

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

**Project Information**

**Project Name:** 1723-W.-Grand-Blvd

**HEROS Number:** 900000010457177

**Start Date:** 03/06/2025

**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):** Triterra

**Point of Contact:** Meredith Crane

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:** 1723 W Grand Blvd, Detroit, MI 48208

**Additional Location Information:**

The proposed project site is comprised of two adjoining undeveloped parcels: 1723 W. Grand Boulevard (parcel tax ID #14008121) and 1729 W. Grand Blvd (parcel tax ID #14008120) in the City of Detroit, (Wayne County), Michigan. The Property is located approximately 200 feet south of Milford Street and approximately 440 feet north of McGraw Avenue in the "Midwest" neighborhood. A public alley adjoins the west side of the property with access to Milford Street to the north and Cobb Pl to the south.

**Direct Comments to:** Penny Dwoinen, Environmental Review Officer, City of Detroit  
Email: [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov)

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

The proposed project includes the acquisition of the two adjoining parcels (1723 & 1729 W. Grand Blvd, Detroit) and new construction of an ~18,655 square foot, three-story building containing 18 one-bedroom/one bath residential units (~650 SF); six units on each floor. The project will provide general and permanent supportive housing (PSH) for individual/households. Eight units have project-based rental assistance (PBRA) and target households earning below 30% of the area median income (AMI); the remaining ten units shifting to target general-occupancy, 60%-AMI households, with no PBRA. Building amenities include elevator access, patios/balconies, A/C, dishwashers, garbage disposal, mini blinds, secured entry, and in-unit laundry hook-up. The project will include onsite, paved, uncovered parking for 14 vehicles (0.75PU) to the rear of the building, approximately 1,300sq/ft of greenspace, new sidewalks, and landscaping. Parking can be accessed from the adjoining public alley to the west of the property. Existing sidewalks and grass will be removed as part of the redevelopment plan. Water, sewer, and trash removal costs remain included in rents; tenants will be responsible for unit electric charges, heat, and water heating costs. The environmental review is valid for up to five years.

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

The proposal will offer affordable units targeted at households within the Detroit area. According to the Market Feasibility Analysis report for the project dated August 25, 2023, a survey of 14 multi-family residential properties in the market area (10 reported operating under LIHTC guidelines), the overall occupancy rate for the area was 98.3 percent indicative of strong demand for rental housing. Strong demand was evident for subsidized projects. Credit restrictions particularly for lower income buyers, as well as upfront money costs have made purchasing a home outside the reach of potential buyers who would fall within the qualified income range. Thus,



competition between rental and ownership options are limited for the subject within the qualified income range, making rental housing the most viable option for low to moderate income families. Ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term.

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

The site is a vacant lot located in a predominately residential area. A dilapidated, vacant commercial building is located to the immediate north of the site, detracting from the appeal the site. To the west and south are single-family homes in generally moderate condition. To the east is West Grand Boulevard with a grass and treed median separating the site from buildings to the east--these buildings include single-family homes in generally moderate condition and a vacant multi-family residential building. The vacant multifamily residential building is in disrepair and detracts from the appeal of the site. Just removed from the site is a Fire House to the south and another vacant multi-family residential building to the southeast. The Fire House is in good condition, however, again the vacant multi-family residential building is in disrepair. MSHDA has requested a blight remediation plan be implemented addressing the vacant commercial building to the immediate north and the two vacant multi-family residential buildings to the southeast. The location is considered attractive to the targeted tenants. Dilapidated buildings near the site pose some concern, but as indicated MSHDA has required a blight remediation plan mitigating these issues with single-family homes near the site generally supportive of the appeal of the site. Location near the highest density development in Detroit to the east serves to enhance the appeal of the area. The subject will have good visibility from the street and is easily accessible via local roadways. In absence of the project the site likely will remain undeveloped.

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

[1723 Site Plan.pdf](#)

[MSHDA Full Study Detroit 1723 W Grand Blvd 8-23.pdf](#)

[24-0717 Detroit 1723 W Grand Blvd-Marketing Memo NOFA 17.pdf](#)

[1723 W GR BLVD SD PKG.pdf](#)

[Figure 2 - property location.pdf](#)

[Zoning Classifications\\_1.pdf](#)

[Zone 45 Map.pdf](#)

[Parcel Number - 14008121.pdf](#)

[Parcel Number - 14008120.pdf](#)

[Figure 1 Subject Property Location.pdf](#)

[Photo Log\(1\).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:**

[Revised Signature Page - 1723 W Grand.pdf](#)

**7015.15 certified by Certifying Officer**  
on:

**7015.16 certified by Authorizing Officer**  
on:

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$635,000.00

**Estimated Total HUD Funded,** \$635,000.00  
**Assisted or Insured Amount:**

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$8,527,134.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airports to

		the project are: Coleman A Young airport (~6.18mi NE), Windsor Airport (~8.76mi SE), and Detroit Wayne (~14.07mi SW).
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA flood map 26163C0280E effective 2/2/2012, the subject property is not located within a special flood hazard area. According to the FEMA Community Status Book Report, the City of Detroit is participating in the National Flood Insurance Program. According to the Federal Flood Standard Support Tool - FFRMS Freeboard Value Approach Report, based on the user-defined location and noncritical designation, the proposed action is not in the coastal or riverine FFRMS floodplain.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the EGLE 2025 Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~1.24 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project includes new construction of an 18-unit residential building. According to correspondence dated November 7, 2024 from EGLE Air Quality Division, Environmental Quality Analyst, Breanna Bukowski, The size,

		scope, and duration of the 1723 W. Grand Blvd. Project proposed for completion in Detroit, Michigan should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A May 2022 Phase I ESA completed by PM Environmental (PM) identified the following REC: potential migration of contamination onto the subject property from the north-adjointing site (1737 W Grand - a former automotive and chemical factory). In June 2022, PM completed a Phase II subsurface investigation on the Property consisting of three soil borings along the northern portion of 1729 West Grand Boulevard to a maximum depth of ~12 feet below ground surface (bgs). Three soil samples were collected and analyzed for volatile organic compounds (VOCs) and polynuclear aromatic compounds (PNAs). Groundwater was encountered in one of the soil borings; however, the amount was not sufficient for sampling. All analytical results were below minimum detection limits. Triterra completed a soil gas investigation on the subject property between February and September 2024 to assess a potential vapor encroachment concern (VEC) associated with the known presence of tetrachloroethene and trichloroethene on the north-adjointing site. Six soil gas vapor pins were installed on the property; soil gas samples were submitted for analysis for VOCS using EPA method TO- 15. Soil gas vapor pin locations SG-1 through SG-3

		<p>were installed at approximately two feet below grade due to presence of shallow groundwater, samples SG- 4 through SG-6 were installed at approximately five feet below grade. The soil gas analytical results were compared to Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels (updated March 4, 2024). No target parameters (VOCs) were identified at concentrations exceeding the most restrictive VIAP screening levels. According to the November 11, 2024 Phase I ESA completed by Triterra, the subject property was vacant land in at least 1910, developed for residential from ~1920 - 2012 and has been vacant/undeveloped since; no recognized environmental conditions (RECs) were identified in connection to the subject property. Asbestos &amp; Lead - Not applicable, site is currently undeveloped. Based on the radon samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required.</p>
<p><b>Endangered Species Act</b> 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>Triterra utilized the United States Fish and Wildlife Service information for Planning and Consultation (IPaC) to determine federal threatened and endangered species listed for Wayne County, Michigan. The following federally threatened or endangered species were identified: Myotis sodalists (Indiana Bat) Perimyotis subflavus - Tricolored Bat Calidris canutus rufa (Rufa Red Knot) Sistrurus catenatus (Eastern massasauga rattlesnake) Epioblasma rangiana (Northern Riffleshell) Platanthera leucophaea (Eastern Prairie Orchid) The subject property is an undeveloped lot located in a heavily developed area proximate residential and commercial buildings and does not contain suitable habitat</p>

		for listed species. The proposed project will no effect on the threatened and endangered species listed for Wayne County, Michigan. No critical habitats were identified at the site by USFWS iPAC.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA flood map 26163C0280E effective 2/2/2012, the subject property is not located within a special flood hazard area. According to the Federal Flood Standard Support Tool FFRMS Freeboard Value Approach Report, based on the proposed action is not in the coastal or riverine FFRMS floodplain. Based on the data from the FIRM map and FFRMS Freeboard Value report, the site is not located in a floodplain, and flood insurance is not required. The project is in compliance with Executive Orders 11988 and 13690.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Noise Assessment was conducted. The noise level was normally unacceptable: 71.0 db. See noise analysis. STraCAT calculations were completed for the subject property using the attenuation ratings for the proposed building materials (wall components, windows, doors). According to STraCAT, the

		proposed building materials will meet required noise attenuation within the acceptable range. The project is in compliance with HUD's Noise regulation with mitigation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the US EPA National Geographic Information Systems, no sole source aquifers are located in Michigan.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the EGLE Wetland mapper, the USFWS Wetland mapper, and Google Earth images, no suspect wetlands are located within the proposed project area. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to EGLE MiEJScreen, the subject property is located in census tract 26163527300 in Wayne county, which has 944 people over a 0.4 square mile area for a population density of 2,406 people/square mile. Median household income is \$21,591 with an unemployment rate of 25%. The tract is in the Environmental Conditions Percentile 97 (Exposure Percentile 97 and Environmental Effects Percentile 75) and Population Characteristics Percentile 100 (Sensitive Populations Percentile 97 and Socioeconomic Factors Percentile 100). According to the USEPA EJ Screen, within a one-mile radius of the proposed project site, approximately 95% of the population identifies as People of Color, 62% of the population are considered low-income, and 14% are non-english speaking households. No adverse environmental

		impacts were identified for the property that are disproportionately high for low income and/or minority communities in the area.
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	According to the city of Detroit's zoning code map, the located in the Medium Density Residential District (R5). R5 is designed to provide for a range of residential development from the single family detached dwelling to medium-density multiple-family dwellings. The primary use in the district will be the rental apartment structure." The proposed project is a new multi-family residential structure, no change of zoning is required. The proposed project is expected to potentially benefit the local community by providing additional subsidized housing to the area. The property is located within the Grand Boulevard Overlay Area (all zoning lots abutting or bounded by East Grand Boulevard, the Detroit River, and West Grand Boulevard).	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The site is located approximately 611 ft above sea level. According to the NRCS soil survey data, the subject property is comprised of Shebeon-Urban land-Acoca complex, 0 to 4 percent slopes. The Shebeon-Urban land-Acoca complex has a hydric soil rating of zero and is moderately to moderately-well drained. According to	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Phase II soil gas investigation boring logs, subsurface conditions consisted of approximately half a foot of topsoil, followed by 3 to 5 feet of silty clay until ground water was detected between 3-5 feet. Occasional brick pieces were observed within the clay layer. The site was historically developed for residential structures from approximately 1910 until the buildings were razed between 2005 and 2009. The property is currently undeveloped.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed project is not expect to cause a burden in relation to site safety and noise. The proposed property will not generate manmade hazards or air pollution. Proper care will be taken by construction management to appropriately secure the site during construction to minimize access by unauthorized persons. Construction will also be limited to normal work hours and noise exceedances that will be dictated by local noise ordinances. Project oversight will ensure that workers and installers comply with OSHA safe work practices and are protected from potential contamination.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	According to EGLE MI EJScreen, the subject property is located in census tract 26163527300 in Wayne County, which has 944 people over a 0.4 square mile area for a population density of 2,406 people/square mile. Median household income is \$21,591 with an unemployment rate of 25%. According to the U.S. Bureau of Labor Statistics, job gain for the Detroit area is approximately 1.9% and unemployment rates (only including non-farming jobs) have decreased by 2.4%, between June 2020 and June 2023. Overall, Wayne County has a large number of manufacturing, trade, transportation, and utilities, professional and business services, and educational related jobs. The project focuses on	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		providing housing for low income workforce households. The proposed project would provide additional units of affordable housing and will provide additional economic opportunities for building management, housekeeping, and maintenance, as well as temporary jobs during construction.	
Demographic Character Changes / Displacement	1	According to the United States Census Bureau, in 2020, the City of Detroit had a total population of 639,111. Approximately 10.7% of the population is white, 77.7% is African American or black, 0.5% is American Indian or Alaskan Native, 1.6% is Asian, and 4.6% reported some other race. The project will assist the community by providing additional and updated affordable housing units. The project is not anticipated to change the demographics of the general area. It will provide much needed housing to residents of the area.	
Environmental Justice EA Factor	1	The combined DNL for roadway noise factors was calculated at 71 dB. Sites whose environmental or community noise exposure exceeds the DNL of 65 dB are considered noise-impacted areas. The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. On November 25, 2024, Triterra received the STraCAT calculations completed for the subject property. According to the STraCAT calculations, the structure meets the required attenuation value. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Educational and Cultural Facilities (Access and Capacity)	2	<p>The subject property is within the Detroit School District and has three schools within a 1-mile radius of the subject property: - Northwestern High School (~0.66mi NE) - Sampson-Webber Leadership Academy (~0.44 mi NW) -West Side Academy (~0.58mi SE) -Hope of Detroit Academy Elementary and Middle/High Schools (~1 mi SW) -Voyageur College Preparatory High School (~1.14 mi SW) -New Paradigm College Prep (~1 mi S) Higher education opportunities can be found at Wayne State University, located approximately 2.3 miles away. Being that the project will only consist of one-bedroom apartments, the project will most likely not contribute a large enough student population to impact the local school systems. The Duffield public library, Motown Museum, Detroit Historical Museum, and Charles H. Wright Museum of African American History are all located within 2.5 miles of the proposed project. While these cultural facilities are within distance to be used by the residents, the number of users would not cause an undue burden on the existing facilities.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The subject property is located in an area zoned R5 (Medium Density Residential) and is predominately comprised of nearby residential structures, churches, and scattered retail/commercial. Limited retail/commercial options can be found within walking distance of the subject property; however, abundant retail and commercial facilities are located within a short drive of the property. Within 2.5 miles of the project there is multiple grocery stores such as University Foods, Whole Foods Market, Wayne Lil Mart, and Prince Valley Market. Additionally downtown Detroit is approximately 2 miles from the subject property, which contains various restaurants, stores, and other services. The subject property is located within easy</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>walking distance from two bus stops on Route 27 (Joy) of the DDOT bus line. Local commercial facilities are expected to benefit from an increase in buyers due to the increase in residents living near the downtown district. A Family Dollar is located a short distance to the northeast along Grand Boulevard, with a high concentration of commercial to the east near Woodward Avenue. Additionally, a wide variety of retail, dining, cultural, health care, educational and employment opportunities are available within a short distance of the site in and near downtown Detroit and the New Center area as well as the Midtown neighborhood, located north of downtown along Woodward Avenue between I-75 and I-94, home to Wayne State University, the Detroit Institute of Arts, the Detroit Science Center, the Detroit Symphony Orchestra and the Detroit Medical Center, as well as numerous dining and retail establishments. Furthermore, the Detroit Opera House, the Fox Theatre, Comerica Park, Ford Field and Campus Martius Park are all in close proximity to the subject. As the map on the following page illustrates, the site's location in the densely packed city provides immediate access to a number of amenities. The Detroit Department of Transportation (DDOT) provides bus service throughout the Detroit area.</p>	
Health Care / Social Services (Access and Capacity)	2	<p>Numerous medical facilities can be found throughout the local area. The nearest hospital property is Henry Ford Medical Center which is located approximately 1.75 miles from the subject property. The hospital is surrounded by numerous specialty clinics and urgent care facilities, including Professional Medical Center, Professional Plaza Med Center, Senior Health Center, and Jackson Health Center, which are located within 2.5 miles of the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		subject property. Local social services include Matrix Human Services, Children's Aid Society, Tabernacle Missionary Baptist Church, Morning View Baptist Church, and Mama Akua Community House, all located within 2 miles of the subject property. The potential residents for the new multi-family residences are likely to be local. In this regard, the project is not anticipated not burden the existing health care and social services available in the community.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	General refuse, recycling, and yard waste pickup services are provided by the City of Detroit. The project will need to address solid waste/recycling needs both for construction and for when the building is complete. During construction, waste and recyclable materials will be hauled off-site as part of the construction contract. Approved facilities will be utilized for this disposal/recycling.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Sanitary services are provided by the City of Detroit. The project will be completed in compliance with the building code. Connections will utilize new equipment and improvements will be made if within the subject parcel and required for services to the potential residents. The project is not expected to overrun existing capacity.	
Water Supply (Feasibility and Capacity)	2	Drinking water for the City of Detroit is supplied by the Detroit Water And Sewerage Department (DWSD). According to the 2023 water quality report, DWSD meets or exceeds all of the requirements of the Safe Drinking Water Act (SDWA), no violations were identified within the report. The proposed project is not anticipated to have a negative impact on the quality or availability of local drinking water.	
Public Safety - Police, Fire and Emergency Medical	2	The closest police station is the Detroit Eighth Precinct Police Station, located at 4150 Grand River Avenue approximately 1.7 miles from the proposed project. The closest fire station is the Detroit Squad 4	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Fire Department, which is located at 1697 W Grand Blvd, approximately 300 feet from the subject property. Emergency medical ambulance services for the neighborhood are provided by Superior Ambulance Services. The closest emergency medical facility is Henry Ford Hospital and Emergency Room, located 1.75 miles to the northeast. The residents will be maintained with access restrictions (i.e. locks on the doors and windows, clear hallways, and pathways for emergencies) proper lighting. Sufficient space will be made in the parking lot for emergency vehicles. No negative impacts to emergency services are anticipated in relation to this project.	
Parks, Open Space and Recreation (Access and Capacity)	2	There are several parks, open spaces, and recreational activities near the subject site including: Ames Park (0.15 miles), LaNita's Memorial Park (0.17mi) Watson Playground (0.36 mi) West Grand Community Garden (0.45mi) 30th-Herbert Park (0.60 miles), Atkinson Park (0.66 miles), Additionally, the City of Detroit offers many other recreational activities such as sports activities and theatre. The subject property is located three miles from Foxtown which offers activities at Little Caesars Arena, Ford Field, Comerica Park, and Fox Theatre for different kinds of activity and recreation. The Project will not significantly increase the demand for parks or open spaces and will not result in potential deterioration of pre-existing facilities. The project will be designed to include a 1000sqft greenspace to allow for recreation by the tenants of the apartment.	
Transportation and Accessibility (Access and Capacity)	2	The proposed project will have foot access from southbound W Grand Blvd and have street and parking access behind the proposed project in a repaved public alleyway. In addition, the proposed project is within close proximity to well-traveled interstate (I94). W Grand Blvd also provides	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		both entrance and exits to both eastbound and westbound i94, making it a prime location for easy travel to downtown Detroit. Overall, the site is compatible for multi-family housing and can be considered a positive factor. Scheduled fixed-route transportation services are provided locally by DDOT, with several bus stops located within walking distance of the site along W Grand Blvd and McGraw Ave. The closest of the stops being stops for bus routes 27 and 47 at the corner of W Grand Blvd and Milford (200 feet from the property). The site received a walkscore of 45 (car dependent) and 55 (bikeable). No significant negative impacts are anticipated due to the project regarding traffic flow and existing traffic patterns.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	No unique features, rivers, creeks, lakes, or ponds are located on the subject property. The property is located in a highly developed urban neighborhood.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The proposed project is located within previously developed residential lot within an established medium-density residential neighborhood. Vegetation consists of manicured lawn. The proposed project will have a temporary impact on urban wildlife patterns (songbirds, squirrels, racoons, opossums, etc.). The proposed project area does not support habitat associated with threatened or endangered species listed for Wayne County.	
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	According to the FEMA National Risk Index, Wayne County is identified as having a relatively high-risk index for expected annual loss, social vulnerability is very high and community resilience is relatively moderate. Climate change risks identified	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>for Wayne County with a relatively high-risk factor include: winter weather, cold wave, heat wave, lightning, riverine flooding, strong wind, and tornados. According to FEMA's National Flood Hazard Layer, the property is located approximately 3-miles northwest of the Detroit River in an area of minimal flood risk. According to the (beta) Federal Flood Standard Support Tool (non-critical action - service life of 2070), the property is not located in the FFRMS floodplain. According to the Draft (1/22) City of Detroit Hazard Mitigation Plan and the National Weather Service, Detroit and Wayne County experience 40-60 thunderstorm days per year. Tornadoes in Detroit are most frequent in the spring and early summer when warm, moist air from the Gulf of Mexico collides with cold air from the Polar Regions to generate severe thunderstorms; Detroit lies at the northeastern edge of the nation's primary tornado belt. The proposed project plans on addressing potential future extreme heat and/or cold events and energy concerns through the utilization 5/8' gypsum board, 6" mineral wool batt insulation, 5/8" glass mat sheathing, and 1' insulated structural sheathing.</p>	
Energy Efficiency	2	<p>Being that the project site is currently undeveloped and will be converted into a multi-unit residential building, there will be an increase in energy consumption at the subject project location compared to its previous use. Developers plan to utilize low carbon building materials throughout project development. The adoption of Energy Star certified appliances, windows, and doors reduces long-term building emissions and monthly utility costs for residents.</p>	

**Supporting documentation**

[DWSD 2023 Water Quality Report.pdf](#)



[EJSCREEN\(1\).pdf](#)  
[schools.pdf](#)  
[Hospitals.pdf](#)  
[Parks and Schools.pdf](#)  
[Zone 45 Map\(1\).pdf](#)  
[Detroit Zoning Map.pdf](#)  
[DDOT-SystemMap\\_Effective051124.pdf](#)  
[Walk Score.pdf](#)  
[school fire police park.pdf](#)  
[NEPAssist-Places.pdf](#)  
[Landfill Map.pdf](#)  
[DDOT line 27.pdf](#)

**Additional Studies Performed:**

This Environmental Assessment has been conducted for the proposed 1723 W. Grand Blvd Apartments project. The goals of the project include new construction of an 18-unit, 3-story residential building with onsite parking. The project will benefit the local community by providing general and PSH housing. This EA has evaluated the significance of the effects of the proposal on the character, features and resources of the project area. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area.

