

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

Project Information

Project Name: North-Corktown-Apartments

HEROS Number: 900000010387827

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

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, Michigan

Certifying Officer: Julie Schneider

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Hamp, Mathews & Associates, Inc.

Point of Contact: Pamela Wheeler

Project Location: 2607 14th Street, Detroit, MI 48216

Additional Location Information:

N/A

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]:

MHT Housing, Inc. ("MHT") and its partner--Renovate Detroit LLC--plan to develop a new construction residential and mixed-use four story building in the North Corktown neighborhood of Detroit. Located across I-75 from Michigan Central Station, the former Standard Paper site will boast 49 2-bedroom apartments. The residences will be efficiently designed to provide a feeling of luxury as every unit will be equipped with energy conscious appliances and other alluring amenities. In addition to the apartments, there will be 4,000 square feet of commercial space on the first floor tailored to residents and the greater community. MHT plans to target a wide range of income eligible tenants, and will have an average low-income targeting level below 60% area median income. The project aligns with the City of Detroit's strategic targeted revitalization areas. The apartment project will feature 49 2-bedroom units with approximately 750 square feet and all units will feature energy efficient appliances. The development will feature a combination of private parking with an attached parking lot and street parking. Other features include building in accordance with Enterprise Green Criteria, a dog park, and an outdoor picnic shelter area. The Subject Property consists of 11 parcels, which total approximately 1.3 acres. The majority of the Subject Property is currently vacant land, with the exception of one vacant two-story warehouse building located on the southeastern portion of the Subject Property. The Subject Property previously housed multiple residential structures before being gradually demolished from the late 1970s through 2016. An alleyway extending north to south transects the central portion of the Subject Property separating the eastern and western portions. An overhead electrical transmission line is located within the transecting alleyway. The warehouse building will be demolished and the apartment project will be built in its location. This project is for \$2,335,000 in HOME 2024 and 8 Detroit Housing Commission Project-Based Vouchers. This review is valid for five years.

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

MHT Housing, Inc. received an allocation of HOME funds through the City of Detroit. This project intends to contribute 49 units of affordable housing to the Corktown neighborhood, an area experiencing growth and an increased need for affordable housing options. The project aligns with the City of Detroit's strategic targeted revitalization areas.

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

The project is located in the emerging Corktown neighborhood of Detroit. The immediate neighborhood consists of single-family homes and vacant land, and places of worship. Residential uses are generally in average condition. Located 0.2 miles east of the Subject and developed by the non-profit developer Oakland Housing is the recently constructed North Pine Street Townhomes, which are for-sale townhomes targeting middle income families. Corktown is regarded as one of the most up and coming neighborhoods in Detroit, led by the influx of restaurants and breweries,

along with the new Michigan Central (Ford Campus) in Corktown. The Michigan Central mixed-use property is located 0.3 miles south of the Subject and will offer 30 acres of walkable space and includes workspace, restaurants, retail, event space, and plazas. Commercial areas in Corktown appear approximately 90 percent occupied. The Subject's neighborhood is designated Somewhat Walkable by Walk Score with a score of 68, indicating some errands can be accomplished on foot. Most major amenities are within walking distance of the Subject and include a bus stop, gas station, park, school, and a grocery store. If the project does not occur, the vacant building will continue to deteriorate, the vacant parcels would remain underutilized vacant land and the homeless community would continue to have limited resources for affordable housing in a positive growth area with many employment options and community services nearby.

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

Determination:

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

Approval Documents:

[Signature Page - North Corktown Apartments.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	\$2,335,000.00
MI001	Public Housing	Project-Based Voucher Program	\$0.00

North-Corktown-
Apartments

Detroit, MI

900000010387827

**Estimated Total HUD Funded,
Assisted or Insured Amount:** \$2,335,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a)
(5)]:** \$19,533,219.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The closest airport, Coleman A. Young International Airport (public), is located 5.74 miles (30,356 feet) from the Subject Property. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the U.S. Fish and Wildlife Service (USFWS) Coastal Barrier Resources System Map, the Subject Property is not located in or in the vicinity of a coastal barrier. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Federal Emergency Management Act (FEMA) National Flood Hazard Layer Firmette, map number 26163C0280E effective February 2, 2012, the Subject Property is located in Zone X, defined as an area of minimal flood hazard. The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The City of Detroit is in Attainment for Carbon monoxide, Particulate Matter, <2.5 microns, and Particulate Matter,

<p>particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p><10 microns. The City of Detroit is in attainment/maintenance for Ozone. Depending on the area, it may be in non-attainment for sulfur dioxide. The project is not located within the non-attainment area for sulfur dioxide. The project was submitted to the EGLE Air Quality Division and a response was received on April 22, 2024 indicated that project will not exceed de minimis emissions levels included in the federal general conformity requirements. Therefore, the project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A review of the US Coastal Zone Management Act Boundary Map and the Michigan Environment, Great Lakes, and Energy (EGLE) Wayne County Coastal Zone Management Boundary Map, the Subject Property is not located on or in the vicinity of a coastal zone. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Phase I ESA for the Subject Property dated March 29, 2023 identified two RECs. The use of impacted backfill material during demolition activities and the detection of volatile organic compounds in soil vapor in the vicinity of an offsite historic automotive garage. A Phase II ESA for the Subject Property dated January 16, 2024 addressed the identified RECs. The Phase II assessment results indicated the presence of arsenic, barium, and/or lead exceeding Michigan EGLE thresholds for thirteen soil samples. Mercury concentrations in fourteen soil samples exceeded Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SL) and EGLE thresholds. Concentrations of phenanthrene and tetrachloroethene (PCE) in three soil samples and trichloroethene (TCE) in two soil samples also exceeded VIAP SL and EGLE thresholds. Soil vapor assessment</p>

		<p>indicated the presence of chloroform concentrations above the residential VIAP SL at one soil vapor point. The Phase I ESA was updated on May 10, 2024 and identified one REC due to the findings of the 2024 subsurface investigation conducted on the Subject Property in 2024 that indicated the presence of phenanthrene, tetrachloroethene (PCE), trichloroethene (TCE), arsenic, barium, lead (total), and/or mercury in soils with concentrations exceeding EGLE Part 201 Generic Residential Cleanup Criteria and/or residential site-specific volatilization to indoor air criteria (SSVIAC). Based on this information, the Subject Property is therefore considered a "facility" as defined by the Natural Resources Environmental Protection Act (NREPA). A Baseline Environmental Assessment for the Subject Property has been completed and approved by EGLE. A Response Activity Plan dated April 1, 2024 was completed and approved by EGLE to address contamination at the Subject Property. Mitigation includes excavation/hardscapes the western and eastern portions of the Subject Property for arsenic and the eastern portion for lead. Engineered soil barriers will be placed six inches in vertical thickness overlying a demarcation fabric comprised geotextile. A Soil Exposure Barrier OM&M Plan will be implemented and followed. The western portion of the Subject Property will be excavated and no structures will be placed for mercury, phenanthrene, tetrachloroethene, and trichloroethene contamination. A pre-renovation asbestos containing material sampling report was completed by Atlas on December 6, 2023. 164 asbestos bulk samples (207 layers), from 55 homogenous areas, were collected and</p>
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		<p>submitted for analysis by PLM. The results of laboratory testing indicated that 8 of the materials sampled were found to contain asbestos. The pipe insulation above the tin ceiling on the 1st floor is assumed as it was inaccessible during the time of the inspection. The fire doors were assumed to contain asbestos due to the destructive nature of the sampling process. In addition, the roof was inaccessible during the time of the inspection. Materials present within the roof are assumed to contain asbestos until further analysis can be performed. Due to the plans for demolition of the building a sample of the representative demolition debris was collected in accordance with ASTM E 1908-10 and submitted for analysis for TCLP. The results of this sample was that lead was not detected. 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, 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. The Project location is not located near any high-pressure gas lines. The nearest high-pressure gas line is located approximately 2.9 miles southwest of the Project location.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A review of the US Fish and Wildlife Service (USFWS) Information, Planning and Consultation System (IPaC System), County Distribution of a Federally-Listed Threatened, Endangered, Proposed, and Candidate Species identified eight (8) threatened or endangered species: :</p>

		<p>Indiana Bat, Tricolored Bat, Piping Plover, Rufa Red Knot, Eastern Massasauga, Northern Riffleshell, Monarch Butterfly, and Eastern Prairie Fringed Orchid. According to the USFWS, critical habitat "identifies specific areas that have the physical and biological features that are essential to the conservation of a listed species, and that may require special management considerations or protection." The USFWS indicated that there are no critical habitats within the Subject Property per their jurisdiction. The proposed project includes the demolition of a former warehouse building on the Subject Property and the construction of an affordable housing apartment building. The Subject Property is within a developed area and landscape is limited to frequently mowed grass. This project is in compliance with the Endangered Species Act.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A search of the EDR Database Report, Google Earth aerial imagery to evaluate the presence of ASTs within a one-mile radius of the Subject Property. No ASTs were identified, furthermore, Hamp Mathews & Associates did not observe any presence of ASTs within the area during the site reconnaissance. The project is in compliance with explosive and flammable hazard requirements.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Subject Property is partially developed with a warehouse building and comprised of soils that are classified as urban land. 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.</p>

<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the Federal Emergency Management Act (FEMA) National Flood Hazard Layer Firmette, map number 26163C0280E effective February 2, 2012, the Subject Property is located in Zone X, defined as an area of minimal flood hazard. The project is in compliance with Executive Orders 11988 and 13690.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The original dB level was 77 dB, but, based on the results of the BMP calculator, the final combined DNL is 74.89dB. The BMP calculator was utilized to calculate the noise reduction from the approximately 15-foot high natural barrier (hill) between Interstate 75 and the proposed building. Noise attenuation measures will be incorporated into the building. Building materials include: 4 inch thick brick walls, vinyl windows with an STC of 31, 2 inch insulation board sheathing, fiberglass building insulation, and 5/8 inch gypsum wallboard. Concept Design Studios completed HUD STraCAT calculations for floor 1 and floors 2 through 4, utilizing masonry, siding and brick materials. According to the STraCAT calculations, the Sound Transmission Classification (STC) values are required to be at least 35. The combined STC for the wall assemblies were determined to be between 36.16 and 38.25, which exceed the required STC rating, indicating that the interior noise standards have been met.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the EPA Sole Source Aquifers Web Mapper, the Subject</p>

amended, particularly section 1424(e); 40 CFR Part 149		Property is not located on or in the vicinity of a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the National Wild and Scenic Rivers Map and the Nationwide Rivers Inventory Map, the Subject Property is not located near a wild and scenic river or a nationwide river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The steps outlined in the mitigation plan would prevent any adverse impacts from occurring to future residents. Since mitigation measures for contamination will be complied with according to the EGLE-approved ResAP, there is technically no adverse effect for the future residents. The work completed as required by the ResAP actually improves the quality of the site to allow the property to be used for residential purposes. Additionally, the noise attenuation measures will reduce any potential impacts of noise for the future residents. The project will not include demographic changes or displacement. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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

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

- (1) Minor beneficial impact
- (2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Subject Property is primarily located in a residential and commercial area. According to the City of Detroit Zoning Map 44 Woodbridge, the Subject Property is located in Zone SD1: Special Development District-Small-Scale, Mixed-Use. The proposed project is in conformance with the city zoning and land use.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soils at the Subject Property consist of Blount-Urban land complex (0-4% slopes), and Urban land-Riverfront complex, dense substratum (0-4% slopes). Urban soils can be significantly changed human-transported materials, human-altered materials, or minimally altered or intact "native" soils. Soils in urban areas exhibit a wide variety of conditions and properties and may have impervious surfaces, such as buildings and pavement. The Subject Property currently has a warehouse building, therefore there will be no impacts resulting from the proposed project.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The Subject Property consists of a warehouse building and undeveloped land. The proposed project includes the demolition of the current warehouse building and the construction of a new four story mixed use building including retail and residential units. The proposed project will increase traffic to the area but traffic volume is not expected to have a significant impact. Demolition and construction activities will increase noise levels but will be short-term and only for the duration of construction activities.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The proposed project will provide retail and residential space. The project will increase	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>traffic to the area to visit retail shops and community space on the first floor. Demolition and construction activities will result in a beneficial impacts through the purchase of materials, supplies, and approximately 75 temporary construction jobs will be created to finish the project. Three full-time positions of office and management staff along with maintenance technicians will be created for the property.</p>	
Demographic Character Changes / Displacement	1	<p>The proposed property construction provides beneficial impacts by providing affordable housing for low income individuals. The project will have no demographic changes or displacement; therefore, there would be no impact to the socioeconomics associated with implementation of the proposed property construction.</p>	
Environmental Justice EA Factor	1	<p>The steps outlined in the mitigation plan would prevent any adverse impacts from occurring to future residents. For example, since mitigation measures for contamination will be complied with according to the EGLE-approved ResAP, there is technically no adverse effect for the future residents. The work completed as required by the ResAP actually improves the quality of the site to allow the property to be used for residential purposes</p>	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	<p>Land use in the area is predominately residential and commercial. There are two high school located within one mile of the Subject Property. There is an elementary school and several education academies within one mile of the Subject Property. Possible student populations will be able to be accommodated.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The nearest commercial facilities (i.e., grocery stores, retail shopping and restaurants) are located within two miles of the Subject Property. The proposed project</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		includes retail space on the first floor of the building. Existing retail and commercial services would not be adversely impacted or displaced by the proposed project.	
Health Care / Social Services (Access and Capacity)	2	The Subject Property is located 2.3 miles from the closest hospital, DMC Harper University Hospital (7 minute drive). The proposed project construction will not impose any impacts to health care and social services in the area.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The generation of building material waste associated with construction activities will be removed and disposed of by a licensed contractor and result in no impact. Once developed, the Subject Property will have trash and recycling collected by a licensed disposal company.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Subject Property is serviced by Detroit Water and Sewerage Department for waste water and sanitary sewer utility. The proposed development will result in no impacts.	
Water Supply (Feasibility and Capacity)	2	The Subject Property is serviced by Detroit Water and Sewerage Department for portable water. The proposed development will result in no impacts.	
Public Safety - Police, Fire and Emergency Medical	2	The Subject Property is located 2.1 miles (4 minute drive) from the Detroit Police Department. The Subject Property is located 2.9 miles (5 minute drive) from the Detroit Fire Department Engine 27. The Subject Property is located 2.3 miles from the DMC Harper University Hospital. The proposed project will not impose any impact to community services in the area.	
Parks, Open Space and Recreation (Access and Capacity)	2	There are three parks located within a quarter of a mile from the Subject Property. Several other parks and Tiger Stadium are located within a mile from the Subject Property.	
Transportation and Accessibility (Access and Capacity)	2	A City of Detroit Dart bus stop is located along the eastern boundary of the Subject Property. There are 19 other bus stops	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		within a one-mile radius of the Subject Property.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no water resources on or in the vicinity of the Subject Property. The Subject Property consist of a warehouse building and undeveloped land. There are no unique or natural features on or in the vicinity of the Subject Property.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The Subject Property consists of a warehouse building and undeveloped land. The project will not create problems by introducing nuisance or non-indigenous species of vegetation that may be ecologically disruptive, be invasive, threaten survival of indigenous plant habitats, or disrupt agricultural or silvicultural activities, damage or destroy existing remnant or endemic plant communities, especially those containing nationally, regionally or locally rare species, damage or destroy plant species that are legally protected by state or local ordinances, damage or destroy trees without replacement and landscaping, create special hazards for animal life, impact migratory birds, impact any species that are monitored or listed by local, state, tribal or the federal government, damage or destroy existing wildlife habitats, alter the groundwater, damage game fish habitat or spawning grounds, create conditions favorable to the proliferation of pest species, or create conditions that could harm or harass wildlife species that are nationally, regionally or locally rare or protected by state or local ordinance.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	Given the scope and location of the Project, the Project is not likely to have an adverse effect regarding climate impact on	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>resident's safety, wellbeing and Property. Based on a review of the National Risk Index for Wayne County, Michigan the Project is not within a floodplain or coastal area where hurricanes, rising sea levels, extreme heat or drought, wildfires, or landslides are a significant factor. The Project area is located in a very high risk for cold waves, strong winds and tornadoes and in an area of relatively high for heat waves, lightning, riverine flooding and winter weather; however, these are short-term. The new building will be constructed to handle a wide range of temperature extremes with sufficient heating and cooling provided utilizing energy efficient systems to reduce the carbon footprint. An emergency generator will also be installed onsite as backup for the heating and cooling systems. Municipal stormwater management systems onsite will be maintained and sized effectively to prevent flooding. The building will be constructed with impact resistant windows and doors to offer additional protection from high winds.</p>	
Energy Efficiency	1	<p>The Subject Property will feature energy efficient appliances including washers and dryers, dishwashers, ovens and ranges with hoods, frost-free refrigerators, disposals, and central air conditioning. The Subject Property building will be built in accordance with Enterprise Green Criteria.</p>	

Supporting documentation

- [Climate Change Wayne County Michigan National Risk Index.pdf](#)
- [Green Policy Certification.pdf](#)
- [Residential Appliances Energy Efficient.pdf](#)
- [Healthcare Facilities Map.pdf](#)
- [Nearby Commerical Facilities and Parks Map.pdf](#)
- [NEPAssist Map.pdf](#)
- [DDOT-SystemMap_Effective051124.pdf](#)
- [Zoning Map 44 woodbridge.pdf](#)
- [Distance to Police Department.pdf](#)

[Distance to Hospital.pdf](#)

[Distance to Fire Department.pdf](#)

Additional Studies Performed:

Phase I Environmental Site Assessment Phase II Environmental Site Assessment
Market Feasibility Study

Field Inspection [Optional]: Date and completed
by:

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

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

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

The review will be posted on the City's website during the public comment. A list of Interested Parties will be notified when the review publishes to provide comments.

Cumulative Impact Analysis [24 CFR 58.32]:

Mitigation includes excavation/hardscapes the western and eastern portions of the Subject Property for arsenic and the eastern portion for lead. Engineered soil barriers will be placed six inches in vertical thickness overlying a demarcation fabric comprised geotextile. A Soil Exposure Barrier Operations, Maintenance and Monitoring Plan (OM&M) will be implemented and followed. The western portion of the Subject Property will be excavated and no structures will be placed for mercury, phenanthrene, tetrachloroethene, and trichloroethene contamination.

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

The Development Team considers different locations before selecting a site but this location was selected due to the great amenities that residents will have and it being located in one of the most exciting neighborhoods in Detroit with a lot of new development and activity. This site is located near the newly renovated Michigan Central Station which offers seasonal events and festivities and is only a five-minute walk away. Some other notable landmarks in the area besides the new Ford development at Michigan Central Station are the Motor City Casino, Mexicantown, and the lively Corktown neighborhood along Michigan Avenue. With Ford's announcement of plans to transform the Michigan Central Station into a campus full of innovation and entrepreneurship, the Corktown neighborhood has a huge potential for growth. Not only will this new walkable hub create more jobs in the area, but it will also continue to push visitors to spend more time in this area of Detroit. This is set to open in June. In addition, the Detroit City FC will be opening a new stadium less than a mile away as well.

No Action Alternative [24 CFR 58.40(e)]

The Project location will continue as vacant land and a vacant warehouse. The need for affordable housing will continue.

Summary of Findings and Conclusions:

The proposed property construction provides beneficial impacts by providing affordable housing for to increase access to safe, clean and decent housing. The project will have no demographic changes or displacement; therefore, there would be no impact to the socioeconomics associated with implementation of the proposed property construction. The proposed project as designed will not result in a significant negative impact on the quality of the human environment. The proposed redevelopment of underutilized vacant land will offer a great opportunity to provide affordable housing units in an area that is experiencing tremendous growth and has a need for affordable housing. The housing element of the project centers on new housing opportunities for very low income residents, providing market rate type aesthetics while creating opportunities to the most in need in the community. Additionally, the proximity of this development to other recent developments with higher-end units and rents, as well as all of the other amenities available to the residents in this area, this development aligns with the City's objective of integrating extremely low-income units into areas of opportunity. The proposed project will provide retail and residential space. The project will increase traffic to the area to visit retail shops and community space on the first floor. Demolition and construction activities will result in a beneficial impacts through the purchase of materials, supplies, and approximately 75 temporary construction jobs will be created to finish the project. Three full-time positions of office and management staff along with maintenance technicians will be created for the property. The Subject Property will

feature energy efficient appliances including washers and dryers, dishwashers, ovens and ranges with hoods, frost-free refrigerators, disposals, and central air conditioning. The Subject Property building will be built in accordance with Enterprise Green Criteria.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	Mitigation includes excavation/hardscapes the western and eastern portions of the Subject Property for arsenic and the eastern portion for lead. Engineered soil barriers will be placed six inched in vertical thickness overlying a demarcation fabric comprised geotextile. A Soil Exposure Barrier Operations, Maintenance and Monitoring Plan (OM&M) will be implemented and followed. The western portion of the Subject Property will be excavated and no structures will be placed for mercury, phenanthrene, tetrachloroethene, and trichloroethene contamination.	N/A	The fill material brought to the site will be documented as clean by analytical results from samples collected from the site of origin documenting that the material does not contain metals at concentrations above the applicable generic direct contact criteria.	
Noise Abatement and Control	Noise attenuation measures will be incorporated into the building. Building materials include: 4 inch thick brick walls, vinyl windows with an	N/A	Appropriate construction materials will be incorporated	

	STC of 31, 2 inch insulation board sheathing, fiberglass building insulation, and 5/8 inch gypsum wallboard. Concept Design Studios completed HUD STraCAT calculations for floor 1 and floors 2 through 4, utilizing masonry, siding and brick materials, which indicated that interior noise standards have been met.		in the building to mitigate noise levels within the acceptable range.	
Historical and Cultural Resources	Due to significant intra-site disturbance, the paucity of stratified cultural features, and the data and artifacts already collected, the physical locations of the sites have been largely exhausted of research potential and further excavation is unlikely to yield additional information.	N/A	If there is a change in the scope of work, those changes will be required to undergo additional Section 106 Review prior to the execution of any work. Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.	

Project Mitigation Plan

The soil excavation and implementation of the OM&M will be carried out prior to the construction of the proposed building. Appropriate construction materials will be selected by an architect to mitigate noise levels. An Unanticipated Discoveries Plan is on file and will be followed for the duration of the project.

[HRD Model Mitigation Plan Corktown Aug 2024.pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The closest airport, Coleman A. Young International Airport (public), is located 5.74 miles (30,356 feet) from the Subject Property. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Nearby Airport Map.pdf](#)

[Distance to Coleman A Young Airport.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

According to the U.S. Fish and Wildlife Service (USFWS) Coastal Barrier Resources System Map, the Subject Property is not located in or in the vicinity of a coastal barrier. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Coastal Barrier Resources Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

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

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

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

Yes

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

[FEMA 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?

