

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

Project Information

Project Name: Preston-Townhomes

HEROS Number: 900000010379695

Start Date: 02/07/2024

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

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, Michigan

Certifying Officer: Julie Schneider, Director

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): PM Environmental

Point of Contact: Lindsey Sorensen

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 7250 Mack Avenue, Detroit, MI

Additional Location Information:

The subject property is located within the southeastern portion of the city of Detroit at the southwest corner of Mack Avenue and Field Street, just east of East Grand Boulevard and approximately two-thirds mile south of Gratiot Avenue (M-3). The site is situated roughly one and a half miles north of East Jefferson Avenue and 21/4 miles east of Midtown Detroit. See attached site map, site plans and market study.

Direct Comments to: Penny Dwoinen, Environmental Review Officer, City of Detroit
E-mail: dwoinenp@detroitmi.gov

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

The subject property is presently vacant and undeveloped, consisting of a parking lot (for an adjacent church) and grass-covered property. The project will consist of an acquisition and new construction of one four-story mixed-use structure (Building A), and three two-story multi-tenant residential structures (Buildings B, C and D). The proposed development will be constructed in two phases. Phase 1 consists of the construction of Buildings B, C, and D, and Phase 2 consists of the construction of Building A. The footprints of buildings A, B, C, and D will be 7,676 square feet, 6,835 square feet, 5,278 square feet, and 5,795 square feet, respectively. Each building will be constructed with slab-on-grade foundations. The remainder of the Property will be developed with paved parking and landscaped areas, including a bioswale with underground storm water detention, raised-bed garden planters (utilizing bagged garden/potting soil from a local garden center or hardware store), and a recreational area. The existing playground and gardens will be removed. In addition, up to 85 parking spaces will be available for residents to utilize. The project will consist of a mix of one-, two-, and three-bedroom units (total of 61 units) targeted to households earning at or below 60 percent of Area Medium Income (AMI) with four to nine units containing project-based rental assistance. In addition, the project consists of 30 apartments and 31 townhome units. Proposed Development Plans are included as Attachment 1. This review is for \$751,937.00 in HOME 2019 funds, \$377,500.00 in HOME 2020, \$759,225.89 in HOME 2021, \$611,337.11 in HOME 2022, 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)]:

Taking into consideration the overall positive rental conditions throughout the market, strong occupancy levels within LIHTC properties (with waiting lists at the majority of affordable projects), and further considering improving economic conditions throughout the city, the ongoing need for additional affordable rental

options locally is readily apparent. Demand estimates show sufficient statistical support for the successful absorption of the subject property, with all demand ratios within MSHDA accepted thresholds. Based on demand calculations, as well as current characteristics of the PMA, the absorption period is estimated at seven to eight months. According to the U.S. Census Bureau's American Community Survey, approximately 65 percent of all households within the PMA had an annual income of less than \$35,000 in 2019 - the portion of the population with the greatest need for affordable housing options. In comparison, a relatively similar 59 percent of households had incomes within this range within Detroit itself. With nearly two-thirds of all households within the PMA (and more than 1/2 of the PMA) earning less than \$35,000 per year, affordable housing options will undoubtedly continue to be in demand.

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

Based on Census figures and ESRI forecasts, overall demographic patterns throughout the City of Detroit have consistently declined over the past several decades, albeit slowing substantially in recent years. Most recently, the overall population within the PMA decreased by ten percent between 2010 and 2020, representing a loss of nearly 4,450 residents during this time. Further, an additional decline of two percent is anticipated for the PMA over the next five years (a loss of 780 persons between 2020 and 2025). In comparison, the population for Detroit as a whole decreased by eight percent since 2010, with an additional decline of two percent anticipated through 2025. Occupancy rates for rental housing appear relatively positive throughout the local rental market at the current time. Based on a recent survey of 23 rental developments located within the PMA, the overall occupancy rate was calculated at 95.9 percent, with 16 properties at 96 percent occupancy or better. Overall, a particularly large ratio of renter households exists throughout the primary market area. For the PMA, the renter household percentage was calculated at 70 percent of all occupied units in 2020, notably higher than the city ratio of 55 percent. Prior to the COVID-19 pandemic, overall economic conditions throughout the city of Detroit have also improved in recent years, with the number of jobs increasing in each of the last eight years. As such, the city has added nearly 21,900 jobs between 2010 and 2019 (an 11 percent increase), resulting in an annual unemployment rate of 8.7 percent for 2019 - the lowest annual rate for the city in several decades. However, the city's unemployment rate remained significantly above state and national averages (at 4.0 percent and 3.7 percent, respectively). Further, the most recent employment figures indicate the city increased by nearly 3,700 jobs (1.6 percent) between 2018 and 2019. While economic conditions will likely not be as positive at market entry, it is anticipated that stable and improving economic trends will return, although possibly still below pre-pandemic levels. The project area is located in a predominately residential area with commercial areas location along Gratiot Avenue to the northwest and Jefferson Avenue to the south. Downtown Detroit is location a short

distance. A wide variety of retail, dining, cultural, health care, educational and employment opportunities are available within a short distance of the project location. Currently, the project location in the Islandview neighborhood is a vacant lot that has contributed to the blight and decline in the neighborhood. The construction from this project will be a catalyst for further responsible development in this community. In 2017, the Mayor of Detroit identified the community as an area targeted for city and philanthropic investment. The City of Detroit's Planning & Development Department launched the Islandview/Greater Villages community planning process in 2017 to improve landscape, streetscapes and connectivity, and stimulate economic and housing development. With the absence of this project, the property location will remain vacant and undeveloped, as it has been since the 1990's, surrounded by blight and will result in the continuation of low income, increase crime and will overall hinder the economic growth of this area and the city as a whole. If the project is not completed, the much-needed affordable housing in this area will no be constructed in a much-needed area. Development and occupancy for this project will improve the overall aesthetics and safety of the surrounding neighborhood and will help boost additional redevelopment in the area.

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

[Updated Site Plan.pdf](#)

[Site Map.pdf](#)

[Market Study.pdf](#)

Determination:

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

Approval Documents:

[Signature Page - Preston Townhomes.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M19MC260202	Community Planning and Development (CPD)	HOME Program	\$751,937.00
M20MC260202	Community Planning and Development (CPD)	HOME Program	\$377,500.00
M21MC260202	Community Planning and Development (CPD)	HOME Program	\$759,225.89
M22MC260202	Community Planning and Development (CPD)	HOME Program	\$611,337.11
MI001	Public Housing	Project-Based Voucher Program	\$0.00

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

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$24,063,934.00

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, is location 2.7 miles from the project site. The project is in compliance with Airport Hazards requirements. Source documentation is included as attachment 4.
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	Review of the John H. Chafee Coastal Barrier Resources System Map and the U.S. Fish and Wildlife Service online Coastal Barrier Resource Mapper, documents the subject property is not located within a designated coastal

		barrier boundary. Source documentation is included as attachment 5.
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the Federal Emergency Management Agency (FEMA) floodplain map, dated October 21, 2021 (Panel Number 26163C0282F), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source documentation is included as attachment 6.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the July 2023 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in attainment/maintenance for ozone and a portion of Wayne County is in non-attainment for sulfur dioxide. The Project was reviewed by Michigan Environment, Great Lakes, and Energy (EGLE) for conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. The project is not located within the nonattainment area for sulfur dioxide. Source documentation is included as attachment 7.</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>Review of the Wayne County Coastal Zone Management map and the Coastal Zone Management Area map documents the subject property is not</p>

		<p>located within a designated Coastal Zone Management area. Source documentation is included as attachment 8.</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>: The proposed multi-family housing construction will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses of the area and will have minimal impact on existing resources or services in the area. The following reports were completed for the site: * Phase II Environmental Site Assessment Report, August 3, 2022, Completed by SME * Response Activity Plan to Comply with Section 20107a(1)(b), September 17, 2024, Completed by SME, approved by EGLE on November 15, 2024 * Phase I Environmental Site Assessment Report, September 23, 2024, Completed by PM Environmental, a Pinchin Company The Phase II identified benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, arsenic and lead are present in soil at concentrations above the Part 201 Generic Residential Direct Contact Criteria. Therefore, the Parcel is a "facility" as defined by Part 201. Because the Parcel is a "facility", the owner is obligated to comply with the due care obligations described in Section 20107a of Part 201. A Response Activity Plan to Comply with 7a(1)(b) was completed for the site, and was approved by EGLE on November 15, 2024. See the attached "Compliance and Mitigation" and "9 Contamination Summary" for the details of the approved ResAP. Regarding Radon, 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</p>

		<p>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. Since the project location is currently vacant land, lead and asbestos testing was not required.</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>The U.S. Fish and Wildlife service provided information on locations of threatened and endangered species for the Project. In addition, a review using the U.S. Fish and Wildlife Service IPAC online system was completed. Species listed for Wayne County include: the Indiana Bat, Northern Long-Eared Bat, Piping Clover, Rufa Red Knot, Eastern Massasauga, Northern Riffleshell, and the Eastern Prairie Fringed Orchid. None of the state-listed threatened or endangered species were observed at the subject property. No federally listed threatened or endangered species or unique features are present at the Project and no Critical Habitats are present. The subject property and/or general area have been developed since at least the 1900s and is currently vacant land located in a highly urbanized area in the City of Detroit. There are no natural features such as wetlands, floodplains, rivers or stream on the subject property. Given this, the Project will have no effect on endangered/threatened species or</p>

		critical habitat. Source documentation is included as attachment 10.
<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>Review of reasonably ascertainable standard and other historical sources including EDR, Google Earth, NEPA Assist tool, and site observations, have not identified the current and historical presence of aboveground storage tanks (ASTs)/55-gallon drum storage on the subject property. In accordance with HUD's Guidebook entitled "Siting of HUD-Assisted Projects Near Hazardous Facilities" (hereafter "Guidebook"), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. PM did not find any ASTs that require the calculation of acceptable separation distance (ASD) for thermal radiation and/or blast overpressure. Source documentation included as attachment 11.</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>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. Source documentation included as attachment 12.</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>This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. According to the Federal Emergency Management Agency (FEMA) floodplain map, dated October 21, 2021 (Panel Number 26163C0282F), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property areas are not representative of a flood plain. PM obtained a CISA Floodplain Map from the FFSST website using a 60-year service life. The property is not located within a FFRMS Floodplain. The base elevation for the subject property is 614 feet above mean sea level (msl).</p>

		<p>The 0.2% (500 year) floodplain elevation to the south of the subject property is 578 feet above msl. The FVA is the base flood elevation plus two feet or 616 feet above msl. The subject property is above the FVA and therefore, the 8-step process is not required.</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>No adverse effect with the following conditions: The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and, any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. A reevaluation letter dated November 14, 2024 was received indicating a Conditional Approval of No Adverse Effect if the following conditions are met: The work is conducted in accordance with the specifications submitted to the Preservation Specialist for review; If archaeological materials are encountered during the source of construction activities on the site, work will stop immediately and the Preservation Specialist will be contacted as required by the City's Programmatic Agreement, Stipulation IX; and 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. Source documentation included as attachment 13.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted and completed on December 4, 2024. The noise level was acceptable: 63.0 db. No mitigation or noise attenuation measures are required. See noise analysis. The project is in compliance with HUD's Noise regulation. Source documentation included as attachment 14.</p>

<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. There are no sole source aquifers located in City of Detroit or Wayne County, Michigan. The project is in compliance with Sole Source Aquifer requirements. Source documentation included as attachment 15.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. Areas potentially associated with wetlands were not observed on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Map from the U.S. Fish and Wildlife Service did not identify any wetlands on the subject property. Source documentation is included as attachment 16.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service, and U.S. Forest Service) was reviewed to determine if the subject property is within a designated wild and scenic river area. There are no wild and scenic rivers located within the City of Detroit or Wayne County. Source documentation is included as attachment 17.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Detroit, like many majority-minority communities has suffered from systemic racism and disinvestment that has</p>

		<p>resulted in disparities in social determinants of health and life outcomes as compared to cities with majority white residents. This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. This Project will provide permanent housing to low-moderate-income, first-time homebuyer. This neighborhood is a multicultural, diverse, and inclusive neighborhood filled with renter and homeowner households who have been living there for years.</p>
--	--	--

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Project conforms to comprehensive plans and zoning requirements. The subject property is currently zoned "R5 - Medium Density Residential District". The site plan has been approved by the city.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The Project is not anticipated to impact urban design and will be compatible with surrounding land uses. This development is compatible with the City's goals for residential development and will have a positive impact on the area within which it exists. According to the NRCS website there is two soil types mapped for the site - Anthroportic Udorthents, dense substratum, 0 to 2 percent slopes and Livonia-Urban land complex, dense	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		substratum, 0 to 4 percent slopes. The soil is suitable for new construction based on the project soil survey. The Project is not located near an erosion sensitive area and will not create slopes. The proposed grading work at the site will allow for very little erosion. Storm water services are provided through Detroit Water and Sewerage Department. The Project activities are not expected to increase pollutant loads in storm water.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The Project is not adversely affected by on-site or off-site hazards or nuisances. There will be adequate parking and exterior lighting for residents.	
SOCIOECONOMIC			
Employment and Income Patterns	1	There will be a temporary increase in jobs related to the construction of the project. Other than construction related changes, the Project will not result in a change to employment and income patterns in the area. The Project will also increase a long-term income tax base by placing the existing vacant and unused lot into productive use. The Project is near highways and major thoroughfares such as Mack Avenue, East Grand Boulevard, Gratiot Avenue, I-75 and I-94 and is a gateway to major employment opportunities such as Ford Motor Company, General Motors, Stellantis, University of Michigan, Henry Ford Health System, and City of Detroit and US Government.	
Demographic Character Changes / Displacement	2	The Project will not change the demographics of the general area. This area is critical to residents and potential residents because it is home to generations of families. This neighborhood is a multicultural, diverse, and inclusive neighborhood filled with renter and homeowner households who have been living there for years. The Project involves new construction on a vacant site, no displacement will take place.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Environmental Justice EA Factor	1	Detroit, like many majority-minority communities has suffered from systemic racism and disinvestment that has resulted in disparities in social determinants of health and life outcomes as compared to cities with majority white residents. This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. This Project will provide permanent housing to low-moderate-income, first-time homebuyer. This neighborhood is a multicultural, diverse, and inclusive neighborhood filled with renter and homeowner households who have been living there for years.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The area is served by the City of Detroit School District. The James and Grace Lee Boggs School and the Boggs Center are located within 0.3 miles from the subject property. Other nearby schools includes Garvey Academy, Southeastern High School, Detroit Prep, Moses Field, Detroit Waldorf School and Nichols Academy. The Project is also near Wayne Station University, Wayne Community College and Early College of Excellence - all within 3 miles of the subject property. Located in Detroit are the Cultural Center, Carr Center Contemporary, Arts League of Michigan, Heritage Works, Detroit Institute of Arts, Michigan Science Center and Detroit Historical Society. There are also many churches, theatres, and community events. No educational or cultural facilities will be negatively affected because of the Project.	
Commercial Facilities (Access and Proximity)	2	There is a Save A Lot grocery store and Parkway Foods Supermarket within a mile of the subject property. The neighborhood is also near retail, restaurants and other businesses and major retailers. The location of the neighborhood is also a major strength because it is located between Mack Avenue,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		East Grand Boulevard and Gratiot Avenue and it is close to Interstate 75 and Interstate 94. No community facilities will be negatively affected because of the Project.	
Health Care / Social Services (Access and Capacity)	2	The Project area is served by a full range of health care professionals and social services. Detroit Community Health Connection and Federation of Youth Services are located within a mile from the subject property. Others nearby within 3 miles of the subject property include the Detroit Community Health Connection, Henry Ford Medical Center, Oak Street Health Jefferson Village, Popoff Health Center, Park Medical Centers, Samaritas House Heartline, Federation of Youth Services, Face Work, Beautiful Mind and Child and Family Services Department. Additional medical professionals including general physicians, dental, optometrists, and medical specialists are in the city. No health care or social services facilities will be negatively impacted because of the Project.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The Project will not significantly impact solid waste management facilities and services. Solid wastes generated during construction activities will be removed by a private contractor. Solid wastes generated by occupants of the development will be removed by a contractor designated by the Detroit Water and Sewerage Department.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Sanitary services are provided to the Project area by the Detroit Water and Sewerage Department. A minor increase in wastewater flow is expected. The existing municipal wastewater system will meet the increased demand.	
Water Supply (Feasibility and Capacity)	2	Municipal water is supplied to the Project area by the Detroit Water and Sewerage Department. The new facility will be connected to the municipal water system and is not expected to adversely impact the current capacity of the city water system. There is sufficient water capacity for the Project.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Public Safety - Police, Fire and Emergency Medical	2	The Project is located approximately 1.5 miles northeast from the Detroit Police Department - 7th Precinct located on Chene Court. The Phoenix of Detroit Fire Department is located approximately 1.3 miles southwest from the project and Detroit Fire Department is located approximately 2.1 miles southwest from the project. There are several major emergency medical facilities in the project area. Medic 12 EMS is approximately 1.4 miles southeast, the DMC Harper University Hospital is approximately 2.9 miles to the west, and the DMC Health-GR Jefferson Hospital is approximately 2.2 miles to southeast. There is nothing in the proposed Project use which would indicate a disproportionate need for public safety. The Project will have no negative impact in the need for public safety services due to the additional residents.	
Parks, Open Space and Recreation (Access and Capacity)	2	The Project activities will have no negative impact on open space. There are several parks located near the subject property including Dueweke Park, Pingree Park, Kiwanis Park #1, Bailey Park, Latham Park, East Canfield Pavilion Park, Joel Maxwell Park, Gabriel Richard Park and Mt. Elliott Park.	
Transportation and Accessibility (Access and Capacity)	2	The Project is near highways and major thoroughfares such as Mack Avenue, East Grand Boulevard, Gratiot Avenue, I-75, and I-94. Detroit Department of Transportation (DDOT) is the largest public transit provider in Michigan servicing Detroit and the surrounding suburbs. There are 8 bus stops within a mile of the subject property located on Mack Avenue and Kercheval Avenue. Detroit also utilizes the SMART/Senior SMART bus service. All Fixed Route SMART buses are wheelchair accessible, equipped with bike racks, and operate on weekdays, with selected routes operating on weekends	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		and holidays. The Project will have no negative impact on public transportation.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The Project location does not contain any unique natural features and is not located near water resources. The City of Detroit is an urban city surrounded by commercial and residential structures. The Project will have no negative impact on unique natural features or water resources.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The Project will involve the removal of grass and some trees on the property for construction. There will be no impact on wildlife, including threatened and endangered species.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The property is located in Zone X, the area of minimal flood hazard and located inland in the City of Detroit, which is not anticipated to experience flood hazards. Due to the Subject Property location in Michigan, the property is unlikely to experience impacts from sea levels rise, hurricanes, drought, wildfires, landslides, or extreme weather events. The area surrounding the property areas is an inland, urbanized neighborhood with rolling topography, and is not nearby a contiguous stand of forests. The City of Detroit does experience periods of seasonal extreme heat and cool weather. The proposed project may increase density of the public transportation, which will help encourage more sustainable living situation and lower carbon footprint for Detroit residents. The proposed project is not anticipated to have an adverse impact on climate change. PM obtained a CISA Floodplain Map from the FFSST website using a 60-year service life. The property is not located within a FFRMS Floodplain. The base elevation for the subject property is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>614 feet above mean sea level (msl). The 0.2% (500 year) floodplain elevation to the south of the subject property is 578 feet above msl. The FVA is the base flood elevation plus two feet or 616 feet above msl. The subject property is above the FVA and therefore, the 8-step process is not required. The following climate change hazard type risk from the FEMA National Risk Index shows Wayne County at a high risk for the following: cold wave, heat wave, lightning, riverine flooding, strong wind, tornado and winter weather. Based on the building design, building location and building materials, it is unlikely that the subject property will be impacted.</p>	
Energy Efficiency	2	<p>The area is already served by electrical and gas utilities provided by DTE and Consumers Energy. There is adequate capacity to serve the subject property. The Project will incorporate energy efficient appliances, building/construction materials, and lighting/fixtures. The Project will meet current state and local codes concerning energy consumption.</p>	