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

by:

Taylor Twohig, Triterra

9/26/2024 12:00:00 AM

[Photo Log\(1\).pdf](#)

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

-Feasibility Analysis for 1723 W. Grand Blvd, Detroit - completed by Chris Vance - Market Analyst Professionals, dated Aug 5, 2023 -City of Detroit - Master Plan of Policies -City of Detroit Zoning Map -City of Detroit Zoning map and Zoning Ordinances -BS&A Assessing Records -Section 106 Application submitted to SHPO on October 18, 2024 -Letter from SHPO dated October 31, 2024 -FEMA Firmette - Community Status List -FFRMS Freeboard Value Approach Report -NRCS Soil survey - Hydric Rating -NCRS Soil Survey - Farmland Classification -United State Fish and Wildlife Service (USFWS) - Wetland Inventory Mapper -John H Chafee Coastal Barrier Resources System - Michigan March 14, 2016 -USFWS Coast Barrier Resources System Maps -EGLE Coastal Zone Boundary Map -EPA Sole Source Aquifer Map - Wild & Scenic Rivers Map -Nationwide Rivers Inventory Map -City of Detroit 2023 Drinking Water report -MDHHS MI Lead Safe - Water Supply Lead results - City of Detroit -USFWS IPaC Official Species list dated February 5, 2024 -Attainment Status

for the National Ambient Air Quality Standards, 2025 -EGLE Air Quality Division  
Environmental Quality Analyst Breanna Bukowski -Michigan Department of Licensing  
and Regulatory Affairs (LARA) Citizen Portal - Fire Services - Aboveground Storage  
Tank Facilities -HUD Day/Night Noise Level (DNL) Calculator -MDOT 2023 AADT  
Traffic Volumes -NEPAssist - Transportation map - Airport Polygons -Noise Contour  
Map for Coleman A. Young International Airport -Noise Contour Map for Windsor  
International Airport -Noise Contour Map for Detroit Metropolitan Airport -HUD  
Airport Noise Worksheet -Coleman A. Young - Airport Master Records -Windsor  
International Airport - 2010 Master Plan -Phase I Environmental Site Assessment,  
1723 W. Grand Boulevard, Detroit, Michigan, completed by Triterra, dated November  
11, 2024. -Updated Soil Gas Investigation - Vacant Property Located at 1723 W Grand  
Blvd, Detroit, completed by Triterra, dated October 15, 2024. -EGLE Percentage of  
Elevated Radon Test Results by County -USEPA EJSscreen Standard Report -EGLE  
MiEJSscreen -NEPAssist - Places -Google Earth Pro -Google Maps

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

MSHDA Memorandum dated July 7, 2023 - Round 17 Gap Financing Program -  
"Updated" - Notice of Intent to Apply Ranking Projections Michigan State Housing  
Development Authority - Regular Authority Meeting December 19, 2024 - 10:00 a.m.  
Notice of Intent letter of proposed project sent by MSHDA to all Native American  
Tribes listed for Wayne County, MI.

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

The City of Detroit will gain 18 one-bedroom residential units to support Low income  
workforce households. Families/individuals will have increased access to affordable,  
energy efficient, accessible housing. Residents will have updated units with increased  
building and grounds safety, accessibility, and energy efficiency benefits.

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

No other alternative sites were considered for the project.

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

If the current proposed project is not completed, the existing site will continue to  
deteriorate and would not meet the City of Detroit's goals to expand the range of  
housing choices available in the city. If no action were to be taken, the City of Detroit

would lose out on much needed additional affordable housing units the project would provide.

**Summary of Findings and Conclusions:**

This Environmental Assessment has been conducted for the proposed 1723 W. Grand Blvd Apartments project. The goals of the project include the new construction of a 3-story residential building. The new residential project will target general and PSH occupancy and will include 18 one-bedroom/one bath units; eight units will have project-based rental assistance (PBRA) and target households earning below 30% AMI, ten units will be target general-occupancy, 60%-AMI households, with no PBRA. Water, sewer, and trash removal costs remain included in rents; tenants will be responsible for unit electric charges, heat, and water heating costs. The project will benefit the local community by providing additional affordable housing units to an area zoned R5. This EA has evaluated the significance of the effects of the proposal on the character, features and resources of the project area. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area. A May 2022 Phase I ESA identified potential migration of contamination from the north-adjointing site (1737 W Grand - former automotive and chemical factory). In June 2022 a Phase II subsurface investigation on the Property was completed consisting of three soil borings along the northern portion of 1729 West Grand Boulevard to a maximum depth of 12.0 feet below ground surface (bgs). Three soil samples were collected and analyzed for volatile organic compounds (VOCs) and polynuclear aromatic compounds (PNAs). Groundwater was encountered in one of the soil borings; however, the amount was not sufficient for sampling. All analytical results were below minimum detection limits. A soil gas investigation was completed on the subject property between February and September 2024 to assess a potential vapor encroachment concern (VEC) associated with the known presence of tetrachloroethene and trichloroethene on the north-adjointing site. Six soil gas vapor pins were installed on the property; soil gas samples were submitted for analysis for VOCs using EPA method TO- 15. Soil gas vapor pin locations SG-1 through SG-3 were installed at approximately two feet below grade due to presence of shallow groundwater, samples SG- 4 through SG-6 were installed at approximately five feet below grade. The soil gas analytical results were compared to Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels (updated March 4, 2024). No target parameters (VOCs) were identified at concentrations exceeding the most restrictive VIAP screening levels. The most recent November 11, 2024 Phase I ESA, identified no RECs. According to the Detroit HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation; no radon testing is required. Asbestos and lead assessments were not completed since the site is currently undeveloped. The site is not located in a floodplain and no wetlands, or surface water bodies were observed on the site. Wayne County is in attainment/maintenance status for the ozone air

quality standard. Triterra performed calculations from the Noise Assessment Location (NAL) closest to the potential noise source to project anticipated noise for 2034. Triterra assumed a one percent increase in traffic per year. The following roadways were identified: W. Grand Boulevard & I-94 Highway. The combined DNL for roadway noise factors was calculated at 71 dB. STraCAT calculations were completed for the subject property using the attenuation ratings for the proposed building materials (wall components, windows, doors). According to STraCAT, the proposed building materials will meet required noise attenuation within the acceptable range. Proposed building materials include: 5/8" gypsum board, 2"x6" wood studs, 16"O.C, 6" mineral wool insulation, 5/8" glass mat sheathing, and 1" insulated structural Sheathing,

**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
Noise Abatement and Control	STraCAT calculations were completed for the subject property using the attenuation ratings for the proposed building materials (wall components, windows, doors). According to STraCAT, the proposed building materials will meet required noise attenuation within the acceptable range. proposed building materials include: 5/8" gypsum board, 2"x6" wood studs, 16"O.C, 6" mineral wool insulation, 5/8" glass mat sheathing, and 1" insulated structural Sheathing.	N/A	see attached STraCAT for proposed building materials for attenuation.	

**Project Mitigation Plan**

See attached mitigation plan and documentation

[Mitigation Plan - 1723 W Grand Detroit.pdf](#)

[STRATCAT NOTES\\_A-200-EXTERIOR ELEVATIONS\(1\).pdf](#)

[AREA 02 STraCAT - HUD Exchange\(1\).pdf](#)

[AREA 01 STraCAT - HUD Exchange\(1\).pdf](#)

[MSHDA Unanticipated Discovery Plan 2025\(1\).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 project is in compliance with Airport Hazards requirements. The closest airports to the project are: Coleman A Young airport (~6.18mi NE), Windsor Airport (~8.76mi SE), and Detroit Wayne (~14.07mi SW).

**Supporting documentation**

[Airport Hazards - Distance to DTW CAY YQG\(1\).pdf](#)

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

Yes

✓ No

**Coastal Barrier Resources**

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

**1. Is the project located in a CBRS Unit?**

✓ No

Document and upload map and documentation below.

Yes

**Compliance Determination**

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

**Supporting documentation**

[Costal Barrier Resource.pdf](#)

[CBRS map 11\\_6\\_2024.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 FEMA flood map 26163C0280E effective 2/2/2012, the subject property is not located within a special flood hazard area. According to the FEMA Community Status Book Report, the City of Detroit is participating in the National Flood Insurance Program. According to the Federal Flood Standard Support Tool - FFRMS Freeboard Value Approach Report, based on the user-defined location and noncritical designation, the proposed action is not in the coastal or riverine FFRMS floodplain.

#### **Supporting documentation**

[1723 W Grand Blvd National Flood Hazard Map.pdf](#)  
[FFRMS-Freeboard-Value-Approach-Report \(8\).pdf](#)  
[FEMA Community Status Book.pdf](#)

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



1723-W.-Grand-Blvd

Detroit, MI

900000010457177

Yes

✓ No

## Air Quality

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

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

✓ Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone 0.07 ppb (parts per million)

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

According to the EGLE document (July 2023) Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~3.9 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project include rehabilitation/renovation of the existing residential structure and does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units; therefore the proposed project is in compliance with this section.

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

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

**Enter the estimate emission levels:**

Ozone ppb (parts per million)

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

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

**Screen Summary**

**Compliance Determination**

According to the EGLE 2025 Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~1.24 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project includes new construction of an 18-unit residential building. According to correspondence dated November 7, 2024 from EGLE Air Quality Division, Environmental Quality Analyst, Breanna Bukowski, The size, scope, and duration of the 1723 W. Grand Blvd. Project proposed for completion in Detroit, Michigan should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

**Supporting documentation**

[EPA Finalizes 2015 Ozone Standard.pdf](#)

[Gen Conformity Letter\\_1723 Grand Blvd\\_1124.pdf](#)

[2025 naaqs-ambient-status-map.pdf](#)

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

Yes

✓ No

**Coastal Zone Management Act**

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

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

Yes

☒ No

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

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

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

**Supporting documentation**

[costal zone boundary map.pdf](#)

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

Yes

☒ No

## Contamination and Toxic Substances

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

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

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

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

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

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

✓ No

Explain:

A May 2022 Phase I ESA completed by PM Environmental (PM) identified the following REC: potential migration of contamination onto the subject property from the north-adjoining site (1737 W Grand - a former automotive and chemical factory). In June 2022, PM completed a Phase II subsurface investigation. Three soil samples were collected and analyzed for volatile organic compounds (VOCs) and polynuclear aromatic compounds (PNAs). All analytical results were below minimum detection limits. Triterra completed a soil gas investigation on the subject property between February and September 2024 to assess a potential vapor encroachment concern (VEC) associated with the known presence of tetrachloroethene and trichloroethene on the north-adjoining site. Six soil gas vapor pins were installed on the property. No target parameters (VOCs) were identified at concentrations exceeding the most restrictive VIAP screening levels. According to the November 11, 2024 Phase I ESA completed by Triterra, the subject property was vacant land in at least 1910, developed for residential from ~1920 - 2012 and has been vacant/undeveloped since; no recognized environmental conditions (RECs) were identified in connection to the subject property.

Yes

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

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

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

Yes

Explain:

✓ No

\* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be

exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.

- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

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

Yes

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

✓ No

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

✓ Yes

No

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

Explain:

File Upload:



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

Non-radon contamination was found in a previous question.

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

All buildings involved were tested for radon

- ✓ A review of science-based data was conducted

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

0.74

Provide the documentation\* used to derive this value:

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

File Upload:

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

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

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

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

### **Screen Summary**

#### **Compliance Determination**

A May 2022 Phase I ESA completed by PM Environmental (PM) identified the following REC: potential migration of contamination onto the subject property from the north-adjointing site (1737 W Grand - a former automotive and chemical factory). In June 2022, PM completed a Phase II subsurface investigation on the Property consisting of three soil borings along the northern portion of 1729 West Grand Boulevard to a maximum depth of ~12 feet below ground surface (bgs). Three soil samples were collected and analyzed for volatile organic compounds (VOCs) and polynuclear aromatic compounds (PNAs). Groundwater was encountered in one of the soil borings; however, the amount was not sufficient for sampling. All analytical results were below minimum detection limits. Triterra completed a soil gas investigation on the subject property between February and September 2024 to assess a potential vapor encroachment concern (VEC) associated with the known presence of tetrachloroethene and trichloroethene on the north-adjointing site. Six soil gas vapor pins were installed on the property; soil gas samples were submitted for analysis for VOCs using EPA method TO-15. Soil gas vapor pin locations SG-1 through SG-3 were installed at approximately two feet below grade due to presence of shallow groundwater, samples SG-4 through SG-6 were installed at approximately five feet below grade. The soil gas analytical results were compared to Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels (updated March 4, 2024). No target parameters (VOCs) were identified at concentrations exceeding the most restrictive VIAP screening levels. According to the November 11, 2024 Phase I ESA completed by Triterra, the subject property was vacant land in at least 1910, developed for residential from ~1920 - 2012 and has been vacant/undeveloped since; no recognized environmental conditions (RECs) were identified in connection to the subject property. Asbestos & Lead - Not applicable, site is currently undeveloped. Based on the radon samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required.

#### **Supporting documentation**

[1723 W Grand Blvd Detroit MI MSHDA PI ESA EReport.pdf](#)  
[Updated Soil Gas Investigation - 1723 W Grand Detroit.pdf](#)  
[MSHDA Phase I ESA - 1723-1727 W Grand Detroit 11\\_11\\_2024.pdf](#)

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

Yes

✓ No

## Endangered Species

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

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

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

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

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

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

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

## Screen Summary

### Compliance Determination

Triterra utilized the United States Fish and Wildlife Service information for Planning and Consultation (IPaC) to determine federal threatened and endangered species listed for Wayne County, Michigan. The following federally threatened or endangered species were identified: *Myotis sodalist* (Indiana Bat) *Perimyotis subflavus* - Tricolored Bat *Calidris canutus rufa* (Rufa Red Knot) *Sistrurus catenatus* (Eastern

massasauga rattlesnake) Epioblasma rangiana (Northern Riffleshell) Platanthera leucophaea (Eastern Prairie Orchid) The subject property is an undeveloped lot located in a heavily developed area proximate residential and commercial buildings and does not contain suitable habitat for listed species. The proposed project will no effect on the threatened and endangered species listed for Wayne County, Michigan. No critical habitats were identified at the site by USFWS iPAC.

**Supporting documentation**

[Official Species List.pdf](#)

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

Yes

✓ No

**Explosive and Flammable Hazards**

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

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

☒ No

☐ Yes

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

☐ No

☒ 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**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[Active AST sites.pdf](#)

[LARA Accela - Active ASTs.pdf](#)

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

Yes

✓ No

**Farmlands Protection**

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

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

Yes

✓ No

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

The property is an undeveloped fenced-in grass lot within a mixed residential/commercial neighborhood, the site was previously developed for residential use. According to the USDA NRCS soil survey, the site is comprised of Shebeon-urban land which is not rated as prime farmland soil.

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.

**Supporting documentation**

[20241126\\_14030802560\\_1\\_Farmland\\_Classification.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 information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

#### **Screen Summary**

##### **Compliance Determination**

According to FEMA flood map 26163C0280E effective 2/2/2012, the subject property is not located within a special flood hazard area. According to the Federal Flood Standard Support Tool FFRMS Freeboard Value Approach Report, based on the proposed action is not in the coastal or riverine FFRMS floodplain. Based on the data from the FIRM map and FFRMS Freeboard Value report, the site is not located in a floodplain, and flood insurance is not required. The project is in compliance with Executive Orders 11988 and 13690.

##### **Supporting documentation**

[FFRMS-Freeboard-Value-Approach-Report \(8\)\(1\).pdf](#)

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

Yes

✓ No

## Historic Preservation

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

### Threshold

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

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

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

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

### Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Advisory Council on Historic Preservation Not Required

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

- ✓ Forest County Potawatomi Community of WI Completed

✓ Grand Traverse Band of Ottawa & Chippewa	Completed
✓ Hannahville Indian Community	Completed
✓ Ketegitigaaning Ojibwe Nation	Completed
✓ Keweenaw Bay Indian Community	Completed
✓ Lac du Flambeau Band of Lake Superior	Completed
✓ Little River Band of Ottawa Indians	Completed
✓ Little Traverse Bay Bands of Odawa Indians	Completed
✓ Match-E-Be-Nash-She-Wish Gun Lake	Completed
✓ Menominee Indian Tribe of Wisconsin	Completed
✓ MI Anishinaabek cultural preservation	Completed
✓ Miami Tribe of Oklahoma	Completed
✓ Nottawaseppi Huron Band of the Potawatomi	Completed
✓ Pokagon band of potawatomi Indians, MI & IN	Completed
✓ Saginaw Chippewa Indian Tribe of Michigan	Completed
✓ Sault Ste. Marie Tribe of Chippewa Indians	Completed
✓ Seneca Cayuga Nation	Completed

#### Other Consulting Parties

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

Notice of Intent letters for the proposed project were sent to all Native American Tribes listed for Wayne County according to HUD TDAT by MSHDA. Triterra contracted MI State Historic Preservation Office (SHPO) approved consultant Miller Preservation and Heartsong Archeology, to complete a Section 106 Application for the proposed project. A SHPO application was submitted to MI SHPO on 10/18/2024.

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

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

Yes



No

**Step 2 – Identify and Evaluate Historic Properties**

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

The Direct APE is located in the NE1/4 SW1/4 of Section 2. The project will result in the construction of an apartment complex structure, with the installation of multiple water lines, which will include associated hydrant assemblies, water services, HDD line installations, as well as necessary gas and electric lines. Some additional room will also be required for the maneuvering of equipment and has been included as part of this project. The project includes an area of 1095 sq m or 0.47 ac and a vertical impact of no greater than 13 feet or 4 m.

**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:**

6076-6078 Scotten Street, 6100 Scotten Street were also assessed for above-ground resource, both were determined to not be eligible.

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 records inquiry at the State Historic Preservation Office (SHPO) was carried out by SHPO personnel at the request of Heartsong Archaeology. The request of records at the Michigan State Archaeological Site File (SASF) residing at the Michigan SHPO revealed that there are two previously recorded archaeological sites and six

investigations and archaeological surveys within 1 mile. The housing project occurs near and within the footprint of demolished residential buildings and there is a lack of recorded early historical activity previous to 1941. Environmental testing at the APE determined that the structure(s) had been collapsed and buried and that rubble was present in large volumes throughout the lot. There are no immediately proximate tool stone, water, or other important resources. Therefore archaeological sensitivity is low. Given the previous ground disturbance and lack of previously identified resources in the immediate area, Heartsong Archaeology has determined a low probability of impacting significant archaeological resources. Heartsong Archaeology recommends that the proposed project proceed as is without additional archaeological research.

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:**

According to a letter dated October 31, 2024, from SHPO, it is the opinion of the State Historic Preservation Officer (SHPO) that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR s. 800.5(a)(1)]. Therefore, the project will have no adverse effect [36 CFR s. 800.5(b)] on historic properties within the area of potential effects for the

above-cited undertaking.

**Does the No Adverse Effect finding contain conditions?**

Yes (check all that apply)

✓ No

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

Adverse Effect

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[25-48 NAE.pdf](#)

[1723 W Grand Blvd THPO Packet.pdf](#)

[Wayne County - 1723 W Grand Boulevard.pdf](#)

[1723 W Grand Blvd Project\\_Section 106 application\\_signed.pdf](#)

[1723 W Grand - Archaeological - survey info removed.pdf](#)

[MSHDA Unanticipated Discovery Plan 2025.pdf](#)

[1723 W Grand Blvd - Architecture.pdf](#)

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

Yes

✓ No

## Noise Abatement and Control

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

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

- ☒ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

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

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

- ✓ Noise generators were found within the threshold distances.

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

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

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

**Is your project in a largely undeveloped area?**

- ✓ No

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

Yes

Unacceptable: (Above 75 decibels)

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

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

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

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

✓ Mitigation as follows will be implemented:

STraCAT calculations were completed for the subject property using the attenuation ratings for the proposed building materials (wall components, windows, doors). According to STraCAT, the proposed building materials will meet required noise attenuation within the acceptable range. proposed building materials include: 5/8" gypsum board, 2"x6" wood studs, 16"O.C, 6" mineral wool insulation, 5/8" glass mat sheathing, and 1" insulated structural Sheathing.

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

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

A Noise Assessment was conducted. The noise level was normally unacceptable: 71.0 db. See noise analysis. STraCAT calculations were completed for the subject property using the attenuation ratings for the proposed building materials (wall components, windows, doors). According to STraCAT, the proposed building materials will meet required noise attenuation within the acceptable range. The project is in compliance with HUD's Noise regulation with mitigation.

