U.S. Department of Housing and Urban Development 451 Seventh Street, SW Washington, DC 20410

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

Project Information

Project Name: Preserve-on-Ash-II

HEROS Number: 900000010486538

Start Date: 07/25/2025

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

DETROIT MI, 48226

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, Michigan

Certifying Officer: Julie Schneider

Grant Recipient (if different than Responsible Ent

ity):

Point of Contact:

Consultant (if applicable): GEI CONSULTANTS, INC.

Point of Contact: Ryan S Hoffman

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: 3001-3029 14th Street, Detroit, MI 48216

Additional Location Information:

Preserve on Ash (POA) Phase II or POA II is located immediately to the north of Butternut Street, between 14th and 15th Streets. The Project Site includes approximately 0.56-acre of assembled fee simple lots concentrated in the North Corktown neighborhood on the west side of the City of Detroit. The parcels for development are located on 14th Street (3001 14th St, 3015 14th St, 3021 14th St, and 3029 14th St).

Direct Comments to: Penny Dwoinen, Environmental Review Officer, City of Detroit

Housing and Revitalization Department E-mail: dwoinenp@detroitmi.gov

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

The proposed project represents one phase of the larger project known as the Preserve on Ash (POA) project. The POA development is part of the City of Detroit's Choice Neighborhood Initiative grant. This proposed project, POA II, consists of acquisition and new construction of one 4-story apartment building with a total of 31 affordable housing units developed on approximately 0.56-acre of assembled fee simple lots concentrated in the North Corktown neighborhood on the west side of the City of Detroit. Address and parcel IDs are 3001 14th St (10005272), 3015 14th St (10005271), 3021 14th St (10005270), and 3029 14th St (10005269) This development will consist of amenities to include centralized management and maintenance offices, community room/lounge, additional residential storage, bike storage and exterior recreational space. All units feature large living spaces with in-unit laundry, appealing to individuals, couples and families. Exterior amenities and landscaping elements will consist of outdoor furniture, planters, and trees, creating intimate social spaces along the Corridor. Each development has a green infrastructure plan that will comply with the City's storm water ordinance. The proposed outdoor placemaking will complement the neighborhood beautification projects throughout the community. There will also be onsite parking at each of the buildings with a total of 18 spaces across the development. The project proposes a variety of new construction buildings with units informed by initial market research and cost estimates: * 11 one-bedroom units of approximately 600-800 sq. ft * 17 two-bedroom units of approximately 900-1120 Sq. Ft * 3 three-bedroom units of approximately 1,240 sq. ft This review is for \$ 646,485 in CDBG-DR funding and eight Project-Based-Vouchers from the Detroit Housing Commission. This review is valid for five years.

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

The Community Builders (TCB) (Developer) was selected by the City of Detroit through a competitive RFQ process to partner in multiple mixed income housing developments as part of the Greater Corktown Framework Plan (Plan). The City received a \$30M HUD FY2020 Choice Neighborhoods Implementation (CNI) grant to implement the Framework Plan. Under the Framework Plan, the City's partners including TCB will develop approximately 841 new housing units within Greater Corktown. Driving the need for balanced housing development is the rapid increase in market rate housing, retail and commercial development spurred by the Ford Motor Company's major investment in the acquisition and redevelopment of multiple sites in Corktown. These sites will anchor a 1.2 million sq. ft. "innovation campus" that will house 2,500 skilled jobs. The purpose of POA II is to create 31 new housing units to build a mixed-income community in the North Corktown neighborhood. Greater Corktown stands on the brink of major investment and at a critical period of transition. The area, particularly the site's location south of Martin Luther King Blvd and north of I-75, contains a significant amount of vacant land. Due to strong development pressures south of the interstate, market-rate development is beginning to creep north. While this bodes well for the area, ensuring affordability while fostering revitalization is a paramount goal of the Greater Corktown Framework Plan. POA II will directly contribute 31 affordable units to this area, as well as completing a major phase of the greater Corktown Framework Plan. A market study completed by Shaw Research in September of 2023 and updated in June of 2025 notes the following: Based on survey results, there are presently only limited rental options at 80 percent AMI - no other existing LIHTC property reported units at this level, although some market rate properties do offer a small number of affordable units. When adjusting rents to normalize for differences in the utility structure (the subject will include water/sewer and trash removal, while utilities vary in other projects), the proposed rents at 80 percent AMI range between 27 and 52 percent below the effective market rate average - clearly demonstrating the property's true affordability within the marketplace. According to the market study, POA II will provide affordability to the neighborhood across several income bands. The expected rents show what residents can afford at various income levels, which is clearly below the market rate levels in the neighborhood. Due to the condition of the neighborhood with abundant vacant land and development pressures, alternatives that were considered included nearby sites. All other sites in the neighborhood have similar physical, environmental and economic profiles. This site was chosen because it is part of a cluster, along with POA I and POA III, that will encircle the former Owens School site. This site will be redeveloped into a Community Empowerment Center. The center will act as a neighborhood gathering hub and offer services such as early childhood education, health and wellness and cultural enrichment services. Many of the lots for this phase were readily available and their proximity to the Owens site makes this the best site for this development.

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

The North Corktown area currently consists of acres of underutilized vacant land. There are very few residential and business structures in the area. The surrounding neighboring areas have begun to experience a resurgence in public and private investments, which has encouraged economic development, investment, and demand for this North Corktown area. The Primary Market Area (PMA) for the Preserve on Ash II, based on a market study completed by Shaw Research & Consulting, is comprised of 19 census tracts and is generally bound by West Grand Boulevard to the north, the Detroit River to the south, Woodward Avenue to the east, and Livernois Avenue to the west. The North Corktown PMA has experienced modest growth over the last decade, and the overall population is anticipated to grow by 2% over the next 5 years, in contrast to the City of Detroit as whole, which is estimated to decrease by this percentage. The largest age cohort for the PMA in 2020 consisted of persons between the ages of 20 and 44 years old, accounting for 38% of all people living within the PMA. The PMA had an average of 2.14 persons per household in 2021, slightly fewer compared to the City of Detroit as whole with an average of 2.53 persons per household. The median household income for the North Corktown PMA is slightly below the City's averages but has experienced relatively healthy gains over the last decade - increasing at a rate notably higher than the city and county. As of 2023, the median household income for the North Corktown PMA was estimated at \$35,373. Steady median household income appreciation is expected to continue over the next five years, with an annual increase of 4% for the PMA. If POA II did not occur, this site and the surrounding vacant lots would likely remain vacant for several more years to come. Alternatively, if the land were to eventually be developed it would likely become market rate housing due to the growing housing demand stemming from nearby public and private investment. POA II preserves affordability within North Corktown while revitalizing vacant land that is city owned.

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

POA II Site-Civil Design Drawings.pdf
Project Location and Addresses.pdf

Determination:

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

Approval Documents:

Signature Page - POA II.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
B21MF260002	Community Planning and	Community Development Block	\$646,485.00
	Development (CPD)	Grants (Disaster Recovery Assistance)	
M1001	Public Housing	Project-Based Voucher Program	\$0.00

Estimated Total HUD Funded, **Assisted or Insured Amount:**

\$646,485.00

Estimated Total Project Cost [24 CFR 58.2 (a) \$16,396,314.00

(5)]:

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORD	DERS, AND REGULATIO	ONS LISTED AT 24 CFR §50.4 & § 58.6
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	□ Yes ☑ No	There are no civilian airports within 2,500 feet and no military airfields within 15,000 feet of the Project Site (Attachment 1). The Project Site is located approximately 5.4 miles to the southwest of the nearest civil or commercial service airport (Coleman A. Young Airport). Windsor International Airport in Windsor, Ontario (Canada) is approximately 7 miles to the southeast of the project site, and the Detroit-Metro Airport is just over 15 miles to the southwest of the Project site. No military airfields are located in Wayne County or the nearby vicinity. The

	T	
		project site is not within an Airport Clear Zone or Accident Potential Zone. The project is in compliance with Airport
		Hazards requirements.
Coastal Barrier Resources Act	☐ Yes ☑ No	The project site is not within a Coastal
Coastal Barrier Resources Act, as		Barrier Resource System (CRBS) Unit, or
amended by the Coastal Barrier		CRBS buffer zone, as defined under the
Improvement Act of 1990 [16 USC		Coastal Barrier Improvement Act of
3501]		1990 [16 Resources Act of 1982 (PL 97-
		348)], as amended by the Coastal
		Barrier Improvement Act of 1990 (PL
		101-591) (Attachment 1).
Flood Insurance	☐ Yes ☑ No	The project site is located within Zone X
Flood Disaster Protection Act of		as shown within the Federal Emergency
1973 and National Flood Insurance		Management Agency (FEMA) Flood
Reform Act of 1994 [42 USC 4001-		Insurance Rate Map (FIRM) No.
4128 and 42 USC 5154a]		26163C0280E, effective February 2,
		2012 (Attachment 1). Zone X is defined
		as an area of minimal flood hazard,
		determined to be outside the 500-year
		floodplain (unshaded). As a result, the
		project will not occur within a
		floodplain, so the project does not
		require flood insurance.
STATUTES, EXECUTIVE ORD	DERS, AND REGULATION	ONS LISTED AT 24 CFR §50.4 & § 58.5
Air Quality	☐ Yes ☑ No	The state of Michigan is designated as
Clean Air Act, as amended,		being in 'attainment' for carbon
particularly section 176(c) & (d); 40		monoxide, lead, nitrogen dioxide, and
CFR Parts 6, 51, 93		PM10. Most of Wayne County, including
		the project location, is in 'attainment'
		for sulfur dioxide. Most of Wayne
		County, including the project location, is
		in 'maintenance' for ozone. Refer to
		Attachments 1 and 2. Local and
		Regional air quality will not be
		significantly affected. This project is not
		likely to exceed de minimis emissions
		levels or the screening level established
		by the state or air quality management
		district for the pollutant in maintenance status identified above. The ozone de
		minimis emission level is 100 tons per
		year (Attachment 3) or anything below
		Moderate classification air quality
		threshold (which is between 81 and 93
		till estiblic (willcit is between 81 and 93

		parts per billion, or 0.081 and 0.093 parts per million) (Attachment 4). In addition, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) reviewed the project and concluded the project is not likely to exceed de minimis emissions levels included in the federal general conformity requirements (Attachment 5). Measures to control fugitive dust will be utilized to ensure that construction activities do not result in erosion and formation of dust. The Best Management Practices (BMPs) employed will comply with the City's site plan approval process and will be effective in controlling fugitive dust.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	The project site is not located within a Coastal Zone Management area per the Michigan Department of Environment, Great Lakes and Energy (EGLE) Office of
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☑ Yes □ No	the Great Lakes (Attachment 1). A Phase I ESA in accordance with ASTM E 1527 21 and MSHDA Environmental Review Requirements was initially conducted for the project site in February 2021. Nine (9) RECs were identified associated with historical site uses, and a Phase II ESA was subsequently conducted in March 2022 to investigate the presence or absence of impacts to the project site. Volatile and semi-volatile organic compounds as well as metals were detected in soil within the POA II project boundary (Attachment 1). GEI conducted an updated Phase I ESA in September 2024 for POA II that identified three (3) RECs (Attachment 1). AKT Peerless performed supplemental Phase II ESA soil sampling activities in 2024 (Attachment 2). GEI performed soil gas sampling in 2025 (Attachment 3). A Response Activity Plan (ResAP) was prepared and submitted to the Michigan Department of Energy, Great Lakes & Environment

(EGLE). The ResAP was revised based on EGLE comments in 2025, and the final ResAP was submitted to EGLE on July 8, 2025 (Attachment 3). EGLE approved the ResAP on July 10, 2025 (Attachment 4). Contaminants identified which pose an unacceptable risk to property occupants for the identified complete pathways include: * Residential Direct Contact: o Arsenic o Lead o Benzo(a)pyrene All compliance and mitigating factors will be addressed in accordance with the approved ResAP. This will involve installing a demarcation layer at the site and a minimum of 12 inches of clean engineered fill and topsoil over the fill in areas not covered by hard surface cover to indicate when fill soils are present (this engineered fill will be planted with grass and/or other landscape plants); preparing a long term Operation and Maintenance Plan for the building, which will identify potential exposure routes and methods for the prevention of exposure. Due to the presence of contaminants above generic residential cleanup criteria, all soil to be removed from the site will be taken to a type II landfill. This is required by the Michigan Natural Resources and Environmental Protection Act (NREPA), PA 451 of 1994, Part 201 Environmental Remediation. Soils that are left at the site, through the risk analysis process, have been deemed to not be a risk to the residents or the environment assuming the engineering controls are maintained. Written notice will be provided to construction and utility contractors working at the site regarding the presence of contaminated soil and the construction of the direct contact barrier. Surveys for lead-based paint, asbestos-containing materials (ACM) were not performed because there are no existing structures on site.

		Therefore, lead-based paint and ACM in
		-
		building materials are not a concern.
		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 (Attachment 5), 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.
		Next steps after construction include
		-
		completing a Documentation of Due
		Care Compliance (DDCC) report, and
		submitting it to the City of Detroit
		Environmental Review Officer for review
		prior to submitting to EGLE. Engineering
		controls will require an Operations and
		Maintenance Plan for Building BP. This
		plan will identify potential exposure
		routes, methods for the prevention of
		exposure, inspection frequency, and
		methods for repair of remedies to
		maintain exposure barriers.
Endangered Species Act	☐ Yes ☑ No	Threatened and Endangered species
Endangered Species Act of 1973,		listed by the U.S. Fish & Wildlife Service
particularly section 7; 50 CFR Part		in Wayne County include Indiana Bat,
402		Rufa Red Knot, Eastern Massasauga
		Rattlesnake, and Monarch Butterfly
		(proposed only). There are no critical
		habitats mapped for any of these
		species within the project site
		(Attachment 1). The evaluation of the
		project's effects on listed species using
		the All Species Michigan Determination
	ı	and an opening monitoring

		Key resulted in a not applicable (i.e.,
		"No Effect") determination for the listed
	·	species (Attachment 2).
Explosive and Flammable Hazards	☐ Yes ☑ No	There are three registered aboveground
Above-Ground Tanks)[24 CFR Part		storage tanks (ASTs) at two sites within
51 Subpart C		a 0.25-mile search radius according to
		the EDR radius report within the Phase I
		ESA (Attachment 1). One site is listed as
		closed because the AST has been
		removed, so it was not considered
		further. According to the EDR report,
		the remaining two ASTs have known
		capacities. The EDR radius report was
		supplemented with a search of aerial
		imagery out to 1 mile from the site. This
		search did not reveal any additional
		ASTs within 1 mile of the project site. The HUD online ASD Electronic
		Assessment Tool was used to evaluate
		whether each of the ASTs has an
		Acceptable Separation Distance (ASD)
		between the ASD and the project site
		(Attachment 2). We determined that
		the ASTs have an ASD between the AST
		and the subject property. Therefore, the
		proposed project can continue as
		planned under the provisions of 24 CFR
		51. The project does not involve the
		storage of explosive or flammable
		materials and the surrounding area is
		primarily residential with no identified
		explosive or flammable hazards from
		pipelines (Attachment 3).
Farmlands Protection	☐ Yes ☑ No	This project does not involve conversion
Farmland Protection Policy Act of		of undeveloped land classified as prime
1981, particularly sections 1504(b)		farmland. The U.S. Department of
and 1541; 7 CFR Part 658		Agriculture Natural Resources
		Conservation Services (NRCS) Soil
		Resource Report shows that no portion
		of the site is mapped as prime farmland
		(Attachment 1). The project is in
		compliance with the Federal Farmland
	<u> </u>	Protection Policy Act (FPPA) provisions.
Floodplain Management	☐ Yes ☑ No	The project site is located within Zone X
Executive Order 11988, particularly		as shown within the Federal Emergency
section 2(a); 24 CFR Part 55		Management Agency (FEMA) Flood

		Insurance Rate Map (FIRM) No. 26163C0280E, effective February 2, 2012 (Attachment 1). Zone X is defined as an area of minimal flood hazard, determined to be outside the 500-year floodplain (unshaded). As a result, the project will not occur within a floodplain and is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No	The Section 106 consultation process was formally initiated via the submittal of a City HRD Section 106 Application package on August 14, 2024 (Attachment 1). The Section 106 consultation process is currently in progress and will occur between the City as the Responsible Entity (RE) and SHPO, pursuant to an existing Programmatic Agreement (PA) among SHPO, the City, and the Advisory Council on Historic Preservation (ACHP) for housing and community development programs funded by the U.S. Department of Housing and Urban Development (HUD). Based on the results of the cultural resources studies completed for the project to date, the City HRD issued a no adverse effect letter for POA Phase II and POA Phase III dated July 8, 2025 (Attachment 4). In this letter, the City summarized the results of their consultation efforts with interested parties, including Tribal groups (Attachment 5). Responses were received from the Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians, Nottawaseppi Huron Band of the Potawatomi, Miami Tribe of Oklahoma, and The Pokagon Band of Potawatomi Indians, Michigan and Indiana. This consultation concluded with no objections to the proposed activities related to the undertaking. In the event of an unanticipated discovery, Tribal Consultation would be reinitiated under

the direction of the unanticipated discoveries plan for the POA Project. The findings of the architectural resources survey completed in 2022 were also reiterated in the letter, where no above ground Historic Properties were identified in the APE. The letter further summarized the results of the archaeological trenching investigation completed for POA Phase II and POA Phase III in 2024 and the results of their consultation with SHPO regarding archaeological resources. The archaeological trenching investigation identified 22 new archaeological sites (20WN1326 through 20WN1347), and all of these sites were recommended eligible for the NRHP as part of North Corktown Archaeology District. In addition, no further archaeological fieldwork was recommended for POA Phase II or POA Phase III because subsequent fieldwork was unlikely to yield additional information. Thus, it was recommended that the project would have no adverse effect on the Historic Properties. On May 22, 2025, the City HRD concurred with the recommendations in the Archaeological Trenching Investigation Report dated May 2025 (Attachment 3; abstract summary only - full report is available upon request). A request for concurrence on this recommendation was submitted to SHPO on May 22, 2025. In consideration of the above listed consultation and identification efforts, POA Phase II and POA Phase III were given a No Adverse Effect determination (36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the NRHP as outlined by the City HRD. The City letter is included in Attachment 4 and the SHPO letter is included in Attachment 6.