North-Corktown-
Apartments

Detroit, MI

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Yes

✓ No

Screen Summary

Compliance Determination

According to the Federal Emergency Management Act (FEMA) National Flood Hazard Layer Firmette, map number 26163C0280E effective February 2, 2012, the Subject Property is located in Zone X, defined as an area of minimal flood hazard. The project is in compliance with flood insurance requirements.

Supporting documentation

[FEMA Map.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 70.00 ppb (parts per million)

Provide your source used to determine levels here:

EGL E Conformity Letter

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 0.00 ppb (parts per million)

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

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

Screen Summary

Compliance Determination

The City of Detroit is in Attainment for Carbon monoxide, Particulate Matter, <2.5 microns, and Particulate Matter, <10 microns. The City of Detroit is in attainment/maintenance for Ozone. Depending on the area, it may be in non-attainment for sulfur dioxide. The project is not located within the non-attainment area for sulfur dioxide. The project was submitted to the EGL E Air Quality Division and a response was received on April 22, 2024 indicated that project will not exceed de

minimis emissions levels included in the federal general conformity requirements.
Therefore, the project is in compliance with the Clean Air Act.

Supporting documentation

[J1-2023_naaqs-ambient-status-map.pdf](#)

[2024-04-22 Gen Conformity Letter North Corktown Apartments.pdf](#)

[Michigan Nonattainment - Maintenance Areas.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

A review of the US Coastal Zone Management Act Boundary Map and the Michigan Environment, Great Lakes, and Energy (EGLE) Wayne County Coastal Zone Management Boundary Map, the Subject Property is not located on or in the vicinity of a coastal zone. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[EGLE Wayne County Coastal Zone Map.pdf](#)
[Coastal Zone Management Act Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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, NEPAAssist, 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:

[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.**

Mitigation includes excavation/hardscapes the western and eastern portions of the Subject Property for arsenic and the eastern portion for lead. Engineered soil barriers will be placed six inches in vertical thickness overlying a demarcation fabric comprised geotextile. A Soil Exposure Barrier Operations, Maintenance and Monitoring Plan (OM&M) will be implemented and followed. The western portion of the Subject Property will be excavated and no structures will be placed for mercury, phenanthrene, tetrachloroethene, and trichloroethene contamination.

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

A Phase I ESA for the Subject Property dated March 29, 2023 identified two RECs. The use of impacted backfill material during demolition activities and the detection of volatile organic compounds in soil vapor in the vicinity of an offsite historic automotive garage. A Phase II ESA for the Subject Property dated January 16, 2024 addressed the identified RECs. The Phase II assessment results indicated the presence of arsenic, barium, and/or lead exceeding Michigan EGLE thresholds for thirteen soil samples. Mercury concentrations in fourteen soil samples exceeded Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SL) and EGLE thresholds. Concentrations of phenanthrene and tetrachloroethene (PCE) in three soil samples and trichloroethene (TCE) in two soil samples also exceeded VIAP SL and EGLE thresholds. Soil vapor assessment indicated the presence of chloroform concentrations above the residential VIAP SL at one soil vapor point. The Phase I ESA was updated on May 10, 2024 and identified one REC due to the findings of the 2024 subsurface investigation conducted on the Subject Property in 2024 that indicated the presence of phenanthrene, tetrachloroethene (PCE), trichloroethene (TCE), arsenic, barium, lead (total), and/or mercury in soils with concentrations exceeding EGLE Part 201 Generic Residential Cleanup Criteria and/or residential site-specific volatilization to indoor air criteria (SSVIAC). Based on this information, the Subject Property is therefore considered a "facility" as defined by the Natural Resources Environmental Protection Act (NREPA). A Baseline Environmental Assessment for the Subject Property has been completed and approved by EGLE. A Response Activity Plan dated April 1, 2024 was completed and approved by EGLE to address contamination at the Subject Property. Mitigation includes excavation/hardscapes the western and eastern portions of the Subject Property for arsenic and the eastern portion for lead. Engineered soil barriers will be placed six inches in vertical thickness overlying a demarcation fabric comprised geotextile. A Soil Exposure Barrier OM&M Plan will be implemented and followed. The western portion of the Subject Property will be excavated and no structures will

be placed for mercury, phenanthrene, tetrachloroethene, and trichloroethene contamination. A pre-renovation asbestos containing material sampling report was completed by Atlas on December 6, 2023. 164 asbestos bulk samples (207 layers), from 55 homogenous areas, were collected and submitted for analysis by PLM. The results of laboratory testing indicated that 8 of the materials sampled were found to contain asbestos. The pipe insulation above the tin ceiling on the 1st floor is assumed as it was inaccessible during the time of the inspection. The fire doors were assumed to contain asbestos due to the destructive nature of the sampling process. In addition, the roof was inaccessible during the time of the inspection. Materials present within the roof are assumed to contain asbestos until further analysis can be performed. Due to the plans for demolition of the building a sample of the representative demolition debris was collected in accordance with ASTM E 1908-10 and submitted for analysis for TCLP. The results of this sample was that lead was not detected. 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, 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. The Project location is not located near any high-pressure gas lines. The nearest high-pressure gas line is located approximately 2.9 miles southwest of the Project location.

Supporting documentation

[Contamination and Toxic Substances Summary.pdf](#)

[National Pipeline Mapping System.pdf](#)

[Pre Demolition Hazardous Material Survey Report 2607 14th St Detroit MI 11292023 FINAL.pdf](#)

[North Corktown ResAP Revised Final 040124 APPROVED.pdf](#)

[Phase II ESA North Corktown Final 011624.pdf](#)

[North Corktown Detroit BEA Final Text 011624 with ack.pdf](#)

[MSHDA Phase I ESA North Corktown Apartments Detroit MI 5102024.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

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

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

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

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

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

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

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

Screen Summary

Compliance Determination

A review of the US Fish and Wildlife Service (USFWS) Information, Planning and Consultation System (IPaC System), County Distribution of a Federally-Listed Threatened, Endangered, Proposed, and Candidate Species identified eight (8) threatened or endangered species: : Indiana Bat, Tricolored Bat, Piping Plover, Rufa

Red Knot, Eastern Massasauga, Northern Riffleshell, Monarch Butterfly, and Eastern Prairie Fringed Orchid. According to the USFWS, critical habitat "identifies specific areas that have the physical and biological features that are essential to the conservation of a listed species, and that may require special management considerations or protection." The USFWS indicated that there are no critical habitats within the Subject Property per their jurisdiction. The proposed project includes the demolition of a former warehouse building on the Subject Property and the construction of an affordable housing apartment building. The Subject Property is within a developed area and landscape is limited to frequently mowed grass. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Species List Michigan Ecological Services.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

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

No

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

Yes

Screen Summary

Compliance Determination

A search of the EDR Database Report, Google Earth aerial imagery to evaluate the presence of ASTs within a one-mile radius of the Subject Property. No ASTs were identified, furthermore, Hamp Mathews & Associates did not observe any presence of ASTs within the area during the site reconnaissance. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[1-Mile Radius Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

✓ No

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

The Subject Property is partially developed with a warehouse building and comprised of soils that are classified as urban land

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

Screen Summary

Compliance Determination

The Subject Property is partially developed with a warehouse building and comprised of soils that are classified as urban land. 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

[Soil Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * 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 information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ 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.

¹ 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.

² 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.

³ 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 the Federal Emergency Management Act (FEMA) National Flood Hazard Layer Firmette, map number 26163C0280E effective February 2, 2012, the Subject Property is located in Zone X, defined as an area of minimal flood hazard. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[FEMA Map\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

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

- ✓ Bay Mills Indian Community Response Period Elapsed
- ✓ Forest County Potawatomi Community Completed

✓ Grand Traverse Band of Ottawa & Chippewa Indians	Response Period Elapsed
✓ Gun Lake Tribe	Completed
✓ Hannahville Indian Community	Response Period Elapsed
✓ Ketegitigaaning Ojibwe Nation	Response Period Elapsed
✓ Keweenaw Bay Indian Community	Response Period Elapsed
✓ Little River Band of Ottawa Indians	Response Period Elapsed
✓ Little Traverse Bay Bands of Odawa Indians	Response Period Elapsed
✓ Match-E-Be-Nash-She-Wish Band of Indians	Completed
✓ Menominee Indian Tribe of Wisconsin	Response Period Elapsed
✓ Miami Tribe of Oklahoma	Response Period Elapsed
✓ Nottawaseppi Huron Band of the Potawatomi	Response Period Elapsed
✓ Pokagon Band of Potawatomi Indians	Completed
✓ Saginaw Chippewa Indian Tribe of Michigan	Response Period Elapsed
✓ Sault Ste. Marie Tribe of Chippewa Indians	Response Period Elapsed
✓ Seneca Cayuga Nation	Response Period Elapsed

Other Consulting Parties

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

The City of Detroit works under a programmatic agreement with the Michigan SHPO and Advisory Council on Historic Preservation. Consulting Parties were invited to participate in the creation of the agreement, including the City of Detroit Historic Designation Advisory Board and Planning and Development Department, Preservation Detroit, and the Michigan Historic Preservation Network

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:**

See attached map.

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

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

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

Additional Notes:

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

Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

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

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or

Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

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

Document reason for finding:

Due to significant intra-site disturbance, the paucity of stratified cultural features, and the data and artifacts already collected, the physical locations of the archaeology sites have been largely exhausted of research potential and further excavation is unlikely to yield additional information.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

✓ No

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

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation

[SBurns Comments NorthCorktownApartments Review.pdf](#)

[24-333 NAE.pdf](#)

[N Corktown NAE Section 106 Letter 8 9 24.pdf](#)

[4 12 24 North Corktown apartments MBPI Response.pdf](#)

[RE City of Detroit- North Corktown Apartments Tribal Consultation .pdf](#)
[Pokagon 106 No Adverse Effect - City of Detroit – North Corktown Apartments.pdf](#)
[North Corktown Detroit Unanticipated Discoveries Plan.pdf](#)
[North Corktown Apartments Tribal Consultation FCP.pdf](#)
[J-1911 R1982 HMAI Corktown11parcels S106LetterReport_public_Redacted.pdf](#)
[J 1911 R1982 IDForms.pdf](#)
[24-333.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))

- ✓ 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))

Is your project in a largely undeveloped area?

- ✓ No

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

Yes

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.

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

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

- ✓ Mitigation as follows will be implemented:

Noise attenuation measures will be incorporated into the building. Building materials include: 4 inch thick brick walls, vinyl windows with an STC of 31, 2 inch insulation board sheathing, fiberglass building insulation, and 5/8 inch gypsum wallboard. Concept Design Studios completed HUD STraCAT calculations for floor 1 and floors 2 through 4, utilizing masonry, siding and brick materials, which indicated that interior noise standards have been met.

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

No mitigation is necessary.

Screen Summary

Compliance Determination

The original dB level was 77 dB, but, based on the results of the BMP calculator, the final combined DNL is 74.89dB. The BMP calculator was utilized to calculate the noise reduction from the approximately 15-foot high natural barrier (hill) between Interstate 75 and the proposed building. Noise attenuation measures will be incorporated into the building. Building materials include: 4 inch thick brick walls, vinyl windows with an STC of 31, 2 inch insulation board sheathing, fiberglass building insulation, and 5/8 inch gypsum wallboard. Concept Design Studios completed HUD STraCAT calculations for floor 1 and floors 2 through 4, utilizing masonry, siding and brick materials. According to the STraCAT calculations, the Sound Transmission Classification (STC) values are required to be at least 35. The combined STC for the wall assemblies were determined to be between 36.16 and 38.25, which exceed the required STC rating, indicating that the interior noise standards have been met.

Supporting documentation

[Noise.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Sole Source Aquifers

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

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

Yes

✓ 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 the EPA Sole Source Aquifers Web Mapper, the Subject Property is not located on or in the vicinity of a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.

North-Corktown-
Apartments

Detroit, MI

900000010387827

Supporting documentation

[Sole Source Aquifers 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

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[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

According to the National Wild and Scenic Rivers Map and the Nationwide Rivers Inventory Map, the Subject Property is not located near a wild and scenic river or a nationwide river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Nationwide Rivers Inventory Map.pdf](#)

[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 steps outlined in the mitigation plan would prevent any adverse impacts from occurring to future residents. Since mitigation measures for contamination will be complied with according to the EGLE-approved ResAP, there is technically no adverse effect for the future residents. The work completed as required by the ResAP actually improves the quality of the site to allow the property to be used for residential purposes. Additionally, the noise attenuation measures will reduce any potential impacts of noise for the future residents. The project will not include demographic changes or displacement. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

- [North Corktown Detroit BEA Final Text 011624 with ack\(1\).pdf](#)
- [MSHDA Phase I ESA North Corktown Apartments Detroit MI 5102024\(1\).pdf](#)
- [North Corktown Phase II ESA Final 011624.pdf](#)

[Environmental-Justice-Partner-Worksheet.docx](#)

[North Corktown ResAP Final-APPROVED-040124.pdf](#)

[EJScreen Community Report.pdf](#)

[North Corktown Apartments_Detroit_ResAP 7a1b Approval.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
espanol.hud.gov

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

Project Information

Project Name: North-Corktown-Apartments

HEROS Number: 900000010387827

Project Location: 2607 14th Street, Detroit, MI 48216

Additional Location Information:

N/A

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

MHT Housing, Inc. ("MHT") and its partner--Renovate Detroit LLC--plan to develop a new construction residential and mixed-use four story building in the North Corktown neighborhood of Detroit. Located across I-75 from Michigan Central Station, the former Standard Paper site will boast 49 2-bedroom apartments. The residences will be efficiently designed to provide a feeling of luxury as every unit will be equipped with energy conscious appliances and other alluring amenities. In addition to the apartments, there will be 4,000 square feet of commercial space on the first floor tailored to residents and the greater community. MHT plans to target a wide range of income eligible tenants, and will have an average low-income targeting level below 60% area median income. The project aligns with the City of Detroit's strategic targeted revitalization areas. The apartment project will feature 49 2-bedroom units with approximately 750 square feet and all units will feature energy efficient appliances. The development will feature a combination of private parking with an attached parking lot and street parking. Other features include building in accordance with Enterprise Green Criteria, a dog park, and an outdoor picnic shelter area. The Subject Property consists of 11 parcels, which total approximately 1.3 acres. The majority of the Subject Property is currently vacant land, with the exception of one vacant two-story warehouse building located on the southeastern portion of the Subject Property. The Subject Property previously housed multiple residential structures before being gradually demolished from the late 1970s through 2016. An alleyway extending north to south transects the central portion of the Subject Property separating the eastern and western portions. An overhead electrical transmission line is located within the transecting alleyway. The warehouse building will be demolished and the apartment project will be built in its location. This project is for \$2,335,000 in HOME 2024 and 8 Detroit Housing Commission Project-Based Vouchers. This review is valid for five years.

Funding Information

Grant Number	HUD Program	Program Name	
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$2,335,000.00

MI001	Public Housing	Project-Based Voucher Program	\$0.00
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Estimated Total HUD Funded Amount: \$2,335,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$19,533,219.00

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
Contamination and Toxic Substances	Mitigation includes excavation/hardscapes the western and eastern portions of the Subject Property for arsenic and the eastern portion for lead. Engineered soil barriers will be placed six inches in vertical thickness overlying a demarcation fabric comprised geotextile. A Soil Exposure Barrier Operations, Maintenance and Monitoring Plan (OM&M) will be implemented and followed. The western portion of the Subject Property will be excavated and no structures will be placed for mercury, phenanthrene, tetrachloroethene, and trichloroethene contamination.
Noise Abatement and Control	Noise attenuation measures will be incorporated into the building. Building materials include: 4 inch thick brick walls, vinyl windows with an STC of 31, 2 inch insulation board sheathing, fiberglass building insulation, and 5/8 inch gypsum wallboard. Concept Design Studios completed HUD STraCAT calculations for floor 1 and floors 2 through 4, utilizing masonry, siding and brick materials, which indicated that interior noise standards have been met.
Historical and Cultural Resources	Due to significant intra-site disturbance, the paucity of stratified cultural features, and the data and artifacts already collected, the physical locations of the sites have been largely exhausted of research potential and further excavation is unlikely to yield additional information.

Project Mitigation Plan

North-Corktown-Apartments

Detroit, MI

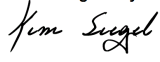
900000010387827

The soil excavation and implementation of the OM&M will be carried out prior to the construction of the proposed building. Appropriate construction materials will be selected by an architect to mitigate noise levels. An Unanticipated Discoveries Plan is on file and will be followed for the duration of the project.

[HRD Model Mitigation Plan Corktown Aug 2024.pdf](#)

Determination:

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

Preparer Signature:  **Date:** 10/8/2024

Name / Title / Organization: Kim Singel / / DETROIT

Certifying Officer Signature:  **Date:** 10/8/2024

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

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

**North Corktown Apartments
Hamp, Mathews & Associates
August 2024**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
ACM Abatement	Abatement and removal of all asbestos floor tile, pipe wrap, window glazing, fire doors and universal waste.	Contractor	Prior to Demolition	\$18,500	ACM Closeout Report to City of Detroit and MSHDA
ResAP – excavation and exposure barriers	Historic uses of the site were identified as RECs, with subsurface investigation confirming soil contamination at levels greater than their respective Generic Residential Cleanup Criteria. Groundwater was not encountered. Response activities to mitigate unacceptable exposures include excavation and exposure barriers (hardscape/engineered barriers).	Contractor	During Construction	\$735,900	Include results in DDCC report.
ResAP – Clean Fill	The fill material brought to the site will be documented as clean by analytical results from samples collected from the site of origin documenting that the material does not contain volatile organic compounds, polynuclear aromatic hydrocarbons, or Michigan Ten Metals at concentrations above the applicable generic cleanup criteria.	Contractor/ Environmental Consultant	During Construction	\$149,300	Include results in DDCC report.
Documentation of Due Care Compliance	<p>A. Complete a DDCC report and submit to the City of Detroit Environmental Review Officer for review prior to submitting to EGLE. Engineering controls will require an Operations and Maintenance plan.</p> <p>B. Additional requirements such as a Restrictive Covenants and/or a recorded Notice to Title may be requested depending on site conditions.</p>	Consultant	Post Construction	\$6,500	Provide report to HRD’s ER Team
Noise Analysis – Unacceptable Noise	Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.	Architect, Construction, Crew, Foremen, Developer,	During Construction	N/A – Part of Construction	Building specs



> 1 ASSOC CITY: DETROIT 4 STATE: MI LOC ID: DET FAA SITE NR: 09725.*A
> 2 AIRPORT NAME: COLEMAN A YOUNG MUNI 5 COUNTY: WAYNE, MI
3 CBD TO AIRPORT (NM): 5 NE 6 REGION/ADO: AGL /DET 7 SECT AERO CHT: DETROIT

GENERAL

10 OWNERSHIP: PUBLIC
> 11 OWNER: CITY OF DETROIT
> 12 ADDRESS: 11499 CONNER ST
DETROIT, MI 48213-1234
> 13 PHONE NR: 313-628-2144
> 14 MANAGER: JASON WATT
> 15 ADDRESS: 11499 CONNER ST
DETROIT, MI 48213-1234

> 16 PHONE NR: 313-628-2144

> 17 ATTENDANCE SCHEDULE:
MONTHS DAYS HOURS
ALL ALL ALL

18 AIRPORT USE: PUBLIC
19 ARPT LAT: 42-24-33.579N ESTIMATED
20 ARPT LONG: 83-0-36.626W
21 ARPT ELEV: 625.8 SURVEYED
22 ACREAGE: 264
> 23 RIGHT TRAFFIC: NO
> 24 NON-COMM LANDING: YES
25 NPIAS/FED AGREEMENTS: YES / NGY
> 26 FAR 139 INDEX: /

SERVICES

> 70 FUEL: 100LL A
> 71 AIRFRAME RPRS:
> 72 PWR PLANT RPRS:
> 73 BOTTLE OXYGEN: HIGH
> 74 BULK OXYGEN: HIGH/LOW
75 TSNT STORAGE: HGR
76 OTHER SERVICES: AFRT,AMB,CARGO,
CHTR,GLD,INSTR

BASED AIRCRAFT

90 SINGLE ENG: 47
91 MULTI ENG: 7
92 JET: 5
93 HELICOPTERS: 5
TOTAL: 64
94 GLIDERS: 0
95 MILITARY: 0
96 ULTRA-LIGHT: 1

FACILITIES

> 80 ARPT BCN: WG
> 81 ARPT LGT SKED: BCN LGT SKED: SS-SR
> 82 UNICOM: 122.950
> 83 WIND INDICATOR: YES-L
84 SEGMENTED CIRCLE: NONE
85 CONTROL TWR: YES
86 FSS: LANSING
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR: 1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER: 47
102 AIR TAXI: 1,069
103 G A LOCAL: 9,979
104 G A ITRNNT: 21,680
105 MILITARY: 190
TOTAL: 32,965
OPERATIONS FOR 12
MONTHS ENDING 12/31/2021

RUNWAY DATA

> 30 RUNWAY IDENT:		15/33	07/25
> 31 LENGTH:		5,092	3,712
> 32 WIDTH:		100	100
> 33 SURF TYPE-COND:		ASPH-G	ASPH-G
> 34 SURF TREATMENT:		GRVD	NONE
35 GROSS WT: S		75.0	12.5
36 (IN THSDS) D		135.0	
37 2D			
38 2D/2DS			

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:	HIGH	MED
> 42 RWY MARK TYPE-COND:	PIR- G / PIR- G	BSC- G / BSC- G
> 43 VGS:	P4L / P4L	/ P4L
44 THR CROSSING HGT:	57 / 49	/ 52
45 VISUAL GLIDE ANGLE:	3.00 / 3.00	/ 3.00
> 46 CNTRLN-TDZ:	- N / - N	N - N / N - N
> 47 RVR-RVV:	- / -	- N / - N
> 48 REIL:	Y / Y	N / N
> 49 APCH LIGHTS:	/	/

OBSTRUCTION DATA

50 FAR 77 CATEGORY:	PIR / PIR	A(V) / A(V)
> 51 DISPLACED THR:	/	725 /
> 52 CTLG OBSTN:	TREES / TREES	TREES /
> 53 OBSTN MARKED/LGTD:	/	/
> 54 HGT ABOVE RWY END:	11 / 44	35 /
> 55 DIST FROM RWY END:	228 / 1,007	314 / 0
> 56 CNTRLN OFFSET:	242R / 350L	0B /
57 OBSTN CLNC SLOPE:	2:1 / 18:1	3:1 / 20:1
58 CLOSE-IN OBSTN:	N / N	Y / N

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA):	/	/
> 61 TAKE OFF DIST AVBL (TODA):	/	/
> 62 ACLT STOP DIST AVBL (ASDA):	/	/
> 63 LNDG DIST AVBL (LDA):	/	/

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

- A 024 LNDG FEE FOR ACFT 6000 LBS OR MORE.
- A 043 RWY 33 PAPI UNUSBL BYD 9 DEGS RIGHT OF CNTRLN.
- A 057 RWY 07 APCH RATIO 20:1 TO DTHR.
- A 058 RWY 07 TREES & BRUSH, 90 FT DIST; FENCE, 88 FT DIST; RLRD, 0-200 FT DIST.
- A 070 FUEL SYS ICE INHIBITOR AVBL UPON REQ.
- A 110-001 LOAD/UNLOADING CLASS A XPLOS OR POISONS NOT PERMITTED, PPR FOR CLASS B & C XPLOS.
- A 110-002 DUE NOISE ABATEMENT RQRMTS JETS & ACFT OVER 12500 GWT MUST USE RY 15/33 EXCP WHEN WINDS EXCEED 25 KTS THEN RY 07/25 AVBL.