Supporting documentation

[19 Commercial.pdf](#)

[19 Bus Stops.pdf](#)

[19 Social Services.pdf](#)

[19 Schools.pdf](#)

[19 Police.pdf](#)

[19 Parks.pdf](#)

[19 Fire.pdf](#)

[19 Cultural Centers.pdf](#)

Additional Studies Performed:

Phase I Environmental Site Assessment, ASTI, March 6, 2019 Market Feasibility Analysis, Shaw Research & Consulting, LLC, March 25, 2020 Phase I Environmental Site Assessment, PM, September 10, 2021 Draft Phase II ESA, SME, November 11, 2021 Phase II Environmental Site Assessment Report, SME, August 3, 2022 Response Activity Plan to Comply with Section 20107a(1)(b), SME, September 17, 2024, Phase I

Environmental Site Assessment Report, PM, September 23, 2024 Desktop Noise Assessment, PM, December 4, 2024

Field Inspection [Optional]: Date and completed

by:

David Balash

8/29/2023 12:00:00 AM

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

1. U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, referenced August 2021. 2. Part 303 Final Wetlands Inventory Map, Michigan Department of Environment, Great Lakes, and Energy (EGLE), referenced August 2021. 3. National Wild and Scenic Rivers System map, Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service, and U.S. Forest Service, referenced August 2021. 4. U.S. Fish and Wildlife Service online Coastal Barrier Resources System Mapper, referenced August 2021. 5. John H. Chafee Coastal Barrier Resources System Map - Michigan, referenced March 2022. 6. Designated Sole Source Aquifers Map, U.S. Environmental Protection Agency (EPA), referenced February 2022. 7. U.S. Fish and Wildlife (FWS) Federally Listed Threatened, Endangered, Proposed, and Candidate Species List of Michigan, referenced August 2021. 8. National Ambient Air Quality Standards (NAAQS) Attainment Status Map, referenced March 2022. 9. Ms. Breanna Bukowski of EGLE - Air Quality Division, August 27, 2021 10. Radon Zones Map, U.S. Environmental Protection Agency (EPA), referenced March 2022. 11. Percentage of Elevated Radon Test Results by County Map, EGLE, referenced March 2022. 12. National Park Service (NPS) National Register of Historic Places.. 13. Michigan State Historic Preservation Office (SHPO) National Register of Historic Places in Michigan. 14. U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Custom Soil Resource Report for Kent County, Michigan, referenced September 7, 2021. 15. NEPAAssist: www.nepassisttool.epa.gov 16. FEMA Flood Map Service Center online mapper. 17. Wayne County Coastal Zone Management Maps, referenced August 2021. 18. Detroit Open Data Portal . 19. FEMA National Risk Index

List of Permits Obtained:

No permits have been obtained; however, all required permits will be obtained prior to construction.

Public Outreach [24 CFR 58.43]:

Genesis Hope CDC held a number of community meetings: two in person in the Fall of 2019 and since pandemic - three or more online Zoom community meetings. The Environmental Assessment will be posted on the City of Detroit's Public Notice page.

Cumulative Impact Analysis [24 CFR 58.32]:

The cumulative impacts anticipated for this Project are primarily associated with increased residential density such as increased traffic and use of resources and services (roads, schools, police, etc.). The Project is consistent with the City's master plan and anticipated growth of the immediate and surrounding neighborhoods and therefore not considered detrimental. The Project includes multi-family apartment buildings. The Project will have many benefits as outlined earlier, as well as reduce blight, increase safety in the area, conversion of vacant land, and provide housing to an underserved area. Other cumulative impacts include generation and consumption of materials during construction and waste generated during construction

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

No alternative locations were considered because this site is the only property that is owned by GenesisHOPE and is the only available property located on the commercial corridor.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative is to not construct the Project. This alternative is not preferred as it fails to provide additional housing to meet the need for low-income housing in the area. If the construction were to not take place, this property would likely remain vacant land as it has been since the 1990's.

Summary of Findings and Conclusions:

The proposed multi-family housing construction will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses of the area and will have minimal impact on existing resources or services in the area. Without the construction of this project, the site will remain vacant and continue to contribute to the blight in the area. This project is vital to offer this area more affordable housing for the City of Detroit, something that is much needed currently due to ongoing issues, such as inflation.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and, any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.	N/A	See attached compliance and mitigation PDF below.	
Contamination and Toxic Substances	Compliance will be achieved by following the Response Activity Plan (ResAP) approved by the Michigan Department of the Environment, Great Lakes, and Energy on November 15, 2024. The ResAP includes the proposed exposure barriers and protection to be used during redevelopment activities in relation to soil exposure. An Environmental Management Plan (EMP) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soils. Contractors and other authorized third parties will receive a copy of the EMP and will be required to sign an acknowledgment form and prepare their own site-specific Health and Safety Plan (HASp). Redevelopment of the property will include the construction of buildings, installation of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and need to be maintained to	N/A	See attached compliance and mitigation PDF below.	

	mitigate direct contact with the contaminated soil. All existing soils requiring excavation for construction of the building, installation of hard surfaces, and landscaping will be characterized and transported for disposal at a licensed disposal facility. An Operations, Maintenance and Monitoring (OM&M) Plan is proposed to be completed, which include visual inspections of the area.			
--	---	--	--	--

Project Mitigation Plan

See attached compliance and mitigation PDF below.

[GH-Preston Mitigation Plan.pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The 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, is location 2.7 miles from the project site. The project is in compliance with Airport Hazards requirements. Source documentation is included as attachment 4.

Supporting documentation

[4 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

Review of the John H. Chafee Coastal Barrier Resources System Map and the U.S. Fish and Wildlife Service online Coastal Barrier Resource Mapper, documents the subject property is not located within a designated coastal barrier boundary. Source documentation is included as attachment 5.

Supporting documentation

[5 Coastal Barrier.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

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

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

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

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

Yes

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

Yes

- ✓ No

Screen Summary

Compliance Determination

According to the Federal Emergency Management Agency (FEMA) floodplain map, dated October 21, 2021 (Panel Number 26163C0282F), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source documentation is included as attachment 6.

Supporting documentation

[6 FIRMETTE.pdf](#)

[6 Flood.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

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

Provide your source used to determine levels here:
 EPA National Ambient Air Quality Standards table

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

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

Enter the estimate emission levels:

Sulfur dioxide ppb (parts per billion)
 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

According to the July 2023 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in attainment/maintenance for ozone

and a portion of Wayne County is in non-attainment for sulfur dioxide. The Project was reviewed by Michigan Environment, Great Lakes, and Energy (EGLE) for conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. The project is not located within the nonattainment area for sulfur dioxide. Source documentation is included as attachment 7.

Supporting documentation

[7 Air Quality Gen Conformity Letter Genesis Village.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

Review of the Wayne County Coastal Zone Management map and the Coastal Zone Management Area map documents the subject property is not located within a designated Coastal Zone Management area. Source documentation is included as attachment 8.

Supporting documentation

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

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

Yes

Explain:

✓ No

* Notes:

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

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

Yes

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

No

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

Yes

No

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

Explain:

File Upload:

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

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

A review of science-based data was conducted

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

0.74

Provide the documentation* used to derive this value:

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

File Upload:

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

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

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

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

8. Mitigation

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

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

Can all adverse environmental impacts be mitigated?

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

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

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

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

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

Compliance will be achieved by following the Response Activity Plan (ResAP) approved by the Michigan Department of the Environment, Great Lakes, and Energy on November 15, 2024. The ResAP includes the proposed exposure barriers and protection to be used during redevelopment activities in relation to soil exposure. An Environmental Management Plan (EMP) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soils. Contractors and other authorized third parties will receive a copy of the EMP and will be required to sign an acknowledgment form and prepare their own site-specific Health and Safety Plan (HASP). Redevelopment of the property will include the construction of buildings, installation of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and need to be maintained to mitigate direct contact with the contaminated soil. All existing soils requiring excavation for construction of the building, installation of hard surfaces, and landscaping will be characterized and transported for disposal at a licensed disposal facility. An Operations, Maintenance and Monitoring (OM&M) Plan is proposed to be completed, which include visual inspections of the area.

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**

: The proposed multi-family housing construction will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses of the area and will have minimal impact on existing resources or services in the area. The following reports were completed for the site: * Phase II Environmental Site Assessment Report, August 3, 2022, Completed by SME * Response Activity Plan to Comply with Section 20107a(1)(b), September 17, 2024, Completed by SME, approved by EGLE on November 15, 2024 * Phase I Environmental Site Assessment Report, September 23, 2024, Completed by PM Environmental, a Pinchin Company The Phase II identified benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, arsenic and lead are present in soil at concentrations above the Part 201 Generic Residential Direct Contact Criteria. Therefore, the Parcel is a "facility" as defined by Part 201. Because the Parcel is a "facility", the owner is obligated to comply with the due care obligations described in Section 20107a of Part 201. A Response Activity Plan to Comply with 7a(1)(b) was completed for the site, and was approved by EGLE on November 15, 2024. See the attached "Compliance and Mitigation" and "9 Contamination Summary" for the details of the approved ResAP. Regarding Radon, 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. Since the project location is currently vacant land, lead and asbestos testing was not required.

Supporting documentation

[9 Contamination Summary.pdf](#)

[Phase II ESA.pdf](#)

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

[Preston Townhomes 7250 Mack Ave ResAP 7a1b Approval Letter.pdf](#)

[Compliance and Mitigation.pdf](#)

[Response Activity Plan\(1\).pdf](#)

[01-13179-1-0001 7250 Mack Ave Detroit MI PI ESA Ereport.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

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

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

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

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

Explain your determination:

The determination is based on review of the USFWS species list for the site.

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

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

Screen Summary

Compliance Determination

The U.S. Fish and Wildlife service provided information on locations of threatened and endangered species for the Project. In addition, a review using the U.S. Fish and Wildlife Service IPAC online system was completed. Species listed for Wayne County include: the Indiana Bat, Northern Long-Eared Bat, Piping Clover, Rufa Red Knot,

Eastern Massasauga, Northern Riffleshell, and the Eastern Prairie Fringed Orchid. None of the state-listed threatened or endangered species were observed at the subject property. No federally listed threatened or endangered species or unique features are present at the Project and no Critical Habitats are present. The subject property and/or general area have been developed since at least the 1900s and is currently vacant land located in a highly urbanized area in the City of Detroit. There are no natural features such as wetlands, floodplains, rivers or stream on the subject property. Given this, the Project will have no effect on endangered/threatened species or critical habitat. Source documentation is included as attachment 10.

Supporting documentation

[10 Endangered Species.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

Review of reasonably ascertainable standard and other historical sources including EDR, Google Earth, NEPA Assist tool, and site observations, have not identified the current and historical presence of aboveground storage tanks (ASTs)/55-gallon drum storage on the subject property. In accordance with HUD's Guidebook entitled "Siting of HUD-Assisted Projects Near Hazardous Facilities" (hereafter "Guidebook"), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. PM did not find any ASTs that require the calculation of acceptable separation distance (ASD) for thermal radiation and/or blast overpressure. Source documentation included as attachment 11.

Supporting documentation

[11 Blast 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 project is located in the urbanized area. There is not agricultural land in the City of Detroit.

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

Screen Summary

Compliance Determination

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. Source documentation included as attachment 12.

Supporting documentation

[12 Farmland Protection.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. According to the Federal Emergency Management Agency (FEMA) floodplain map, dated October 21, 2021 (Panel Number 26163C0282F), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property areas are not representative of a flood plain. PM obtained a CISA Floodplain Map from the FFSST website using a 60-year service life. The property is not located within a FFRMS Floodplain. The base elevation for the subject property is 614 feet above mean sea level (msl). The 0.2% (500 year) floodplain elevation to the south of the subject property is 578 feet above msl. The FVA is the base flood elevation plus two feet or 616 feet above msl. The subject property is above the FVA and therefore, the 8-step process is not required.

Supporting documentation

[6 FIRMETTE\(1\).pdf](#)

[2 FFRMS-Freeboard-Value-Approach-Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Advisory Council on Historic Preservation Not Required

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

- ✓ Bay Mills Indian Community Completed

- | | |
|---|-----------|
| ✓ Forest County Potawatomi Community of Wisconsin | Completed |
| ✓ Grand Traverse Bay Ottawa & Chippewa | Completed |
| ✓ Hannahville Indian Community | Completed |
| ✓ Ketegitigaaning Ojibwe Nation/Lac Vieux Desert | Completed |
| ✓ Lake Superior Chippewa Indians | Completed |
| ✓ Little River Band of Ottawa Indians | Completed |
| ✓ Little Traverse Bay Bands of Odawa Indians | Completed |
| ✓ Match-E-Be-Nash-She-Wish Band of Pottawatomi | Completed |
| ✓ Menominee Indian Tribe of Wisconsin | Completed |
| ✓ Miami Tribe of Oklahoma | Completed |
| ✓ Michigan Anishinaabek Preservation Alliance | Completed |
| ✓ Nottawaseppi Huron Band of Potawatomi Indians | Completed |
| ✓ Pokagon Band of Potawatomi Indians | Completed |
| ✓ Saginaw Chippewa Indian Tribe | Completed |
| ✓ Sault Ste. Marie Tribe of Chippewa Indians | Completed |
| ✓ Seneca Cayuga Nation | Completed |
- ✓ Other Consulting Parties
- | | |
|---|-----------|
| ✓ City of Detroit Preservation Specialist | Completed |
|---|-----------|

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

Refer to the attached Section 106 letter dated 11-14-24.

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

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

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

The project area is located on a 3.12-acre lot at the southeast corner of E. Grand Blvd. and Mack Ave. At the northwest corner of the lot is the existing Genesis Lutheran Church; the remainder of the block (formerly the site of the Eastern High School) is currently vacant. Sheet C-101 of the attached site plan shows the proposed redevelopment footprint. On the north side of Mack Ave. is the Swanson Funeral Home, a large parking lot, and vacant lots. On the east side of Field St. are two-story single-family homes, and on the west side of E. Grand Blvd. is a small day care center and larger architect-designed homes and apartment buildings. Trinity Deliverance Church anchors the block south of Preston St. These properties fall within the project viewshed, which represents the APE for indirect effects, which are primarily visual. Some increased traffic will also be experienced on Mack Ave. and Preston St., where driveways will access interior parking lots for the new mixed use/townhome/multifamily development.

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:

The Preservation Specialist submitted project details to the State Historic Preservation Office Archaeologist in January 2021, per the requirements of the PA. The SHPO concurred that no further archaeological investigation is required

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:

No adverse effect with the following conditions:

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and, any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.