Noise Abatement and Control	☐ Yes	√ No	An online noise assessment for the
Noise Control Act of 1972, as		E 140	project was conducted. The projected
			noise level was calculated to be 60 dB
amended by the Quiet Communities			
Act of 1978; 24 CFR Part 51 Subpart			for the project site, which is in the
В			Acceptable range (Attachment 1). The
			roads used to calculate the DNL are
			shown in Attachment 2. This analysis
			was based on data for roads from the
			Michigan Department of Transportation
			(MDOT) (Attachment 2). Traffic count
			data from MDOT is believed to be the
			most current, publicly available,
			information at this time. No road traffic
			count data was identified that projected
			traffic counts 10 years into the future
			(i.e., 2035). We reviewed population
			trends for Detroit to evaluate whether
			traffic is likely to increase or decrease;
			Detroit population is estimated to
			increase. We applied the projected
			, , , , , , , , , , , , , , , , , , , ,
			increase to the road traffic counts,
			which we believe is a conservative
			estimate, as described in Attachment 2.
			The closest railroad is approximately
			2,800 feet south of the project and,
			according to Federal Railroad
			Administration data, does not appear to
			be in use and is not expected to
			contribute to the noise level at the
			project site. Coleman A. Young Airport
			is located approximately 5.6 miles
			northeast of the project site. The most
			recent Airport Master Record for
			Coleman A. Young Airport shows that
			the site still does not meet the
			threshold for noise mitigation
			(Attachment 3). The Windsor
			International Airport in Windsor,
			Ontario (Canada) is located
			approximately 7 miles southeast of the
			project site, well outside the noise
			1
			contours displayed in the contour map
			(Attachment 3). The Detroit
			Metropolitan Airport is located
			approximately 14.6 miles southwest of
			the project site, well outside the noise

	1	contours displayed within the contour			
		contours displayed within the contours			
		map (Attachment 3). A noise level of 50			
		dB for the airport noise level was			
		assumed since the project site is well			
		outside the 65 dB contours for any of			
		the airports. The DNL was calculated			
		using the road traffic count data and			
		distances for all four roads, and			
		assuming 50 dB for the airport noise			
		level. The projected noise level was			
		calculated to be 60 dB for the project			
		site, which is in the Acceptable Range			
		(Attachment 1).			
Sole Source Aquifers	☐ Yes ☑ No	There are no United States			
Safe Drinking Water Act of 1974, as		Environmental Protection Agency			
amended, particularly section		(USEPA) designated sole-source aquifers			
1424(e); 40 CFR Part 149		in Michigan, so the project site is not			
1121(0)) 10 01111 01213		located within a sole-source aquifer			
		(Attachments 1 and 2). The project is			
		not expected to negatively impact any			
		sole-source aquifers. The project is in			
		compliance with Sole Source Aquifer			
		requirements.			
Wetlands Protection	☐ Yes ☑ No	The project is not located within or near			
Executive Order 11990, particularly	L les E NO	any wetlands as mapped by the			
sections 2 and 5					
Sections 2 and 5		Michigan Department of Environment,			
		Great Lakes, and Energy (EGLE)			
		(Attachment 1). The project is also not			
		located within any wetlands as mapped			
		by the United States Fish and Wildlife			
		Service (USFWS) National Wetlands			
		Inventory (NWI) (Attachment 2). Ground			
		disturbance proposed at the site will not			
		impact wetlands.			
Wild and Scenic Rivers Act	☐ Yes ☑ No	No Wild and Scenic Rivers are located			
Wild and Scenic Rivers Act of 1968,		within the City of Detroit or Wayne			
particularly section 7(b) and (c)		County (Attachments 1 and 2). The			
		nearest designated river is the Pere			
		Marquette which is approximately 170			
		miles northwest of the site. The Project			
		is in compliance with the Wild and			
		Scenic Rivers Act.			
HUD HO	HUD HOUSING ENVIRONMENTAL STANDARDS				
	FNVIRONMENTAL	LISTICE			
ENVIRONMENTAL JUSTICE					

Environmental Justice	☐ Yes ☑ I	Vo	There are no superfund or hazardous
Executive Order 12898			waste treatment, storage, and disposal
			sites within one mile of the Subject
			Property. The levels of pollution within
			one mile exceed the state average. The
			population surrounding the project site
			consists of 78% are persons of color
			(more than three times the state
			average), 62% are low income earners
			(twice the state average), 3% are
			linguistically isolated (slightly more than
			the state average), 18% hold less than a
			high school education (twice the state
			average), 7% are under the age of 5
			years (slightly more than the state
			average), and 17% are over the age of
			64 years (slightly less than the stage
			average). This project entails
			construction of 31 new residential units.
			This project is intended to improve the
			present environment of residents in the
			North Corktown neighborhood. The
			project will not have a
			disproportionately high adverse effect
			on human health or environment of
			minority populations and/or low-
			income populations. See Attachment 1
			for the EJ Screen report.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation		
LAND DEVELOPMENT					
Conformance with	1	This redevelopment project is in agreement			
Plans / Compatible		with both the City of Detroit Master Plan			
Land Use and Zoning		and Zoning Ordinances. The site is currently			

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
/ Scale and Urban Design		zoned a mix of residential and business categories. The City of Detroit zoning ordinance that supports the implementation of a comprehensive citizendriven master plan that envisions the transformation of a once thriving neighborhood near downtown Detroit. This development is compatible with the City's goals for residential development and will have a positive impact on the area within which is exists. The proposed development is anticipated to revitalize the area immediately surrounding the site. The buildings will maintain compatible characteristics, including use and scale, with the surrounding environs.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Slope: The project site is approximately level ground. After construction the site will likely have slopes less than about 2%. Site Geology: Soil survey data indicates the soils at the project site are primarily Blount-Urban land complex (0-4% slopes). These loamy soils are somewhat poorly drained. The site consists of a thick sequence of river rouge till (RRT) resting on bedrock or on dense glacial till. The RRT consists primarily of unstratified, highly compacted, calcareous, clayey soil containing gravel of variable sizes and shapes. The upper 10 to 15 feet is often pale yellowish-brown, dry and firm where oxidation has occurred in the shallow surface and becomes light gray to gray, moist and softer with depth. Soil Suitability: A geotechnical investigation was performed and indicated that fill soil exists in most areas of the site where foundations are proposed for construction. The report verified that no special construction methods are necessary to ensure proper footings for the buildings. Recommendations were that fill material be removed via over-excavation and replaced with engineered fill where foundations are proposed. Foundations can be placed on	

Environmental	Impact	Impact Evaluation Mitigation	
Assessment Factor	Code		
		stiff to hard clay at deeper levels, or the	
		excavation could be backfilled back up to	
		design footing elevation with engineered fill	
		or lean concrete (Attachment 1; Note that	
		the geotechnical report was prepared for	
		POA II before POA II was separated into two	
		phases, POA II and POA III). Erosion:	
		Erosion by natural forces is not anticipated	
		to be of concern following development of	
		the site. During construction the project site	
		will be surrounded by approved soil erosion	
		and sedimentation control systems. These	
		systems shall be maintained throughout the	
		construction phases of the project to	
		minimize the potential for waterborne	
		migration of soils off site and protect	
		adjacent and downstream storm water	
		inlets. Drainage: The geotechnical report	
		recommended that the buildings include an	
		underdrainage system beneath lower-level	
		slabs (Attachment 1). The system should	
		include a minimum 8-inch thickness of	
		clean, free-draining granular base beneath	
		the slabs. The natural, crushed stone should	
		be compacted to a relative density no less	
		than 90% of its maximum dry density. Due	
		to the risk of long-term degradation,	
		crushed concrete is not recommended for	
		use as the material around the underdrain.	
		Stormwater Runoff: Stormwater runoff at	
		the project site will enter the municipal	
		sewer system. The amount of storm water	
		entering the sewer will be an increase over	
		current conditions as the site is currently a	
		vacant lot but is anticipated to be less than	
		the previously fully developed condition	
		because of the on-site stormwater	
Hananda av -l	2	detention.	
Hazards and	2	According to environmental reports	
Nuisances including		prepared by GEI, based on the location of	
Site Safety and Site- Generated Noise		the development there is a low chance of natural hazards. No nuisances or hazards	
Generated Noise			
		were observed at the subject property or	
		surrounding properties during the site	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
		inspection. The project involves development in vacant lots. By developing these lots it will reduce other hazards and nuisances posed by vacant city lots. The proposed development activities will not result in significant noise generation levels within the neighborhood. Construction will typically be limited to daytime hours to limit the noise impacts on nearby residents and the site will be secured to limit unauthorized access. The City of Detroit prohibits the use of certain equipment between 10:00pm and 7:00am within or next to areas zoned as residential. During	
		construction, dust and sediment will be properly controlled.	
		SOCIOECONOMIC	
Employment and	2	The Project site is located in census tract	
Income Patterns		and income data was available from the US Census Bureau for the City of Detroit (Attachment 2). The population of the City of Detroit was estimated at 645,705 in July of 2024. For the period of 2019-2023, the following was estimated: * Median household income is \$39,575 * Percentage of persons in poverty is 31.5% * The education status of adults (age 25+): 83.4% obtained high school graduate or higher, and 17.6% obtained a Bachelor's degree or higher * Of those aged 16 years +, 54.6% are in the civilian labor force. The employment and income patterns were analyzed within a 1-mile radius of the project site using the EJ Screen Environmental Justice Screening and Mapping Tool (Attachment 3). This area has a population of 10,758 persons, with the following socioeconomic information estimated: * 61% of households are considered low income. * 18% of the population have less than a high school education. * Unemployment rate is 12%.	

Environmental	Impact	_	
Assessment Factor	Code	Demographic: According to the El Screen	
Demographic Character Changes / Displacement	2	Demographic: According to the EJ Screen (Attachment 3), 78% of the population are people of color, with 2% of the population in limited English-speaking households. Of this 78% people of color, 60% are Black or African American, 12% are Hispanic or Latino, 1% are Asian, 1% are other (single race, non-Hispanic), and 3% are two or more races (non-Hispanic). 46% of the population are male and 54% of the population are female. Character Changes: The project will provide much needed affordable housing within a tight market. The project will dramatically enhance and improve the surrounding context and will improve the safety and aesthetic appeal of the site. This is not expected to significantly change the characteristics of the demographics in this area. Displacement: The project involves new construction of affordable housing and will not result in the displacement of any	
Environmental Justice EA Factor	2	Individuals. There are no superfund or hazardous waste treatment, storage, and disposal sites within 1 mile of the project site. The levels of pollution within 1 mile of the site exceed the state average. The population surrounding the project site consists of 78% are persons of color (more than three times the state average), 62% are low income earners (twice the state average), 3% are linguistically isolated (slightly more than the state average), 18% hold less than a high school education (twice the state average), 7% are under the age of 5 years (slightly more than the state average), and 17% are over the age of 64 years (slightly less than the stage average). This project entails construction of 31 new residential units. This project is intended to improve the present environment of residents in the North Corktown neighborhood. The project will not have a disproportionately high	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
		adverse effect on human health or	
		environment of minority populations	
		and/or low-income populations. See	
		Attachment 3 for the EJ Screen report.	
	COMMU	JNITY FACILITIES AND SERVICES	
Educational and	2	Public education is offered in the area by	
Cultural Facilities		Detroit Public Schools. Several pre-schools,	
(Access and Capacity)		elementary, middle, and high schools are	
		located within 1-2 miles of the property.	
		Burton International Academy is a pre-K	
		through 8th grade school adjacent east of	
		the project site. The proposed	
		development could potentially affect	
		educational facilities with a possible	
		increase in the number of children in the	
		community who may live in the	
		development. It is not likely that all units	
		would house children, and some children	
		that will live in the new housing may	
		already be in the district. The cultural	
		center of Detroit is less than 2 miles from	
		the site and includes places like the	
		Motown Museum, Museum of	
		Contemporary Art, Michigan Science	
		Center, and Ford Piquette Avenue Plant	
		Museum. Refer to Attachment 4 for maps	
	_	of educational and cultural facilities.	
Commercial Facilities	2	The proposed project is in an urbanized	
(Access and		area with a variety of commercial facilities	
Proximity)		nearby. The project is expected to bring in	
		new residents, which will benefit the	
		neighboring commercial establishments.	
		Commercial businesses and retail	
		establishments are available along Grand	
		River Avenue approximately 1/3-mile east	
		of the project site. Refer to Attachment 5	
Hoalth Caro / Cosial	1	for a map of commercial facilities.	
Health Care / Social	1	The area surrounding the project site has	
Services (Access and		adequate health care service providers for	
Capacity)		the City and surrounding communities. The	
		project is located just over 2 miles from	
		Henry Ford Hospital to the north and a	
		group of medical facilities, including the	
		John Dingell VA Medical Center, Karmanos	

Environmental	Impact	Impact Evaluation Mitigation	
Assessment Factor	Code		
Assessment Factor	Code	Cancer Institute, and Detroit Receiving Hospital, to the northeast. Social services are available in Detroit. The William Booth Legal Aid Clinic and Salvation Army Harbor Light are located just to the northwest. There are several small neighborhood churches throughout the North Corktown area (Covenant House, 2959 Martin Luther Ling Jr. Blvd.; Greater Dequindre Church of God, 3338 Rosa Parks Blvd.; Sharon Missionary Baptists Church, 3532 Rosa Parks Blvd.; Trinity Episcopal Church, 1519 Martin Luther King Jr. Blvd.) that provide a variety of resources including day care, education, crisis care, outreach, mental health support, substance abuse support, and other social services. The Community Builders, Inc. also have their own social services and case management program known as Community Life. Case Managers will be available to all residents to connect them with additional support and social	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	services. Refer to Attachment 6 for maps of health care and social services facilities. Construction and demolition waste will be generated during redevelopment activities. Steel, masonry, and concrete will be segregated and transported off-site for recycling. Drywall, finish materials, mechanical and electrical components will be segregated by the contractor and transported to appropriate recycling or landfill facilities as required. Receiving facilities in Michigan should have sufficient capacity to accept such waste. The housing complex, once completed, will generate residential trash and recycling. Only household waste is expected to be generated. Solid waste and recycling services will be provided by contractors of the City of Detroit. GFL Environmental is the refuse hauler for the area where the project site is located. The development is not expected to negatively impact the solid	

Environmental	Impact	Impact Evaluation Mitigat	
Assessment Factor	Code		
		waste disposal service. The City of Detroit also has voluntary curbside recycling available for residents in single-family homes or a house with up to 4 units.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The stormwater and sewer systems are operated by the City of Detroit Water and Sewerage Department. Wastewater generated at the project site will be collected and processed by the city system. The increase in residential density associated with the proposed project is not anticipated to have a negative effect on the sanitary system because much of the area was previously residential prior to the lots becoming vacant.	
Water Supply (Feasibility and Capacity)	2	Water will be provided to the project site by the City of Detroit and is in compliance with State and Federal Drinking Water Acts. The proposed project will slightly increase residential density and likewise increase water demands. The City of Detroit Water and Sewerage Department has capacity and plans to accommodate area growth in the Master Plan and the water supply will not be negatively impacted by this development.	
Public Safety - Police, Fire and Emergency Medical	2	The project site is served by the Detroit Police Department and Detroit Fire Department. The slight increase in residential density may have a slight increase in demand for these services over the existing vacant lots but is not of a scale anticipated to negatively impact these services. Refer to Attachment 7 for maps of police and fire station facilities.	
Parks, Open Space and Recreation (Access and Capacity)	2	The project site is within reasonable walking distance from several parks and recreational facilities. Downey Park is a small open space just a couple of blocks west of the project site and Nagel Park just east of the site is somewhat larger with a sports field. Several other larger parks are located within a short walking distance from the project site. These parks are fairly large	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
		and include a variety of amenities. Refer	
		to Attachment 8 for a map of parks, open	
		space, and recreation facilities.	
Transportation and	2	The project site is located near several	
Accessibility (Access		public bus stops including one located at	
and Capacity)		14th & Ash Street. The nearby Martin	
		Luther King, Jr. Blvd. has a bike lane. The	
		project site is also relatively close to two	
		highways (I-96 and I-75) and about 1 mile	
		from downtown Detroit. Refer to	
		Attachment 9 for a map of bus stations.	
		NATURAL FEATURES	
Unique Natural	2	The project site is currently vacant, open	
Features /Water		land in a largely developed area of the	
Resources		North Corktown neighborhood. The project	
		site is not located near any unique natural	
		features or water resources. The project is	
		not expected to impact any unique natural	
		features or water resources.	
Vegetation / Wildlife	2	The project site is in an urban area on	
(Introduction,		currently developed property; therefore,	
Modification,		the project is unlikely to affect natural	
Removal, Disruption,		vegetation or wildlife. Landscaping	
etc.)		elements and open space will also be	
		incorporated into the project.	
Other Factors 1			
Other Factors 2			
		CLIMATE AND ENERGY	
Climate Change	2	The vulnerability of a site to the effects of	
		climate change can be viewed as the	
		combination of the exposure of the site to	
		changing climatic conditions and the	
		sensitivity of the site to these changes. The	
		vulnerability of a site primarily results from	
		the following four climate change	
		interactions: changes in precipitation, sea	
		level rise, rising temperatures, and extreme	
		weather. Primary vulnerabilities in Detroit	
		are increased flooding and heat. The	
		project includes greenspace surrounding	
		the proposed housing, which can help to	
		decrease the heat island effect. The project	
		is not within or near a floodplain and so	

Environmental	Impact	Impact Evaluation Mitigation	
Assessment Factor	Code		
		flooding from water bodies is not expected	
		to impact the site. Localized flooding from	
		increased precipitation is possible but	
		stormwater improvements planned for the	
		project can help decrease that likelihood.	
Energy Efficiency	2	The project will meet the current state and	
		local codes concerning energy consumption.	
		Other than some fossil fuels used by the	
		utility companies to generate electricity, the	
		project site is not anticipated to have a	
		substantial effect on the use, extraction, or	
		depletion of a natural resource. Energy use	
		during construction is expected to be	
		consistent with typical construction	
		equipment. The location is served by DTE	
		Energy (electricity and natural gas). The	
		proposed buildings will meet current energy	
		efficiency standards by achieving the	
		Enterprise Green Communities Standards.	

Supporting documentation

- Att 8 Map of Parks Open Space and Recreation.pdf
- Att 9 Map of Bus System.pdf
- Att 7 Maps of Fire and Police Station Facilities.pdf
- Att 6 Maps of Healthcare and Social Services Facilities.pdf
- Att 5 Map of Commercial Facilities.pdf
- Att 4 Maps of Educational and Cultural Facilities.pdf
- Att 3 EJ Screen.pdf
- Att 2 Quick Facts (Census Data).pdf
- Att 1 Geotechnical Report 2021-03-17.pdf

Additional Studies Performed:

* ASTM Phase I Environmental Site Assessment, The Preserve on Ash II, Corktown Neighborhood, Detroit, Michigan, GEI Consultants, September 25, 2024 * Supplemental Phase II Environmental Site Assessment, Preserve on Ash II, 3001, 3015, 3021, and 3029 14th Street, Detroit, Michigan, AKT Peerless Environmental Services, October 14, 2024 * Subsurface Exploration and Geotechnical Engineering Report, The Preserve on Ash II, Detroit, Michigan, GEI Consultants, March 17, 2021 * Part 201 Response Activity Plan to Comply with Section 20107a(1)(b), The Preserve on Ash Phase II, BP Property 3001 - 3029 14th Street, Detroit, Michigan, May 19, 2025 (Revised July 8, 2025)

Field Inspection [Optional]: Date and completed

by:

Robert Egan

9/23/2024 12:00:00 AM

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

1. U.S. Federal Emergency Management Agency. Flood Map Service Center [https://msc.fema.gov/portal/home] Accessed May 12, 2025. 2. U.S. Fish & Wildlife Service, National Wetland Inventory

[https://www.fws.gov/wetlands/Data/Mapper.html] Accessed May 9, 2025. 3. National Oceanic and Atmospheric Administration, 2019. Coastal Zone Management Program Office for Coastal Zone Management.

[https://coast.noaa.gov/czm/mystate/#michigan] Accessed May 9, 2025. 4. Michigan Department of Environment, Great Lakes and Energy (EGLE) Coastal Management Program maps [https://www.michigan.gov/documents/egle/wrd-cm-coastal-zone-maps_690358_7.pdf] Accessed May 8, 2025. 5. U.S. Fish & Wildlife Service, Midwest Region. County Distribution of Federally-listed Endangered and Threatened Species. [https://www.fws.gov/midwest/endangered/lists/michigan-cty.html] Accessed May 10, 2025. 6. National Wild and Scenic Rivers System. Electronic Database Search for National Wild and Scenic Rivers in Michigan. [https://www.rivers.gov/michigan.php] Accessed May 9, 2025. 7. U.S. EPA. Sole Source Aquifer interactive map [https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41a da1877155fe31356b] Accessed May 9, 2025. 8. EGLE, Air Quality Division, Air Quality Source Information [https://www.michigan.gov/-

/media/Project/Websites/egle/Documents/Programs/AQD/monitoring/ naaqs-ambient-status-map.pdf?rev=4210e4ab95724e17a481533285bd066f] Accessed May 8, 2025. 9. U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey [https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx] Accessed May 12, 2025. 10. U.S. EPA. EJScreen [https://www.epa.gov/ejscreen] Accessed June 10, 2025. 11. HUD Exchange - Acceptable Separation Distance (ASD) Electronic Assessment Tool.

[https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/] 12. HUD Exchange - Day/Night Noise Level (DNL) Calculator. [https://www.hudexchange.info/programs/environmental-review/dnl-calculator/] 13. Michigan Department of Environment, Great Lakes and Energy (EGLE) Radon map [https://www.michigan.gov/egle/-

/media/Project/Websites/egle/Documents/Programs/MMD/Radon/ Map-Of-Michigan-Radon-Levels.pdf?rev=ae32655908cb484d9edc1ac084ecb1d3&hash =83EB86500E6482C6A9F8E5A109515BA5] 14. Tribal Historic Preservation Offices (various). Cultural resources information. 15. GEI Consultants. Identification of Historic Properties for an Application for State Historic Preservation Office (SHPO) Section 106 Consultation. August 14, 2024. 16. GEI Consultants. Part 201 Response Activity Plan to Comply with Section 20107a(1)(b), The Preserve on Ash Phase II, BP

Property 3001-3029 14th Street, Detroit, Michigan. May 19, 2025 (Revised July 8, 2025). 17. EGLE Remediation and Redevelopment Division (RRD). Notice of Approval of Response Activity Plans to Comply with 201 07a(1)(b), Preserve on Ash II, 3001, 3015, 2021, and 3029 14th Street, Detroit, Wayne County, Michigan. Dated July 10, 2025.

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

To fulfill the requirements of the HUD Choice Neighborhood Grant, a specified number of community engagement meetings and activities were held with results recorded to provide adequate community feedback to HUD. Ongoing outreach has continued and is planned in the future, with presentations to neighborhood associations and other resident groups. The City of Detroit will provide notice to Interested Parties once the review is certified and published on the City's website

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed POA II development will improve the aesthetic appeal, design, and quality of the North Corktown neighborhood. The project will not have a significant impact on the environment as there are few natural resource areas nearby that will be affected in this previously developed area. Site contamination from previous uses will be mitigated to prevent exposure to future occupants and users of the site.

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

The development team along with the City of Detroit searched for a site that would be transformative to this neighborhood. The project site meets development goals based upon the proximity to downtown Detroit and investment activity within the Historic Corktown neighborhood to the South. Due to the number of vacant and underutilized parcels owned by the City of Detroit and/or City Land Bank and the close proximity to Historic Corktown, this area was selected as prime location. Due to the consistent positive community feedback regarding the site plan and architectural designs, no other design was selected.

No Action Alternative [24 CFR 58.40(e)]

This development will benefit the community through a revitalization of the barren neighborhood, which will strengthen and help to sustain a once disinvested community. Not implementing the preferred alternative would cause adverse impacts

from continued disinvestment in the community, with a continued lack of affordable housing and economic growth for members of the community.

Summary of Findings and Conclusions:

The purpose of POA II is to build a mixed-income community for all incomes to create an equitable community. The proposed project will provide critically needed affordable housing within a tight residential market while not resulting in the displacement of any individuals through the preservation and expansion of affordable housing units. The project will not result in a significant impact on the quality of the human environment. The project provides a positive impact in a deteriorated neighborhood by building a neighborhood where high-quality, accessible, and diverse housing options are affordable to households of all incomes.

