	1-hr	29 at 12PM	29 at 12PM	28
	8-hr	11 at 12PM	17 at 1AM	26
<a href="#">Grand Rapids</a>	1-hr	23 at 12PM	23 at 12PM	27
	8-hr	7 at 12PM	13 at 1AM	25
<a href="#">Harbor Beach</a>	1-hr	28 at 12PM	28 at 12PM	36
	8-hr	18 at 12PM	23 at 1AM	30
<a href="#">Holland</a>	1-hr	25 at 12PM	25 at 12PM	36
	8-hr	6 at 12PM	22 at 1AM	31
<a href="#">Houghton Lake</a>	1-hr	27 at 12PM	27 at 12PM	30
	8-hr	6 at 12PM	17 at 1AM	27
<a href="#">Jenison</a>	1-hr	19 at 12PM	19 at 12PM	29
	8-hr	5 at 12PM	16 at 1AM	26
<a href="#">Kalamazoo</a>	1-hr	26 at 12PM	26 at 12PM	38
	8-hr	5 at 12PM	16 at 1AM	34
<a href="#">Lansing Filley St</a>	1-hr	25 at 12PM	25 at 12PM	28
	8-hr	8 at 12PM	13 at 1AM	26
<a href="#">Manistee</a>	1-hr	25 at 12PM	25 at 12PM	29
	8-hr	16 at 12PM	25 at 1AM	26
<a href="#">Muskegon</a>	1-hr	21 at 12PM	21 at 12PM	27
	8-hr	4 at 12PM	11 at 1AM	23
<a href="#">New Haven</a>	1-hr	28 at 12PM	28 at 12PM	25
	8-hr	10 at 12PM	10 at 12PM	23
<a href="#">Oak Park</a>	1-hr	26 at 12PM	26 at 12PM	33
	8-hr	8 at 12PM	18 at 1AM	30
<a href="#">Otisville</a>	1-hr	27 at 12PM	27 at 12PM	28
	8-hr	9 at 12PM	11 at 1AM	25
<a href="#">Port Huron</a>	1-hr	31 at 12PM	31 at 12PM	28
	8-hr	14 at 12PM	15 at 1AM	26

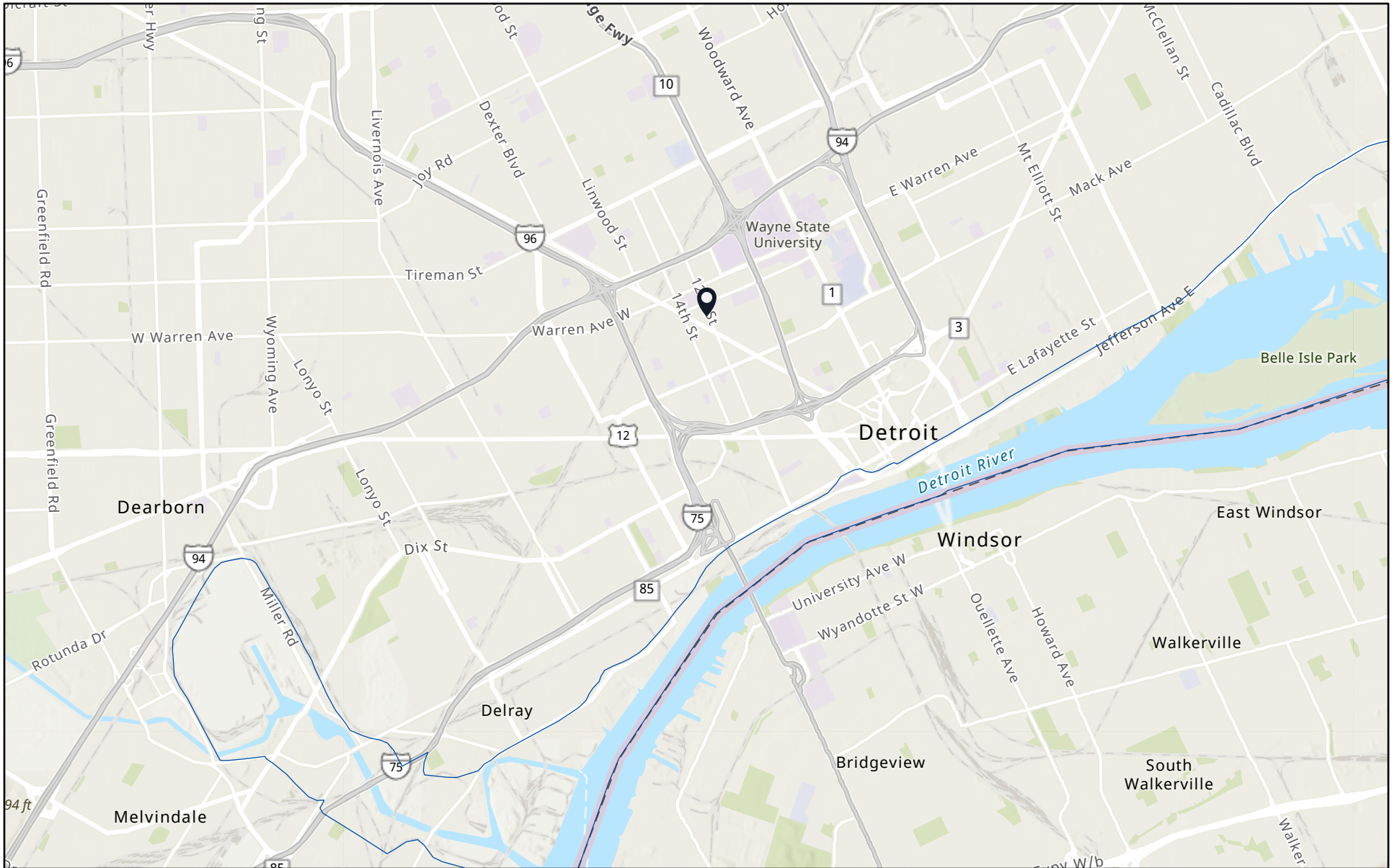


<a href="#">Roselake2</a>	1-hr	22 at 12PM	22 at 12PM	25
	8-hr	6 at 12PM	8 at 1AM	24
<a href="#">Scottville</a>	1-hr	28 at 12PM	28 at 12PM	28
	8-hr	8 at 12PM	20 at 1AM	26
<a href="#">Seney</a>	1-hr	26 at 12PM	26 at 12PM	34
	8-hr	12 at 12PM	25 at 1AM	31
<a href="#">Tecumseh</a>	1-hr	31 at 12PM	31 at 12PM	38
	8-hr	11 at 12PM	22 at 1AM	33
<a href="#">Warren</a>	1-hr	30 at 12PM	30 at 12PM	30
	8-hr	8 at 12PM	16 at 1AM	27
<a href="#">Ypsilanti</a>	1-hr	27 at 12PM	27 at 12PM	33
	8-hr	9 at 12PM	17 at 1AM	30

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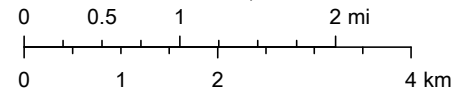
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# Coastal Zone Management Areas



9/14/2023

1:105,567



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GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

May 31, 2024

VIA EMAIL

Liliana Gonzalez, Development Manager  
4401 Rosa Parks LDHA LP  
2111 Woodward Avenue, Suite 600  
Detroit, Michigan 48201

Dear Liliana Gonzalez:

**SUBJECT:** Notice of Approval of Response Activity Plan to Comply with 7a(1)(b)  
4401 Rosa Parks Boulevard, Detroit, Wayne County, Michigan  
Property Tax ID Number: 08008122-3  
Facility ID Number: 82008833

The Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) to Comply with Section 20107a(1)(b) of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The ResAP outlines the response activities to be undertaken at the property located at the above-referenced address. The ResAP was submitted on your behalf pursuant to Section 20114b of the NREPA on April 15, 2024, by Brett Stuntz of SME.

Based upon representations and information contained in the submittal, the ResAP is approved with the following conditions:

- The entry provided in the Property Tax ID box within Section B of the submittal cover sheet (Form EQP4380) states “see table within attached survey.” The actual parcel number or property tax identification number representing the subject property must be entered into this box.
- Section 8.1.3 of the ResAP states that visual inspections of the landscaped and paved areas will be performed on a quarterly basis. This inspection frequency for paved areas is acceptable, and for landscaped areas is acceptable only after vegetation is fully established. Immediately following construction, and until vegetation is fully established, more frequent inspections (e.g., at least weekly) are required.

For the conditions of this approval to be met, a revised ResAP incorporating the items described above should be submitted on or before June 30, 2024.



This approval with conditions is based upon the representations and information contained in the submittal; therefore, EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461.

Sincerely,

A handwritten signature in black ink, appearing to read "Carrie A. Geyer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Carrier Geyer, Manager  
Brownfield Assessment and Redevelopment  
Section  
Remediation and Redevelopment Division  
GeyerC1@Michigan.gov

cc: Brett Stuntz, SME  
Paul Glasser, SME  
Paul Owens, EGLE  
Martha Thompson, EGLE  
Jarrett McFeters, EGLE



GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

June 11, 2024

VIA EMAIL

Liliana Gonzalez, Development Manager  
4401 Rosa Parks LDHA LP  
2111 Woodward Avenue, Suite 600  
Detroit, Michigan 48201

Dear Liliana Gonzalez:

**SUBJECT:** Notice of Approval of Response Activity Plan to Comply with 7a(1)(b)  
4401 Rosa Parks Boulevard, Detroit, Wayne County, Michigan  
Property Tax ID Numbers: 08008122-3, 08008121, 08008120, 08008119,  
08008118, 08008117, 08008116, 08001256, 08001257, 08001258,  
08008398.001, 08008396.02, and 08001243  
Facility ID Number: 82008833

On May 31, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD) conditionally approved the Response Activity Plan (ResAP) to Comply with 7a(1)(b) of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) for the above-referenced address. The ResAP was submitted under Section 20114b(3) of the NREPA on April 15, 2024, by Brett Stuntz of SME. The ResAP was approved with the following conditions:

- The entry provided in the Property Tax ID box within Section B of the submittal cover sheet (Form EQP4380) states “see table within attached survey.” The actual parcel number or property tax identification number representing the subject property must be entered into this box.
- Section 8.1.3 of the ResAP states that visual inspections of the landscaped and paved areas will be performed on a quarterly basis. This inspection frequency for paved areas is acceptable, and for landscaped areas is acceptable only after vegetation is fully established. Immediately following construction, and until vegetation is fully established, more frequent inspections (e.g., at least weekly) are required.

Documentation regarding the conditions was submitted on your behalf by Bret Stuntz of SME on June 6, 2024. EGLE has completed its review of the submittal and concurs that the conditions have been met and the ResAP is approved.

This approval of the ResAP is based upon the representations and information contained in the submittal, therefore EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed in the plan. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

The owner and operator of this property may also have responsibility under applicable state and federal laws, including but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

This approval is pursuant to the applicable requirements of the NREPA. The Michigan State Housing Development Authority may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461.

Sincerely,



Carrier Geyer, Manager  
Brownfield Assessment and Redevelopment  
Section  
Remediation and Redevelopment Division  
GeyerC1@Michigan.gov

cc: Paul Glasser, SME  
Brett Stuntz, SME  
Paul Owens, EGLE  
Martha Thompson, EGLE  
Jarrett McFeters, EGLE



June 20, 2023

Paul A. Glasser, CPG  
**SME**  
644 Selden Street, Suite 200  
Detroit, Michigan 48201-2506

**Re: Threatened and Endangered Species Review for 4401 Rosa Parks Blvd HUD Project**

Dear Mr. Glasser:

The Mannik & Smith Group, Inc. (MSG) has conducted a preliminary threatened and endangered species desktop review for the 4401 Rosa Parks Blvd HUD Project. The project review area for the proposed apartment complex (see Figure 1) totals approximately 1.95-acres and is located at 4401 Rosa Parks Blvd, at the intersection of W. Canfield Street and Rosa Parks Boulevard, Detroit, Wayne County, Michigan (42.3469°, -83.0814°) (Site). The proposed project includes a four-story apartment building with retail space on the first floor. Two new entrance roads will be constructed on the north and west sides. A 48-space parking lot with landscaped islands and lighting, as well as a lawn recreation area are planned adjacent to the building.

To conduct this review, MSG consulted the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database to identify federally-listed species (*Official Species List included in Appendix A*) that could be present in the vicinity of the project. MSG has made an assessment as to whether potentially suitable habitat for any of the identified species exists within the project boundaries, based on aerial photographs and GoogleEarth Streetview images (dated 2022), as well as photos taken at the site on June 15, 2023 (*included in Appendix C*).

The project review area is a vacant lot. The predominant vegetation is grass that appears to have been maintained as mown lawn. The eastern portion of the site contains deteriorated asphalt pavement suggesting it was a former parking lot. Trees border both streets and are scattered along on the periphery of the broken pavement. The surrounding land use is urban with roadways and a mix of retail, industrial and residential areas. The site is approximately two miles northwest of downtown Detroit.

#### **FEDERALLY- LISTED SPECIES**

The USFWS IPaC database revealed eight federally-listed species with ranges that overlap the Study Area: Indiana Bat (*Myotis sodalis*, endangered), Tricolored Bat (*Perimyotis subflavus*, proposed endangered), Northern Riffleshell (*Epioblasma rangiana*, endangered), Piping plover (*Charadrius melodus*, endangered), Red Knot (*Calidris canutus rufa*, threatened), Eastern Massasauga rattlesnake (*Sistrurus catenatus*, threatened), Eastern Prairie Fringed Orchid (*Platanthera leucophaea*, threatened) and the Monarch butterfly (*Danaus plexippus*, candidate species). No suitable habitat for the mussel, orchid, shorebirds or rattlesnake exist on the site, as all of these species require some kind of surface water feature (stream, wetland or shoreline) and these do not exist on the site. Potentially suitable habitat for the Tri-colored Bat is not present within the project area. The Tricolored Bat has only rarely been observed in



TECHNICAL SKILL.  
CREATIVE SPIRIT.

S5890002.T&E.Report.final.docx

Michigan with sightings primarily during the fall and winter when they hibernate in caves, tunnels and abandoned mines. The Monarch butterfly (*Danaus plexippus*, candidate) lives in grassland patches containing milkweed, their sole larval food source. Large patches of milkweed were not observed and the Site is regularly mowed, which limits colonization by common milkweed. We believe that the project will have 'no effect' on the Tricolored Bat, Northern Riffleshell, Piping plover, Red knot, Eastern Prairie Fringed Orchid, and Monarch butterfly. 'No effect' determinations do not require concurrence from USFWS.

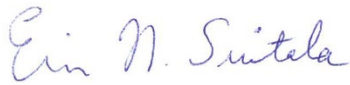
Potentially suitable habitat for the Indiana Bat may be present within the project area. The Indiana Bat uses trees with peeling bark, cavities, and crevices for roosting, and forages along wooded stream corridors. Some trees with peeling bark and cavities were observed (see *Photolog included in Appendix C*).

We utilized the IPaC's All Species Michigan Determination Key to review potential impacts to the listed species. The key resulted in a determination of "May Affect – Not Likely to Adversely Affect," for the Eastern Massasauga Rattlesnake and the Indiana Bat. Conservation measures for the EMR include using wildlife safe erosion control products and reviewing the factsheet and MDNR's "60-Second Snakes: The Eastern Massasauga Rattlesnake" video. Conservation measures for the bat species include restricting any tree clearing to within the seasonal window (Oct 1 – March 31) and stipulations on installing exterior lighting (downward facing full cut-off lens lights) around the buildings and parking lot.

## CONCLUSIONS

MSG believes that the project will have 'no effect' on the Tricolored Bat, Northern Riffleshell, Piping plover, Red knot, and Monarch butterfly. 'No effect' determinations do not require concurrence from USFWS. For the Eastern Massasauga rattlesnake and Indiana Bat the Michigan Determination key resulted in a "May Affect – Not Likely to Adversely Affect" determination. The determination key was submitted to the USFWS on June 14, 2023. The official concurrence letter (*included in Appendix B*) will become valid after a 30-day review period (July 15, 2023), unless there is a response from the USFWS Michigan Field Office.

Sincerely,



Erin Switala  
Natural Resource Scientist



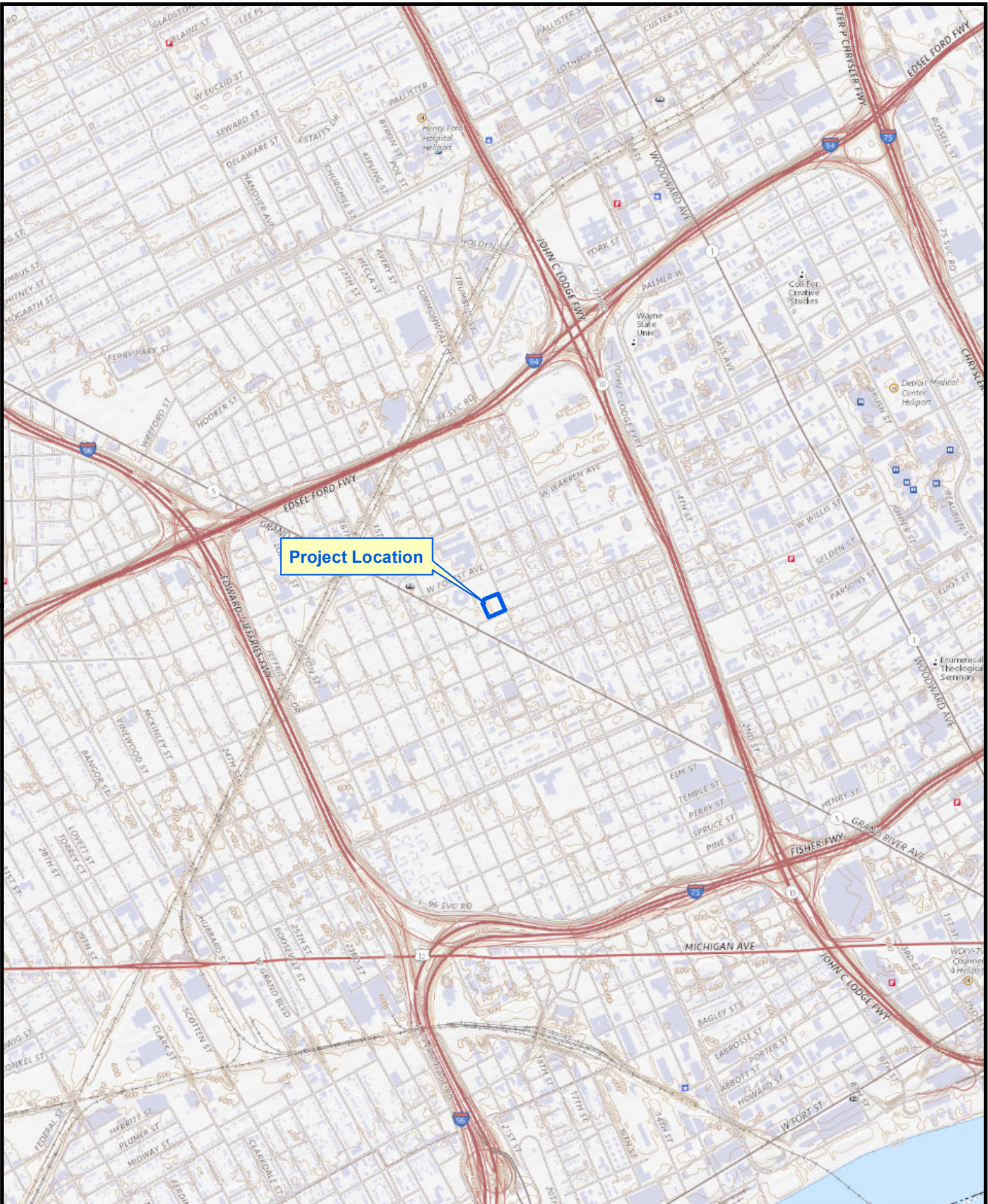
Alex Peters  
Natural Resources Scientist

Attachments

**FIGURES**



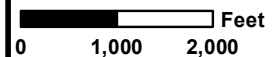




**Figure 1: Project Location**  
**4401 Rosa Barks Blvd**  
**Detroit, Michigan**


**Notes**

USGS Quadrangle, The National Map  
 Detroit, MI 2021





**Legend**

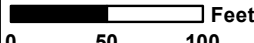
 Study Area





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**Figure 2: Study Area**  
**4401 Rosa Barks Blvd**  
**Detroit, Michigan**

**Notes**  
 The Wayne County photography, dated April 2020, is provided by SEMCOG.



0 50 100 Feet





**ATTACHMENT A  
OFFICIAL SPECIES LIST**





## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Michigan Ecological Services Field Office  
2651 Coolidge Road Suite 101  
East Lansing, MI 48823-6360  
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:  
Project Code: 2023-0083965  
Project Name: 4401 Rosa Parks

May 19, 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](mailto:EastLansing@fws.gov). Please include a copy of this official species list with your request.