No

Adverse Effect

Screen Summary

Compliance Determination

No adverse effect with the following conditions: The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and, any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. A reevaluation letter dated November 14, 2024 was received indicating a Conditional Approval of No Adverse Effect if the following conditions are met: The work is conducted in accordance with the specifications submitted to the Preservation Specialist for review; If archaeological materials are encountered during the source of construction activities on the site, work will stop immediately and the Preservation Specialist will be contacted as required by the City's Programmatic Agreement, Stipulation IX; and 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. Source documentation included as attachment 13.

Supporting documentation

[13 Preston Townhomes Genesis Hope CNAE Section 106 Letter 11-14-24.pdf](#)
[13 Preston Townhomes Unanticipated Discoveries Plan Template 2024.pdf](#)

[13 Section 106 Application.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 63

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 63

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted and completed on December 4, 2024. The noise level was acceptable: 63.0 db. No mitigation or noise attenuation measures are required. See noise analysis. The project is in compliance with HUD's Noise regulation. Source documentation included as attachment 14.

Supporting documentation

[14 7250 Mack Ave Detroit MI MSHDA Noise Analysis Ereport.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. There are no sole source aquifers located in City of Detroit or Wayne County, Michigan. The project is in compliance with Sole Source Aquifer requirements. Source documentation included as attachment 15.

Supporting documentation

[15 Sole Source Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. Areas potentially associated with wetlands were not observed on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Map from the U.S. Fish and Wildlife Service did not identify any wetlands on the subject property. Source documentation is included as attachment 16.

Supporting documentation

[16 Wetlands Map - NWI.pdf](#)

[16 Wetlands Map EGLE.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service, and U.S. Forest Service) was reviewed to determine if the subject property is within a designated wild and scenic river area. There are no wild and scenic rivers located within the City of Detroit or Wayne County. Source documentation is included as attachment 17.

Supporting documentation

[17 Wild and Scenic Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Detroit, like many majority-minority communities has suffered from systemic racism and disinvestment that has resulted in disparities in social determinants of health and life outcomes as compared to cities with majority white residents. This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. This Project will provide permanent housing to low-moderate-income, first-time homebuyer. This neighborhood is a multicultural, diverse, and inclusive neighborhood filled with renter and homeowner households who have been living there for years.

Supporting documentation

[18 EJ Screen.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: Preston-Townhomes

HEROS Number: 900000010379695

Start Date: 02/07/2024

Project Location: 7250 Mack Avenue, Detroit, MI

Additional Location Information:

The subject property is located within the southeastern portion of the city of Detroit at the southwest corner of Mack Avenue and Field Street, just east of East Grand Boulevard and approximately two-thirds mile south of Gratiot Avenue (M-3). The site is situated roughly one and a half miles north of East Jefferson Avenue and 21/4 miles east of Midtown Detroit. See attached site map, site plans and market study.

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

The subject property is presently vacant and undeveloped, consisting of a parking lot (for an adjacent church) and grass-covered property. The project will consist of an acquisition and new construction of one four-story mixed-use structure (Building A), and three two-story multi-tenant residential structures (Buildings B, C and D). The proposed development will be constructed in two phases. Phase 1 consists of the construction of Buildings B, C, and D, and Phase 2 consists of the construction of Building A. The footprints of buildings A, B, C, and D will be 7,676 square feet, 6,835 square feet, 5,278 square feet, and 5,795 square feet, respectively. Each building will be constructed with slab-on-grade foundations. The remainder of the Property will be developed with paved parking and landscaped areas, including a bioswale with underground storm water detention, raised-bed garden planters (utilizing bagged garden/potting soil from a local garden center or hardware store), and a recreational area. The existing playground and gardens will be removed. In addition, up to 85 parking spaces will be available for residents to utilize. The project will consist of a mix of one-, two-, and three-bedroom units (total of 61 units) targeted to households earning at or below 60 percent of Area Medium Income (AMI) with four to nine units containing project-based rental assistance. In addition, the project consists of 30 apartments and 31 townhome units. Proposed Development Plans are included as Attachment 1. This review is for \$751,937.00 in HOME 2019 funds, \$377,500.00 in HOME 2020, \$759,225.89 in HOME 2021, \$611,337.11 in HOME 2022, and 8 Detroit Housing Commission Project-Based Vouchers. This review is valid for five years.

Funding Information

Grant Number	HUD Program	Program Name	
M19MC260202	Community Planning and Development (CPD)	HOME Program	\$751,937.00
M20MC260202	Community Planning and Development (CPD)	HOME Program	\$377,500.00
M21MC260202	Community Planning and Development (CPD)	HOME Program	\$759,225.89
M22MC260202	Community Planning and Development (CPD)	HOME Program	\$611,337.11
MI001	Public Housing	Project-Based Voucher Program	\$0.00

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

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$24,063,934.00

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
Historic Preservation	The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and, any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.
Contamination and Toxic Substances	Compliance will be achieved by following the Response Activity Plan (ResAP) approved by the Michigan Department of the Environment, Great Lakes, and Energy on November 15, 2024. The ResAP includes the proposed exposure barriers and protection to be used during redevelopment activities in relation to soil exposure. An Environmental Management Plan (EMP) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soils. Contractors and other authorized third parties will receive a copy of the EMP and will be required to sign an acknowledgment form and prepare their own site-specific Health and Safety Plan (HASP). Redevelopment of the property will include the construction of buildings, installation

Preston-Townhomes

Detroit, MI

900000010379695

	of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and need to be maintained to mitigate direct contact with the contaminated soil. All existing soils requiring excavation for construction of the building, installation of hard surfaces, and landscaping will be characterized and transported for disposal at a licensed disposal facility. An Operations, Maintenance and Monitoring (OM&M) Plan is proposed to be completed, which include visual inspections of the area.
Permits, reviews, and approvals	No permits have been obtained; however, all required permits will be obtained prior to construction.

Project Mitigation Plan

See attached compliance and mitigation PDF below.

[GH-Preston Mitigation Plan.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: 1/31/2025

Name / Title/ Organization: Kim Siegel / DETROIT

Certifying Officer Signature:  Date: 1/31/2025

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).



100 ft

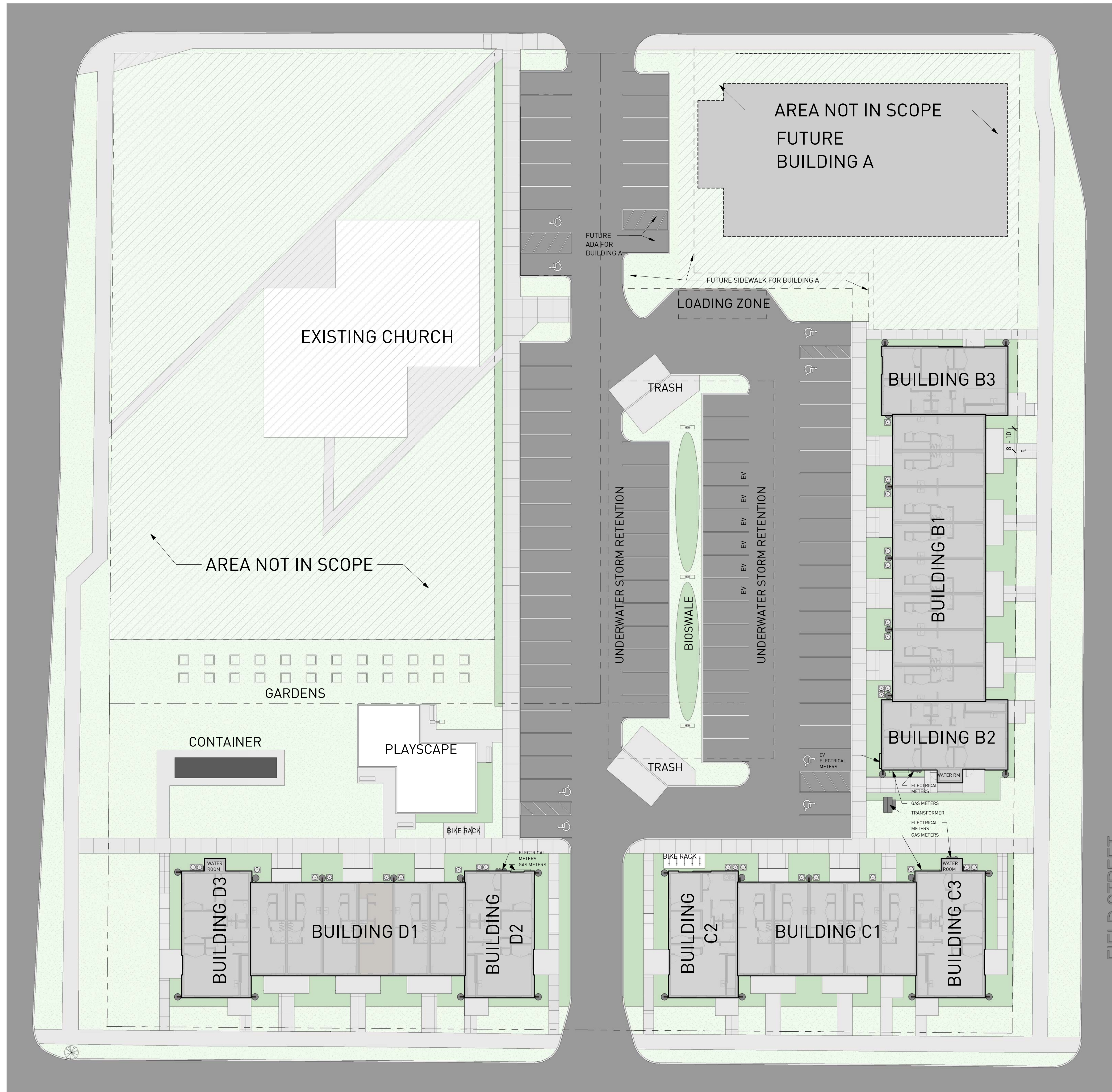
Get the Regrid App for a better mobile experience

GET APP ([HTTPS://REGRID.COM/APPS](https://regrid.com/apps))



Layers





CONTRACTOR'S NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
 1-800-482-7171

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

GENERAL SITE NOTES

- THIS SITE AND BUILDING PLAN IS DIAGRAMMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL MEETS AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR AND CIVIL ENGINEER.
- THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, LOCATION OF ALL EXISTING AND NEW PHYSICAL IMPROVEMENTS, DIMENSIONS, GRADES AND MONUMENTS PRIOR TO THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS OR OF THE CITY OF DETROIT.
- ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OF.
- ASSUMED ALLOWABLE SOIL PRESSURE OF 2000 PSF (VERIFY CAPACITY)
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATIONS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS IF DISTURBING MUNICIPAL OR PUBLIC PAVING.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION OR ABANDONMENT (WHETHER SHOWN ON THE PLAN OR NOT) DURING THE CONSTRUCTION OF THIS PROJECT.
- DEMOLITION EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED AND CAUSE INJURY TO WORKERS.
- CONTRACTOR SHALL FILL BELOW GRADE, AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. THESE AREAS SHALL BE FILLED WITH ENGINEERED FILLED OR SUITABLY EXCAVATED MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY (ASTM1557).

BUILDING AREA TOTALS

BUILDING B (COMBINED B1, B2, & B3) TOTAL:

FIRST FLOOR =	6,835 SF
SECOND FLOOR =	6,691 SF
TOTAL =	13,526 SF

BUILDING C (COMBINED C1, C2, & C3) TOTAL:

FIRST FLOOR =	5,278 SF
SECOND FLOOR =	5,160 SF
TOTAL =	10,438 SF

BUILDING D (COMBINED D1, D2, & D3) TOTAL:

FIRST FLOOR =	5,795 SF
SECOND FLOOR =	5,672 SF
TOTAL =	11,467 SF

ALL BUILDINGS TOTAL:

FIRST FLOOR =	17,908 SF
SECOND FLOOR =	17,523 SF
TOTAL =	35,431 SF

BUILDING UNIT TOTALS

BUILDING B (COMBINED B1, B2, & B3) TOTAL:

2 BED TOWNHOMES	8 UNITS
3 BED STACKED UNITS =	4 UNITS
TOTAL =	12 UNITS

BUILDING C (COMBINED C1, C2, & C3) TOTAL:

2 BED TOWNHOMES	5 UNITS
3 BED STACKED UNITS =	4 UNITS
TOTAL =	9 UNITS

BUILDING D (COMBINED D1, D2, & D3) TOTAL:

2 BED TOWNHOMES	6 UNITS
3 BED STACKED UNITS =	4 UNITS
TOTAL =	10 UNITS

ALL BUILDINGS TOTAL:

2 BED TOWNHOMES	19 UNITS
3 BED STACKED UNITS =	12 UNITS
TOTAL =	31 UNITS

1 SITE PLAN
 ORIGINAL DRAWING SCALE: 1" = 20'-0"



CHRISTIAN HURTTIENNE ARCHITECTS
 2111 WOODWARD AVENUE, #201, MI 48201
 313.825.2005 CHA-C.COM

CONTRACTOR NOTE
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATION OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH WHO FAIL TO DO SO) TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



GENESISHOPE VILLAGE PHASE I
 7250 MACK AVENUE, DETROIT, MI, 48214
 PERMIT SET REVISED

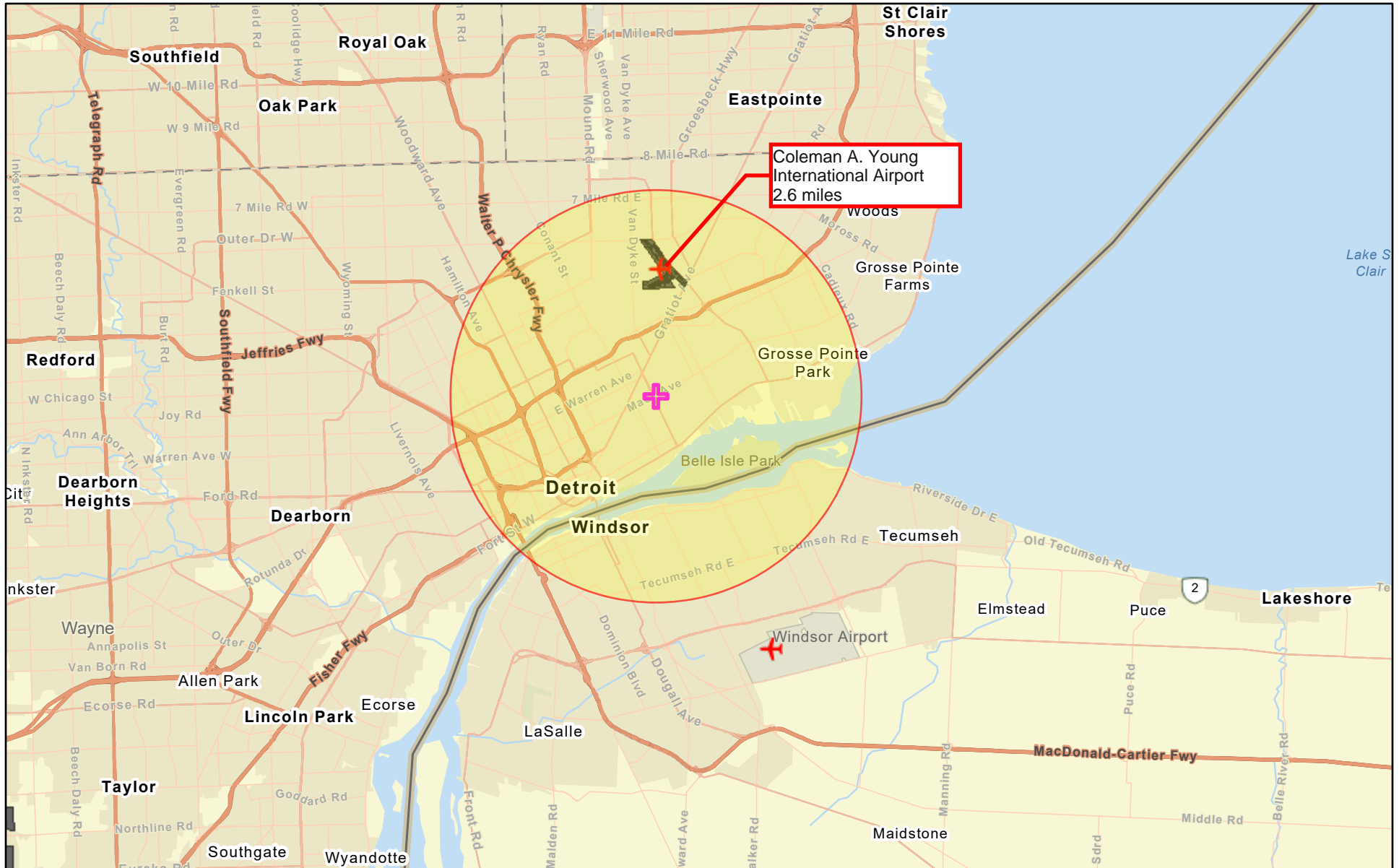
NO.	DATE	DESCRIPTION
1	07.26.21	SD PRICING SET
2	11.01.21	DESIGN DEVELOPMENT
3	11.29.21	DD PRICING SET
4	02.20.24	75% CD PRICING SET
5	03.04.24	PERMIT REVIEW SET
6	08.23.24	PERMIT RESPONSE