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,	Mitigation Measure or	Comments	Mitigation	Complete
Authority, or	Condition	on	Plan	
Factor		Completed		
		Measures		
Historic	The objects collected during	N/A	The	
Preservation	the trenching investigation will		mitigation	
	be donated to Wayne State		plan will be	
	University (WSU). Further, each		developed in	
	future phase of the POA Project		coordination	
	would require additional		with the City	
	Section 106 review.		HRD.	
Contamination	Contaminated soil will be	N/A	Contaminated	
and Toxic	covered in place in accordance		soil will be	
Substances	with the EGLE approved		covered in	
	Response Activity Plan.		place at the	
			site in	
			accordance	
			with the EGLE	
			approved	
			Response	
			Activity Plan.	
			The Response	
			Activity Plan	
			has additional	

	detail	
	regarding the	
	Mitigation	
	Plan.	

Project Mitigation Plan

Refer to chart above and project's mitigation plan.

Mitigation Plan.pdf

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

There are no civilian airports within 2,500 feet and no military airfields within 15,000 feet of the Project Site (Attachment 1). The Project Site is located approximately 5.4 miles to the southwest of the nearest civil or commercial service airport (Coleman A. Young Airport). Windsor International Airport in Windsor, Ontario (Canada) is approximately 7 miles to the southeast of the project site, and the Detroit-Metro Airport is just over 15 miles to the southwest of the Project site. No military airfields are located in Wayne County or the nearby vicinity. The project site is not within an Airport Clear Zone or Accident Potential Zone. The project is in compliance with Airport Hazards requirements.

Supporting documentation

Att 1 - Airport Locations.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

1. Is the project located in a CBRS Unit?

√ No

Document and upload map and documentation below.

Yes

Compliance Determination

The project site is not within a Coastal Barrier Resource System (CRBS) Unit, or CRBS buffer zone, as defined under the Coastal Barrier Improvement Act of 1990 [16 Resources Act of 1982 (PL 97-348)], as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591) (Attachment 1).

Supporting documentation

Att 1 - CBR Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

✓ Yes

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

Att 1 - FEMA Firmette.pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The <u>FEMA Map Service Center</u> provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No.

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The project site is located within Zone X as shown within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 26163C0280E, effective February 2, 2012 (Attachment 1). Zone X is defined as an area of minimal flood hazard, determined to be outside the 500-year floodplain (unshaded). As a result, the project will not occur within a floodplain, so the project does not require flood insurance.

Supporting documentation

Att 1 - FEMA Firmette(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered	Clean Air Act (42 USC 7401 et	40 CFR Parts 6, 51
by the U.S. Environmental	seq.) as amended particularly	and 93
Protection Agency (EPA), which	Section 176(c) and (d) (42 USC	
sets national standards on	7506(c) and (d))	
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.		

1.	Does your project include new construction or conversion of land use facilitating the
develo	oment 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 0.08 ppb (parts per million)

Provide your source used to determine levels here:

2015 NAAQ Standards for Ozone

- 4. Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?
- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone 0.08 ppb (parts per million)

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

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

Screen Summary

Compliance Determination

The state of Michigan is designated as being in 'attainment' for carbon monoxide, lead, nitrogen dioxide, and PM10. Most of Wayne County, including the project location, is in 'attainment' for sulfur dioxide. Most of Wayne County, including the project location, is in 'maintenance' for ozone. Refer to Attachments 1 and 2. Local and Regional air quality will not be significantly affected. This project is not likely to exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant in maintenance status identified

above. The ozone de minimis emission level is 100 tons per year (Attachment 3) or anything below Moderate classification air quality threshold (which is between 81 and 93 parts per billion, or 0.081 and 0.093 parts per million) (Attachment 4). In addition, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) reviewed the project and concluded the project is not likely to exceed de minimis emissions levels included in the federal general conformity requirements (Attachment 5). Measures to control fugitive dust will be utilized to ensure that construction activities do not result in erosion and formation of dust. The Best Management Practices (BMPs) employed will comply with the City's site plan approval process and will be effective in controlling fugitive dust.

Supporting documentation

Att 5 - Gen Conformity Letter Preserve on Ash Phases II and III 070325.pdf

Att 4 - 2015 NAAQ Standards for Ozone.pdf

Att 3 - EPA De Minimis Emission Levels Table.pdf

Att 2 - 2025 Green Book - Michigan.pdf

Att 1 - 2025 Documentation for Air Quality.pdf

Are formal compliance steps or mitigation required?

Yes

√ No

Coastal Zone Management Act

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

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

The project site is not located within a Coastal Zone Management area per the Michigan Department of Environment, Great Lakes and Energy (EGLE) Office of the Great Lakes (Attachment 1).

Supporting documentation

Att 1 - Coastal Zones.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		24 CFR	
proposed for use in HUD programs be free of		58.5(i)(2)	
hazardous materials, contamination, toxic		24 CFR 50.3(i)	
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.			
Reference			
https://www.onecpd.info/environmental-review/site-contamination			

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

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.

^{*} 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.

No

Explain:

✓ Yes

- * This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.
- ** Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.
- 3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice CPD-23-103?

Yes

Explain:

- * 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 (Attachment 5), the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fiftynine (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:

Att 5 - HRD Indoor Radon Map(1).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.

8. Mitigation

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

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

Can all adverse environmental impacts be mitigated?

^{*} 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.

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

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

- * Refer to CPD Notice CPD-23-103 for additional information on radon mitigation plans.
- ** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.
- 9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls**.

Contaminated soil will be covered in place in accordance with the EGLE approved Response Activity Plan.

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

Complete removal

Risk-based corrective action (RBCA)

Other

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

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

Screen Summary

Compliance Determination

A Phase I ESA in accordance with ASTM E 1527 21 and MSHDA Environmental Review Requirements was initially conducted for the project site in February 2021. Nine (9) RECs were identified associated with historical site uses, and a Phase II ESA was subsequently conducted in March 2022 to investigate the presence or absence of impacts to the project site. Volatile and semi-volatile organic compounds as well as metals were detected in soil within the POA II project boundary (Attachment 1). GEI conducted an updated Phase I ESA in September 2024 for POA II that identified three (3) RECs (Attachment 1). AKT Peerless performed supplemental Phase II ESA soil sampling activities in 2024 (Attachment 2). GEI performed soil gas sampling in 2025 (Attachment 3). A Response Activity Plan (ResAP) was prepared and submitted to the Michigan Department of Energy, Great Lakes & Environment (EGLE). The ResAP was revised based on EGLE comments in 2025, and the final ResAP was submitted to EGLE on July 8, 2025 (Attachment 3). EGLE approved the ResAP on July 10, 2025 (Attachment 4). Contaminants identified which pose an unacceptable risk to property occupants for the identified complete pathways include: * Residential Direct Contact: o Arsenic o Lead o Benzo(a)pyrene All compliance and mitigating factors will be addressed in accordance with the approved ResAP. This will involve installing a demarcation layer at the site and a minimum of 12 inches of clean engineered fill and topsoil over the fill in areas not covered by hard surface cover to indicate when fill soils are present (this engineered fill will be planted with grass and/or other landscape plants); preparing a long term Operation and Maintenance Plan for the building, which will identify potential exposure routes and methods for the prevention of exposure. Due to the presence of contaminants above generic residential cleanup criteria, all soil to be removed from the site will be taken to a type II landfill. This is required by the Michigan Natural Resources and Environmental Protection Act (NREPA), PA 451 of 1994, Part 201 Environmental Remediation. Soils that are left at the site, through the risk analysis process, have been deemed to not be a risk to the residents or the environment assuming the engineering controls are maintained. Written notice will be provided to construction and utility contractors working at the site regarding the presence of contaminated soil and the construction of the direct contact barrier. Surveys for lead-based paint, asbestos-containing materials (ACM) were not performed because there are no existing structures on site. Therefore, lead-based paint and ACM in building materials are not a concern. 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

(Attachment 5), 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. Next steps after construction include completing a Documentation of Due Care Compliance (DDCC) report, and submitting it to the City of Detroit Environmental Review Officer for review prior to submitting to EGLE. Engineering controls will require an Operations and Maintenance Plan for Building BP. This plan will identify potential exposure routes, methods for the prevention of exposure, inspection frequency, and methods for repair of remedies to maintain exposure barriers.

Supporting documentation

Att 5 - HRD Indoor Radon Map.pdf

Att 4 - ResAP 7a1b Approval Letter POA 2.pdf

Att 3 - ResAP 2025-07-08.pdf

Att 2 - Phase II ESA POAII 2024-10-28.pdf

Att 1 - Phase I ESA POAII 2024-09-25.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)	The Endangered	50 CFR Part
mandates that federal agencies ensure that	Species Act of 1973	402
actions that they authorize, fund, or carry out	(16 U.S.C. 1531 et	
shall not jeopardize the continued existence of	seq.); particularly	
federally listed plants and animals or result in	section 7 (16 USC	
the adverse modification or destruction of	1536).	
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").		

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

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

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

- Yes, the activities involved in the project have the potential to affect species and/or habitats.
- 2. Are federally listed species or designated critical habitats present in the action area?

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

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.
- 3. What effects, if any, will your project have on federally listed species or designated critical habitat?

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

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

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

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

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

✓ No mitigation is necessary.

Explain why mitigation will not be made here:

No effect determination

Screen Summary
Compliance Determination

Threatened and Endangered species listed by the U.S. Fish & Wildlife Service in Wayne County include Indiana Bat, Rufa Red Knot, Eastern Massasauga Rattlesnake, and Monarch Butterfly (proposed only). There are no critical habitats mapped for any of these species within the project site (Attachment 1). The evaluation of the project's effects on listed species using the All Species Michigan Determination Key resulted in a not applicable (i.e., "No Effect") determination for the listed species (Attachment 2).

Supporting documentation

Att 2 - Evaluation of Determination Keys POA II 2025-08-11.pdf
Att 1 - IPaC Species List POA II 2025-08-11.pdf

Are formal compliance steps or mitigation required?

Yes

Explosive and Flammable Hazards

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

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
	Vac

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

No

✓ Yes

- 3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:
- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

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

No

✓ Yes

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

✓ Yes

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

No

Screen Summary

Compliance Determination

There are three registered aboveground storage tanks (ASTs) at two sites within a 0.25-mile search radius according to the EDR radius report within the Phase I ESA (Attachment 1). One site is listed as closed because the AST has been removed, so it was not considered further. According to the EDR report, the remaining two ASTs have known capacities. The EDR radius report was supplemented with a search of aerial imagery out to 1 mile from the site. This search did not reveal any additional ASTs within 1 mile of the project site. The HUD online ASD Electronic Assessment Tool was used to evaluate whether each of the ASTs has an Acceptable Separation Distance (ASD) between the ASD and the project site (Attachment 2). We determined that the ASTs have an ASD between the AST and the subject property. Therefore, the proposed project can continue as planned under the provisions of 24 CFR 51. The project does not involve the storage of explosive or flammable materials and the surrounding area is primarily residential with no identified explosive or flammable hazards from pipelines (Attachment 3).

Supporting documentation

Att 3 - Pipeline Map.pdf

Att 2 - ASD Calculation.pdf

Att 1 - Excerpt from EDR Radius Report POA II.pdf

Are formal compliance steps or mitigation required?

Yes

Farmlands Protection

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

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



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

This project does not involve conversion of undeveloped land classified as prime farmland. The U.S. Department of Agriculture Natural Resources Conservation Services (NRCS) Soil Resource Report shows that no portion of the site is mapped as prime farmland (Attachment 1).

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 involve conversion of undeveloped land classified as prime farmland. The U.S. Department of Agriculture Natural Resources Conservation Services (NRCS) Soil Resource Report shows that no portion of the site is mapped as prime farmland (Attachment 1). The project is in compliance with the Federal Farmland Protection Policy Act (FPPA) provisions.

Supporting documentation

Att 1 - NRCS Soil Report.pdf

Are formal compliance steps or mitigation required?

Yes

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988,	Executive Order 11988	24 CFR 55
Floodplain Management,	* Executive Order 13690	
requires Federal activities to	* 42 USC 4001-4128	
avoid impacts to floodplains	* 42 USC 5154a	
and to avoid direct and	* only applies to screen 2047	
indirect support of floodplain	and not 2046	
development to the extent		
practicable.		

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.

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✓ No

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

Yes

Describe:

✓ No

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

The project site is located within Zone X as shown within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 26163C0280E, effective February 2, 2012 (Attachment 1). Zone X is defined as an area of minimal flood hazard, determined to be outside the 500-year floodplain (unshaded). As a result, the project will not occur within a floodplain and is in compliance with Executive Order 11988.

Supporting documentation

Att 1 - FEMA Firmette(2).pdf

Are formal compliance steps or mitigation required?

Yes

Historic Preservation

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

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

✓ Forest County Potawatomi Community of Wisconsin	Completed
✓ Grand Traverse Band of Ottawa &	Completed
Chippewa Indians	
✓ Hannahville Indian Community	Completed
✓ Ketegitigaaning Ojibwe of L. Superior	Completed
Chippewa	
✓ Keweenaw Bay Indians of L. Superior	Completed
Chippewa	
✓ Lac du Flambeau Band of L. Superior	Completed
Chippewa	
✓ Little River Band of Ottawa Indians	Completed
✓ Little Traverse Bay Bands of Odawa	Completed
Indians	
✓ Match-E-Be-Nash-She-Wish of	Completed
Pottawatomi	
✓ Menominee Indian Tribe of Wisconsin	Completed
✓ MI Anishinaabek Cultural Alliance	Completed
✓ Miami Tribe of Oklahoma	Completed
✓ Nottawaseppi Huron Band of the	Completed
Potawatomi	· · · · · · · · · · · · · · · · · · ·
✓ Pokagon and of Potawatomi Indians,	Completed
MI & IN	•
✓ Saginaw Chippewa Indian Tribe of MI	Completed
✓ Sault Ste. Marie Tribe of Chippewa	Completed
Indians	•
✓ Seneca Cayuga Nation	Completed
, 0	

Other Consulting Parties

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

Organizations and individuals that may have an interest in the project include: Michigan State Historic Preservation Office (SHPO), City of Detroit Housing and Revitalization Department (HRD), Michigan State Housing Development Authority (MSHDA), Wayne County, Michigan Department of Environment, Great Lakes, and Energy (EGLE), Bay Mills Indian Community, Forest County Potawatomi Community of Wisconsin, Grand Traverse Band of Ottawa & Chippewa Indians, Hannahville Indian Community, Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians, Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians, Lac du Flambeau Band of Lake Superior Chippewa Indians, Little River Band of Ottawa Indians, Little Traverse Bay Bands of Odawa Indians, Menominee Indian Tribe of Wisconsin, Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians, Miami Tribe of Oklahoma, Michigan Anishinaabek Cultural Preservation and Repatriation Alliance, Nottawaseppi Huron Band of the Potawatomi, Pokagon and of Potawatomi Indians, Michigan and Indiana, Saginaw Chippewa Indian Tribe of Michigan, Sault Ste. Marie Tribe of Chippewa Indians, Seneca Cayuga Nation. GEI cultural resource specialists conducted a records search for the project area and nearby lands to identify the presence or absence of cultural resources, including Historic Properties, in accordance with Section 106 of the National Historic Preservation Act (NHPA), as amended (Section 106). In addition, GEI completed fieldwork and additional research that was incorporated into an Architectural Resources Survey Report for architectural resources and an Archaeological Investigation Plan (AIP) for archaeological resources (Attachment 2). GEI and Chronicle Heritage (formerly Commonwealth Heritage Group, LLC) subsequently completed the fieldwork described in the AIP between October 24, 2024, and November 26, 2024, and Chronicle Heritage prepared a report to outline the results. The results of the archaeological resources fieldwork are presented in an Archaeological Trenching Investigation Report dated May 2025 (Attachment 3; abstract summary only - full report is available upon request). The findings and recommendations included in the various documents have all been developed to support a City HRD Section 106 Application per City requirements, and the City HRD Section 106 Application package with supporting documentation can be found in Attachments 1 and 2. The Architectural Resources Survey Report was included in the City HRD Section 106 Application package submitted to the City on August 14, 2024 and is presented in Attachment 1. The AIP was subsequently submitted to the City HRD via email on August 23, 2024 and is presented in Attachment 2. Based on information available from various databases and the Michigan SHPO files for archaeological and architectural resources, 19 archaeological sites were previously identified and evaluated in association with POA Phase I, including 20WN1245 through 20WN1263. No archaeological sites or architectural resources have been recorded in the direct impact area for POA Phase II and POA Phase III; thus, the project will not result in effects to previously recorded cultural resources. However, buildings of historic age are known in the immediate vicinity of the project area that

may be affected by the project and most of the project area has been identified as having a high sensitivity for historic age archaeological resources by a previous research study conducted in 1987. Other archaeological resources studies completed in 1998, 2015, and 2017 near the project area, and in 2023 for POA Phase I, have also demonstrated this high sensitivity. As such, the project may result in effects to previously undocumented architectural and archaeological resources.

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 Area of Potential Effects (APE) for the project was established in coordination with the City of Detroit (City) and was initially approved in December 2021. An updated APE map was generated to specifically address the APE for POA Phase II and POA Phase III and it was submitted to the City in association with a City HRD Section 106 Application package on August 14, 2024 (Attachment 1). The APE for POA Phase II and POA Phase III encompasses all ground-disturbance proposed by the overall POA project, as well as nearby areas that may be subject to indirect project-related effects. The APE considers the maximum horizontal and vertical extent of ground-disturbing activities associated with the POA Project, which includes the construction footprint, or a direct impact area, that measures approximately 9.74-acres in size. This direct impact area or Direct APE includes the five phases of the POA Project, including POA Phase I, POA Phase II, POA Phase III, The Preserve Estates, and the Community Empowerment Center (CEC). The APE also includes the adjacent parcels surrounding the direct impact area that may experience visual effects due to the proposed project (i.e., due to the height of the proposed buildings included in POA Phase I, POA Phase II, POA Phase III, The Preserve Estates, and the CEC). Thus, the total APE is approximately 27.35-acres and maps showing the APE are included in Attachment 1.

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
3001-3029 14th Street	Eligible	Yes	✓ Not Sensitive

Additional Notes:

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

✓ Yes

Document and upload surveys and report(s) below. For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

To assess the potential for the project to affect undocumented architectural resources, a survey was completed in 2022, and 24 architectural resources were inventoried and evaluated for NRHP eligibility. None of these resources were found to have sufficient historical significance to be eligible for the NRHP under Criteria A, B, C, or D and the resources generally lacked integrity, often due to alterations. The 24 assessed historic age above-ground properties were recommended not eligible for the NRHP and none are considered Historic Properties under Section 106. The report is in Attachment 1. For archaeological resources, excavation methods were proposed to serve as a reasonable and good faith ID effort to support the Section 106 process. These excavation methods include an approximate 30% horizontal exposure sample of the direct impact area for POA II and III to aid in the ID of cultural resources which may be affected by the project. The proposed field methods were reviewed by the City HRD and SHPO between August and September 2024, and the AIP was approved by SHPO on September 13, 2024. The AIP is in Attachment 2. The fieldwork described in the AIP was completed between October 24 and November 26, 2024, and the results were incorporated into an

Archaeological Trenching Investigation Report dated May 2025 (Attachment 3; abstract summary only - full report is available upon request). The fieldwork consisted of a systematic series of backhoe trenches and excavated units to examine the subsurface of the direct impact area for POA II and III. During the fieldwork, paved areas and utilities relegated trenching to 0.53-acres, thus allowing for approximately 73.9% exposure of the proposed 30% sample. As a result of this investigation, 371 archaeological features were recorded, including 78 foundations, 139 buried abandoned utility pipes, 124 structural footings, and 30 basement pits; 3 artifact concentrations were recorded; 2,256 artifacts were recovered; and 22 new archaeological sites were identified and evaluated, 20WN1326 through 20WN1347. Artifacts recovered from these sites, the vast majority of which were mixed in the highly disturbed surface horizons, reflect the entire period from the late 19th century to today. The stratigraphy of the sites was relatively consistent across POA II and III and appear to primarily reflect cycles of construction and demolition rather than the cultural behaviors of the sites' former residents. The data and artifacts collected from these sites have some potential to produce information relevant to several research questions, including questions about socioeconomic status, environmental quality of life, and the impact of the rise of the automobile. Most of the artifacts, with some modern exceptions that appear to represent post-demolition dumping, appear to have been associated with the residents of the parcels. However, the paucity of stratified features and the lack of vertical integrity limits the value of the data in addressing research questions dealing with changes over time, as both the vertical and horizontal positions of artifacts appear to be the result of demolition activities. Due to the lack of integrity and limited numbers of diagnostic artifacts, each of these sites on its own would not generate enough data to address archaeological, anthropological, or historical research questions. When viewed together, however, the sample size of artifacts and features from these sites is large enough to generate meaningful statistical and spatial information to address questions relating to socioeconomic status, variability of working-class material culture, environmental quality of life, supply patterns, and the impact of the rise of the automobile. Nonetheless, the lack of stratigraphic integrity and stratified features limits the utility of the data in addressing questions concerning changes through time.