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

### **Migratory Birds**

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

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

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

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

Attachment(s):

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

## **OFFICIAL SPECIES LIST**

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

This species list is provided by:

**Michigan Ecological Services Field Office**

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

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## PROJECT SUMMARY

Project Code: 2023-0083965

Project Name: 4401 Rosa Parks

Project Type: New Constr - Above Ground

Project Description: The project involves design and construction of an apartment building near the intersection of Canfield St. and Rosa Parks Blvd in Detroit, MI. The project is a HUD-assisted project.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.34759635,-83.0819958171228,14z>



Counties: Wayne County, Michigan

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## ENDANGERED SPECIES ACT SPECIES

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

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, 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.

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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 <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/NBX2UYGIZBAJXK5XN4EBTIBUIQ/documents/generated/6982.pdf">https://ipac.ecosphere.fws.gov/project/NBX2UYGIZBAJXK5XN4EBTIBUIQ/documents/generated/6982.pdf</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

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**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 <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6039">https://ecos.fws.gov/ecp/species/6039</a>	Endangered
Red Knot <i>Calidris canutus rufa</i> There is <b>proposed</b> critical habitat for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	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"> <li>For all Projects: Project is within EMR Range</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/2202">https://ecos.fws.gov/ecp/species/2202</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/NBX2UYGIZBAJXK5XN4EBTIBUIQ/documents/generated/5280.pdf">https://ipac.ecosphere.fws.gov/project/NBX2UYGIZBAJXK5XN4EBTIBUIQ/documents/generated/5280.pdf</a>	Threatened

**CLAMS**

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

**INSECTS**

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

**FLOWERING PLANTS**

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

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## MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

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

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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)

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

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

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
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
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere

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NAME	BREEDING SEASON
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

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

### Probability of Presence (■)

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

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

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

### Breeding Season (■)

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

### Survey Effort (|)

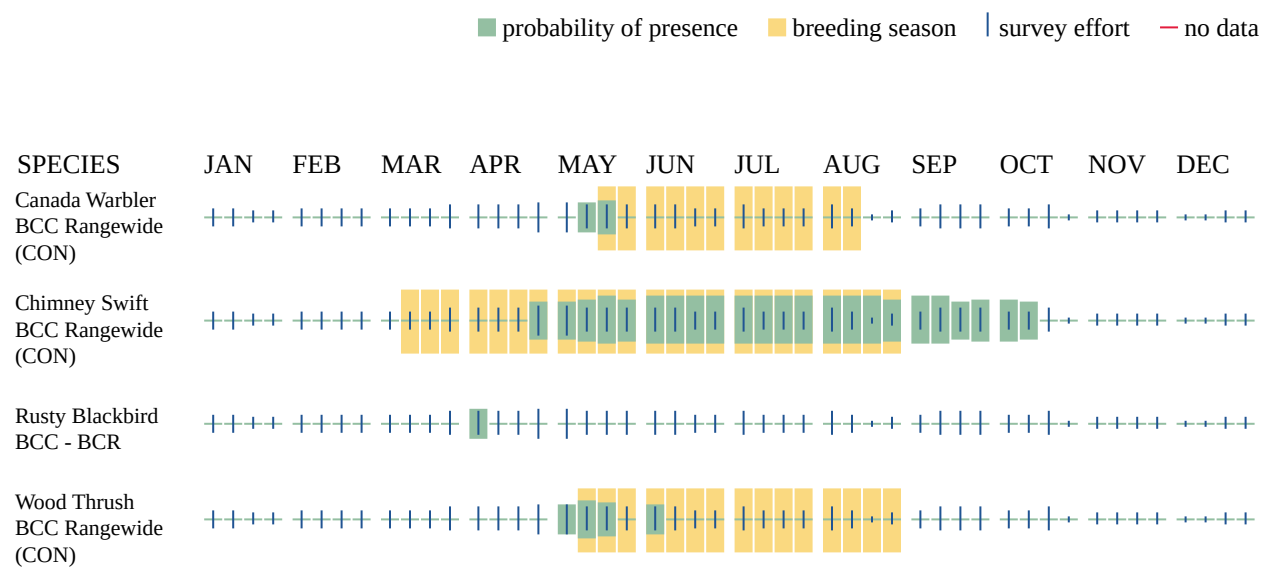
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

## No Data (–)

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

## Survey Timeframe

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



Additional information can be found using the following links:

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

## MIGRATORY BIRDS FAQ

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

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

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

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

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

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

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

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

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

**How do I know if a bird is breeding, wintering or migrating in my area?**

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

**What are the levels of concern for migratory birds?**

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

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

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

### **Details about birds that are potentially affected by offshore projects**

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

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

### **What if I have eagles on my list?**

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

### **Proper Interpretation and Use of Your Migratory Bird Report**

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

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me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## WETLANDS

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

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

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## **IPAC USER CONTACT INFORMATION**

Agency: Detroit city  
Name: Erin Switala  
Address: 1800 Indian Wood Circle  
City: Maumee  
State: OH  
Zip: 43537  
Email: erin.n.mill@gmail.com  
Phone: 4198912222

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development

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**ATTACHMENT B**  
**USFWS CONCURRENCE LETTER**





## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Michigan Ecological Services Field Office  
2651 Coolidge Road Suite 101  
East Lansing, MI 48823-6360  
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:  
Project code: 2023-0083965  
Project Name: 4401 Rosa Parks

June 14, 2023

Subject: Verification letter for the project named '4401 Rosa Parks' for specified threatened and endangered species that may occur in your proposed project location consistent with the Michigan Endangered Species Determination Key (Michigan DKey)

Dear Erin Switala:

The U.S. Fish and Wildlife Service (Service) received on **June 14, 2023** your effect determination(s) for the '4401 Rosa Parks' (the Action) using the Michigan DKey within the Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based on your answers and the assistance of the Service's Michigan DKey, you made the following effect determination(s) for the proposed Action:

<b>Species</b>	<b>Listing Status</b>	<b>Determination</b>
Eastern Massasauga (=rattlesnake) ( <i>Sistrurus catenatus</i> )	Threatened	NLAA
Eastern Prairie Fringed Orchid ( <i>Platanthera leucophaea</i> )	Threatened	No effect
Indiana Bat ( <i>Myotis sodalis</i> )	Endangered	NLAA
Monarch Butterfly ( <i>Danaus plexippus</i> )	Candidate	No effect
Northern Riffleshell ( <i>Epioblasma rangiana</i> )	Endangered	No effect
Piping Plover ( <i>Charadrius melodus</i> )	Endangered	No effect
Red Knot ( <i>Calidris canutus rufa</i> )	Threatened	No effect
Tricolored Bat ( <i>Perimyotis subflavus</i> )	Proposed Endangered	No effect

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "may affect, not likely to adversely affect" (NLAA) determination for Federally listed species in Michigan. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NLAA concurrence provided here. This

verification period allows the Michigan Ecological Services Field Office to apply local knowledge to evaluation of the Action, as we may identify a small subset of actions having impacts that were unanticipated. In such instances, the Michigan Ecological Services Field Office may request additional information to verify the effects determination reached through the Michigan DKey.

Your agency has met consultation requirements by informing the Service of your “No Effect” determination(s). No consultation is required for species that you determined will not be affected by the Action.

Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions and the Service’s 30-day review period. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

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

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

**Bats of Conservation Concern:**

Implementing protective measures for bats, including both federally listed and non-listed species, indirectly helps to protect Michigan’s agriculture and forests. Bats are significant predators of nocturnal insects, including many crop and forest pests. For example, Whitaker (1995) estimated that a single colony of 150 big brown bats (*Eptesicus fuscus*) would eat nearly 1.3 million pest insects each year. Boyles et al. (2011) noted the “loss of bats in North America could lead to agricultural losses estimated at more than \$3.7 billion/year, and Maine and Boyles (2015) estimated that the suppression of herbivory by insectivorous bats is worth >1 billion USD globally on corn alone. In captive trials, northern long-eared bats were found to significantly reduce the egg-laying activity of mosquitoes, suggesting bats may also play an important role in controlling insect-borne disease (Reiskind and Wund 2009). Mosquitoes have also been found to be a consistent component of the diet of Indiana bats and are eaten most heavily during

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pregnancy (6.6%; Kurta and Whitaker 1998). Taking proactive steps to help protect bats may be very valuable to agricultural and forest product yields and pest management costs in and around a project area. Such conservation measures include limiting tree clearing during the bat active season (April through October varies by location) and/or the non-volant period (June through July), when young bats are unable to fly, and minimizing the extent of impacts to forests, wetlands, and riparian habitats.

### **Bald and Golden Eagles:**

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

If the Action may impact bald or golden eagles, additional coordination with the Service under the Eagle Act may be required. For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit <https://www.fws.gov/library/collections/all-about-eagles>. In addition, the Service developed the National Bald Eagle Management Guidelines (May 2007) in order to assist landowners in avoiding the disturbance of bald eagles. The full Guidelines are available at <https://www.fws.gov/media/national-bald-eagle-management-guidelines-0>.

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

### **Monarch butterfly and other pollinators**

In December 2020, after an extensive status assessment of the monarch butterfly, we determined that listing the monarch under the Endangered Species Act is warranted but precluded by higher priority actions to amend the Lists of Endangered and Threatened Wildlife and Plants. Therefore, the Service added the monarch butterfly to the candidate list. The Service will review its status each year until we are able to begin developing a proposal to list the monarch.

The Endangered Species Act does not establish protections or consultation requirements for candidate species. Some Federal and State agencies may have policy requirements to consider candidate species in planning. We encourage implementing measures that will remove or reduce threats to these species and possibly make listing unnecessary.

For all projects, we recommend the following best management practices (BMPs) to benefit monarch and other pollinators.

#### **Monarch and Pollinator BMP Recommendations**

Consider monarch and other pollinators in your project planning when possible. Many pollinators are declining, including species that pollinate key agricultural crops and help maintain natural plant communities. Planting a diverse group of native plant species will help support the

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nutritional needs of Michigan's pollinators. We recommend a mix of flowering trees, shrubs, and herbaceous plants so that something is always blooming and pollen is available during the active periods of the pollinators, roughly early spring through fall (mid-March to mid-October). To benefit a wide variety of pollinators, choose a wide range of flowers with diverse colors, heights, structure, and flower shape. It is important to provide host plants for any known butterfly species at your site, including native milkweed for Monarch butterfly. Incorporating a water source (e.g., ephemeral pool or low area) and basking areas (rocks or bare ground) will provide additional resources for pollinators.

Many pollinators need a safe place to build their nests and overwinter. During spring and summer, leave some areas unmowed or minimize the impacts from mowing (e.g., decrease frequency, increase vegetation height). In fall, leave areas unraked and leave plant stems standing. Leave patches of bare soil for ground nesting pollinators.

Avoid or limit pesticide use. Pesticides can kill more than the target pest. Some pesticide residues can kill pollinators for several days after the pesticide is applied. Pesticides can also kill natural predators, which can lead to even worse pest problems.

Planting native wildflowers can also reduce the need to mow and water, improve bank stabilization by reducing erosion, and improve groundwater recharge and water quality.

Resources:

<https://www.fws.gov/initiative/monarchs>

<https://www.fws.gov/library/collections/pollinators>

### **Wetland impacts:**

Section 404 of the Clean Water Act of 1977 (CWA) regulates the discharge of dredged or fill material into waters (including wetlands) of the United States. Regulations require that activities permitted under the CWA (including wetland permits issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE)) not jeopardize the continued existence of species listed as endangered or threatened. Permits issued by the U.S. Army Corps of Engineers must also consider effects to listed species pursuant to section 7 of the Endangered Species Act. The Service provides comments to the agencies that may include permit conditions to help avoid or minimize impacts to wildlife resources including listed species. For this project, we consider the conservation measures you agreed to in the determination key and/or as part of your proposed action to be non-discretionary. If you apply for a wetland permit, these conservation measures should be explicitly incorporated as permit conditions. Include a copy of this letter in your wetland permit application to streamline the threatened and endangered species review process.

### **Bat References**

Boyles, J.G., P.M. Cryan, G.F. McCracken, T.H. Kunz. 2011. Economic Importance of Bats in Agriculture. *Science* 332(1):41-42.

Kurta, A. and J.O. Whitaker. 1998. Diet of the Endangered Indiana Bat (*Myotis sodalis*) on the Northern Edge of Its Range. *The American Midland Naturalist* 140(2):280-286.

Reiskind, M.H. and M.A. Wund. 2009. Experimental assessment of the impacts of northern long-eared bats on ovipositing *Culex* (Diptera: Culicidae) mosquitoes. *Journal of Medical Entomology* 46(5):1037-1044.

---

Whitaker, Jr., J.O. 1995. Food of the big brown bat *Eptesicus fuscus* from maternity colonies in Indiana and Illinois. *American Midland Naturalist* 134(2):346-360.

---

**Summary of conservation measures for your project** You agreed to the following conservation measures to avoid adverse effects to listed species and our concurrence is only valid if the measures are fully implemented. These must be included as permit conditions if a permit is required and/or included in any contract language.

### **Eastern massasauga**

Materials used for erosion control and site restoration must be wildlife-friendly. Do not use erosion control products containing plastic mesh netting or other similar material that could entangle eastern massasauga rattlesnake (EMR). Several products for soil erosion and control exist that do not contain plastic netting including net-less erosion control blankets (for example, made of excelsior), loose mulch, hydraulic mulch, soil binders, unreinforced silt fences, and straw bales. Others are made from natural fibers (such as jute) and loosely woven together in a manner that allows wildlife to wiggle free.

To increase human safety and awareness of EMR, those implementing the project must first review the EMR factsheet (available at <https://www.fws.gov/media/eastern-massasauga-rattlesnake-fact-sheet>), and watch MDNR's "60-Second Snakes: The Eastern Massasauga Rattlesnake" video (available at [https://youtu.be/~PFnXe\\_e02w](https://youtu.be/~PFnXe_e02w)).

During project implementation, report sightings of any federally listed species, including EMR, to the Service within 24 hours.

The project will not result in permanent loss of more than one acre of wetland or conversion of more than 10 acres of EMR upland habitat (uplands associated with high quality wetland habitat) to other land uses.

### **Listed bats**

Any cutting/trimming of potential roost trees for Indiana bat (trees  $\geq 5$  inches in diameter [at breast height] with cracks, crevices and/or exfoliating bark) or northern long-eared bat (trees  $\geq 3$  inches in diameter [at breast height] with cracks, crevices and/or exfoliating bark) must occur OUTSIDE the non-volant ("pup") season for Indiana bat (June 1 through July 31). Prescribed fire and/or pesticide/herbicide application must also occur outside June-July where potential roost trees are present.

Tree cutting/trimming and/or prescribed burning will not clear  $\geq 20$  contiguous acres of forest or fragment a connective corridor between 2 or more forest patches of at least 5 acres.

When installing new or replacing existing permanent lights, you will use downward-facing, full cut-off lens lights (with same intensity or less for replacement lighting); or for those transportation agencies using the BUG system developed by the Illuminating Engineering Society, the goal is to be as close to 0 for all three ratings with a priority of "uplight" of 0 and "backlight" as low as practicable. You will direct temporary lighting away from suitable Indiana bat habitat during the active season

When installing new or replacing existing permanent lights, you will use downward-facing, full cut-off lens lights (with same intensity or less for replacement lighting); or for those transportation agencies using the BUG system developed by the Illuminating Engineering Society, the goal is to be as close to 0 for all three ratings with a priority of "uplight" of 0 and

---

"backlight" as low as practicable. You will direct temporary lighting away from suitable northern long-eared bat habitat during the active season.

---

**Action Description**

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

**1. Name**

4401 Rosa Parks

**2. Description**

The following description was provided for the project '4401 Rosa Parks':

The project involves design and construction of an apartment building near the intersection of Canfield St. and Rosa Parks Blvd in Detroit, MI. The project is a HUD-assisted project.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.3473466,-83.08185759668757,14z>



## QUALIFICATION INTERVIEW

1. Are there any possible effects to any listed species or to designated critical habitat from your project or effects from any other actions or projects subsequently made possible by your project?

Select "Yes" even if the expected effects to the species or critical habitat are expected to be 1) extremely unlikely (discountable), 2) can't meaningfully be measured, detected, or evaluated (insignificant), or 3) wholly beneficial.

Select "No" to confirm that the project details and supporting information allow you to conclude that listed species and their habitats will not be exposed to any effects (including discountable, insignificant, or beneficial effects) and therefore, you have made a "no effect" determination for all species. If you are unsure, select YES to answer additional questions about your project.

*Yes*

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

*Yes*

3. Is the action the approval of a long-term (i.e., in effect greater than 10 years) permit, plan, or other action? (e.g., a new or re-issued hydropower license, a land management plan, or other kinds of documents that provide direction for projects or actions that may be conducted over a long term (>10 years) without the need for additional section 7 consultation).

*No*

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

*Yes*

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

*No*

---



6. Are there at least 30 days prior to your action occurring? Endangered species consultation must be completed before taking any action that may have effects to listed species. The Service also needs 30 days to review projects before we can verify conclusions in some dkey output letters. For example, if you have already started some components of the project on the ground (e.g., removed vegetation) before completing this key, answer “no” to this question. The only exception is if you have a Michigan Field Office pre-approved emergence survey (i.e., if you have conducted pre-approved emergence surveys for listed bats before tree removal, you can still answer yes to this question).

*Yes*

7. Does the action involve constructing a new communication tower or modifying an existing communications tower?

*No*

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

*No*

9. Does your project include water withdrawal (ground or surface water) greater than 10,000 gallons/day?

*No*

10. Will your action permanently affect hydrology?

*No*

11. Will your action temporarily affect hydrology?

*No*

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

*No*

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

*No*

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

*Yes*

15. Is the action a utility-scale solar development project?

*No*

---

16. [Hidden semantic] Does the action intersect the MOBU AOI?

**Automatically answered**

*Yes*

17. Under the ESA, monarchs remain warranted but precluded by listing actions of higher priority. The monarch is a candidate for listing at this time. The Endangered Species Act does not establish protections or consultation requirements for candidate species. Some Federal and State agencies may have policy requirements to consider candidate species in planning. We encourage implementing measures that will remove or reduce threats to these species and possibly make listing unnecessary. If your project will have no effect on monarch butterflies (for example, if your project won't affect their habitat or individuals), then you can make a "no effect" determination for this project. Are you making a "no effect" determination for monarch?

*Yes*

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

**Automatically answered**

*Yes*

19. Does your action involve prescribed fire?

*No*

20. Will this action occur entirely in the Eastern massasauga rattlesnake inactive season (October 16 through April 14)?

*No*

21. Will this action occur entirely in the Eastern massasauga rattlesnake active season (April 15 through October 15)?

*No*

22. Will the action result in permanent loss of more than one acre of wetland or conversion of more than 10 acres of uplands of potential Eastern massasauga rattlesnake habitat (uplands associated with high quality wetland habitat) to other land uses?

*No*

23. Will you use [wildlife safe materials](#) for erosion control and site restoration and eliminate the use of erosion control products containing plastic mesh netting or other similar material that could ensnare Eastern massasauga rattlesnake?

*Yes*

24. Will you watch MDNR's ["60-Second Snakes: The Eastern Massasauga Rattlesnake \(EMR\)"](#) video, review the [EMR factsheet](#) or call 517-351-2555 to increase human safety and awareness of EMR?

*Yes*

---

25. Will all action personnel report any Eastern massasauga rattlesnake observations, or observation of any other listed threatened or endangered species, during action implementation to the Service within 24 hours?  
*Yes*
26. [Semantic] Does the action area intersect the northern riffelshell area of influence?  
**Automatically answered**  
*Yes*
27. [Hidden Semantic] Does the action area intersect the piping plover area of influence?  
**Automatically answered**  
*Yes*
28. [Hidden Semantic] Does the action area intersect the rufa red knot area of influence?  
**Automatically answered**  
*Yes*
29. [Hidden Semantic] Does the action area intersect the area of influence for Eastern prairie fringed orchid?  
**Automatically answered**  
*Yes*
30. The project has the potential to affect federally listed bats. Does the action area contain any known or potential bat hibernacula (natural caves, abandoned mines, or underground quarries)?  
*No*
31. Has a presence/absence bat survey or field-based habitat assessment following the Service's Range-wide [Indiana Bat and Northern Long-eared Bat Summer Survey Guidelines](#) been conducted within the action area?  
*No*
32. Does the action involve removal/modification of a human structure (barn, house or other building) known to contain roosting bats?  
*No*
33. Does the action include removal/modification of an existing bridge or culvert?  
*No*
34. Does the action include temporary or permanent lighting of roadway(s), facility(ies), and/or parking lot(s)?  
*Yes*
-

35. Will you apply the following Avoidance and Minimization Measures for bats?

1. When installing new or replacing existing permanent lights, use [downward-facing, full cut-off lens lights](#) (with same intensity or less for replacement lighting); or for those transportation agencies using the [BUG system developed by the Illuminating Engineering Society](#), the goal is to be as close to 0 for all three ratings with a priority of "uplight" of 0 and "backlight" as low as practicable.

2. Direct temporary lighting away from suitable habitat during the active season.

*Yes*

36. Does the action include one or more of the following: (1) tree cutting/trimming, (2) prescribed fire, (3) pesticide (including insecticide and/or rodenticide), and/or (4) herbicide/fungicide application?