SITE PLAN

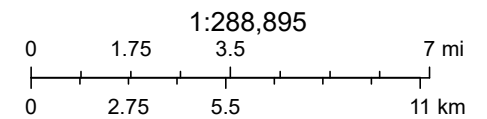
AS1-02

Airport Map



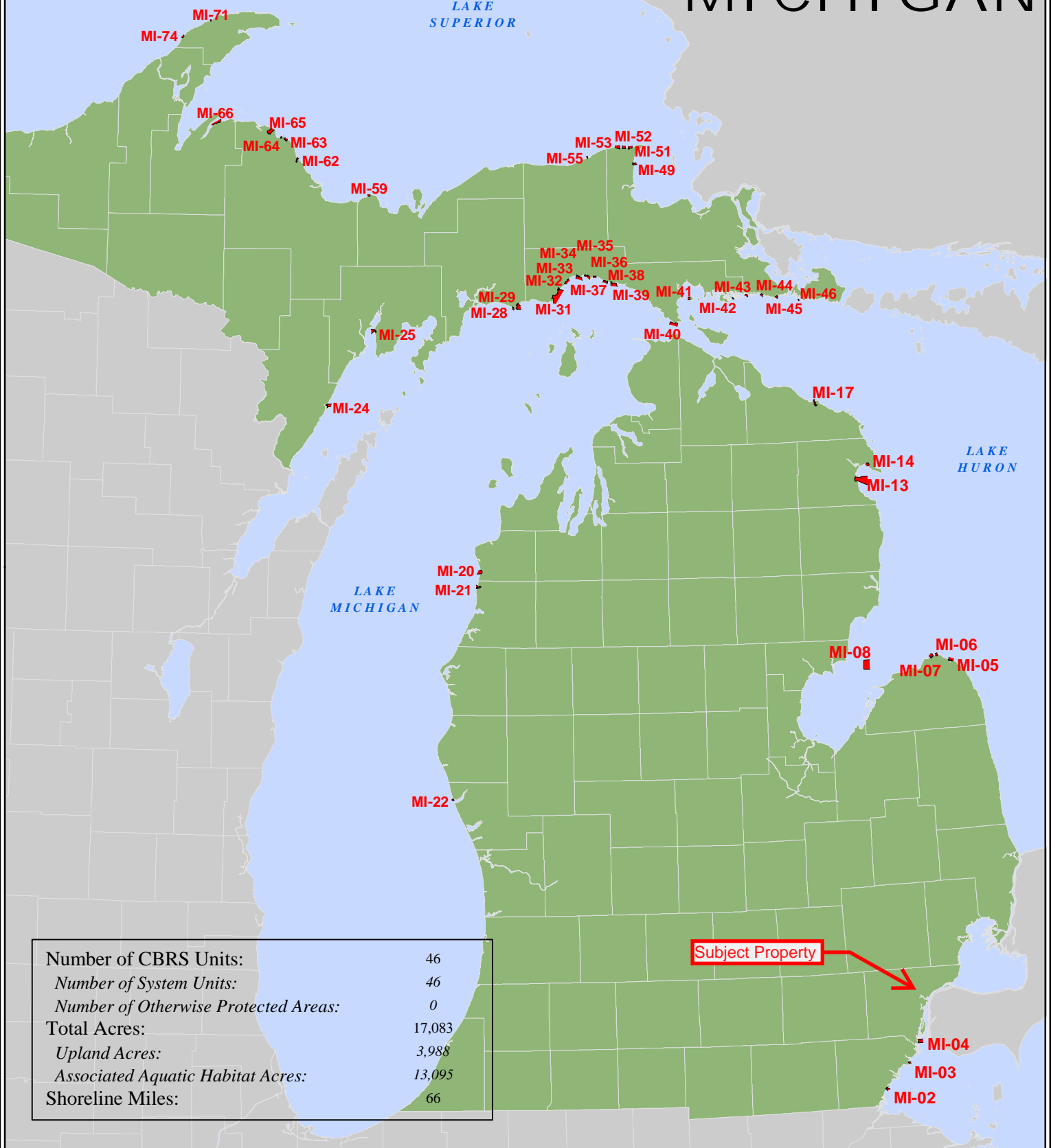
March 1, 2022

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



City of Windsor, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCAN, Parks Canada.

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN



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

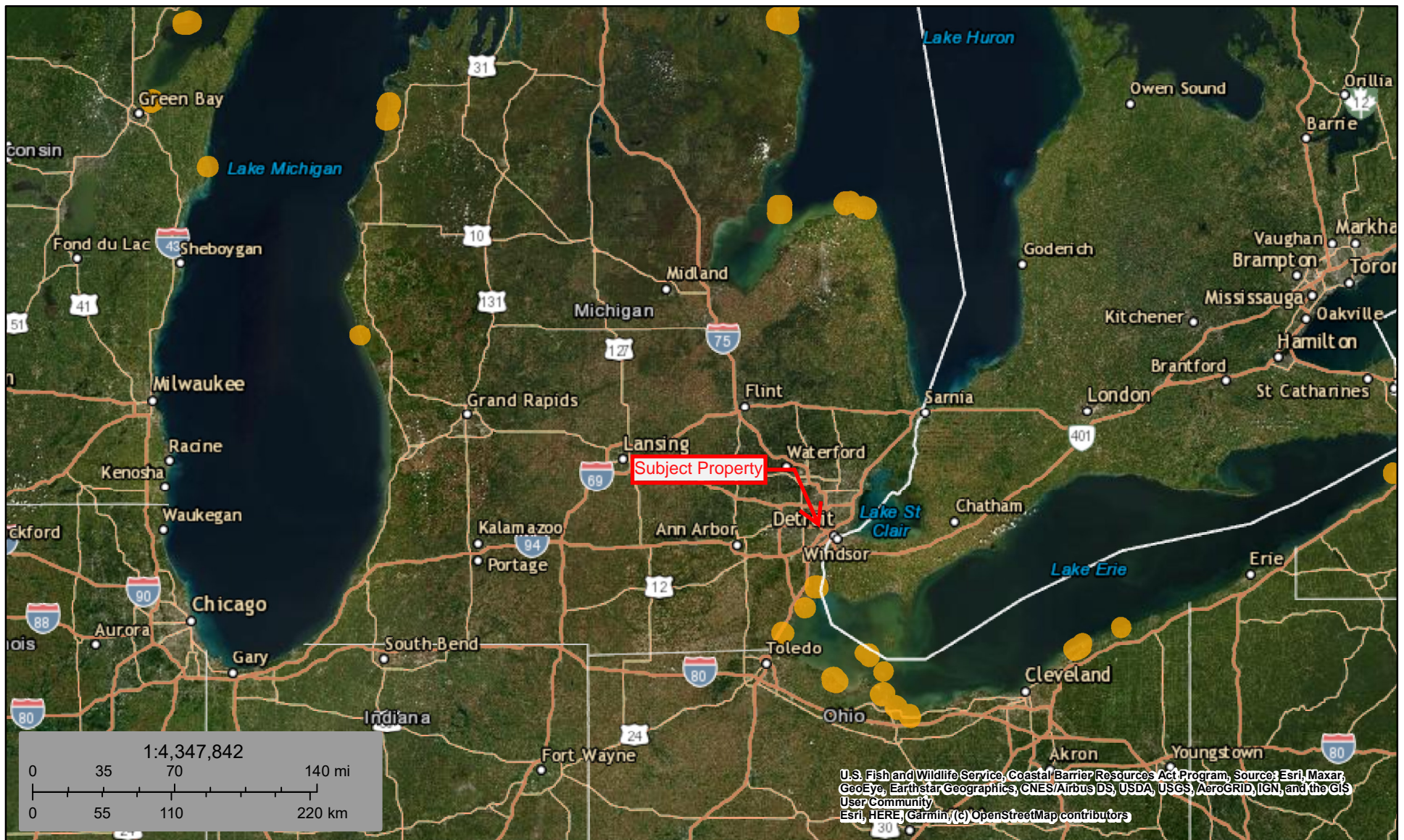
Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources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





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

CBRS



August 23, 2021

 CBRS Units

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/cbra/maps/index.html>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

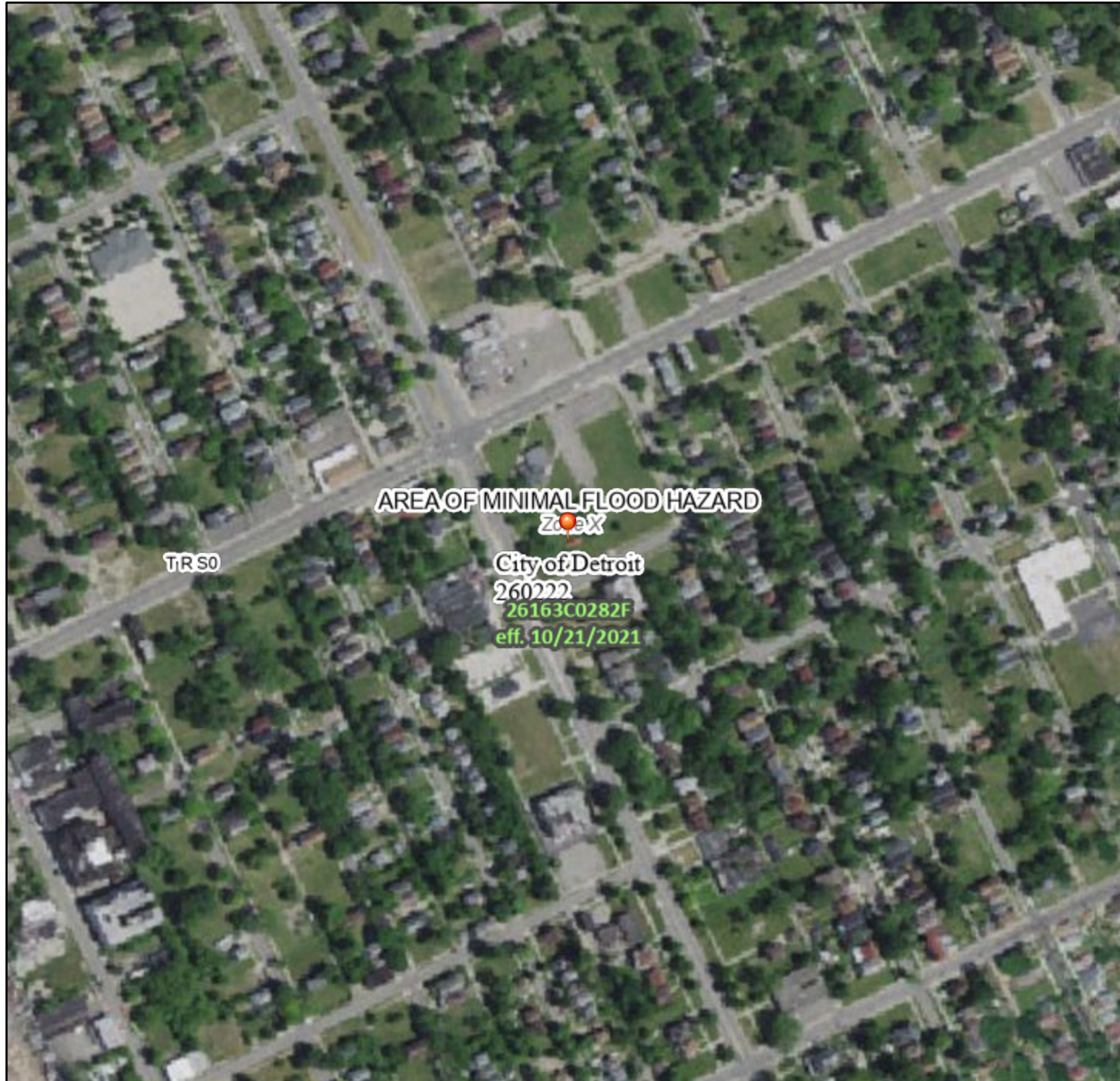
The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbra/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

National Flood Hazard Layer FIRMMette



83°1'2"W 42°22'3"N



Legend

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

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

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

OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X

OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

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

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

OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline

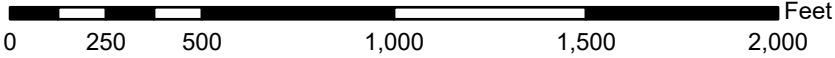
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/10/2025 at 4:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



1:6,000

83°0'25"W 42°21'36"N

Basemap Imagery Source: USGS National Map 2023



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION



PHILLIP D. ROOS
DIRECTOR

January 10, 2025

Lindsey Sorenson
PM Environmental
2034 84th Street
Byron Center, Michigan 49315

Via Email Only

Dear Lindsey Sorenson:

Subject: Genesis Village Project – Detroit, Michigan

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

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE has completed the required SIP submittals for this area and on May 19, 2023, the United States Environmental Protection Agency (USEPA) redesignated the seven-county southeast Michigan area (including Wayne County) from nonattainment to attainment/maintenance. General conformity does, however, still require an evaluation during the maintenance period. For this evaluation, EGLE considered the following information from the USEPA general conformity guidance, which states, "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the Genesis Village Project proposed to be completed with federal grant monies, including the construction of a multi-family residential property located at 7250 Mack Avenue, Detroit, Michigan. A portion of the development will include affordable housing. The property is currently vacant, with the exception of a church located on the northwestern portion of the parent parcel, which is not part of the new construction plan. The project is anticipated to begin sometime in 2025 and will be completed in approximately six to eight months.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTG Y Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two

Lindsey Sorenson

Page 2

January 10, 2025

four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

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

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

Sincerely,

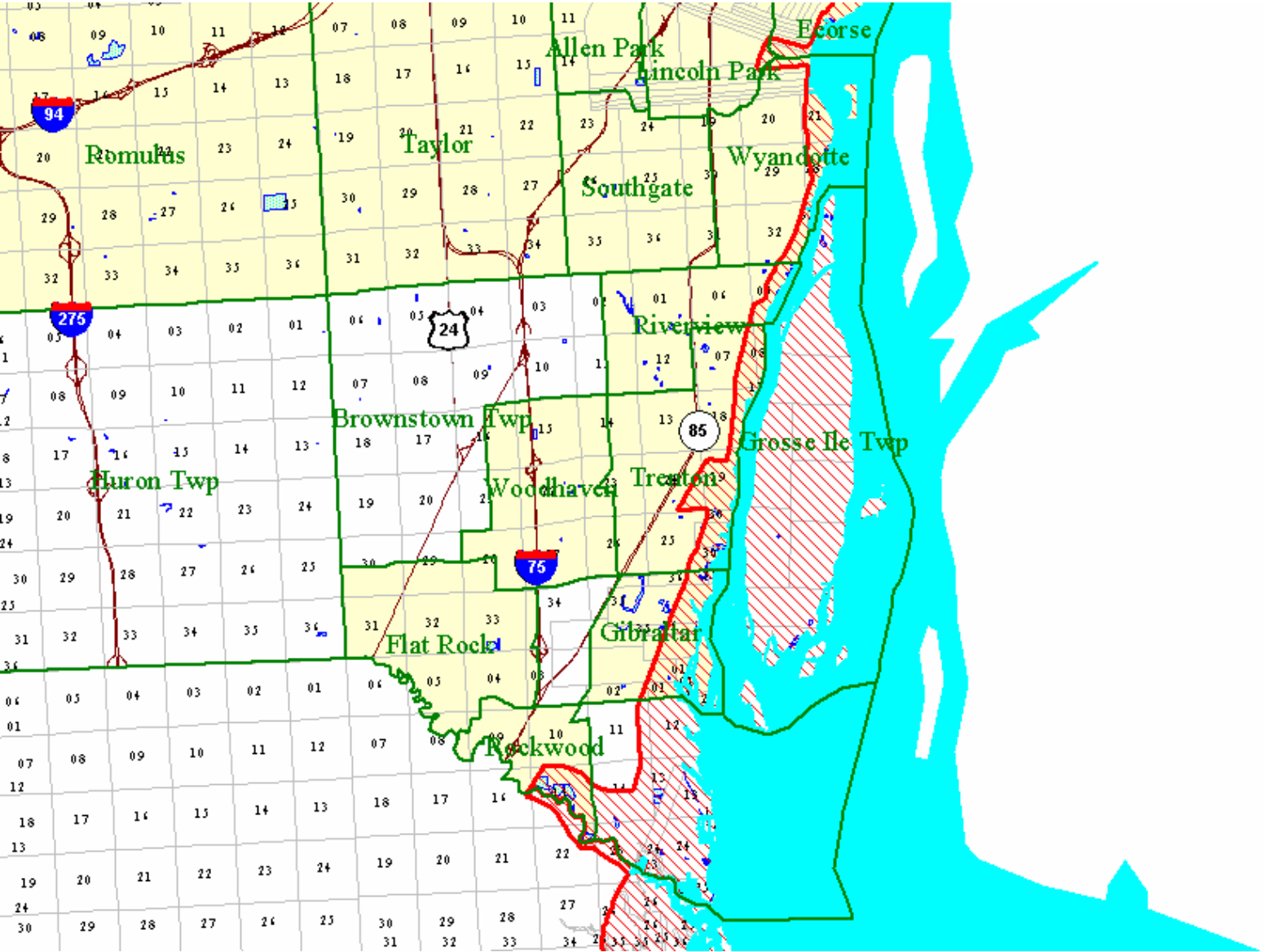
A handwritten signature in blue ink that reads "Breanna Bukowski".

Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Penny Dwoinen, City of Detroit
Michael Vollick, Michigan State Housing Development Authority
Daniel Lince, Michigan State Housing Development Authority

Wayne County
Ecorse, Lincoln Park, Wyandotte and Riverview, T3S R11E
Trenton, T4S R11E
Rockwood, Gibraltar and Brownstown Township T5S R10E

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




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 Areas

 **Egle Admin**
Michigan Dept. of Environment,
Great Lakes, and Energy

Summary

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

[View Full Details](#)

 **Dataset**
Feature Layer

 **August 20, 2021**
Info Updated

 **August 20, 2021**
Data Updated

 **July 31, 2020**
Published Date

 **42 Records**

I want to use this >

42 records

[View Table](#)

- 
- 
- 
- 

Subject Property 

- 
- 
- 
- 

BELLE ISLE

Contamination and Toxic Substances

Summary of Findings and Conclusions: The proposed multi-family housing construction will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses of the area and will have minimal impact on existing resources or services in the area. The following reports were completed for the site:

- Phase II Environmental Site Assessment Report, August 3, 2022, Completed by SME
- Response Activity Plan to Comply with Section 20107a(1)(b), September 17, 2024, Completed by SME
- Phase I Environmental Site Assessment Report, September 23, 2024, Completed by PM Environmental, a Pinchin Company

The Phase I Environmental Site Assessment report revealed the following recognized environmental conditions (RECS) in connection with this property:

- Subsurface investigations completed on the subject property in November 2021 and June 2022 identified extensive backfill in the footprint of the former school building. Concentrations of arsenic, acenaphthene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, copper, dibenzo(a,h)anthracene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, chromium (total), copper, lead (total (calculated), coarse fraction and fine fraction), mercury, selenium, and zinc were detected exceeding Part 201 Residential Generic Cleanup Criteria (GCC) for direct contact (DC), groundwater surface water interface protection (GSIP), and/or drinking water protection (DWP). Additionally, concentrations of methylnaphthalene, naphthalene, phenanthrene and mercury were measured in one or more soil samples at concentrations above Residential Volatilization to Indoor Air (VIAP) Screening Levels. Based on these analytical results, the subject property would be classified as a “facility,” as defined by Part 201 of P.A. 451 of the Michigan Natural Resources and Environmental Protection Act (NREPA), as amended. Additionally, the potential for a vapor intrusion condition exists.

No adjoining and/or nearby RECS were identified.

The Phase II Environmental Site Assessment Report that was completed came to following conclusions:

- We conducted a Phase II ESA of the property located at 7250 Mack Avenue in Detroit, Wayne County, Michigan. We designed the scope of the Phase II ESA to further evaluate the REC identified in PM Environmental September 10, 2021 Phase I ESA. Soil on the Property is impacted with various PAHs and metals at concentrations above Part 201 criteria; therefore, the Parcel is a “facility” as defined by Part 201. Because the Parcel is a “facility”, the owner is obligated to comply with the due care obligations described in Section 20107a of Part 201. In general, this means that the owner of the Property must prevent unacceptable exposures to the existing impact and must prevent exacerbation or worsening of the impact. In addition, concentrations of phenanthrene and mercury exceed residential VIAP screening levels. The potential for vapor intrusion into the future residential buildings should be further evaluated. The evaluation should include installing soil gas wells in the area of the proposed building footprints. The amount of sampling recommended will depend on the goal of the sampling program. If the future building will be presumptively mitigated for vapor intrusion concerns, less sampling would be necessary in terms of both density and number of sampling events when compared to a program focused on trying to prove that the vapor intrusion

pathway does not present a human health risk that would need to be mitigated. The Phase II ESA was conducted consistent with industry standards according to the objectives of the client and the findings, conclusions, and recommendations are based on those objectives. Other parties who may use this report should be aware the scope, conclusions, and recommendations may not match their needs. The conclusions in this report are based on visual observations and chemical results from samples collected from the area of investigation only. If additional surface, subsurface, or chemical data become available after the date of issue of this report, the conclusions contained in this report may require modification after SME has reviewed the additional information. This review by SME of additional information would be conducted upon receipt of a request from the client.

The Response Activity Plan to Comply with Section 20107a(1)(b) revealed the following conclusions:

The following subsections discuss the exposure pathways that were identified as complete in Section 4 and, as applicable, activities that will be completed to mitigate unacceptable exposures.

DIRECT CONTACT – SOIL

As indicated in Section 7.1.1, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, arsenic and lead are present in soil at concentrations above the Part 201 Generic Residential Direct Contact Criteria. In order to mitigate unacceptable exposures, response activities will be undertaken both during and after redevelopment activities. These activities are discussed in the following subsections.

PROTECTION DURING REDEVELOPMENT ACTIVITIES

An Environmental Management Plan (EMP) will be prepared to provide written notice to all construction and utility contractors working at the Property during development regarding the presence of contaminated soil. Contractors and other authorized third parties will receive a copy of the EMP and will be required to sign an acknowledgment form and prepare their own site-specific Health and Safety Plan (HASP). The Owner will also be responsible for communicating potential environmental hazards and risks to their employees and subcontractors in conformance with the OSHA Hazard Communication Standard (29 CFR 1910.1200). Additionally, an acknowledgment form will be prepared to provide written notice to future residents regarding restrictions on digging, planting, and other activities that are sub-grade. The acknowledgment form will be included in the lease agreement.

Notice regarding the presence of dermal contact exposure barriers at the Property will be provided to tenants at the Property within their respective lease agreements, which will state:

- This property was previously developed with a school. Fill of unknown origin was used to backfill the school's basement following demolition. As a result, there is contamination in certain portions of the property that are now covered by pavement or landscaping (barriers). No digging, gardening, landscaping, or other activities that may affect the integrity of the barriers are allowed. Copies of the signed lease agreements will be maintained.

PROPOSED EXPOSURE BARRIERS

Redevelopment of the Property will include the construction of buildings, installation of hard surfaces such as pavement, and landscaped areas. These will serve as exposure barriers and be maintained to mitigate direct contact with the known contaminated soil. All existing soils

requiring excavation for construction of the building, installation of hard surfaces, and landscaping will be characterized and transported for disposal at a licensed disposal facility.

BUILDING FOOTPRINT

Contaminated soil will be covered with required subgrade material and a 4-inch concrete floor slab. These will serve an exposure barrier to mitigate contact with underlying contaminated soils in the building footprint areas.

HARDSCAPE (PAVEMENT, SIDEWALKS, ETC.)

These barriers will be comprised of:

- Hot-mix asphalt pavement
- Poured concrete pavement
- Poured concrete sidewalks
- Poured concrete slab-on-grade
- Precast paving stones

Hot-mix asphalt pavement will consist of 1.5 inches of asphalt wearing course, underlain by 2.5 to 3 inches of asphalt leveling course, underlain by 8 to 10 inches of 21AA crushed limestone, underlain by subgrade material or engineered fill.

Poured concrete slab, pavement, and sidewalks will consist of 4 to 6 inches of 6AA concrete, underlain by 6 inches of 21AA crushed limestone, underlain by subgrade material or engineered fill.

Precast paving stones will be 2.75 inches thick, underlain by 1 inch of 2NS sand, underlain by 6 inches of 21AA aggregate base.

LANDSCAPED AREAS

Landscape areas will include any or all of the following:

- Trees
- Shrubs
- Perennial plants
- Grass (lawn)
- Mulch

Contaminated soil will be covered with a barrier comprised of four layers:

1. Visual demarcation fabric over the contaminated soils, such as TerraTex N04E orange fabric or similar fabric followed by,
2. At least 12 to 18 inches of clean engineered fill and/or clean topsoil installed over the demarcation fabric followed by,
3. Seed, sod, or mulch specified by a landscape architect.

A recreation area is proposed for the southern portion of the Property. The recreation area may contain lawn, picnic tables, or playground equipment. The ground surface in the recreation area may be finished with lawn, mulch, or a rubberized material. The total exposure barrier thickness in the recreation area will be 18 inches of clean engineered fill and/or topsoil.

A combined 12 inches of clean fill and topsoil will be placed in areas of grass and perennials. A combined 18 inches of clean fill and topsoil will be placed in areas of shrubs, a combined 30 inches of clean fill and topsoil will be placed in excavations for trees, and a combined 18 inches of clean fill and topsoil will be placed in recreation areas. The bottom of depth of clean fill placement in shrub and tree areas will be approximately 6 inches below the bottom depth of the root ball.

The site will be graded in a manner to provide an even surface for soil placement with at least a 2% slope to allow drainage and prevent ponding. Grading will not move contaminated soil beyond the horizontal extent defined in the design.

The demarcation fabric will be a nonbiodegradable, nonwoven, geotextile comprised of polypropylene fibers.

Clean soil will be placed in lifts, with each lift being compacted using heavy equipment to a compacted depth of 6 to 18 inches, depending on future use, as detailed below. Topsoil will be placed in a 6-inch lift above the clean soil, seeded and properly maintained until a good grass cover is established.

An estimated 900 cubic yards of engineered fill material and 300 cubic yards of topsoil will be imported to the site. Prior to importing soil to the Property, each soil type will be demonstrated to be clean by analytical testing of samples collected from the site of origin. The analytical testing will document that the material does not contain compounds at concentrations above the applicable generic direct contact criteria or background levels. Three discrete soil samples will be collected for each 500 cubic yards per soil type. The samples will be analyzed for total VOCs, PAHs, and the Michigan 10 metals.

Photographs will be taken to document the placement of the demarcation layer and clean soil layer in all greenspace areas at the Property. The thickness of the clean soil layer will be documented by direct measurement (e.g., a ruler or tape measure). After necessary compaction has been conducted, measurements will be collected at a minimum rate of one per 200 square feet. A photograph of the ruler at each location will be taken documenting a minimum depth of 12 to 30 inches of soil. Photographs will be taken to document the placement of the barrier in all greenspace areas. Approximately 125 confirmation measurements will be collected and documented. Seed or sod will be placed over the topsoil layer to establish vegetative cover.

OPERATION, MAINTENANCE AND MONITORING PLAN

Visual inspections of the landscaped and paved areas will be performed on a monthly basis after installation and until vegetation is established. Once vegetation is established, visual inspections will be conducted on a quarterly basis. If erosion or other damage that exposes the underlying dermal contact barrier (imported fill or demarcation fabric) or underlying fill is observed during routine grounds inspections, maintenance, or other site activities, the damaged area will be fenced, and access will be restricted until repaired. Fencing will remain in place and access will be restricted until the area is restored or repaired. Damage to the areas will be repaired/restored within two weeks or as soon as practical based on contractor availability.

VOLATILIZATION TO INDOOR AIR – SOIL

Naphthalene, 2-methylnaphthalene, phenanthrene, and mercury were measured in fill soil at concentrations above Residential SSVIAC. Soil gas sample analytical results from within the footprints of proposed buildings A, B, and C for naphthalene, 2-methylnaphthalene, phenanthrene, and mercury were below laboratory reporting limits. The boring locations, soil gas well depths, and soil gas samples were collected in general accordance with EGLE's Dispersed Vapor Source in Urban Fill Under Part 201 guidance document (Dispersed Vapor Source guidance).

Also, in accordance with the Dispersed Vapor Source guidance, the volatilization to indoor air risk associated with the proposed Building D footprint will be mitigated by removing the urban fill (where the potentially unacceptable concentrations of contaminants could not be adequately assessed, due to the relatively shallow depth of fill). The urban fill within this area extends to depths ranging from 2.5 to 3.8 feet bgs. The urban fill was underlain by native sand and silt. The

fill will be characterized and legally disposed of. The excavation extents will be observed and documented by SME.

VOLATILIZATION TO AMBIENT AIR - SOIL

No contaminants were measured in soil concentrations exceeding volatile soil inhalation criteria or particulate soil inhalation criteria on the Property; therefore, no response activities are required.

The Response Activity Plan to Comply with 7a(1)(b) was approved by EGLE on November 15, 2024.

Regarding Radon, 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.

Since the project location is currently vacant land, LEAD and ASBESTOS testing was not required.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
REMEDIATION AND REDEVELOPMENT DIVISION



PHILLIP D. ROOS
DIRECTOR

November 15, 2024

VIA EMAIL

Christopher Laurent
Genesis Hope Village I Limited Dividend Housing Association, LLC
1118 South Washington Avenue
Lansing, Michigan 48910

Dear Christopher Laurent:

SUBJECT: Notice of Approval of the Response Activity Plan to Comply with 7a(1)(b)
7250 Mack Avenue, Detroit, Wayne County, Michigan
Parcel ID Number: 15000266.002
Facility ID Number: 82008783

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) for the above-referenced property. The ResAP outlines the response activities to be undertaken at the above-referenced address and was submitted on your behalf pursuant to Section 20114b of the NREPA on September 18, 2024, by Bret Stuntz of SME. The final revised version was received by EGLE on November 15, 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 April Hehir, RRD, Brownfield Assessment and Redevelopment Section, at 517-290-8614, or by email at HehirA@Michigan.gov.

Sincerely,

A handwritten signature in black ink that reads "Carrie A. Geyer". The signature is fluid and cursive, with the first name "Carrie" being the most prominent.

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

cc: Bret Stuntz, SME
Paul Glasser, SME
Paul Owens, EGLE
Martha Thompson, 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
<http://www.fws.gov/midwest/EastLansing/>

In Reply Refer To:

August 23, 2021

Consultation Code: 03E16000-2021-SLI-2083

Event Code: 03E16000-2021-E-07747

Project Name: Detroit - Mack Ave

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:

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.

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 several important steps in evaluating the effects of a project on listed species. Please use the species list provided and visit the U.S. Fish and Wildlife Service's Region 3 Section 7 Technical Assistance website at <http://www.fws.gov/midwest/endangered/section7/s7process/index.html>. This website contains step-by-step instructions to help you determine if your project may affect listed species and lead you through the section 7 consultation process.

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 ECOS-IPaC website (<http://ecos.fws.gov/ipac/>) at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

For all **wind energy projects** and **projects that include installing towers that use guy wires or are over 200 feet in height**, 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.

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 prohibitions include the take and disturbance of eagles. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <https://www.fws.gov/midwest/eagle/permits/index.html> 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/birds/policies-and-regulations/administrative-orders/executive-orders.php>.

We appreciate your concern for threatened and endangered species. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

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

Official Species List

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

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

Project Summary

Consultation Code: 03E16000-2021-SLI-2083

Event Code: 03E16000-2021-E-07747

Project Name: Detroit - Mack Ave

Project Type: DEVELOPMENT

Project Description: Redevelopment

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.364110350000004,-83.01160928556757,14z>



Counties: Wayne County, Michigan

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

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

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

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

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

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ecos.fws.gov/ipac/project/EESDOKCGUFD4PCMMZEWDGBB434/documents/generated/5663.pdf	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045 General project design guidelines: https://ecos.fws.gov/ipac/project/EESDOKCGUFD4PCMMZEWDGBB434/documents/generated/5664.pdf	Threatened

Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.) There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6039	Endangered
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. The location of the critical habitat is not available. 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://ecos.fws.gov/ipac/project/EESDOKCGUFD4PCMMZEWDGBB434/documents/generated/5280.pdf	Threatened

Clams

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

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.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

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

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

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty 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 habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

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

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

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

NAME	BREEDING SEASON
Bald Eagle <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 and understand the

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

Probability of Presence (■)

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

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

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

Breeding Season (■)

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

Survey Effort (|)

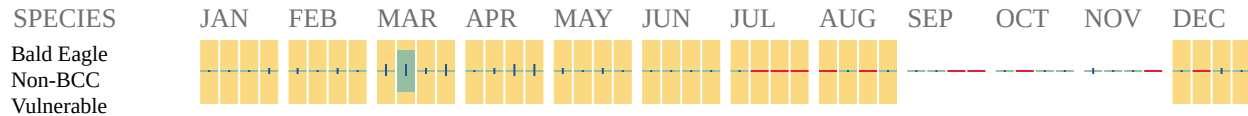
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (-)

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

Survey Timeframe

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



Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

Migratory Birds FAQ

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

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

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

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

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

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

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

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

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

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Wetlands

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.