111 INSPECTOR: (S) 112 LAST INSP: 10/17/2022 113 LAST INFO RES:



> 1 ASSOC CITY: DETROIT 4 STATE: MI LOC ID: DET FAA SITE NR: 09725.*A
 > 2 AIRPORT NAME: COLEMAN A YOUNG MUNI 5 COUNTY: WAYNE, MI
 3 CBD TO AIRPORT (NM): 5 NE 6 REGION/ADO: AGL /DET 7 SECT AERO CHT: DETROIT

GENERAL

10 OWNERSHIP: PUBLIC
 > 11 OWNER: CITY OF DETROIT
 > 12 ADDRESS: 11499 CONNER ST
 DETROIT, MI 48213-1234
 > 13 PHONE NR: 313-628-2144
 > 14 MANAGER: JASON WATT
 > 15 ADDRESS: 11499 CONNER ST
 DETROIT, MI 48213-1234

> 16 PHONE NR: 313-628-2144

> 17 ATTENDANCE SCHEDULE:

MONTHS	DAYS	HOURS
ALL	ALL	ALL

18 AIRPORT USE: PUBLIC
 19 ARPT LAT: 42-24-33.579N ESTIMATED
 20 ARPT LONG: 83-0-36.626W
 21 ARPT ELEV: 625.8 SURVEYED
 22 ACREAGE: 264
 > 23 RIGHT TRAFFIC: NO
 > 24 NON-COMM LANDING: YES
 25 NPIAS/FED AGREEMENTS: YES / NGY
 > 26 FAR 139 INDEX: /

SERVICES

> 70 FUEL: 100LL A
 > 71 AIRFRAME RPRS:
 > 72 PWR PLANT RPRS:
 > 73 BOTTLE OXYGEN: HIGH
 > 74 BULK OXYGEN: HIGH/LOW
 75 TSNT STORAGE: HGR
 76 OTHER SERVICES: AFRT,AMB,CARGO,
 CHTR,GLD,INSTR

BASED AIRCRAFT

90 SINGLE ENG:	47
91 MULTI ENG:	7
92 JET:	5
93 HELICOPTERS:	5
TOTAL:	64
94 GLIDERS:	0
95 MILITARY:	0
96 ULTRA-LIGHT:	1

FACILITIES

> 80 ARPT BCN: WG
 > 81 ARPT LGT SKED: BCN LGT SKED: SS-SR
 > 82 UNICOM: 122.950
 > 83 WIND INDICATOR: YES-L
 84 SEGMENTED CIRCLE: NONE
 85 CONTROL TWR: YES
 86 FSS: LANSING
 87 FSS ON ARPT: NO
 88 FSS PHONE NR:
 89 TOLL FREE NR: 1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER:	47
102 AIR TAXI:	1,069
103 G A LOCAL:	9,979
104 G A ITNRNT:	21,680
105 MILITARY:	190
TOTAL:	32,965

OPERATIONS FOR 12
 MONTHS ENDING 12/31/2021

RUNWAY DATA

> 30 RUNWAY IDENT:
 > 31 LENGTH:
 > 32 WIDTH:
 > 33 SURF TYPE-COND:
 > 34 SURF TREATMENT:
 35 GROSS WT: S
 36 (IN THSDS) D
 37 2D
 38 2D/2DS
 > 39 PCN / PCR:

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:
 > 42 RWY MARK TYPE-COND:
 > 43 VGSi:
 44 THR CROSSING HGT:
 45 VISUAL GLIDE ANGLE:
 > 46 CNTRLN-TDZ:
 > 47 RVR-RVV:
 > 48 REIL:
 > 49 APCH LIGHTS:

OBSTRUCTION DATA

50 FAR 77 CATEGORY:
 > 51 DISPLACED THR:
 > 52 CTLG OBSTN:
 > 53 OBSTN MARKED/LGTD:
 > 54 HGT ABOVE RWY END:
 > 55 DIST FROM RWY END:
 > 56 CNTRLN OFFSET:
 57 OBSTN CLNC SLOPE:
 58 CLOSE-IN OBSTN:

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA):
 > 61 TAKE OFF DIST AVBL (TODA):
 > 62 ACLT STOP DIST AVBL (ASDA):
 > 63 LNDG DIST AVBL (LDA):

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

A 110-003 LRG BIRDS ON & INVOF ARPT.
 A 110-005 UNLIGHTED TWR 275 FT AGL 1 MILE WSW.

111 INSPECTOR: (S) 112 LAST INSP: 10/17/2022 113 LAST INFO RES:

Airport Noise Worksheet

Use this worksheet to identify information needed to evaluate a site's exposure to aircraft noise.

Name and Location of Project: North Corktown Apartments Date: 10-30-2023

Name of Airport: Person completing worksheet: Alex Greiner
Coleman A. Young International Airport

1. Determine if the proposed site/project is within 15 miles of a civil or military airport.
 - No. Attach a map identifying the location of the proposed project site and the location of any airports. This worksheet is not required.
 - Yes. Attach a map identifying the location of the proposed project site and the location of any airports. Continue

2. Determine the number of operations at the airport by:
 - Going to: <http://www.gcr1.com/5010web/>
 - Type in the name of the city press search
 - Find your airport.
 - Open the report under "Print 5010"
 - Complete section 3 below by using the information found in the report (see arrow #1 in the example below)

U.S. DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION		AIRPORT MASTER RECORD		PRINT DATE: 10/30/2012 AFD EFF 09/20/2012 Form Approved OMB 2120-0015	
> 1 ASSOC CITY: KENAI > 2 AIRPORT NAME: KENAI MUNI 3 CBD TO AIRPORT (NM): 00 N		4 STATE: AK 6 REGION/ADO: AAL/NONE		LOC ID: ENA 5 COUNTY: KENAI-COOK INLET AK 7 SECT AERO CHT: ANCHORAGE	
GENERAL		SERVICES		BASED AIRCRAFT	
10 OWNERSHIP: PU 11 OWNER: CITY OF KENAI 12 ADDRESS: 210 FIDALGO ST KENAI, AK 99611 13 PHONE NR: 907-283-7951 14 MANAGER: MARY BONDURANT 15 ADDRESS: 305 N WILLOW SUITE 200 KENAI, AK 99611 16 PHONE NR: 907-283-7951 > 17 ATTENDANCE SCHEDULE: ALL MON-FRI 0800-1700		70 FUEL: 100LL A 71 AIRFRAME RPRS: MINOR 72 PWR PLANT RPRS: MINOR 73 BOTTLE OXYGEN: NONE 74 BULK OXYGEN: NONE 75 TSNT STORAGE: TIE 76 OTHER SERVICES: CARGO, CHTR, INSTR, RNTL		90 SINGLE ENG: 54 91 MULTI ENG: 7 92 JET: 0 TOTAL: 61 93 HELICOPTERS: 0 94 GLIDERS: 0 95 MILITARY: 0 96 ULTRA-LIGHT: 0	
18 AIRPORT USE: PUBLIC 19 ARPT LAT: 60-34-23.9044N ESTIMATED 20 ARPT LONG: 151-14-41.2000W 21 ARPT ELEV: 99.0 SURVEYED 22 ACREAGE: 1200 23 RIGHT TRAFFIC: 01L, 19W > 24 NON-COMM LANDING: NO		FACILITIES		OPERATIONS	
		80 ARPT BCN: CG 81 ARPT LGT SKED: SEE RMK 82 UNICOM: 83 WIND INDICATOR: YES-L 84 SEGMENTED CIRCLE: YES 85 CONTROL TWR: YES 86 FSS: KENAI 87 FSS ON ARPT: YES 88 FSS PHONE NR: 800-478-3576		100 AIR CARRIER: 1,045 102 AIR TAXI: 23,263 103 G A LOCAL: 6,326 104 G A ITNRNT: 6,429 105 MILITARY: 3,115 TOTAL: 40,178 OPERATIONS FOR 12 MONTHS ENDING 12/01/2011	

2

1

3. Determine if the annual number of operations for air carriers #100, air taxis #102, military #105, and general aviation #103 plus #104 exceeds thresholds.

Annual air carrier operations	<u>47</u>	Is this 9000 or more	Yes ___ No <u>X</u>
Annual air taxi operations	<u>1,069</u>	Is this 18,000 or more	Yes ___ No <u>X</u>
Annual military operations	<u>190</u>	Is this 18,000 or more	Yes ___ No <u>X</u>
Annual general aviation operations	<u>31,659</u>	Is this 72000 or more	Yes ___ No <u>X</u>

1. If you answer “No” on each of the questions above, it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airport. Maintain the documentation in your Environmental Review Record. You are finished with the evaluation of airport noise for this airport. If you have marked any question in #3 with “Yes,” continue to 5.
2. Contact the airport manager, (see arrow #2 above) and ask them if the airport has noise contour maps. Are contour maps available?
 - Yes. Locate your project on the noise contour map. If there are no roads or railroads that are being considered for noise, utilize the information from the contour map to determine if the site is acceptable. If roads or railroads are being considered input the information obtained from the airport noise contours, along with the road and railroad information in the HUD [Noise Assessment Guidelines](#) (NAG) or the online tool at <https://www.hudexchange.info/environmental-review/dnl-calculator>.
 - No. Construct the approximate DNL contours by using the guidance on page 52 and 53 of the [NAG](#). You will need to obtain the following information from the airport: 1). The number of nighttime jet operations (10pm to 7 am) 2). The number of daytime jet operations (7 am to 10 pm) 3). The flight paths of the major runways. 4). Any available information about expected changes in airport traffic (e.g. will the number of operations increase or decrease in the next 10 to 15 years).

Contact your HUD Representative if you need assistance

Distance to Coleman A. Young International Airport

Ruler ✕

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 5.74 Miles ▾

Ground Length: 5.74

Heading: 33.57 degrees

Mouse Navigation Save Clear



October 23, 2023

CBRS Units

- Otherwise Protected Area
- System Unit

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.

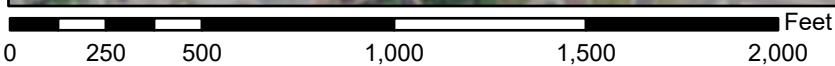
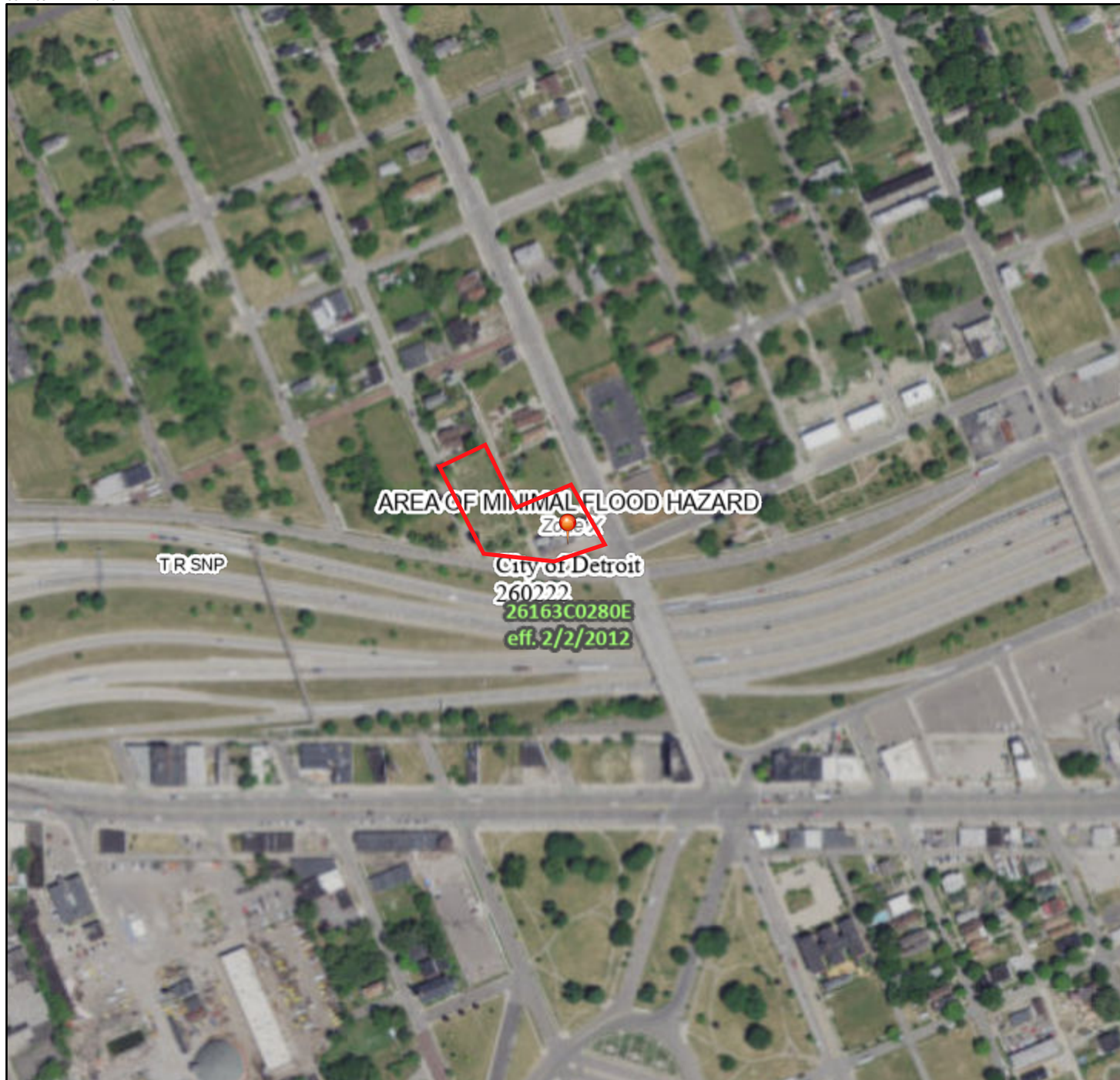
The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "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°4'59"W 42°20'13"N



1:6,000

83°4'22"W 42°19'46"N

Basemap Imagery Source: USGS National Map 2023

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 **10/23/2023 at 1:47 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.



You are here: EPA Home > Green Book > >National Area and County-Level Multi-Pollutant Information >Michigan Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Michigan Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of September 30, 2023

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

MICHIGAN

Important Notes

Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/Part County	Population (2010)	State/County FIPS Codes
MICHIGAN								
Allegan County	1-Hour Ozone (1979)-NAAQS revoked	Allegan County, MI	929394959697989900	01/16/2001	Incomplete Data	Whole	111,408	26/005
Allegan County	8-Hour Ozone (1997)-NAAQS revoked	Allegan County, MI	040506070809	09/24/2010	Former Subpart 1	Whole	111,408	26/005
Allegan County	8-Hour Ozone (2015)	Allegan County, MI	181920212223	//	Moderate	Part	46,615	26/005
Bay County	1-Hour Ozone (1979)-NAAQS revoked	Saginaw-Bay City-Midland, MI	929394959697989900	01/16/2001	Incomplete Data	Whole	107,771	26/017
Benzie County	8-Hour Ozone (1997)-NAAQS revoked	Benzie County, MI	040506	05/16/2007	Former Subpart 1	Whole	17,525	26/019
Berrien County	8-Hour Ozone (1997)-NAAQS revoked	Benton Harbor, MI	040506	05/16/2007	Former Subpart 1	Whole	156,813	26/021

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Berrien County	8-Hour Ozone (2015)	Berrien County, MI	181920212223	//	Moderate	Whole	156,813	26/021
Calhoun County	8-Hour Ozone (1997)-NAAQS revoked	Kalamazoo-Battle Creek, MI	040506	05/16/2007	Former Subpart 1	Whole	136,146	26/025
Cass County	8-Hour Ozone (1997)-NAAQS revoked	Cass County, MI	040506	05/16/2007	Marginal	Whole	52,293	26/027
Clinton County	8-Hour Ozone (1997)-NAAQS revoked	Lansing-East Lansing, MI	040506	05/16/2007	Former Subpart 1	Whole	75,382	26/037
Eaton County	8-Hour Ozone (1997)-NAAQS revoked	Lansing-East Lansing, MI	040506	05/16/2007	Former Subpart 1	Whole	107,759	26/045
Genesee County	1-Hour Ozone (1979)-NAAQS revoked	Flint, MI	929394959697989900	01/16/2001	Section 185A	Whole	425,790	26/049
Genesee County	8-Hour Ozone (1997)-NAAQS revoked	Flint, MI	040506	05/16/2007	Former Subpart 1	Whole	425,790	26/049
Huron County	8-Hour Ozone (1997)-NAAQS revoked	Huron County, MI	040506	05/16/2007	Former Subpart 1	Whole	33,118	26/063
Ingham County	8-Hour Ozone (1997)-NAAQS revoked	Lansing-East Lansing, MI	040506	05/16/2007	Former Subpart 1	Whole	280,895	26/065
Ionia County	Lead (2008)	Belding, MI	111213141516	07/31/2017		Part	1,890	26/067

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Kalamazoo County	8-Hour Ozone (1997)-NAAQS revoked	Kalamazoo-Battle Creek, MI	040506	05/16/2007	Former Subpart 1	Whole	250,331	26/077
Kent County	1-Hour Ozone (1979)-NAAQS revoked	Grand Rapids, MI	92939495	06/21/1996	Moderate	Whole	602,622	26/081
Kent County	8-Hour Ozone (1997)-NAAQS revoked	Grand Rapids, MI	040506	05/16/2007	Former Subpart 1	Whole	602,622	26/081
Lapeer County	8-Hour Ozone (1997)-NAAQS revoked	Flint, MI	040506	05/16/2007	Former Subpart 1	Whole	88,319	26/087
Lenawee County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	99,892	26/091
Livingston County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	180,967	26/093
Livingston County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	180,967	26/093
Livingston County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	180,967	26/093
Livingston County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	180,967	26/093
Livingston County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	180,967	26/093
Macomb County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	840,978	26/099

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Macomb County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	840,978	26/099
Macomb County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	840,978	26/099
Macomb County	Carbon Monoxide (1971)	Detroit, MI	92939495969798	08/30/1999	Not Classified	Part	295,428	26/099
Macomb County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	840,978	26/099
Macomb County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	840,978	26/099
Mason County	8-Hour Ozone (1997)-NAAQS revoked	Mason County, MI	040506	05/16/2007	Former Subpart 1	Whole	28,705	26/105
Midland County	1-Hour Ozone (1979)-NAAQS revoked	Saginaw-Bay City-Midland, MI	929394959697989900	01/16/2001	Incomplete Data	Whole	83,629	26/111
Monroe County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	152,021	26/115
Monroe County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	152,021	26/115
Monroe County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	152,021	26/115
Monroe County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	152,021	26/115
Monroe County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	152,021	26/115

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Muskegon County	1-Hour Ozone (1979)-NAAQS revoked	Muskegon, MI	9293949596979899	10/18/2000	Moderate	Whole	172,188	26/121
Muskegon County	8-Hour Ozone (1997)-NAAQS revoked	Muskegon, MI	040506	05/16/2007	Marginal	Whole	172,188	26/121
Muskegon County	8-Hour Ozone (2015)	Muskegon County, MI	181920212223	//	Moderate	Part	146,852	26/121
Oakland County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	1,202,362	26/125
Oakland County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	1,202,362	26/125
Oakland County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	1,202,362	26/125
Oakland County	Carbon Monoxide (1971)	Detroit, MI	92939495969798	08/30/1999	Not Classified	Part	435,027	26/125
Oakland County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	1,202,362	26/125
Oakland County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	1,202,362	26/125
Ottawa County	1-Hour Ozone (1979)-NAAQS revoked	Grand Rapids, MI	92939495	06/21/1996	Moderate	Whole	263,801	26/139
Ottawa County	8-Hour Ozone (1997)-NAAQS revoked	Grand Rapids, MI	040506	05/16/2007	Former Subpart 1	Whole	263,801	26/139

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/County FIPS Codes
Saginaw County	1-Hour Ozone (1979)-NAAQS revoked	Saginaw-Bay City-Midland, MI	929394959697989900	01/16/2001	Incomplete Data	Whole	200,169	26/145
St. Clair County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	163,040	26/147
St. Clair County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	163,040	26/147
St. Clair County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	163,040	26/147
St. Clair County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	163,040	26/147
St. Clair County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	163,040	26/147
St. Clair County	Sulfur Dioxide (2010)	St. Clair, MI	1617181920212223	//		Part	52,102	26/147
Van Buren County	8-Hour Ozone (1997)-NAAQS revoked	Kalamazoo-Battle Creek, MI	040506	05/16/2007	Former Subpart 1	Whole	76,258	26/159
Washtenaw County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	344,791	26/161
Washtenaw County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	344,791	26/161
Washtenaw County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	344,791	26/161
Washtenaw County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	344,791	26/161