##### **Supporting documentation**

[DNL.pdf](#)

[STRATCAT NOTES\\_A-200-EXTERIOR ELEVATIONS.pdf](#)

[Distance to Busy Roadways.pdf](#)

[Distance to Airports\(1\).pdf](#)

[AREA 02\\_STraCAT - HUD Exchange.pdf](#)

[AREA 01\\_STraCAT - HUD Exchange.pdf](#)

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

✓ Yes

No

**Sole Source Aquifers**

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

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

Yes

✓ No

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

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

✓ No

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

Yes

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

According to the US EPA National Geographic Information Systems, no sole source aquifers are located in Michigan.

**Supporting documentation**

[Sole Source Aquifers.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

According to the EGLE Wetland mapper, the USFWS Wetland mapper, and Google Earth images, no suspect wetlands are located within the proposed project area. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

**Supporting documentation**[USFWS mapper.pdf](#)[EGLE mapper.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.

**Supporting documentation**

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

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

Yes

✓ No

**Environmental Justice**

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

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

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

Yes

✓ No

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

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

According to EGLE MiEJScreen, the subject property is located in census tract 26163527300 in Wayne county, which has 944 people over a 0.4 square mile area for a population density of 2,406 people/square mile. Median household income is \$21,591 with an unemployment rate of 25%. The tract is in the Environmental Conditions Percentile 97 (Exposure Percentile 97 and Environmental Effects Percentile 75) and Population Characteristics Percentile 100 (Sensitive Populations Percentile 97 and Socioeconomic Factors Percentile 100). According to the USEPA EJ Screen, within a one-mile radius of the proposed project site, approximately 95% of the population identifies as People of Color, 62% of the population are considered low-income, and 14% are non-english speaking households. No adverse environmental impacts were identified for the property that are disproportionately high for low income and/or minority communities in the area.

**Supporting documentation**

[EJSCREEN.pdf](#)

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

Yes

✓ No



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

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

### **Project Information**

**Project Name:** 1723-W.-Grand-Blvd

**HEROS Number:** 900000010457177

**Start Date:** 03/06/2025

**Project Location:** 1723 W Grand Blvd, Detroit, MI 48208

### **Additional Location Information:**

The proposed project site is comprised of two adjoining undeveloped parcels: 1723 W. Grand Boulevard (parcel tax ID #14008121) and 1729 W. Grand Blvd (parcel tax ID #14008120) in the City of Detroit, (Wayne County), Michigan. The Property is located approximately 200 feet south of Milford Street and approximately 440 feet north of McGraw Avenue in the "Midwest" neighborhood. A public alley adjoins the west side of the property with access to Milford Street to the north and Cobb Pl to the south.

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

The proposed project includes the acquisition of the two adjoining parcels (1723 & 1729 W. Grand Blvd, Detroit) and new construction of an ~18,655 square foot, three-story building containing 18 one-bedroom/one bath residential units (~650 SF); six units on each floor. The project will provide general and permanent supportive housing (PSH) for individual/households. Eight units have project-based rental assistance (PBRA) and target households earning below 30% of the area median income (AMI); the remaining ten units shifting to target general-occupancy, 60%-AMI households, with no PBRA. Building amenities include elevator access, patios/balconies, A/C, dishwashers, garbage disposal, mini blinds, secured entry, and in-unit laundry hook-up. The project will include onsite, paved, uncovered parking for 14 vehicles (0.75PU) to the rear of the building, approximately 1,300sq/ft of greenspace, new sidewalks, and landscaping. Parking can be accessed from the adjoining public alley to the west of the property. Existing sidewalks and grass will be removed as part of the redevelopment plan. Water, sewer, and trash removal costs remain included in rents; tenants will be responsible for unit electric charges, heat, and water heating costs. The environmental review is valid for up to five years.

### **Funding Information**

Grant Number	HUD Program	Program Name	
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$635,000.00

1723-W.-Grand-Blvd

Detroit, MI

900000010457177

**Estimated Total HUD Funded Amount:** \$635,000.00**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$8,527,134.00**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
Noise Abatement and Control	STraCAT calculations were completed for the subject property using the attenuation ratings for the proposed building materials (wall components, windows, doors). According to STraCAT, the proposed building materials will meet required noise attenuation within the acceptable range. proposed building materials include: 5/8" gypsum board, 2"x6" wood studs, 16" O.C, 6" mineral wood insulation, 5/8" glass mat sheathing, and 1" insulated structural Sheathing.

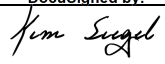
**Project Mitigation Plan**

See attached mitigation plan and documentation

[Mitigation Plan - 1723 W Grand Detroit.pdf](#)[STRATCAT NOTES A-200-EXTERIOR ELEVATIONS\(1\).pdf](#)[AREA 02 STraCAT - HUD Exchange\(1\).pdf](#)[AREA 01 STraCAT - HUD Exchange\(1\).pdf](#)[MSHDA Unanticipated Discovery Plan 2025\(1\).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

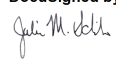
**Preparer Signature:**

DocuSigned by:  
  
 3390B097C5434FC...

**Date:** 6/10/2025**Name / Title/ Organization:**

Kim Siegel / / DETROIT

**Certifying Officer Signature:**

DocuSigned by:  
  
 E17650515DAF4C9...

**Date:** 6/6/2025**Name/ Title:** Julie Schneider, Director, Housing and Revitalization Department

1723-W.-Grand-Blvd

Detroit, MI

900000010457177

**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).**





# TRIOTERRA

## FIGURE 1 SUBJECT PROPERTY LOCATION

1723 W GRAND BLVD  
DETROIT MICHIGAN 48208

WAYNE COUNTY  
T02S, R11E, SECTION 02

PROJECT NUMBER 24-3668





R:\03\_MARKETING\06\_RFQ-RFP\Responses\Residential\2023\_1723 W. Grand Blvd - Detroit\08\_MODELS + DRAWINGS\1723 W. Grand Blvd\_3D MASSING\_FOR REDNERS.rvt

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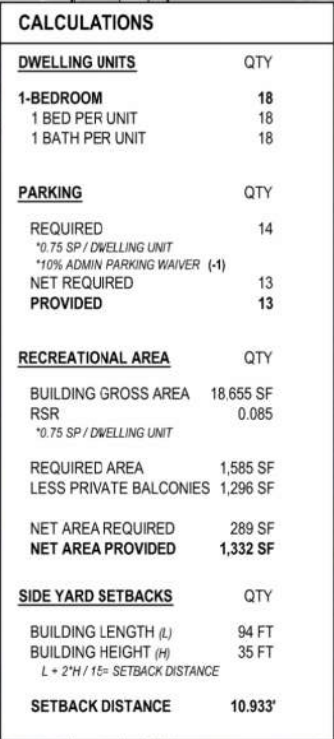


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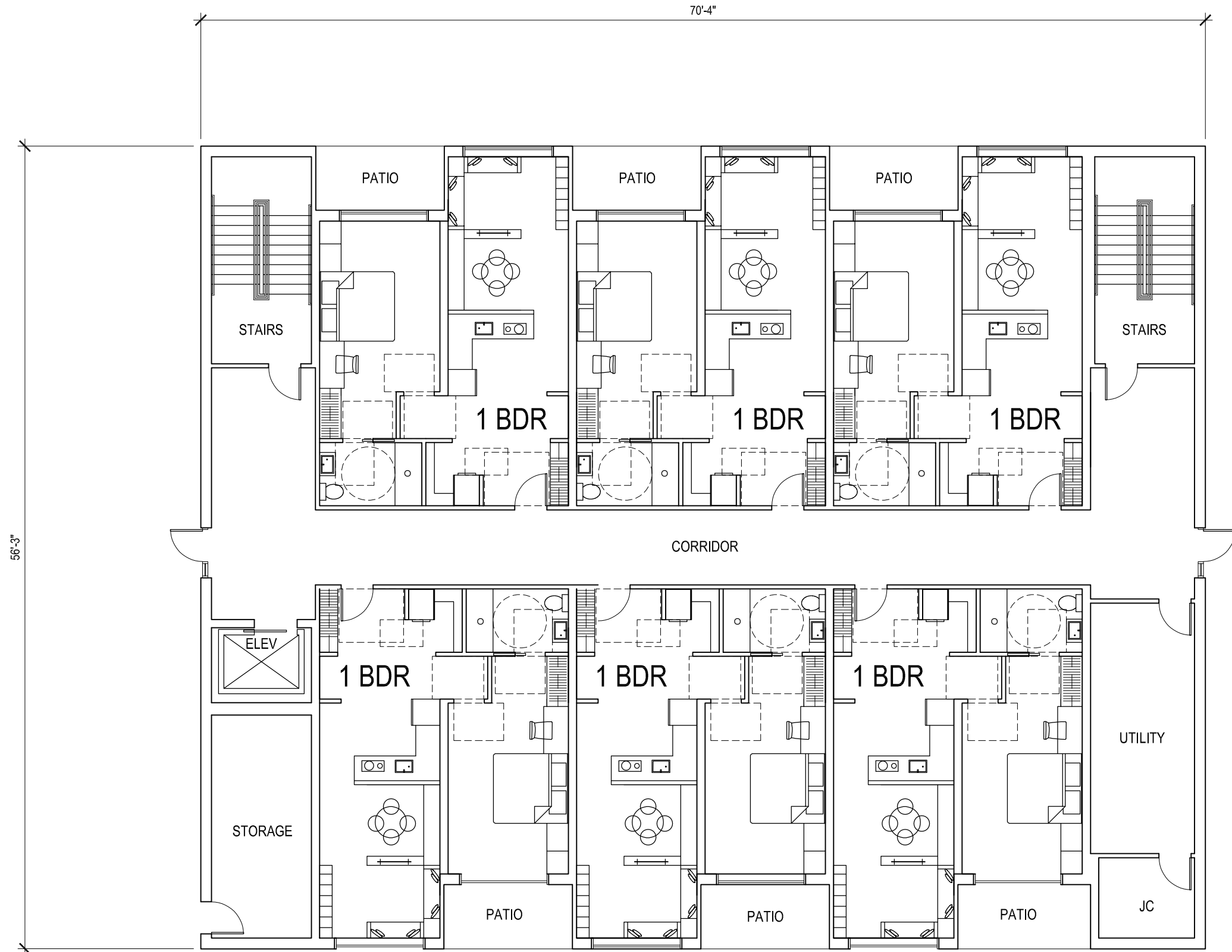








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NORTH  
GROUND LEVEL FLOOR PLAN  
3/32" = 1'-0"

R:\03\_MARKETING\06\_RFQ-RFP\Responses\Residential\2023\_1723 W. Grand Blvd - Detroit\08\_MODELS + DRAWINGS\1723 W GRAND BLVD\_3D MASSING\_FOR REDNERS.rvt 2/7/2024 8:15:29 AM THIS DRAWING IS THE PROPERTY OF INFORM STUDIO - UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.



NORTH

LEVEL 02 FLOOR PLAN

3/32" = 1'-0"

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NORTH

LEVEL 03 FLOOR PLAN  
3/32" = 1'-0"

GINOSKO

MODULAR

INFORM

235 E MAIN STREET SUITE 102B  
NORTHVILLE, MI 48167

248.449.3564

www.in-formstudio.com

SHEET TITLE

PROPOSED UNIT LAYOUT PLAN - LEVEL 03

1723 W GRAND BLVD  
DETROIT, MI

PROJECT

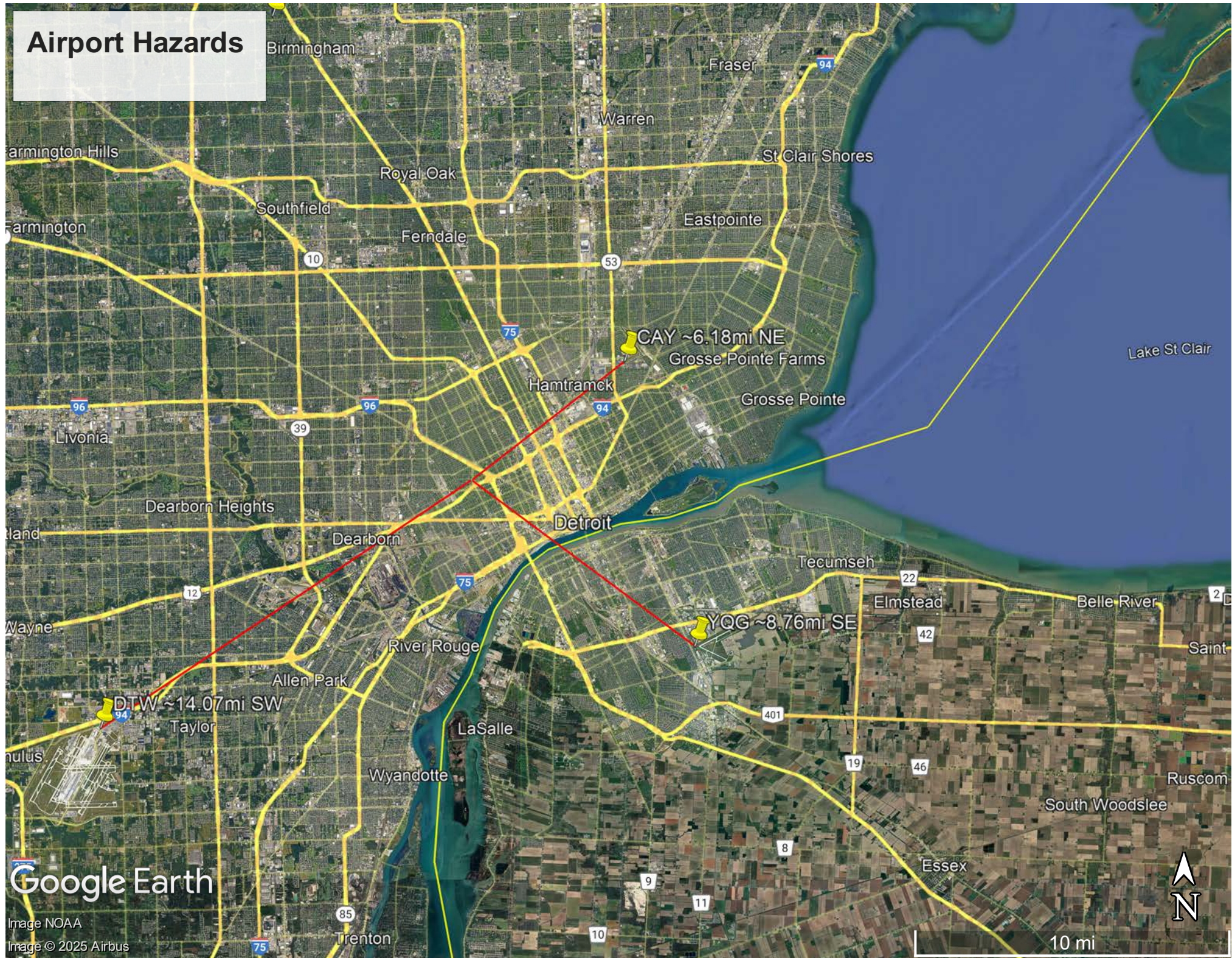
3037.00  
PROJECT NO.

02.06.2024  
DATE

AS106  
SHEET NO.



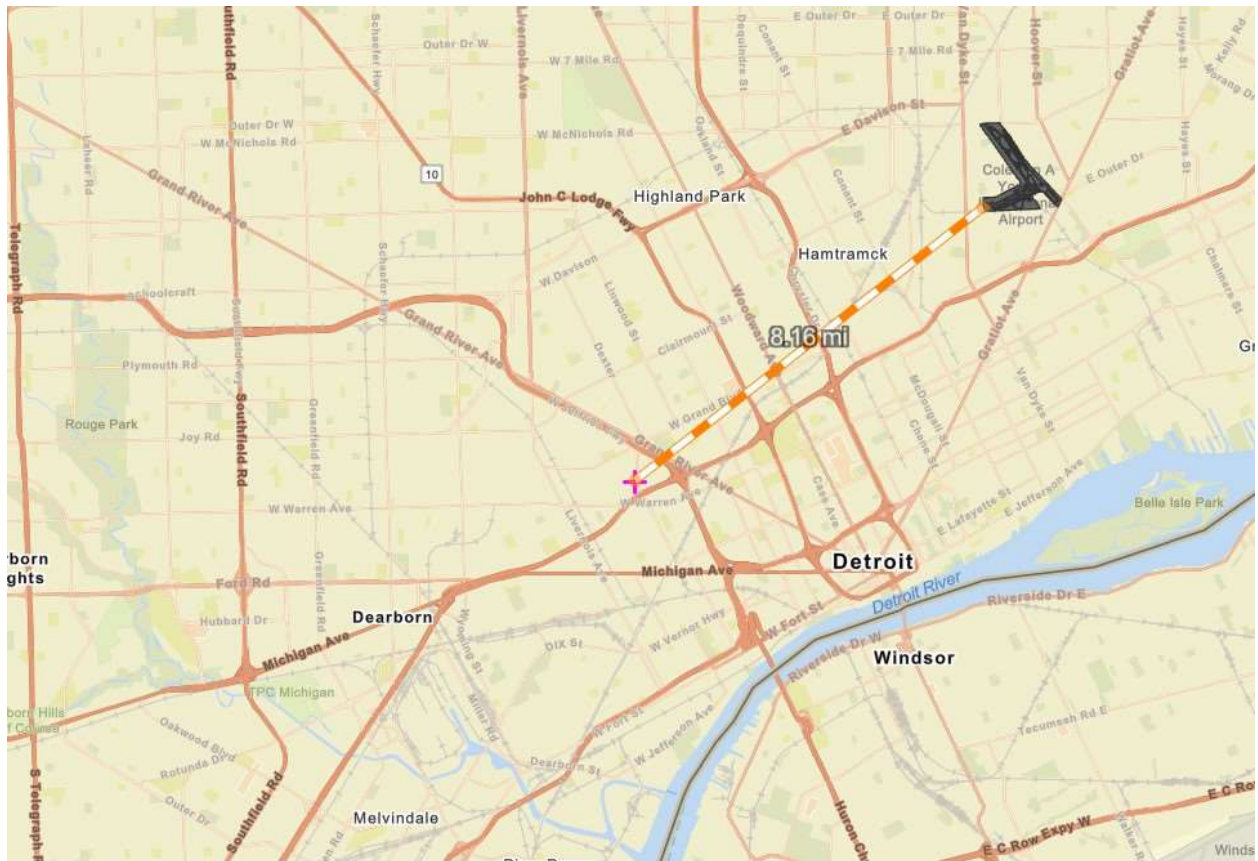
# Airport Hazards



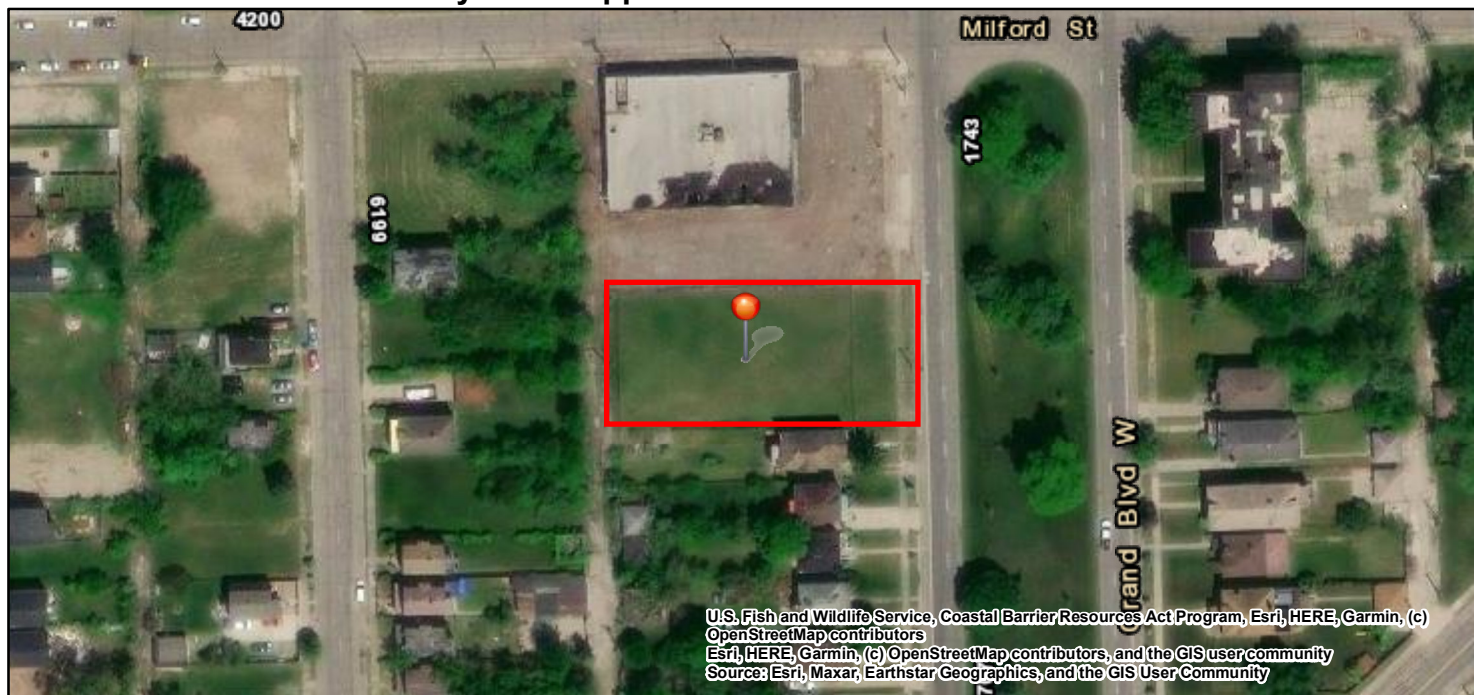
Google Earth

Image NOAA  
Image © 2025 Airbus





## Coastal Barrier Resources System Mapper Documentation



### CBRS Units

- Otherwise Protected Area
- CBRS Buffer Zone
- System Unit
- 83.111167, 42.349334