*Yes*

37. Does the action include herbicide application?

*No*

38. Will the action clear >10 acres of contiguous forest (i.e., connected by 1,000 feet or less) or fragment a riparian or other connective forested corridor (e.g., tree line) between 2 or more forest patches of at least 5 acres? For more information, see [Appendix II](#).

*No*

39. Does the action area contain potential NLEB bat roost trees (trees  $\geq 3$  inches in diameter [at breast height] with cracks, crevices, cavities and/or exfoliating bark)? For more information, see [Appendix IV](#).

*Yes*

40. Does the action area contain potential Indiana bat roost trees (trees  $\geq 5$  inches in diameter [at breast height] with cracks, crevices and/or exfoliating bark)? For more information, see [Appendix III](#).

*Yes*

41. Does the action include emergency cutting/trimming of hazard trees in order to prevent imminent loss of human life and/or property?

*No*

42. [Semantic] Is any portion of the action area within 5 miles of a known Indiana or northern long-eared bat hibernaculum?

**Automatically answered**

*No*

---

43. Will all tree cutting/trimming, prescribed fire, and/or pesticide (i.e., insecticide, rodenticide) application occur OUTSIDE the non-volant ("pup") season for bat (that is, no cutting/trimming, prescribed fire, or pesticide application during June 1 through July 31)?

**Note:** Based on the project's location, conducting these activities outside the months of June and July may be sufficient to avoid adverse effects to/take of bat.

Yes

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

**Automatically answered**

Yes

45. [Hidden semantic] Does the action intersect the Tricolored bat AOI/SLA/range?

**Automatically answered**

Yes

46. The tricolored bat was proposed for listing as endangered on September 13, 2022. In Michigan, the tricolored bat was rare pre-white nose syndrome (WNS) and is exceedingly rare post-WNS. The species has been observed in 12 Michigan counties to date, largely during the fall or winter. With very few exceptions, the species has not been observed in Michigan in the summer months, and no maternity colonies have been found. During winter, tricolored bats hibernate in caves, abandoned mines, and abandoned tunnels ranging from small to large in size. During spring, summer and fall months, they roost primarily among leaf clusters of live or recently dead deciduous/hardwood trees.

Are you making a no effect determination on this project for the tricolored bat?

Yes

---

## **IPAC USER CONTACT INFORMATION**

Agency: Detroit city  
Name: Erin Switala  
Address: 1800 Indian Wood Circle  
City: Maumee  
State: OH  
Zip: 43537  
Email: erin.n.mill@gmail.com  
Phone: 4198912222

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development

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**ATTACHMENT C  
PHOTOLOG**







Photo 1: Overview of Site, deteriorated asphalt area, looking southwest

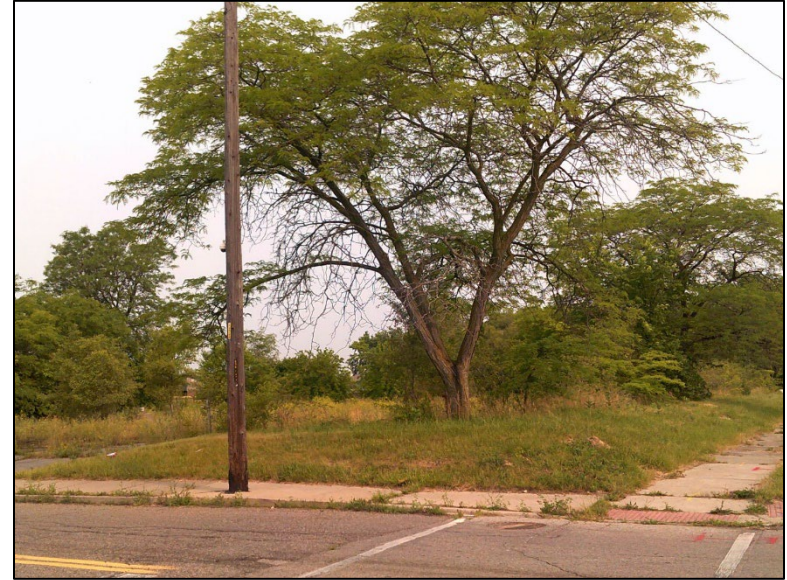


Photo 2: Overview of Site, looking north-northwest from W Canfield near Rosa Parks Blvd intersection

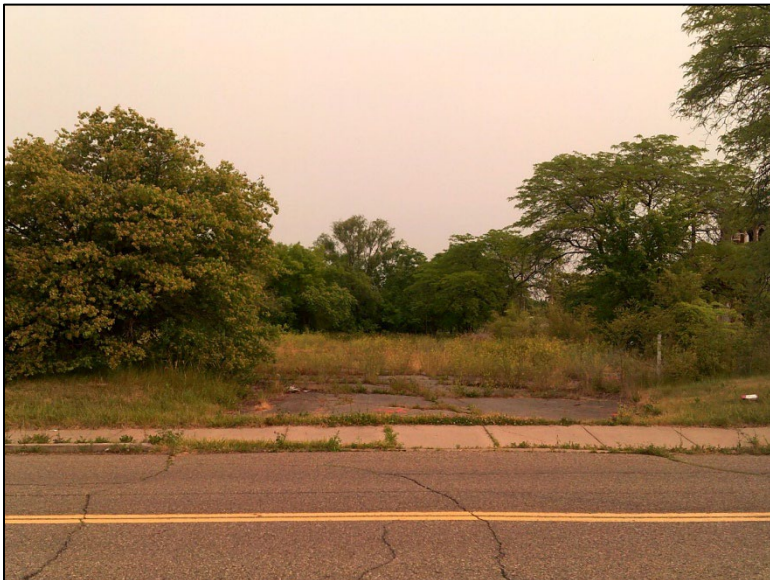


Photo 3: Overview of Site, looking northeast from W Canfield

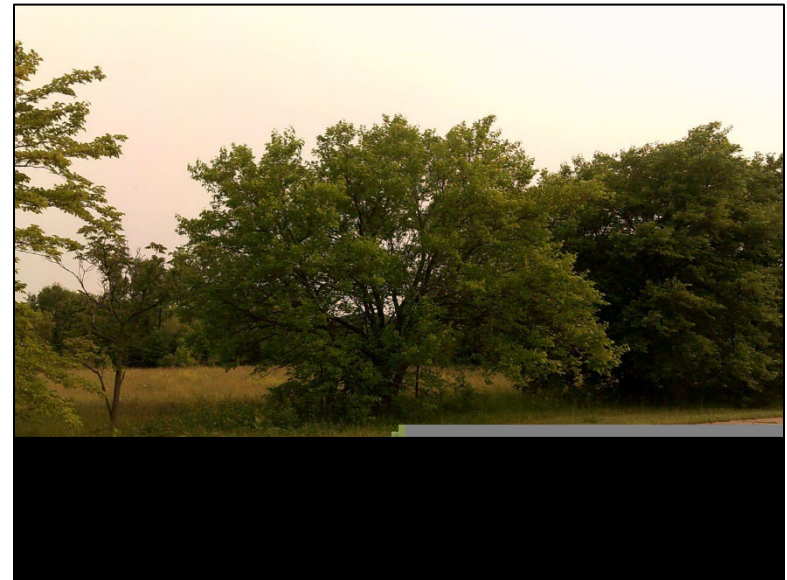


Photo 4: Overview of Site, looking east-northeast from W Canfield





Photo 5: Overview of Site, looking south-southeast



Photo 6: Overview of Site, looking south-southeast



Photo 7: Tree near Rosa Parks Blvd, looking west-southwest



Photo 8: Treeline along Rosa Parks Blvd, looking south-southwest





Photo 9: Large tree at intersection of Rosa Parks Blvd and W Canfield, looking south-southwest



Photo 10: Tree with deep creviced bark, looking northwest from W Canfield



Photo 11: Tree with dead branches, looking northwest from W Canfield



Photo 12: Tree with dead limbs, looking northeast towards Rosa Parks Blvd



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

## Acceptable Separation Distance (ASD) Electronic Assessment Tool

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

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

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="2950"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	434.04
ASD for Thermal Radiation for Buildings (ASDBPU)	82.91
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

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

## Providing Feedback & Corrections

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

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

## Related Information

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



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# DATABASE REPORT

**Project Property:** *13 Parcels at Rosa Parks Boulevard and  
Canfield Street  
4401 Rosa Parks Boulevard  
Detroit MI 48208*

**Project No:** *088822.00.011*

**Report Type:** *Database Report*

**Order No:** *24071900943*

**Requested by:** *SME-USA*

**Date Completed:** *July 19, 2024*

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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# Executive Summary

## Property Information:

**Project Property:** *13 Parcels at Rosa Parks Boulevard and Canfield Street  
4401 Rosa Parks Boulevard Detroit MI 48208*

**Project No:** *088822.00.011*

### **Coordinates:**

**Latitude:** *42.34688555*  
**Longitude:** *-83.08146469*  
**UTM Northing:** *4,690,389.95*  
**UTM Easting:** *328,553.88*  
**UTM Zone:** *17T*

**Elevation:** *615 FT*

## Order Information:

**Order No:** *24071900943*  
**Date Requested:** *July 19, 2024*  
**Requested by:** *SME-USA*  
**Report Type:** *Database Report*

## Historicals/Products:

**Aerial Photographs** *Historical Aerials (with Project Boundaries)*  
**City Directory Search** *CD - 2 Street Search*  
**ERIS Xplorer** [\*ERIS Xplorer\*](#)  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *Physical Setting Report (PSR)*  
**Topographic Map** *Topographic Maps*  
**Vapor Screening Tool** *Vapor Screening Tool*

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 1.00mi	Total
----------	----------	---------------	------------------	---------------	-------

## Standard Environmental Records

Federal *No Federal databases were selected to be included in the search.*

State

AST

Y	1	0	11	11
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Tribal *No Tribal databases were selected to be included in the search.*

County *No County databases were selected to be included in the search.*

## Additional Environmental Records

Federal *No Federal additional environmental databases were selected to be included in the search.*

State

Tribal *No Tribal additional environmental record sources available for this State.*

County *No County additional environmental databases were selected to be included in the search.*

---

<b>Total:</b>		0	11	11
---------------	--	---	----	----

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
----------------	-----------	--------------------------	----------------	------------------	-------------------------	-----------------------	--------------------

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	AST	Domestic Linen	3800 18TH ST DETROIT MI 48208-2512  <i>Facility ID:</i> 92082100 <i>Tank Alt ID   Status:</i> ATK-099844-15   Inactive	SW	0.48 / 2,513.67	-9	<a href="#">14</a>
<a href="#">2</a>	AST	Dept of Transportation	5600 WABASH ST DETROIT MI 48208-1681  <i>Facility ID:</i> 91082575 <i>Tank Alt ID   Status:</i> ATK-077212-15   Inactive, ATK-016683-15   Inactive, ATK-077215-15   Inactive, ATK-077208-15   Inactive	NW	0.61 / 3,239.84	12	<a href="#">14</a>
<a href="#">3</a>	AST	U of D Mercy Dental	2700 MARTIN LUTHER KING JR BLVD DETROIT MI 48208-2576 <i>Facility ID:</i> 91082525 <i>Tank Alt ID   Status:</i> ATK-062588-15   Active	SW	0.69 / 3,640.44	-14	<a href="#">14</a>
<a href="#">4</a>	AST	Pony Express Courier Corp.	2950 ROSA PARKS BLVD DETROIT MI 48216-1217  <i>Facility ID:</i> 92082259 <i>Tank Alt ID   Status:</i> ATK-023680-15   Inactive	SSE	0.71 / 3,728.39	-10	<a href="#">15</a>
<a href="#">4</a>	AST	Total Armoured Car Service Inc	2950 ROSA PARKS BLVD DETROIT MI 48216-1217  <i>Facility ID:</i> 81084226 <i>Tank Alt ID   Status:</i> ATK-119752-15   Inactive, ATK-119753-15   Inactive	SSE	0.71 / 3,728.39	-10	<a href="#">15</a>
<a href="#">5</a>	AST	Noble Street Complex-Michcon	3200 HOBSON ST DETROIT MI 48201-2927  <i>Facility ID:</i> 93082586 <i>Tank Alt ID   Status:</i> ATK-060397-15   Inactive	ESE	0.73 / 3,860.25	-5	<a href="#">15</a>
<a href="#">6</a>	AST	AirGas USA LLC	666 SELDEN ST DETROIT MI 48201-2246  <i>Facility ID:</i> 92082530 <i>Tank Alt ID   Status:</i> ATK-053328-15   Inactive	E	0.77 / 4,049.64	4	<a href="#">16</a>
<a href="#">7</a>	AST	Herrud Smoked Meats/thorne Apple	3925 TILLMAN ST DETROIT MI 48208-2445  <i>Facility ID:</i> 92082309 <i>Tank Alt ID   Status:</i> ATK-039982-15   Inactive	WSW	0.83 / 4,394.66	-12	<a href="#">16</a>
<a href="#">8</a>	AST	Cardinal Medical	6000 ROSA PARKS BLVD DETROIT MI 48208-1731  <i>Facility ID:</i> 91085264 <i>Tank Alt ID   Status:</i> ATK-140247-15   Active	NNW	0.89 / 4,713.13	13	<a href="#">16</a>
<a href="#">9</a>	AST	Commonwealth Ind	5900 COMMONWEALTH ST DETROIT MI 48208-1745  <i>Facility ID:</i> 92082311 <i>Tank Alt ID   Status:</i> ATK-105041-15   Inactive, ATK-043491-15   Inactive	NNW	0.91 / 4,825.33	13	<a href="#">17</a>
<a href="#">10</a>	AST	Brink's Inc	1351 SPRUCE ST DETROIT MI 48201-2945  <i>Facility ID:</i> 91084063 <i>Tank Alt ID   Status:</i> ATK-012604-15   Inactive	SE	0.95 / 5,029.65	-6	<a href="#">17</a>

# Executive Summary: Summary by Data Source

## Standard

### State

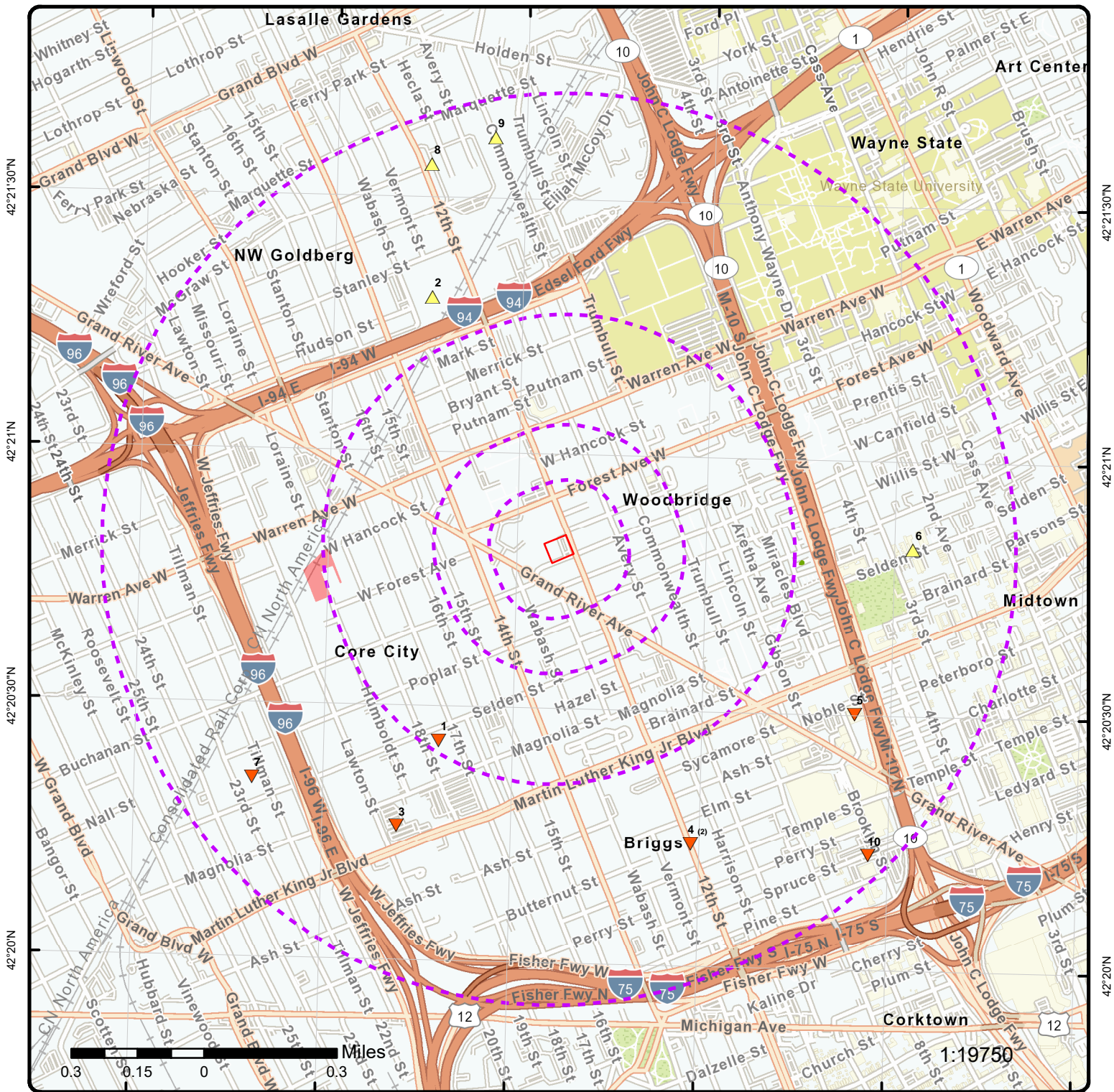
#### AST - Aboveground Storage Tanks

A search of the AST database, dated Apr 30, 2024 has found that there are 11 AST site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Dept of Transportation	5600 WABASH ST DETROIT MI 48208-1681	NW	0.61 / 3,239.84	<a href="#">2</a>
	<i>Facility ID: 91082575</i> <i>Tank Alt ID   Status: ATK-077212-15   Inactive, ATK-016683-15   Inactive, ATK-077215-15   Inactive, ATK-077208-15   Inactive</i>			
AirGas USA LLC	666 SELDEN ST DETROIT MI 48201-2246	E	0.77 / 4,049.64	<a href="#">6</a>
	<i>Facility ID: 92082530</i> <i>Tank Alt ID   Status: ATK-053328-15   Inactive</i>			
Cardinal Medical	6000 ROSA PARKS BLVD DETROIT MI 48208-1731	NNW	0.89 / 4,713.13	<a href="#">8</a>
	<i>Facility ID: 91085264</i> <i>Tank Alt ID   Status: ATK-140247-15   Active</i>			
Commonwealth Ind	5900 COMMONWEALTH ST DETROIT MI 48208-1745	NNW	0.91 / 4,825.33	<a href="#">9</a>
	<i>Facility ID: 92082311</i> <i>Tank Alt ID   Status: ATK-105041-15   Inactive, ATK-043491-15   Inactive</i>			
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Domestic Linen	3800 18TH ST DETROIT MI 48208-2512	SW	0.48 / 2,513.67	<a href="#">1</a>
	<i>Facility ID: 92082100</i> <i>Tank Alt ID   Status: ATK-099844-15   Inactive</i>			
U of D Mercy Dental	2700 MARTIN LUTHER KING JR BLVD DETROIT MI 48208-2576	SW	0.69 / 3,640.44	<a href="#">3</a>
	<i>Facility ID: 91082525</i> <i>Tank Alt ID   Status: ATK-062588-15   Active</i>			
Pony Express Courier Corp.	2950 ROSA PARKS BLVD DETROIT MI 48216-1217	SSE	0.71 / 3,728.39	<a href="#">4</a>
	<i>Facility ID: 92082259</i> <i>Tank Alt ID   Status: ATK-023680-15   Inactive</i>			
Total Armoured Car Service Inc	2950 ROSA PARKS BLVD DETROIT MI 48216-1217	SSE	0.71 / 3,728.39	<a href="#">4</a>
	<i>Facility ID: 81084226</i> <i>Tank Alt ID   Status: ATK-119752-15   Inactive, ATK-119753-15   Inactive</i>			
Noble Street Complex-Michcon	3200 HOBSON ST DETROIT MI 48201-2927	ESE	0.73 / 3,860.25	<a href="#">5</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	<i>Facility ID: 93082586</i> <i>Tank Alt ID   Status: ATK-060397-15   Inactive</i>			
Herrud Smoked Meats/thorne Apple	3925 TILLMAN ST DETROIT MI 48208-2445	WSW	0.83 / 4,394.66	<u>7</u>
	<i>Facility ID: 92082309</i> <i>Tank Alt ID   Status: ATK-039982-15   Inactive</i>			
Brink's Inc	1351 SPRUCE ST DETROIT MI 48201-2945	SE	0.95 / 5,029.65	<u>10</u>
	<i>Facility ID: 91084063</i> <i>Tank Alt ID   Status: ATK-012604-15   Inactive</i>			