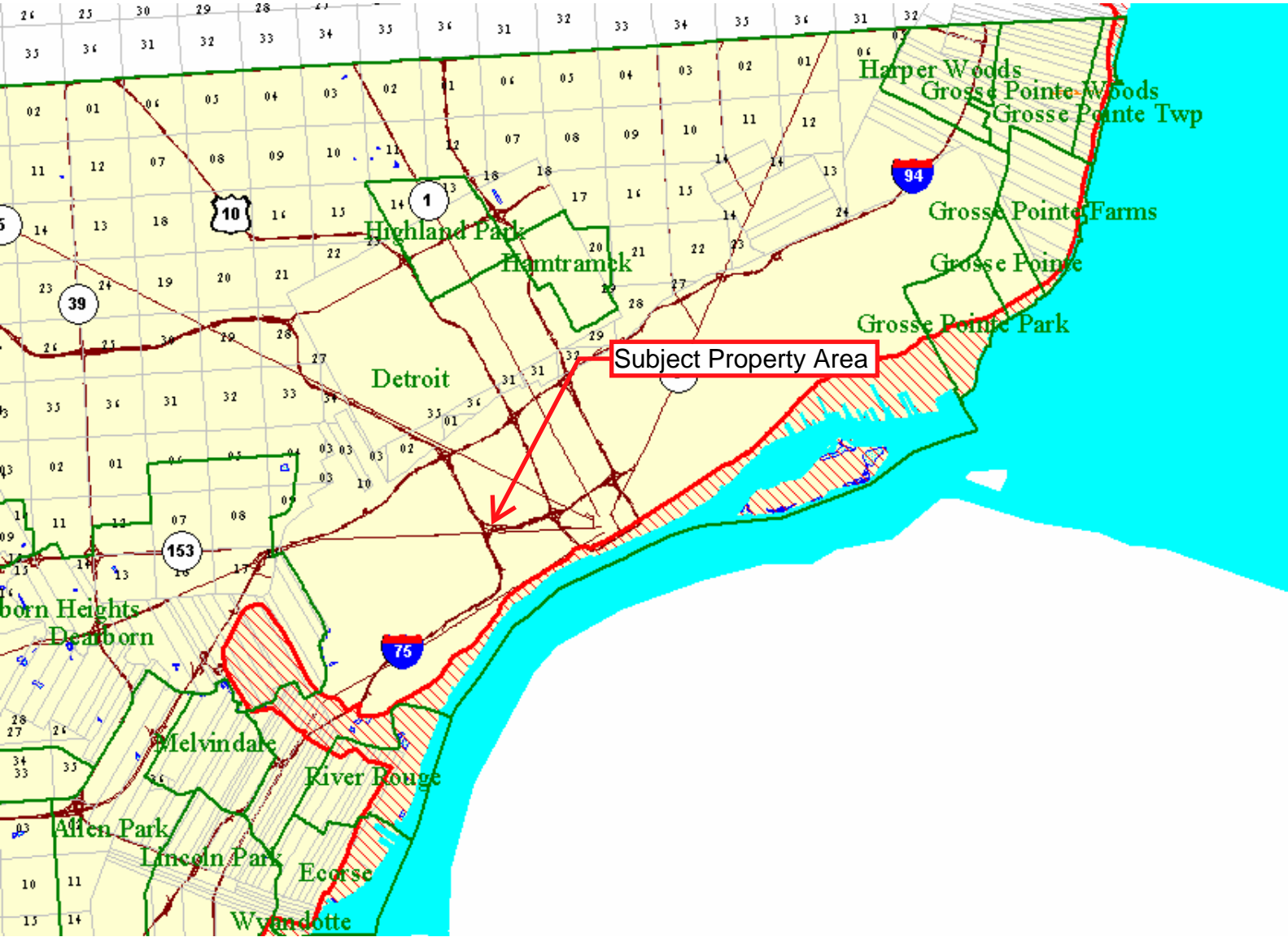
County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Washtenaw County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	344,791	26/161
Wayne County	1-Hour Ozone (1979)-NAAQS revoked	Detroit-Ann Arbor, MI	929394	04/06/1995	Moderate	Whole	1,820,584	26/163
Wayne County	8-Hour Ozone (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0405060708	06/29/2009	Marginal	Whole	1,820,584	26/163
Wayne County	8-Hour Ozone (2015)	Detroit, MI	1819202122	05/19/2023	Moderate	Whole	1,820,584	26/163
Wayne County	Carbon Monoxide (1971)	Detroit, MI	92939495969798	08/30/1999	Not Classified	Part	651,784	26/163
Wayne County	PM-10 (1987)	Wayne County, MI	92939495	10/04/1996	Moderate	Part	713,777	26/163
Wayne County	PM-2.5 (1997)-NAAQS revoked	Detroit-Ann Arbor, MI	0506070809101112	08/29/2013 *	Former Subpart 1	Whole	1,820,584	26/163
Wayne County	PM-2.5 (2006)	Detroit-Ann Arbor, MI	09101112	08/29/2013	Former Subpart 1	Whole	1,820,584	26/163
Wayne County	Sulfur Dioxide (2010)	Detroit, MI	1314151617181920212223	//		Part	254,079	26/163

Important Notes

Discover. Connect. Ask. Follow. 2023-09-30

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

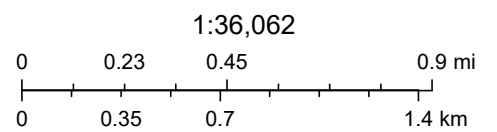
The heavy red line is the **Coastal Zone Management Boundary**
The red hatched area is the **Coastal Zone Management Area**.



Coastal Zone Management Act



4/4/2024





GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

April 2, 2024

VIA EMAIL

T. Van Fox
North Corktown Limited Dividend Housing Association, LLC
32500 Telegraph Road, Suite 100
Bingham Farms, Michigan 48025

Dear T. Van Fox:

SUBJECT: Notice of Approval of the Response Activity Plan to Comply with 7a(1)(b)
North Corktown Apartments
2607, 2621 and 2627 14th Street and 2616, 2622, 2628, 2634, 2642, 2650,
2660 and 2668 15th Street, Detroit, Wayne County, Michigan
Parcel ID Numbers: 10005295-304, 10005294, 10005293, 10005395.001,
10005395.002L, 10005396, 10005397, 10005398, 10005399, 10005400,
and 10005401
Facility ID Number: 82008997

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 identified as North Corktown Apartments located at the above-referenced addresses. The ResAP was submitted on your behalf pursuant to Section 20114b of the NREPA on January 17, 2024, by April Hehir of Hamp, Mathews & Associates, Inc., and the final revised version was received by EGLE on April 1, 2024.

Based upon the representations and information contained in the submittal, the ResAP is approved. 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, or by email at ThompsonM31@Michigan.gov.

Sincerely,



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

cc: April Hehir, Hamp Mathews
Ryann Scott, Hamp Mathews
Paul Owens, EGLE
Martha Thompson, EGLE
Jay Eichberger, EGLE



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2024-0007870
Project Name: North Corktown Apartments

04/04/2024 13:53:17 UTC

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

To Whom It May Concern:

Official Species List

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

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

Consultation requirements and next steps

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

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

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

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

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

For all **wind energy projects** and **projects that include installing communications towers >450 feet that use guy wires**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds

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

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

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

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

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

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

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

PROJECT SUMMARY

Project Code: 2024-0007870
Project Name: North Corktown Apartments
Project Type: Acquisition of Lands
Project Description: 2607 14th Street, Detroit, MI
~1.34 acres (11 parcels)

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.33345475,-83.07875060874517,14z>



Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

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

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 4 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/E2Q4XFN3P5AZNGPC5JS2H6HDCM/documents/generated/6982.pdf	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</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"> This species only needs to be considered if the project includes wind turbine operations. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</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"> This species only needs to be considered if the project includes wind turbine operations. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/E2Q4XFN3P5AZNGPC5JS2H6HDCM/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species.	Endangered

NAME	STATUS
Species profile: https://ecos.fws.gov/ecp/species/527	

INSECTS

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

FLOWERING PLANTS

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

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

BALD & GOLDEN EAGLES

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

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

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

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

Breeding Season (■)

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

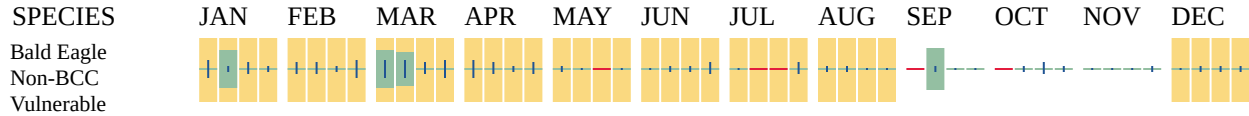
Survey Effort (|)

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

No Data (—)

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

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

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

MIGRATORY BIRDS

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

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

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

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

NAME	BREEDING SEASON
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

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

Breeding Season (■)

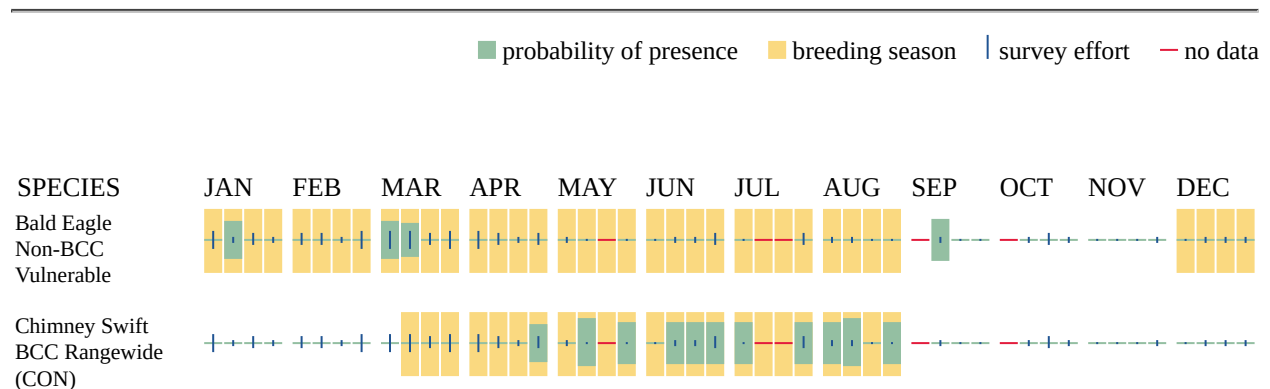
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

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

No Data (—)

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



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>

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

WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

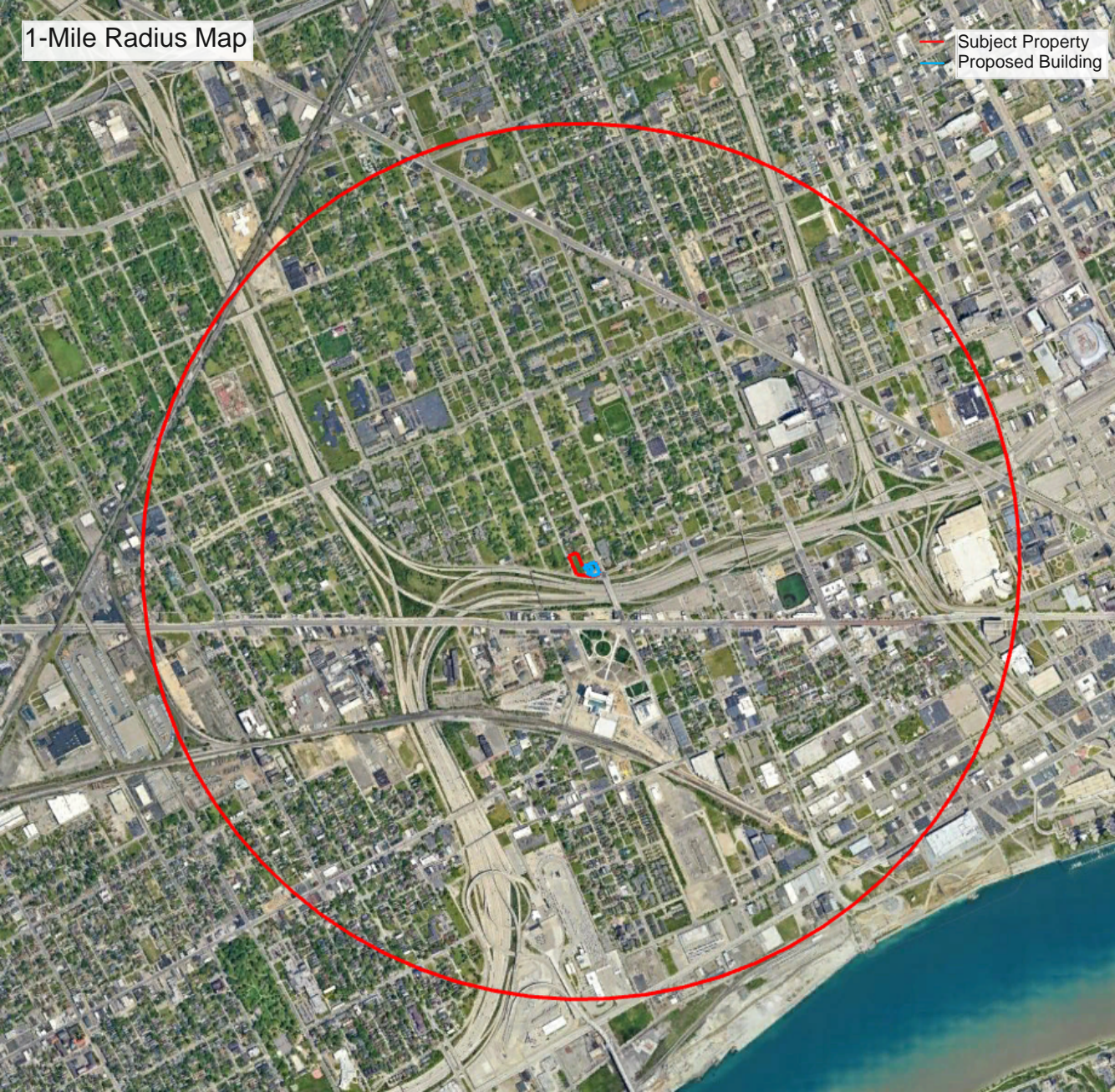
Agency: Atlas Technical Consultants
Name: Alexandra Greiner
Address: 685 Grandview Avenue
City: Columbus
State: OH
Zip: 43215
Email: alexandra.greiner@oneatlas.com
Phone: 9376814127

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

1-Mile Radius Map

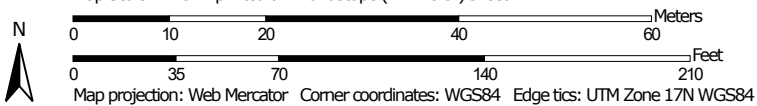
— Subject Property
— Proposed Building



Soil Map—Wayne County, Michigan
(North Corktown Apartments)



Map Scale: 1:784 if printed on A landscape (11" x 8.5") sheet.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Wayne County, Michigan

Survey Area Data: Version 9, Aug 25, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BntuaB	Blount-Urban land complex, 0 to 4 percent slopes	1.1	71.2%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	0.4	28.8%
Totals for Area of Interest		1.5	100.0%

Map Unit Description

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

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

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

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

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

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Wayne County, Michigan

BntuaB—Blount-Urban land complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx75

Elevation: 580 to 650 feet

Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Blount, human transported surface, and similar soils: 55 percent
Urban land: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blount, Human Transported Surface

Setting

Landform: Wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 31 inches: clay
BCb - 31 to 37 inches: clay loam
Cd - 37 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 19 to 49 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 2 to 31 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 28 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

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

Description of Urban Land**Properties and qualities**

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components**Ziegenfuss, human transported surface**

Percent of map unit: 7 percent

Landform: Wave-worked till plains

Microfeatures of landform position: Open depressions

Down-slope shape: Linear, concave

Across-slope shape: Convex, linear

Ecological site: F099XY013MI - Wet Lake Plain Flats

Hydric soil rating: No

Midtown

Percent of map unit: 3 percent

Landform: Wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

**UrbarB—Urban land-Riverfront complex, dense substratum,
0 to 4 percent slopes****Map Unit Setting**

National map unit symbol: 2whsx

Elevation: 560 to 720 feet

Mean annual precipitation: 28 to 38 inches

Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent

Riverfront, dense substratum, and similar soils: 19 percent

Minor components: 1 percent

*Estimates are based on observations, descriptions, and transects of
the mapunit.*

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Description of Riverfront, Dense Substratum

Setting

Landform: Deltas, water-lain moraines, wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Parent material: Loamy human-transported material over clayey
lodgment till

Typical profile

^Au - 0 to 6 inches: sandy loam

^Cu1 - 6 to 16 inches: very artificial sandy loam

^Cu2 - 16 to 46 inches: gravelly-artificial loam

^Cu3 - 46 to 68 inches: very artificial loam

2Cd - 68 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 56 to 78 inches to densic material

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 28 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: B

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Minor Components

Riverfront, dense substratum, steep

Percent of map unit: 1 percent

Landform: Deltas, water-lain moraines, wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Data Source Information

Soil Survey Area: Wayne County, Michigan

Survey Area Data: Version 9, Aug 25, 2023

North Corktown Apartments Unanticipated Discoveries Plan

Purpose

This document outlines the procedures to prepare for and address the unanticipated discovery of historic properties or human remains for the North Corktown Apartments Project. It provides direction to personnel and their consultants regarding the proper procedures to follow in the event that unanticipated historic properties or human remains are encountered during construction. An unanticipated discovery can result when previously undocumented or unknown historic properties are discovered during the course of construction, demolition, or other work undertaken for remodeling projects. Work should be conducted in accordance with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*.

Historic structures or buildings can be districts, sites, buildings, structures, or objects significant in American history, architecture, engineering, archaeology, or culture at the national, State, or local level. Sometimes elements of historic buildings or structures may be hidden by recent additions or alterations.

Cultural materials include man-made objects (prehistoric and historic period items) and features (e.g., walls constructed of natural materials such as cobbles; surfaces paved by cobbles, brick, or other material; or other remnants of cultural activity).

Examples of cultural materials include:

- Accumulation of shell, burned rocks, or other food related materials,
- Bones or small pieces of bone,
- An area of charcoal or very dark stained soil with artifacts,
- Stone tools or waste flakes (i.e., an arrowhead, or stone chips),
- Clusters of tin cans or bottles,
- Logging or agricultural equipment that appears to be older than 50 years,
- Buried railroad tracks, decking, or other industrial materials.

Human remains are physical remains of a human person or persons, including, but not limited to, bones, teeth, hair, ashes, and preserved soft tissues (mummified or otherwise preserved) of an individual. Remains may be articulated or disarticulated bones or teeth. Any human remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect.

A. PROCEDURES FOR UNANTICIPATED DISCOVERY OF HISTORIC BUILDINGS OR STRUCTURES OR CULTURAL MATERIALS

STOP WORK. If any professional employee, contractor, or subcontractor believes that they have uncovered a historic property, object, or human remains at any point in the project, all work within 100 feet of the discovery must stop. The discovery location should be secured and monitored at all times to prevent looting. Minimize movement of vehicles and equipment in area immediately surrounding the discovery. For the unanticipated discovery of human remains,

Native American funerary objects, sacred objects, items of cultural patrimony, or burial features, see procedures in Section B.

- 1) The monitor or construction manager will notify the Preservation Specialist (PS). The PS will make all calls and notifications to SHPO and Tribal Liaisons.
 - a. SHPO and identified Tribal representatives will be invited to observe the implementation of any proposed work.
- 2) Within 24 hours, if possible, a professional archaeologist will examine the location of the discovery.
 - a. If the archaeologist determines that the discovery is not a historic resource, the archaeologist will immediately advise the PS. The archaeologist will submit a report including photographs of the discovery site to the City of Detroit for distribution to Tribal Liaisons and SHPO with a request for expedited review.
 - b. If the archaeologist determines that the discovery is a historic or cultural resource, the archaeologist will immediately advise the PS. The PS will notify the SHPO and Tribal Liaisons by telephone and e-mail. The SHPO will assign an Archaeological Site Number to the discovery.
 - i. If the resource is determined to hold Tribal associations, the PS, archaeologist, SHPO, and Tribal Liaisons will coordinate to determine appropriate preservation, excavation, and disposition of the discovery.
 1. If any photographs or sketches are collected of Native American human remains or funerary objects, disposition of all images, including electronic and physical copies, will be subject to consultation with Tribes and any digital files will be destroyed.
 - ii. If the resource is believed to represent National Register of Historic Places significance, the archaeologist will prepare a proposal for data recovery and will request SHPO and Tribal Liaison approval to immediately implement the work scope.
 - iii. If the resource is determined ineligible for inclusion on the NRHP, the archaeologist will document the discovery in a report (including photographs of the discovery site). The report must also include a completed site form for the discovery and an explanation of why they believe the resource is not significant. The archaeologist will formally request permission from SHPO, and participating Tribal Liaisons, for construction to recommence.
- 3) When the evaluation of the cultural resources is complete The City of Detroit will notify SHPO, and participating Tribal Liaisons, by telephone and discuss the project archaeologist's opinion concerning the potential significance of the resource and next steps if mitigation is required.
- 4) A final report on the findings will be provided to the PS, participating Tribal Liaisons, and SHPO upon completion.

B. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN REMAINS, NATIVE AMERICAN FUNERARY OBJECTS (ASSOCIATED AND UNASSOCIATED), SACRED OBJECTS, ITEMS OF CULTURAL PATRIMONY, OR BURIAL FEATURES

1. STOP WORK. If any professional employee, contractor, or subcontractor believes that he or she has uncovered human remains, Native American funerary objects (associated and unassociated), sacred objects, items of cultural patrimony, or burial features at any point in the project, all work adjacent to the discovery must stop. The location should be secured at all times.
 - a. We recommend establishing a 300-foot radius around the finding, setting up of fencing or other protective barrier, and covering the remains for protection. Be careful not to further disturb the remains. Ensure the location is secure and monitor the location to prevent looting or vandalism.
 - b. Procedures will follow steps set forth in the Michigan Attorney general Opinion No. 6585 of 1989, Cemeteries and Dead Bodies and recommended by the SHPO.
2. Call 911 to notify the law enforcement agency. They will then determine if the remains are human, and whether the discovery constitutes a crime scene
3. Notify the PS.
4. Within 48 hours, Tribes should be informed of the discovery by phone and then in writing via U.S. mail or electronic mail. This notification will include pertinent information regarding human remains, funerary objects, sacred objects, or items of cultural patrimony discovered inadvertently or in areas of prior disturbance, their condition, and the circumstances of the discovery.
5. Within 24-hours of the discovery, if possible, a physical anthropologist with forensic experience or expertise or an archaeologist specializing in human osteology, or a forensic scientist will examine the human remains to determine if they are Native American or non-Native American.
 - a) Photography shall/will be limited to those required for forensic examination and criminal investigations and the resultant photographs shall be kept secure. If any photographs or sketches are collected of Native American human remains or funerary objects, disposition of all images, including electronic and physical copies, will be subject to consultation with Tribes and any digital files will be destroyed.
 - b) Pursuant to the Michigan Compiled Laws (§ 333.2853) and the Michigan 1982 Annual Administrative Code Supplement (AACS) (R 325.8052) an application for disinterment must be filed with the local health officer prior to excavation and disinterment of human remains.
 - c) If skeletal remains are determined to be non-human and there is no archaeological association, the archaeologist making the determination will immediately advise the PS, Tribal Liaisons, and SHPO, and construction may resume. The archaeologist will submit a letter report including photographs of the discovery site to the PS within 15 business days of the determination.
 - d) If the skeletal remains are non-human, but are associated with an archaeological site, follow the steps described in Section A, of the Unanticipated Discovery Plan.
 - e) If the skeletal remains are human and not associated with an archaeological context, the PS will notify the Tribal Liaisons and SHPO.
 - f) If the skeletal remains are human and associated with an archaeological context the

archaeologist, SHPO, and Tribal Liaisons will coordinate to determine appropriate preservation, excavation, and disposition of remains.