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:**

The archaeological trenching investigation identified 22 new archaeological sites (20WN1326 through 20WN1347), and all of these sites were recommended eligible for the NRHP as part of North Corktown Archaeology District. In addition, no further archaeological fieldwork was recommended for POA Phase II or POA Phase III because subsequent fieldwork was unlikely to yield additional information. Thus, it was recommended that the project would have no adverse effect on the Historic Properties. On May 22, 2025, the City HRD concurred with the recommendations in the Archaeological Trenching Investigation Report dated May 2025 (Attachment 3; abstract summary only - full report is available upon request). A request for concurrence on this recommendation was submitted to SHPO on May 22, 2025. As of July 8, 2025, SHPO has not responded to the request and the 30-day consultation period had passed. Thus, the City HRD issued a no adverse effect letter for POA Phase II and POA Phase III dated July 8, 2025 (Attachment 4).

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

✓ Other

Describe conditions here:

The objects collected during the trenching investigation will be donated to Wayne State University (WSU). Further, each future phase of the POA Project would require additional Section 106 review.

No

Adverse Effect

Screen Summary

Compliance Determination

The Section 106 consultation process was formally initiated via the submittal of a City HRD Section 106 Application package on August 14, 2024 (Attachment 1). The Section 106 consultation process is currently in progress and will occur between the City as the Responsible Entity (RE) and SHPO, pursuant to an existing Programmatic Agreement (PA) among SHPO, the City, and the Advisory Council on Historic Preservation (ACHP) for housing and community development programs funded by the U.S. Department of Housing and Urban Development (HUD). Based on the results of the cultural resources studies completed for the project to date, the City HRD issued a no adverse effect letter for POA Phase II and POA Phase III dated July 8, 2025 (Attachment 4). In this letter, the City summarized the results of their consultation efforts with interested parties, including Tribal groups (Attachment 5). Responses were received from the Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians, Nottawaseppi Huron Band of the Potawatomi, Miami Tribe of Oklahoma, and The Pokagon Band of Potawatomi Indians, Michigan and Indiana. This consultation concluded with no objections to the proposed activities related to the undertaking. In the event of an unanticipated discovery, Tribal Consultation would be reinitiated under the direction of the unanticipated discoveries plan for the POA Project. The findings of the architectural resources survey completed in 2022 were

also reiterated in the letter, where no above ground Historic Properties were identified in the APE. The letter further summarized the results of the archaeological trenching investigation completed for POA Phase II and POA Phase III in 2024 and the results of their consultation with SHPO regarding archaeological resources. archaeological trenching investigation identified 22 new archaeological sites (20WN1326 through 20WN1347), and all of these sites were recommended eligible for the NRHP as part of North Corktown Archaeology District. In addition, no further archaeological fieldwork was recommended for POA Phase II or POA Phase III because subsequent fieldwork was unlikely to yield additional information. Thus, it was recommended that the project would have no adverse effect on the Historic Properties. On May 22, 2025, the City HRD concurred with the recommendations in the Archaeological Trenching Investigation Report dated May 2025 (Attachment 3; abstract summary only - full report is available upon request). A request for concurrence on this recommendation was submitted to SHPO on May 22, 2025. In consideration of the above listed consultation and identification efforts, POA Phase II and POA Phase III were given a No Adverse Effect determination (36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the NRHP as outlined by the City HRD. The City letter is included in Attachment 4 and the SHPO letter is included in Attachment 6.

Supporting documentation

Att 6 - SHPO ER22-685 NAE POA II and III -7-22-25.pdf

Att 5 - POA Tribal Consultation Letters.pdf

Att 1 - Section 106 App 081424 no AIP no Att 7.pdf

Att 4 - POAII and III NAE Section 106 Letter -7-8-25.pdf

Att 3 - POA II III Report 05162025 Cover and Abstract Only.pdf

Att 2 - POA StudyPlan 20240822.pdf

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

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

- 1. What activities does your project involve? Check all that apply:
- ✓ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.
- 5. Complete the Preliminary Screening to identify potential noise generators in the
 - ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 60

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 60

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

Screen Summary

Compliance Determination

An online noise assessment for the project was conducted. The projected noise level was calculated to be 60 dB for the project site, which is in the Acceptable range (Attachment 1). The roads used to calculate the DNL are shown in Attachment 2. This analysis was based on data for roads from the Michigan Department of Transportation (MDOT) (Attachment 2). Traffic count data from MDOT is believed to be the most current, publicly available, information at this time. No road traffic count data was identified that projected traffic counts 10 years into the future (i.e., 2035).

We reviewed population trends for Detroit to evaluate whether traffic is likely to increase or decrease; Detroit population is estimated to increase. We applied the projected increase to the road traffic counts, which we believe is a conservative estimate, as described in Attachment 2. The closest railroad is approximately 2,800 feet south of the project and, according to Federal Railroad Administration data, does not appear to be in use and is not expected to contribute to the noise level at the project site. Coleman A. Young Airport is located approximately 5.6 miles northeast of the project site. The most recent Airport Master Record for Coleman A. Young Airport shows that the site still does not meet the threshold for noise mitigation (Attachment 3). The Windsor International Airport in Windsor, Ontario (Canada) is located approximately 7 miles southeast of the project site, well outside the noise contours displayed in the contour map (Attachment 3). The Detroit Metropolitan Airport is located approximately 14.6 miles southwest of the project site, well outside the noise contours displayed within the contours map (Attachment 3). A noise level of 50 dB for the airport noise level was assumed since the project site is well outside the 65 dB contours for any of the airports. The DNL was calculated using the road traffic count data and distances for all four roads, and assuming 50 dB for the airport noise level. The projected noise level was calculated to be 60 dB for the project site, which is in the Acceptable Range (Attachment 1).

Supporting documentation

Att 3 - Airport Data.pdf
Att 2 - Traffic Data Eval.pdf

Att 1 - HUD DNL Calculations.pdf

Are formal compliance steps or mitigation required?

Yes

Sole Source Aquifers

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

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

There are no United States Environmental Protection Agency (USEPA) designated sole-source aquifers in Michigan, so the project site is not located within a sole-source aquifer (Attachments 1 and 2). The project is not expected to negatively impact any

sole-source aquifers. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

Att 2 - EPA Sole Source Aquifers Map.pdf Att 1 - Michigan Sole Source Aquifers Map.pdf

Are formal compliance steps or mitigation required?

Yes

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or	Executive Order	24 CFR 55.20 can be
indirect support of new construction impacting	11990	used for general
wetlands wherever there is a practicable		guidance regarding
alternative. The Fish and Wildlife Service's		the 8 Step Process.
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.		

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

No

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

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

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

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

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

Screen Summary
Compliance Determination

The project is not located within or near any wetlands as mapped by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) (Attachment 1). The project is also not located within any wetlands as mapped by the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) (Attachment 2). Ground disturbance proposed at the site will not impact wetlands.

Supporting documentation

Att 2 - NWI Map.pdf Att 1 - EGLE Wetlands Map Viewer.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	The Wild and Scenic Rivers	36 CFR Part 297
provides federal protection for	Act (16 U.S.C. 1271-1287),	
certain free-flowing, wild, scenic	particularly section 7(b) and	
and recreational rivers	(c) (16 U.S.C. 1278(b) and (c))	
designated as components or		
potential components of the		
National Wild and Scenic Rivers		
System (NWSRS) from the effects		
of construction or development.		

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

No Wild and Scenic Rivers are located within the City of Detroit or Wayne County (Attachments 1 and 2). The nearest designated river is the Pere Marquette which is approximately 170 miles northwest of the site. The Project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

Att 2 - MI Wild and Scenic Rivers Map Statewide.pdf Att 1 - Wild and Scenic Rivers.pdf

Are formal compliance steps or mitigation required?

Yes

√ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project	Executive Order 12898	
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.		

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

There are no superfund or hazardous waste treatment, storage, and disposal sites within one mile of the Subject Property. The levels of pollution within one mile exceed the state average. The population surrounding the project site consists of 78% are persons of color (more than three times the state average), 62% are low income earners (twice the state average), 3% are linguistically isolated (slightly more than the state average), 18% hold less than a high school education (twice the state average), 7% are under the age of 5 years (slightly more than the state average), and 17% are over the age of 64 years (slightly less than the stage average). This project entails construction of 31 new residential units. This project is intended to improve the present environment of residents in the North Corktown neighborhood. The project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. See Attachment 1 for the EJ Screen report.

Supporting documentation

Att 1 - EJ Screen.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No



U.S. Department of Housing and Urban Development 451 Seventh Street, SW Washington, DC 20410 www.hud.gov espanol.hud.gov

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

Project Information

Project Name: Preserve-on-Ash-II

HEROS Number: 900000010486538

Start Date: 07/25/2025

Project Location: 3001-3029 14th Street, Detroit, MI 48216

Additional Location Information:

Preserve on Ash (POA) Phase II or POA II is located immediately to the north of Butternut Street, between 14th and 15th Streets. The Project Site includes approximately 0.56-acre of assembled fee simple lots concentrated in the North Corktown neighborhood on the west side of the City of Detroit. The parcels for development are located on 14th Street (3001 14th St, 3015 14th St, 3021 14th St, and 3029 14th St).

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

The proposed project represents one phase of the larger project known as the Preserve on Ash (POA) project. The POA development is part of the City of Detroit's Choice Neighborhood Initiative grant. This proposed project, POA II, consists of acquisition and new construction of one 4-story apartment building with a total of 31 affordable housing units developed on approximately 0.56-acre of assembled fee simple lots concentrated in the North Corktown neighborhood on the west side of the City of Detroit. Address and parcel IDs are 3001 14th St (10005272), 3015 14th St (10005271), 3021 14th St (10005270), and 3029 14th St (10005269) This development will consist of amenities to include centralized management and maintenance offices, community room/lounge, additional residential storage, bike storage and exterior recreational space. All units feature large living spaces with in-unit laundry, appealing to individuals, couples and families. Exterior amenities and landscaping elements will consist of outdoor furniture, planters, and trees, creating intimate social spaces along the Corridor. Each development has a green infrastructure plan that will comply with the City's storm water ordinance. The proposed outdoor placemaking will complement the neighborhood beautification projects throughout the community. There will also be onsite parking at each of the buildings with a total of 18 spaces across the development. The project proposes a variety of new construction buildings with units informed by initial market research and cost estimates: * 11 one-bedroom units of approximately 600-800 sq. ft * 17 two-bedroom units of approximately 900-1120 Sq. Ft * 3 three-bedroom units of approximately 1,240 sq. ft This review is for \$ 646,485 in CDBG-DR funding and eight Project-Based-Vouchers from the Detroit Housing Commission. This review is valid for five years.

Preserve-on-Ash-II Detroit, MI 90000010486538

Funding Information

Grant Number	HUD Program	Program Name	
B21MF260002	Community Planning and	Community Development Block Grants	\$646,485.00
	Development (CPD)	(Disaster Recovery Assistance)	
M1001	Public Housing	Project-Based Voucher Program	\$0.00

Estimated Total HUD Funded Amount: \$646,485.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$16,396,314.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Historic Preservation	The objects collected during the trenching investigation will be donated to Wayne State University (WSU). Further, each future phase of the POA Project would require additional Section 106 review.
Contamination and Toxic Substances	Contaminated soil will be covered in place in accordance with the EGLE approved Response Activity Plan.

Project Mitigation Plan

Refer to chart above and project's mitigation plan.

Mitigation Plan.pdf

Determination:

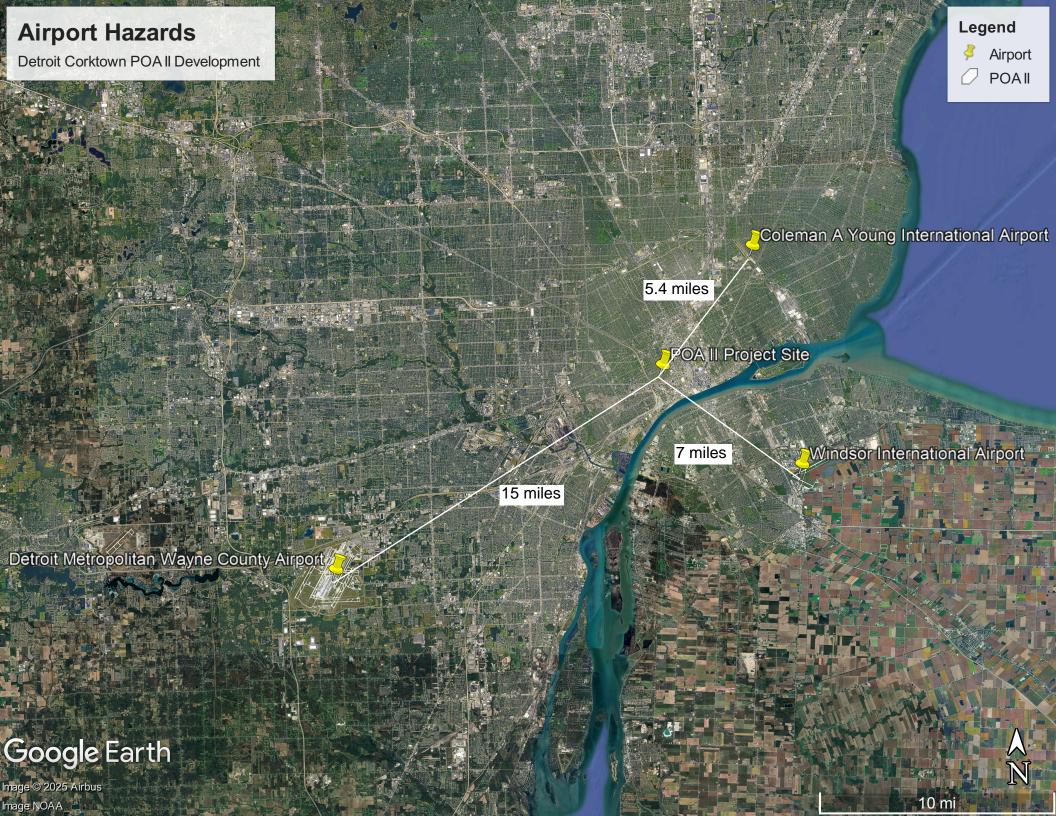
\square	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 150	8.13] The project will not result	
	in a significant impact on the quality of human environment		
	Finding of Significant Impact		
Prepare		Date: 9/30/2025	
Name / Title/ Organization: Kip Sieggel / DETROIT			
Certifyir	Title/ Organization: Kim Signal / DETROIT org Officer Signature: E17650515DAF4C9	Date: 9/30/2025	
Name/Title: Julie Schneider, Director, Housing and Revitalization Department			

09/30/2025 11:38 Page 2 of 3

Preserve-on-Ash-II Detroit, MI 90000010486538

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).

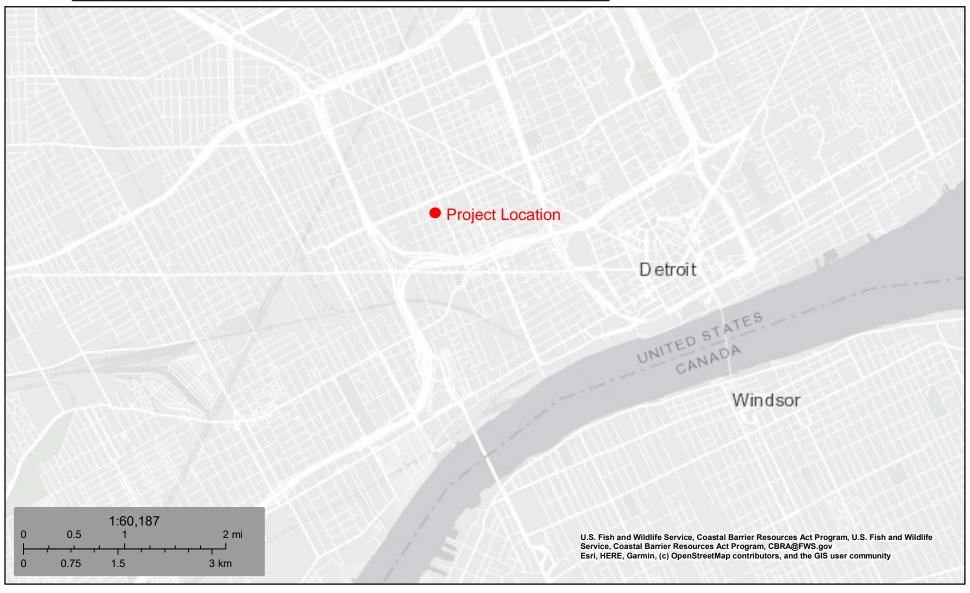
09/30/2025 11:38 Page 3 of 3



U.S. Fish and Wildlife Service

Coastal Barrier Resources System

Coastal Barrier Resource Map



May 8, 2025

CBRS Buffer Zone



System Unit

CBRS Units

Otherwise Protected Area

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

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

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

National Flood Hazard Layer FIRMette

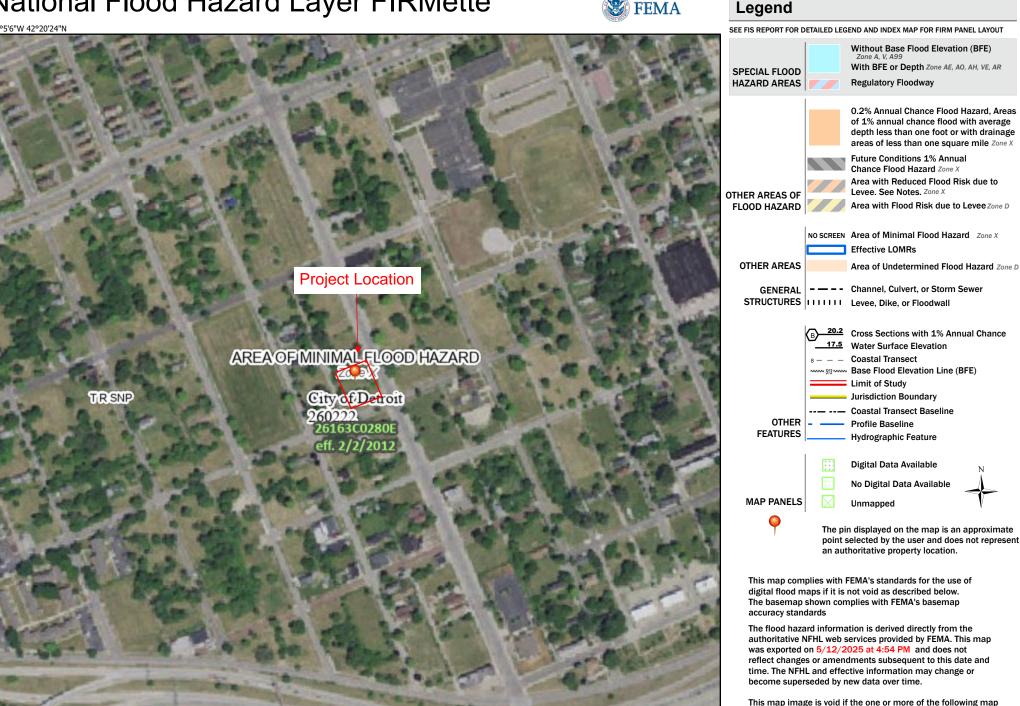
250

500

1,000

1,500





1:6,000

2,000

regulatory purposes. Basemap Imagery Source: USGS National Map 2023

elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for

unmapped and unmodernized areas cannot be used for



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

AIR QUALITY DIVISION



July 3, 2025

Kim Siegel, PMP
City of Detroit - Housing and Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue - Suite 908
Detroit, MI 48226

Via Email Only

Dear Kim Siegel:

Subject: Preserve on Ash Project - Phases II and III, North Corktown Neighborhood, Detroit, Michigan

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

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

EGLE has reviewed the Preserve on Ash Project (Phases II and III) proposed to be completed with federal grant monies. Phase II will include one apartment building with a total of 31 affordable housing units on approximately 0.56-acre of assembled fee simple lots, currently owned by the City of Detroit. Phase II is located immediately to the north of Butternut Street, between 14th and 15th Streets.

Phase III of the project is split into two main areas, including several parcels located to the south of Preserve on Ash Phase I, bounded by Ash Street to the north, 14th Street to the east, Butternut Street to the south, and 15th Street to the west. The remainder Phase III is located immediately to the west of 16th Street, south of Ash Street, across from the proposed Community Empowerment Center (CEC). Phase III will include three apartment buildings and 8 townhomes for a total of 60 affordable housing units on

Kim Siegel Page 2 July 3, 2025

approximately 1.84 acres. Phases II and III are expected to commence in November 2025 and will be completed by March 2027.

The Preserve on Ash project represents five phases which include Phase I (for which a general conformity evaluation was completed in December 2023), Phase II, Phase III, The Preserve Estates, and the CEC. The project consists of a comprehensive neighborhood revitalization including the construction of a combination of townhouses, single-family residences, a mix of multi-family buildings, and the CEC, which is an Early Childhood Development Center. The Project is generally bounded by Martin Luther King Boulevard to the north, 14th Street to the east, Temple Street to the south, and 17th Street to the west. The proposed project intends to replace vacant lots in the area to catalyze further development.