0 30 60 120 180 ft

1:2,257

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

**User Name:** Meredith Crane

**User Organization:** Triterra

**User Supplied Address/Location Description:** 1723 W grand blvd, detroit, Mi

**Pin Location:** Outside CBRS

**Pin Flood Insurance Prohibition Date:** N/A

**Pin System Unit Establishment Date:** N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>.

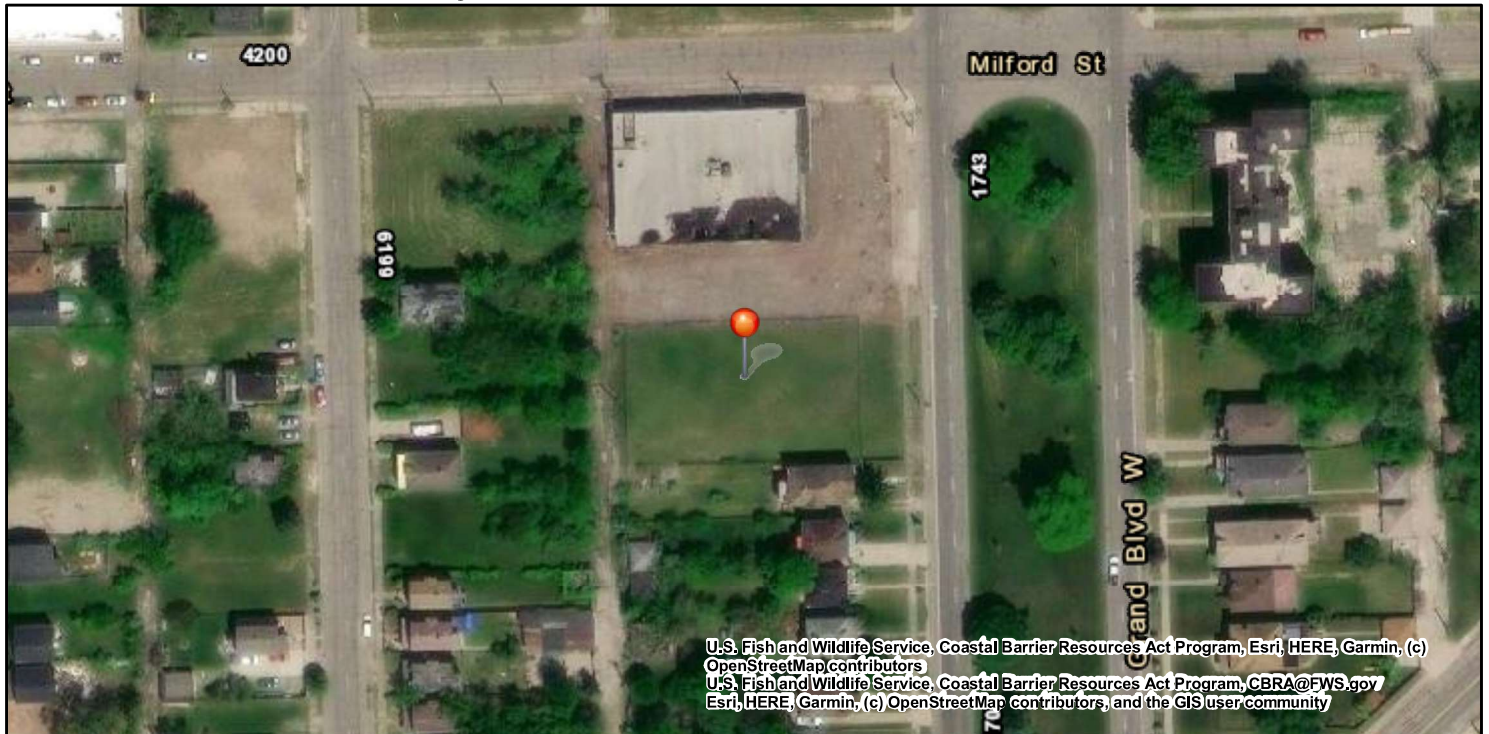
The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 11/6/2024 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/node/263838>.





## Coastal Barrier Resources System Mapper Documentation



### CBRS Units

- |                          |                      |
|--------------------------|----------------------|
| Otherwise Protected Area | CBRS Buffer Zone     |
| System Unit              | -83.11119, 42.349371 |

0 30 60 120 180 ft

1:2,257

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

**User Name:** Tritterra

**User Supplied Address/Location Description:** 1723 W Grand Blvd Detroit MI

**Pin Location:** Outside CBRS

**Pin Flood Insurance Prohibition Date:** N/A

**Pin System Unit Establishment Date:** N/A

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

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 2/5/2024 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

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





# FFRMS Freeboard Value Approach Report

Report generated by the Federal Flood Standard Support Tool on Tue Nov 26 2024. For more information on FFRMS and the data, visit <https://floodstandard.climate.gov>.

## Summary

Based on the user-defined location and **non-critical** designation, the proposed action **is not** in the **coastal or riverine** FFRMS floodplain. However, there are additional resilience measures you might consider. Check on the resources below to learn more.

Projects located in the FFRMS floodplain should be designed consistent with the applicable policies and directives of the agency taking or approving the action.

## Proposed Action Details

Location centroid (Latitude, Longitude): **Y: 42.349331 X: -83.111118**

Service criticality: **Non-critical**      Service Life: **Through 2070**

Consult with the applicable agency to identify any agency-specific policies, guidance, protocols, or direction on the critical action determination. The services of a professional engineer, architect, or other licensed design professional are recommended for designing critical actions or assets with long intended service life, and for other situations where risk tolerance is low because of unique characteristics of the action.

## Considerations of Freeboard approach at this location

No additional considerations at this location.

## Next Steps

This is the Step 1 of the 8-step decision-making process required in section 2(a) of Executive Order 11988, Floodplain Management (Determine if the proposed action within the FFRMS floodplain). Follow the remainder of the 8-step process outlined in the [Implementation Guidelines \(2015\)](#), page 4, including Step 5 which include minimizing harm and restoring and preserving natural and beneficial values. (Please refer to the Nature Based Solutions section). A licensed design professional should be contacted for the design or engineering of the action. If an action is in the FFRMS floodplain and its location is the only practicable alternative, then you may need the services of a professional engineer, architect, or other licensed design professional to determine how to minimize the impacts of flood and make the action resilient (e.g., elevation, flood-proofing and/or nature-based solutions), especially when dealing with critical actions.

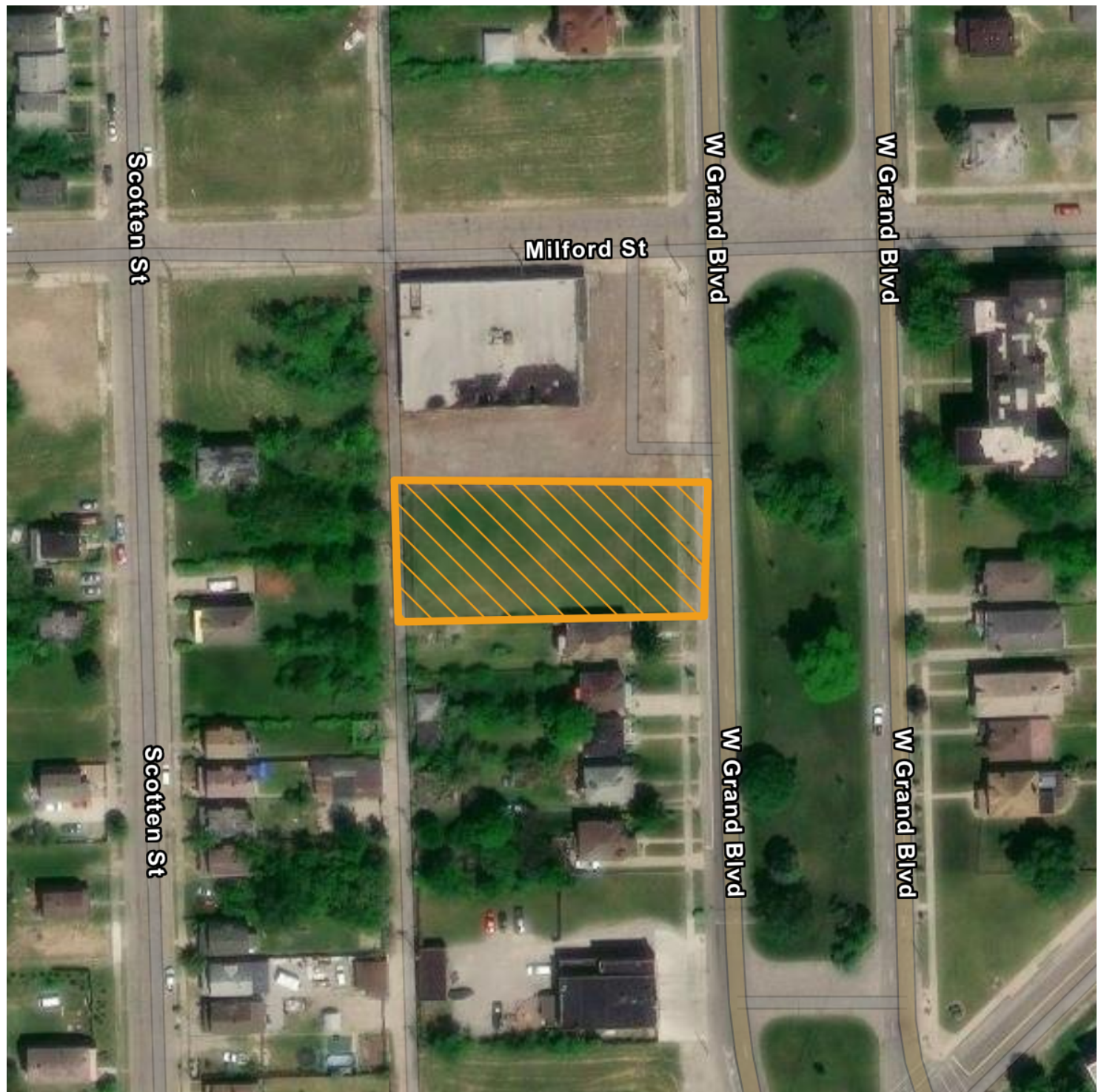
## Assistance

To contact the FEMA Regional Floodplain Management & Insurance FFRMS Point of Contact for assistance, e-mail FEMA at [FEMA-FFRMS-SUPPORT-REQUEST@fema.dhs.gov](mailto:FEMA-FFRMS-SUPPORT-REQUEST@fema.dhs.gov).





## Project Location



1:2,257

FFRMS Floodplain



Project Location



# Attainment Status for the National Ambient Air Quality Standards

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

Areas of the state that are below the NAAQS

concentration level are called **attainment areas**. The

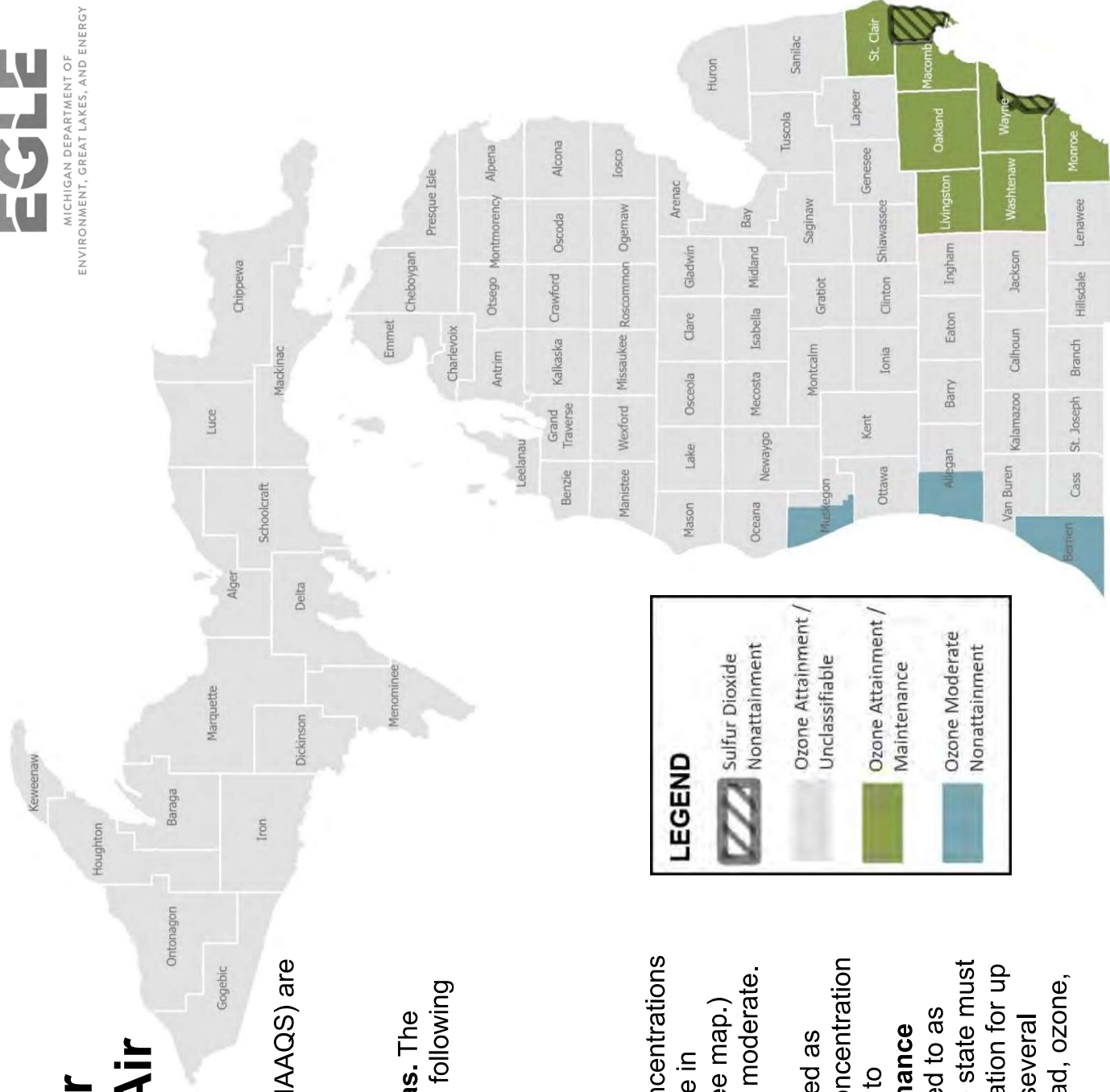
entire state of Michigan is in attainment for the following pollutants:

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

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

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

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



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



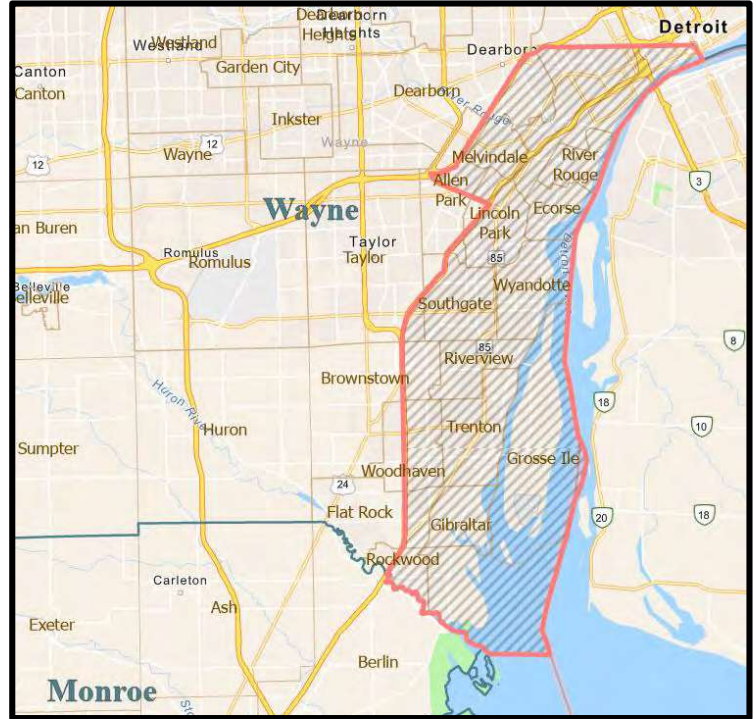
# Close-Up Maps of Partial County Nonattainment Areas

## Sulfur Dioxide Nonattainment Areas

*St. Clair County*



*Wayne County*



## Ozone Moderate Nonattainment Areas

*Allegan County*



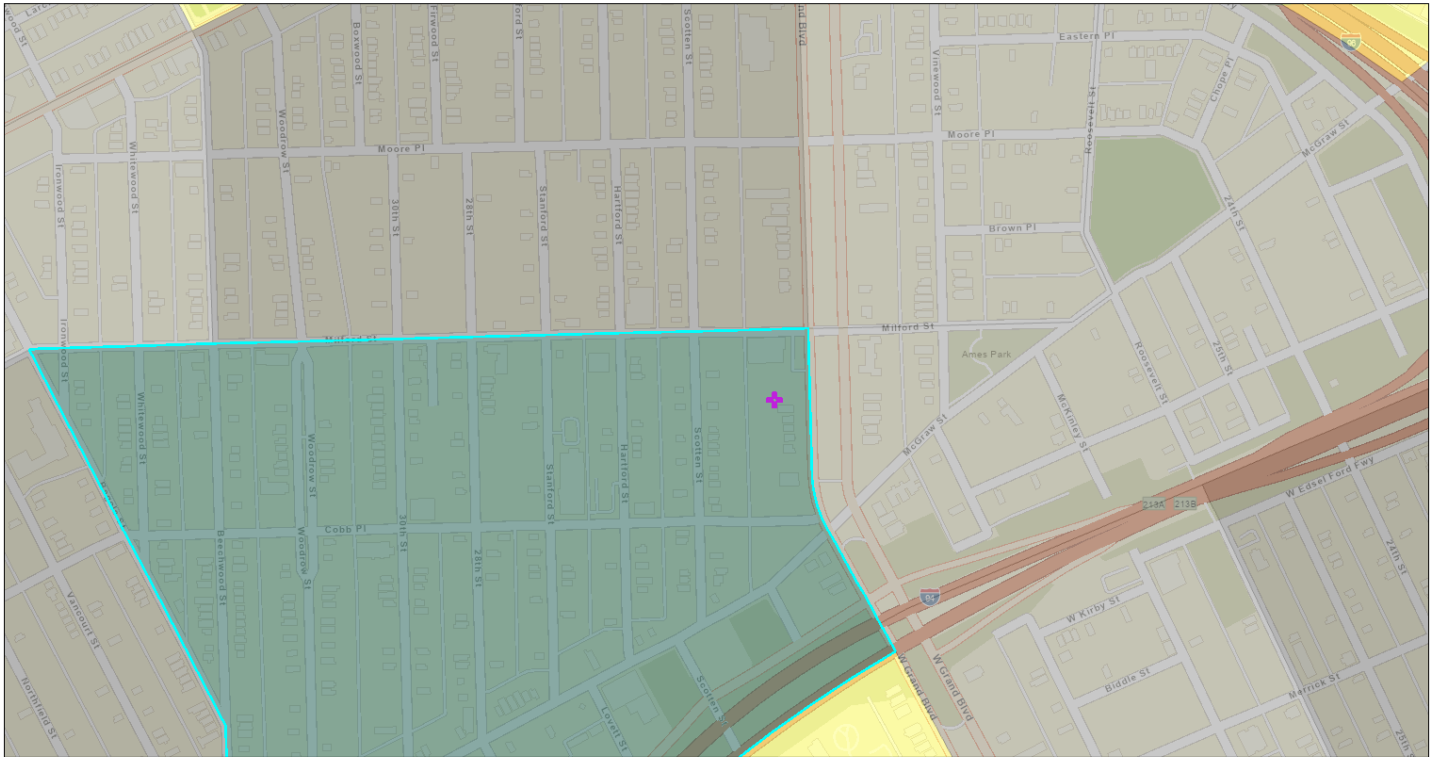
*Muskegon County*



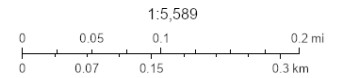
# NEPAssist Report

## 1723 W Grand Blvd

### A3 Landscape



February 12, 2024



U.S. Environmental Protection Agency, Headquarters, Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., IANIGLA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Input Coordinates: 42.349769,-83.121526,42.349776,-83.121184,42.349798,-83.120126,42.349823,-83.119066,42.349844,-83.117835,42.349871,-83.116476,42.349892,-83.115429,42.349912,-83.114382,42.349932,-83.113336,42.349949,-83.112285,42.349963,-83.111575,42.349982,-83.110671,42.348409,-83.110614,42.348307,-83.110597,42.348185,-83.110562,42.348123,-83.110538,42.348009,-83.110479,42.347892,-83.110403,42.347765,-83.110301,42.347326,-83.109978,42.347220,-83.109886,42.347156,-83.109838,42.346907,-83.109659,42.346803,-83.109577,42.346615,-83.109438,42.346346,-83.110037,42.346189,-83.110363,42.346070,-83.110609,42.345779,-83.111168,42.345521,-83.111626,42.345147,-83.112254,42.344998,-83.112505,42.344882,-83.112685,42.344710,-83.112933,42.344701,-83.113457,42.344694,-83.113915,42.344681,-83.114545,42.344649,-83.116289,42.344622,-83.117780,42.344611,-83.118504,42.345070,-83.118828,42.345117,-83.118851,42.345157,-83.118858,42.345838,-83.118886,42.347461,-83.120027,42.347853,-83.120310,42.349053,-83.121159,42.349758,-83.121654,42.349769,-83.121526

Project Area	0.17 sq mi
Within an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	yes
Within an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	yes
Within an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	yes
Within a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	yes
Within a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	yes
Within a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	yes
Within a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no



Within a Federal Land?	no
Within an impaired stream?	no
Within an impaired waterbody?	no
Within a waterbody?	no
Within a stream?	no
Within an NWI wetland?	Available Online
Within a Brownfields site?	no
Within a Superfund site?	no
Within a Toxic Release Inventory (TRI) site?	no
Within a water discharger (NPDES)?	no
Within a hazardous waste (RCRA) facility?	yes
Within an air emission facility?	no
Within a school?	yes
Within an airport?	no
Within a hospital?	no
Within a designated sole source aquifer?	no
Within a historic property on the National Register of Historic Places?	yes
Within a Land Cession Boundary?	yes
Within a tribal area (lower 48 states)?	no
Within the service area of a mitigation or conservation bank?	no
Within the service area of an In-Lieu-Fee Program?	yes
Within a Public Property Boundary of the Formerly Used Defense Sites?	no
Within a Munitions Response Site?	no
Within an Essential Fish Habitat (EFH)?	no
Within a Habitat Area of Particular Concern (HAPC)?	no
Within an EFH Area Protected from Fishing (EFHA)?	no
Within a Bureau of Land Management Area of Critical Environmental Concern?	no
Within an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Created on: 2/12/2024 8:45:53 AM



GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

November 7, 2024

Mary Weidel  
United States Department of Housing and Urban Development  
477 Michigan Avenue, Suite 1645  
Detroit, Michigan 48226

**Via Email Only**

Dear Mary Weidel:

Subject: 1723 West Grand Boulevard, Detroit, Michigan Project

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

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE 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 1723 W. Grand Blvd. Project proposed to be completed with federal grant monies, including the construction of a three-story building with six one-bedroom apartments on each level (18 units total). In addition, the project will include parking for up to 13 vehicles and 1,000 square feet of greenspace to provide an area for recreational activities for the tenants. The project is located at 1723 W. Grand Blvd. in Detroit on what is currently an undeveloped grass lot. The 18-unit affordable rental property will target low-income individuals and families. The project is anticipated to break ground in spring 2025 and finish construction in spring 2026.