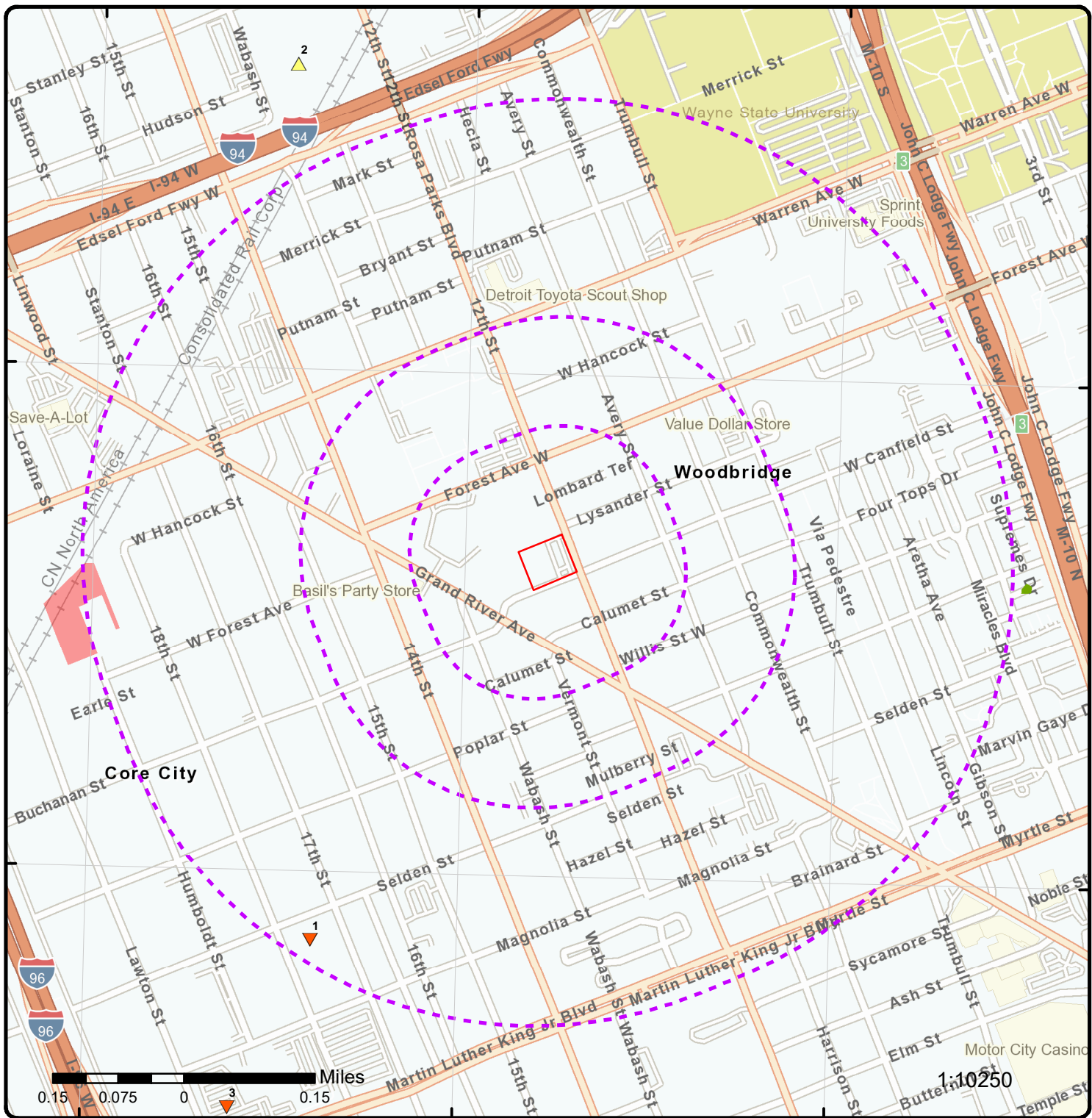
### Map: 1.0 Mile Radius

Order Number: 24071900943  
Address: 4401 Rosa Parks Boulevard, Detroit, MI



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- ▲ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- + Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



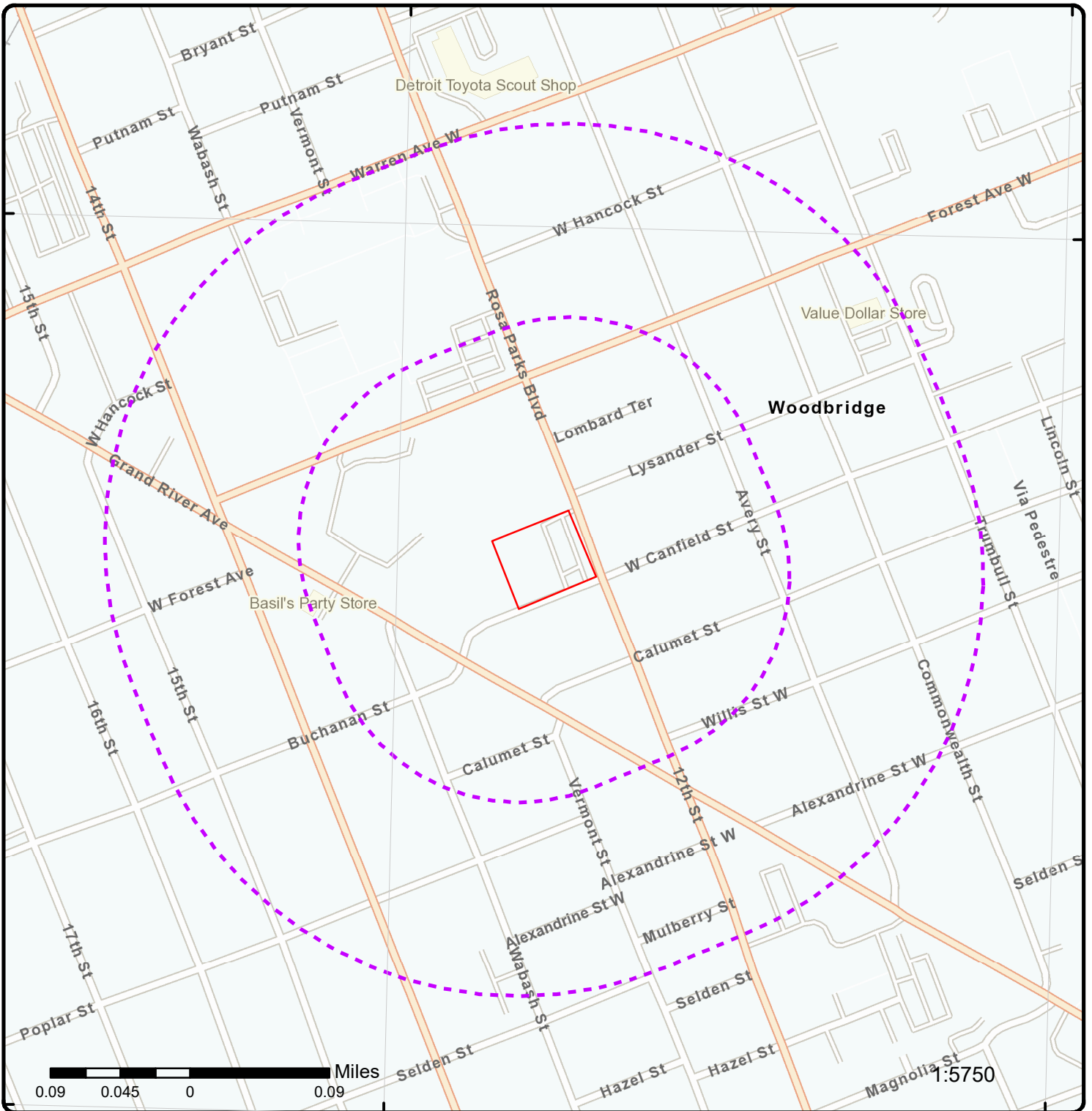


### Map: 0.5 Mile Radius

Order Number: 24071900943  
Address: 4401 Rosa Parks Boulevard, Detroit, MI



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- + Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



### Map: 0.25 Mile Radius

Order Number: 24071900943

Address: 4401 Rosa Parks Boulevard, Detroit, MI



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



83°5'30"W

83°5'W

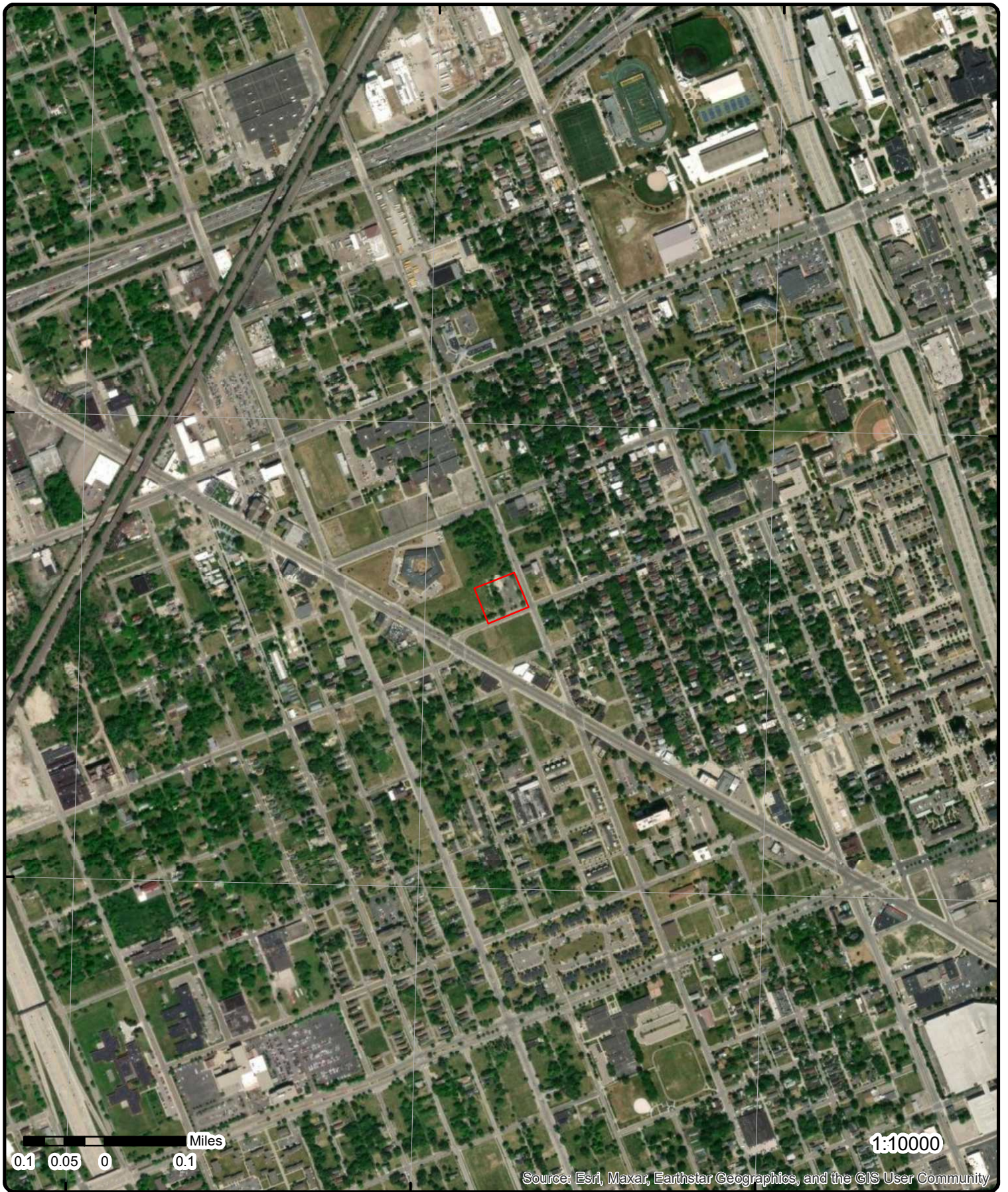
83°4'30"W

42°21'N

42°21'N

42°20'30"N

42°20'30"N



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Aerial** Year: 2023

Address: 4401 Rosa Parks Boulevard, Detroit, MI

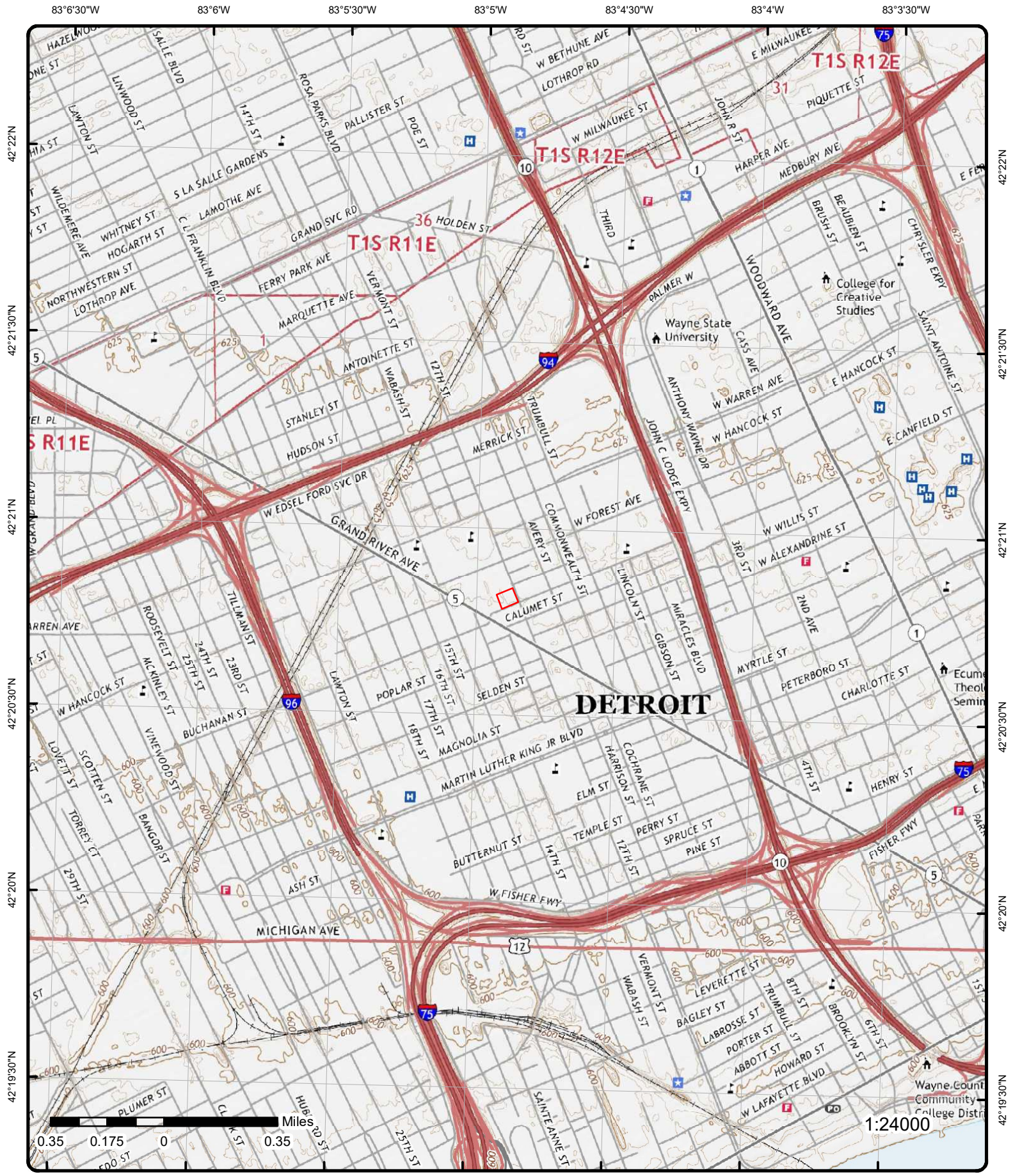
Source: ESRI World Imagery

Order Number: 24071900943



© ERIS Information Inc.





# Topographic Map Year: 2019

Address: 4401 Rosa Parks Boulevard, MI

Quadrangle(s): Highland Park MI, Detroit MI, ON

Source: USGS Topographic Map

Order Number: 24071900943



© ERIS Information Inc.



# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#"><u>1</u></a>	1 of 1	SW	0.48 / 2,513.67	606.44 / -9	Domestic Linen 3800 18TH ST DETROIT MI 48208-2512	AST

Facility ID: 92082100 Facility County: WAYNE

**Tank Info**

Tank Alt ID: ATK-099844-15 Tank Status: Removed from Premises  
 Tank Install Dt: 02/04/1985 Status: Inactive

**Owner Info**

Owner Name: Domestic Linen Supply Owner State: MI  
 Owner Address 1: 3800 18th St Owner Zip: 48208-2512  
 Owner City: Detroit Owner Phone: 3138316700

<a href="#"><u>2</u></a>	1 of 1	NW	0.61 / 3,239.84	627.03 / 12	Dept of Transportation 5600 WABASH ST DETROIT MI 48208-1681	AST
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Facility ID: 91082575 Facility County: WAYNE

**Tank Info**

Tank Alt ID: ATK-077212-15 Tank Status: Pipe Disconnected  
 Tank Install Dt: 04/03/1996 Status: Inactive

Tank Alt ID: ATK-016683-15 Tank Status: Pipe Disconnected  
 Tank Install Dt: 04/03/1996 Status: Inactive

Tank Alt ID: ATK-077215-15 Tank Status: Pipe Disconnected  
 Tank Install Dt: 04/03/1996 Status: Inactive

Tank Alt ID: ATK-077208-15 Tank Status: Pipe Disconnected  
 Tank Install Dt: 04/03/1996 Status: Inactive

**Owner Info**

Owner Name: Detroit Dept of Transportation Owner State: MI  
 Owner Address 1: 1301 E Warren Ave Owner Zip: 48207  
 Owner City: Detroit Owner Phone: 3138333000

<a href="#"><u>3</u></a>	1 of 1	SW	0.69 / 3,640.44	600.49 / -14	U of D Mercy Dental 2700 MARTIN LUTHER KING JR BLVD DETROIT MI 48208-2576	AST
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Facility ID: 91082525 Facility County: WAYNE

**Tank Info**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Tank Alt ID:</b> <b>Tank Install Dt:</b>	ATK-062588-15 05/03/1994				<b>Tank Status:</b> <b>Status:</b>	Currently In Use Active
<b><u>Owner Info</u></b>						
<b>Owner Name:</b> <b>Owner Address 1:</b> <b>Owner City:</b>	U of D Mercy 4001 W McNichols PO Box 19900 Detroit				<b>Owner State:</b> <b>Owner Zip:</b> <b>Owner Phone:</b>	MI 48217 3136580004
<b>4</b>	<b>1 of 2</b>	<b>SSE</b>	<b>0.71 / 3,728.39</b>	<b>604.98 / -10</b>	<b>Pony Express Courier Corp. 2950 ROSA PARKS BLVD DETROIT MI 48216-1217</b>	<b>AST</b>
<b>Facility ID:</b>	92082259				<b>Facility County:</b>	WAYNE
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b> <b>Tank Install Dt:</b>	ATK-023680-15				<b>Tank Status:</b> <b>Status:</b>	Removed from Premises Inactive
<b><u>Owner Info</u></b>						
<b>Owner Name:</b> <b>Owner Address 1:</b> <b>Owner City:</b>	Pony Express Courier Corp 2950 Rosa Parks Blvd Detroit				<b>Owner State:</b> <b>Owner Zip:</b> <b>Owner Phone:</b>	MI 48216-1217 3139657420
<b>4</b>	<b>2 of 2</b>	<b>SSE</b>	<b>0.71 / 3,728.39</b>	<b>604.98 / -10</b>	<b>Total Armoured Car Service Inc 2950 ROSA PARKS BLVD DETROIT MI 48216-1217</b>	<b>AST</b>
<b>Facility ID:</b>	81084226				<b>Facility County:</b>	WAYNE
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b> <b>Tank Install Dt:</b>	ATK-119752-15				<b>Tank Status:</b> <b>Status:</b>	Non-Registered Tank Inactive
<b>Tank Alt ID:</b> <b>Tank Install Dt:</b>	ATK-119753-15				<b>Tank Status:</b> <b>Status:</b>	Non-Registered Tank Inactive
<b><u>Owner Info</u></b>						
<b>Owner Name:</b> <b>Owner Address 1:</b> <b>Owner City:</b>	Total Armoured Car Service Inc 13802 West 7 Mile Rd Detroit				<b>Owner State:</b> <b>Owner Zip:</b> <b>Owner Phone:</b>	MI 48235-1715 3133455131
<b>5</b>	<b>1 of 1</b>	<b>ESE</b>	<b>0.73 / 3,860.25</b>	<b>609.62 / -5</b>	<b>Noble Street Complex-Michcon 3200 HOBSON ST DETROIT MI 48201-2927</b>	<b>AST</b>
<b>Facility ID:</b>	93082586				<b>Facility County:</b>	WAYNE
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b> <b>Tank Install Dt:</b>	ATK-060397-15 09/21/1996				<b>Tank Status:</b> <b>Status:</b>	Removed from Premises Inactive
<b><u>Owner Info</u></b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner Name:</b> DTE Energy LLC <b>Owner State:</b> MI <b>Owner Address 1:</b> One Energy Plaza 655 GO <b>Owner Zip:</b> 48226 <b>Owner City:</b> Detroit <b>Owner Phone:</b> 3132352745						
<u>6</u>	1 of 1	E	0.77 / 4,049.64	618.89 / 4	<b>AirGas USA LLC</b> 666 SELDEN ST DETROIT MI 48201-2246	AST
<b>Facility ID:</b>	92082530			<b>Facility County:</b>	WAYNE	
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b>	ATK-053328-15			<b>Tank Status:</b>	Emptied and Cleaned	
<b>Tank Install Dt:</b>	07/26/1994			<b>Status:</b>	Inactive	
<b><u>Owner Info</u></b>						
<b>Owner Name:</b>	AirGas USA LLC			<b>Owner State:</b>	MI	
<b>Owner Address 1:</b>	644 Seldon			<b>Owner Zip:</b>	48201	
<b>Owner City:</b>	Detroit			<b>Owner Phone:</b>	3138317300	
<u>7</u>	1 of 1	WSW	0.83 / 4,394.66	603.40 / -12	<b>Herrud Smoked Meats/thorne Apple</b> 3925 TILLMAN ST DETROIT MI 48208-2445	AST
<b>Facility ID:</b>	92082309			<b>Facility County:</b>	WAYNE	
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b>	ATK-039982-15			<b>Tank Status:</b>	Removed from Premises	
<b>Tank Install Dt:</b>				<b>Status:</b>	Inactive	
<b><u>Owner Info</u></b>						
<b>Owner Name:</b>	Herrud Smoked Meats/Thorne Apple			<b>Owner State:</b>	MI	
<b>Owner Address 1:</b>	3925 Tillman St			<b>Owner Zip:</b>	48208-2445	
<b>Owner City:</b>	Detroit			<b>Owner Phone:</b>	3138946600	
<u>8</u>	1 of 1	NNW	0.89 / 4,713.13	627.80 / 13	<b>Cardinal Medical</b> 6000 ROSA PARKS BLVD DETROIT MI 48208-1731	AST
<b>Facility ID:</b>	91085264			<b>Facility County:</b>	WAYNE	
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b>	ATK-140247-15			<b>Tank Status:</b>	Currently In Use	
<b>Tank Install Dt:</b>	05/08/2015			<b>Status:</b>	Active	
<b><u>Owner Info</u></b>						
<b>Owner Name:</b>	Kirco			<b>Owner State:</b>	MI	
<b>Owner Address 1:</b>	101 W Big Beaver Rd			<b>Owner Zip:</b>	48084	
<b>Owner City:</b>	Troy			<b>Owner Phone:</b>	2486807180	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>9</u>	1 of 1	NNW	0.91 / 4,825.33	627.87 / 13	Commonwealth Ind 5900 COMMONWEALTH ST DETROIT MI 48208-1745	AST
<b>Facility ID:</b>		92082311		<b>Facility County:</b>		WAYNE
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b>		ATK-105041-15		<b>Tank Status:</b>		Removed from Premises
<b>Tank Install Dt:</b>		03/14/1985		<b>Status:</b>		Inactive
<b>Tank Alt ID:</b>		ATK-043491-15		<b>Tank Status:</b>		Removed from Premises
<b>Tank Install Dt:</b>		03/14/1985		<b>Status:</b>		Inactive
<b><u>Owner Info</u></b>						
<b>Owner Name:</b>		OWNER ADDRESS UNKNOWN		<b>Owner State:</b>		XX
<b>Owner Address 1:</b>		Not Recorded		<b>Owner Zip:</b>		99999
<b>Owner City:</b>		Not Recorded		<b>Owner Phone:</b>		