6. When the evaluation of the human remains and/or cultural resources is complete, the City of Detroit will notify Tribal Liaisons and SHPO by telephone or e-mail and discuss the project archaeologist's opinion concerning the potential significance of the resource and next steps if mitigation is required.
7. A final report on the findings will be provided to the PS, Tribal Liaisons, and SHPO upon completion.

Contact Information

Detroit Police Department Emergency line- 911
non-emergency line (313)267-4600

State Historic Preservation Office
Sarah Surface-Evans, Ph.D., RPA
Senior Archaeologist
(517)282-7959
surfaceevanss1@michigan.gov

City of Detroit Archaeologist
Samuel Burns
(313) 439-7463
Samuel.Burns@detroitmi.gov

City of Detroit Preservation Specialist
Tiffany Ciavattone
(313) 628-0044
ciavattonet@detroitmi.gov

Designated Cultural Resource Firm/Archaeologist (to be contacted in case of discovery)

Name: Click or tap here to enter text.
Title: Click or tap here to enter text.
Phone: Click or tap here to enter text.
E-mail: Click or tap here to enter text.

Property Owner/Developer

Name: Click or tap here to enter text.
Title: Click or tap here to enter text.
Phone: Click or tap here to enter text.
E-mail: Click or tap here to enter text.

Tribal Representatives/Liaisons (as of March 2024)

<p>Bay Mills Indian Community Paula Carrick, THPO 12104 W. Lakeshore Drive Brimley, MI 49715 (906) 248-3241 paulacarrick@baymills.org</p>	<p>Forest County Potawatomi Community of Wisconsin Ben Rhodd, THPO P.O. Box 340 Crandon, WI 54520 (715) 478-7354 Benjamin.Rhodd@fcp-nsn.gov</p>
<p>Grand Traverse Bay Band of Ottawa and Chippewa Indians Sammie McClellan-Dyal, Cultural Department Manager Sammie.dyal@gtbindians.com</p>	<p>Hannahville Indian Community Kenneth Meshigaud, Chairperson N14911 Hannahville B1 Road Wilson, MI 4989 (906) 466-2932 tyderyien@hannahville.org</p>
<p>Ketegitigaaning Ojibwe Nation THPO / Lac Vieux Desert Band of Lake Superior Chippewa Indians Alina Shively, THPO P.O. Box 249 Watersmeet, MI 49969 (906) 358-0137 alina.shively@lvd-nsn.gov</p>	<p>Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians Alden Connor, THPO 16429 Beartown Rd. Baraga, MI 49908 (906) 353-6623, ext. 4178 aconnor@kbic-nsn.gov</p>
<p>Lac du Flambeau Band of Lake Superior Chippewa Indians Sarah Thompson, THPO PO Box 67 Lac du Flambeau, WI 54538 (715) 588-2139 ldfthpo@ldftribe.com</p>	<p>Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians of Michigan (Gun Lake) Lakota Pochedley, THPO 2872 Mission Drive Shelbyville, MI 49344-9580 (269) 397-1780 ext. 1296 Lakota.Pochedley@glt-nsn.gov</p>
<p>Little Traverse Bay Bands of Odawa Indians Melissa Wiatrolik, THPO 7500 Odawa Circle Harbor Springs, MI 49740 (231) 242-1408 Mwiatrolik@LTBBODAWA-NSN.GOV</p>	<p>Little River Band of Ottawa Indians Jay Sam, THPO 2608 Government Center Drive Manistee, MI 49660 (231) 398-6893 jsam@lrboi-nsn.gov</p>
<p>Menominee Indian Tribe of Wisconsin David Grignon, THPO PO Box 910 Keshena, WI 54135-0910 (715) 799-5258 mitwadmin@mitw.org</p>	<p>Miami Tribe of Oklahoma Diane Hunter, THPO PO Box 1326 Miami, OK 74355 (260) 639-0600 THPO@miamination.com</p>

<p>Pokagon Band of Potawatomi Indians Matthew Bussler, THPO 59291 Indian Lake Road Dowagiac, Michigan 49047 (269) 462-4316 Matthew.Bussler@pokagonband-nsn.gov</p>	<p>Sault Ste. Marie Tribe of Chippewa Indians Marie Richards, Cultural Repatriation Specialist 531 Ashmun Street Sault Ste. Marie, MI 49783 (906) 635-6050 mrichards@saulttribe.net</p>
<p>Saginaw Chippewa Indian Tribe Marcella Hadden, THPO 6650 E. Broadway Mt. Pleasant, MI 48858 (989) 775-4751 mlhadden@sagchip.org</p>	<p>Michigan Anishinaabek Cultural Preservation and Repatriation Alliance William Johnson WJohnson@sagchip.org</p>
<p>Seneca Cayuga Nation William Tarrant, THPO PO Box 453220 Grove, OK 74345 (918) 787-5452 ext. 344 wtarrant@sctribe.com</p>	<p>Nottawaseppi Huron Band of the Potawatomi Onyleen Zapata, THPO Pine Creek Indian Reservation 1301 T Drive S, Fulton, MI 49052 (269) 704-8347 Onyleen.Zapata@nhbp-nsn.gov</p>

Updated contact information can be found through HUD's Tribal Directory Assessment Tool (TDAT) <https://egis.hud.gov/TDAT/>.

Definitions

Documentation of Archaeological Materials Archaeological deposits discovered during construction will be assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made. The consultant shall ensure the proper documentation/assessment/curation of any discovered cultural resources in cooperation with the City, SHPO, and affected tribes. All precontact and historic cultural material discovered during project construction will be recorded by a 36 CFR Part 61 qualified archaeologist on cultural resource site or isolate form using standard techniques. Site overviews, features, and artifacts will be photographed; stratigraphic profiles and soil/sediment descriptions will be prepared for subsurface exposures. Discovery locations will be documented on scaled site plans and site location maps. Refer to 36 CFR Part 79 for standards for curation of archaeological collections. Tribes will be given the opportunity to object to the photography of site overviews, features, and artifacts. If any such affected Tribe objects, the same shall not be photographed.

Funerary Objects (associated and unassociated)- any artifacts or objects that, as part of a death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later.

Ground Disturbing Activities- Ground disturbance is defined as any activity that compacts or disturbs the ground within a project area or staging areas.

Items of Cultural Patrimony- An object having ongoing historical, traditional, or cultural importance central to the Native American group or culture itself, rather than property owned by an individual Native American, and which, therefore, cannot be alienated, appropriated, or conveyed by any individual regardless of whether or not the individual is a member of the Indian Tribe or Native Hawaiian Organization and such object shall have been considered inalienable by such Native American group at the time the object was separated from such group. [25 USC 3001 (3)(D)]

Monitoring Plan- observation of construction excavation activities by an archaeologist and/or Tribal monitor in order to identify, recover, protect and/ or document archaeological information or materials. An archaeologist who meets the Secretary of the Interior's Professional Qualification Standards must be present for all monitored excavations. The selection of a precontact or historic qualified archaeologist should be based upon the type of archaeological deposits that are anticipated to be encountered. During monitoring, excavation is not under the control of the archaeologist although the archaeologist may be given authority to temporarily halt construction work. Therefore, a protocol for construction work stoppages must be developed to enable the archaeologist's time for recordation and/or for any archaeological evaluation or data recovery that may be needed.

Phase I- Identification/Technical Report/Preliminary archaeological assessment- Initial investigation as part of 106 application, development of context and background.

If, at the conclusion of the preliminary archaeological assessment, the City of Detroit Preservation Specialist, the Tribes, and SHPO Archaeologists determine either that the site plan area has no substantial archaeological significance, or that the proposed construction or development will not have a substantial adverse impact on any known or potential archaeological resources. The Preservation Specialist will submit a letter certifying that no historic properties are affected (NHPA) or a letter stating there is no adverse effect on a historic resource (NAE) and no further review shall be required.

Example activities include:

Literature review

Inventory of all previously identified cultural resources within 1/2 mile of the project area

Field reconnaissance, including pedestrian survey, shovel testing and remote sensing of the property

Consultation with local residents, historians, archaeologists

Other non-permitted investigations

Phase II- Evaluation of site- Complete when enough information is gathered to make a determination.

A Phase II study should determine the historic/cultural significance of sites/materials located during the Phase I survey.

Example activities:

Trenching or Wide-area stripping

Test excavations

Feature excavation

Soil/flotation samples

The research design for any projects in the sensitivity areas should be reviewed by SHPO prior to fieldwork. Outside of the sensitivity areas, study plans for projects over 2 acres in size should be sent to SHPO for comment prior to fieldwork.

Phase III- Data Recovery Plan/Mitigation- If Phase I & II evaluations conclude there are Historic Properties on the site, and the project is determined to have an effect on that resource, the Preservation Specialist will coordinate with SHPO and the Tribes to issue a Conditional Approval, Conditional Approval with No Adverse Effects (CNAE), or a finding of an Adverse Effect (AE).

If the City determines that it is not feasible to preserve or avoid NRHP-eligible or listed archaeological resources, the City shall consult with the SHPO archaeologists and the Tribes to develop a site-specific mitigation or treatment plan consistent with the Advisory Council on Historic Preservation (ACHP) publication, Treatment of Archaeological Properties: A Handbook (1980).

- a. Section 106 requires that a Memorandum of Agreement (MOA) be prepared for those projects which will have an adverse effect on the identified archaeological resources. The City shall ensure that the treatment plan is implemented and documented by a qualified archaeologist once it is approved by the SHPO Archaeologist and consulting

Tribes.

Ex: Official site registration, deliverable reports, archaeological artifact inventory, curatorial services

- b. In the case of a failure to reach an agreed-upon treatment plan, the ACHP will issue formal advisory comments to the head of the agency. The head of the agency must then consider and respond to those comments.

Sacred Objects- Specific ceremonial objects which are needed by traditional Native American religious leaders for the practice of traditional Native American religions by their present-day adherents. [25 USC 3001 (3)(C)]



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 9, 2024

Pamela Wheeler
Senior Project Manager
Hamp, Matthews & Associates, Inc.

RE: Section 106 Review of a HOME Funded Project known as North Corktown Apartments, Located at 2607 14th St, Detroit 48216 in the City of Detroit, Wayne County, Michigan

Dear Ms. Wheeler,

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 involves acquisition of eleven parcels; demolition of one standing vacant structure; and construction of a new four-story building containing 49 units of affordable housing, 186 sq m (2,000 sq ft) of communal space, and 372 sq m (4,000 sq ft) of commercial space, as well as parking spaces for 48 vehicles. Parcels in the direct APE include: 2607 14th St, 2621 14th St, 2627 14th St, 2616 15th St, 2616 15th St, 2622 15th St, 2628 15th St, 2634 15th St, 2642 15th St, 2650 15th St, 2660 15th St, 2668 15th St.

Per Stipulation VI of the Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes.

On 2/5/2024, 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 undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

A phase 1 archaeological trench investigation was conducted by Mannick & Smith Group in June of 2024. *Results of the Phase I Archaeological Trenching Survey for the North Corktown Apartments Project in the City of Detroit, Wayne County, Michigan* prepared by Bell et al. (2024) of the Mannick & Smith Group were submitted to HRD on 7/2/2024. A total of fifteen (15) features were identified and ten (10) were assigned SHPO site numbers (20WN1268–20WN1277).

This report along with an alternative recommendation of eligibility from Samuel Burns, MPhil Archaeologist, City of Detroit, were submitted to SHPO on 7/12/2024. Burns recommended that the sites, if viewed in the context of previous and ongoing work in the neighborhood (Preserve on Ash Developments), are eligible for the National Register of Historic Places as part of a larger archaeological district. The North Corktown project sites could provide additional information relevant to several research questions, especially questions related to archaeological site formation processes and the effects of proximity to industrial and transportation infrastructure on use of space and environmental quality of life for residents. Due to significant intra-site disturbance, the paucity of stratified cultural features, and the data and artifacts already collected, the physical locations of the sites have been largely exhausted of research potential and further excavation is unlikely to yield additional information. Therefore, the project as planned would have no adverse effect on historic resources.

In a letter dated, 8/7/2024, SHPO's archaeologist concurred with the recommendation of "No Adverse Effect" on historic archaeological resources.

This project has been given a **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 with the Section 106 application are followed. Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for reevaluation prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.

If you have any questions, you may direct them to the Preservation Specialist at Ciavattonet@detroitmi.gov.



**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

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

[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

Site ID

North Corktown

Record Date

03/21/2024

User's Name

HMA

Road # 1 Name:

14th Street

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

32

32

32

Distance to Stop Sign

34

34

34

Average Speed

30

30

30

Average Daily Trips (ADT)

1728

75

75

Night Fraction of ADT

15

15

15

Road Gradient (%)

1

Vehicle DNL

50

46

68

Calculate Road #1 DNL

68

Reset

Road # 2 Name:

West Fisher Service Drive

Road #2

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance	28	28	28
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	3246	141	141
Night Fraction of ADT	15	15	15
Road Gradient (%)			1
Vehicle DNL	67	63	70
Calculate Road #2 DNL	72	Reset	

Road # 3 Name: I-75 South Bound Ramp

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	123	123	123
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	24097	1048	1048
Night Fraction of ADT	15	15	15
Road Gradient (%)			1
Vehicle DNL	63	59	68
Calculate Road #3 DNL	70	Reset	

Road # 4 Name: I-75 North and South Bound

Road # 4 Name:

175 North and South Bound

Road #4

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	211	211	211
Distance to Stop Sign			
Average Speed	55	55	55
Average Daily Trips (ADT)	77897	3387	3387
Night Fraction of ADT	15	15	15
Road Gradient (%)			1
Vehicle DNL	67	64	71
Calculate Road #4 DNL	73	Reset	

Road # 5 Name:

Michigan Ave

Road #5

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	597	597	597
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	8475	368	368
Night Fraction of ADT	15	15	15
Road Gradient (%)			1

Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Vehicle DNL	<input type="text" value="47"/>	<input type="text" value="43"/>	<input type="text" value="53"/>
<input type="button" value="Calculate Road #5 DNL"/>	<input type="text" value="55"/>	<input type="button" value="Reset"/>	
<input type="button" value="Add Road Source"/>	<input type="button" value="Add Rail Source"/>		
Airport Noise Level	<input type="text"/>		
Loud Impulse Sounds?	<input type="radio"/> Yes <input type="radio"/> No		
Combined DNL for all Road and Rail sources	<input type="text" value="77"/>		
Combined DNL including Airport	<input type="text" value="N/A"/>		
Site DNL with Loud Impulse Sound	<input type="text"/>		
<input type="button" value="Calculate"/>	<input type="button" value="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/>)

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

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

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	<input type="text" value="15"/>	R ¹	<input type="text" value="79"/>
S	<input type="text" value="5"/>	D ¹	<input type="text" value="50"/>
O	<input type="text" value="20"/>	α	<input type="text" value="86"/>

Calculate Output

Output Data

h	<input type="text" value="1"/>	R	<input type="text" value="80"/>
D	<input type="text" value="50"/>	FS	<input type="text" value="2.1045"/>

Reduction From Barrier (dB):

Refresh

Note: If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

Road DNL:

Rail DNL:

Calculate

Combined Road/Rail DNL with Barrier Reduction:

Input/Output Variables

Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

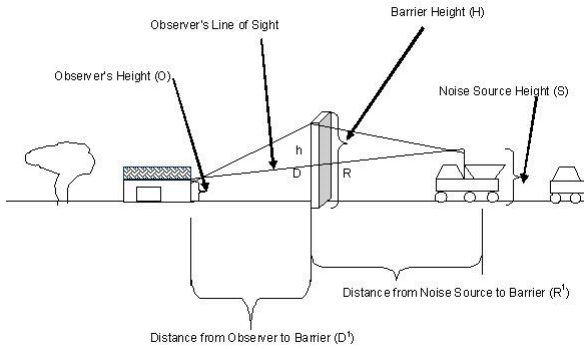
- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- R¹ = Distance from Noise Source to Barrier
- D¹ = Distance from the Observer to the Barrier
- α = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

Output Variables

Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to the Observer.
- R = Slant distance along the line of sight from the Barrier to the Noise Source
- D = Slant distance along the line of sight from the Barrier to the Observer

The "actual barrier performance for barriers of finite length" is noted on the worksheets(in the Guidebook) as **FS**.

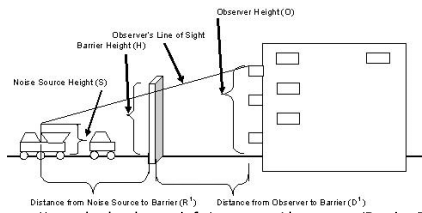


Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.

Scenario #1:

Scenario #1:



Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

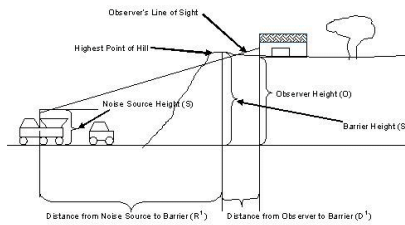
Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #2:

Scenario #2:



Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

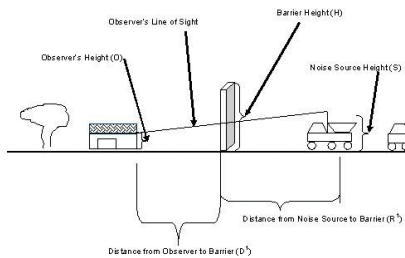
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #3:

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

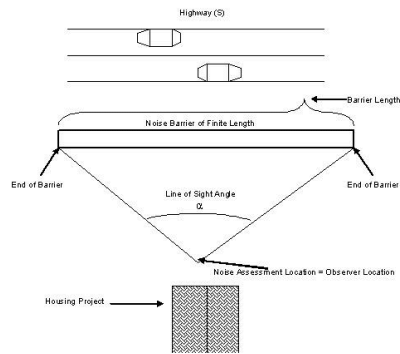
Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #4:

Scenario #4:



A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α , subtended by the barrier at the observer's location.

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α , subtended by the barrier at the observer's location.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif>)

[view larger version of image \(/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/\)](#)

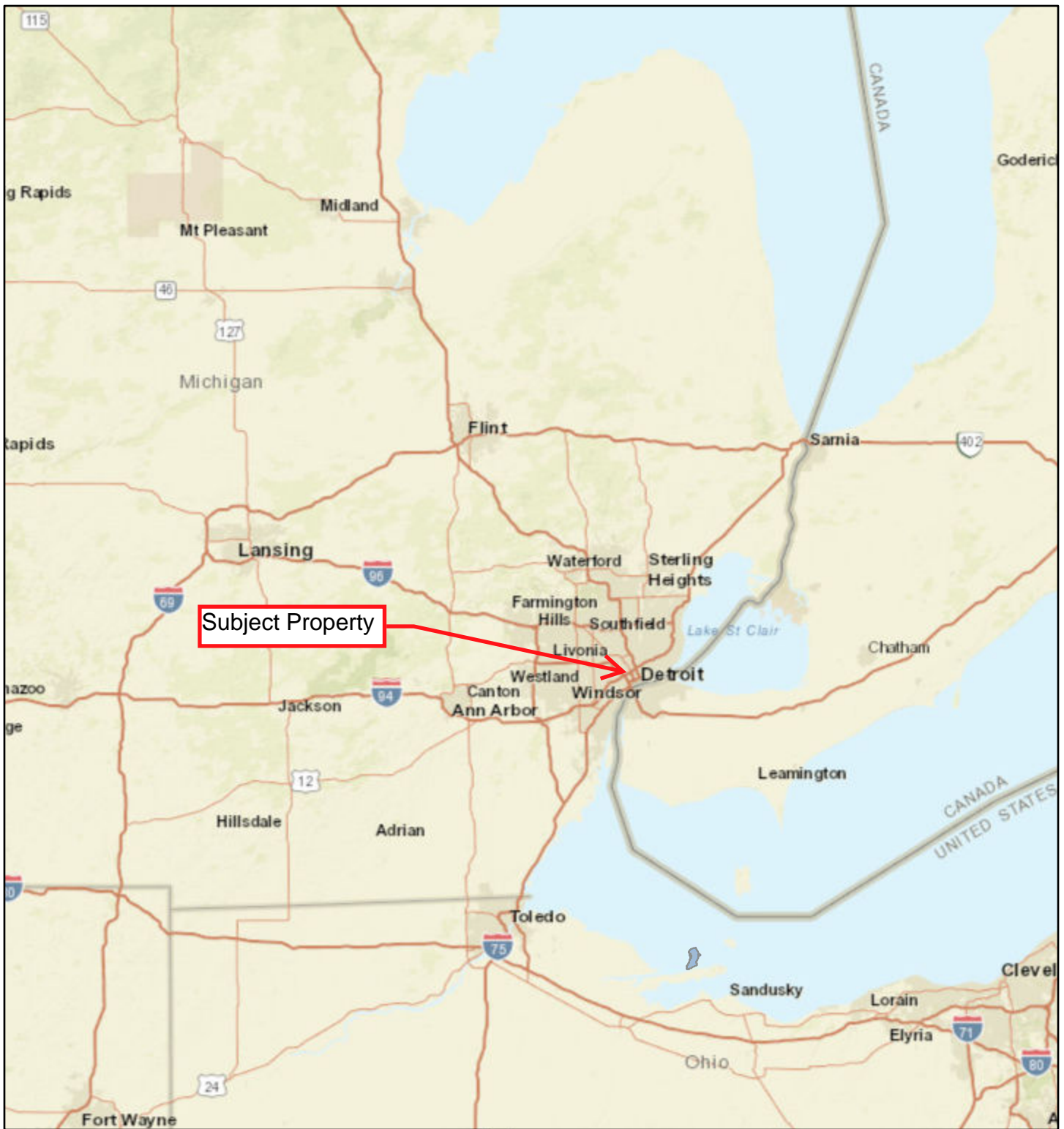
Contents

Calculator

Input/Output Variables


Barrier Implementation Scenarios

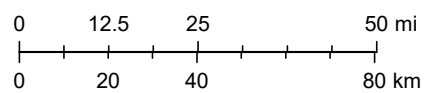
Sole Source Aquifers



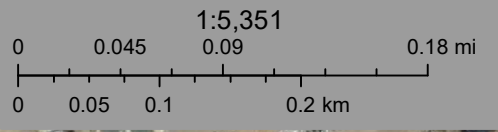
9/21/2023, 4:29:06 PM

1:2,311,162

 Sole_Source_Aquifers



Esri, HERE, Garmin, NGA, USGS, NPS



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

October 23, 2023

Wetlands

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

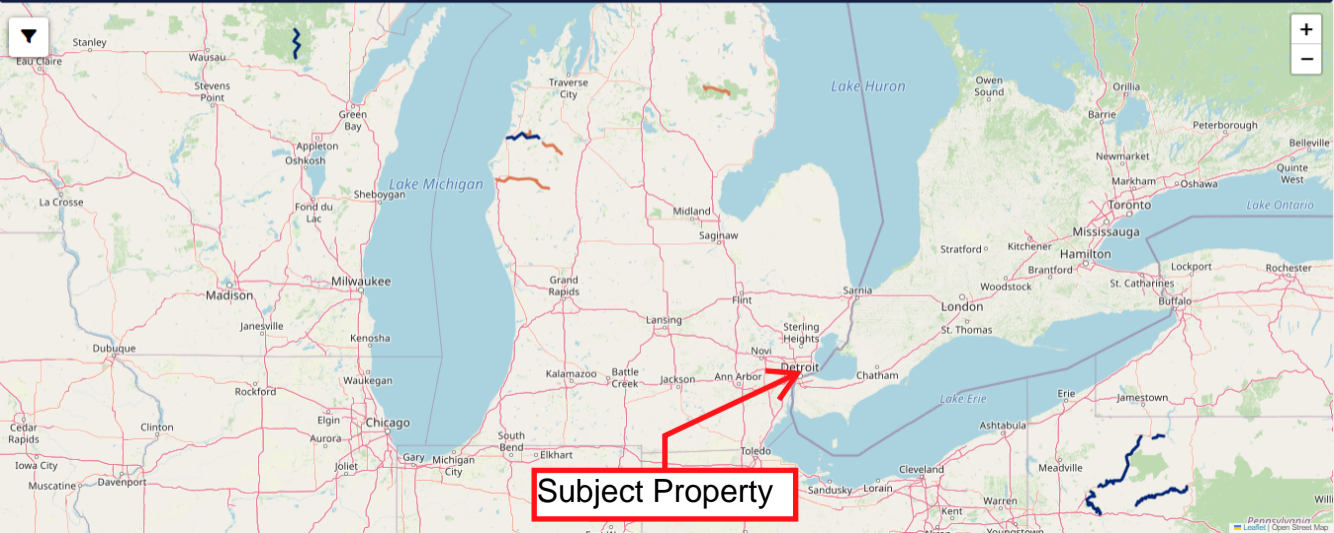


THE RIVERS ▾

A NATIONAL SYSTEM ▾

RIVER RESOURCES ▾

SEARCH



Nationwide Rivers Inventory



This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more "outstandingly remarkable" values.