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 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 1723 W. Grand Blvd. 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  
Michael Vollick, Michigan State Housing Development Authority  
Nathan Keup, GDC-1723 Limited Dividend Housing Association, LLC  
Meredeth Crane, Triterra

# Coastal Zone Boundary Maps

If you would like assistance with these maps, please contact Ginny Berry, Coastal Management Unit, Field Operations Support Section, Water Resources Division (WRD), at [BerryV@Michigan.gov](mailto:BerryV@Michigan.gov) or 517-284-5052 or Matt Warner, Coastal Management Unit, Field Operations Support Section, WRD, at [WarnerM1@Michigan.gov](mailto:WarnerM1@Michigan.gov) or 517-388-5195.

**Map listing** - click the county name to go to those maps

## [Alcona](#)

- Alcona and Haynes Townships
- Harrisville and Greenbush Townships

## [Alger](#)

- Burt Township
- Grand Island and Munising Townships, City of Munising
- Onota and Au Train Townships

## [Allegan](#)

- Ganges and Casco Townships
- Laketown, Saugatuck and Manlius Townships and South Haven

## [Alpena](#)

- Alpena Township and City of Alpena
- Alpena and Sanborn Townships

## [Antrim](#)

- Banks and Torch Lake Townships
- Milton and Elk Rapids Townships

## [Arenac](#)

- Standish, Arenac and Au Gres Townships
- Whitney, Sims and Au Gres Townships

## [Baraga](#)

- Arvon Township
- Baraga and L'Anse Townships

## [Bay](#)

- Bangor, Hampton, Merritt, Portsmouth and Frankenlust Townships, Bay City and Essexville
- Bangor, Kawkawlin and Fraser Townships
- Pinconning Township

## [Benzie](#)

- Crystal Lake, Gilmore and Blaine Townships and City of Frankfort
- Lake Township



### Berrien

- Hagar, Benton and St. Joseph Townships and Benton Harbor and St. Joseph
- Lincoln and Lake Townships and the city of Bridgman
- New Buffalo and Chikaming Townships and New Buffalo

### Charlevoix

- Bay, Charlevoix and Hayes Townships
- Beaver Island Group
- Eveline, South Arm, East Jordan, Evangeline and Wilson Townships and Boyne City
- Norwood Township

### Cheboygan

- Benton Township and City of Cheboygan
- Mackinaw, Hebron and Beaugrand Townships

### Chippewa

- Bay Mills Township
- Bruce and Soo (Nebbish Island) Townships
- Bay Mills, Superior and Soo Townships and Sault Ste. Marie
- Drummond Township
- Detour and Raber Townships
- Pickford and Raber Townships
- Sugar Island Township
- Whitefish Township

### Delta

- Brampton, Escanaba and Wells Townships, Gladstone and Escanaba
- Ensign, Bay De Noc and Masonville Townships
- Fairbanks Township
- Ford River Township
- Garden and Nahma Townships

### Emmet

- Readmond and Friendship Townships
- Wawatam, Bliss and Cross Village Townships
- West Traverse, Little Traverse, Bear Creek and Resort Townships, Petoskey and Harbor Springs

### Gogebic

- Ironwood (East) and Wakefield Townships
- Ironwood (West) Township

### Grand Traverse

- Acme, East Bay and Garfield Townships and Traverse City
- Peninsula Township

### Houghton

- Hancock and Calumet Townships
- Portage, Chassell and South part of Torch Lake Townships
- Stanton Township
- Schoolcraft, Osceola, Franklin, Portage and North part of Torch Lake Townships

### Huron

- Fair Haven and Sebewaing Townships
- Sand Beach and Sherman Townships and Harbor Beach
- Huron, Gore and Rubicon Townships

- Lake, Caseville and McKinley Townships
- Pte. Aux Barques, Port Austin and Hume Townships

#### Iosco

- Baldwin, Tawas, Alabaster Townships and East Tawas and Tawas City
- Oscoda and Au Sable Townships

#### Keweenaw - mainland

- Allouez and Houghton Townships
- Eagle Harbor Township
- Grant Township
- Sherman Township

#### Keweenaw – Isle Royal

- Eagle Harbor Townships
- Houghton Townships

#### Leelanau

- Bingham and Elmwood Townships
- Leland, Leelanau and Suttons Bay Townships
- Cleveland, Glen Arbor and Empire Townships

#### Luce

- McMillan Township (eastern part)
- McMillan Township (western part)

#### Mackinac

- Bois Blanc Township
- Clark Township
- Garfield Township
- Hendricks and Hudson Townships
- Moran Township
- Marquette and St. Ignace Townships
- Newton Township

#### Macomb

- Chesterfield, Harrison, Clinton, and Lake Townships, Mt. Clemens and St. Clair Shores

#### Manistee

- Arcadia and Onkama Townships
- Filer, Manistee and Stronach Townships and Manistee

#### Marquette

- Marquette, Sands and Chocolay Townships
- Powell Township

#### Mason

- Grant, Hamlin and Victory Townships
- Pere Marquette, Amber, Riverton and Summit Townships and Ludington

#### Menominee

- Cedarville Township
- Ingallston Township
- Menominee Township and Menominee

### Monroe

- Berlin, Frenchtown and Monroe Townships
- Erie, LaSalle and Monroe Townships

### Muskegon

- Muskegon, Laketon and Fruitport Townships, the "Muskegons" and Norton Shores
- White River, Montague, Whitehall and Fruitland Townships, Montague and Whitehall

### Oceana

- Benona and Clay Banks Townships
- Pentwater and Golden Townships

### Ontonagon

- Bohemia and Ontonagon (east part) Townships
- Carp Lake Township
- Ontonagon (west part) Township

### Ottawa

- Port Sheldon, Holland and Park Townships, Zeeland and Holland
- Spring Lake and Grand Haven Townships, Ferrysburg and Grand Haven

### Presque Isle

- Bearinger and Ocqueoc Townships
- Presque Isle, Krakow and Pulawski Townships
- Rogers and Belknap Townships

### Saginaw

- Kochville, Zilwaukee, Carrollton and Buena Vista Townships

### Sanilac

- Delaware, Forest and Sanilac Townships
- Sanilac, Lexington and Worth Townships

### Schoolcraft

- Mueller and Doyle Townships
- Manistique and Thompson Townships

### St. Clair

- Burtchville and Fort Gratiot Townships and the city of Port Huron
- East China, Cottrellville, Clay and Ira Townships, Algonac and Marine-City
- St. Clair and East China Townships, Port Huron, Marysville and St. Clair

### Tuscola

- Akron and Wisner Townships

### Van Buren

- South Haven and Covert Townships and South Haven

### Wayne

- Brownstown and Grosse Ile Townships, Ecorse, Lincoln Park, Wyandotte, Riverview, Trenton, Rockwood and Gibraltar
- The "Grosse Points", Detroit and River Rouge



## Wayne County

Grosse Point Township, Grosse Point Woods, Grosse Point Farms

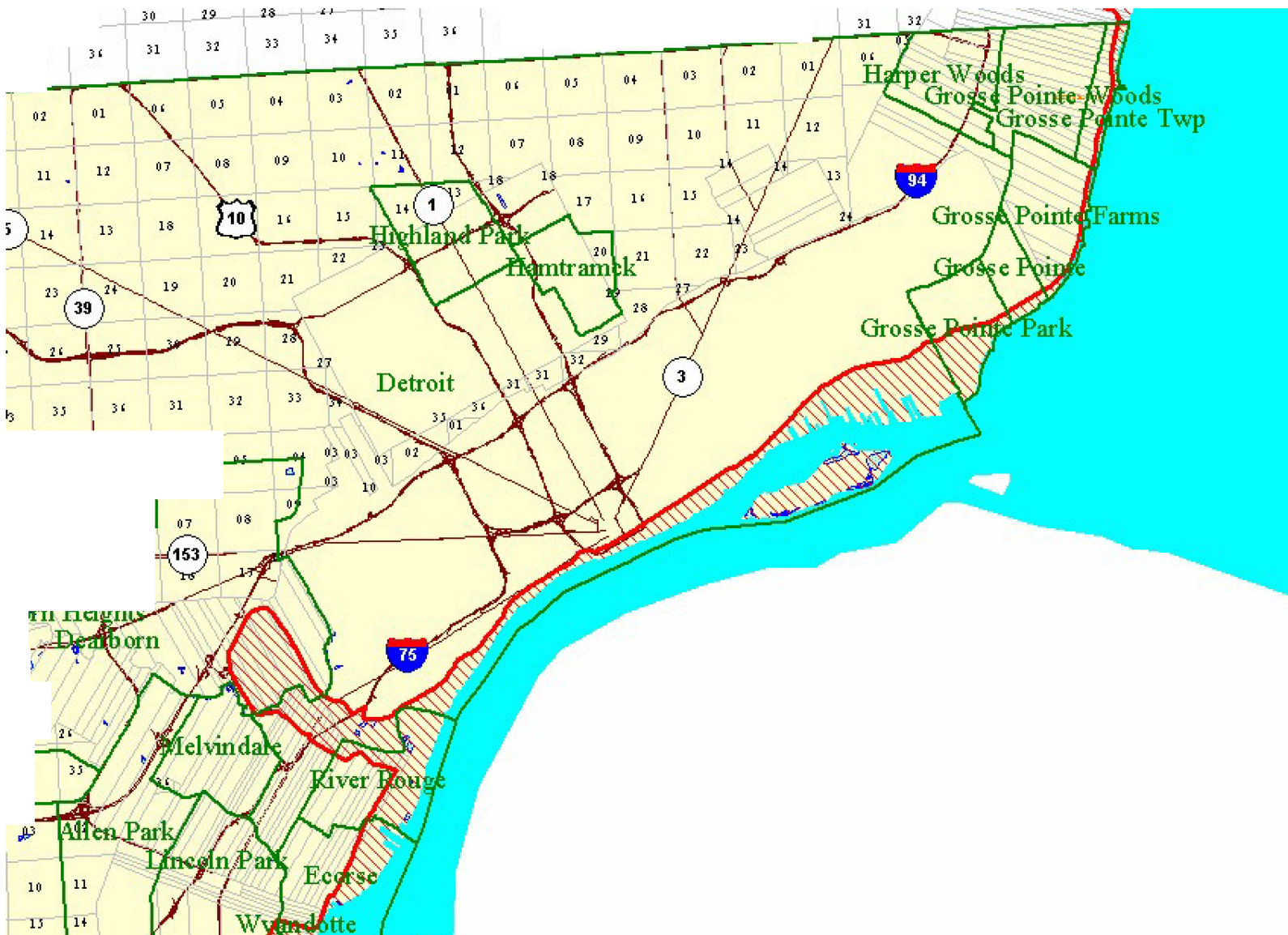
Grosse Point, Grosse Point Park, and Detroit, T1S R14E

Detroit, T1S R14E, T2S R13E, and T2S R12E

River Rouge, T2S R11E

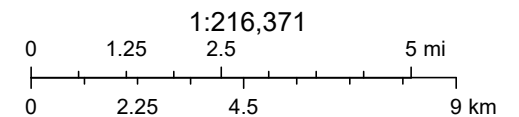
The heavy red line is the **Coastal Zone Management Boundary**

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





4/18/2024



The City of Detroit Housing and Revitalization Department (HRD) collects radon data from some HUD funded programs. This data is shown on the HRD Indoor Radon Map. The number of lab tests collected is 59 and the average level of radon detected is 0.74pCi/L. This is below the recommended mitigation level of 4pCi/L. The map is updated approximately every 6 months since testing began in November of 2023.



## United States Department of the Interior



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

In Reply Refer To:  
Project Code: 2024-0045288  
Project Name: 1723 W Grand Blvd

February 05, 2024

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

To Whom It May Concern:

### **Official Species List**

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

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

### **Consultation requirements and next steps**

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

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

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

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

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

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

### **Migratory Birds**

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

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

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

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

Attachment(s):

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

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Michigan Ecological Services Field Office**

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

## PROJECT SUMMARY

Project Code: 2024-0045288

Project Name: 1723 W Grand Blvd

Project Type: New Constr - Above Ground

Project Description: Environmental review for HUD Housing Trust Fund (HTF). Future soil gas sample collections will take place on February 15th 2024.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.349383450000005,-83.11108143273862,14z>



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 Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

## MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/GE3OCQAO6VHUXNIC3MWFVOAR6Q/documents/generated/6982.pdf">https://ipac.ecosphere.fws.gov/project/GE3OCQAO6VHUXNIC3MWFVOAR6Q/documents/generated/6982.pdf</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

## BIRDS

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

## REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>For all Projects: Project is within EMR Range</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/2202">https://ecos.fws.gov/ecp/species/2202</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/GE3OCQAO6VHUXNIC3MWFVOAR6Q/documents/generated/5280.pdf">https://ipac.ecosphere.fws.gov/project/GE3OCQAO6VHUXNIC3MWFVOAR6Q/documents/generated/5280.pdf</a>	Threatened

## CLAMS

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

## INSECTS

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

## FLOWERING PLANTS

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

## CRITICAL HABITATS

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

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

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

## BALD & GOLDEN EAGLES

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

## MIGRATORY BIRDS

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

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

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9643">https://ecos.fws.gov/ecp/species/9643</a>	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>	Breeds Mar 15 to Aug 25



NAME	BREEDING SEASON
<b>Rusty Blackbird</b> <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9478">https://ecos.fws.gov/ecp/species/9478</a>	Breeds elsewhere
<b>Wood Thrush</b> <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9431">https://ecos.fws.gov/ecp/species/9431</a>	Breeds May 10 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

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

### Probability of Presence (■)

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

### Breeding Season (■)

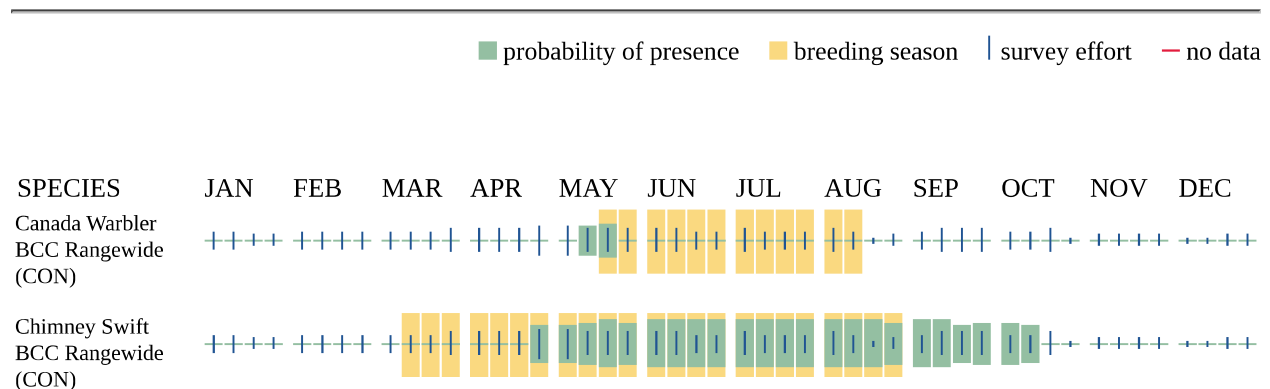
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

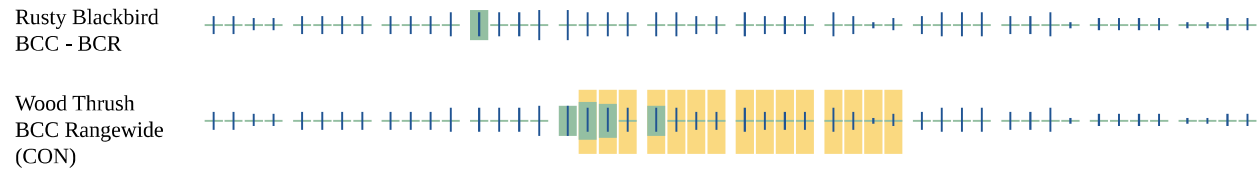
### Survey Effort (|)

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

### No Data (—)

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





Additional information can be found using the following links:

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

## WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

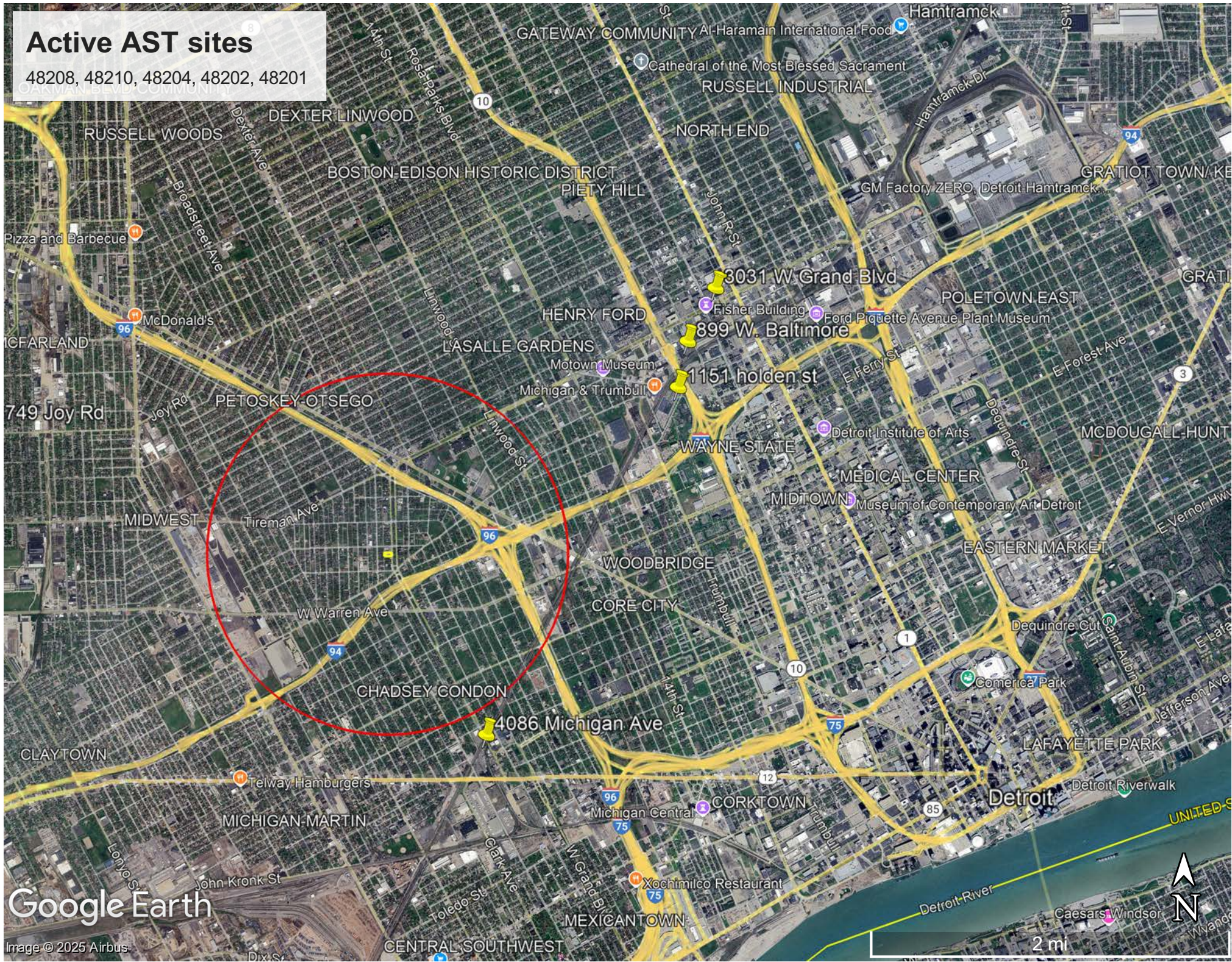
## **IPAC USER CONTACT INFORMATION**

Agency: Department of Housing and Urban Development  
Name: Christian Halquist  
Address: 1375 S Washington Ave suite 100  
City: Lansing  
State: MI  
Zip: 48910  
Email: christian.halquist@triterra.us  
Phone: 5172999305



# Active AST sites

48208, 48210, 48204, 48202, 48201







# Construction Codes and Fire Services

First Last or License #

Q ▾

## Search Applications

## Search for Records

Enter information below to search for records.