<u>10</u>	1 of 1	SE	0.95 / 5,029.65	608.76 / -6	Brink's Inc 1351 SPRUCE ST DETROIT MI 48201-2945	AST
<b>Facility ID:</b>		91084063		<b>Facility County:</b>		WAYNE
<b><u>Tank Info</u></b>						
<b>Tank Alt ID:</b>		ATK-012604-15		<b>Tank Status:</b>		Removed from Premises
<b>Tank Install Dt:</b>		07/23/1998		<b>Status:</b>		Inactive
<b><u>Owner Info</u></b>						
<b>Owner Name:</b>		Brink's Inc		<b>Owner State:</b>		MI
<b>Owner Address 1:</b>		1351 Spruce St		<b>Owner Zip:</b>		48201-2945
<b>Owner City:</b>		Detroit		<b>Owner Phone:</b>		3139612590

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
----	------------------------	---------	------	-----	---------

No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

*No Federal databases were selected to be included in the search.*

### **State**

#### **Aboveground Storage Tanks:**

AST

The Aboveground Storage Tank (AST) Program in the Department of Licensing and Regulatory Affairs (LARA) regulates the following: storage and handling of flammable and combustible liquids with flash point less than 200 degrees Fahrenheit, storage and handling of liquefied petroleum gases compressed natural gas vehicular systems. The regulatory authority is from the Fire Prevention Code, 1941 PA 207, as amended, and the rules promulgated under the act.

*Government Publication Date: Apr 30, 2024*

### **Tribal**

*No Tribal databases were selected to be included in the search.*

### **County**

*No County databases were selected to be included in the search.*

## **Additional Environmental Record Sources**

### **Federal**

*No Federal additional environmental databases were selected to be included in the search.*

### **State**

### **Tribal**

*No Tribal additional environmental record sources available for this State.*

### **County**

*No County additional environmental databases were selected to be included in the search.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

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

## Acceptable Separation Distance (ASD) Electronic Assessment Tool

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

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

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="4000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	492.74
ASD for Thermal Radiation for Buildings (ASDBPU)	95.44
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

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

## Providing Feedback & Corrections

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

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

## Related Information

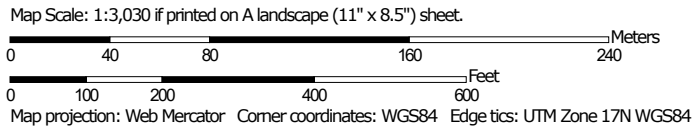
- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)



Soil Map—Wayne County, Michigan  
(Farmland Protection)



Soil Map may not be valid at this scale.



Soil Map—Wayne County, Michigan  
(Farmland Protection)

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

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

**Background**

 Aerial Photography

### MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: 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
MidaaA	Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes	16.4	34.2%
ShbuaB	Shebeon-Urban land complex, 0 to 4 percent slopes	3.3	6.8%
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	28.3	59.0%
<b>Totals for Area of Interest</b>		<b>47.9</b>	<b>100.0%</b>



45	46	5
43	44	3
41	42	1

45

43

46

5

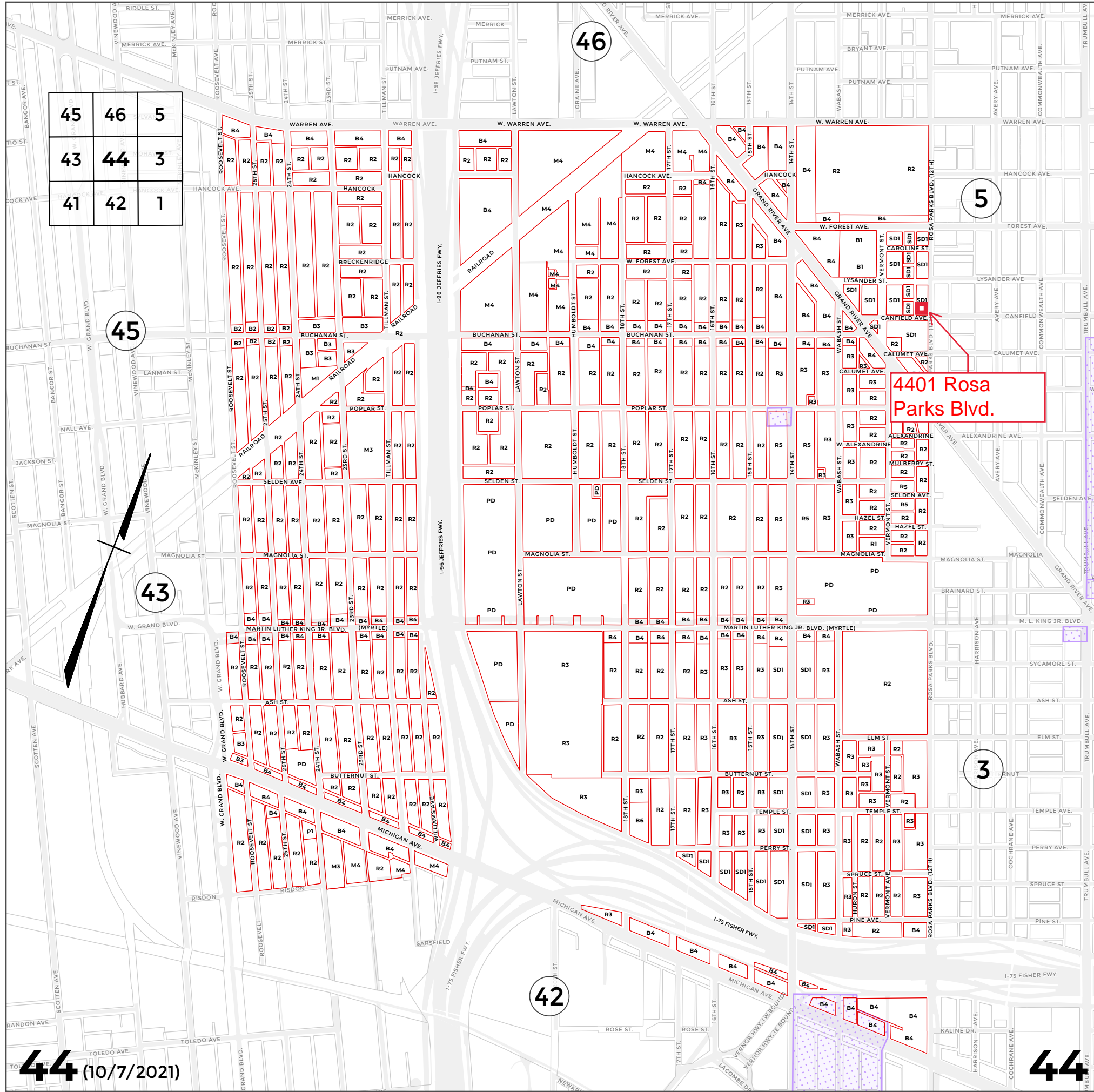
3

42

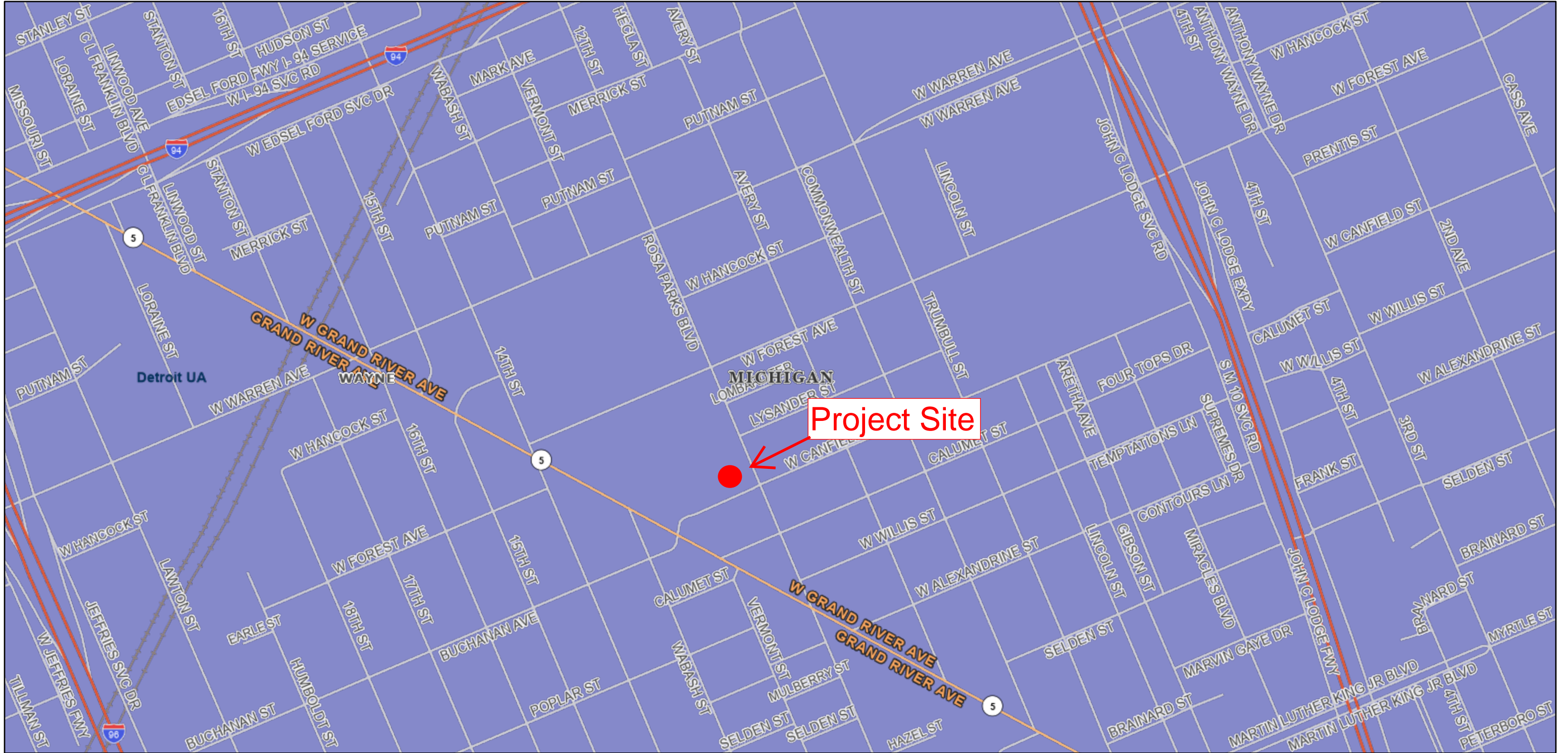
44 (10/7/2021)

44

4401 Rosa Parks Blvd.

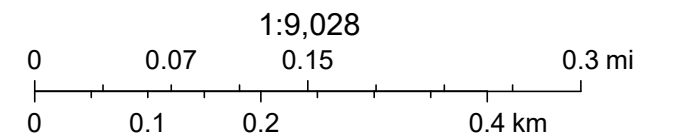


# 4401 Rosa Parks - Urbanized Area



June 25, 2024

- |                  |               |                             |                  |
|------------------|---------------|-----------------------------|------------------|
| Counties         | Railroads     | Secondary Roads 72_1k scale | 2020 Urban Areas |
| States           | Local Roads   | Other Roads                 | Counties         |
| 2020 Urban Areas | Primary Roads |                             | States           |



Source: U.S. Census Bureau, Sources: Esri, USGS, NOAA





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

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

August 30, 2023

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

**RE: Section 106 Review of a HOME Funded Project Located at 4401 Rosa Parks in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project is to construct a four-story tall apartment building with a small retail space on the first floor on a large vacant site on the west side of Rosa Parks between Canfield and Lysander in the Woodbridge neighborhood of Detroit, approximately two miles northwest of downtown Detroit. The proposed building has an irregular shaped footprint with the building facing Rosa Parks and Canfield. A 48-space parking lot with landscaped islands and lighting is proposed to the west of the building and will be accessed by a new, shared street to the north. An open lawn area is proposed along Canfield south of the parking lot. Stormwater will be managed onsite by an above ground or underground detention system.

Based on research of the property the Area of Potential Effect (APE) has been defined as the project site, which is a vacant lot, as well as a half block surrounding the lot on the north, south, east, and west.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A Phase I Archaeological Survey, of 4401 Rossa Parks Boulevard, Detroit, Wayne County, MI, prepared by Elizabeth Hickle, Robert Chidester, and Kate Hayfield (The Mannik & Smith Group, Inc., 2023) identified one archaeological site (20WN1239) during the archaeological survey conducted in July 2023. Site 20WN1239 represents domestic activities during the mid- and late nineteenth century and the early to mid-twentieth century. The site is recommended not eligible for listing on the National Register of Historic Places. In a letter dated, 8/29/2023, SHPO’s archaeologist concurred with the recommendation of “No Historic Properties Affected.”

On 5/5/2023, a request for Tribal Consultation was submitted to the following Tribes:  
Bay Mills Indian Community





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

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Based on historic research, the Ape for this project includes the Woodbridge Neighborhood Historic District, which has been identified as listed on the National Register of Historic Places. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(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:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 6/1/2023, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavatonet@detroitmi.gov](mailto:Ciavatonet@detroitmi.gov).

Sincerely,



**Housing and Revitalization  
Department**

---

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

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



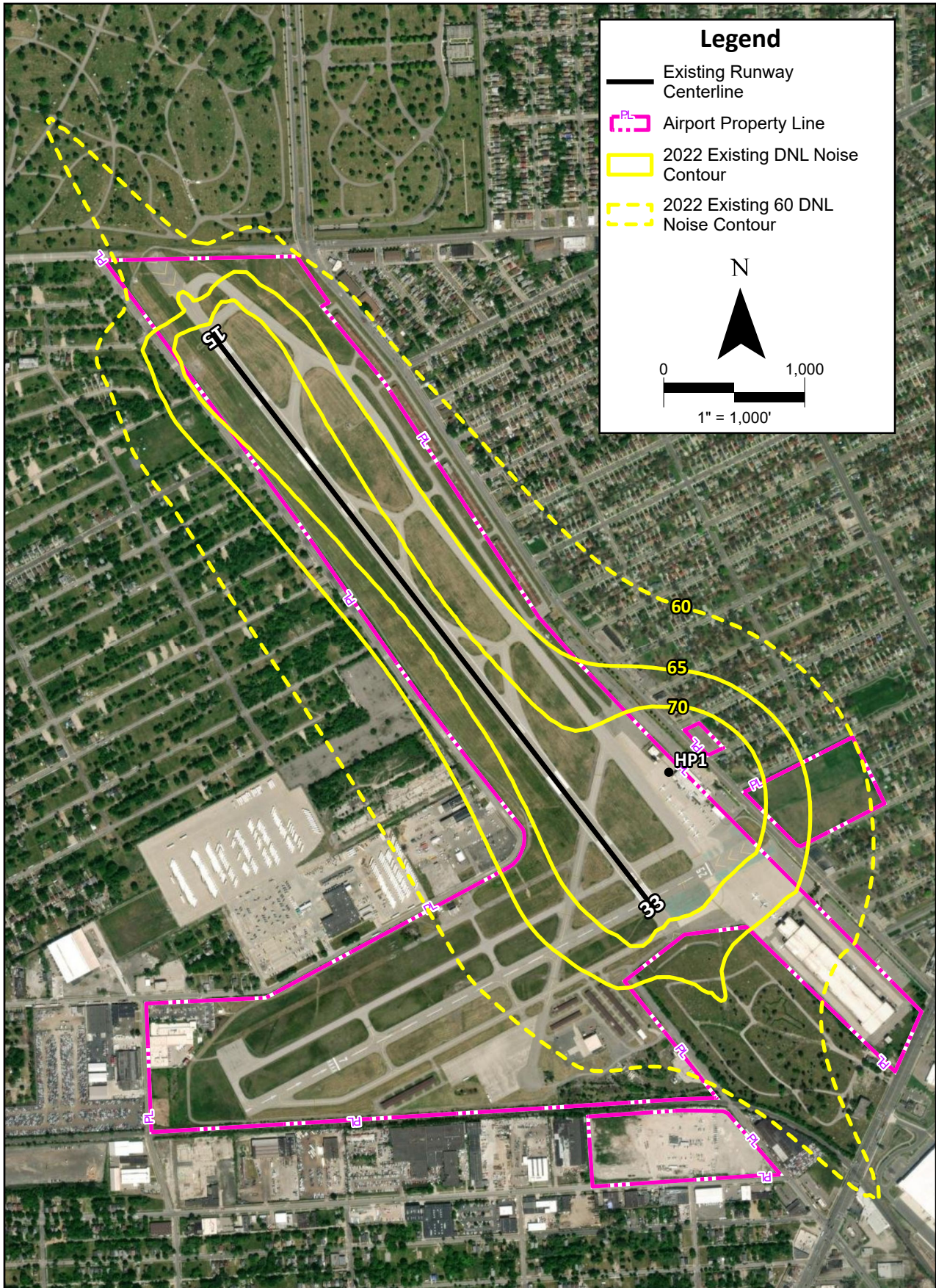
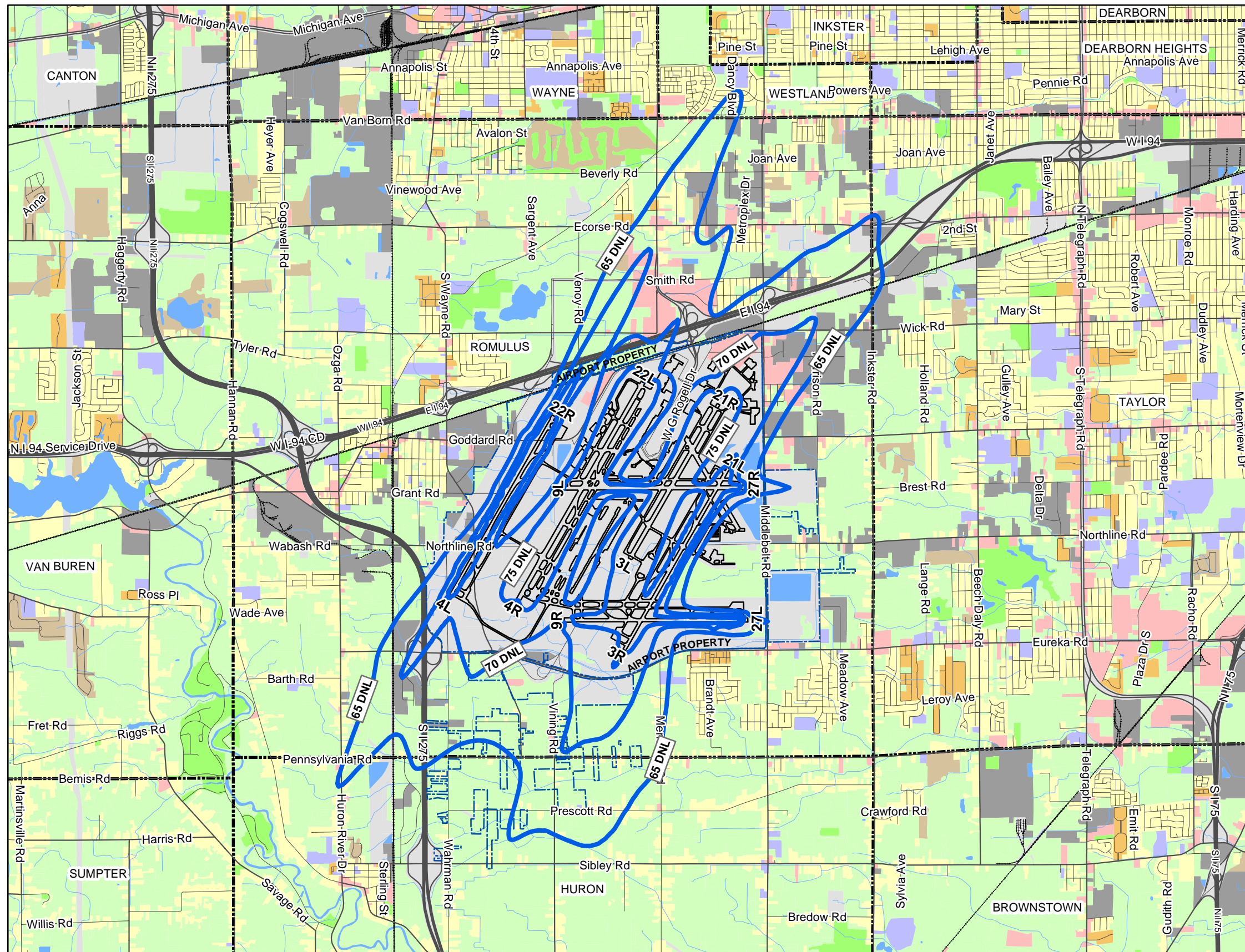