In reviewing the "Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California," dated December 2012, prepared for KTGY 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 and duration of the Preserve on Ash Project Phases II and III proposed for completion in Detroit, Michigan appear to be smaller in scale and scope 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,

Breanna Bukowski Environmental Quality Analyst

Breams Brikanski

Air Quality Division

cc: Michael Leslie, USEPA Region 5

Ryan Hoffman, GEI

FACT SHEET

FINAL RULE: IMPLEMENTATION OF THE 2015 NATIONAL AMBIENT AIR QUALITY STANDARDS FOR OZONE: NONATTAINMENT AREA CLASSIFICATIONS APPROACH

ACTION

- On March 1, 2018, the U.S. Environmental Protection Agency issued final requirements that would apply to state, local, and tribal air agencies for implementing the 2015 National Ambient Air Quality Standards (NAAQS) for ground-level ozone. The EPA revised both the health-based and welfare-based standards for ozone on October 1, 2015.
- These requirements apply to states and tribes with nonattainment areas.
- Ozone nonattainment areas are classified by the severity of their air quality problem based on air quality monitoring data, with classifications ranging from "Marginal" to "Extreme." In this final rule, EPA is establishing the:
 - o air quality thresholds that define each of the five Clean Air Act (CAA) classifications for areas designated nonattainment for the 2015 ozone NAAQS; and
 - o attainment deadline associated with each classification.
- The nonattainment area classification thresholds for the 2015 ozone NAAQS rely upon the "percent-above-the-standard" (PATS) methodology used to establish area classification thresholds for the 1997 and 2008 8-hour ozone standards. This approach is based on the classification thresholds established for the ozone standard in effect at the time of the 1990 CAA amendments. The final air quality thresholds for the 2015 ozone NAAQS for each classification are:
 - o Marginal from 71 ppb up to 81 ppb
 - o Moderate from 81 ppb up to 93 ppb
 - o Serious from 93 ppb up to 105 ppb
 - o Severe from 105 ppb up to 163 ppb
 - o Extreme from 163 ppb
- The EPA also is setting maximum attainment dates for each nonattainment area classification consistent with the regulatory approach used for both the 1997 and 2008 ozone standards. The maximum attainment dates for each classification under the 2015 ozone standards will be:
 - o Marginal 3 years from effective date of designation;
 - o Moderate 6 years from effective date of designation;
 - o Serious 9 years from effective date of designation;
 - o Severe 15 years (or 17 years) from effective date of designation; and
 - o Extreme 20 years from effective date of designation.

BACKGROUND

Ozone is formed from NO_X and VOC in the presence of sunlight. Cars, trucks, buses, engines, industries, power plants and products, such as solvents and paints are among the major manmade sources of ozone-forming emissions. Exposure to ground-level ozone pollution is linked to a variety of significant health problems.

- Ozone levels are most commonly elevated in the warm summer months, when hot sunny days make
 it more likely that ozone will form. But this isn't always the case. In parts of the western United
 States with high levels of local VOC and NO_X emissions and unique meteorological conditions,
 ozone levels have been high when snow is on the ground.
- The CAA directs the EPA to set and review air quality standards for common pollutants known as
 "criteria pollutants," which the agency has identified based on their likelihood of harming public
 health and welfare. The EPA established air quality standards for ozone in 1979. The EPA
 subsequently revised the ozone standards in 1997, 2008 and 2015 based on the most recently
 available scientific studies at the time.
 - o In October 2015, the EPA strengthened the ozone NAAQS from 75 parts per billion (ppb) to 70 ppb to ensure the protection of public health and welfare
- After the EPA establishes or revises an air quality standard, the agency follows a process by which states recommend area designations (*i.e.*, as nonattainment, attainment, or unclassifiable) to the EPA. The EPA then evaluates their recommendations and air quality data and other factors prior to making its proposed and final determinations regarding area designations.
- Implementation of the NAAQS is a shared responsibility of the EPA, states and tribes. This final rule interprets the requirements of the Clean Air Act (CAA) in a manner that ensures public health protection is achieved by meeting the 2015 ozone standards, while giving the EPA's partners flexibility to reduce administrative burdens, where possible.
- States, and in some cases local agencies or tribes, are the primary implementers of the NAAQS. They are responsible for developing and submitting to the EPA, implementation plans that meet the nonattainment planning requirements of the CAA. The EPA promulgates implementation rules to clarify its interpretation of applicable statutory provisions.

FOR MORE INFORMATION

- To download a copy of the final rule from the EPA website, go to "Regulatory Actions" at the following address: https://www.epa.gov/ozone-pollution/implementation-2015-national-ambient-air-quality-standards-naaqs-ozone-state
- Additional information on the ozone nonattainment areas is available on the EPA Green Book at https://www.epa.gov/green-book/green-book-8-hour-ozone-2008-area-information.
- For more information on the final rule, contact Robert Lingard at (919) 541-5272 or lingard.robert@epa.gov; or Butch Stackhouse at (919) 541-5208 or stackhouse.butch@epa.gov.



Home https://epa.gov/general-conformity">https://epa.gov/general-conformity

De Minimis Tables

40 CFR 93.153(b)(1) - For purposes of paragraph (b) of this section the following rates apply in nonattainment areas (NAA's):

	Tons/year
Ozone (VOC's or NOx):	
Serious NAA's	50
Severe NAA's	25
Extreme NAAs	10
Other ozone NAA's outside an ozone transport region:	100
Other ozone NAA's inside an ozone transport region:	
VOC	50
NOx	100
Carbon Monoxide: All maintenance areas	100
SO ₂ or NO ₂ : All NAA's	100
PM ₁₀ :	
Moderate NAA's	100
Serious NAA's	70
PM _{2.5} (direct emissions, SO ₂ , NOx, VOC, and Ammonia):	
Moderate NAA's	100
Serious NAA's	70
Pb: All NAA's	25

40 CFR 93.153(b)(2) - For purposes of paragraph (b) of this section the following rates apply in maintenance areas:

	Tons/year
Ozone (NOx), SO_2 or NO_2 :	
All maintenance areas	100
Ozone (VOC's)	
Maintenance areas inside an ozone transport region	50
Maintenance areas outside an ozone transport region	100
Carbon monoxide: All maintenance areas	100
PM ₁₀ : All maintenance areas	100
PM _{2.5} (direct emissions, SO2, NOx, VOC, and Ammonia)	100
All maintenance areas	100
Pb: All maintenance areas	25

Last updated on June 10, 2024

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 or 517-284-5052 or Matt Warner, Coastal Management Unit, Field Operations Support Section, WRD, at 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

<u>Antri</u>m

- 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

Bav

- 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

800-662-9278



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

losco

- 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 Onekama Townships
- Filer, Manistee and Stronach Townships and Manistee

Marquette

- Marquette, Sands and Chocolay Townships
- Powell Township

<u>Mason</u>

- 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

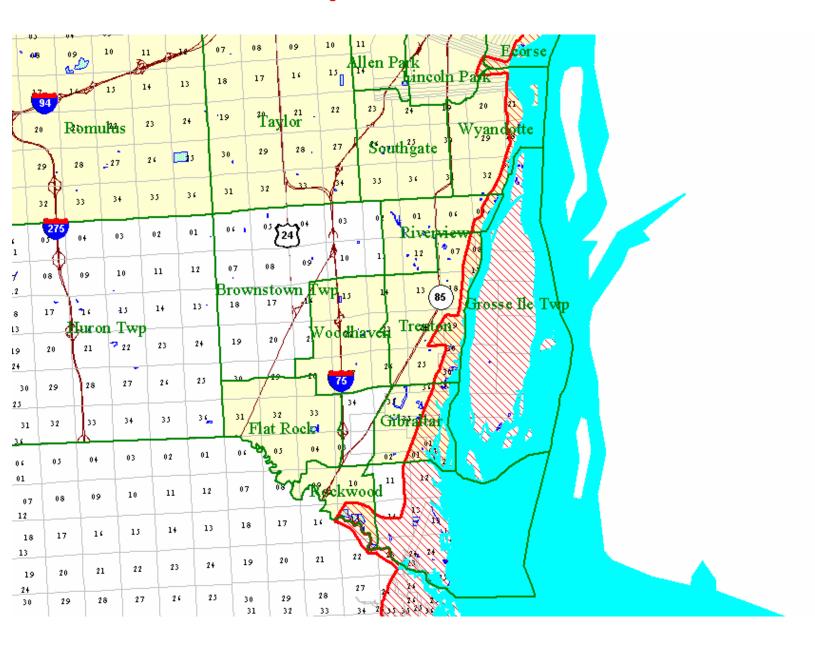
South Haven and Covert Townships and South Haven

Wayne

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

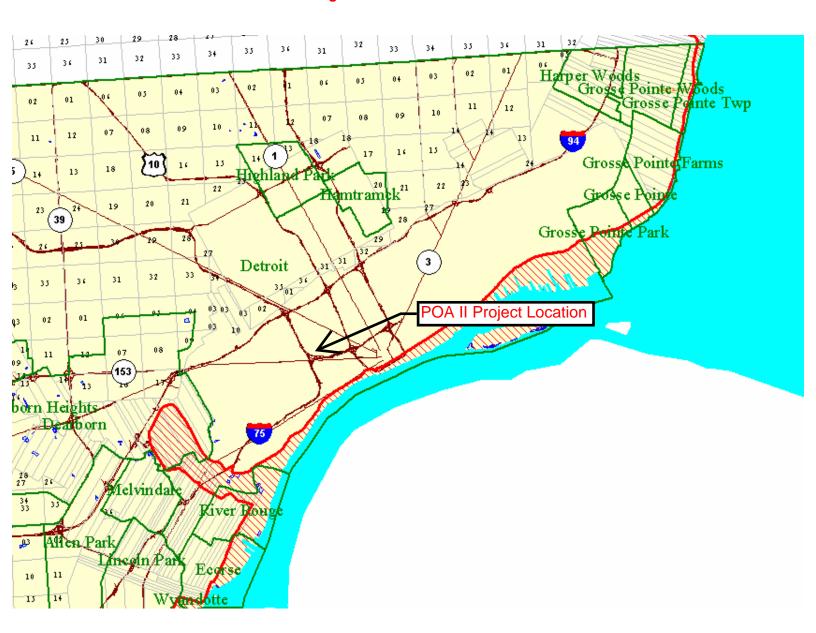
Wayne County Ecorse, Lincoln Park, Wyandotte and Riverview, T3S R11E Trenton, T4S R11E Rockwood, Gibraltar and Brownstown Township T5S R10E

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



Wayne County
Grosse Point Township, Grosse Point Woods, Grosse Point Farms
Grosse Point, Grosse Point Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, andT2S 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**.





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

REMEDIATION AND REDEVELOPMENT DIVISION



July 10, 2025

VIA EMAIL

George Tabit, Regional Vice President Preserve on Ash II Limited Dividend Housing Association LLC 736 Oak Street Columbus, Ohio 43205

Dear George Tabit:

SUBJECT: Notice of Approval of the Response Activity Plan to Comply with 7a(1)(b)

Preserve on Ash II

3001, 3015, 3021, and 3029 14th Street, Detroit, Wayne County, Michigan Parcel ID Numbers: 10005272, 10005271, 10005270, and 10005269

Facility ID Number: 82009150

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) to Comply with Section 20107a(1)(b) of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) for the above-referenced property. The ResAP outlines the response activities to be undertaken at the above-referenced addresses and was submitted on your behalf pursuant to Section 20114b of the NREPA on May 23, 2025, by Allan Blaske of GEI Consultants of Michigan, P.C. The final revised version was received by EGLE on July 9, 2025.

Based upon the representations and information contained in the submittal, the ResAP is approved. EGLE expresses no opinion on the adequacy of the proposed response activities to address conditions that are not represented, described, or contained within the submittal. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

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

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

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461, or by email at ThompsonM31@Michigan.gov.

Sincerely,

Carrier Geyer, Manager

Brownfield Assessment and Redevelopment Section

Remediation and Redevelopment Division GeyerC1@Michigan.gov

cc: Allan Blaske, GEI Consultants of Michigan, P.C. Janet Michaluk, EGLE
Paul Owens, EGLE
Martha Thompson, EGLE
Dan Gough, EGLE
Abigail Hanson, EGLE
Jarrett McFeters, EGLE 11



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: 08/11/2025 17:30:20 UTC

Project Code: 2025-0133996

Project Name: Preserve on Ash (POA) II

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:

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: 2025-0133996

Project Code: 2025-0133996

Project Name: Preserve on Ash (POA) II Project Type: Residential Construction

Project Description: The proposed project represents one phase of the larger project known as

the Preserve on Ash (POA) project. The POA development is part of the City of Detroit's Choice Neighborhood Initiative grant. This proposed project, POA II, consists of acquisition and new construction of one 4-story apartment building with a total of 31 affordable housing units developed on approximately 0.56-acre of assembled fee simple lots concentrated in the North Corktown neighborhood on the west side of the

City of Detroit.

This development will consist of amenities to include centralized management and maintenance

offices, community room/lounge, additional residential storage, bike storage and exterior

recreational space. All units feature large living spaces with in-unit laundry, appealing to

individuals, couples and families. Exterior amenities and landscaping elements will consist of outdoor furniture, planters, and trees, creating intimate social spaces along the Corridor. Each development has a green infrastructure plan that will comply with the City's storm water ordinance. The proposed outdoor placemaking will complement the neighborhood beautification projects throughout the community. There will also be onsite parking at each of the buildings with a total of 18 spaces across the development.

The project proposes a variety of new construction buildings with units informed by initial market research and cost estimates:

- 14 one-bedroom units of approximately 600-800 sq. ft
- 14 two-bedroom units of approximately 900-1120 Sq. Ft
- 3 three-bedroom units of approximately 1,240 sq. ft

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.33627815,-83.07972727869854,14z

Project code: 2025-0133996 08/11/2025 17:30:20 UTC



Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

Project code: 2025-0133996

There is a total of 4 threatened, endangered, or candidate species on this species list.

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

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

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

1. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Project code: 2025-0133996 08/11/2025 17:30:20 UTC

MAMMALS

NAME STATUS

Indiana Bat Myotis sodalis

Endangered

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

Species profile: https://ecos.fws.gov/ecp/species/5949

BIRDS

NAME STATUS

Rufa Red Knot Calidris canutus rufa

Threatened

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

This species only needs to be considered under the following conditions:

 Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.

Species profile: https://ecos.fws.gov/ecp/species/1864

REPTILES

NAME STATUS

Eastern Massasauga (=rattlesnake) Sistrurus catenatus

Threatened

No critical habitat has been designated for this species.

This species only needs to be considered under the following conditions:

• For all Projects: Project is within EMR Range

Species profile: https://ecos.fws.gov/ecp/species/2202

General project design guidelines:

https://ipac.ecosphere.fws.gov/project/IUKMFVKXFVHATNWNHDWC6N6J6I/documents/generated/5280.pdf

INSECTS

NAME STATUS

Monarch Butterfly Danaus plexippus

Proposed

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

Threatened

Species profile: https://ecos.fws.gov/ecp/species/9743

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 <u>National Wildlife Refuge</u> system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

REFUGE INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

BALD & GOLDEN EAGLES

Project code: 2025-0133996

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

- 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 Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the <u>National Bald Eagle Management Guidelines</u>. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to <u>Bald Eagle Nesting and Sensitivity to Human Activity</u>.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an <u>incidental take permit</u> may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the <u>Do I Need A Permit Tool</u>. For assistance making this determination for golden eagles, please consult with the appropriate Regional <u>Migratory Bird Office</u> or <u>Ecological Services Field Office</u>.

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information

<u>on Migratory Birds and Eagles</u>, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME BREEDING SEASON

Bald Eagle Haliaeetus leucocephalus

Project code: 2025-0133996

Breeds Dec 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

https://ecos.fws.gov/ecp/species/1626

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 (

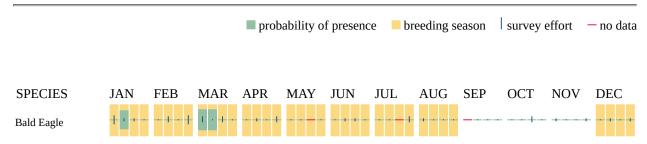
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

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.



Project code: 2025-0133996

Non-BCC Vulnerable

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 avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

Project code: 2025-0133996

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 (

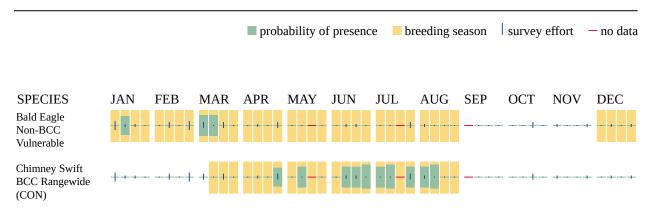
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

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 avoidance and minimization measures for birds
- 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 <u>NWI wetlands</u> 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>U.S. Army Corps of Engineers District</u>.

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.

Project code: 2025-0133996 08/11/2025 17:30:20 UTC

IPAC USER CONTACT INFORMATION

Agency: Private Entity Name: Ryan Hoffman

Address: 400 Unicorn Park Drive

City: Woburn State: MA Zip: 01801

Email rhoffman@geiconsultants.com

Phone: 7817214091

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Detroit city

Endangered Species Act Review

Step 2: Evaluate determination keys

The U.S. Fish and Wildlife Service has performed up-front analyses for certain project types, agencies, and species. The analyses have been compiled into *determination keys*, a simple interview process to help you arrive at a recommended determination for some species in your project area.

All Species Michigan Determination Key

Release date: July 18, 2025

You completed the latest version of this key, published July 18, 2025, and reached a determination of <u>not applicable</u> for species or critical habitats covered by the key.

• FHWA, FRA, FTA Programmatic Consultation for Transportation Projects affecting IBAT, NLEB, or TCB

Release date: July 21, 2025

The key is intended for projects funded or authorized by FHWA, FRA, or FTA, that require consultation with the Service under Section 7 of the ESA and may affect the Indiana bat, northern long-eared bat, or tricolored bat.

You have skipped this determination key.

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

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

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: ✓ No: □
Is the container under pressure?	Yes: ☐ No: ☑
Does the container hold a cryogenic liquified gas?	Yes: □ No: □
Is the container diked?	Yes: ☐ No: ☑
What is the volume (gal) of the container?	1000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	276.57
ASD for Thermal Radiation for Buildings (ASDBPU)	50.28
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options

TCB- POA II 3001-3029 14TH ST Detroit, MI 48216

Inquiry Number: 7750573.2s

August 30, 2024

The EDR Radius Map™ Report with GeoCheck®

Refer to Page 18 and Page 38 of this excerpt for ASTs within 1/4 mile of the Project Site



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

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Thank you for your business. Please contact EDR at 1-800-352-0050 with any questions or comments.