EJScreen Community Report

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

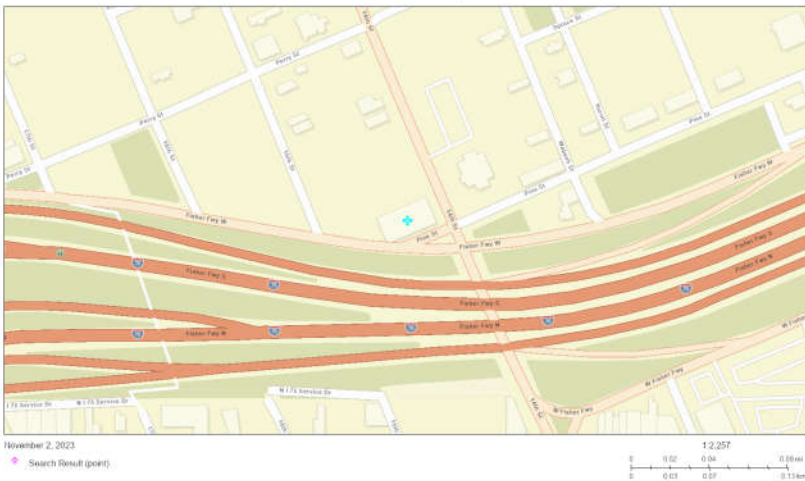
Detroit, MI

1 mile Ring Centered at 42.333161,-83.077959

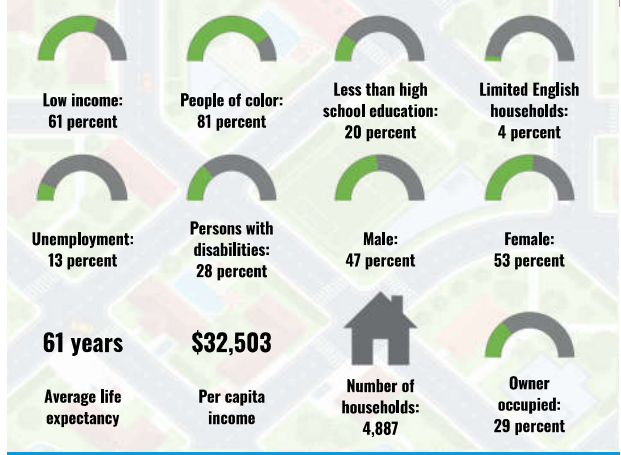
Population: 9,816

Area in square miles: 3.14

A3 Landscape



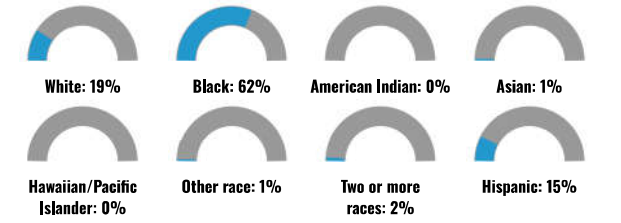
COMMUNITY INFORMATION



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	90%
Spanish	8%
Total Non-English	10%

BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



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.

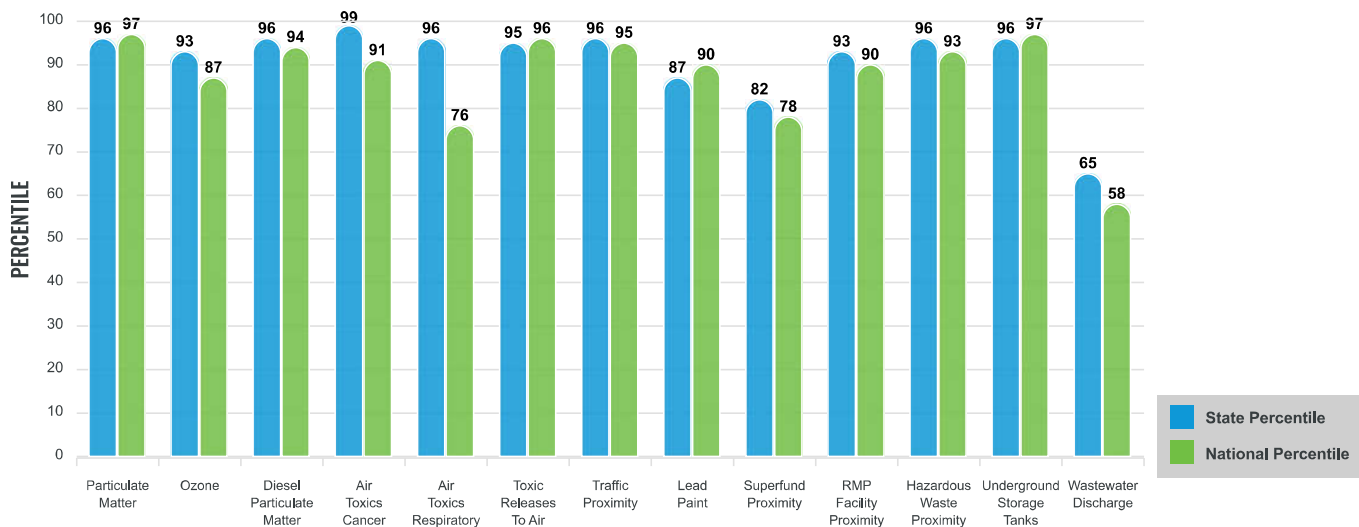
Environmental Justice & Supplemental Indexes

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.

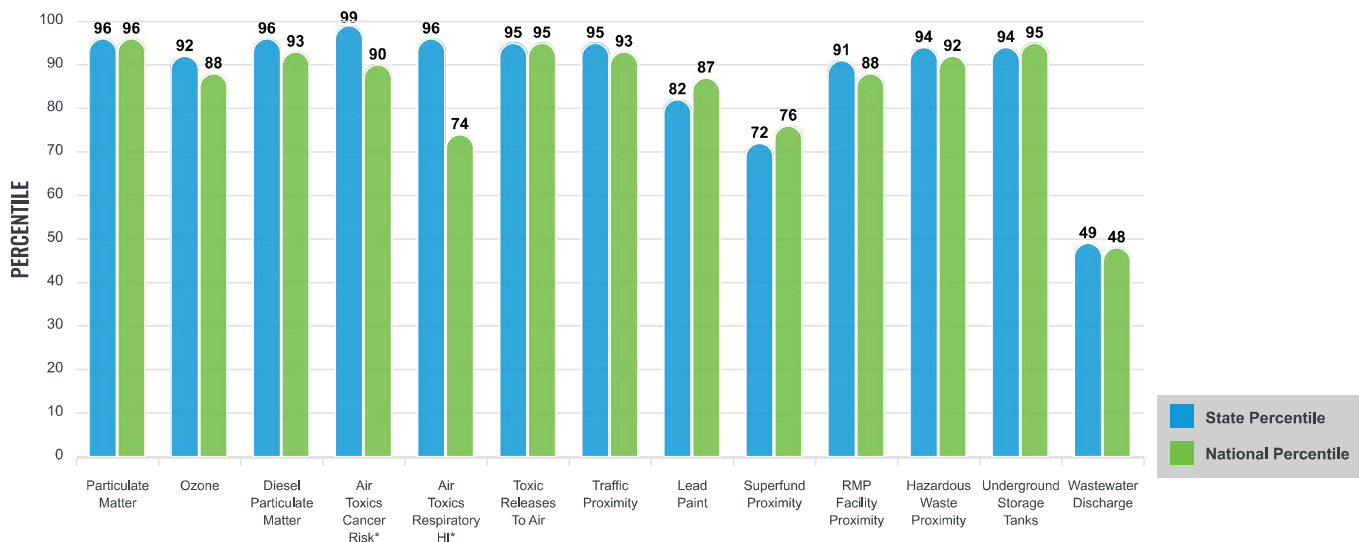
EJ INDEXES FOR THE SELECTED LOCATION



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 42.333161,-83.077959

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m ³)	10.6	8.51	99	8.08	97
Ozone (ppb)	62.6	60	72	61.6	60
Diesel Particulate Matter (µg/m ³)	0.384	0.183	99	0.261	81
Air Toxics Cancer Risk* (lifetime risk per million)	30	19	14	25	5
Air Toxics Respiratory HI*	0.3	0.2	11	0.31	4
Toxic Releases to Air	5,700	2,500	93	4,600	87
Traffic Proximity (daily traffic count/distance to road)	560	120	96	210	91
Lead Paint (% Pre-1960 Housing)	0.49	0.38	65	0.3	73
Superfund Proximity (site count/km distance)	0.048	0.15	37	0.13	42
RMP Facility Proximity (facility count/km distance)	0.37	0.31	77	0.43	71
Hazardous Waste Proximity (facility count/km distance)	2.7	1.1	89	1.9	79
Underground Storage Tanks (count/km ²)	36	8	96	3.9	98
Wastewater Discharge (toxicity-weighted concentration/m distance)	2.9E-05	0.13	22	22	23
SOCIOECONOMIC INDICATORS					
Demographic Index	71%	28%	92	35%	90
Supplemental Demographic Index	24%	14%	90	14%	88
People of Color	81%	26%	91	39%	84
Low Income	61%	31%	88	31%	89
Unemployment Rate	13%	7%	86	6%	89
Limited English Speaking Households	3%	2%	86	5%	69
Less Than High School Education	20%	9%	90	12%	81
Under Age 5	6%	5%	60	6%	57
Over Age 64	15%	18%	43	17%	48
Low Life Expectancy	16%	20%	14	20%	20

*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	0
Water Dischargers	0
Air Pollution	6
Brownfields	20
Toxic Release Inventory	5

Other community features within defined area:

Schools	7
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 42.333161,-83.077959

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	16%	20%	14	20%	20
Heart Disease	8.5	6.6	88	6.1	89
Asthma	15.3	11.6	93	10	99
Cancer	5.2	6.6	14	6.1	27
Persons with Disabilities	25.2%	14.6%	95	13.4%	95

CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	3%	7%	31	12%	28
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	19%	14%	72	14%	72
Lack of Health Insurance	7%	5%	70	9%	49
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 42.333161,-83.077959



2607 14th St, Detroit, MI 48216 to 20 Atwater St, Detroit, MI 48226

Drive 2.1 miles, 4 min

Police Department



Imagery ©2023 Airbus, CNES / Airbus, First Base Solutions, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 Google 1000 ft



via M-10 S

4 min

Fastest route now due to traffic conditions

2.1 miles

Explore nearby 20 Atwater St

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More



2607 14th St, Detroit, MI 48216 to 3990 John R St, Detroit, MI 48201

Drive 2.3 miles, 7 min

DMC Harper University Hospital



Imagery ©2023 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO, 1000 ft
Map data ©2023 Google



via Martin Luther King Jr Blvd

7 min

Fastest route now due to traffic conditions

2.3 miles



via 12th St/Rosa Parks Blvd and Martin Luther King Jr Blvd

8 min

2.3 miles

Explore nearby 3990 John R St

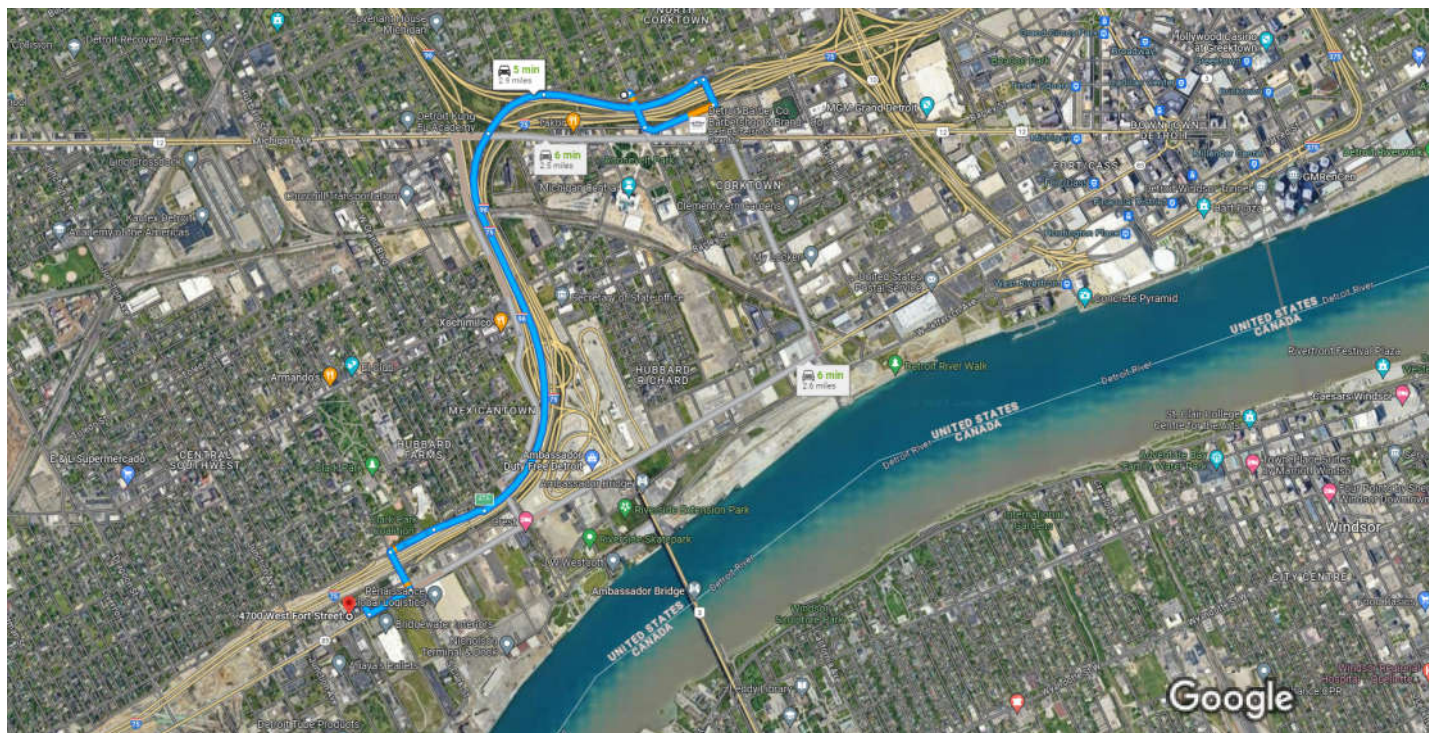
Restaurants Hotels Gas stations Parking Lots More




2607 14th St, Detroit, MI 48216 to 4700 W Fort St, Detroit, MI 48209

Drive 2.9 miles, 5 min

Fire Department Engine 27



Imagery ©2023 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO, 1000 ft
Map data ©2023 Google

 **via I-75 S** **5 min**
 Fastest route now due to traffic conditions 2.9 miles

 **via W Fisher Service Dr** **6 min**
2.5 miles

 **via 12th St/Rosa Parks Blvd and W Fort St** **6 min**
2.6 miles

Explore nearby 4700 W Fort St

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More

Map Key

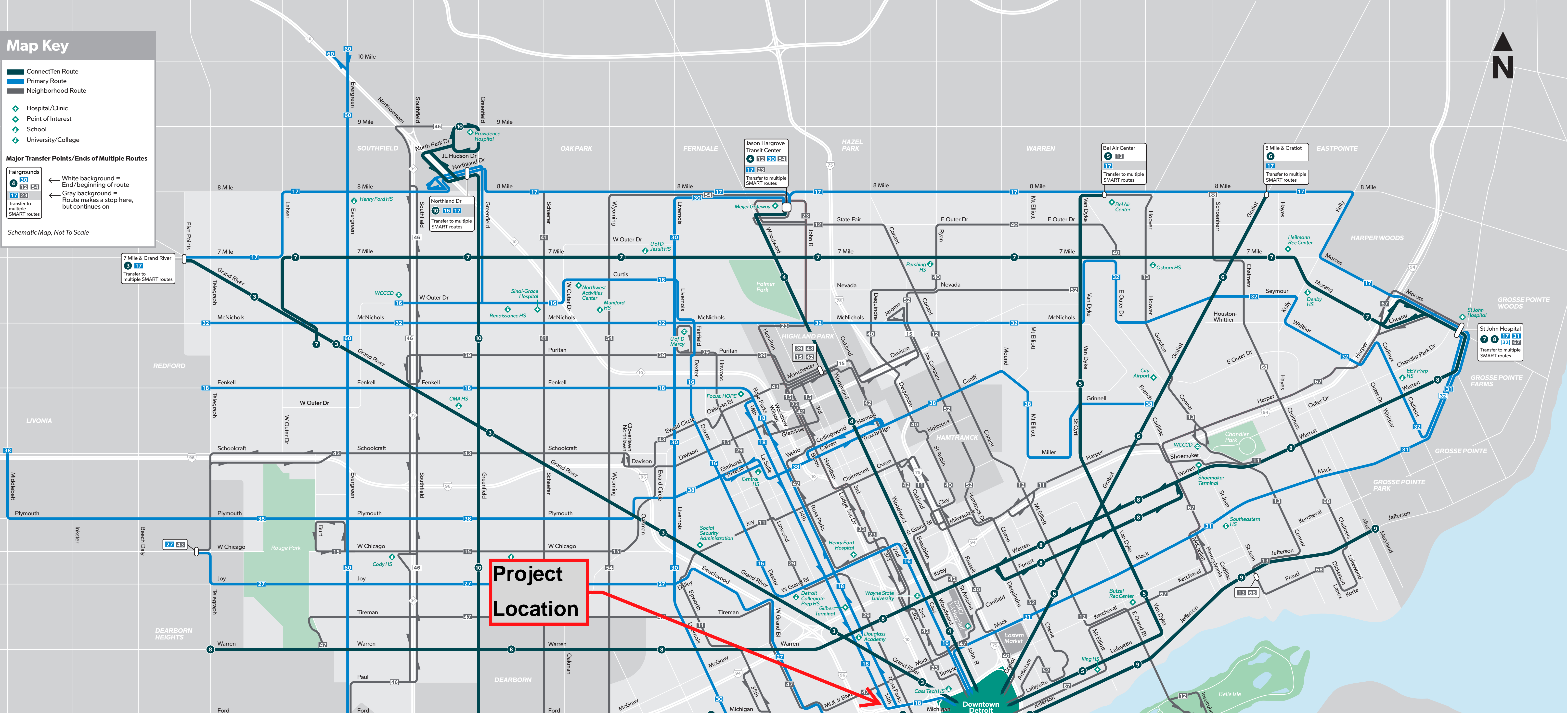
- ConnectTen Route
- Primary Route
- Neighborhood Route
- Hospital/Clinic
- Point of Interest
- School
- University/College

Major Transfer Points/Ends of Multiple Routes

Fairgrounds: 17, 23, 31, 32, 38, 60
 ← White background = End/beginning of route
 ← Gray background = Route makes a stop here, but continues on