Figure D28 Future (2011) Noise Contour



**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

**DETROIT**  
METROPOLITAN WAYNE COUNTY AIRPORT

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

## DNL Calculator

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

## Guidelines

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

## DNL Calculator

<b>Site ID</b>	Rosa Parks Boulevard and West Canfield Street
<b>Record Date</b>	04/12/2023
<b>User's Name</b>	SME

**Road # 1 Name:** 12th Street (Rosa Parks Boulevard)

**Road #1**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	30		30
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	1268		45
Night Fraction of ADT	15		15
Road Gradient (%)			0
Vehicle DNL	57	0	63
Calculate Road #1 DNL	64	Reset	

**Road # 2 Name:** West Forest Avenue

**Road #2**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
--------------	--	--	--



Effective Distance	465		465
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	5745		207
Night Fraction of ADT	15		15
Road Gradient (%)			0
Vehicle DNL	46	0	51
Calculate Road #2 DNL	52	Reset	

Road # 3 Name: **Grand River Avenue**

**Road #3**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	450		450
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	7054		211
Night Fraction of ADT	15		15
Road Gradient (%)			0
Vehicle DNL	47	0	52
Calculate Road #3 DNL	53	Reset	

Add Road Source Add Rail Source

Airport Noise Level

Loud Impulse Sounds?  Yes  No

Combined DNL for all Road and Rail sources **64**

Combined DNL including Airport **N/A**

Site DNL with Loud Impulse Sound

Calculate Reset

# Mitigation Options

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

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

## Tools and Guidance

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

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

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


## DNL Calculator

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- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

<b>Site ID</b>	S5890002 - Rosa Parks	
<b>Record Date</b>	09/14/2023	
<b>User's Name</b>	Claire Cerne	

**Road # 1 Name:** Rosa Parks Blvd

**Road #1**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	43		43
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	1268		45
Night Fraction of ADT	15		15
Road Gradient (%)			0
Vehicle DNL	54	0	60
Calculate Road #1 DNL	61	Reset	

**Road # 2 Name:** Wake Forest Avenue

**Road #2**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
--------------	--	--	--

Effective Distance	<input type="text" value="455"/>	<input type="text"/>	<input type="text" value="455"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="5745"/>	<input type="text"/>	<input type="text" value="207"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="46"/>	<input type="text" value="0"/>	<input type="text" value="52"/>
<input type="button" value="Calculate Road #2 DNL"/>	<input type="text" value="53"/>	<input type="button" value="Reset"/>	



**Road # 3 Name:**

**Road #3**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="425"/>	<input type="text"/>	<input type="text" value="425"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="7054"/>	<input type="text"/>	<input type="text" value="211"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="47"/>	<input type="text" value="0"/>	<input type="text" value="52"/>
Calculate Road #3 DNL	<input type="text" value="53"/>	<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

# Mitigation Options

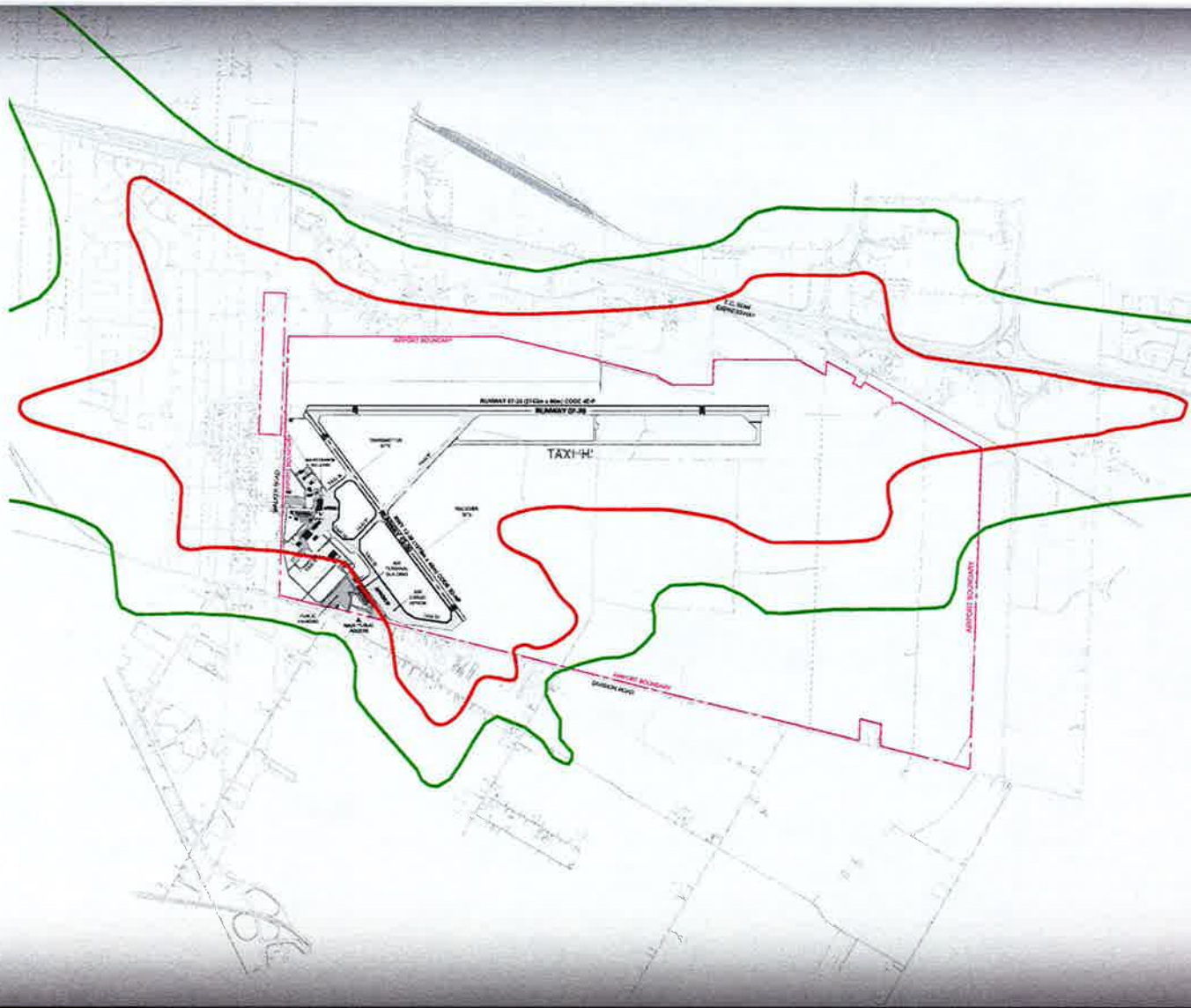
If your site DNL is in Excess of 65 decibels, your options are:

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

## Tools and Guidance

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

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



**WINDSOR AIRPORT  
MASTER PLAN**

**FIGURE 3-4 - AIRPORT NOISE  
EXPOSURE FORECAST CONTOURS**

- 30 NEF (NOISE EXPOSURE FORECAST)
- 25 NEF

**Notes**

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



## 3.5 Airport Standards and Zoning

### 3.5.1 Airport Physical Standards

Canadian Airports that are 'Certified' are required to comply with national standards for Airport activities and construction.

All current operations and future expansion planning activities must observe Transport Canada's Aerodrome Standards and Recommended Practices (TP312). Compliance with these standards is compulsory to maintain the Airport's Operating Certificate.

Protective regulations are established around certain Airport facilities, components and stations to protect the safety and security of aircraft operations.

### 3.5.2 Physical Zoning

Physical zoning refers to the protection of the land and airspace of the obstacle limitation surface around an Airport.

An obstacle limitation surface is an area that defines the maximum permitted height of a structure in the airspace of an aerodrome so that aircraft operations can be conducted safely. Obstacle limitation surfaces include the take-off/landing zone, approach, transitional and outer surfaces. Zoning criteria are described in Transport Canada's Aerodrome Standards and Recommended Practices (TP312) and are based on runway reference codes.

Each runway has its own type of physical zoning, depending on the reference code assigned. Runway 07-25 is Code 4E-P and Runway 12-30, is Code 3D-(NP) standards.

Figure 3-2 illustrates both the Code 4E-P and Code 3D-(NP) physical zoning requirements established for both runways at the Airport.

### 3.5.3 Electronic Zoning

Future Airport developments and operations must also be compatible with a diverse range of electronic

transmissions taking place on or near the Airport, all of which are essential to the safety of aircraft and Airport operations. Electronic zoning is designed to protect the reliability of the electronic systems of the aerodrome.

Electronic zoning criteria are identified in Transport Canada's document entitled TP1247 – Land Use in the Vicinity of Aerodromes.

The Airport is equipped with several navigation aids: an Instrument Landing System (ILS) which includes a localizer and glide path indicator, two receiver/transmitters, as well as directions finding equipment such as a VHF Omni-directional Range / Distance Measuring Equipment (VOR/DME) and a Non-Directional Beacon (NDB). All of these systems have been identified in Section 3.3.4 of the Master Plan.

Future Airport developments must follow the electronic zoning restrictions for navigational aids first established by Transport Canada and now maintained by Nav Canada.

Figure 3-3 shows the current electronic zoning requirements stipulated by TP1247 necessary for protecting the integrity of the Airport's electronic systems from interference or disruption.

### 3.5.4 Vicinity Land Use Zoning

Physical zoning is not complete without protecting off-Airport land requirements. Complete zoning plans usually include zoning regulations for obstacle limitation surfaces (OLS) including an outer surface consisting of a circular plane with a 4,000m radius from the Airport Reference Point (ARP).

The Airport's airside system and surrounding airspace is normally protected by Federal Aeronautical Zoning Regulations. The Zoning Regulations prohibit the erection of any structure that may compromise unobstructed safe aircraft operations.

The maximum height of any structure is governed by its proximity to runways, taxiways and any electronic or navigational aid equipment.

Most Airports certified with Canada's National Airport System (NAS) have registered Federal zoning to protect land uses surrounding the Airport.

Although the Windsor International Airport was not designated as a NAS Airport by Transport Canada, registered zoning is currently in place and is entitled:

*Windsor Airport Zoning Regulations  
Regulations Respecting Zoning at Windsor Airport,  
Current to August 27, 2009*

Off-Airport land affected by these regulations is annotated on the Land Title to alert owners of the restrictions. All Airport development falling within the affected zones is subject to these restrictions and guidelines.

According to Airport management, the current Zoning Regulations require revision, primarily because the former Runway 02-20 is still included within the regulations, although the runway has been decommissioned and currently designated as Taxiway 'F'. It is recommended that the Registered Zoning at the Airport be revised to remove the former Runway 02-20 from the regulations and reconfirm protection for ultimate runway lengths in the future.

A review of the Regulations suggests that the zoning associated with Runway 12-30 has been configured based on a Precision Instrument runway, although Runway 12-30 is being operated as a Non-Precision Instrument facility.

Discussions with Airport management raised questions about changing the Registered Zoning of this runway to reflect the current non-precision designation. Analysis suggests that the Airport should retain the current Precision Instrument zoning associated with the runway as it provides more conservative protection for current runway operations.

Maintaining the current Precision Instrument zoning designation will also allow the Airport to designate the runway as a Precision Instrument facility in the future, without modifying the regulations once more sophisticated satellite based precision approach systems come into use.

Land uses surrounding the Airport property are also subject to policies and provisions of the City of Windsor and the Town of Tecumseh Official Plans and Zoning By-laws, as outlined in Section 2.5.

### 3.5.5 Noise Projections

One of the most significant environmental impacts of Airport activity can be noise generated by aircraft landing or taking off. To estimate potential noise impacts on areas in the vicinity of Airports, Noise Exposure Forecast contours (NEF) are prepared based on the types of aircraft operating at the Airport and flight frequencies. NEF contours are presented to measure the likely level of community response to aircraft noise.

Table 3-5 describes the NEF contour intervals and corresponding community response predictions, as per Transport Canada's document TP1247 – Land Use in the Vicinity of Airports.

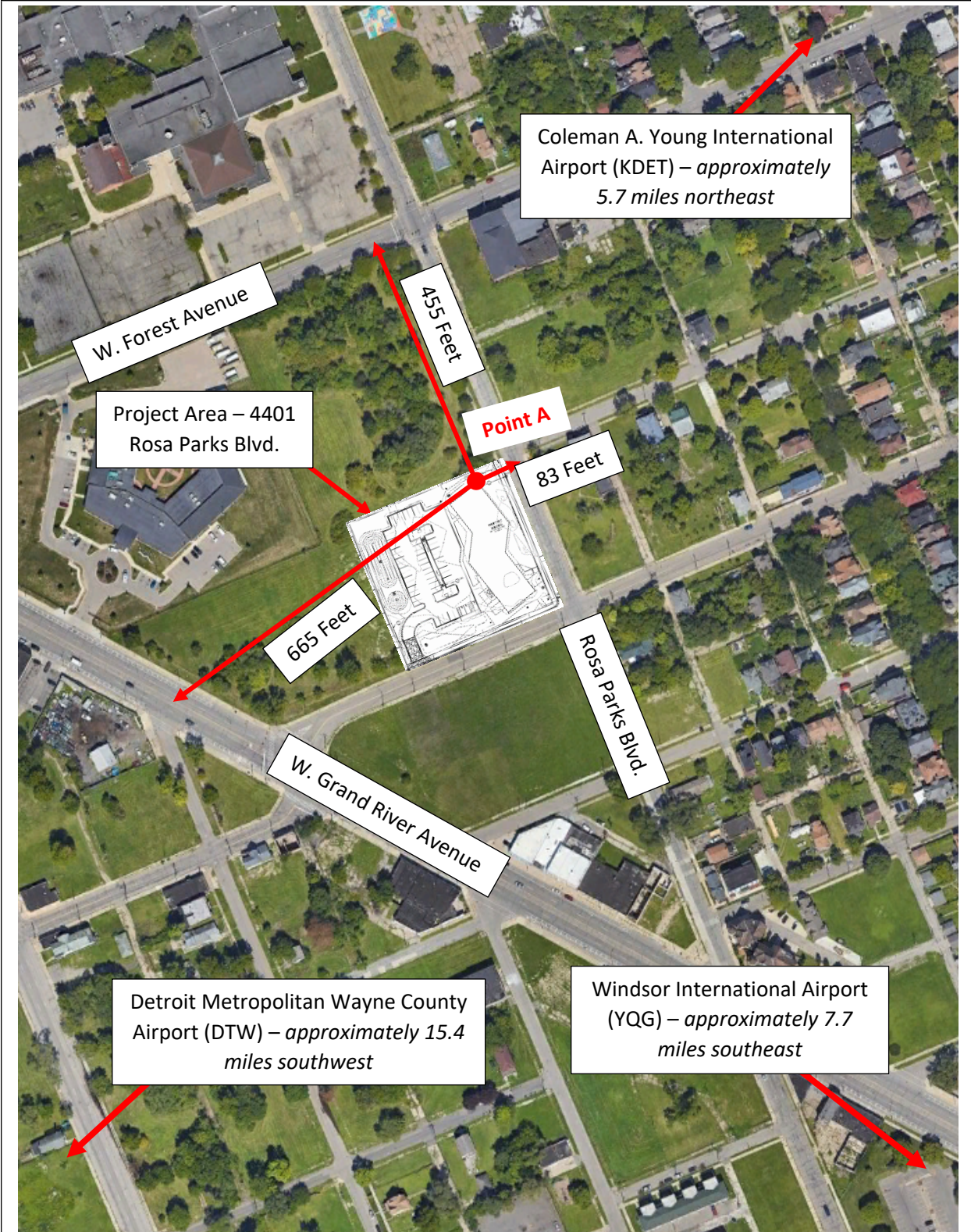
A noise exposure forecast was prepared in November 2009 and provided to Airport management for review as part of the Master Plan.

NEF contours are presented in Figure 3-4. These contours were based on a high air traffic growth scenario, from which a representative peak day traffic distribution was calculated. The peak traffic was assumed to be primarily assigned to Runway 07-25, due to prevailing wind direction and availability of an Instrument Landing System (ILS).

**Table 3-5 – Community Noise Response Predictions**

Response Area	Response Prediction
Over 40 NEF	Repeated and vigorous individual complaints are likely. Concerted group and legal action might be expected.
35-40 NEF	Individual complaints may be vigorous. Possible group action and appeals to authorities.
30-35 NEF	Sporadic to repeated individual complaints. Group action is possible.
Below 30 NEF	Sporadic complaints may occur. Noise may interfere occasionally with certain activities of the resident.