- Site Address
- Record Information

Select the search type from the drop-down list.

## General Search

General Search

The default search range is 2 years. To increase or decrease the range of your search, click on the calendar icon next to each field to enter new Start and End Dates, or you can type in new start and end dates using a mm/dd/yyyy format.

Facility/Cert./Record Number:

Facility/Location Name:

Start Date:

01/01/1980

End Date:

10/16/2024

Street No.:

From

 - 

To

Direction:

--Select--

Street Name:

Street Type:

--Select--

City:

State:

Zip:

48208

County:

Township:

First Name:

Last Name:

Record Type:

Aboveground Storage Tank Facility

Record Status:

Active

► **Search Additional Criteria (PLEASE SELECT A RECORD TYPE PRIOR TO EXPANDING)**

Search

Clear

**Notice:**  
Your search returned no results. Please modify your search criteria and try again.



# Construction Codes and Fire Services

[Announcements](#) [Register for an Account](#) [Reports \(2\)](#) [Login](#)

First Last or License #

[Home](#) [BCC Licenses](#) [BCC Permits](#) [Plan Review](#) [Fire Services](#) [OLSR](#) [Device Permits](#) [Express Pay](#)

Search Applications

**Record 20001204:**

**Aboveground Storage Tank Facility**

**Record Status: Active**  
**Expiration Date: 07/01/2025**

8749 Joy Rd, 48204  
71 mi

[Record Info](#)

**Related Records**

[View Entire Tree »](#)

Facility/Cert./Record Number	Record Type	Facility/Location Name	Date	View
20001204	Aboveground Storage Tank Facility	Hamtramck Hardware	02/28/2024	
ATK-000161-24	Aboveground Storage Tank Registration	Hamtramck Hardware	06/26/2024	<a href="#">View</a>
ATK-000162-24	Aboveground Storage Tank Registration	Hamtramck Hardware	06/26/2024	<a href="#">View</a>



# Construction Codes and Fire Services

[Announcements](#) [Register for an Account](#) [Reports \(2\)](#) [Login](#)

First Last or License #

Search Applications

Record 91084937:

Aboveground Storage Tank Facility

4086 Michigan Ave , 48210

Record Status: Active  
Expiration Date: 01/01/1900

Record Info

## Related Records

[View Entire Tree »](#)

Facility/Cert./Record Number	Record Type	Facility/Location Name	Date	View
91084937	Aboveground Storage Tank Facility	Inland Waters Pollution Control Inc	10/28/2008	
ATK-124392-15	Aboveground Storage Tank Registration	Inland Waters Pollution Control Inc	10/28/2008	<a href="#">View</a>
ATK-124393-15	Aboveground Storage Tank Registration	Inland Waters Pollution Control Inc	10/28/2008	<a href="#">View</a>
ATK-000283-24	Aboveground Storage Tank Registration	Inland Waters Pollution Control (WPC)	10/16/2024	<a href="#">View</a>
ATK-000284-24	Aboveground Storage Tank Registration	Inland Waters Pollution Control (WPC)	10/16/2024	<a href="#">View</a>
ATK-000285-24	Aboveground Storage Tank Registration	Inland Waters Pollution Control (WPC)	10/16/2024	<a href="#">View</a>

71 mi



Record Type: Aboveground Storage Tank Facility      Record Status: Active

► Search Additional Criteria (PLEASE SELECT A RECORD TYPE PRIOR TO EXPANDING)

Search    Clear

3 Record results matching your search results

Click any of the results below to view more details.

Showing 1-3 of 3 | Download results

<input type="checkbox"/>	Action	Facility/Cert./Record Number	Date	Record Type	Description	Facility/Location Name	Address	Expiration Date	Status	Related Records
<input type="checkbox"/>		20001066	06/09/2023	Aboveground Storage Tank Facility		Henry Ford Health Consolidated Services Center	1151 HOLDEN ST, DETROIT MI 48202	10/01/2024	Active	2 > 1 mi
<input type="checkbox"/>		20000589	08/21/2020	Aboveground Storage Tank Facility		New Center One	3031 W GRAND BLVD, DETROIT MI 48202	10/31/2024	Active	2 > 1 mi
<input type="checkbox"/>		92085727	05/29/2014	Aboveground Storage Tank Facility		U-Haul	899 W BALTIMORE ST, DETROIT MI 48202-2900	04/30/2024	Active	1 > 1 mi

Record Type:

Aboveground Storage Tank Facility

Record Status:

Active

► **Search Additional Criteria (PLEASE SELECT A RECORD TYPE PRIOR TO EXPANDING)**

Search

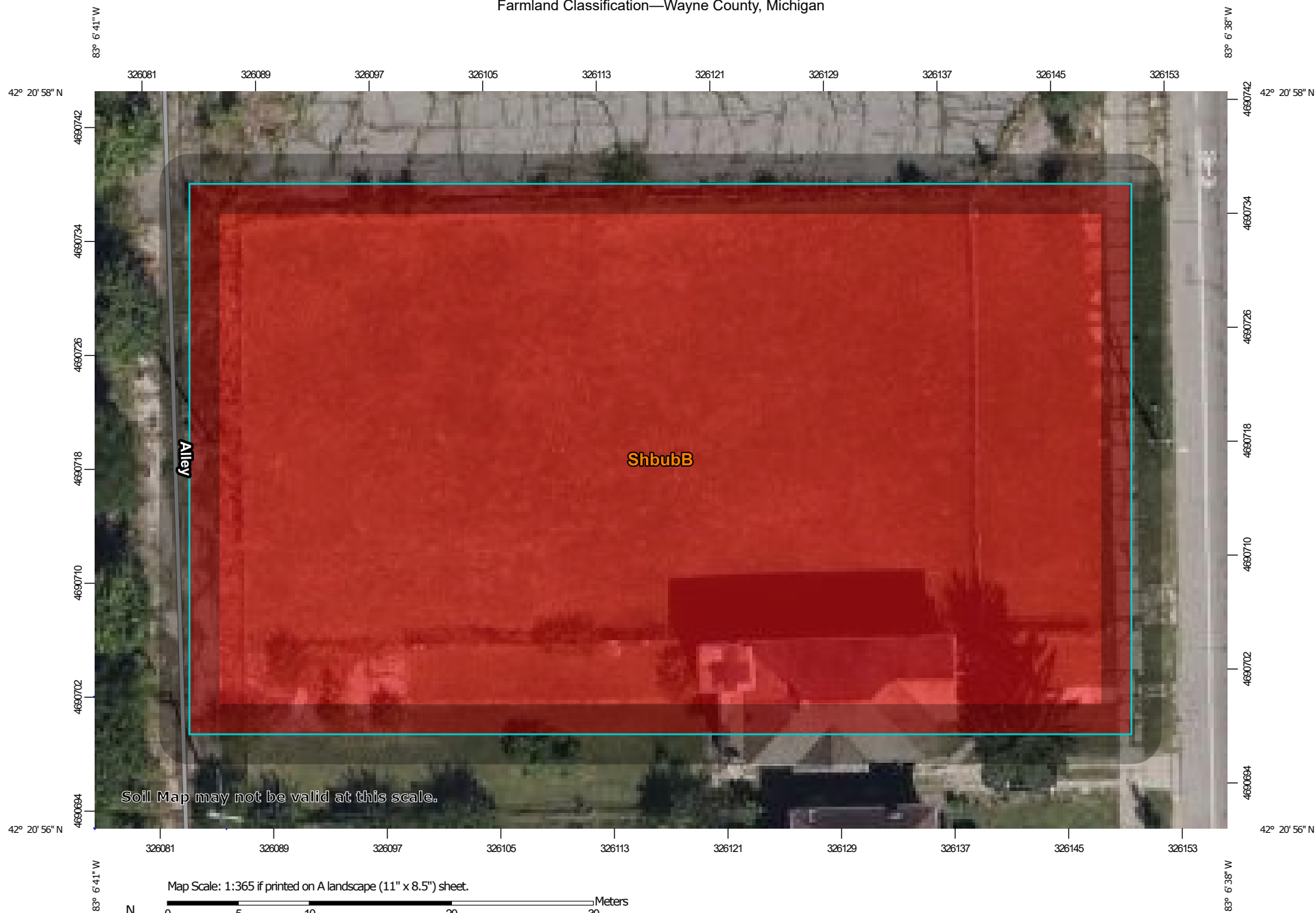
Clear

Detroit, 48201 & 48208

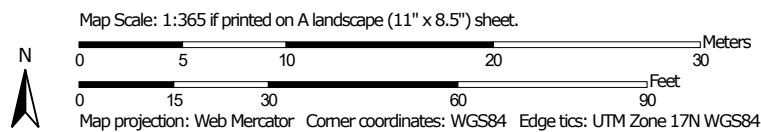
**Notice:**

Your search returned no results. Please modify your search criteria and try again.

# Farmland Classification—Wayne County, Michigan



Soil Map may not be valid at this scale.




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

11/26/2024  
Page 1 of 5









## 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

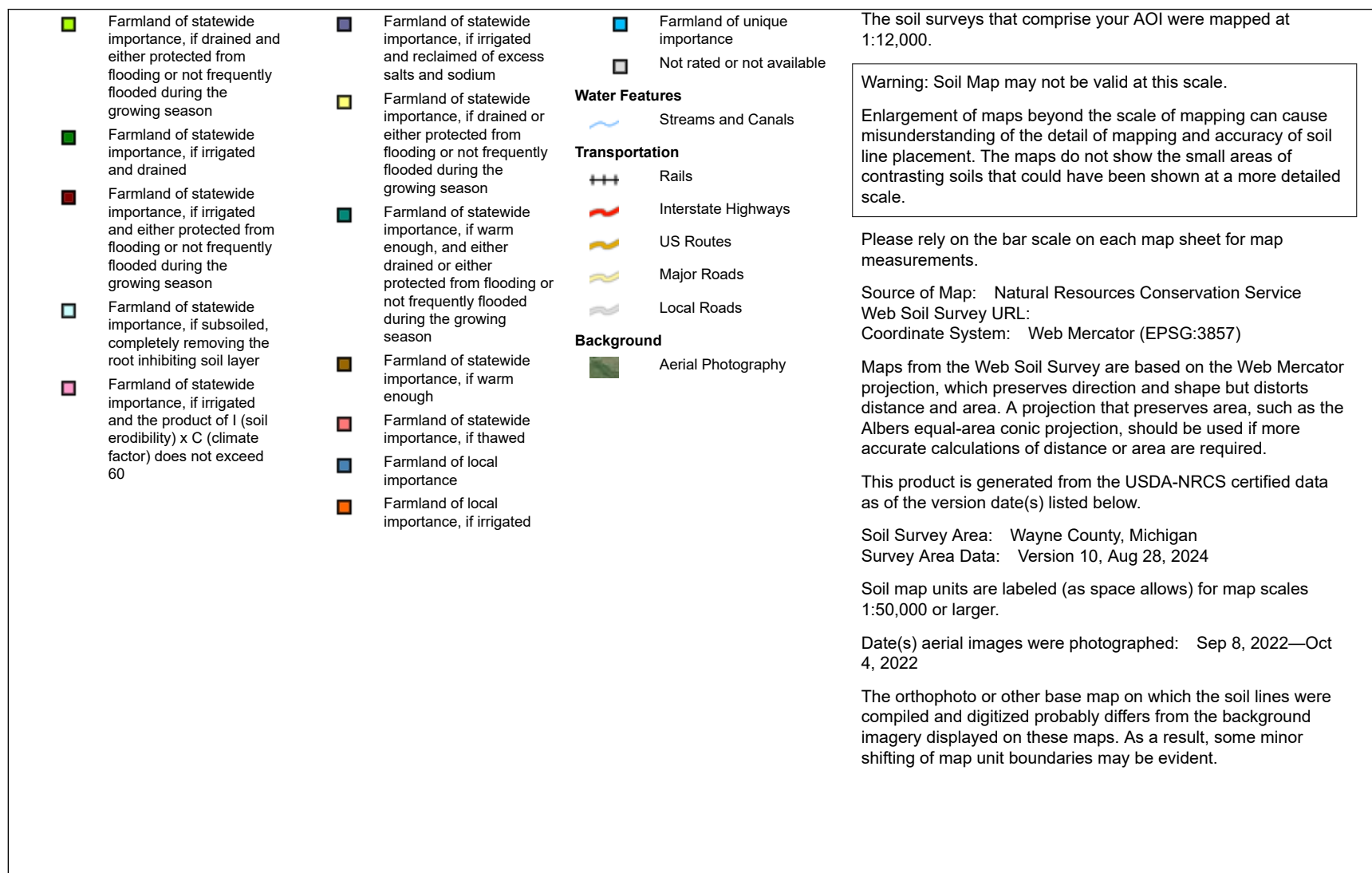
### Soil Rating Lines

-  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

# Farmland Classification—Wayne County, Michigan

	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	<b>Soil Rating Points</b>			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		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		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 irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		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 local importance, if irrigated		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						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

# Farmland Classification—Wayne County, Michigan



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	Not prime farmland	0.6	100.0%
<b>Totals for Area of Interest</b>			<b>0.6</b>	<b>100.0%</b>

## Description

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.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.  
PRESIDENT

October 31, 2024

MICHAEL VOLLUCK  
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
735 E MICHIGAN AVENUE  
PO BOX 30044  
LANSING MI 48909

RE: ER25-48 Ginosko 1723 W Grand Boulevard Project, 1723 West Grand Blvd, Detroit, Wayne County (HUD)

Dear Michael Vollick:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have no adverse effect [36 CFR § 800.5(b)] on historic properties within the area of potential effects for the above-cited undertaking.

This letter evidences MSHDA's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects," and the fulfillment of MSHDA's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review." **If the scope of work changes in any way, please notify this office immediately. In the unlikely event that human remains, or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan SHPO and other appropriate authorities must be contacted immediately.**

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

If you have any questions, please contact Katlyn Burns Yancho, Historian, at 517-256-3416 or by email at [burnsyanchok@michigan.gov](mailto:burnsyanchok@michigan.gov). **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Ryan M. Schumaker  
State Historic Preservation Officer

RMS:SES:AK:KMBY

copy: Mary Weidel, HUD  
James Miller, Miller Preservation Services, LLC  
Patrick Monte Lawton, Heartsong Archaeology, LLC  
Meredeth Crane, Triterra



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913  
[michigan.gov/shpo](http://michigan.gov/shpo) • (517) 335-9840



[Home \(/\)](#) > STraCAT

# Sound Transmission Classification Assessment Tool (STraCAT)

## Overview

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

## How to Use This Tool

### Location, Noise Level and Wall Configuration to Be Analyzed

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

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

### Information to Be Entered

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

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

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

#### *Required STC Rating and Determination of Compliance*

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

**Part I - Description****Project**

3060.00 GMD\_W GRAND

**Sponsor/Developer**

GINOSKO DEVELOPMENT

**Location**

17 23 W. Grand BLVD, Detroit, MI 48210

**Prepared by**

INFORM STUDIO

**Noise Level**

71

**Date**

11/25/2024

**Primary Source(s)****Part II - Wall Components**

## Part II - Wall Components

## Wall Construction Detail

## Area

## STC

5/8" GYPSUM BOARD; 2" X 6" WOOD STUDS; 16" O.C.; 6" MINERAL WOOL INSULATION; 5/8" GLASS MAT SHEATHING; 1" INSULATED STRUCTURAL SHEATHING CI

360

38

5/8" GYPSUM BOARD; 2" X 6" WOOD STUDS; 16" O.C.; 6" MINERAL WOOL INSULATION; 5/8" GLASS MAT SHEATHING; 1" INSULATED STRUCTURAL SHEATHING CI

51

38

**411 Sq.  
Feet**

**38**

## Window Construction Detail

## Quantity

## Sq Ft/Unit

## STC

## Door Construction Detail

## Quantity

## Sq Ft/Unit

## STC

BALCONY DOOR;  
PELLA

1

24

30

## Part III - Results

**Part III - Results****Wall Statistics**

Stat	Value
Area:	411 ft <sup>2</sup>
Wall STC:	38

**Aperture Statistics**

Aperture	Count	Area	% of wall
Windows:	0	0 ft <sup>2</sup>	0%
Doors:	1	24 ft <sup>2</sup>	5.84%

**Evaluation Criteria**

Criteria	Value
Noise source sound level (dB):	71
Combined STC for wall assembly:	36.83
Required STC rating:	30
Does wall assembly meet requirements?	Yes

[Print](#)**Part 4 - Tins**

## Further tips

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

For example:

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

[Home \(/\)](#) > STraCAT

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### Information to Be Entered

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*Required STC Rating and Determination of Compliance*

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71

**Date**

11/25/2024

**Primary Source(s)****Part II - Wall Components**

Part II - Wall Components

Wall Construction Detail

Area

STC

5/8" GYPSUM BOARD; 2" X 6" WOOD STUDS; 16" O.C.; 6" MINERAL WOOL INSULATION; 5/8" GLASS MAT SHEATHING; 1" INSULATED STRUCTURAL SHEATHING CI

69

38

Add new wall

69 Sq. Feet 38

Window Construction Detail

Quantity

Sq Ft/Unit

STC

Add new window

Door Construction Detail

Quantity

Sq Ft/Unit

STC

Add new door

Part III - Results

**Part III - Results****Wall Statistics**

Stat	Value
Area:	69 ft <sup>2</sup>
Wall STC:	38

**Aperture Statistics**

Aperture	Count	Area	% of wall
Windows:	0	0 ft <sup>2</sup>	0%
Doors:	0	0 ft <sup>2</sup>	0%

**Evaluation Criteria**

Criteria	Value
Noise source sound level (dB):	71
Combined STC for wall assembly:	38
Required STC rating:	30
Does wall assembly meet requirements?	Yes

[Print](#)**Part 4 - Tins**

## Further tips

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

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- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

# Day/Night Noise Level (DNL) Calculator

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

## Guidelines

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

Site ID	1732 Grand, Detroit
Record Date	10/16/2024
User's Name	Caitlin Preuss - Triterra

Road # 1 Name:	W. Grand Boulevard
----------------	--------------------

#### Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	65	65	65
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	4512	83	41
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	57	50	59
Calculate Road #1 DNL	61	Reset	

Road # 2 Name:	I-94 Highway
----------------	--------------

#### Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	900	900	900
Distance to Stop Sign			
Average Speed	70	70	70
Average Daily Trips (ADT)	131648	5374	12240
Night Fraction of ADT	15	15	15
Road Gradient (%)			2

Vehicle DNL	62	58	69
-------------	----	----	----

Vehicle DNL	62	58
Calculate Road #2 DNL	70	Reset
Add Road Source	Add Rail Source	
Airport Noise Level		
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Combined DNL for all Road and Rail sources	71	
Combined DNL including Airport	N/A	
Site DNL with Loud Impulse Sound		
Calculate	Reset	