Transfer to multiple SMART routes

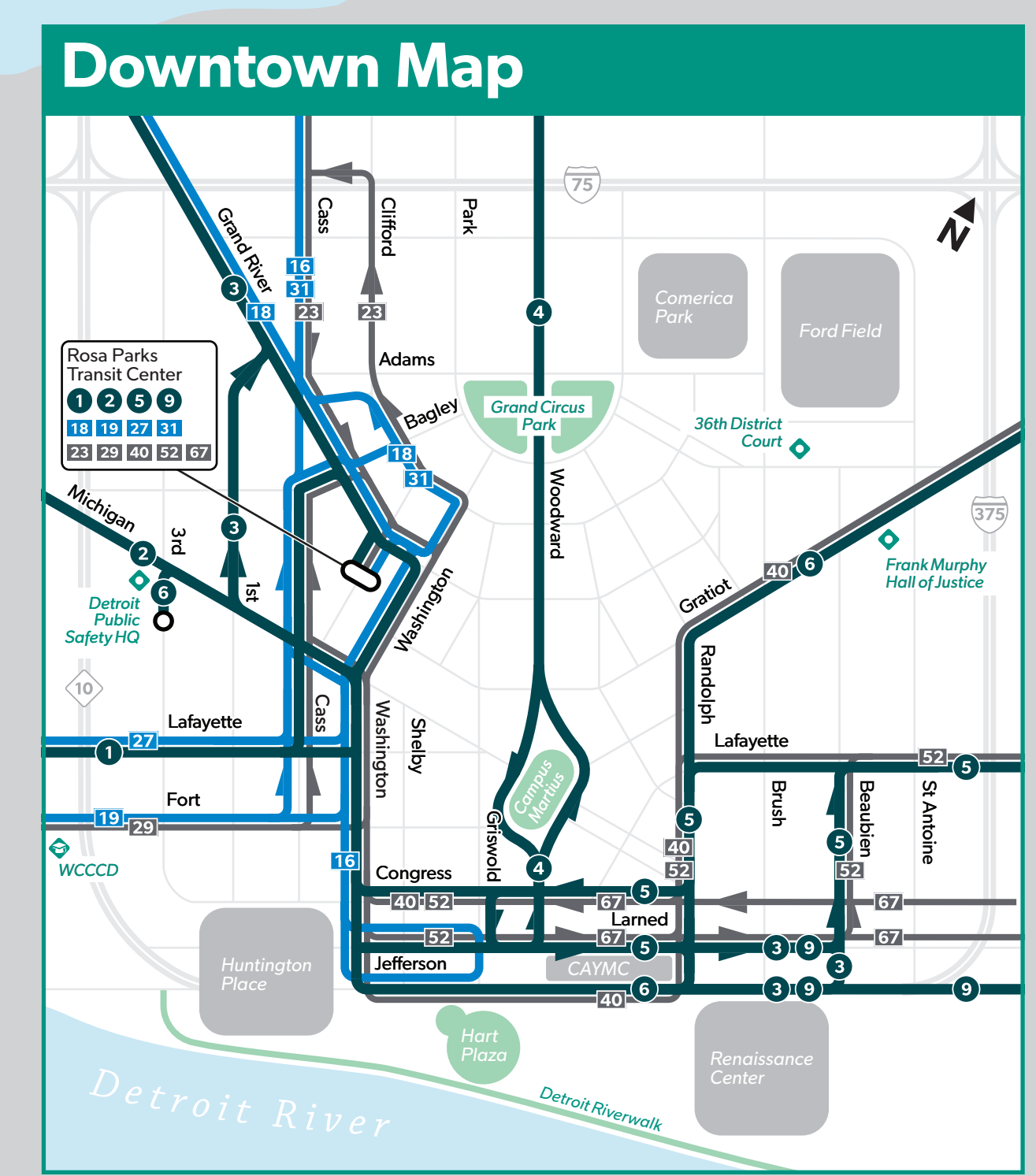
Schematic Map, Not To Scale



Routes

ConnectTen	Primary	Neighborhood
1 Vernor	16 Dexter*	11 Clairmont
2 Michigan	17 Eight Mile*	12 Conant
3 Grand River*	18 Fenkell	13 Conner
4 Woodward*	19 Fort	15 Chicago/Davison
5 Van Dyke/Lafayette*	27 Joy	23 Hamilton/John R
6 Gratiot*	30 Livernois	29 Linwood
7 Seven Mile*	31 Mack	39 Puritan
8 Warren*	32 McNichols	40 Russell
9 Jefferson	38 Plymouth	41 Schaefer
10 Greenfield*	60 Evergreen	42 Mid-City Loop
		43 Schoolcraft
		46 Southfield**
		47 Tireman
		52 Chene
		54 Wyoming
		67 Cadillac/Harper
		68 Chalmers

* Denotes 24/7 route.
 ** Denotes peak weekday only.



Contact DDOT

313.933.1300
detroitmi.gov/ddot

Detroit Paratransit
 313.774.5555 or bit.ly/ddot-paratransit

TDD & TTY Hearing-Impaired
 Schedule Information: 7-1-1

The Detroit Department of Transportation (DDOT) operates its programs without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Persons who believe they have been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with DDOT.

For more information on DDOT's civil rights program, our obligations and procedures for filing a complaint, call Customer Service at (313) 933-1300; email DDOTTitle6@detroitmi.gov; visit our administrative office at 100 Mack, Detroit, MI 48201 or website at www.detroitmi.gov/ddot.

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

National Risk Index



August 19, 2024

Wayne County, Michigan

Summary

Risk Index is **Relatively High**

Score **96.7**



Expected Annual Loss is **Relatively High**

Score **96.6**



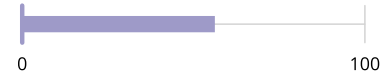
Social Vulnerability is **Very High**

Score **87.1**



Community Resilience is **Relatively Moderate**

Score **56.6**

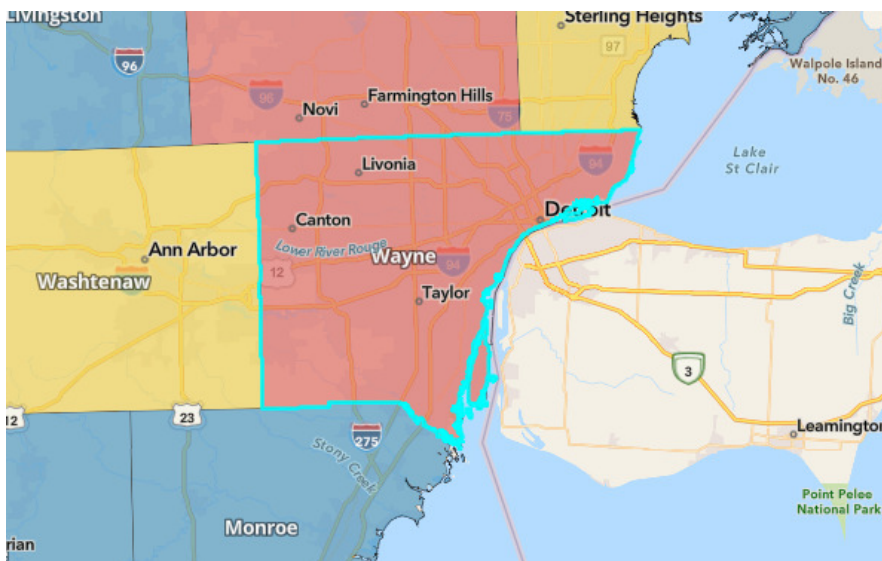


While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

The Risk Index rating is **Relatively High** for **Wayne County, MI** when compared to the rest of the U.S.



Score **96.69**

National Percentile

96.69

Percentile Within Michigan

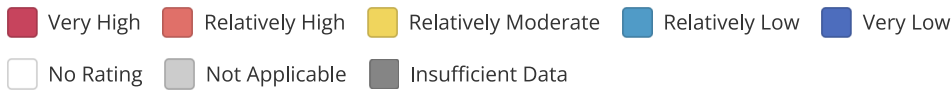
100.00

0 100

97% of U.S. counties have a lower Risk Index
















100% of counties in Michigan have a lower Risk Index

Risk Index Legend



Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

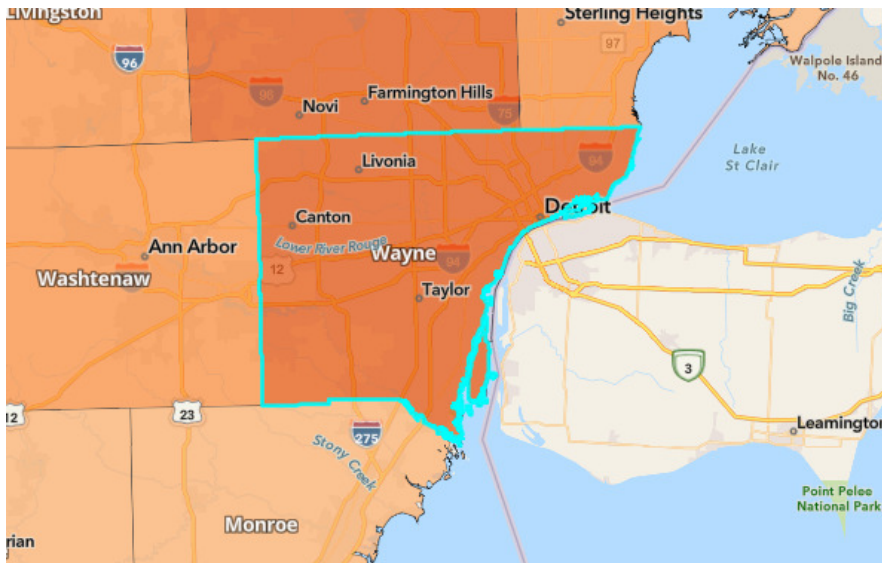
Hazard Type	Risk Index Rating	Risk Index Score	National Percentile
Avalanche	Not Applicable	--	
Coastal Flooding	Relatively Low	62.2	0  100
Cold Wave	Very High	99.9	0  100
Drought	No Rating	0	0  100
Earthquake	Relatively Low	89.1	0  100
Hail	Relatively Low	53	0  100
Heat Wave	Relatively High	99.4	0  100
Hurricane	Relatively Low	64.2	0  100
Ice Storm	Relatively Moderate	82.8	0  100
Landslide	Relatively Moderate	83.9	0  100
Lightning	Relatively High	98.7	0  100
Riverine Flooding	Relatively High	99.5	0  100
Strong Wind	Very High	99.9	0  100
Tornado	Very High	99.2	0  100
Tsunami	Insufficient Data	--	
Volcanic Activity	Not Applicable	--	
Wildfire	Relatively Low	65.5	0  100
Winter Weather	Relatively High	86.3	0  100

Risk Factor Breakdown

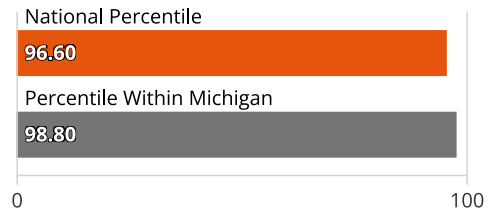
Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Risk Index Score
Riverine Flooding	\$45,776,220	Very High	Relatively Moderate	1.17	\$51,213,805	99.5
Tornado	\$39,003,027	Very High	Relatively Moderate	1.17	\$46,272,409	99.2
Heat Wave	\$15,206,700	Very High	Relatively Moderate	1.17	\$18,284,942	99.4
Strong Wind	\$14,474,540	Very High	Relatively Moderate	1.17	\$17,081,580	99.9
Cold Wave	\$9,723,972	Very High	Relatively Moderate	1.17	\$11,692,544	99.9
Earthquake	\$2,336,822	Very High	Relatively Moderate	1.17	\$2,808,325	89.1
Lightning	\$2,063,005	Very High	Relatively Moderate	1.17	\$2,471,431	98.7
Hurricane	\$632,187	Very High	Relatively Moderate	1.17	\$745,686	64.2
Coastal Flooding	\$343,167	Very High	Relatively Moderate	1.17	\$389,707	62.2
Ice Storm	\$293,182	Very High	Relatively Moderate	1.17	\$348,278	82.8
Winter Weather	\$255,771	Very High	Relatively Moderate	1.17	\$301,900	86.3
Landslide	\$122,400	Very High	Relatively Moderate	1.17	\$132,535	83.9
Hail	\$104,135	Very High	Relatively Moderate	1.17	\$124,082	53
Wildfire	\$121,792	Very High	Relatively Moderate	1.17	\$122,134	65.5
Drought	\$0	Very High	Relatively Moderate	1.17	\$0	0
Avalanche	--	Very High	Relatively Moderate	1.17	--	--
Tsunami	--	Very High	Relatively Moderate	1.17	--	--
Volcanic Activity	--	Very High	Relatively Moderate	1.17	--	--

Expected Annual Loss

In **Wayne County, MI**, expected loss each year due to natural hazards is **Relatively High** when compared to the rest of the U.S.



Score **96.6**



97% of U.S. counties have a lower Expected Annual Loss

99% of counties in Michigan have a lower Expected Annual Loss

Expected Annual Loss Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- No Expected Annual Losses
- Not Applicable
- Insufficient Data

Composite Expected Annual Loss	\$130,456,920.37
Composite Expected Annual Loss Rate National Percentile	11.5
Building EAL \$66,046,737.90	Population EAL 5.55 fatalities
Building EAL Rate \$1 per \$4.81K of building value	Population EAL Rate 1 per 323.20K people
Agriculture EAL \$74,464.71	Population Equivalence EAL \$64,335,717.75
Agriculture EAL Rate \$1 per \$356.28 of agriculture value	

Expected Annual Loss for Hazard Types

Expected Annual Loss scores for hazard types are calculated using data for only a single hazard type, and reflect a community's relative expected annual loss for only that hazard type.

15 of 18 hazard types contribute to the expected annual loss for **Wayne County, MI**.

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Riverine Flooding	Very High	\$45,776,220	99.5
Tornado	Very High	\$39,003,027	99.1

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Heat Wave	Relatively High	\$15,206,700	99.5
Strong Wind	Very High	\$14,474,540	99.8
Cold Wave	Very High	\$9,723,972	99.9
Earthquake	Relatively Low	\$2,336,822	87.2
Lightning	Very High	\$2,063,005	98.1
Hurricane	Relatively Low	\$632,187	62.6
Coastal Flooding	Relatively Low	\$343,167	63.9
Ice Storm	Relatively Moderate	\$293,182	82.3
Winter Weather	Relatively High	\$255,771	86.4
Landslide	Relatively Moderate	\$122,400	85.2
Wildfire	Relatively Low	\$121,792	66.9
Hail	Relatively Low	\$104,135	53.9
Drought	No Expected Annual Losses	\$0	0.0
Avalanche	Not Applicable	--	--
Tsunami	Insufficient Data	--	--
Volcanic Activity	Not Applicable	--	--

Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	\$343,167	\$340,886	\$2,281	0.00	n/a
Cold Wave	\$9,723,972	\$917	\$9,722,961	0.84	\$95
Drought	\$0	n/a	n/a	n/a	\$0
Earthquake	\$2,336,822	\$1,822,753	\$514,069	0.04	n/a
Hail	\$104,135	\$630	\$103,344	0.01	\$161
Heat Wave	\$15,206,700	\$454	\$15,204,614	1.31	\$1,633
Hurricane	\$632,187	\$629,594	\$2,213	0.00	\$380
Ice Storm	\$293,182	\$256,725	\$36,458	0.00	n/a
Landslide	\$122,400	\$105,000	\$17,400	0.00	n/a
Lightning	\$2,063,005	\$54,164	\$2,008,841	0.17	n/a
Riverine Flooding	\$45,776,220	\$34,851,340	\$10,853,314	0.94	\$71,566

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Strong Wind	\$14,474,540	\$8,702,262	\$5,771,920	0.50	\$359
Tornado	\$39,003,027	\$18,941,673	\$20,061,161	1.73	\$194
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	\$121,792	\$111,608	\$10,182	0.00	\$2
Winter Weather	\$255,771	\$228,734	\$26,961	0.00	\$76

Exposure Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	\$133,082,442,357	\$2,381,391,904	\$130,701,050,453	11,267.33	n/a
Cold Wave	\$21,111,085,227,410	\$317,490,691,843	\$20,793,568,004,964	1,792,548.97	\$26,530,603
Drought	\$0	n/a	n/a	n/a	\$0
Earthquake	\$21,122,792,681,000	\$317,485,081,000	\$20,805,307,600,000	1,793,561.00	n/a
Hail	\$21,111,085,626,233	\$317,490,695,630	\$20,793,568,400,000	1,792,549.00	\$26,530,603
Heat Wave	\$21,111,085,227,410	\$317,490,691,843	\$20,793,568,004,964	1,792,548.97	\$26,530,603
Hurricane	\$21,082,773,744,465	\$317,227,162,061	\$20,765,520,051,800	1,790,131.04	\$26,530,603
Ice Storm	\$21,110,277,410,905	\$317,476,534,553	\$20,792,800,876,352	1,792,482.83	n/a
Landslide	\$473,220,150,895	\$12,642,166,181	\$460,577,984,714	39,705.00	n/a
Lightning	\$21,111,059,095,630	\$317,490,695,630	\$20,793,568,400,000	1,792,549.00	n/a
Riverine Flooding	\$473,310,608,670	\$6,116,553,936	\$467,191,252,270	40,275.11	\$2,802,463
Strong Wind	\$21,111,085,626,233	\$317,490,695,630	\$20,793,568,400,000	1,792,549.00	\$26,530,603
Tornado	\$21,111,085,626,233	\$317,490,695,630	\$20,793,568,400,000	1,792,549.00	\$26,530,603
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	\$1,712,692,299,570	\$27,902,120,261	\$1,684,777,294,662	145,239.42	\$12,884,647
Winter Weather	\$21,111,085,227,410	\$317,490,691,843	\$20,793,568,004,964	1,792,548.97	\$26,530,603

Annualized Frequency Values

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Avalanche	--	--	--

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Coastal Flooding	0 events per year	n/a	Various (see documentation)
Cold Wave	0.6 events per year	9	2005-2021 (16 years)
Drought	0 events per year	0	2000-2021 (22 years)
Earthquake	0.029% chance per year	n/a	2021 dataset
Hail	3.1 events per year	100	1986-2021 (34 years)
Heat Wave	1.1 events per year	18	2005-2021 (16 years)
Hurricane	0 events per year	2	East 1851-2021 (171 years) / West 1949-2021 (73 years)
Ice Storm	1.9 events per year	120	1946-2014 (67 years)
Landslide	0 events per year	0	2010-2021 (12 years)
Lightning	46.1 events per year	943	1991-2012 (22 years)
Riverine Flooding	2.5 events per year	61	1996-2019 (24 years)
Strong Wind	5.4 events per year	171	1986-2021 (34 years)
Tornado	0.2 events per year	23	1950-2021 (72 years)
Tsunami	n/a	n/a	1800-2021 (222 years)
Volcanic Activity	--	--	--
Wildfire	Less than 0.001% chance per year	n/a	2021 dataset
Winter Weather	2.5 events per year	40	2005-2021 (16 years)

Historic Loss Ratios

Hazard Type	Overall Rating
Avalanche	--
Coastal Flooding	Relatively Moderate
Cold Wave	Very Low
Drought	No Rating
Earthquake	Very Low
Hail	Very Low
Heat Wave	Relatively Low
Hurricane	Very Low
Ice Storm	Very Low
Landslide	Very Low
Lightning	Very Low

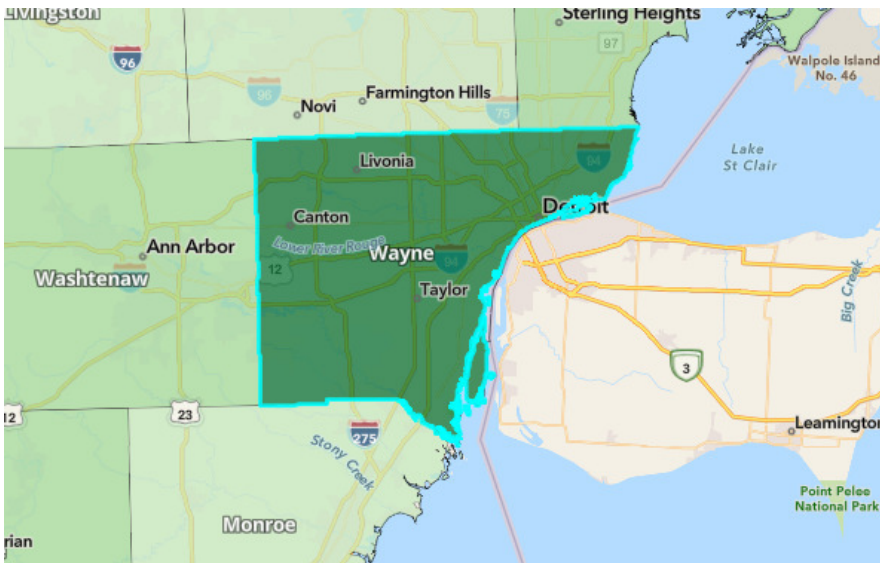
Hazard Type	Overall Rating
Riverine Flooding	Very Low
Strong Wind	Very Low
Tornado	Relatively Low
Tsunami	Insufficient Data
Volcanic Activity	--
Wildfire	Relatively Low
Winter Weather	Very Low

Expected Annual Loss Rate

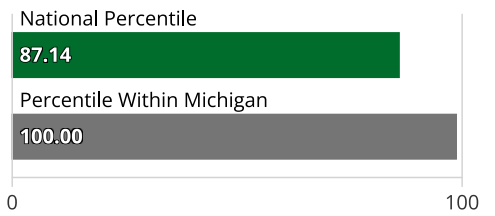
Hazard Type	Building EAL Rate (per building value)	Population EAL Rate (per population)	Agriculture EAL Rate (per agriculture value)
Avalanche	--	--	--
Coastal Flooding	\$1 per \$931.37K	1 per 9.11B	--
Cold Wave	\$1 per \$346.39M	1 per 2.14M	\$1 per \$279.19K
Drought	--	--	--
Earthquake	\$1 per \$174.18K	1 per 40.45M	--
Hail	\$1 per \$503.94M	1 per 201.21M	\$1 per \$164.60K
Heat Wave	\$1 per \$699.86M	1 per 1.37M	\$1 per \$16.25K
Hurricane	\$1 per \$504.28K	1 per 9.40B	\$1 per \$69.85K
Ice Storm	\$1 per \$1.24M	1 per 570.35M	--
Landslide	\$1 per \$3.02M	1 per 1.20B	--
Lightning	\$1 per \$5.86M	1 per 10.35M	--
Riverine Flooding	\$1 per \$9.11K	1 per 1.92M	\$1 per \$370.72
Strong Wind	\$1 per \$36.48K	1 per 3.60M	\$1 per \$73.98K
Tornado	\$1 per \$16.76K	1 per 1.04M	\$1 per \$137.08K
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	\$1 per \$2.84M	1 per 2.04B	\$1 per \$15.16M
Winter Weather	\$1 per \$1.39M	1 per 771.26M	\$1 per \$348.83K

Social Vulnerability

Social groups in **Wayne County, MI** have a **Very High** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



Score **87.14**



87% of U.S. counties have a lower Social Vulnerability

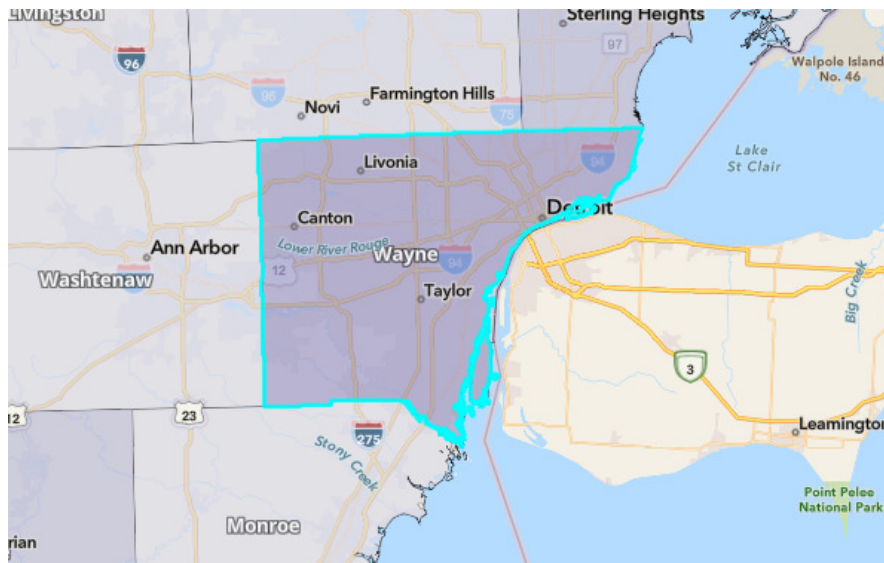
100% of counties in Michigan have a lower Social Vulnerability

Social Vulnerability Legend

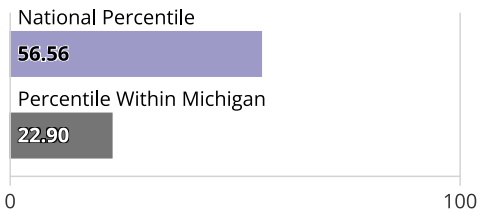
- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- Data Unavailable

Community Resilience

Communities in **Wayne County, MI** have a **Relatively Moderate** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.