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3001-3029 14TH ST DETROIT, MI 48216

COORDINATES

Latitude (North): 42.3362690 - 42° 20' 10.56" Longitude (West): 83.0797470 - 83° 4' 47.08"

Universal Tranverse Mercator: Zone 17 UTM X (Meters): 328661.8 UTM Y (Meters): 4688993.5

Elevation: 604 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 14468133 DETROIT, MI

Version Date: 2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20200630, 20200705

Source: USDA

Target Property Address: 3001-3029 14TH ST DETROIT, MI 48216

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	NATIONAL CARPET CLEA	3028 14TH AVE	EDR Hist Cleaner	Higher	51, 0.010, ENE
A2	DETROIT PUBLIC SCHOO	3033 15TH ST	RCRA NonGen / NLR	Higher	175, 0.033, WSW
A3	3106 16TH STREET, DE	3106 16TH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	292, 0.055, West
B4	SNYDER HENRY	2903 14TH AVE	EDR Hist Cleaner	Higher	316, 0.060, SE
C5	3107 14TH STREET	3107 14TH ST	MIUST	Higher	340, 0.064, NNW
C6	PRESERVES ON ASH I (3107 14TH STREET	MI LUST, MI INVENTORY, MI PART 201	Higher	340, 0.064, NNW
7	WABASH STREET VACANT	3021 WABASH STREET	MI PART 201, MI INVENTORY	Higher	348, 0.066, ENE
C8	ZIP GAS CO	2221 ASH	EDR Hist Auto	Higher	369, 0.070, NNW
B9	FARMER CARRIE MRS	2140 TEMPLE AVE	EDR Hist Cleaner	Higher	372, 0.070, ESE
C10	CITY OF DETROIT DEPA	3301-3303 14TH ST	RCRA-VSQG, FINDS, ECHO	Higher	400, 0.076, NNW
D11	KEY S CLFANFRS	2844 15TH ST	EDR Hist Cleaner	Higher	402, 0.076, South
B12	14TH AND TEMPLE SITE	2847 14TH ST	MI BROWNFIELDS, MI INVENTORY, MI WDS	Higher	404, 0.077, SSE
B13	14TH AND TEMPLE SITE	2847 14TH ST	MI LUST, MI UST	Higher	404, 0.077, SSE
B14	VACANT LOT	2847 14TH STREET	UST FINDER, UST FINDER RELEASE	Higher	404, 0.077, SSE
B15	MI DEPT/NATURAL RESO	2847 14TH ST	RCRA NonGen / NLR	Higher	404, 0.077, SSE
C16	HARRY S PURE SERVICE	3107 14TH AVE	EDR Hist Auto	Higher	420, 0.080, NNW
C17	BROOKS LUMBER CO	2220 ACE ST	MI INVENTORY	Higher	445, 0.084, NNW
D18	ALEXANDER BARBARA MR	2331 TEMPLE AVE	EDR Hist Cleaner	Higher	455, 0.086, SSW
D19	BRIGHT ROOFING AND S	2833 15TH ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	472, 0.089, South
C20	PRESERVES ON ASH I (3309 14TH STREET	MI PART 201, MI INVENTORY	Higher	474, 0.090, NNW
C21	PRESERVES ON ASH I (3314 15TH STREET	MI PART 201, MI INVENTORY	Higher	502, 0.095, NW
E22	CLARK CLEANERS	2001 ASH	EDR Hist Cleaner	Higher	503, 0.095, NNE
B23	MOBIL SERVICE	2841 14TH AVE	EDR Hist Auto	Higher	503, 0.095, SSE
F24	3027 3035 16TH STREE	3027 3035 16TH STREE	MI INVENTORY, MI PART 201, MI BEA	Lower	512, 0.097, WSW
F25	3027 AND 3035 16TH S	3027 AND 3035 16TH S	MI BEA	Lower	512, 0.097, WSW
E26	RAYMENT WM REAR	1955 ASH	EDR Hist Auto	Higher	525, 0.099, NNE
G27	PRESERVES ON ASH I (3325 15TH STREET	MI PART 201, MI INVENTORY	Higher	558, 0.106, NW
H28	STANDARD SERVICE STA	2206 PERRY	EDR Hist Auto	Lower	591, 0.112, SSE
H29	JOE S TOWING	2801 14TH AVE	EDR Hist Auto	Lower	617, 0.117, SSE
G30	PRESERVES ON ASH I (3316 16TH STREET	MI PART 201, MI INVENTORY	Higher	621, 0.118, WNW
31	MEXICANTOWN CORKTOWN	MULTIPLE ADDRESSES (US BROWNFIELDS, FINDS	Lower	1025, 0.194, SSE
32	PELHAM MIDDLE SCHOOL	2001 MYRTLE ST	RCRA-VSQG, FINDS, ECHO	Higher	1189, 0.225, NNE
133	PONY EXPRESS COURIER	2950 ROSA PARKS BLVD	UST FINDER, UST FINDER RELEASE	Lower	1222, 0.231, ENE
134	PONY EXPRESS COURIER	2950 ROSA PARKS BLVD	MI AST	Lower	1222, 0.231, ENE
135	TOTAL ARMORED CAR SE	2950 ROSA PARKS BLVD	MI AST, MI WDS	Lower	1222, 0.231, ENE
136	TOTAL ARMORED CAR SE	2950 ROSA PARKS BLVD	RCRA-SQG, FINDS, ECHO	Lower	1222, 0.231, ENE
137	PONY EXPRESS COURIER	2950 ROSA PARKS BLVD	MI LUST, MI UST	Lower	1222, 0.231, ENE
38	DET MULTI-SITE (3055	3055 18TH STREET	MI PART 201, MI INVENTORY	Lower	1237, 0.234, WSW
39	MI DEPT/TRANSPORTATI	I 75 UNDER 14TH ST	RCRA NonGen / NLR	Lower	1267, 0.240, SSE
				- · · · ·	- ,,

Target Property Address: 3001-3029 14TH ST DETROIT, MI 48216

Click o	n Map וט to see ruli detali.				
MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	CORKTOWN DEVELOPMENT		US BROWNFIELDS, FINDS	Lower	1491, 0.282, SE
41	2615 TWELFTH STREET	2615 TWELFTH STREET	MI PART 201, MI INVENTORY	Higher	1607, 0.304, ESE
42	2442 MICHIGAN AVENUE	2442 MICHIGAN AVENUE	MI AUL, MI PART 201, MI INVENTORY	Lower	1671, 0.316, South
43	HERITAGE PLACE AT MA	3701 15TH STREET	MI BEA	Higher	1886, 0.357, NNW
J44	2663 MICHIGAN AVENUE	2663 MICHIGAN AVENUE	MI PART 201, MI INVENTORY	Lower	1949, 0.369, SSW
J45	2701 MICHIGAN AVENUE	2701 MICHIGAN AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	2039, 0.386, SSW
K46	2600 AND 2700 MARTIN	2600 AND 2700 MARTIN	MI INVENTORY, MI PART 201, MI BEA	Higher	2056, 0.389, WNW
K47	MICHIGAN HEALTH CARE	2700 MARTIN LUTHER K	UST FINDER RELEASE	Higher	2056, 0.389, WNW
K48	MICHIGAN HEALTH CENT	2700 MARTIN LUTHER K	MI LUST, MI UST, MI INVENTORY, MI ASBESTOS, MI	Higher	2056, 0.389, WNW
K49	MICHIGAN HEALTH CARE	2600 AND 2700 MARTIN	MI BEA	Higher	2056, 0.389, WNW
J50	2434 20TH STREET	2434 20TH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2131, 0.404, SSW
L51	LEFT FIELD DEVELOPME	2610 COCHRANE STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	2179, 0.413, East
M52	DPW STREET MAINTENAN	2633 MICHIGAN AVE	UST FINDER, UST FINDER RELEASE	Lower	2196, 0.416, SSW
M53	CITY OF DETROIT-DPW	2633 MICHIGAN AVE	UST FINDER RELEASE	Lower	2196, 0.416, SSW
M54	DPW MICHIGAN AVE	2633 MICHIGAN AVE.	US BROWNFIELDS, ICIS, FINDS, ECHO	Lower	2196, 0.416, SSW
M55	DPW STREET MAINTENAN	2633 MICHIGAN AVE	MI LUST, MI UST, MI BROWNFIELDS, MI INVENTORY, M	II Lower	2196, 0.416, SSW
N56	DOMESTIC UNIFORM REN	3700 HUMBOLDT ST	MI INVENTORY, MI BEA, MI WDS	Higher	2291, 0.434, WNW
N57	DOMESTIC UNIFORM REN	3700 HUMBOLDT ST	MI LUST, MI UST	Higher	2291, 0.434, WNW
N58	DOMESTIC UNIFORM REN	3700 HUMBOLDT - PROP	MI BEA	Higher	2291, 0.434, WNW
N59	DOMESTIC UNIFORM REN	3700 HUMBOLDT	UST FINDER RELEASE	Higher	2291, 0.434, WNW
O60	2400 TWENETHIETH STR	2400 TWENTIETH STREE	MI PART 201, MI INVENTORY	Lower	2319, 0.439, SSW
L61	KAVALOS & SOMI INC-I	1920 W FISHER	UST FINDER RELEASE	Lower	2321, 0.440, ESE
L62	MOBIL #05-GA9	1920 W FISHER	UST FINDER RELEASE	Lower	2321, 0.440, ESE
L63	KAVALOS & SON INC II	1920 W FISHER FWY	MI LUST, MI UST, MI INVENTORY, MI Financial	Lower	2321, 0.440, ESE
64	2310 ROSA PARKS BOUL	2310 ROSA PARKS BOUL	MI INVENTORY, MI PART 201, MI BEA	Lower	2337, 0.443, ESE
65	SILVERCUP BROWNFIELD	2295 VERMONT	MI PART 201, MI INVENTORY	Lower	2357, 0.446, SE
P66	3043 TRUMBULL	3043 TRUMBULL ST	MI LUST, MI UST	Higher	2365, 0.448, ENE
P67	3043 TRUMBULL	3043 TRUMBULL ST	MI INVENTORY	Higher	2365, 0.448, ENE
Q68	AMTRAK PASSENGER STA	2405 W VERNOR HWY	MI LUST, MI UST, MI WDS	Lower	2369, 0.449, South
R69	DOMESTIC LINEN SUPPL	3800 18TH ST	MI LUST, MI UST, MI INVENTORY, MI WDS	Higher	2374, 0.450, NW
R70	DOMESTIC LINEN SERVI	3800 18TH ST	UST FINDER RELEASE	Higher	2374, 0.450, NW
R71	DOMESTIC LINEN SUPPL	3800 18TH ST	UST FINDER, UST FINDER RELEASE	Higher	2374, 0.450, NW
S72	NEW NORTH	1547-2577 SPRUCE/153	US BROWNFIELDS	Higher	2375, 0.450, East
S73	1547 - 1577 SPRUCE S	1547 - 1577 SPRUCE S	MI BEA	Higher	2375, 0.450, East
S74	1547 - 1577 SPRUCE S	1547 - 1577 SPRUCE S	MI INVENTORY, MI PART 201, MI BEA	Higher	2375, 0.450, East
O75	2380 20TH STREET	2380 20TH STREET	US BROWNFIELDS, FINDS	Lower	2402, 0.455, SSW
O76	2380 20TH STREET	2380 20TH STREET	MI BEA	Lower	2402, 0.455, SSW
077	2380 20TH STREET	2380 20TH STREET	MI INVENTORY, MI PART 201, MI ENVIRO	Lower	2402, 0.455, SSW
T78	CORKTOWN DEVELOPMENT	3331 AND 3401 TRUMBU	US BROWNFIELDS, FINDS	Higher	2413, 0.457, NE

Target Property Address: 3001-3029 14TH ST DETROIT, MI 48216

MAP	CITE NAME	ADDRECC	DATABASE ACRONIVAS	RELATIVE	DIST (ft. & mi.)
ID T79	SITE NAME GREATER CORKTOWN DEV	ADDRESS 3331 AND 3401 TRUMBU	DATABASE ACRONYMS MI BEA	ELEVATION Higher	DIRECTION 2413, 0.457, NE
T80	3331 AND 3401 TRUMBU	3331 AND 3401 TRUMBU	MI INVENTORY, MI PART 201, MI BEA	Higher	2413, 0.457, NE
U81	CDS PROPERTIES	1900 MICHIGAN AVE	MI BEA, MI WDS	Lower	2461, 0.466, SE
U82	CPS PROPERTIES	1900 MICHIGAN AVE	UST FINDER RELEASE	Lower	2461, 0.466, SE
U83	CPS PROPERTIES	1900 MICHIGAN AVE	MI LUST, MI UST	Lower	2461, 0.466, SE
V84	2332 HARRISON STREET	2332 HARRISON STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2490, 0.472, ESE
N85	AURORA HEALTHCARE IN	3737 HUMBOLDT ST	UST FINDER, UST FINDER RELEASE	Higher	2492, 0.472, WNW
N86	AURORA HEALTHCARE IN	3737 HUMBOLDT ST	MI LUST, MI UST	Higher	2492, 0.472, WNW
O87	UNITED COMMUNITY HOS	2401 20TH ST	MI LUST, MI UST, MI AUL, MI INVENTORY, MI BEA, MI	. Lower	2492, 0.472, SSW
O88	UNITED COMMUNITY HOS	2401 20TH ST	UST FINDER, UST FINDER RELEASE	Lower	2492, 0.472, SSW
O89	UNITED COMMUNITY HOS	2401 20TH STREET	SEMS, PRP	Lower	2492, 0.472, SSW
O90	CORKTOWN ABANDONED D	2401 20TH STREET	SEMS	Lower	2492, 0.472, SSW
W91	ROBERTS III APARTMEN	3901 GRAND RIVER AVE	MI PART 201, MI INVENTORY	Higher	2502, 0.474, NNE
W92	ROBERTS III APARTMEN	3901 GRAND RIVER AVE	MI LUST, MI UST, MI ASBESTOS, MI BEA	Higher	2502, 0.474, NNE
W93	ROBERTS III APARTMEN	3901 GRAND RIVER AVE	UST FINDER RELEASE	Higher	2502, 0.474, NNE
94	DETROIT FRIENDS MEET	3946 3956 AND 3968 1	MI INVENTORY, MI PART 201, MI BEA	Higher	2519, 0.477, NNW
95	2633 ROSE STREET	2633 ROSE STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2534, 0.480, South
Q96	3240 WOODBRIDGE, 325	3240 WOODBRIDGE, 325	MI INVENTORY, MI PART 201, MI BEA	Lower	2564, 0.486, SSE
V97	2244 - 2292 & 2300 -	2244 - 2292 & 2300 -	MI BEA	Lower	2566, 0.486, ESE
98	AMOCO SERVICE STATIO	3531 GRAND RIVER AVE	MI AUL, MI WDS	Higher	2594, 0.491, NE
X99	2091 & 2001 15TH STR	2091 & 2001 15TH STR	MI BEA	Lower	2621, 0.496, SSE
Y100	OSI ART APARTMENTS (3820 GRAND RIVER AVE	MI INVENTORY, MI PART 201, MI ASBESTOS	Higher	2661, 0.504, NNE
U101	1850 MICHIGAN AVENUE	1850 MICHIGAN AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	2662, 0.504, SE
102	2231 DALZELLE STREET	2231 DALZELLE STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2674, 0.506, SSE
X103	2100 15TH ST, DETROI	2100 15TH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2694, 0.510, SSE
X104	2091 15TH STREET	2091 15TH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2745, 0.520, SSE
Z105	3737 LAWTON STREET	3737 LAWTON STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2775, 0.526, WNW
Z106	3737 LAWTON STREET;	3737 LAWTON STREET,	MI INVENTORY, MI PART 201, MI BEA	Lower	2775, 0.526, WNW
107	2209 ROSA PARKS BLVD	2209 ROSA PARKS BLVD	MI INVENTORY, MI PART 201, MI BEA	Lower	2790, 0.528, SE
Y108	3834 GRAND RIVER AVE	3834 GRAND RIVER AVE	MI INVENTORY, MI PART 201, MI BEA	Higher	2790, 0.528, NNE
X109	MICHIGAN CENTRAL	2001 15TH STREET	MI INVENTORY, MI PART 201, MI AIRS, MI ASBESTOS,	Lower	2806, 0.531, SSE
110	TRUMBULL PROPERTY	2500, 2506, 2512, 25	MI INVENTORY, MI PART 201, MI BEA	Higher	2842, 0.538, East
111	2252 - 2292 HARRISON	2244 - 2292 HARRISON	MI INVENTORY, MI PART 201, MI BEA	Lower	2872, 0.544, ESE
112	3333 WEST GRAND RIVE	3333 WEST GRAND RIVE	MI INVENTORY, MI PART 201, MI BEA	Higher	2893, 0.548, NE
113	3664 TRUMBULL AVENUE	3664 - 3708 EVENS TR	MI INVENTORY, MI PART 201, MI BEA	Higher	2915, 0.552, NNE
114	2600 22ND STREET	2600 22ND STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	2917, 0.552, SW
115	4122 AND 4126 WEST G	4122 AND 4126 WEST G	MI INVENTORY, MI PART 201, MI BEA	Higher	2951, 0.559, North
AA116	3301 MICHIGAN AVENUE	3301 MICHIGAN AVE &	MI INVENTORY, MI PART 201, MI BEA	Lower	2968, 0.562, SW
AA117	3333 MICHIGAN AVENUE	3333 MICHIGAN AVENUE	MI PART 201, MI INVENTORY	Lower	3122, 0.591, SW

Target Property Address: 3001-3029 14TH ST DETROIT, MI 48216

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
AB118	LINCOLN BRASS WORKS	2051 ROSA PARKS BLVD	RCRA-VSQG, MI AUL, MI PART 201, MI INVENTORY,	Lower	3131, 0.593, SE
AC119	2043-2059 ST. ANNE S	2043-2059 ST. ANNE S	MI INVENTORY, MI PART 201, MI BEA	Lower	3208, 0.608, South
AD120	2225 TRUMBELL AVENUE	2225 TRUMBELL AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	3229, 0.612, ESE
121	3365 MICHIGAN AVENUE	3365 MICHIGAN AVENUE	MI PART 201, MI INVENTORY	Lower	3242, 0.614, WSW
122	2503 22ND STREET	2503 22ND STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	3251, 0.616, SW
AC123	2100 20TH STREET	2100 20TH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	3269, 0.619, South
AE124	17TH & NEWARK STS.	17TH & NEWARK STS.	MI PART 201	Lower	3285, 0.622, South
AB125	2013 ROSA PARKS	2013 ROSA PARKS	MI INVENTORY, MI PART 201, MI BEA, MI WDS	Lower	3312, 0.627, SE
AF126	4337 GRAND RIVER AVE	4337 GRAND RIVER AVE	MI INVENTORY, MI PART 201, MI BEA	Higher	3319, 0.629, North
AG127	1620 MICHIGAN AVENUE	1620 MICHIGAN AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	3324, 0.630, ESE
AD128	2121 TRUMBELL	2121 TRUMBULL	MI PART 201, MI INVENTORY	Lower	3373, 0.639, ESE
AE129	1800 EIGHTEENTH STRE	1800 EIGHTEENTH STRE	MI INVENTORY, MI PART 201, MI BEA	Lower	3426, 0.649, South
AG130	AF INVESTMENTS MICHI	1611 MICHIGAN AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	3432, 0.650, ESE
AH131	CARL'S CHOP HOUSE	3020 GRAND RIVER AVE	MI INVENTORY, MI PART 201, MI BEA	Higher	3504, 0.664, ENE
132	1743, 1746, 1749, AN	1743, 1746, 1749, AN	MI INVENTORY, MI PART 201, MI BEA	Lower	3508, 0.664, South
AH133	3012-3020 WEST GRAND	3012-3020 WEST GRAND	MI INVENTORY, MI PART 201, MI BEA	Higher	3516, 0.666, ENE
AF134	4360 WEST GRAND RIVE	4360 W GRAND RIVER &	MI PART 201, MI INVENTORY	Higher	3519, 0.666, North
135	FORMER NOBLE SERVICE	3200 HOBSON AND 310-	MI INVENTORY, MI PART 201, MI BEA	Higher	3541, 0.671, ENE
AH136	2982 AND 2986 WEST G	2982 AND 2986 WEST G	MI INVENTORY, MI PART 201, MI BEA	Higher	3556, 0.673, ENE
137	1240 AND 1254 PINE S	1240 AND 1254 PINE S	MI INVENTORY, MI PART 201, MI BEA	Lower	3574, 0.677, East
138	2510 BROOKLYN STREET	2510 BROOKLYN STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	3591, 0.680, East
139	1452 WEST ALEXANDRIN	1452 WEST ALEXANDRIN	MI INVENTORY, MI PART 201, MI BEA	Higher	3643, 0.690, NNE
AI140	2026 2120 2126 2130	2026 2120 2126 2130	MI INVENTORY, MI PART 201, MI BEA	Lower	3655, 0.692, ESE
141	MOTOR CITY CASINO PA	2901-2915 WEST GRAND	MI INVENTORY, MI PART 201, MI BEA	Higher	3655, 0.692, ENE
AJ142	CREATIVE ARTS CENTER	2801 WEST VERNOR HIG	MI INVENTORY, MI PART 201, MI BEA	Lower	3664, 0.694, South
AJ143	POLICE DEPT PRECINCT	2801 W VERNOR HWY	MI LUST, MI UST, MI BROWNFIELDS, MI PART 201, MI.	Lower	3664, 0.694, South
144	2150 BAGLEY STREET,	2150 BAGLEY STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	3700, 0.701, SSE
145	1825 21ST STREET	1825 21ST STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	3701, 0.701, SSW
146	4401 ROSA PARKS (PRO	4401 ROSA PARKS	MI PART 201, MI INVENTORY	Higher	3711, 0.703, North
147	2420 BAGLEY STREET,	2420 BAGLEY STREET	MI BROWNFIELDS, MI PART 201, MI INVENTORY, MI B	EA Lower	3715, 0.704, SSE
Al148	1426 AND 1434 WEST E	1426 AND 1434 WEST E	MI INVENTORY, MI PART 201, MI BEA	Lower	3730, 0.706, ESE
149	STANDISH & I-75 SERV	STANDISH & I-75 SERV	MI INVENTORY, MI PART 201, MI BEA	Lower	3742, 0.709, SSW
AI150	1416 WEST ELIZABETH	1416 WEST ELIZABETH	MI INVENTORY, MI PART 201, MI BEA	Lower	3783, 0.716, ESE
151	PIONEER EQUIPMENT	4226 W JEFFERIES FWY	MI PART 201, MI INVENTORY	Higher	3801, 0.720, WNW
AK152	2128 EIGHTH, 1321-13	2128 EIGHTH, 1321-13	MI INVENTORY, MI PART 201, MI BEA	Lower	3846, 0.728, ESE
153	1501 CHURCH STREET,	1501 CHURCH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	3879, 0.735, ESE
154	1536-38 18TH STREET	1536-38 18TH STREET	MI PART 201, MI INVENTORY	Lower	3963, 0.751, South
155	GRAND RIVER/FOREST/R	GRAND RIVER/FOREST/R	MI PART 201, MI INVENTORY	Higher	3987, 0.755, NNW
156	WABASH PROPERTY	1501 WABASH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	4009, 0.759, SSE