(<https://www.epa.gov/>)

NEPASSIST Home ([/www.epa.gov/nepa/nepassist](https://www.epa.gov/nepa/nepassist)) | Mobile ([mobile/index.html](https://www.epa.gov/nepa/nepassist/mobile/index.html)) | Help ([help/n](https://www.epa.gov/nepa/nepassist/help))

Find address or place



0.6 km

EnviroMapper®

0.4 mi



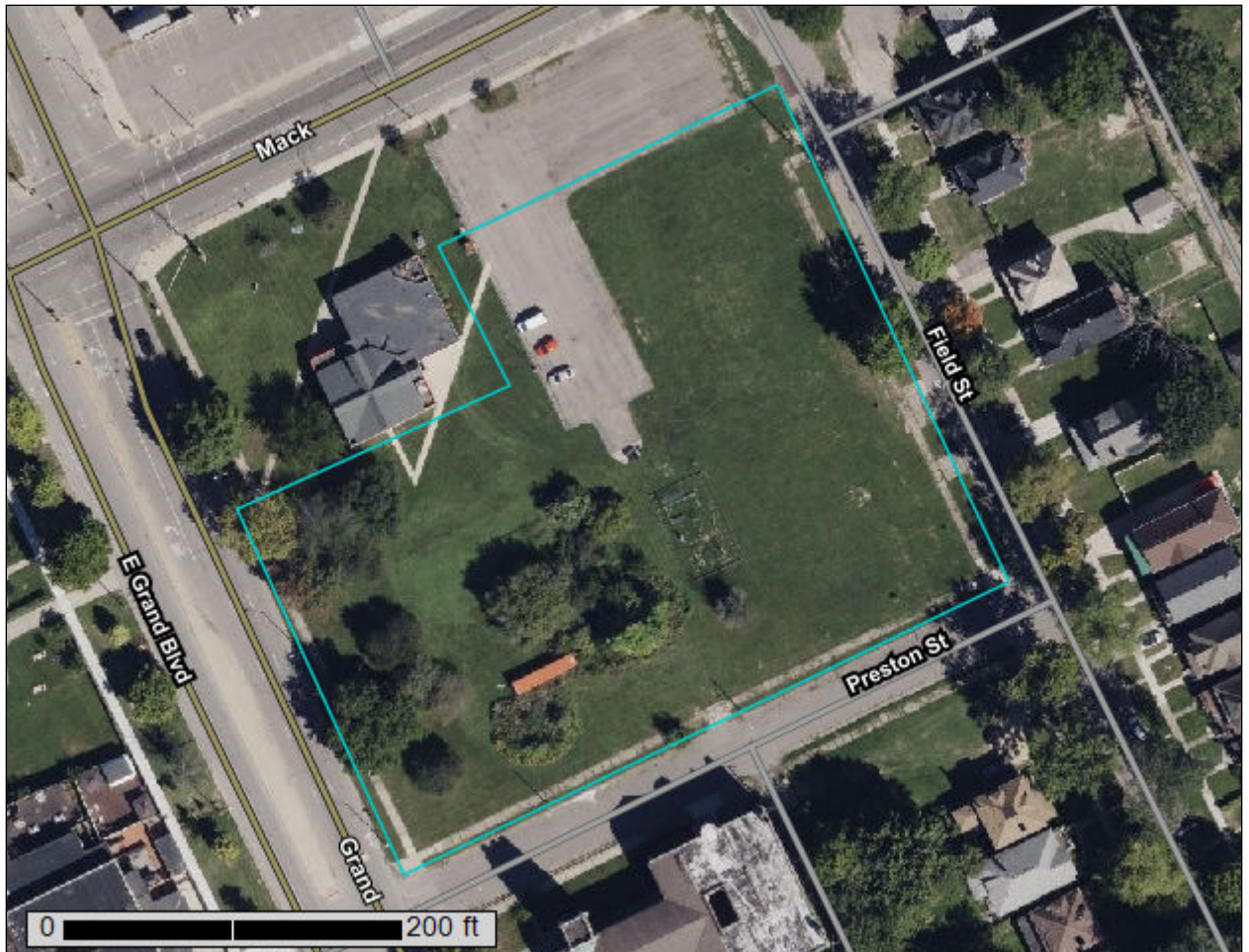
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Wayne County, Michigan**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Wayne County, Michigan.....	13
EtmaeA—Anthroportic Udorthents, dense substratum, 0 to 2 percent slopes.....	13
Lv nubB—Livonia-Urban land complex, dense substratum, 0 to 4 percent slopes.....	14
Soil Information for All Uses	17
Suitabilities and Limitations for Use.....	17
Land Classifications.....	17
Farmland Classification.....	17
References	23

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

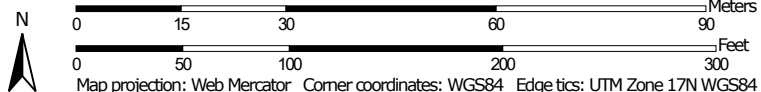
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:1,080 if printed on A portrait (8.5" x 11") sheet.



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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

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

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

Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Wayne County, Michigan
 Survey Area Data: Version 10, Aug 28, 2024

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
EtmaeA	Anthroportic Udorthents, dense substratum, 0 to 2 percent slopes	2.3	88.6%
LvnubB	Livonia-Urban land complex, dense substratum, 0 to 4 percent slopes	0.3	11.4%
Totals for Area of Interest		2.6	100.0%

Map Unit Descriptions

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, 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 and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils 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. Other minor components, however, have properties and behavioral 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

Custom Soil Resource Report

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*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one 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.

Wayne County, Michigan

EtmaeA—Anthroportic Udorthents, dense substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2wb2t
Elevation: 570 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

Anthroportic udorthents, dense substratum, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Anthroportic Udorthents, Dense Substratum

Setting

Landform: Till-floored lake plains, deltas
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over clayey lodgment till

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu - 6 to 39 inches: loam
2Cg - 39 to 61 inches: silt loam
3Cd - 61 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 55 to 76 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

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

Minor Components

Colwood, human transported surface

Percent of map unit: 6 percent
Landform: Till-floored lake plains, deltas
Microfeatures of landform position: Open depressions
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F099XY013MI - Wet Lake Plain Flats
Hydric soil rating: No

Urban land

Percent of map unit: 5 percent
Hydric soil rating: No

Rapson, human transported surface

Percent of map unit: 3 percent
Landform: Till-floored lake plains, deltas
Down-slope shape: Linear
Across-slope shape: Linear, convex
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Riverfront, dense substratum

Percent of map unit: 1 percent
Landform: Till-floored lake plains, deltas
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

LvnuB—Livonia-Urban land complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx74
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

Livonia, 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 Livonia, Human Transported Surface

Setting

Landform: Till-floored lake plains, deltas

Down-slope shape: Linear

Across-slope shape: Linear, concave

Parent material: Sandy and loamy human-transported material over sandy glaciolacustrine deposits over loamy glaciolacustrine deposits over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam

^Cu - 9 to 12 inches: sandy loam

Ab - 12 to 19 inches: loamy sand

Bwb - 19 to 35 inches: sand

C1 - 35 to 54 inches: sand

2C2 - 54 to 62 inches: silt loam

3Cd - 62 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 52 to 77 inches to densic material

Drainage class: Somewhat poorly drained

Runoff class: Very low

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

Depth to water table: About 30 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 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 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: C

Ecological site: F099XY003MI - Warm Moist Sandy Depression

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

Anthropotic udorthents, dense substratum

Percent of map unit: 5 percent
Landform: Till-floored lake plains, deltas
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Brems, human transported surface

Percent of map unit: 3 percent
Landform: Deltas, till-floored lake plains
Microfeatures of landform position: Rises
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Colwood, human transported surface

Percent of map unit: 2 percent
Landform: Deltas, till-floored lake plains
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Ecological site: F099XY013MI - Wet Lake Plain Flats
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

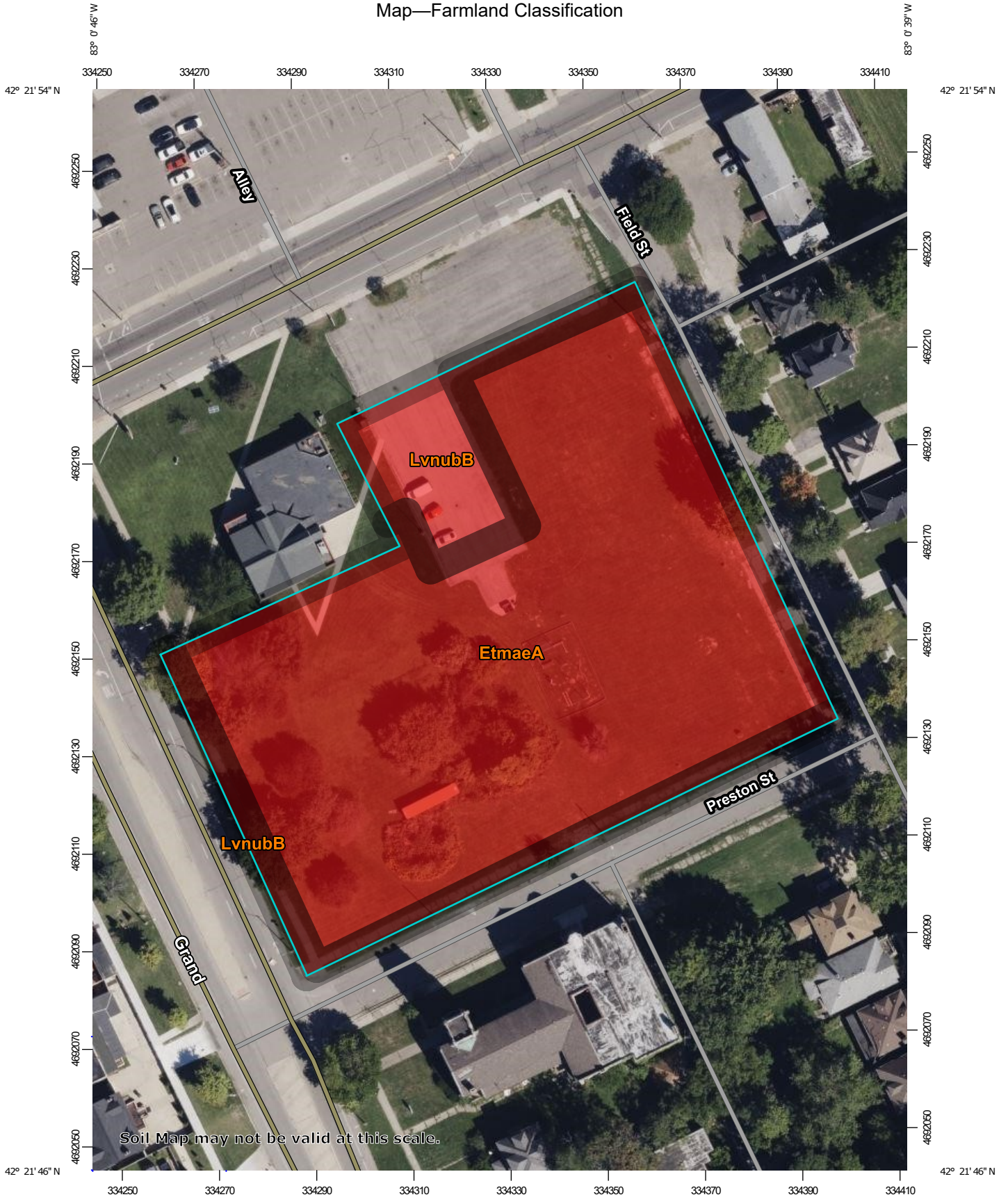
Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

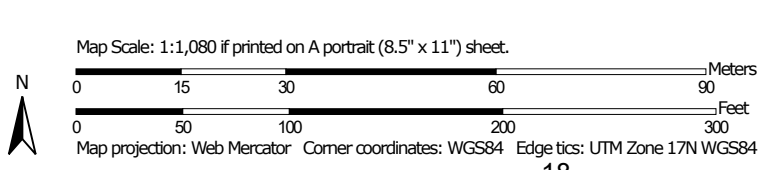
Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report Map—Farmland Classification




Soil Map may not be valid at this scale.



Custom Soil Resource Report









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60







































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Custom Soil Resource Report

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

Custom Soil Resource Report

<p> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p>	<p> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p>	<p> Farmland of unique importance</p> <p> Not rated or not available</p>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p>
<p> Farmland of statewide importance, if irrigated and drained</p>	<p> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p>	<p>Water Features</p> <p> Streams and Canals</p>	<p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p>
<p> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p>	<p> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p>	<p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p>	
<p> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p>	<p> Farmland of statewide importance, if warm enough</p>	<p>Background</p> <p> Aerial Photography</p>	<p>Please rely on the bar scale on each map sheet for map measurements.</p>
<p> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p>	<p> Farmland of statewide importance, if thawed</p>		<p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p>
	<p> Farmland of local importance</p>		<p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p>
	<p> Farmland of local importance, if irrigated</p>		<p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p>
			<p>Soil Survey Area: Wayne County, Michigan Survey Area Data: Version 10, Aug 28, 2024</p>
			<p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p>
			<p>Date(s) aerial images were photographed: Sep 8, 2022—Oct 4, 2022</p>
			<p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EtnaeA	Anthroportic Udorthents, dense substratum, 0 to 2 percent slopes	Not prime farmland	2.3	88.6%
LvnubB	Livonia-Urban land complex, dense substratum, 0 to 4 percent slopes	Not prime farmland	0.3	11.4%
Totals for Area of Interest			2.6	100.0%

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Preston Townhomes 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 Genesis Hope/Preston Townhomes Project. It provides directions 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 October 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 Luke Heider, THPO P.O. Box 340 Crandon, WI 54520 (715) 478-7354 luke.heidert@fcp-nsn.gov Olivia.Nunway@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 Hobia, THPO 2872 Mission Drive Shelbyville, MI 49344-9580 (269) 397-1780 ext. 1296 Lakota.Hobia@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 dgrignon@mitw.org</p>	<p>Miami Tribe of Oklahoma Logan York, 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 matthew.wesaw@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 EDonmyer1@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

November 14, 2024

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

RE: Section 106 Review of a CDBG-Funded Project Located at 7520 Mack Ave in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

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

Cinnaire Solutions is partnering with Genesis Harbor of Opportunities Promoting Excellence (Genesis HOPE) to develop Phase I of the Preston Townhomes project at 7200 Mack Avenue, an empty lot directly adjacent to Genesis Lutheran Church and East Grand Boulevard. which will comprise 31 new construction 2 & 3-bedroom townhouses and a parking lot. Phase II will consist of a mixed-use building with 30 units, dedicated community space, and commercial/retail space. Future programming on the site in Phase II of the development will include a community garden and a playground.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. On 10/19/2021, a technical report summarizing the likelihood of encountering archaeological deposits was completed by Robert C. Chidester, RPA of Mannik & Smith Group. Research concluded that no historic properties would be affected by this undertaking. On 2/16/22, the Michigan State Historic Preservation Office concurred with the results of this report.

On 11/14/24, the project was re-evaluated by the Housing & Revitalization Department’s Staff Archaeologist. An additional State Archaeology Site File review was conducted, and no new archaeological sites have been identified in the APE. We have determined that the potential to adversely affect significant archaeological resources remains low, and no additional archaeological assessment is required. In the event of an unanticipated discovery during construction, the city’s unanticipated discoveries plan should be followed.

On 1/4/23, 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 Pottawatomis Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

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

The proposed construction at 7250 Mack Avenue is adjacent to the National Register of Historic Places listed East Grand Boulevard Historic District. It is also adjacent to the Trinity Deliverance Church/Church of the Covenant Local Historic District, and the NRHP eligible East Grand Boulevard Residential Historic District.

The project will not negatively impact any aspect of integrity for which the surrounding historic districts derive their significance and will have no adverse effect on historic resources. This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and,
- Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may contact the Preservation Specialist at Ciavattonet@detroitmi.gov.

Sincerely,

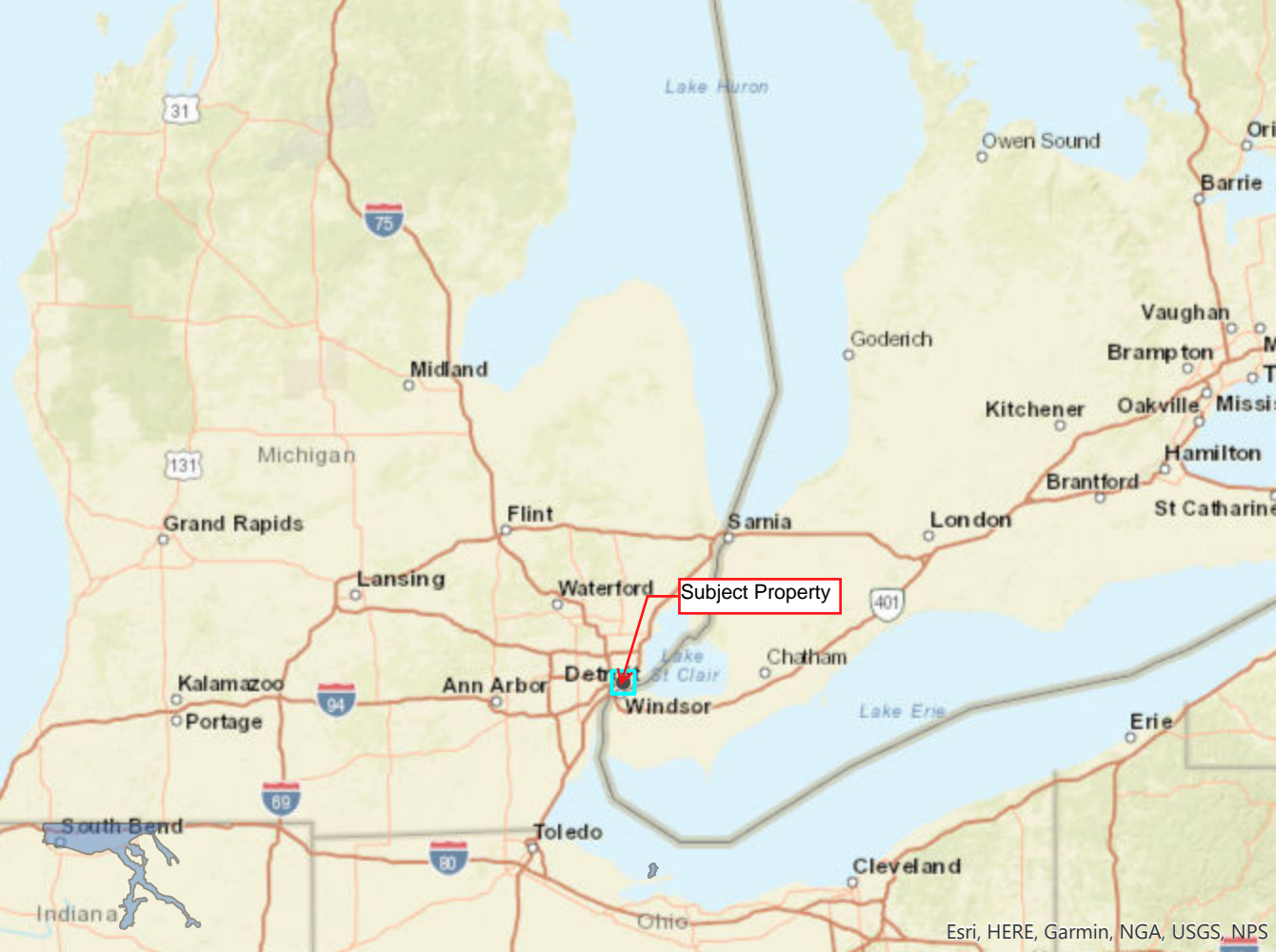


**Housing and Revitalization
Department**

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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Lake Huron

Owen Sound

Barrie

Midland

Goderich

Vaughan

Brampton

Kitchener

Oakville

Mississauga

131

Michigan

Hamilton

Grand Rapids

Flint

Samia

London

Brantford

St Catharines

Lansing

Waterford

Subject Property

401

Kalamazoo

Ann Arbor

Detroit

Chatham

Lake St. Clair

Windsor

Lake Erie

Erie

94

69

South Bend

Toledo

80

Cleveland

Indianapolis

Ohio



August 17, 2021

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.