## Mitigation Options

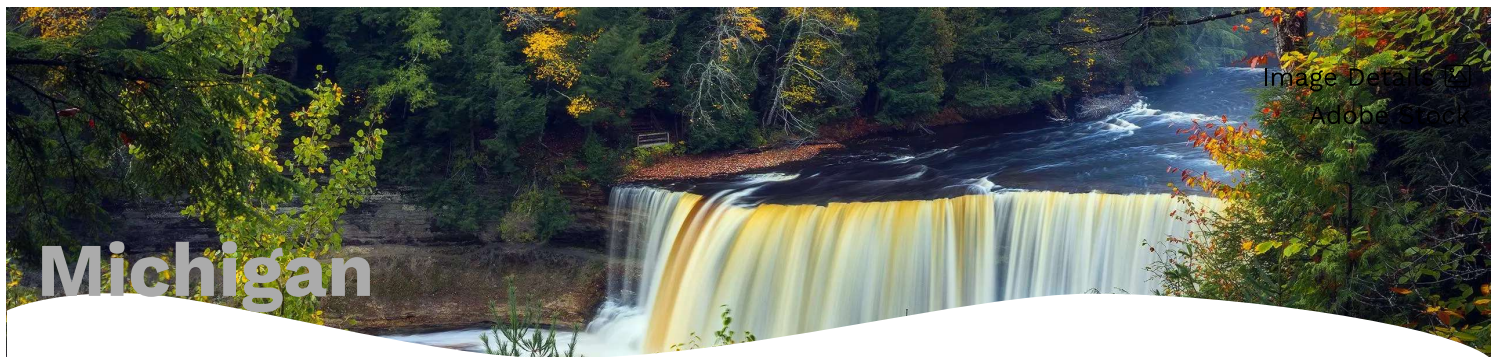
If your site DNL is in Excess of 65 decibels, your options are:

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

## Tools and Guidance

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

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



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



(/river/ausable)

**Au Sable River**

(/river/ausable)

Michigan (/river/ausable)



(/river/bear)

**Bear Creek (/river/bear)**

Michigan (/river/bear)



(/river/black-river)

**Black River (/river/black-river)**

Michigan (/river/black-river)



(/river/carp)

**Carp River (/river/carp)**

Michigan (/river/carp)



(/river/tahquamenon-east-branch)

**East Branch Tahquamenon River (/river/tahquamenon-east-branch)**

Michigan (/river/tahquamenon-east-branch)



(/river/indian)

**Indian River (/river/indian)**

Michigan (/river/indian)



(/river/manistee)

**Manistee River (/river/manistee)**

Michigan (/river/manistee)



(/river/ontonagon)

**Ontonagon River (/river/ontonagon)**

Michigan (/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)

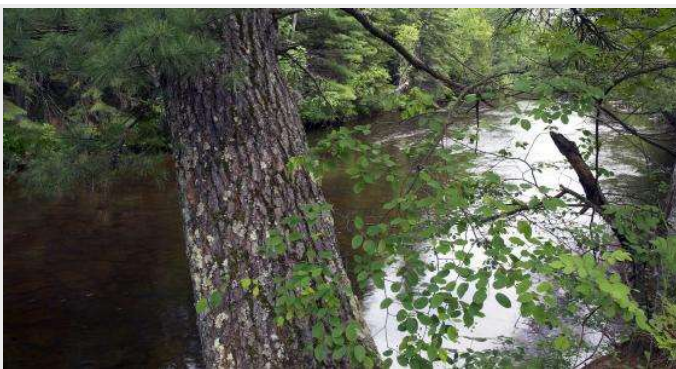


(/river/presque-isle)

## **Presque Isle River**

(/river/presque-isle)

Michigan (/river/presque-isle)





(/river/sturgeon-hiawatha)

## Sturgeon River (Hiawatha National Forest)

(/river/sturgeon-hiawatha)

Michigan (/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)



(/river/yellow-dog)

## Yellow Dog River

(/river/yellow-dog)

Michigan (/river/yellow-dog)

[National Awards \(/national-awards\)](#) | [The Numbers \(/numbers\)](#) |

[Nationwide Rivers Inventory \(/nri\)](#) | [Documents \(/documents\)](#)

## 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://fws.gov>)

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

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

## **REFERENCES**

Bibliography (/bibliography)

Interagency Council (/council)

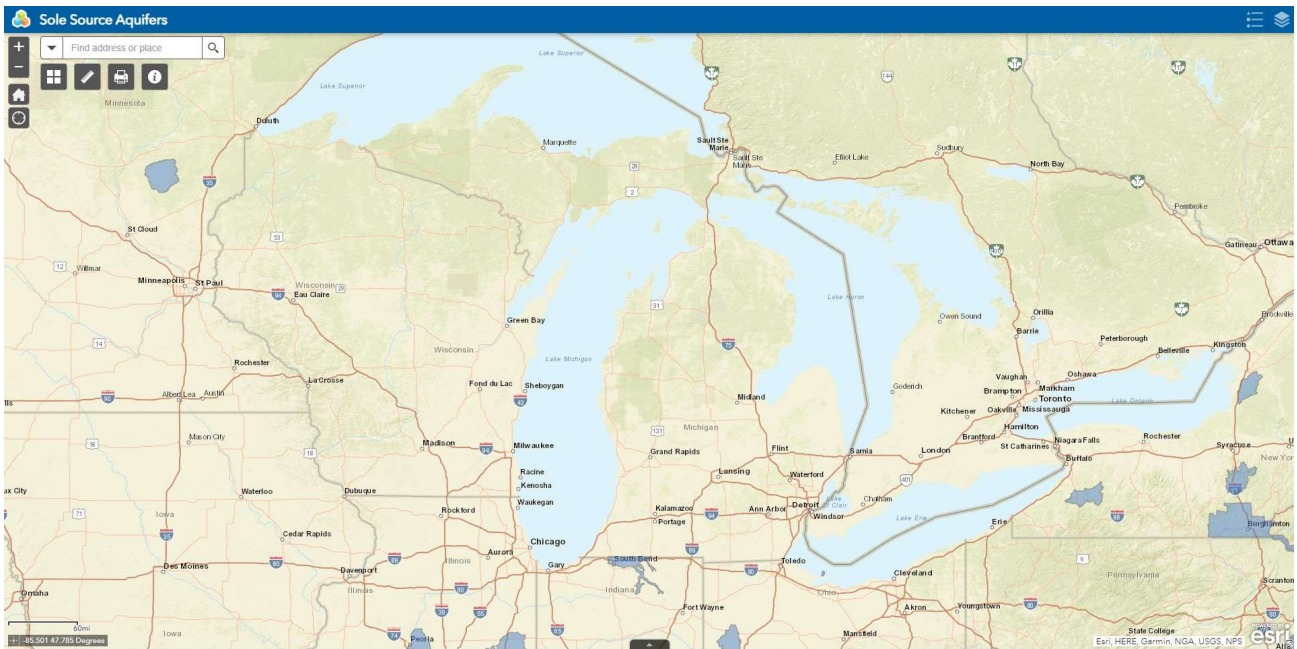
Stewardship (/stewardship)

News (/news)

Videos (/video)

Vulnerability Disclosure Policy (/vulnerability-disclosure-policy)










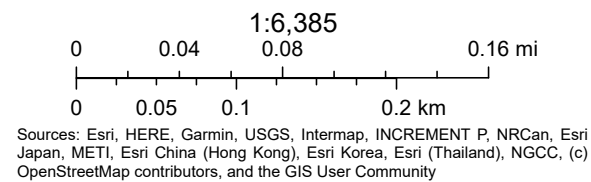
# Wetlands Map Viewer



November 26, 2024

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



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





U.S. Fish and Wildlife Service

# National Wetlands Inventory

1723 & 1729 W Grand Blvd, Detroit



March 6, 2025

## Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake



Other



Riverine

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



# EJScreen Community Report

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

## 723 W Grand Blvd, Detroit

1 mile Ring Centered at 42.349326,-83.111189

Population: 7,943

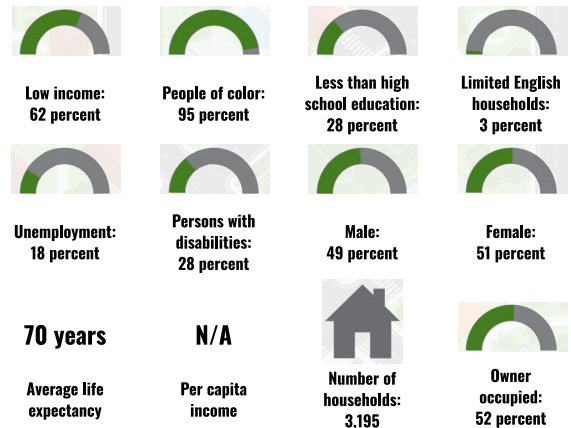
Area in square miles: 3.14



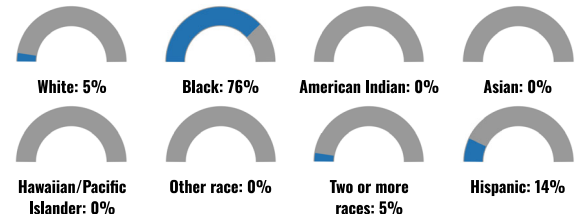
November 6, 2024  
723 W Grand Blvd, Detroit  
Search Result (point)

1:19,056  
0 0.15 0.3 0.45 0.6 mi  
0 0.25 0.5 1 km  
EPA HERE, Garmin, IGC, Mapbox

### COMMUNITY INFORMATION



### 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.

### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	86%
Spanish	12%
French, Haitian, or Cajun	1%
Total Non-English	14%

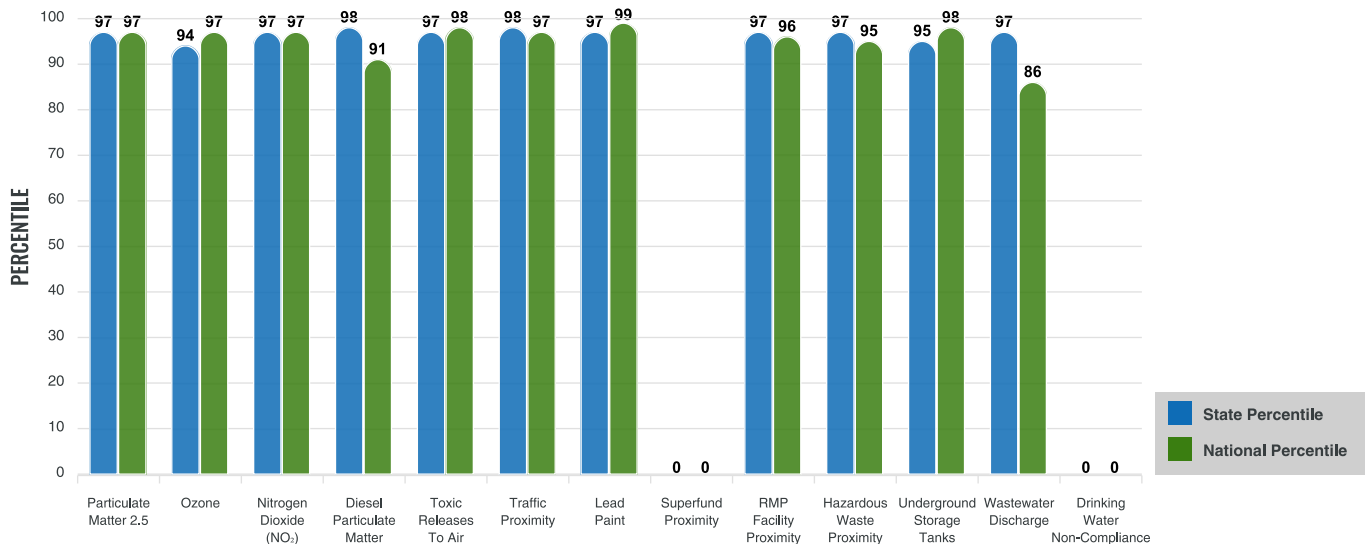
# Environmental Justice & Supplemental Indexes

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.

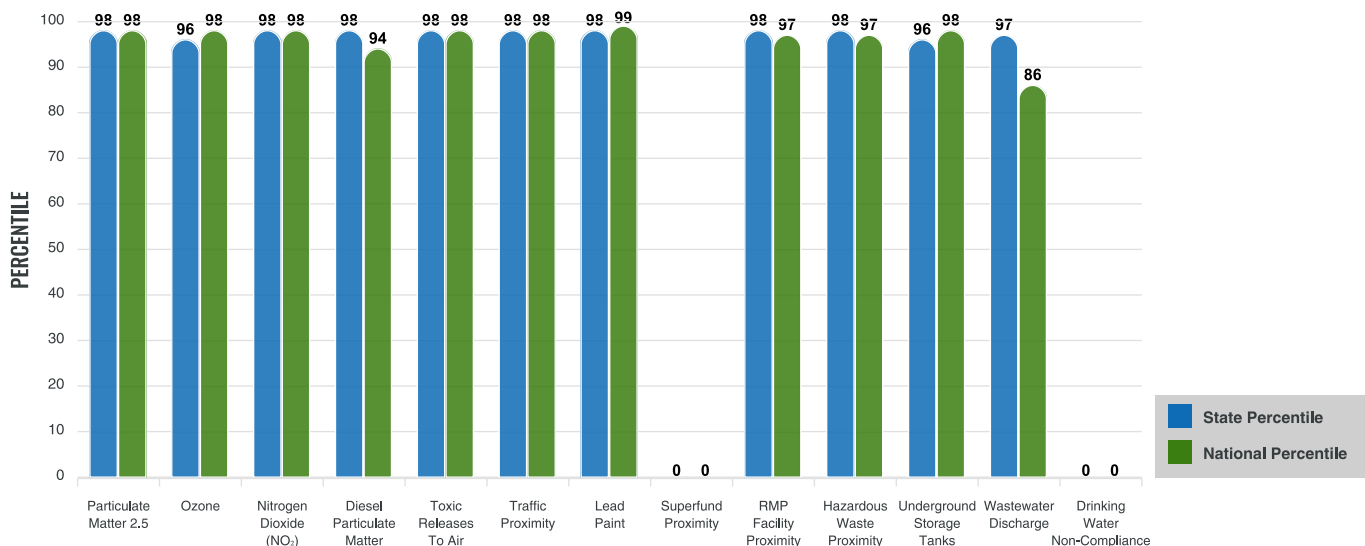
### EJ INDEXES FOR THE SELECTED LOCATION



## 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 42.349326,-83.111189

Report produced November 6, 2024 using EJScreen Version 2.3



# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>ENVIRONMENTAL BURDEN INDICATORS</b>					
Particulate Matter 2.5 ( $\mu\text{g}/\text{m}^3$ )	9.72	7.84	97	8.45	85
Ozone (ppb)	69.1	67.3	66	61.8	83
Nitrogen Dioxide (NO <sub>2</sub> ) (ppbv)	12	7.7	89	7.8	89
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.209	0.116	98	0.191	66
Toxic Releases to Air (toxicity-weighted concentration)	6,000	2,500	93	4,600	88
Traffic Proximity (daily traffic count/distance to road)	4,000,000	910,000	99	1,700,000	88
Lead Paint (% Pre-1960 Housing)	0.87	0.38	92	0.3	95
Superfund Proximity (site count/km distance)	0	0.28	0	0.39	0
RMP Facility Proximity (facility count/km distance)	1.1	0.38	89	0.57	83
Hazardous Waste Proximity (facility count/km distance)	4.8	2	89	3.5	78
Underground Storage Tanks (count/km <sup>2</sup> )	18	7.6	85	3.6	95
Wastewater Discharge (toxicity-weighted concentration/m distance)	52	880	74	700000	50
Drinking Water Non-Compliance (points)	0	0.39	0	2.2	0
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index USA	2.97	N/A	N/A	1.34	94
Supplemental Demographic Index USA	3.06	N/A	N/A	1.64	96
Demographic Index State	3.14	1.18	95	N/A	N/A
Supplemental Demographic Index State	3.14	1.5	97	N/A	N/A
People of Color	95%	26%	95	40%	92
Low Income	62%	31%	90	30%	90
Unemployment Rate	17%	6%	91	6%	94
Limited English Speaking Households	3%	2%	84	5%	68
Less Than High School Education	28%	9%	96	11%	90
Under Age 5	7%	5%	71	5%	68
Over Age 64	16%	18%	46	18%	50

\*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 .....	0
Water Dischargers .....	0
Air Pollution .....	1
Brownfields .....	4
Toxic Release Inventory .....	2

## Other community features within defined area:

Schools .....	5
Hospitals .....	0
Places of Worship .....	13

## 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 42.349326,-83.111189

Report produced November 6, 2024 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	25%	20%	87	20%	90
Heart Disease	8.5	6.3	92	5.8	92
Asthma	15	11.4	95	10.3	99
Cancer	5.5	7	16	6.4	31
Persons with Disabilities	28.2%	14.9%	97	13.7%	97

## CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	7%	20	12%	18
Wildfire Risk	0%	0%	0	14%	0

## CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	35%	13%	95	13%	94
Lack of Health Insurance	8%	5%	83	9%	60
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	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring Centered at 42.349326,-83.111189


Report produced November 6, 2024 using EJScreen Version 2.3

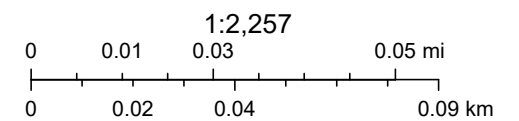
# MiEJScreen DRAFT



11/6/2024, 3:32:07 PM

MiEJScreen Overall Score

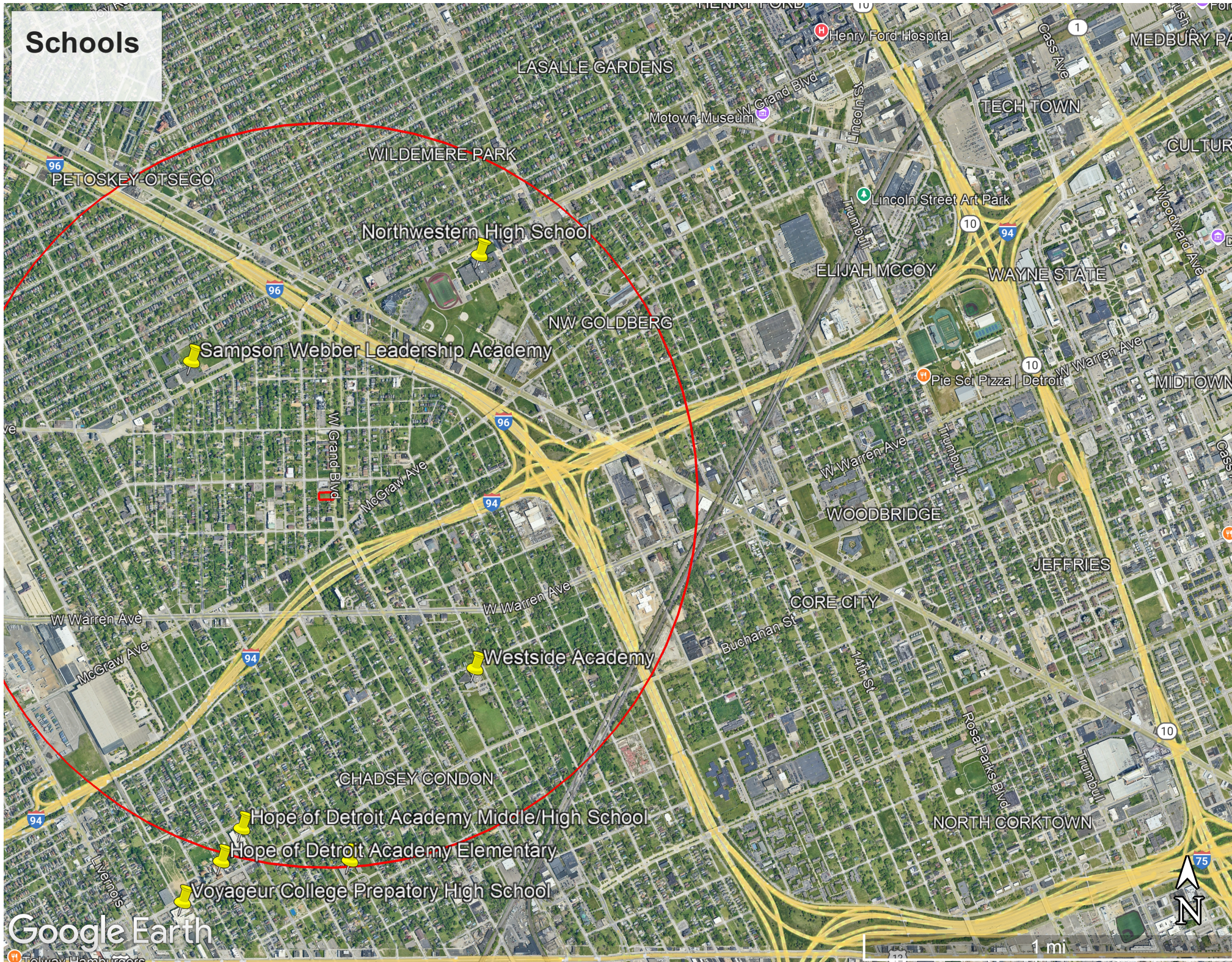
 > 90 – 100 (Highest Scores)



Maxar, Microsoft, Esri, HERE, Garmin, iPC, NRCan



# Schools







# Search for Public School Districts

District Directory Information (2023-2024 School Year)

Modify SearchData Notes/Grant IDSHelp

<b>District Name:</b> Detroit Public Schools Community District <a href="#">(Schools in this District)</a>	<b>NCES District ID:</b> 2601103	<b>State District ID:</b> MI-82015
<b>Mailing Address:</b> 3011 W Grand Blvd Detroit MI, 48202 –3085	<b>Physical Address:</b>  <a href="#">3011 W Grand Blvd</a> <a href="#">Detroit MI, 48202 –3085</a>	<b>Phone:</b> (313)873-7922
<b>Type:</b> Regular local school district	<b>Status:</b> Open	<b>Total Schools:</b> 106
<b>Supervisory Union #:</b> N/A	<b>Grade Span:</b> PK - 12	
	PKKG 1 2 3 4 5 6 7 8 9 10 11 12	
<b>Website:</b> <a href="http://www.detroitk12.org">http://www.detroitk12.org</a>	<b>District Demographics:</b>  <a href="#">School District Demographic Dashboard</a>	

District Details (2022-2023 school year; Fiscal data from 2021-2022)

CharacteristicsShow Less

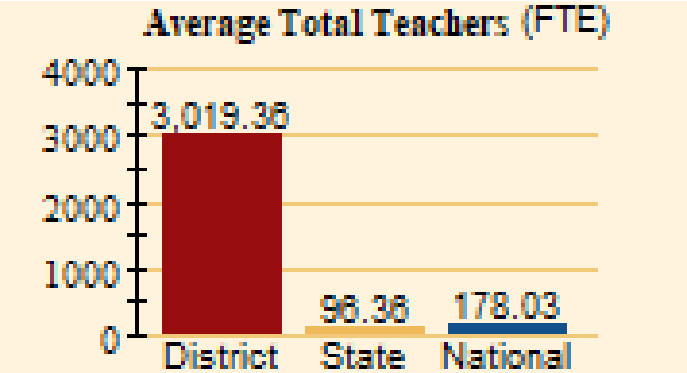
<b>County:</b>	Wayne County
<b>County ID:</b>	26163
<b>Locale:</b>	City: Large (11)
<b>CSA/CBSA:</b>	19820
<b>Total Students:</b>	48,548
<b>Classroom Teachers (FTE):</b>	3,019.36
<b>Student/Teacher Ratio:</b>	16.08

District Details (2022-2023 school year; Fiscal data from 2021-2022)

Staff

Detroit Public Schools Community District district has a staff count of **6,626.20**.