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Click Oi	i Map ID to see full detail.				
MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
AL157	4444 LAWTON STREET &	4444 LAWTON ST & 272	MI INVENTORY, MI PART 201, MI BEA	Higher	4016, 0.761, NW
AK158	1355 ELIZABETH WEST	1355 ELIZABETH WEST	MI INVENTORY, MI PART 201, MI BEA	Lower	4033, 0.764, ESE
159	DET MULTI-SITE (2827	2827 25TH STREET	MI PART 201, MI INVENTORY	Lower	4034, 0.764, WSW
160	HUBBARD-RICHARD HOUS	2661 BAGLEY STREET	MI DEL PART 201	Lower	4043, 0.766, South
161	21ST STREET & BAGLEY	21ST STREET & BAGLEY	MI PART 201, MI INVENTORY	Lower	4085, 0.774, South
162	4600 AND 4620 15TH S	4600 AND 4620 15TH S	MI INVENTORY, MI PART 201, MI BEA	Higher	4121, 0.780, NNW
AL163	LAWTON AVENUE SITE	4445 LAWTON ST	MI UST, MI BROWNFIELDS, MI INVENTORY, MI PART 2	01, Higher	4162, 0.788, NW
AM164	2826 FIFTH STREET	2826 FIFTH STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4173, 0.790, ENE
AN165	SPRUCE STREET PROPER	2602, 2703 & 2711 FI	MI INVENTORY, MI PART 201, MI BEA	Higher	4200, 0.795, East
166	4612 VERMONT AND 451	4612 VERMONT & 4519	MI PART 201, MI INVENTORY	Higher	4257, 0.806, North
AO167	1254 1256 WEST ELIZA	1254 1256 WEST ELIZA	MI INVENTORY, MI PART 201, MI BEA	Lower	4265, 0.808, ESE
AP168	COMERICA BANK	1350 & 1364 MICHIGAN	MI INVENTORY, MI PART 201, MI BEA	Lower	4267, 0.808, ESE
AP169	2001 BROOKLYN AVENUE	2001 BROOKLYN AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	4305, 0.815, ESE
AN170	GRAND RIVER PROPERTY	2625, 2635, 2659, 26	MI INVENTORY, MI PART 201, MI BEA	Higher	4331, 0.820, East
AQ171	2223 W FOREST 4619 4	2223 W FOREST 4619 4	MI INVENTORY, MI PART 201, MI BEA	Higher	4345, 0.823, NNW
AM172	2819 4TH STREET	2819 4TH STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4360, 0.826, ENE
AO173	1241 AND 1257 WEST E	1241 W ELIZABETH STR	MI INVENTORY, MI PART 201, MI BEA	Lower	4375, 0.829, ESE
AO174	1201 WEST ELIZABETH	1201 WEST ELIZABETH	MI INVENTORY, MI PART 201, MI BEA	Lower	4377, 0.829, ESE
AM175	2803 4TH STREET	2803 4TH STREET	MI PART 201, MI INVENTORY	Higher	4377, 0.829, ENE
AM176	2803 FOURTH STREET	2803 FOURTH STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4377, 0.829, ENE
AR177	GRAND RIVER PROPERTY	2613, 2617, 2619, &	MI INVENTORY, MI PART 201, MI BEA	Higher	4383, 0.830, ENE
AS178	FORMER DELTA PREPARA	3550 JOHN C LODGE FR	MI PART 201, MI BEA	Higher	4399, 0.833, NE
AQ179	4731 WEST GRAND RIVE	4731 WEST GRAND RIVE	MI INVENTORY, MI PART 201, MI BEA	Higher	4406, 0.834, NNW
180	PARCELS AT POPLAR &	NE & SW CORNERS POPL	MI BROWNFIELDS, MI PART 201, MI INVENTORY	Higher	4418, 0.837, WNW
AP181	1331 & 1375 MICHIGAN	1331 MICHIGAN AVENUE	MI PART 201, MI INVENTORY	Lower	4419, 0.837, ESE
182	1775 & 1785 WEST FOR	1775 & 1785 WEST FOR	MI INVENTORY, MI PART 201, MI BEA	Higher	4422, 0.837, North
AN183	SERVICE EMPLOYEES CE	2626 - 2654 W. GRAND	MI INVENTORY, MI PART 201, MI BEA	Higher	4424, 0.838, East
184	3118 4TH ST	3118 4TH STREET	MI PART 201, MI INVENTORY	Higher	4461, 0.845, ENE
185	1435 17TH AND 1426 1	1435 17TH AND 1426 1	MI INVENTORY, MI PART 201, MI BEA	Lower	4482, 0.849, SSE
AR186	2704 FOURTH STREET	2704 FOURTH STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4510, 0.854, ENE
187	4500 LAWTON STREET,	4500 LAWTON STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4525, 0.857, NW
188	1401 VERMONT STREET	1401 VERMONT STREET	MI INVENTORY, MI PART 201, MI ASBESTOS, MI BEA	Lower	4534, 0.859, SSE
189	SCOTT EQUIPMENT COMP	727 W. GRAND BLVD	MI INVENTORY, MI PART 201, MI BEA, MI WDS	Lower	4540, 0.860, SW
AT190	2945 3RD STREET & 28	2945 3RD STREET & 28	MI INVENTORY, MI PART 201, MI BEA	Higher	4541, 0.860, ENE
AS191	3701 4TH AVENUE	3701 4TH AVENUE	MI INVENTORY, MI PART 201, MI BEA	Higher	4543, 0.860, NE
192	4503 TRUMBULL AVENUE	4503 TRUMBULL AVENUE	MI INVENTORY, MI PART 201, MI BEA	Higher	4543, 0.860, North
AU193	AGJ ENTERPRISES LLC	1301 LEVERETTE STREE	MI INVENTORY, MI PART 201, MI AIRS, MI BEA, MI WDS	S Lower	4550, 0.862, ESE
AV194	WARD BAKERY	3600 TOLEDO AVENUE	MI BROWNFIELDS, MI PART 201, MI INVENTORY, MI W	DS Lower	4566, 0.865, SW
AT195	2945 3RD STREET	2945 3RD AVE	MI PART 201, MI INVENTORY	Higher	4601, 0.871, ENE

Target Property Address: 3001-3029 14TH ST DETROIT, MI 48216

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
AW196	CARTER INDUSTRIAL ST	4690 HUMBOLDT AVE	MI LUST, MI UST, MI INVENTORY, CONSENT	Higher	4618, 0.875, NW
AW197	CARTER INDUSTRIALS,	4690 HUMBOLDT	Delisted NPL, SEMS, US ENG CONTROLS, US INST	Higher	4618, 0.875, NW
AW198	CARTER INDUSTRIAL ST	4690 HUMBOLDT ST	MI BROWNFIELDS, MI DEL PART 201, MI WDS	Higher	4618, 0.875, NW
AX199	RILEY'S SHELL SERVIC	2785 3RD ST	MI LUST, MI INVENTORY, MI PART 201, MI BEA	Higher	4620, 0.875, ENE
200	1262 MICHIGAN AVENUE	1262 MICHIGAN AVENUE	MI INVENTORY, MI PART 201, MI BEA	Lower	4620, 0.875, ESE
201	DTE ELECTRIC CORKTOW	1548 LABROSSE STREET	MI PART 201, MI INVENTORY	Lower	4625, 0.876, SE
AX202	12 DETROIT PUBLIC SC	2705 2709 2729 2735	MI PART 201	Higher	4628, 0.877, ENE
203	MIDTOWN WEST DEVELOP	931 SELDEN STREET	MI PART 201, MI INVENTORY	Higher	4647, 0.880, NE
AY204	3423 THIRD STREET	3423 THIRD STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4649, 0.880, ENE
AY205	3429 & 3435 THIRD ST	3429 THIRD STREET	MI PART 201, MI INVENTORY	Higher	4654, 0.881, ENE
AY206	3407, 3417, 3443, 34	3443 THIRD STREET	MI PART 201, MI INVENTORY	Higher	4670, 0.884, NE
207	1401 ROSA BARKS BLVD	1401 ROSA PARKS BLVD	MI LUST, MI UST, MI INVENTORY, MI PART 201, RCRA.	Lower	4690, 0.888, SE
AU208	1336 BAGLEY STREET	1336 BAGLEY STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	4696, 0.889, ESE
209	1750 PORTER STREET	1750 PORTER STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	4708, 0.892, SE
AV210	604 - 608 WEST GRAND	604 - 608 WEST GRAND	MI PART 201, MI INVENTORY	Lower	4727, 0.895, SW
211	1780 WEST HANCOCK ST	1780 WEST HANCOCK ST	MI INVENTORY, MI PART 201, MI BEA	Higher	4730, 0.896, North
212	3164 AND 3168 THIRD	3164 AND 3168 THIRD	MI INVENTORY, MI PART 201, MI BEA	Higher	4747, 0.899, ENE
213	830 BRAINARD STREET	830 BRAINARD STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4797, 0.909, NE
AY214	3430 3436 THIRD STRE	3430 3436 THIRD STRE	MI INVENTORY, MI PART 201, MI BEA	Higher	4805, 0.910, NE
AZ215	CAFFREY ENTERPRISES	3484 THIRD STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4821, 0.913, NE
BA216	924, 940, 946, 960,	924, 940, 946, 960,	MI INVENTORY, MI PART 201, MI BEA	Higher	4833, 0.915, NE
BA217	924, 940, 946, 960,	924, 940, 946, 960,	MI INVENTORY, MI PART 201, MI BEA	Higher	4843, 0.917, NE
218	UNIVERSITY MEADOWS A	4500 TRUMBULL AVENUE	MI INVENTORY, MI PART 201, MI BEA	Higher	4852, 0.919, NNE
219	MCKINISTRY PLACE LDH	1337 16TH AND 1334 1	MI INVENTORY, MI PART 201, MI BEA	Lower	4854, 0.919, SSE
AZ220	687 AND 697 MYRTLE	687 AND 697 MYRTLE	MI PART 201	Higher	4890, 0.926, NE
221	W. FOREST AND TRUMBU	W. FOREST AND TRUMBU	MI PART 201, MI INVENTORY	Higher	4896, 0.927, North
222	ALTERNATIVES FOR GIR	ASH STREET & VINEWOO	MI INVENTORY, MI PART 201, MI BEA	Lower	4896, 0.927, WSW
BA223	937, 945, 953, 955 W	937, 945, 953, 955 W	MI INVENTORY, MI PART 201, MI BEA	Higher	4911, 0.930, NE
224	831 SELDEN STREET	831 SELDEN STREET	MI INVENTORY, MI PART 201, MI BEA	Higher	4921, 0.932, NE
BB225	MCKINISTRY PLACE LDH	2629 AND 2633 CROMWE	MI INVENTORY, MI PART 201, MI BEA	Lower	5065, 0.959, South
BB226	DET MULTI-SITE (1277	1277 18TH STREET	MI PART 201, MI INVENTORY	Lower	5067, 0.960, South
BC227	BUILDING	640 TEMPLE STREET	MI INVENTORY, MI PART 201, MI ASBESTOS, MI	Higher	5115, 0.969, ENE
BD228	LAWTON AND HANCOCK	2915 W. HANCOCK	MI PART 201, MI INVENTORY	Higher	5158, 0.977, NW
BD229	2915 WEST HANCOCK DE	2915 WEST HANCOCK ST	MI INVENTORY, MI PART 201, MI BEA	Higher	5158, 0.977, NW
230	WELCOME CENTER DEVEL	NEAR VERNOR AND BAGL	MI BROWNFIELDS, MI PART 201, MI INVENTORY	Lower	5190, 0.983, South
231	1783 WEST WARREN AVE	1783 WEST WARREN AVE	MI INVENTORY, MI PART 201, MI BEA	Higher	5192, 0.983, North
232	826 -840 PLUM, 2220	826 -840 PLUM, 2220	MI INVENTORY, MI PART 201, MI BEA	Lower	5211, 0.987, East
233	1250 18TH STREET	1250 18TH STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	5221, 0.989, SSE
234	1441 1451 BROOKLYN S	1441 BROOKLYN STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	5240, 0.992, ESE

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MAP				RELATIVE	DIST (ft. & mi.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
235	2943 AND 2961 SECOND	2943 AND 2961 SECOND	MI PART 201	Higher	5257, 0.996, ENE
BC236	2933 SECOND AVENUE	2933 SECOND AVENUE	MI INVENTORY, MI PART 201, MI BEA	Higher	5259, 0.996, ENE
237	2130 HOWARD STREET	2130 HOWARD STREET	MI INVENTORY, MI PART 201, MI BEA	Lower	5277, 0.999, SSE

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites				
NPL Proposed NPL NPL LIENS	Proposed National Priority List Sites			
W L LILINO	- Fodoral Capoliana Liono			
Lists of Federal sites subject	ct to CERCLA removals and CERCLA orders			
FEDERAL FACILITY	Federal Facility Site Information listing			
Lists of Federal CERCLA si	tes with NFRAP			
SEMS-ARCHIVE	Superfund Enterprise Management System Archive			
Lists of Federal RCRA facil	ities undergoing Corrective Action			
CORRACTS	. Corrective Action Report			
Lists of Federal RCRA TSD	facilities			
RCRA-TSDF	RCRA - Treatment, Storage and Disposal			
Lists of Federal RCRA gene	erators			
RCRA-LQG	RCRA - Large Quantity Generators			
Federal institutional control	ls / engineering controls registries			
LUCIS	Land Use Control Information System			
Federal ERNS list				
ERNS	Emergency Response Notification System			
Lists of state- and tribal haz	zardous waste facilities			
MI SHWS	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.			

Lists of state and tribal landfills and solid waste disposal facilities

MI SWF/LF..... Solid Waste Facilities Database

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing

INDIAN UST...... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

MI SWRCY..... Recycling Facilities

MI HIST LF..... Inactive Solid Waste Facilities

INDIAN ODI...... Report on the Status of Open Dumps on Indian Lands

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

MI CDL...... Clandestine Drug Lab Listing

US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

MI SPILLS...... Pollution Emergency Alerting System

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites

DOD...... Department of Defense Sites

SCRD DRYCLEANERS...... State Coalition for Remediation of Drycleaners Listing

US FIN ASSUR_____ Financial Assurance Information

EPA WATCH LIST..... EPA WATCH LIST

2020 COR ACTION...... 2020 Corrective Action Program List

RAATS.....RCRA Administrative Action Tracking System

PADS...... PCB Activity Database System

FTTS......FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide

Act)/TSCA (Toxic Substances Control Act)

COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List

PCB TRANSFORMER...... PCB Transformer Registration Database

RADINFO...... Radiation Information Database

HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing

DOT OPS..... Incident and Accident Data

INDIAN RESERV..... Indian Reservations

FUSRAP..... Formerly Utilized Sites Remedial Action Program

UMTRA..... Uranium Mill Tailings Sites

US AIRS..... Aerometric Information Retrieval System Facility Subsystem

US MINES _____ Mines Master Index File

MINES MRDS..... Mineral Resources Data System

ABANDONED MINES..... Abandoned Mines

UXO...... Unexploded Ordnance Sites

DOCKET HWC..... Hazardous Waste Compliance Docket Listing

FUELS PROGRAM..... EPA Fuels Program Registered Listing

PFAS NPL.....Superfund Sites with PFAS Detections Information

PFAS FEDERAL SITES..... Federal Sites PFAS Information

PFAS TSCA..... PFAS Manufacture and Imports Information

PFAS TRIS.....List of PFAS Added to the TRI

PFAS RCRA MANIFEST..... PFAS Transfers Identified In the RCRA Database Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MI RGA PART 201............ Recovered Government Archive State Hazardous Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal Delisted NPL sites

Delisted NPL: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may deleted from the NPL where no further response is appropriate.

A review of the Delisted NPL list, as provided by EDR, and dated 05/22/2024 has revealed that there is 1 Delisted NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CARTER INDUSTRIALS,	4690 HUMBOLDT	NW 1/2 - 1 (0.875 mi.)	AW197	428
EPA ID:: MID980274179				

Site ID:: 502729

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 07/24/2024 has revealed that there are 2 SEMS sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED COMMUNITY HOS	2401 20TH STREET	SSW 1/4 - 1/2 (0.472 mi.)	O89	198
Site ID: 0510837				

EPA Id: MIN000510837

CORKTOWN ABANDONED D

Site ID: 0510942 EPA Id: MIN000510942 2401 20TH STREET

SSW 1/4 - 1/2 (0.472 mi.) O90

199

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/03/2024 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TOTAL ARMORED CAR SE	2950 ROSA PARKS BLVD	ENE 1/8 - 1/4 (0.231 mi.)	136	54
FPA ID:: MIR000036053				

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 06/03/2024 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF DETROIT DEPA EPA ID:: MIR000102244	3301-3303 14TH ST	NNW 0 - 1/8 (0.076 mi.)	C10	17
PELHAM MIDDLE SCHOOL EPA ID:: MID985600725	2001 MYRTLE ST	NNE 1/8 - 1/4 (0.225 mi.)	32	47

Lists of state and tribal leaking storage tanks

MI LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

A review of the MI LUST list, as provided by EDR, and dated 05/07/2024 has revealed that there are 14 MI LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESERVES ON ASH I (3107 14TH STREET	NNW 0 - 1/8 (0.064 mi.)	C6	14

Release Status: Open Substance Release: Unknown Facility Id: 10000715				
14TH AND TEMPLE SITE Release Status: Open Substance Release: Gasoline Substance Release: Used Oil Facility Id: 50001968	2847 14TH ST	SSE 0 - 1/8 (0.077 mi.)	B13	22
MICHIGAN HEALTH CENT Release Status: Open Substance Release: Diesel,Unknown Substance Release: Heating Oil Facility Id: 14423 Facility Id: 00014423	2700 MARTIN LUTHER K	WNW 1/4 - 1/2 (0.389 mi.)	K48	80
DOMESTIC UNIFORM REN Release Status: Open Substance Release: Gasoline Facility Id: 50005788	3700 HUMBOLDT ST	WNW 1/4 - 1/2 (0.434 mi.)	N57	110
3043 TRUMBULL Release Status: Open Substance Release: Unknown Facility Id: 10000722	3043 TRUMBULL ST	ENE 1/4 - 1/2 (0.448 mi.)	P66	126
DOMESTIC LINEN SUPPL Release Status: Open Facility Id: 11476 Facility Id: 00011476	3800 18TH ST	NW 1/4 - 1/2 (0.450 mi.)	R69	129
AURORA HEALTHCARE IN Release Status: Closed Substance Release: Unknown Facility Id: 14422 Facility Id: 00014422	3737 HUMBOLDT ST	WNW 1/4 - 1/2 (0.472 mi.)	N86	190
ROBERTS III APARTMEN Release Status: Closed Substance Release: Other Facility Id: 42221 Facility Id: 00042221	3901 GRAND RIVER AVE	NNE 1/4 - 1/2 (0.474 mi.)	W92	200
Lower Elevation	Address	Direction / Distance	Map ID	Page
PONY EXPRESS COURIER Release Status: Closed Substance Release: Gasoline Facility Id: 16454 Facility Id: 00016454	2950 ROSA PARKS BLVD	ENE 1/8 - 1/4 (0.231 mi.)	137	58
DPW STREET MAINTENAN Release Status: Closed Release Status: Open Substance Release: Used Oil Substance Release: Unknown Substance Release: Diesel Facility Id: 19074 Facility Id: 00019074	2633 MICHIGAN AVE	SSW 1/4 - 1/2 (0.416 mi.)	M55	98
KAVALOS & SON INC II	1920 W FISHER FWY	ESE 1/4 - 1/2 (0.440 mi.)	L63	116

Release Status: Closed Substance Release: Unknown

Substance Release: Gasoline, Used Oil, Gasoline, Gasoline, Used Oil

Substance Release: Gasoline Substance Release: Used Oil Facility Id: 00016643

Facility Id: 16643

AMTRAK PASSENGER STA
2405 W VERNOR HWY
S 1/4 - 1/2 (0.449 mi.)
Q68
127
Release Status: Closed
Substance Release: Diesel
Facility Id: 17734

Facility Id: 17734
Facility Id: 00017734

CPS PROPERTIES

CPS PROPERTIES 1900 MICHIGAN AVE SE 1/4 - 1/2 (0.466 mi.) U83 182

Release Status: Closed Facility Id: 50000252

UNITED COMMUNITY HOS 2401 20TH ST SSW 1/4 - 1/2 (0.472 mi.) 087 192

Release Status: Closed Substance Release: Diesel Facility Id: 12529 Facility Id: 00012529

Lists of state and tribal registered storage tanks

MI UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Michigan UST database.

A review of the MI UST list, as provided by EDR, has revealed that there are 3 MI UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
3107 14TH STREET Database: UST, Date of Governme Tank Status: Non-Registered Tank Facility Id: 10000715		NNW 0 - 1/8 (0.064 mi.)	C5	14
14TH AND TEMPLE SITE	2847 14TH ST	SSE 0 - 1/8 (0.077 mi.)	B13	22

Database: UST, Date of Government Version: 03/06/2024

Tank Status: Removed from Ground Tank Status: Closed in Ground Tank Status: Non-Registered Tank

Facility Type: CLOSED

Facility Type: Non-Registered Tank

Facility Id: 50001968

Lower ElevationAddressDirection / DistanceMap IDPagePONY EXPRESS COURIER2950 ROSA PARKS BLVDENE 1/8 - 1/4 (0.231 mi.)13758

Database: UST, Date of Government Version: 03/06/2024

Tank Status: Removed from Ground

Facility Type: CLOSED

Facility Id: 00016454

MI AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Natural Resources' Michigan AST database.