Score **56.56**



44% of U.S. counties have a higher Community Resilience

77% of counties in Michigan have a higher Community Resilience

Community Resilience Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- Data Unavailable

About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at hazards.fema.gov/nri/map.

Visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Calculating the Risk Index

Risk Index scores are calculated using an equation that combines scores for Expected Annual Loss due to natural hazards, Social Vulnerability and Community Resilience:

$$\text{Risk Index} = \text{Expected Annual Loss} \times \text{Social Vulnerability} \div \text{Community Resilience}$$

Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/determining-risk.

Calculating Expected Annual Loss

Expected Annual Loss scores are calculated using an equation that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

$$\text{Expected Annual Loss} = \text{Exposure} \times \text{Annualized Frequency} \times \text{Historic Loss Ratio}$$

Expected Annual Loss scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/expected-annual-loss.

Calculating Social Vulnerability

Social Vulnerability is measured using the Social Vulnerability Index (SVI) published by the Centers for Disease Control and Prevention (CDC).

For more information, visit hazards.fema.gov/nri/social-vulnerability.

Calculating Community Resilience

Community Resilience is measured at the County level using the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/community-resilience.

How to Take Action

There are many ways to reduce natural hazard risk through mitigation. Communities with high National Risk Index scores can take action to reduce risk by decreasing Expected Annual Loss due to natural hazards, decreasing Social Vulnerability, and increasing Community Resilience.

For information about how to take action and reduce your risk, visit hazards.fema.gov/nri/take-action.

Disclaimer

The National Risk Index (the Risk Index or the Index) and its associated data are meant for planning purposes only. This tool was created for broad nationwide comparisons and is not a substitute for localized risk assessment analysis. Nationwide datasets used as inputs for the National Risk Index are, in many cases, not as accurate as available local data. Users with access to local data for each National Risk Index risk factor should consider substituting

the Risk Index data with local data to recalculate a more accurate risk index. If you decide to download the National Risk Index data and substitute it with local data, you assume responsibility for the accuracy of the data and any resulting data index. Please visit the [Contact Us](#) page if you would like to discuss this process further.

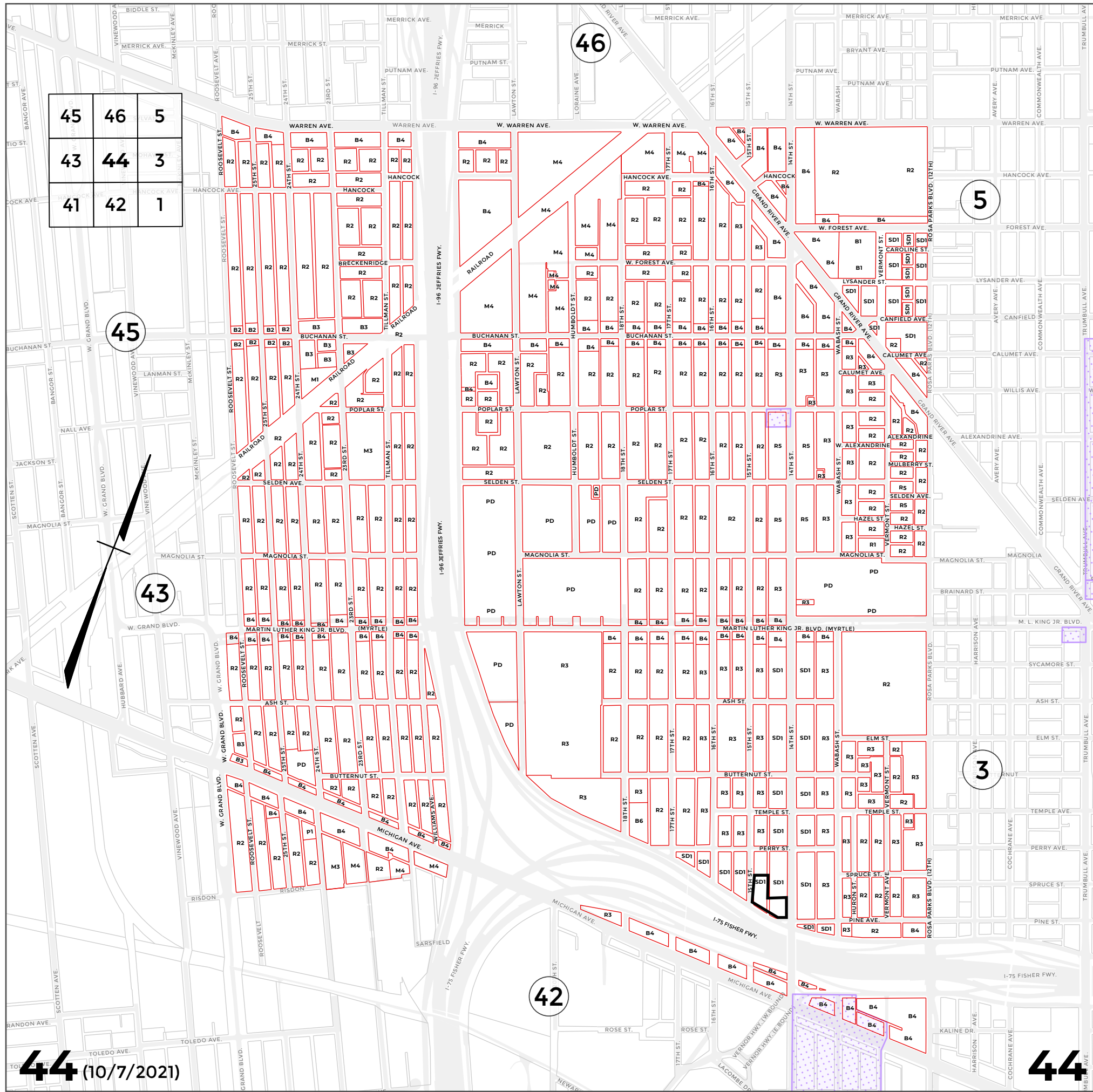
The methodology used by the National Risk Index has been reviewed by subject matter experts in the fields of natural hazard risk research, risk analysis, mitigation planning, and emergency management. The processing methods used to create the National Risk Index have produced results similar to those from other natural hazard risk analyses conducted on a smaller scale. The breadth and combination of geographic information systems (GIS) and data processing techniques leveraged by the National Risk Index enable it to incorporate multiple hazard types and risk factors, manage its nationwide scope, and capture what might have been missed using other methods.

The National Risk Index does not consider the intricate economic and physical interdependencies that exist across geographic regions. Keep in mind that hazard impacts in surrounding counties or Census tracts can cause indirect losses in your community regardless of your community's risk profile.

Nationwide data available for some risk factors are rudimentary at this time. The National Risk Index will be continuously updated as new data become available and improved methodologies are identified.

The National Risk Index Contact Us page is available at hazards.fema.gov/nri/contact-us.

45	46	5
43	44	3
41	42	1



44 (10/7/2021)

44

SECTION 11 30 13
RESIDENTIAL APPLIANCES

PART 1 GENERAL

1.01 REFERENCE STANDARDS

- A. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.

1.02 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Submittal: Submit material costs and manufacturer's data to confirm the amounts of post-consumer and pre-consumer recycled content, manufacturing location, and origins of materials. Submit along with Subcontractor Materials Reporting Form to LEED Administrator.
- C. Product Data: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of residential equipment specified.

1.03 QUALITY ASSURANCE

- A. Electric Appliances: Listed and labeled by UL (DIR) and complying with NEMA Standards (National Electrical Manufacturers Association).

PART 2 PRODUCTS

2.01 KITCHEN APPLIANCES

- A. Provide Equipment Eligible for Energy Star Rating: Energy Star Rated.
- B. Refrigerator, Type: Free standing, ADA Compliant
 - 1. Energy Usage: Minimum 20 percent more energy efficient than energy efficiency standards set by DOE.
 - 2. Features: Include glass shelves.
 - 3. Product: Model GTE16DTHWW manufactured by GE.
- C. Range: Electric, free-standing, with glass-ceramic cooktop, ADA compliant
 - 1. Size: 30 inches wide.
 - 2. Oven: Manual cleaning.
 - 3. Elements: Four (4).
 - 4. Controls: Digital temperature display touchpads.
 - 5. Features: Include storage drawer, oven door window, and oven light.
 - 6. Exterior Finish: Stainless steel.
 - 7. Product: Model JBS460DMBB manufactured by GE.
- D. Cooking Exhaust Range Hood
 - 1. Size: 30 inches.
 - 2. Fan: Three-speed, 180 cfm
 - 3. Exhaust: Recirculating, recirculated.
 - 4. Features: Include cooktop light.
 - 5. Finish: Stainless steel.
 - 6. Product: Model JVX5305DJBB manufactured by GE.
 - 7. Exhaust Fitting: Model #167, 4 inch manufactured by Royal Metal Products.
- E. Microwave, over the range type
 - 1. Capacity: 1.7 cubic ft.
 - 2. Power: 1000 watts.
 - 3. Features: Include turntable, cooktop light, night light, and 2-speed exhaust fan.
 - 4. Exterior Finish: Stainless Steel.
 - 5. Product: Model JVM3160DFWW manufactured by GE.
- F. Microwave, ADA Compliant, Countertop
 - 1. Capacity: [1.0] cubic ft.
 - 2. Power: 800 watts.
 - 3. Features: Include turntable.

4. Finish: [Stainless Steel].
 5. Product: Model JES1460DSBB manufactured by GE.
- G. Dishwasher, undercounter
1. Features: Include rinse aid dispenser and optional no-heat dry.
 2. Finish: Stainless steel.
 3. Product: Model GSDT630PYRFS manufactured by GE.
- H. Dishwasher Type: ADA compliant, undercounter, with hidden controls.
1. Features: Include rinse aid dispenser.
 2. Finish: Stainless steel.
 3. Product: Model GDT226SSLSS manufactured by GE.
- I. Stackable Washer and Dryer:
1. Product: GUD27EESNWW manufactured by GE.

2.02 LAUNDRY APPLIANCES

- A. Provide Equipment Eligible for Energy Star Rating: Energy Star Rated.
- B. Clothes Washer: Top-loading stationary.
1. Size: Large capacity.
 2. Controls: Solid state electronic.
 3. Cycles: Include normal, permanent press, delicate, soak, automatic soak, and ____.
 4. Motor Speed: Single-speed.
 5. Features: Include optional second rinse, bleach dispenser, fabric softener dispenser, self-cleaning lint filter, sound insulation, and end of cycle signal.
 6. Finish: Painted steel, color as indicated.
- C. Clothes Dryer: Electric, stationary.
1. Size: Large capacity.
 2. Controls: Solid state electronic, with electronic moisture-sensing dry control.
 3. Temperature Selections: One.
 4. Cycles: Include normal, permanent press, knit/delicate, air only, and ____.
 5. Features: Include interior light, reversible door, stationary rack, sound insulation, and end of cycle signal.
 6. Finish: Painted steel, color as indicated.

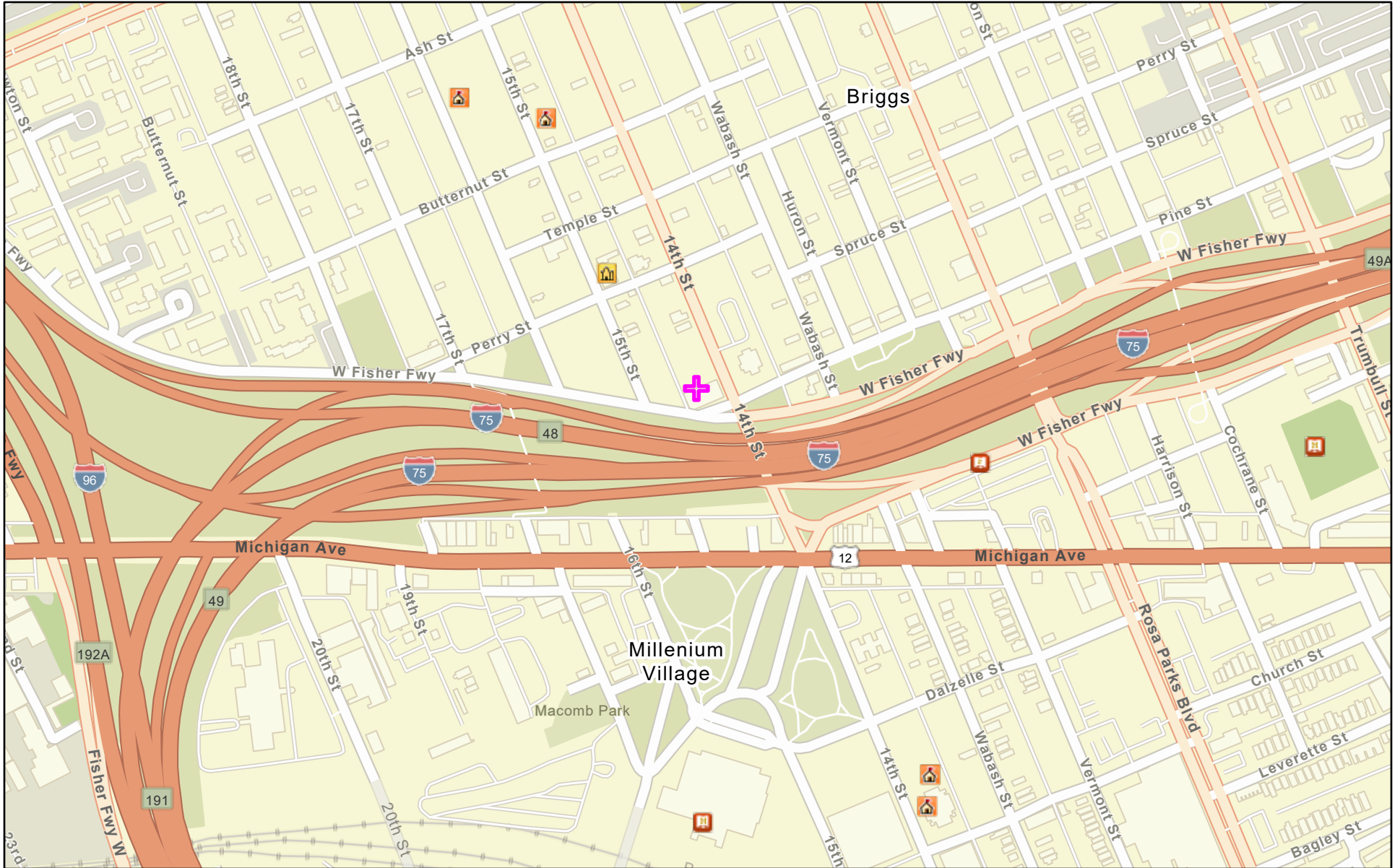
PART 3 EXECUTION

3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

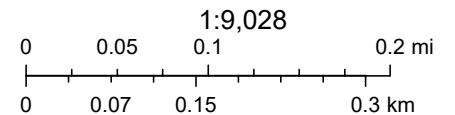
END OF SECTION

NEPAssist Mapper

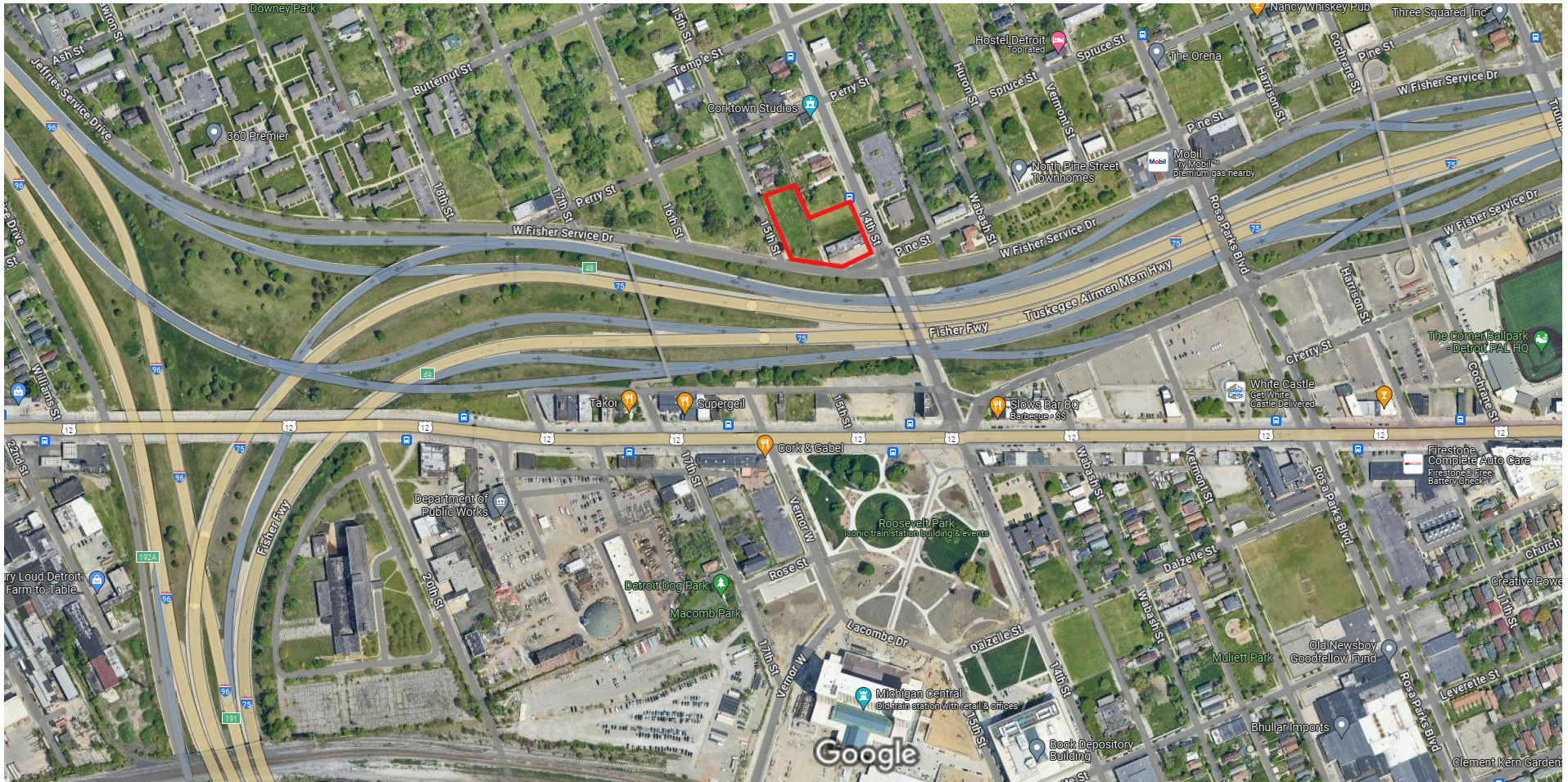


August 13, 2024

-  Project Location
-  Schools
-  National Register of Historic Places
-  Places of Worship



Esri Community Maps Contributors, City of Windsor, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom,





Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 Google 1000 ft

Rating ▼ Hours ▼ ☰ All filters

Results ⓘ

Showing results for Healthcare **Facilities**. Search instead for [Healthcare Facilities](#).

Boulevard Temple Care Center

3.4 (99)

Nursing home · 📍 · 2567 W Grand Blvd

Open · Closes 5 PM · (313) 895-5340

Onsite services



[Website](#)



[Directions](#)

Elsmar Home Health Care

5.0 (3)

Home health care service · 📍 · 2727 2nd Ave #156

Open · Closes 5 PM · (313) 961-5500



"Employee for 7yrs and currently with Elsmar Home Health Care."



[Directions](#)

Mission Point Nursing & Physical Rehabilitation Center of Detroit

3.7 (18)

Nursing home · 📍 · 2102 Orleans St

Open 24 hours · (313) 462-4362



"This facility is very helpful, clean, very respectful to their residents."



[Website](#)



[Directions](#)

Eubanks Community Living

5.0 (1)

Assisted living facility · 📍 · 93 Adelaide St (313) 833-9141



[Directions](#)

Regency Park Nursing Home

4.3 (6)

Nursing home · 📍 · 567 Victoria Av
+1 519-254-1141



Website



Directions

👤 "(daughters to mom and sisters to Christine.)"

Regency At Chene

3.8 (137)

Nursing home · 📍 · 2295 E Vernor
Hwy

Open 24 hours · (313) 923-5816



Website



Directions

👤 "The facility was clean & the nursing staff was amazing."

Detroit Community Health Connection, Inc.

4.2 (5)

Medical Center · 📍 · 611 Martin
Luther King Jr Blvd
(313) 832-6300



Website



Directions

👤 "Very caring faciclity.... The Best staff as well."

Qualicare Nursing Home

3.8 (39)

Nursing home · 📍 · 695 E Grand
Blvd

Open 24 hours · (313) 925-6655



Website



Directions

👤 "Clean and staff is friendly and helpful."

Corktown Health Center

3.9 (56)

Medical clinic · 📍 · 1726 Howard St

Closed · Opens 1 PM ·

(313) 832-3300



Website



Directions



"This LGBTQIA+ clinic welcomes a diverse patient community."

Health Emergency Lifeline Programs (HELP)

4.7 (62)

Social services organization · 📍 ·

1726 Howard St



Website



Directions