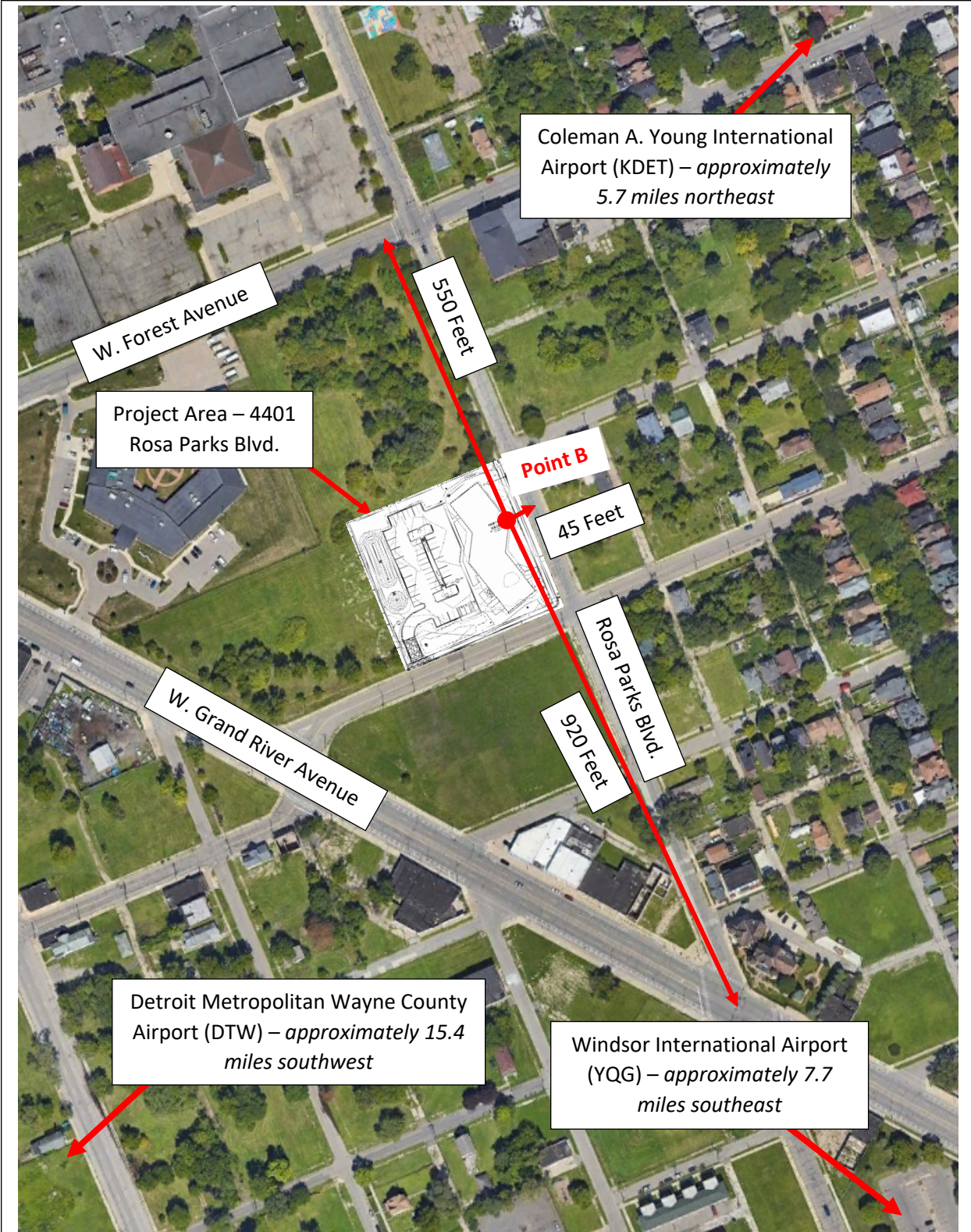




PLANIMETRIC MAP WITH DISTANCES POINT A  
4401 Rosa Parks Boulevard,  
Detroit, Michigan 48208



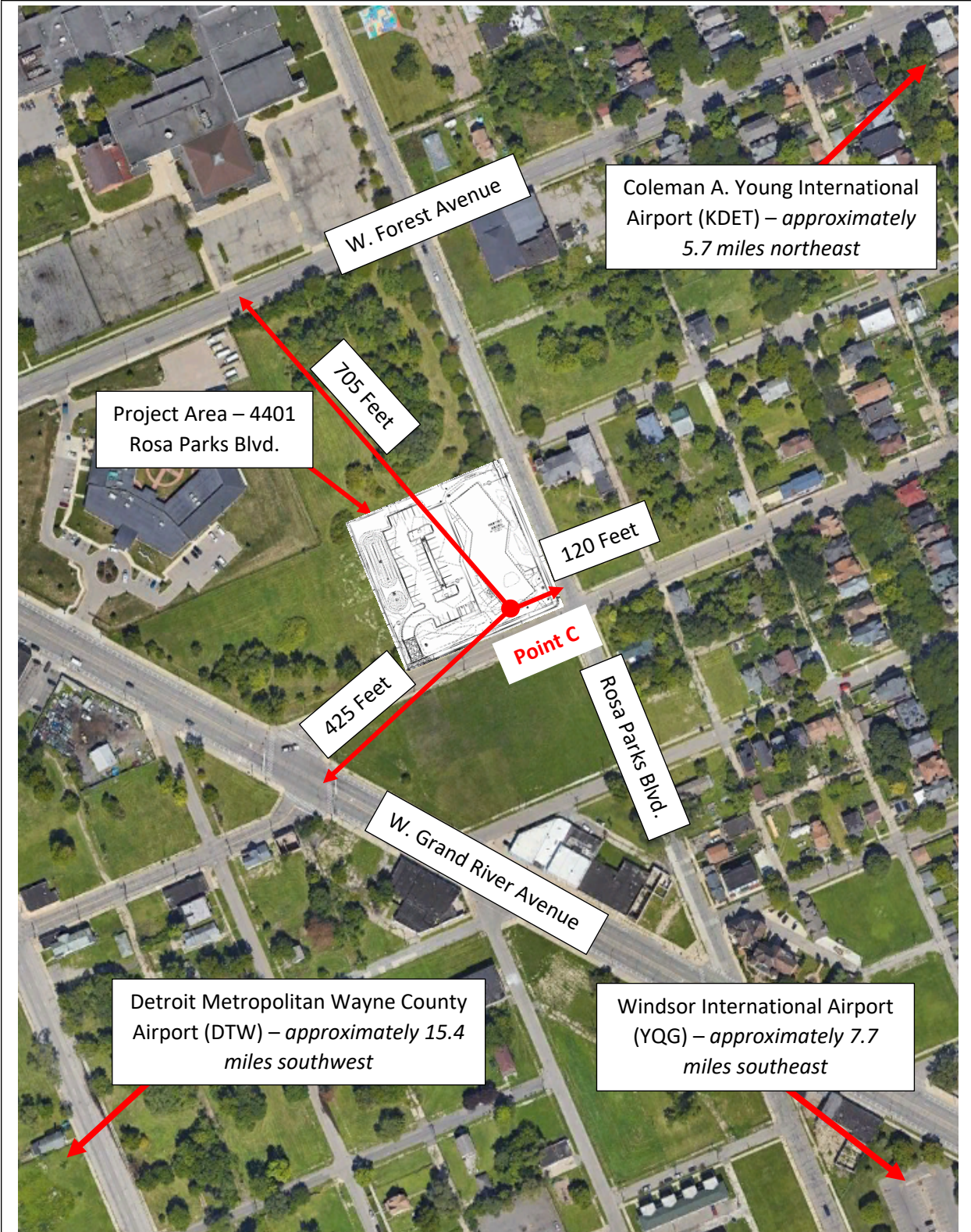




PLANIMETRIC MAP WITH DISTANCES POINT B  
4401 Rosa Parks Boulevard,  
Detroit, Michigan 48208



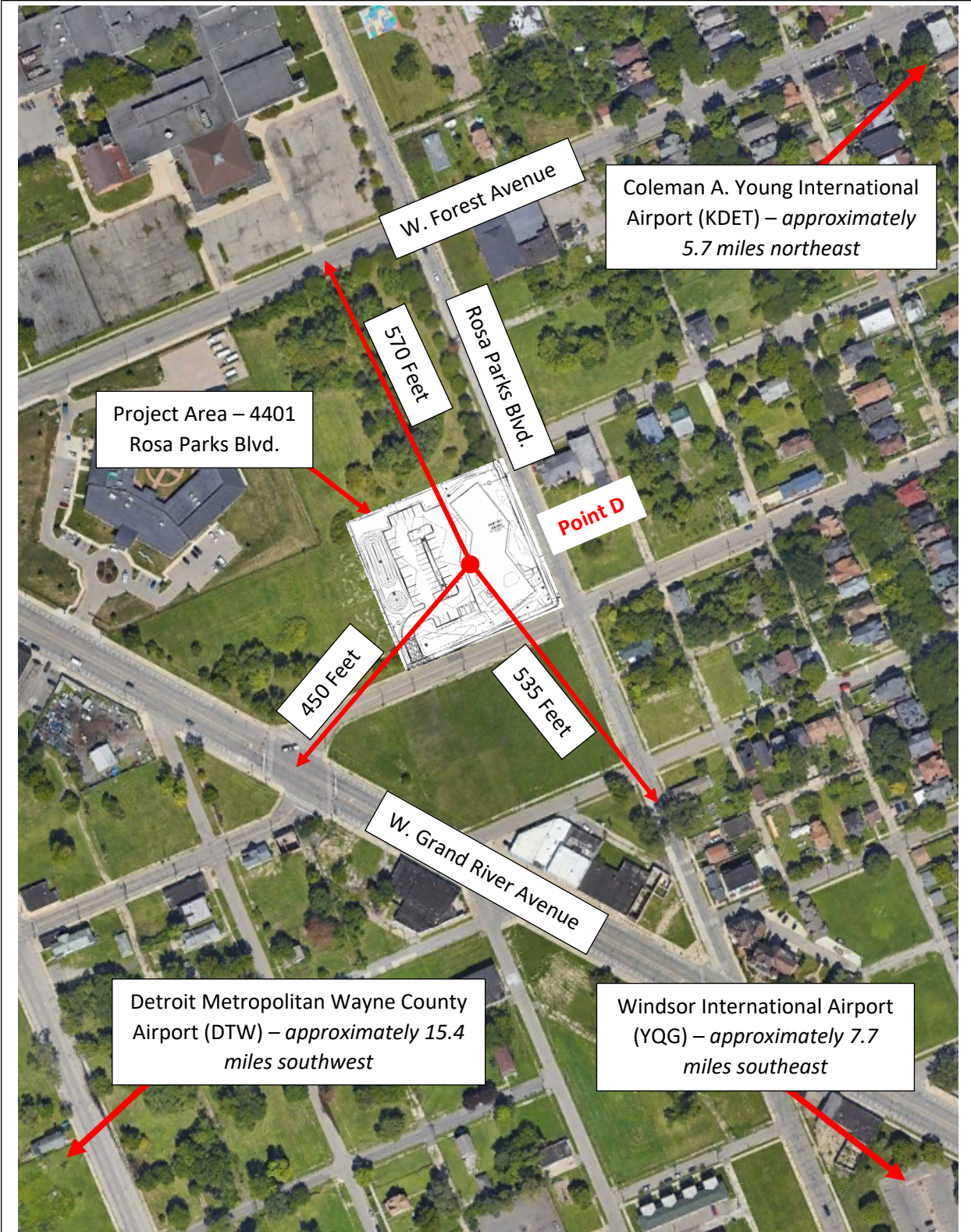




PLANIMETRIC MAP WITH DISTANCES POINT C  
 4401 Rosa Parks Boulevard,  
 Detroit, Michigan 48208





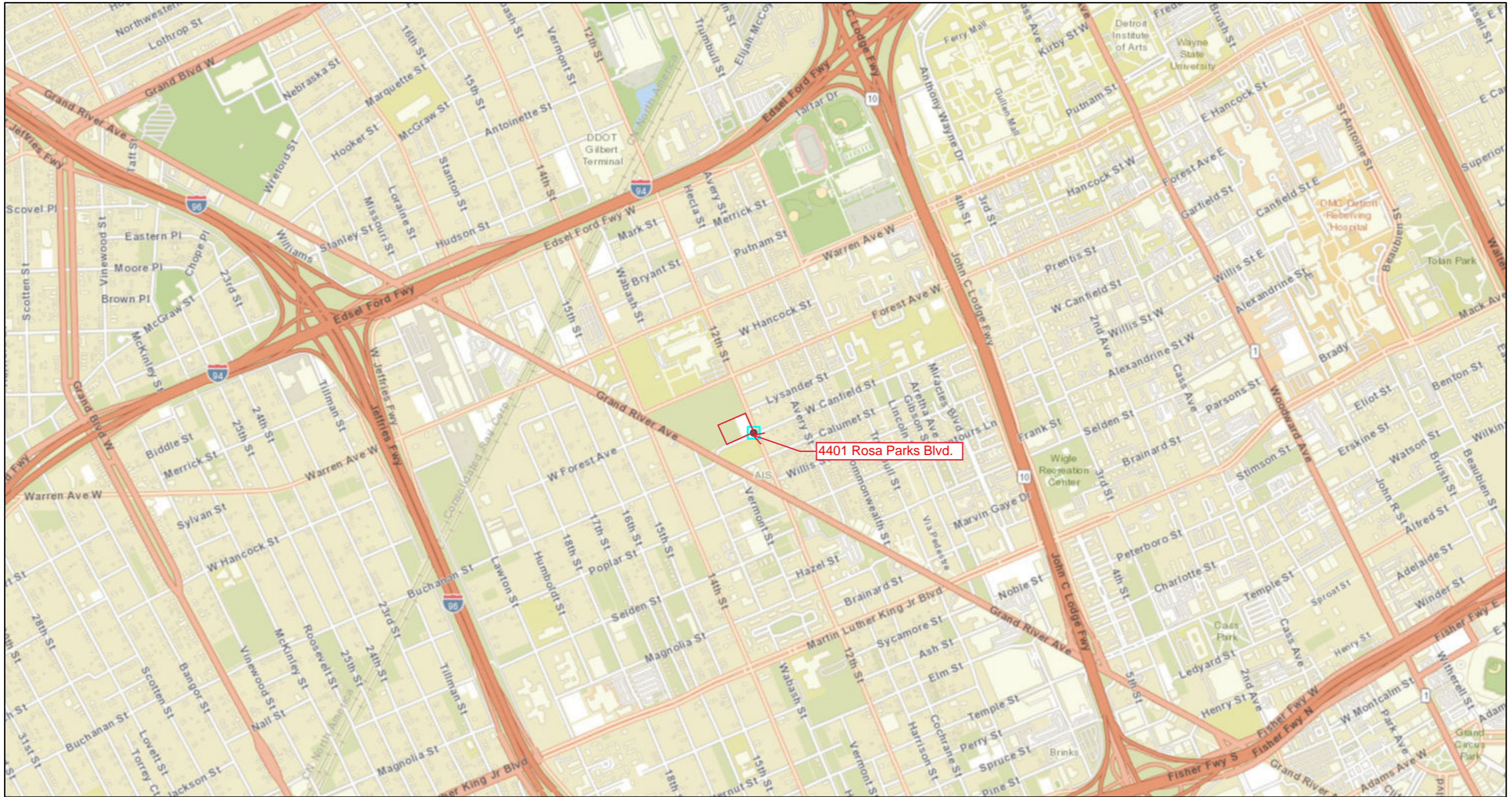


PLANIMETRIC MAP WITH DISTANCES POINT D  
 4401 Rosa Parks Boulevard,  
 Detroit, Michigan 48208



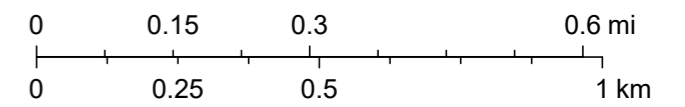


# Sole Source Aquifer Map



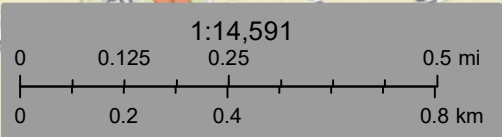
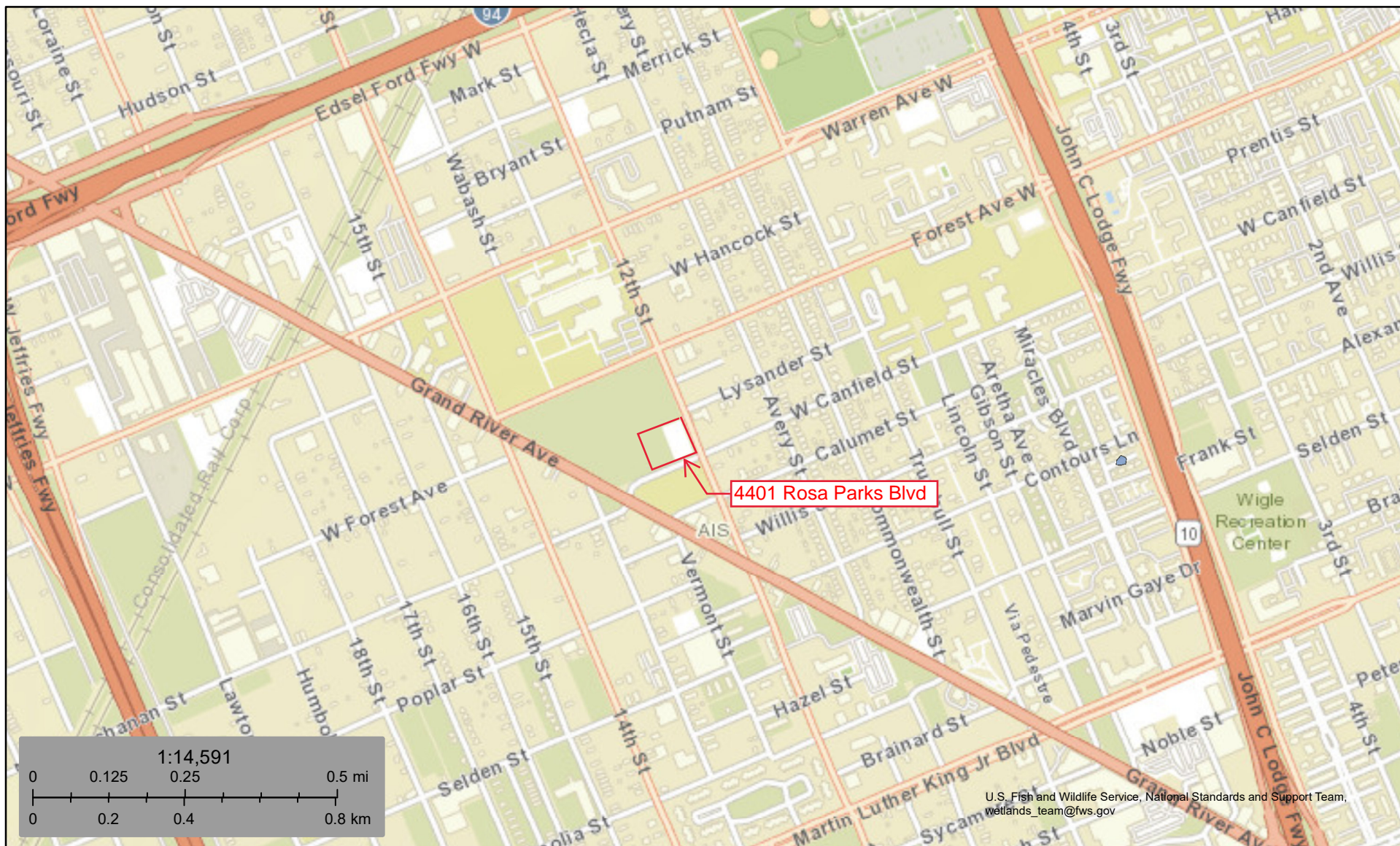
9/28/2023, 9:21:59 AM

1:18,056



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NRCan





U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

August 24, 2023

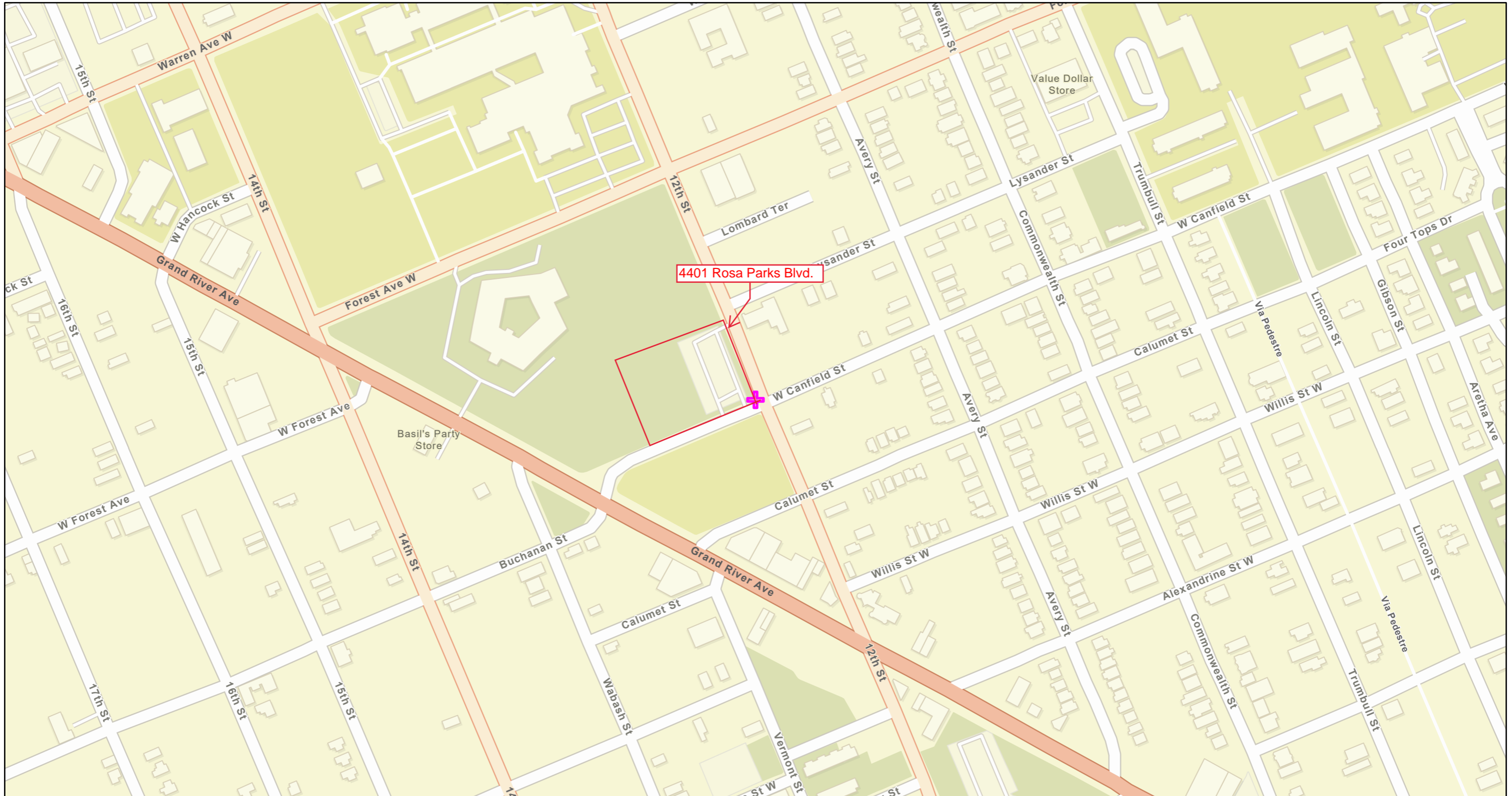
**Wetlands**

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

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




# Wild and Scenic Rivers Map

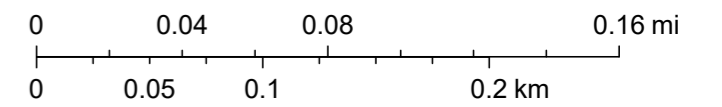


September 28, 2023

 Search Result (point)