Wetlands Map Viewer





March 3, 2022

Part 303 Final Wetlands Inventory

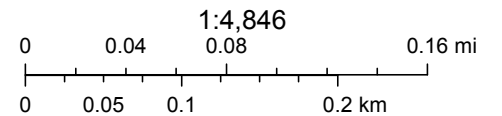
 Wetlands as identified on NWI and MIRIS maps

 Soil areas which include wetland soils

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

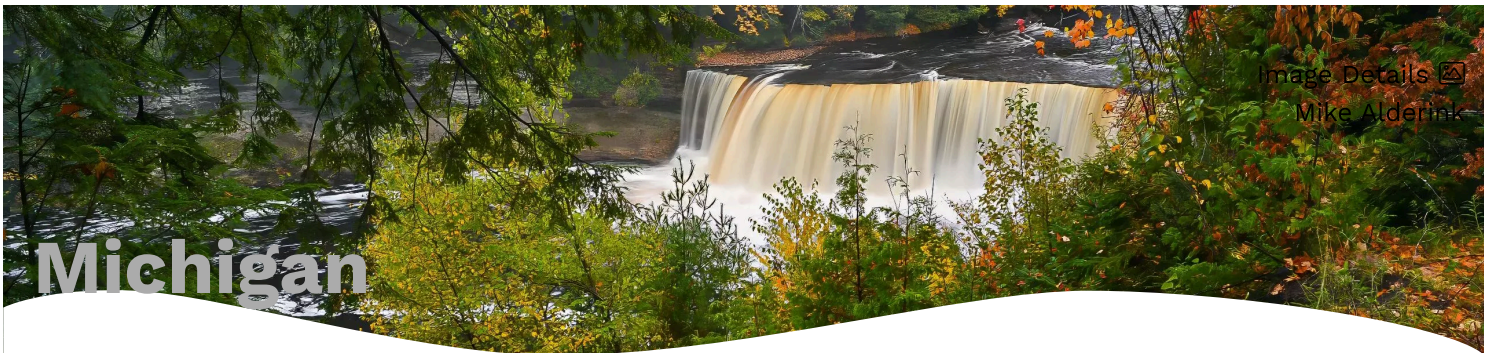
 Wetland (Hydric) Soils

 National Wetlands Inventory 2005



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

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



Even in the “Great Lakes State,” rivers play a huge role in the lives of every Michigander. From recreation to creation, Michigan’s rivers have carved paths for industries to rise and cities to thrive. The state has over 300 named rivers — several names are shared by different rivers (e.g., there are eight Pine Rivers and seven Black Rivers). In four cases, two rivers of the same name are in one county.

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic — just slightly more than 1% of the state's river miles.



Rivers In Michigan



(/rivers/river/ausable)

Au Sable River

(/rivers/river/ausable)

Michigan (/rivers/river/ausable)



(/river/bear)

Bear Creek (/river/bear)

Michigan (/river/bear)



(/rivers/river/black-river)

Black River

(/rivers/river/black-river)

Michigan (/rivers/river/black-river)



(/rivers/river/carp)

Carp River

(/rivers/river/carp)

Michigan (/rivers/river/carp)



(/rivers/river/tahquamenon-east-branch)

East Branch Tahquamenon River

(/rivers/river/tahquamenon-east-branch)

Michigan

(/rivers/river/tahquamenon-east-branch)



(/river/indian)

Indian River (/river/indian)

Michigan (/river/indian)



(/rivers/river/manistee)

Manistee River

(/rivers/river/manistee)

Michigan (/rivers/river/manistee)

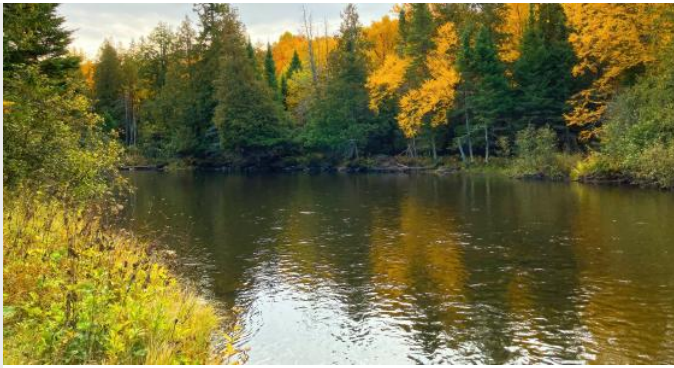


(/rivers/river/ontonagon)

Ontonagon River

(/rivers/river/ontonagon)

Michigan (/rivers/river/ontonagon)



(/river/paint)

Paint River (/river/paint)

Michigan (/river/paint)



(/river/pere-marquette)

Pere Marquette River

(/river/pere-marquette)

Michigan (/river/pere-marquette)



(/river/pine)

Pine River (/river/pine)

Michigan (/river/pine)

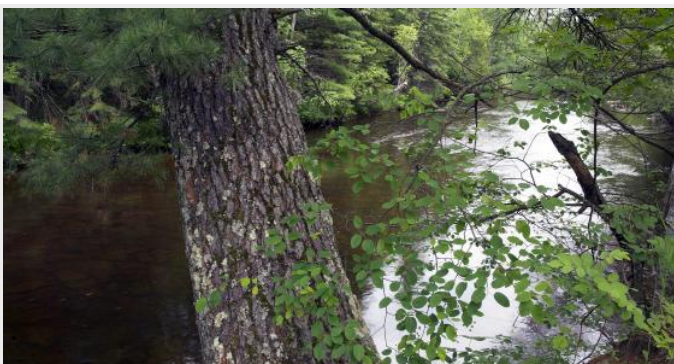


(/river/presque-isle)

Presque Isle River

(/river/presque-isle)

Michigan (/river/presque-isle)



[\(/carp/river/sturgeon-hiawatha\)](#)

Sturgeon River (Hiawatha National Forest)

[\(/carp/river/sturgeon-hiawatha\)](#)

Michigan [\(/carp/river/sturgeon-hiawatha\)](#)

[\(/river/sturgeon-ottawa\)](#)

Sturgeon River (Ottawa National Forest)

[\(/river/sturgeon-ottawa\)](#)

Michigan [\(/river/sturgeon-ottawa\)](#)

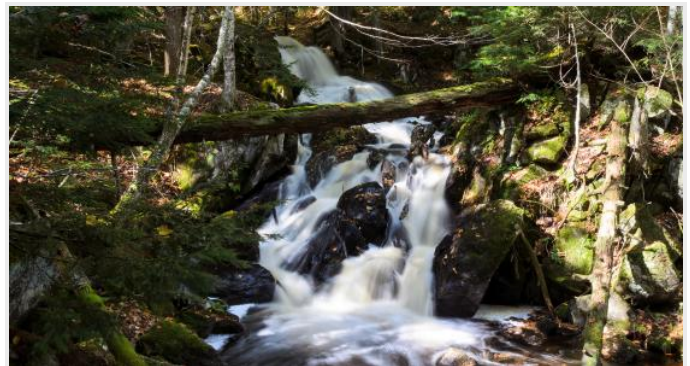


[\(/river/whitefish\)](#)

Whitefish River

[\(/river/whitefish\)](#)

Michigan [\(/river/whitefish\)](#)



[\(/rivers/river/yellow-dog\)](#)

Yellow Dog River

[\(/rivers/river/yellow-dog\)](#)

Michigan [\(/rivers/river/yellow-dog\)](#)

[Contact Us \(/apps/contact\)](#)

[National Awards \(/apps/national-awards\)](#)

[The Numbers \(/apps/numbers\)](#)

[Nationwide Rivers Inventory \(/apps/nri\)](#)

[Documents \(/apps/documents\)](#)

[Accessibility \(/apps/accessibility\)](#)

PARTNERS

Bureau of Land Management (<https://blm.gov/programs/national-conservation-lands/wild-and-scenic-rivers>)

National Park Service (<https://www.nps.gov/orgs/1912/index.htm>)

NPS Partnership Rivers (<https://www.nps.gov/orgs/1912/partnership-wild-and-scenic-rivers.htm>)

U.S. Fish & Wildlife Service (<https://www.fws.gov/story/wild-and-scenic-rivers>)

U.S. Forest Service (<https://www.fs.usda.gov/managing-land/wild-scenic-rivers>)

River Management Society (<http://river-management.org/>)

REFERENCES

[Bibliography \(/apps/bibliography\)](#)

[Interagency Council \(/apps/council\)](#)

[Stewardship \(/apps/stewardship\)](#)

[News \(/apps/news\)](#)

[Videos \(/apps/video\)](#)

[Vulnerability Disclosure Policy \(/apps/vulnerability-disclosure-policy\)](#)



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

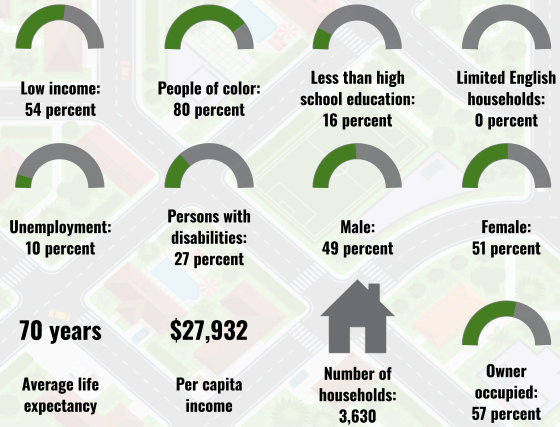
1 mile Ring Centered at 42.363618,-83.012009
 Population: 9,921
 Area in square miles: 3.14

Dynamic map initially showing the user-selected area

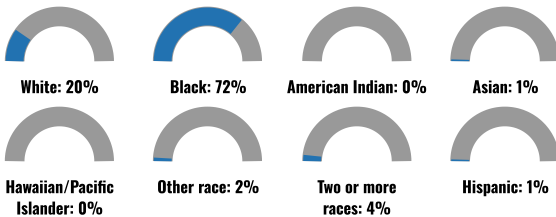
COMMUNITY INFORMATION

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	96%
Spanish	2%
French, Haitian, or Cajun	1%
Other and Unspecified	1%
Total Non-English	4%



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) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

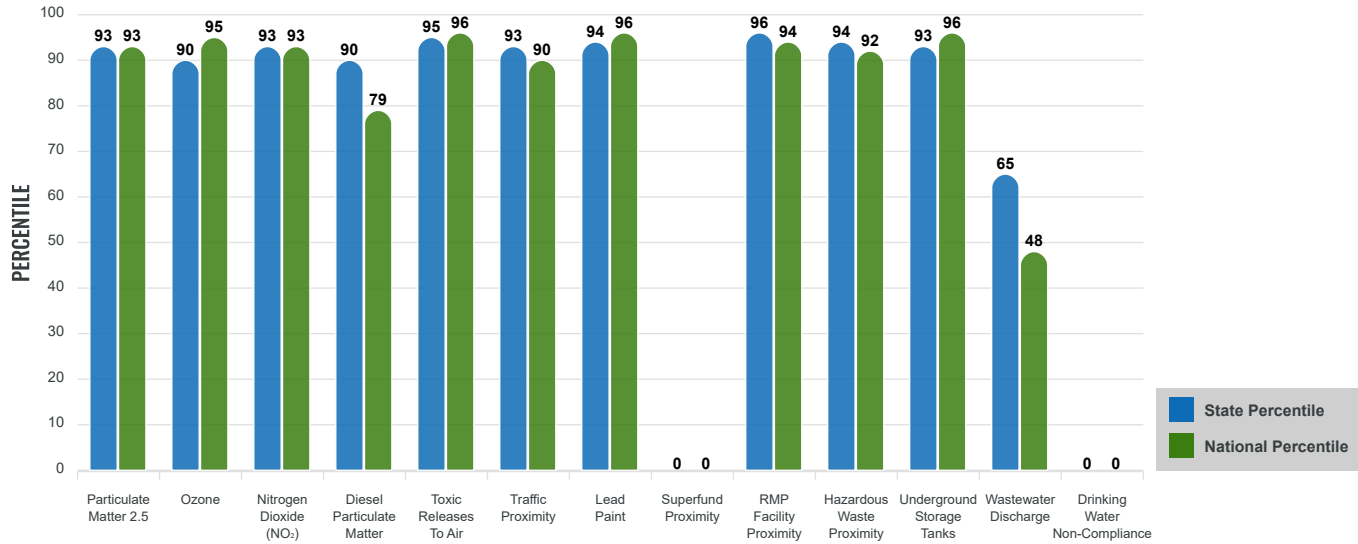
Environmental Justice & Supplemental Indexes

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.

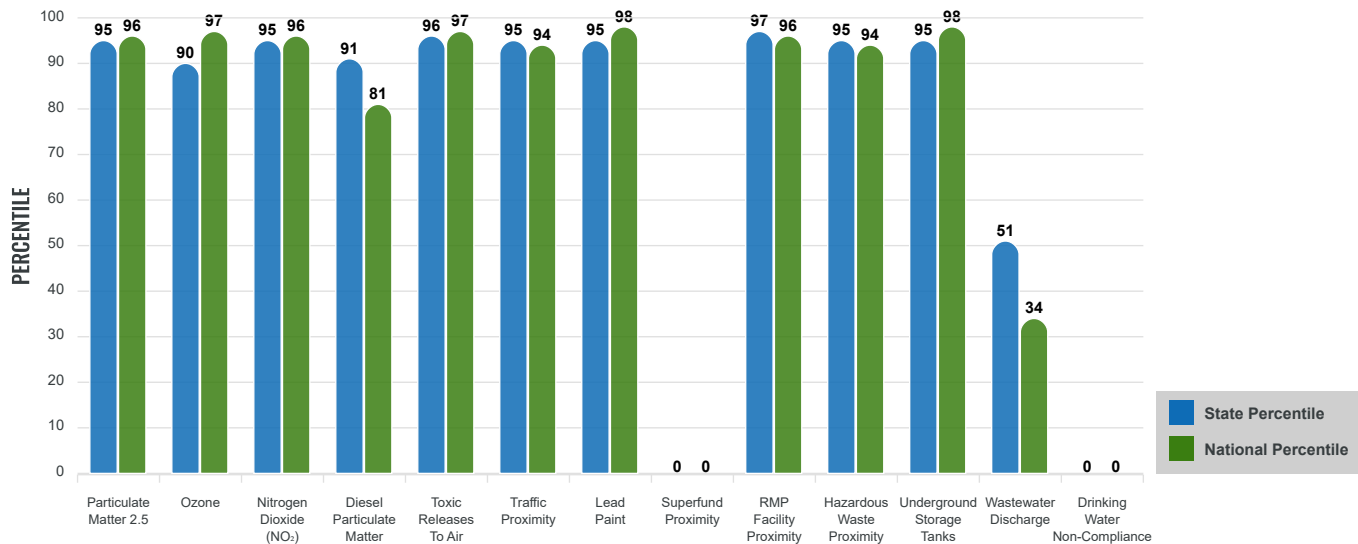
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

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

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 1 mile Ring Centered at 42.363618,-83.012009

Report produced January 12, 2025 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	9.26	7.84	85	8.45	79
Ozone (ppb)	68.9	67.3	62	61.8	83
Nitrogen Dioxide (NO ₂) (ppbv)	12	7.7	85	7.8	86
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.155	0.116	75	0.191	49
Toxic Releases to Air (toxicity-weighted concentration)	7,300	2,500	94	4,600	90
Traffic Proximity (daily traffic count/distance to road)	2,200,000	910,000	89	1,700,000	74
Lead Paint (% Pre-1960 Housing)	0.83	0.38	89	0.3	93
Superfund Proximity (site count/km distance)	0	0.28	0	0.39	0
RMP Facility Proximity (facility count/km distance)	1.5	0.38	95	0.57	89
Hazardous Waste Proximity (facility count/km distance)	4.6	2	88	3.5	77
Underground Storage Tanks (count/km ²)	25	7.6	91	3.6	97
Wastewater Discharge (toxicity-weighted concentration/m distance)	1.3	880	33	700000	23
Drinking Water Non-Compliance (points)	0	0.39	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	2.55	N/A	N/A	1.34	89
Supplemental Demographic Index USA	2.71	N/A	N/A	1.64	93
Demographic Index State	2.7	1.18	91	N/A	N/A
Supplemental Demographic Index State	2.66	1.5	93	N/A	N/A
People of Color	80%	26%	90	40%	83
Low Income	54%	31%	84	30%	84
Unemployment Rate	11%	6%	83	6%	86
Limited English Speaking Households	0%	2%	73	5%	57
Less Than High School Education	16%	9%	85	11%	75
Under Age 5	6%	5%	65	5%	63
Over Age 64	18%	18%	52	18%	56

