

**West of 10<sup>th</sup> – Parcel B**  
**SES Environmental**  
**April 2025**

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
<b>Floodplain Mitigation</b>	N/A	N/A	N/A	N/A	N/A
<b>Asbestos Mitigation</b>	Basement wall texture in each building and fire doors and frame sets were confirmed or presumed asbestos containing. According to the classification guidelines, the wall texture was classified as a Category II non-friable ACM. Prior to demolition of the buildings, an asbestos abatement plan will be completed. These ACMs will be removed by a licensed contractor in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP).	Contractor	Prior to Demolition	\$300,000	Asbestos Abatement Plan and Asbestos Abatement Closeout Report
<b>ResAP – Clean Fill</b>	<p>On April 11, 2025, the State of Michigan's Department of Environmental, Great Lakes, and Energy ("EGLE") approved the submitted Evaluation Plan and Response Activity Plan ("ResAP") for the Project. As part of the redevelopment of the subject property, at least four feet of soil will be removed from the entire subject property. The soil will be disposed off-site at a licensed Type 2 landfill. All soils beneath the future building slab will be excavated to remove all urban fill materials from within the building foundation or a minimum of 4 feet bgs. In addition, all former utilities beneath each building will be removed to at least five feet from the building foundation.</p> <p>Following completion of the excavations for the building foundation on the subject property, VSR samples will be collected from the excavation to determine if all impacted urban fill has been removed from beneath the building foundation. The samples will be collected in accordance with</p>	Contractor	During Construction	\$1,000,000	Include results in DDCC report.

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	<p>the S3TM guidance document. The VSR samples will be analyzed for VOCs, PNAs, and the Michigan 10 metals. In addition, all excavation and disposal will be conducted in compliance with the applicable local, State, and Federal regulations. The vertical and horizontal locations of the samples and the depth(s) of the excavation will be documented. In addition, photographs documenting the removal of the urban fill will be collected during and after excavation.</p> <p>The VSR sample results will be utilized to assess the building foundation areas for a dispersed vapor source. VSR sample results for the VOCs and volatile PNAs will be compared to the SSVIAC to confirm no source of vapors remains present beneath the building slabs. In addition, the samples will be utilized to evaluate for the removal of all urban fill materials from within the building footprints.</p> <p>As part of the excavation activities, the berm area on the southern border of the subject property will be excavated and disposed off-site. The excavation and disposal will be conducted in compliance with the applicable local, State, and Federal regulations. A former alley runs east to west across the subject property at the center of the parent parcel. During the redevelopment of the subject property there is the potential for unanticipated conditions such as orphan USTs or abandoned utilities to be encountered within the form alley right-of-way. Should an unanticipated condition be encountered within the right-of-way or the subject property at large, the encountered condition(s) will be handled appropriately in compliance with all applicable local, state, and federal regulations. In addition, EGLE and MSHDA personnel will be notified of the unanticipated condition(s) and consulted regarding the selected assessment and/or remedy(s).</p>				
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<b>Documentation of Due Care Compliance</b>	<p>A. Complete a DDCC report and submit to the City of Detroit Environmental Review Officer for review prior to submitting to EGLE. Engineering controls will require an Operations and Maintenance plan.</p> <p>B. Additional requirements such as a Restrictive Covenants and/or a recorded Notice to Title may be requested depending on site conditions.</p>	Consultant	During Construction	\$3,000	Provide report to HRD's ER Team
<b>ResAP – Vapor Mitigation</b>	N/A	N/A	N/A	N/A	N/A
<b>Section 106 – Conditional No Adverse Effect Requirements</b>	<p>A. Prior to the start of any work, building plans, specifications and photos must be submitted to the Preservation Specialist for review and Conditional Approval</p> <p>B. If there is a change in the scope of work, those changes will be required to undergo additional Section 106 Review prior to the execution of any work.</p> <p>C. During government-to-government tribal consultation (54 U.S.C. 302706 (b)), the Forest County Potawatomi Community Tribal Historic Preservation Officer made a request for archaeological monitoring of the site; due to the prevalence of Potawatomi villages and fisheries along the Detroit River and the depth of excavation proposed. They raised concerns that this undertaking could disturb previously undisturbed sub-surface resources. The City of Detroit and SHPO have recommended monitoring across the Clement Kern Development site (Bagley Townhomes &amp; 10th Street Flats, West of 10th, and Trumbull Developments) in order to address the concerns of the Forest County Potawatomi and avoid adverse effects to potential</p>	<p>General Contractor</p> <p>General Contractor</p> <p>General Contractor</p>	<p>Prior to Construction</p> <p>At any time</p>	<p>\$100</p> <p>\$3,500</p>	<p>Submit work to Preservation Specialist.</p> <p>Notify Preservation Specialist</p>

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	precontact and historic period archaeological resources. An archaeology monitoring plan was submitted for consideration and approved through consultation with SHPO and Tribes.				
<b>Noise Analysis – Unacceptable Noise</b>	N/A	N/A	N/A	N/A	N/A

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