 Wild and Scenic Rivers

1:4,514



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



# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

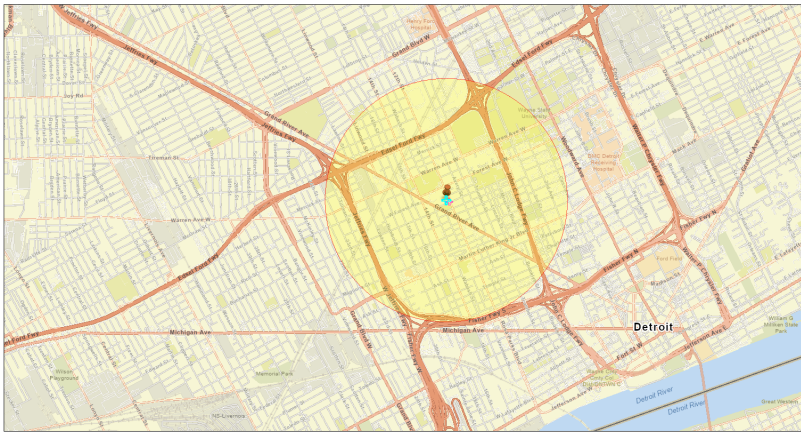
## Detroit, MI

1 mile Ring Centered at 42.346941,-83.081346

Population: 15,287

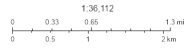
Area in square miles: 3.14

A3 Landscape



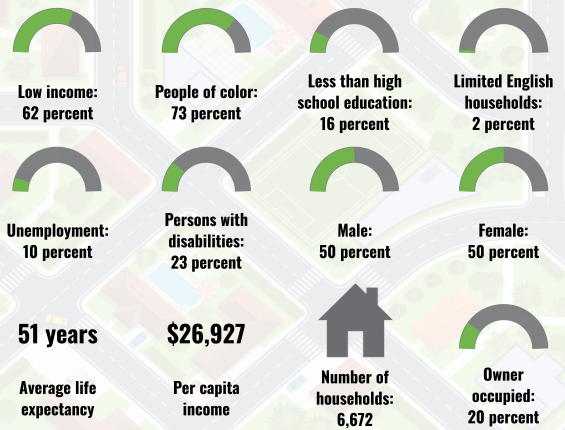
November 8, 2023

4401 Rosa Parks  
Search Result (point)

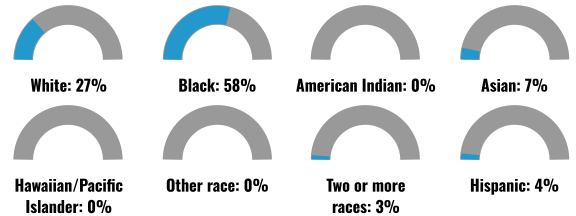


City of Detroit, Province of Ontario, East Canada, East, HESSE, Germany, Switzerland, Gas Technologies Inc., SBC21, TASC, USGS, EPA, HPS, US Census Bureau, USGS, USGS, USGS, Parks Canada

### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	91%
Spanish	1%
Other Indo-European	3%
Chinese (including Mandarin, Cantonese)	1%
Vietnamese	1%
Other Asian and Pacific Island	1%
Arabic	1%
Other and Unspecified	1%
Total Non-English	9%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

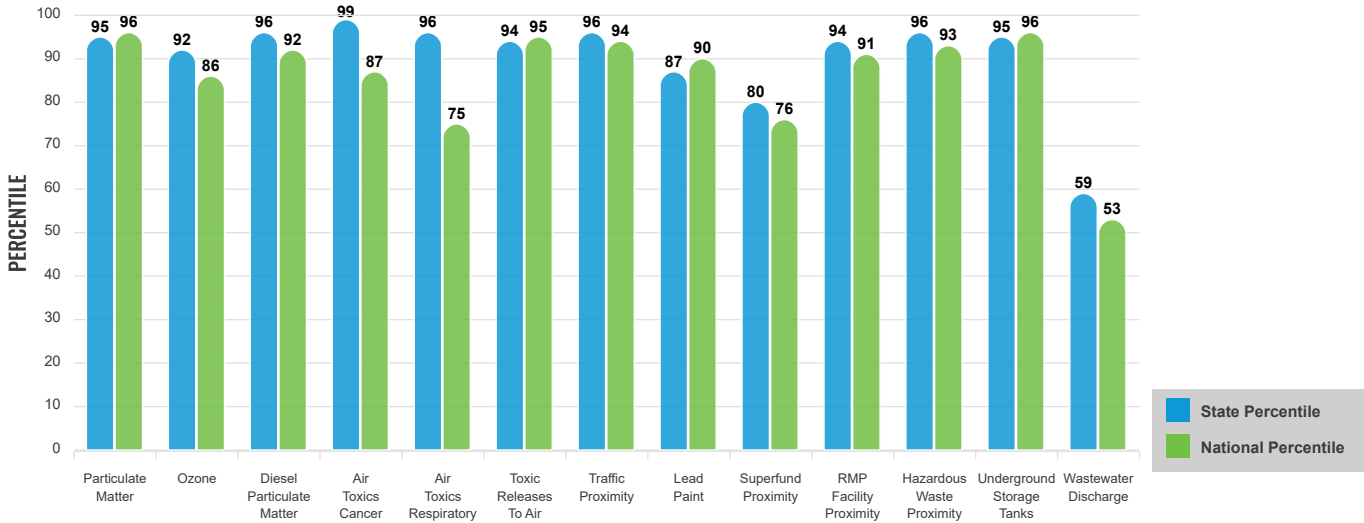
# Environmental Justice & Supplemental Indexes

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.

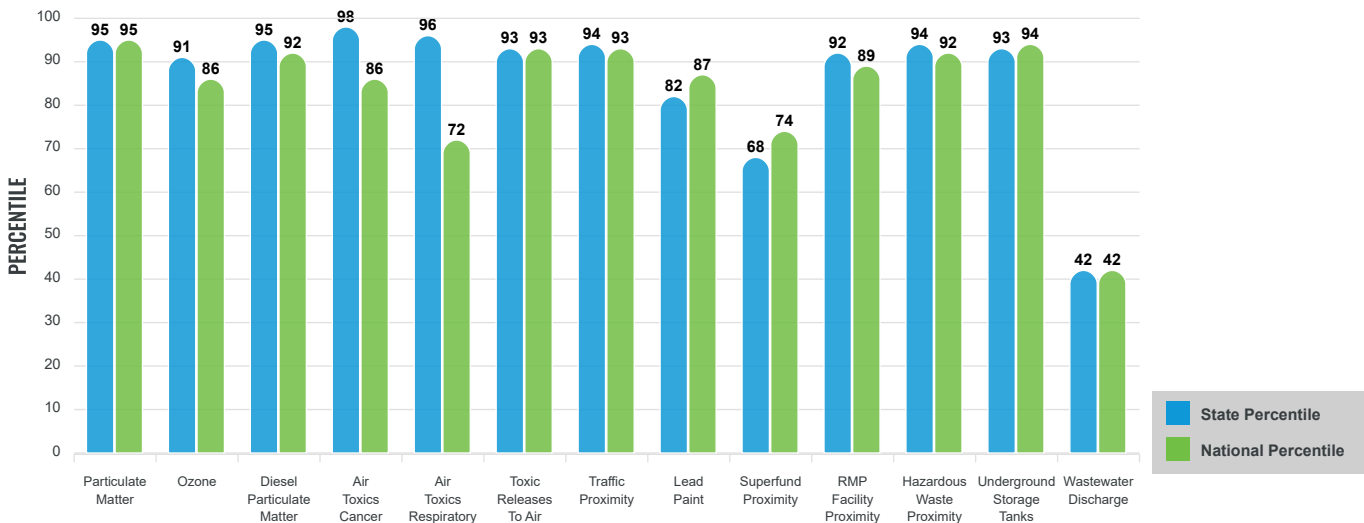
### EJ INDEXES FOR THE SELECTED LOCATION



## 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



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 Centered at 42.346941,-83.081346

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	10.6	8.51	98	8.08	97
Ozone (ppb)	62.7	60	73	61.6	61
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.388	0.183	99	0.261	81
Air Toxics Cancer Risk* (lifetime risk per million)	29	19	14	25	5
Air Toxics Respiratory HI*	0.3	0.2	88	0.31	31
Toxic Releases to Air	4,800	2,500	90	4,600	85
Traffic Proximity (daily traffic count/distance to road)	650	120	97	210	93
Lead Paint (% Pre-1960 Housing)	0.5	0.38	66	0.3	73
Superfund Proximity (site count/km distance)	0.048	0.15	36	0.13	42
RMP Facility Proximity (facility count/km distance)	0.6	0.31	85	0.43	79
Hazardous Waste Proximity (facility count/km distance)	4.1	1.1	96	1.9	86
Underground Storage Tanks (count/km <sup>2</sup> )	35	8	96	3.9	98
Wastewater Discharge (toxicity-weighted concentration/m distance)	1.7E-05	0.13	19	22	20
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	67%	28%	91	35%	88
Supplemental Demographic Index	23%	14%	88	14%	85
People of Color	73%	26%	89	39%	79
Low Income	62%	31%	89	31%	90
Unemployment Rate	10%	7%	79	6%	81
Limited English Speaking Households	2%	2%	80	5%	63
Less Than High School Education	16%	9%	84	12%	74
Under Age 5	5%	5%	55	6%	52
Over Age 64	12%	18%	33	17%	37
Low Life Expectancy	14%	20%	4	20%	8

\*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 .....	0
Air Pollution .....	1
Brownfields .....	16
Toxic Release Inventory .....	3

## Other community features within defined area:

Schools .....	6
Hospitals .....	3
Places of Worship .....	10

## Other environmental data:

Air Non-attainment .....	Yes
Impaired Waters .....	No

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 Centered at 42.346941,-83.081346

# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	14%	20%	4	20%	8
Heart Disease	7.1	6.6	64	6.1	71
Asthma	15.7	11.6	94	10	99
Cancer	4.3	6.6	5	6.1	14
Persons with Disabilities	21.4%	14.6%	86	13.4%	89

## CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	7%	18	12%	17
Wildfire Risk	0%	0%	0	14%	0

## CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	22%	14%	79	14%	77
Lack of Health Insurance	6%	5%	61	9%	43
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring Centered at 42.346941,-83.081346

## Linkages

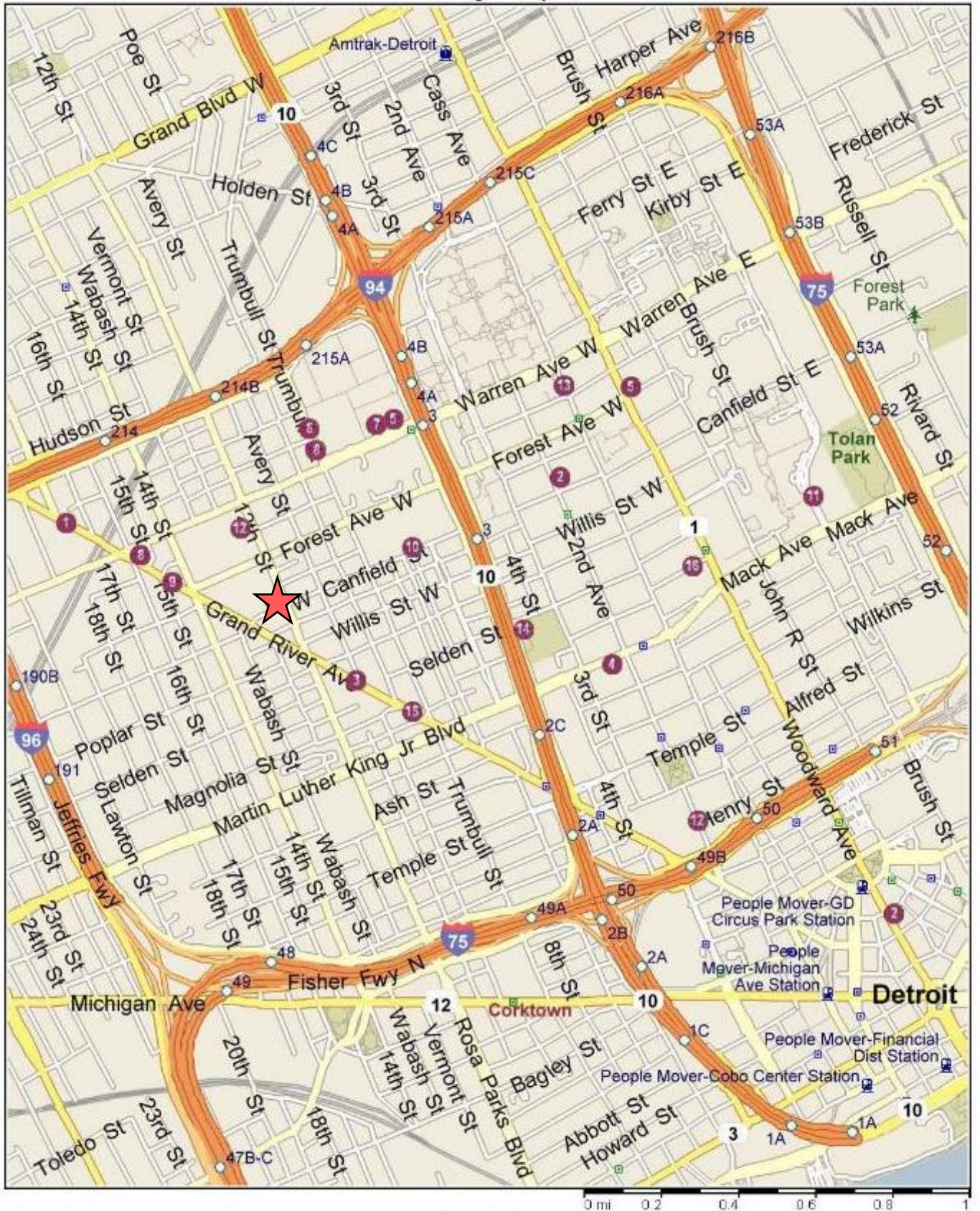
The City of Detroit will provide fire and police protection. Linkages and their respective distances from the site are listed on the following table.

Map #	Category	Name/Description	Distance from Subject
N/A	Transportation	Ride Smart Route 305 – Grand River Avenue	1 Block
1	Grocery Store	Save-A-Lot – 5181 Grand River Avenue	0.6 miles
2	Shopping	Many different Shops – Canfield Street/2 <sup>nd</sup> Avenue Parkers Alley	0.8 miles 1.8 miles
3	Gas Station/ Convenience Store	Marathon Gas – 3910 Grand River Avenue	0.3 miles
4	Medical	Woodward Corridor Family Health Center – 611 MLK Jr. Blvd.	0.9 miles
5	Pharmacy	Wayne Campus Pharmacy – 1131 W. Warren Rite Aid – 4612 Woodward	0.6 miles 1.1 miles
6	Churches	Missionary Baptist Church - 4438 Rosa Parks Boulevard	0.1 miles
7	Banking	Flag Star Bank – 1131 W. Warren	0.9 miles
8	Restaurants	Barda – 4842 Grand River Avenue Bash Original Izakaya – 5069 Trumbull Pie-Sci Pizza – 5163 Trumbull	0.4 miles 0.4 miles 0.5 miles
9	Post Office	4744 Grand River Avenue	0.25 miles
10	Elementary School	Edmonson Elementary School – 1300 W. Canfield	0.4 miles
11	Middle School	Charles L. Spain Elementary-Middle School – 3700 Beaubien Boulevard	1.4 miles
12	High School	Douglass Preparatory School (Boys Only) – 2001 W. Warren Cass Technical High School – 2501 2 <sup>nd</sup> Avenue	0.2 miles 1.2 miles
13	College/Job Training	Wayne State University – 4841 Cass Avenue	1.0 miles
14	Recreation/Park	Wigle Recreation Center -	0.7 miles
15	Library	Douglas Detroit Public Library – 3666 Grand River Avenue	0.5 miles
16	Senior Center	St. Patrick Senior Center – 58 Parsons Street	1.1 miles

Source: Baker Tilly US, LLC






### Linkage Map

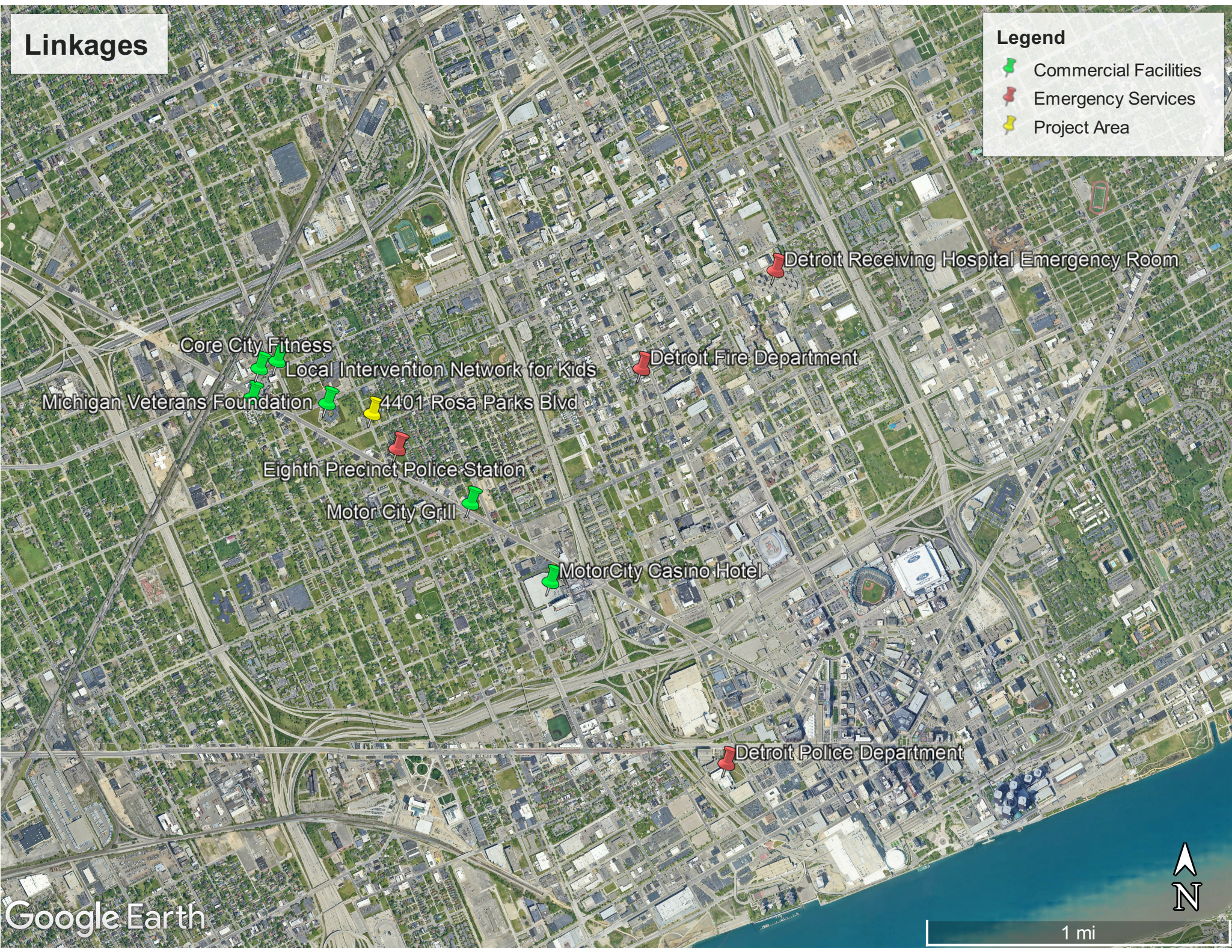




# Linkages

**Legend**

-  Commercial Facilities
-  Emergency Services
-  Project Area







# QLine Route Guide

QLINE STATION MAP

## EVERY STOP IS A START



For more information/schedule changes contact QLINE at (313) 528-3044 or visit online at [QLINEdetroit.com](http://QLINEdetroit.com)



Subject Site Located 11 Blocks Southwest of Canfield Street Stop