*Diesel particulate matter index is 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. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	1
Water Dischargers	1
Air Pollution	4
Brownfields	8
Toxic Release Inventory	5

Other community features within defined area:

Schools	5
Hospitals	0
Places of Worship	34

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 42.363618,-83.012009

Report produced January 12, 2025 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	20%	20%	54	20%	60
Heart Disease	9.4	6.3	96	5.8	96
Asthma	14.3	11.4	92	10.3	98
Cancer	6.6	7	35	6.4	51
Persons with Disabilities	27.1%	14.9%	96	13.7%	96

CLIMATE INDICATORS

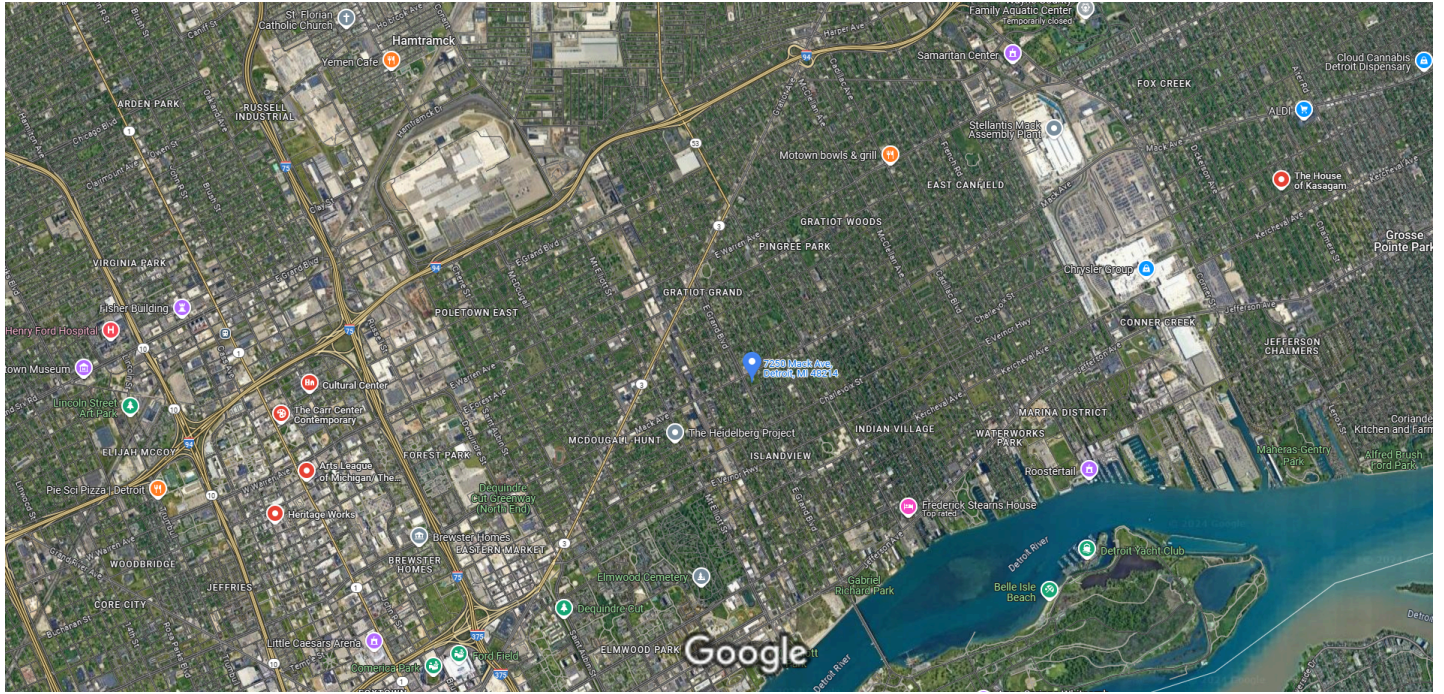
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	3%	7%	31	12%	27
Wildfire Risk	0%	0%	0	14%	0

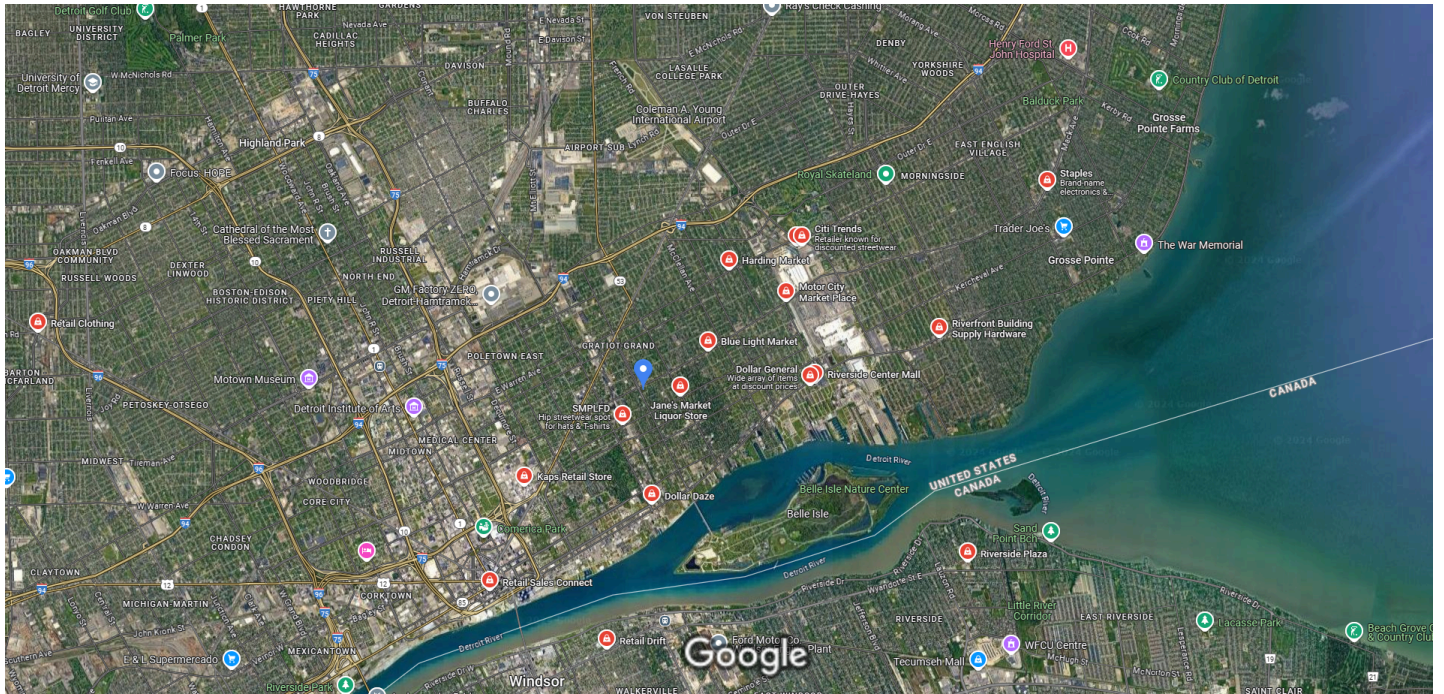
CRITICAL SERVICE GAPS

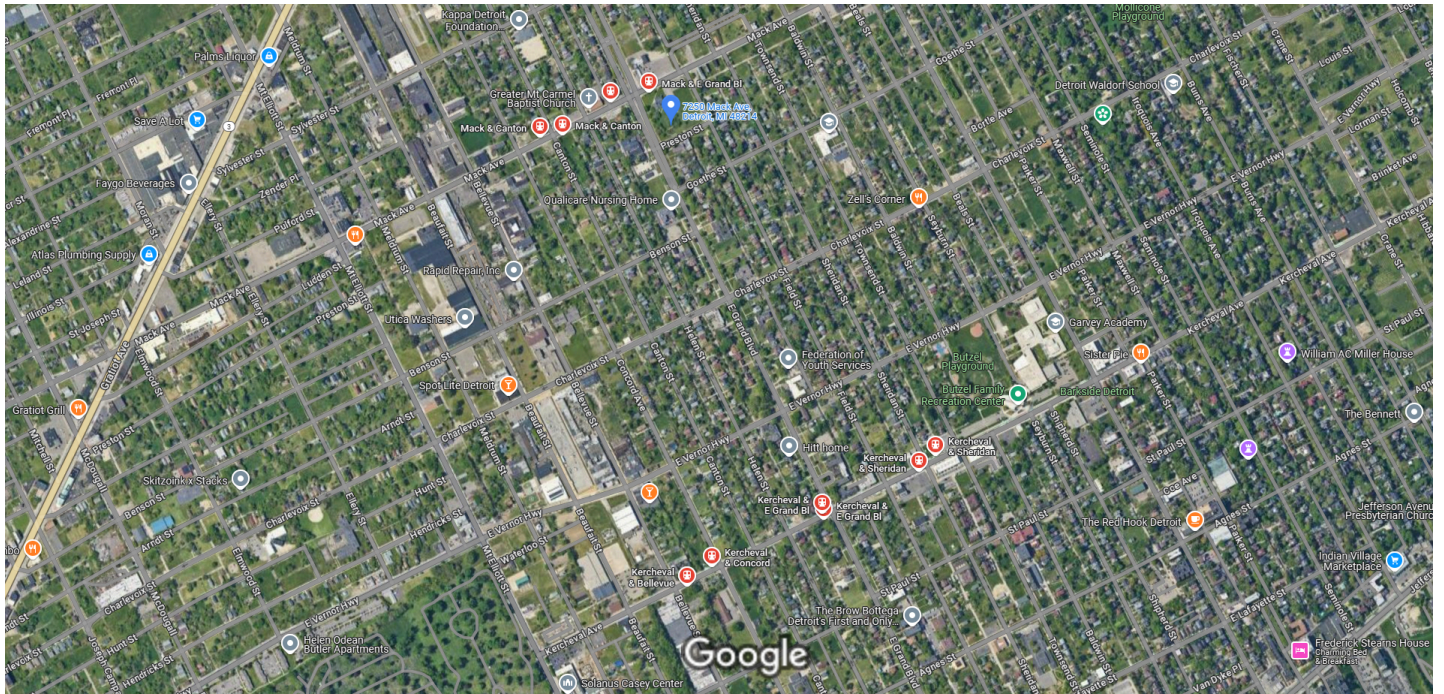
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	18%	13%	74	13%	74
Lack of Health Insurance	7%	5%	73	9%	51
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

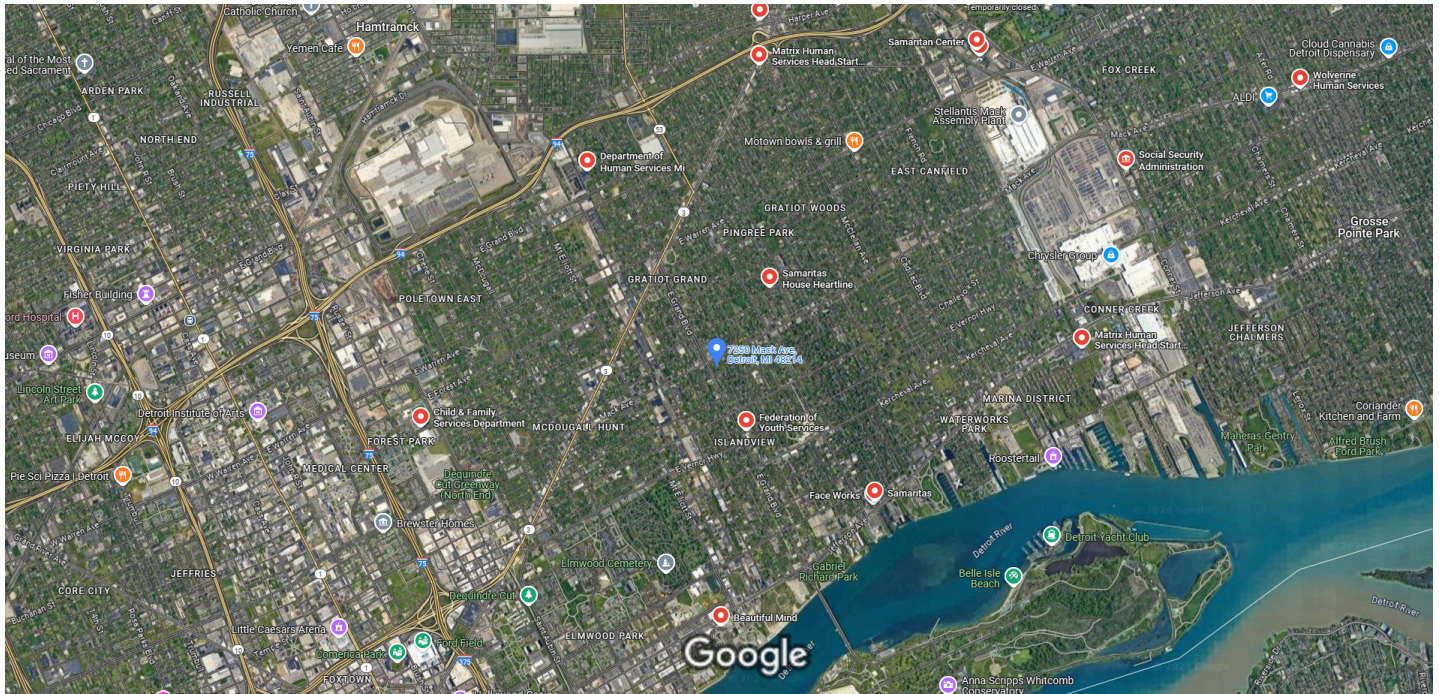
Report for 1 mile Ring Centered at 42.363618,-83.012009

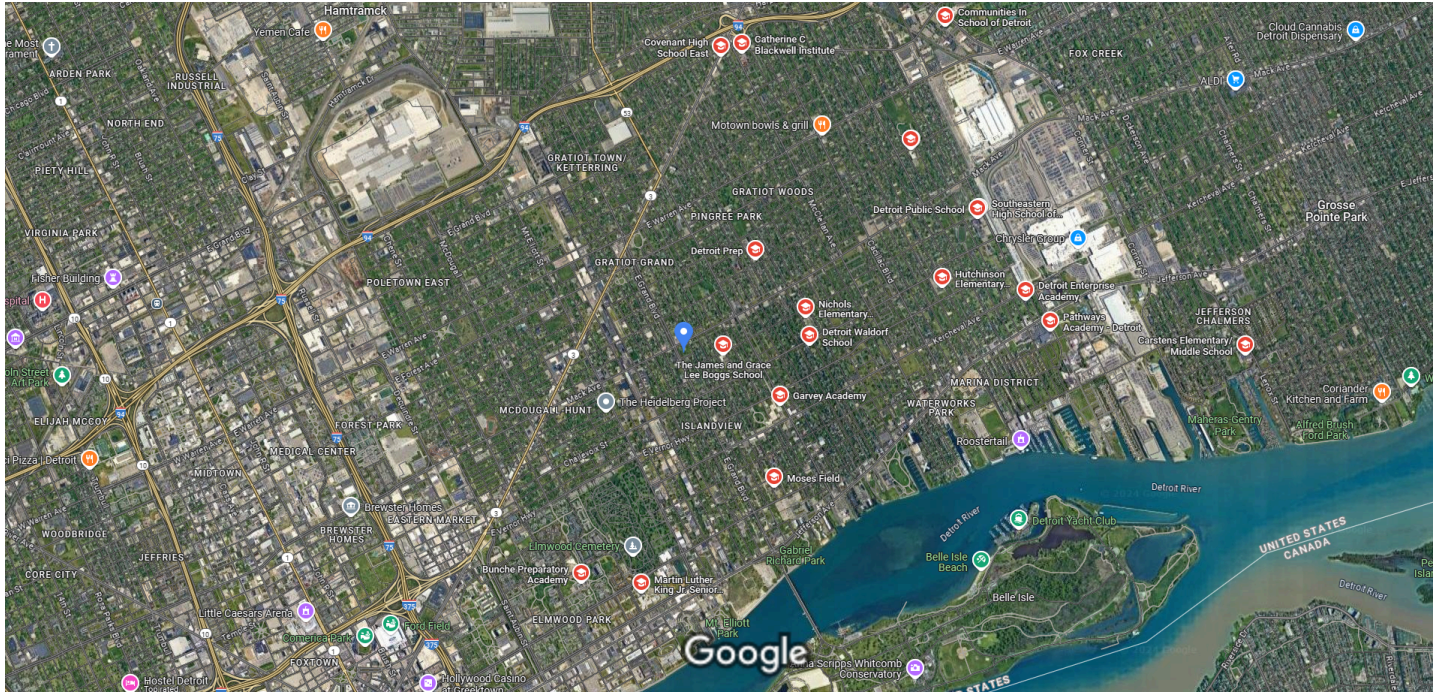
Report produced January 12, 2025 using EJScreen Version 2.3











Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2024 Google 2000 ft