Average Staff Comparison



Teacher (FTE) Distribution

Total:	3,019.36
Prekindergarten:	156.50
Kindergarten:	145.50
Elementary:	1,313.74
Secondary:	1,031.02
Ungraded:	372.60

Other Staff (FTE) Distribution

Total:	3,606.84
Instructional Aides:	822.90
Instruc. Coordinators & Supervisors:	202.74
Total Guidance Counselors:	141.60
Elementary Guidance Counselors:	67.20
Secondary Guidance Counselors:	62.00
School Psychologists:	30.00
Librarians/Media Specialists:	0.00
Library/Media Support:	4.00
District Administrators:	275.00
District Administrative Support:	40.00
School Administrators:	234.80
School Administrative Support:	292.00

<b>Total:</b>	<b>3,606.84</b>		
<b>Student Support Services (w/o Psychology):</b>	633.80		
<b>Other Support Services:</b>	930.00		
<b>District Details (2022-2023 school year; Fiscal data from 2021-2022)</b>		Fiscal	
	<b>Amount</b>	<b>Amount per Student</b>	<b>Percent</b>
<b>Total Revenue:</b>	\$1,327,276,000	\$27,346	
<b>Revenue by Source</b>			
Federal:	\$254,045,000	\$5,234	19%
Local:	\$519,527,000	\$10,704	39%
State:	\$553,704,000	\$11,408	42%
<b>Total Expenditures:</b>	\$1,078,878,000	\$22,228	
<b>Total Current Expenditures:</b>	\$1,056,684,000	\$21,771	
Instructional Expenditures:	\$493,058,000	\$10,159	47%
Student and Staff Support:	\$232,753,000	\$4,795	22%
Administration:	\$147,438,000	\$3,038	14%
Operations, Food Service, other:	\$183,435,000	\$3,779	17%
<b>Total Capital Outlay:</b>	\$13,101,000	\$270	
Construction:	\$787,000	\$16	
<b>Total Non El-Sec Education &amp; Other:</b>	\$9,093,000	\$187	
<b>Interest on Debt:</b>	\$0	\$0	
Note: Details do not add to totals due to rounding.			
Note: Fiscal data (including per pupil count used in this table) from 2021-2022.			

Source: CCD public school district data for the 2022-2023, 2023-2024 school years

- Notes:
- [ + ] indicates that the data are not applicable. For example, the enrollment and staff characteristics for districts that opened in the 2023-2024 school year will not be available until the full 2023-2024 file is released.
  - [ - ] indicates that the data are missing.
  - [ # ] indicates that the data do not meet NCES data quality standards.
  - The directory information on district name, address, and phone number are preliminary data from initial submissions of district level data for 2023-2024.
  - Data provided on student membership and staffing are from the official district level data for 2022-2023.

IES NCES National Center for Education Statistics

Explore the Institute of Education Sciences

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IES Policies and Standards

ED Data Inventory
IES Diversity Statement
NCES Statistical Standards
Peer Review Process
Privacy and Security Policies
Public Access Policy

Contact Us

U.S. Department of Education

Additional Resources

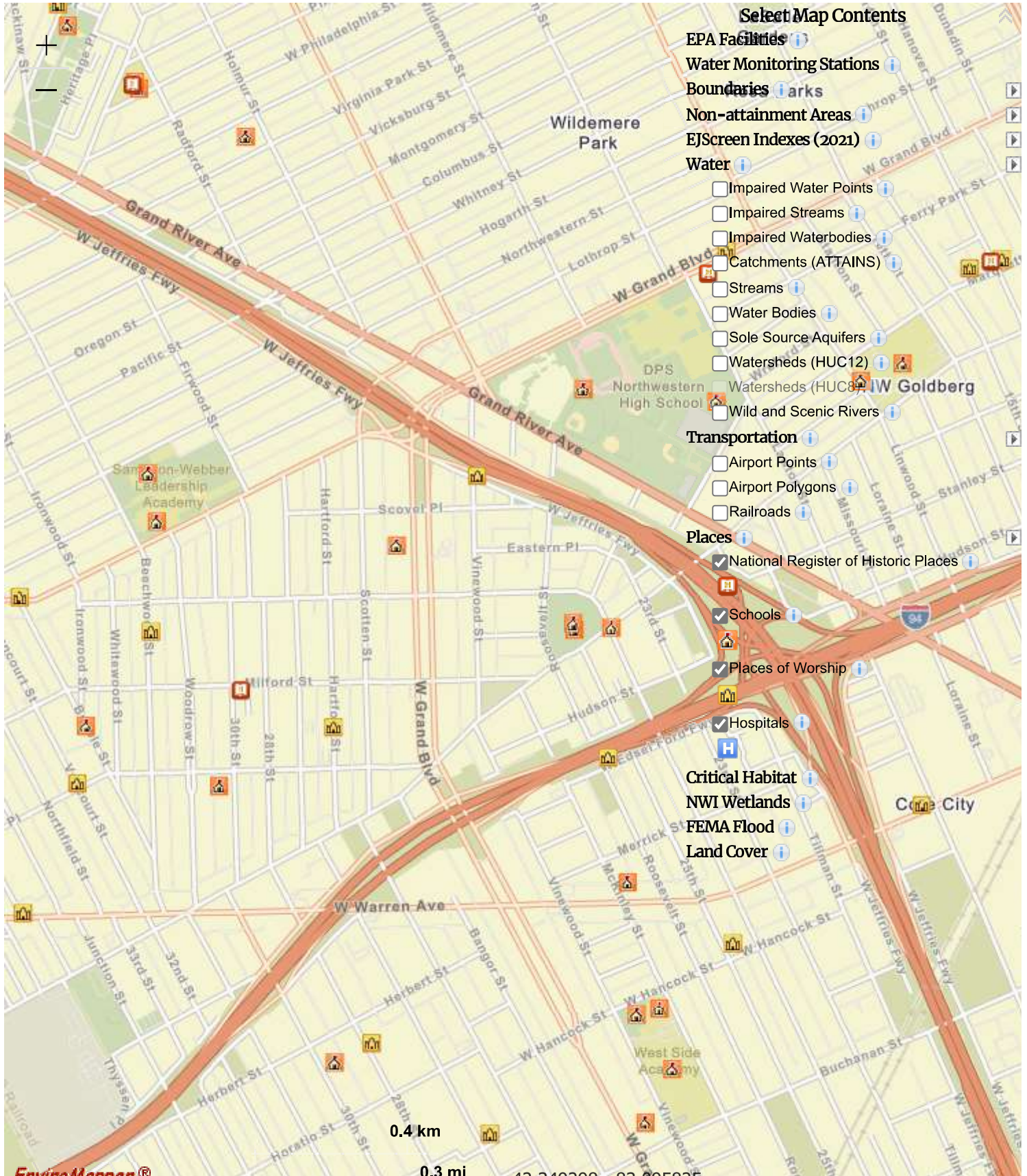
ERIC
Sitemap
Organizational Chart



(<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/mobile/index.html)) | Help ([help/N](https://www.epa.gov/help))

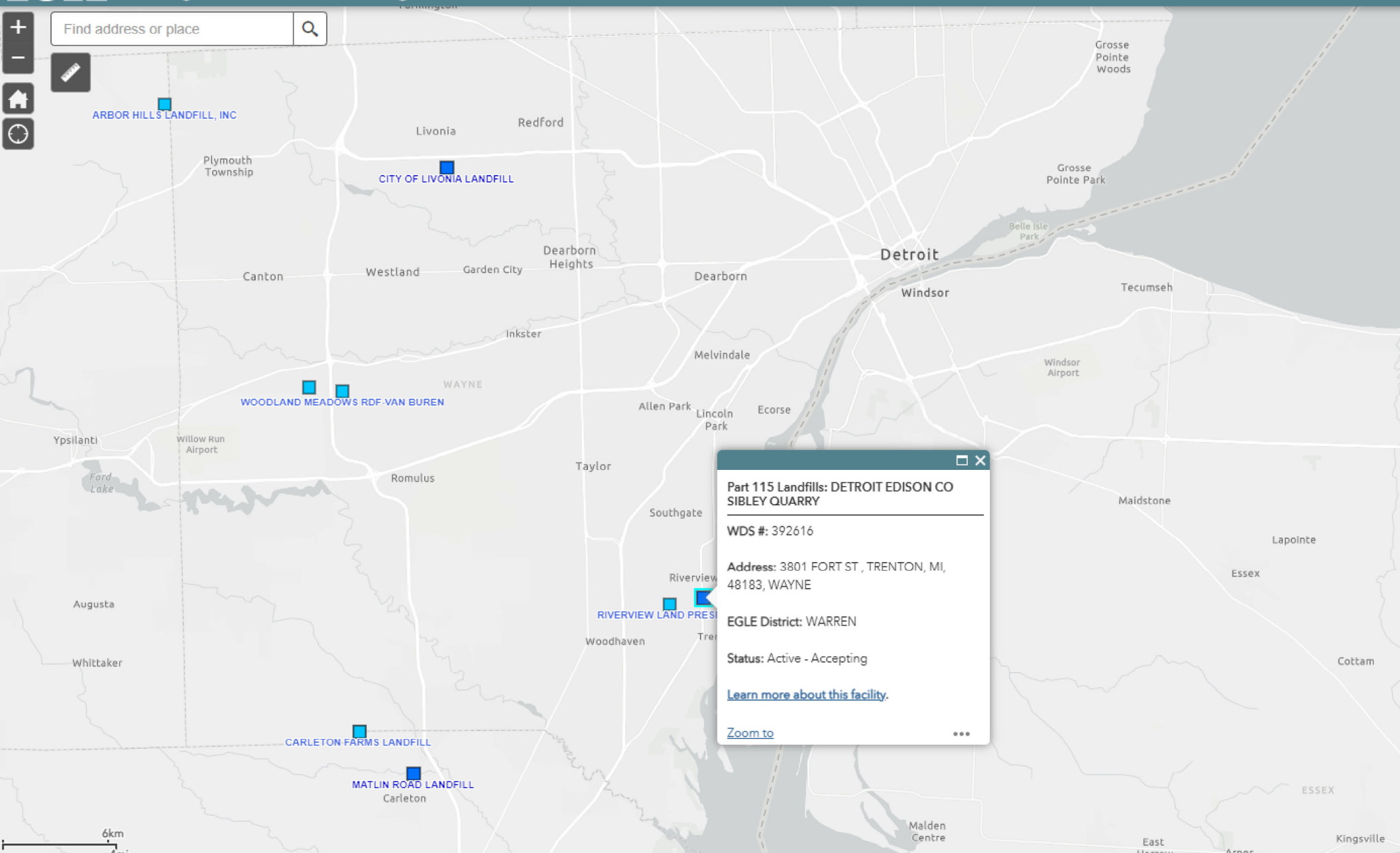
Find address or place



EnviroMapper®

Esri Community Maps Contributors, City of Windsor, Province of Ontario, Esri Canada, Esri, To... Powered by Esri (<http://www.esri.com/>)







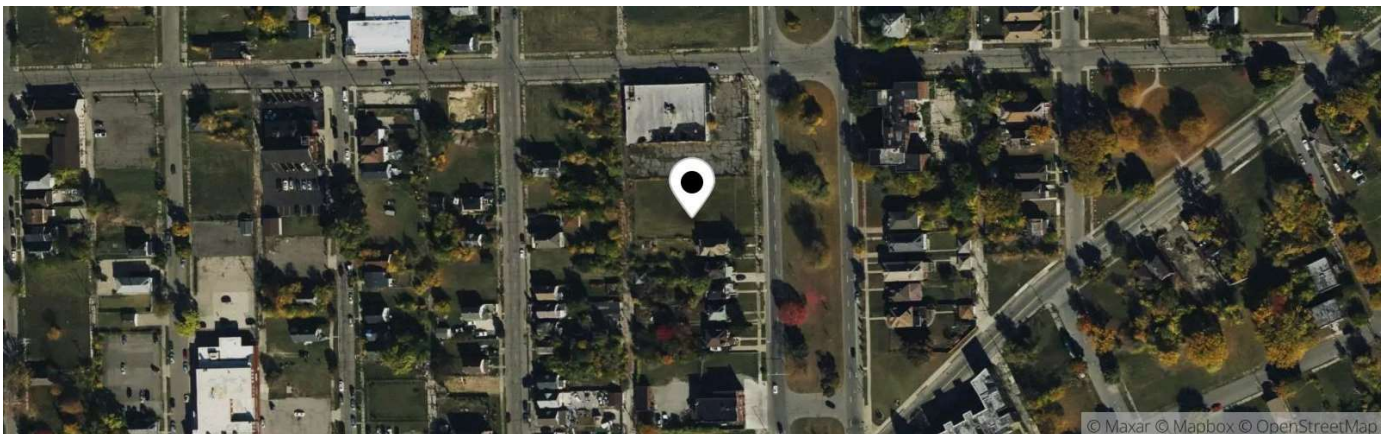
## Zoning Portal

Generated March 20, 2024

Project #1448953



# Your project is permitted by right at this location.



## ZONING DETAILS

### Zoning Clearance

#### Permitted by right

This use category or specific land use is allowed as a matter-of-right in the respective zoning district.

### Zoning District



## Medium Density Residential District (R5)

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

## Land Use Code

### Multiple-family dwelling

A structure, located on a single lot, containing three (3) or more dwelling units, each of which is designed for or occupied by one (1) family only, with separate housekeeping and cooking facilities for each. Multiple-family dwelling for the elderly is defined as any such housing regulated by the U.S. Department of Housing and Urban Development under its program pursuant to Section 202 of the Housing Act of 1959, as amended, 12 USC 1701 et seq.

## Overlay Districts

**Opportunity Zone: Census Tract 5273**

**Outside Central Business District**

**Neighborhood: Midwest**

**Within 1000 feet of an existing religious institution**

**Located on a zoning lot which is within 1,000 feet of a residential zoning district or residential Planned Development**

**Located on a zoning lot which is within 500 feet of a residential zoning district or residential Planned Development**

**Located on a zoning lot which is within 2,500 feet of a residential zoning district or residential Planned Development**

**Located on a zoning lot within 1,000 feet of a Drug-Free Zone**

**Within 1000 linear feet of Two-Family Residential District (R2)**

## Development Standards

Medium Density Residential District (R5).

## PARCEL DETAILS

---

The parcel ID is the City's classification system for divisions of buildable land. Parcels are more flexible for permitting processes than street addresses and also used to track assessed value for property taxes and title processes.

**Parcel ID: 14008121.**

## PROJECT DETAILS

---

**Select your project type: \***

Residential Uses > Household living > Multiple-family dwelling

**Address \***

 1723 W Grand Blvd, Detroit, MI, 48208

**Will 50% or more of the units be efficiency units?**

Yes

**Will there be a commercial space oriented towards pedestrians?**

No

**Will this be combined with or located above a ground-floor commercial use?**

No

---

The information provided in this tool is subject to final approval by staff. Permit requirements, fees, and zoning information may be altered upon subsequent staff review. If you have additional questions about your zoning determination, please contact city staff.

**1723 West Grand Boulevard**

Tireman, (/MI/Detroit/Tireman) Detroit (/MI/Detroit), 48208

Add scores to your site (</professional/badges.php?address=1723 West Grand Boulevard Detroit, MI 48208>).

Commute to **Downtown Detroit (/compare#edit-commutes)**.

14 min

29 min

24 min

60+ min

## Favorite

## Map

**Nearby Detroit Apartments on Redfin (<https://www.redfin.com/city/5665/MI/Detroit/apartments-for-rent>)**

More about 1723 West Grand Boulevard (<https://www.redfin.com/MI/Detroit/1723-W-Grand-Blvd-48208/home/98464914>)



## Car-Dependent

Most errands require a car.



## Good Transit

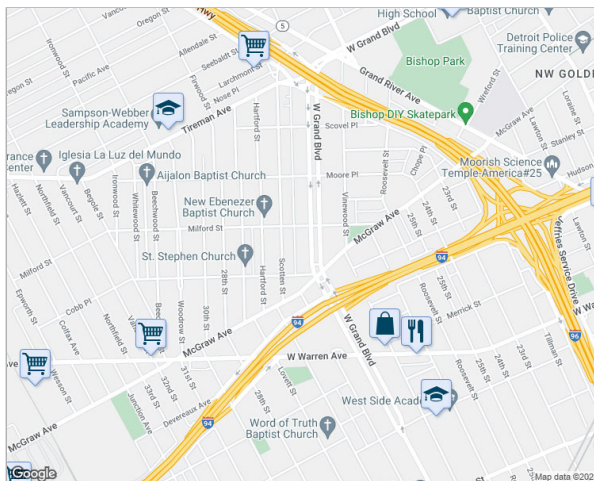
Many nearby public transportation options.



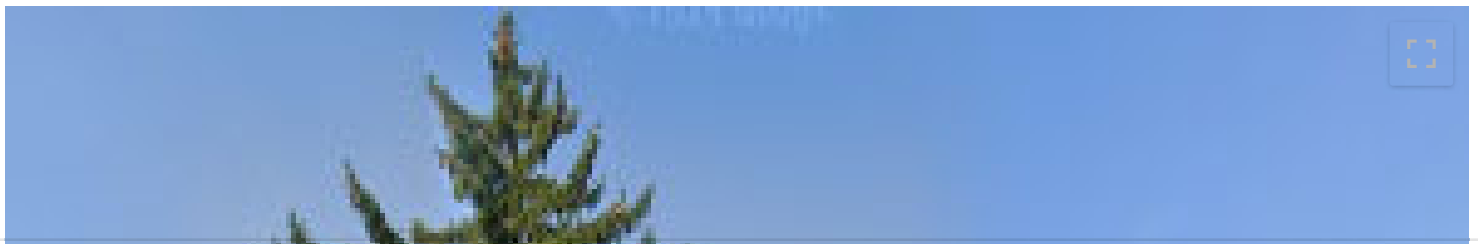
## Bikeable

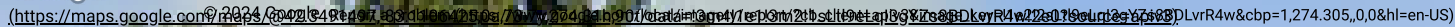
Some bike infrastructure.

### About your score



## About this Location





This location is in the Tireman neighborhood in Detroit. Nearby parks include Ames Playground, Watson Playground and Olympia Stadium.



**Bus lines:**

More ▼

# Tireman Neighborhood

(/MI/Detroit), with a neighborhood Walk Score of 35.

Moving to Detroit from another city? View our [moving to Detroit guide \(/moving/to-detroit\)](/moving/to-detroit).

### Learn More About Detroit (/MI/Detroit)

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**THREDUP**  
Think secondhand first

Walk Score (/)	Professional (/professional/)
<a href="/about.shtml">About (/about.shtml)</a>	<a href="/professional/walk-score-widget.php">Walk Score Widget (/professional/walk-score-widget.php)</a>
<a href="/how-it-works/">How It Works (/how-it-works/)</a>	<a href="/professional/walk-score-apis.php">Walk Score APIs (/professional/walk-score-apis.php)</a>
<a href="/press/">Press (/press/)</a>	<a href="/professional/research.php">Data Services (/professional/research.php)</a>
<a href="/terms-of-use.shtml">Terms &amp; Privacy (/terms-of-use.shtml)</a>	<a href="/professional/real-estate-professionals.php">Real Estate Professionals (/professional/real-estate-professionals.php)</a>
<a href="/contact">Feedback (/contact)</a>	<a href="/professional/walkability-research.php">Walkability Research (/professional/walkability-research.php)</a>
	<a href="/professional/badges.php">Badges (/professional/badges.php)</a>

If you are using a screen reader or having trouble reading this website, please call Walk Score customer service at (253) 256-1634.