A review of the MI AST list, as provided by EDR, and dated 05/06/2024 has revealed that there are 2 MI AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PONY EXPRESS COURIER Facility Id: 92082259 Removed/Closed Date: 09/14/1994 Tank Status: Removed from Premises	2950 ROSA PARKS BLVD	ENE 1/8 - 1/4 (0.231 mi.)	134	52
TOTAL ARMORED CAR SE Facility Id: 81084226 Tank Status: Non-Registered Tank	2950 ROSA PARKS BLVD	ENE 1/8 - 1/4 (0.231 mi.)	<i>1</i> 35	53

State and tribal institutional control / engineering control registries

MI AUL: A listing of sites with institutional and/or engineering controls in place.

A review of the MI AUL list, as provided by EDR, and dated 08/20/2024 has revealed that there are 3 MI AUL sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMOCO SERVICE STATIO Facility ID: 50001599	3531 GRAND RIVER AVE	NE 1/4 - 1/2 (0.491 mi.)	98	214
Lower Elevation	Address	Direction / Distance	Map ID	Page
2442 MICHIGAN AVENUE	2442 MICHIGAN AVENUE	S 1/4 - 1/2 (0.316 mi.)	42	68
UNITED COMMUNITY HOS Facility ID: 00012529	2401 20TH ST	SSW 1/4 - 1/2 (0.472 mi.)	O87	192

Lists of state and tribal brownfield sites

MI BROWNFIELDS: Brownfields and USTfield Site Database.

A review of the MI BROWNFIELDS list, as provided by EDR, has revealed that there are 2 MI BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
14TH AND TEMPLE SITE Database: BROWNFIELDS, Date of Facility Id: 50001968 Ernie Id Number: 82001947	2847 14TH ST f Government Version: 04/16/2024	SSE 0 - 1/8 (0.077 mi.)	B12	21
Lower Elevation	Address	Direction / Distance	Map ID	Page
DPW STREET MAINTENAN Database: BROWNFIELDS, Date of	2633 MICHIGAN AVE f Government Version: 04/16/2024	SSW 1/4 - 1/2 (0.416 mi.)	M55	98

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/11/2024 has revealed that there are 6 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEW NORTH	1547-2577 SPRUCE/153	E 1/4 - 1/2 (0.450 mi.)	S72	139
CORKTOWN DEVELOPMENT	3331 AND 3401 TRUMBU	NE 1/4 - 1/2 (0.457 mi.)	T78	173
Lower Elevation	Address	Direction / Distance	Map ID	Page
MEXICANTOWN CORKTOWN	MULTIPLE ADDRESSES (SSE 1/8 - 1/4 (0.194 mi.)	31	45
CORKTOWN DEVELOPMENT	1941 PINE STREET	SE 1/4 - 1/2 (0.282 mi.)	40	62
DPW MICHIGAN AVE	2633 MICHIGAN AVE.	SSW 1/4 - 1/2 (0.416 mi.)	M54	93
2380 20TH STREET	2380 20TH STREET	SSW 1/4 - 1/2 (0.455 mi.)	075	165

Local Lists of Hazardous waste / Contaminated Sites

MI PART 201: A Part 201 Listed site is a location that has been evaluated and scored by the DEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use. The Part 201 List does not include all of the sites of contamination that are subject to regulation under Part 201 because owners are not required to inform the DEQ about the sites and can pursue cleanup independently. Sites of environmental contamination that are not known to DEQ are not on the list, nor are sites with releases that resulted in low environmental impact.

A review of the MI PART 201 list, as provided by EDR, and dated 04/16/2024 has revealed that there are 161 MI PART 201 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESERVES ON ASH I (Facility ID: 82008898	3107 14TH STREET	NNW 0 - 1/8 (0.064 mi.)	C6	14
WABASH STREET VACANT Facility ID: 82001854	3021 WABASH STREET	ENE 0 - 1/8 (0.066 mi.)	7	16
PRESERVES ON ASH I (Facility ID: 82008896	3309 14TH STREET	NNW 0 - 1/8 (0.090 mi.)	C20	38
PRESERVES ON ASH I (Facility ID: 82008897	3314 15TH STREET	NW 0 - 1/8 (0.095 mi.)	C21	39
PRESERVES ON ASH I (Facility ID: 82008900	3325 15TH STREET	NW 0 - 1/8 (0.106 mi.)	G27	43
PRESERVES ON ASH I (Facility ID: 82008899	3316 16TH STREET	WNW 0 - 1/8 (0.118 mi.)	G30	44
2615 TWELFTH STREET	2615 TWELFTH STREET	ESE 1/4 - 1/2 (0.304 mi.)	41	67

E . 111 ID 00000444				
Facility ID: 82003111 2600 AND 2700 MARTIN Facility ID: 82007593	2600 AND 2700 MARTIN	WNW 1/4 - 1/2 (0.389 mi.)	K46	72
LEFT FIELD DEVELOPME Facility ID: 82008574	2610 COCHRANE STREET	E 1/4 - 1/2 (0.413 mi.)	L51	86
1547 - 1577 SPRUCE S Facility ID: 82008541	1547 - 1577 SPRUCE S	E 1/4 - 1/2 (0.450 mi.)	S74	163
3331 AND 3401 TRUMBU Facility ID: 82007771	3331 AND 3401 TRUMBU	NE 1/4 - 1/2 (0.457 mi.)	T80	179
ROBERTS III APARTMEN Facility ID: 82006823	3901 GRAND RIVER AVE	NNE 1/4 - 1/2 (0.474 mi.)	W91	200
DETROIT FRIENDS MEET Facility ID: 82008668	3946 3956 AND 3968 1	NNW 1/4 - 1/2 (0.477 mi.)	94	205
OSI ART APARTMENTS (Facility ID: 82008439	3820 GRAND RIVER AVE	NNE 1/2 - 1 (0.504 mi.)	Y100	216
3834 GRAND RIVER AVE Facility ID: 82007013	3834 GRAND RIVER AVE	NNE 1/2 - 1 (0.528 mi.)	Y108	229
TRUMBULL PROPERTY Facility ID: 82002912	2500, 2506, 2512, 25	E 1/2 - 1 (0.538 mi.)	110	234
3333 WEST GRAND RIVE Facility ID: 82007773	3333 WEST GRAND RIVE	NE 1/2 - 1 (0.548 mi.)	112	239
3664 TRUMBULL AVENUE Facility ID: 82007816	3664 - 3708 EVENS TR	NNE 1/2 - 1 (0.552 mi.)	113	241
4122 AND 4126 WEST G Facility ID: 82006987	4122 AND 4126 WEST G	N 1/2 - 1 (0.559 mi.)	115	256
4337 GRAND RIVER AVE Facility ID: 82007894	4337 GRAND RIVER AVE	N 1/2 - 1 (0.629 mi.)	AF126	292
CARL'S CHOP HOUSE Facility ID: 82002760	3020 GRAND RIVER AVE	ENE 1/2 - 1 (0.664 mi.)	AH131	300
3012-3020 WEST GRAND Facility ID: 82007726	3012-3020 WEST GRAND	ENE 1/2 - 1 (0.666 mi.)	AH133	303
4360 WEST GRAND RIVE Facility ID: 82007029	4360 W GRAND RIVER &	N 1/2 - 1 (0.666 mi.)	AF134	305
FORMER NOBLE SERVICE Facility ID: 82002927	3200 HOBSON AND 310-	ENE 1/2 - 1 (0.671 mi.)	135	306
2982 AND 2986 WEST G Facility ID: 82007717	2982 AND 2986 WEST G	ENE 1/2 - 1 (0.673 mi.)	AH136	308
2510 BROOKLYN STREET Facility ID: 82007567	2510 BROOKLYN STREET	E 1/2 - 1 (0.680 mi.)	138	311
1452 WEST ALEXANDRIN Facility ID: 82008843	1452 WEST ALEXANDRIN	NNE 1/2 - 1 (0.690 mi.)	139	313
MOTOR CITY CASINO PA Facility ID: 82007695	2901-2915 WEST GRAND	ENE 1/2 - 1 (0.692 mi.)	141	323
4401 ROSA PARKS (PRO Facility ID: 82008833	4401 ROSA PARKS	N 1/2 - 1 (0.703 mi.)	146	336
PIONEER EQUIPMENT	4226 W JEFFERIES FWY	WNW 1/2 - 1 (0.720 mi.)	151	343

GRAND RIVER/FOREST/R	NNW 1/2 - 1 (0.755 mi.)	155	349
4444 LAWTON ST & 272	NW 1/2 - 1 (0.761 mi.)	AL157	352
4600 AND 4620 15TH S	NNW 1/2 - 1 (0.780 mi.)	162	358
4445 LAWTON ST cted - No further activities anticipa	NW 1/2 - 1 (0.788 mi.) ted	AL163	359
2826 FIFTH STREET	ENE 1/2 - 1 (0.790 mi.)	AM164	365
2602, 2703 & 2711 FI	E 1/2 - 1 (0.795 mi.)	AN165	366
4612 VERMONT & 4519	N 1/2 - 1 (0.806 mi.)	166	370
2625, 2635, 2659, 26	E 1/2 - 1 (0.820 mi.)	AN170	376
2223 W FOREST 4619 4	NNW 1/2 - 1 (0.823 mi.)	AQ171	380
2819 4TH STREET	ENE 1/2 - 1 (0.826 mi.)	AM172	382
2803 4TH STREET	ENE 1/2 - 1 (0.829 mi.)	AM175	386
2803 FOURTH STREET	ENE 1/2 - 1 (0.829 mi.)	AM176	387
2613, 2617, 2619, &	ENE 1/2 - 1 (0.830 mi.)	AR177	389
3550 JOHN C LODGE FR	NE 1/2 - 1 (0.833 mi.)	AS178	390
4731 WEST GRAND RIVE	NNW 1/2 - 1 (0.834 mi.)	AQ179	392
NE & SW CORNERS POPL cted - No further activities anticipa	WNW 1/2 - 1 (0.837 mi.) ted	180	393
1775 & 1785 WEST FOR	N 1/2 - 1 (0.837 mi.)	182	395
2626 - 2654 W. GRAND	E 1/2 - 1 (0.838 mi.)	AN183	397
3118 4TH STREET	ENE 1/2 - 1 (0.845 mi.)	184	398
2704 FOURTH STREET	ENE 1/2 - 1 (0.854 mi.)	AR186	400
4500 LAWTON STREET	NW 1/2 - 1 (0.857 mi.)	187	402
2945 3RD STREET & 28	ENE 1/2 - 1 (0.860 mi.)	AT190	407
3701 4TH AVENUE	NE 1/2 - 1 (0.860 mi.)	AS191	410
	4444 LAWTON ST & 272 4600 AND 4620 15TH S 4445 LAWTON ST cted - No further activities anticipal 2826 FIFTH STREET 2602, 2703 & 2711 FI 4612 VERMONT & 4519 2625, 2635, 2659, 26 2223 W FOREST 4619 4 2819 4TH STREET 2803 FOURTH STREET 2803 FOURTH STREET 2613, 2617, 2619, & 3550 JOHN C LODGE FR 4731 WEST GRAND RIVE NE & SW CORNERS POPL cted - No further activities anticipal 1775 & 1785 WEST FOR 2626 - 2654 W. GRAND 3118 4TH STREET 2704 FOURTH STREET 4500 LAWTON STREET	4444 LAWTON ST & 272 NW 1/2 - 1 (0.761 mi.) 4600 AND 4620 15TH S NNW 1/2 - 1 (0.780 mi.) 4445 LAWTON ST Cted - No further activities anticipated 2826 FIFTH STREET ENE 1/2 - 1 (0.795 mi.) 4612 VERMONT & 4519 N 1/2 - 1 (0.806 mi.) 2625, 2635, 2659, 26 E 1/2 - 1 (0.820 mi.) 2819 4TH STREET ENE 1/2 - 1 (0.826 mi.) 2803 4TH STREET ENE 1/2 - 1 (0.829 mi.) 2803 FOURTH STREET ENE 1/2 - 1 (0.829 mi.) 2803 FOURTH STREET ENE 1/2 - 1 (0.829 mi.) 4731 WEST GRAND RIVE NNW 1/2 - 1 (0.833 mi.) NE & SW CORNERS POPL Cted - No further activities anticipated 1775 & 1785 WEST FOR N 1/2 - 1 (0.837 mi.) 2626 - 2654 W. GRAND E 1/2 - 1 (0.838 mi.) 3118 4TH STREET ENE 1/2 - 1 (0.838 mi.) ENE 1/2 - 1 (0.838 mi.) ENE 1/2 - 1 (0.845 mi.) 2704 FOURTH STREET ENE 1/2 - 1 (0.857 mi.) ENE 1/2 - 1 (0.857 mi.)	4444 LAWTON ST & 272 NW 1/2 - 1 (0.761 mi.) 4600 AND 4620 15TH S NNW 1/2 - 1 (0.780 mi.) 162 4445 LAWTON ST cted - No further activities anticipated 2826 FIFTH STREET ENE 1/2 - 1 (0.790 mi.) AM164 2602, 2703 & 2711 FI E 1/2 - 1 (0.795 mi.) AN165 4612 VERMONT & 4519 N 1/2 - 1 (0.806 mi.) 166 2625, 2635, 2659, 26 E 1/2 - 1 (0.820 mi.) AN170 2223 W FOREST 4619 4 NNW 1/2 - 1 (0.823 mi.) AQ171 2819 4TH STREET ENE 1/2 - 1 (0.829 mi.) AM175 2803 FOURTH STREET ENE 1/2 - 1 (0.829 mi.) AM176 2613, 2617, 2619, & ENE 1/2 - 1 (0.830 mi.) AR177 3550 JOHN C LODGE FR NE 1/2 - 1 (0.833 mi.) AS178 4731 WEST GRAND RIVE NNW 1/2 - 1 (0.837 mi.) NE & SW CORNERS POPL cted - No further activities anticipated 1775 & 1785 WEST FOR N 1/2 - 1 (0.837 mi.) 180 2626 - 2654 W. GRAND E 1/2 - 1 (0.838 mi.) AN183 3118 4TH STREET ENE 1/2 - 1 (0.845 mi.) AR186 4500 LAWTON STREET NW 1/2 - 1 (0.857 mi.) 187 2945 3RD STREET & 28 ENE 1/2 - 1 (0.860 mi.) AT190

Facility ID: 82008663				
4503 TRUMBULL AVENUE Facility ID: 82008458	4503 TRUMBULL AVENUE	N 1/2 - 1 (0.860 mi.)	192	411
2945 3RD STREET Facility ID: 82008921	2945 3RD AVE	ENE 1/2 - 1 (0.871 mi.)	AT195	424
RILEY'S SHELL SERVIC Facility ID: 82007661	2785 3RD ST	ENE 1/2 - 1 (0.875 mi.)	AX199	461
12 DETROIT PUBLIC SC Facility ID: 82007630	2705 2709 2729 2735	ENE 1/2 - 1 (0.877 mi.)	AX202	467
MIDTOWN WEST DEVELOP Facility ID: 82008386	931 SELDEN STREET	NE 1/2 - 1 (0.880 mi.)	203	468
3423 THIRD STREET Facility ID: 82006899	3423 THIRD STREET	ENE 1/2 - 1 (0.880 mi.)	AY204	468
3429 & 3435 THIRD ST Facility ID: 82006900	3429 THIRD STREET	ENE 1/2 - 1 (0.881 mi.)	AY205	470
3407, 3417, 3443, 34 Facility ID: 82006898	3443 THIRD STREET	NE 1/2 - 1 (0.884 mi.)	A Y206	471
1780 WEST HANCOCK ST Facility ID: 82007028	1780 WEST HANCOCK ST	N 1/2 - 1 (0.896 mi.)	211	488
3164 AND 3168 THIRD Facility ID: 82007753	3164 AND 3168 THIRD	ENE 1/2 - 1 (0.899 mi.)	212	489
830 BRAINARD STREET Facility ID: 82008662	830 BRAINARD STREET	NE 1/2 - 1 (0.909 mi.)	213	491
3430 3436 THIRD STRE Facility ID: 82008561	3430 3436 THIRD STRE	NE 1/2 - 1 (0.910 mi.)	AY214	492
CAFFREY ENTERPRISES Facility ID: 82002924	3484 THIRD STREET	NE 1/2 - 1 (0.913 mi.)	AZ215	493
924, 940, 946, 960, Facility ID: 82008665	924, 940, 946, 960,	NE 1/2 - 1 (0.915 mi.)	BA216	495
924, 940, 946, 960, Facility ID: 82008239	924, 940, 946, 960,	NE 1/2 - 1 (0.917 mi.)	BA217	496
UNIVERSITY MEADOWS A Facility ID: 82003235	4500 TRUMBULL AVENUE	NNE 1/2 - 1 (0.919 mi.)	218	498
687 AND 697 MYRTLE Facility ID: 82008114	687 AND 697 MYRTLE	NE 1/2 - 1 (0.926 mi.)	AZ220	501
W. FOREST AND TRUMBU Facility ID: 82003077	W. FOREST AND TRUMBU	N 1/2 - 1 (0.927 mi.)	221	501
937, 945, 953, 955 W Facility ID: 82008693	937, 945, 953, 955 W	NE 1/2 - 1 (0.930 mi.)	BA223	503
831 SELDEN STREET Facility ID: 82008362	831 SELDEN STREET	NE 1/2 - 1 (0.932 mi.)	224	505
BUILDING Facility ID: 82006878	640 TEMPLE STREET	ENE 1/2 - 1 (0.969 mi.)	BC227	509
LAWTON AND HANCOCK Facility ID: 82001724	2915 W. HANCOCK	NW 1/2 - 1 (0.977 mi.)	BD228	512
2915 WEST HANCOCK DE	2915 WEST HANCOCK ST	NW 1/2 - 1 (0.977 mi.)	BD229	513

Facility ID: 82008714				
1783 WEST WARREN AVE Facility ID: 82007365	1783 WEST WARREN AVE	N 1/2 - 1 (0.983 mi.)	231	515
2943 AND 2961 SECOND Facility ID: 82007711	2943 AND 2961 SECOND	ENE 1/2 - 1 (0.996 mi.)	235	522
2933 SECOND AVENUE Facility ID: 82007707	2933 SECOND AVENUE	ENE 1/2 - 1 (0.996 mi.)	BC236	522
Lower Elevation	Address	Direction / Distance	Map ID	Page
3106 16TH STREET, DE Facility ID: 82008834	3106 16TH STREET	W 0 - 1/8 (0.055 mi.)	A3	12
3027 3035 16TH STREE Facility ID: 82007727	3027 3035 16TH STREE	WSW 0 - 1/8 (0.097 mi.)	F24	40
DET MULTI-SITE (3055 Facility ID: 82003143	3055 18TH STREET	WSW 1/8 - 1/4 (0.234 mi.)	38	59
2442 MICHIGAN AVENUE Facility ID: 82003248	2442 MICHIGAN AVENUE	S 1/4 - 1/2 (0.316 mi.)	42	68
2663 MICHIGAN AVENUE Facility ID: 82003059	2663 MICHIGAN AVENUE	SSW 1/4 - 1/2 (0.369 mi.)	J44	70
2701 MICHIGAN AVENUE Facility ID: 82007624	2701 MICHIGAN AVENUE	SSW 1/4 - 1/2 (0.386 mi.)	J45	71
2434 20TH STREET Facility ID: 82007552	2434 20TH STREET	SSW 1/4 - 1/2 (0.404 mi.)	J50	85
2400 TWENETHIETH STR Facility ID: 82003024	2400 TWENTIETH STREE	SSW 1/4 - 1/2 (0.439 mi.)	O60	113
2310 ROSA PARKS BOUL Facility ID: 82008380	2310 ROSA PARKS BOUL	ESE 1/4 - 1/2 (0.443 mi.)	64	123
SILVERCUP BROWNFIELD Facility ID: 82002429	2295 VERMONT	SE 1/4 - 1/2 (0.446 mi.)	65	125
2380 20TH STREET Facility ID: 82007538	2380 20TH STREET	SSW 1/4 - 1/2 (0.455 mi.)	077	172
2332 HARRISON STREET Facility ID: 82007533	2332 HARRISON STREET	ESE 1/4 - 1/2 (0.472 mi.)	V84	187
2633 ROSE STREET Facility ID: 82008381	2633 ROSE STREET	S 1/4 - 1/2 (0.480 mi.)	95	207
3240 WOODBRIDGE, 325 Facility ID: 82006963	3240 WOODBRIDGE, 325	SSE 1/4 - 1/2 (0.486 mi.)	Q96	208
1850 MICHIGAN AVENUE Facility ID: 82007390	1850 MICHIGAN AVENUE	SE 1/2 - 1 (0.504 mi.)	U101	217
2231 DALZELLE STREET Facility ID: 82007520	2231 DALZELLE STREET	SSE 1/2 - 1 (0.506 mi.)	102	219
2100 15TH ST, DETROI Facility ID: 82008846	2100 15TH STREET	SSE 1/2 - 1 (0.510 mi.)	X103	220
2091 15TH STREET Facility ID: 82006961	2091 15TH STREET	SSE 1/2 - 1 (0.520 mi.)	X104	222
3737 LAWTON STREET	3737 LAWTON STREET	WNW 1/2 - 1 (0.526 mi.)	Z105	224

•	2727 414/7014 CTDFFT	MANA 4/0 4 (0 500 mil)	7400	220
•	3/3/ LAWION STREET,	WNW 1/2 - 1 (0.526 ml.)	2106	226
	2209 ROSA PARKS BLVD	SE 1/2 - 1 (0.528 mi.)	107	228
	2001 15TH STREET	SSE 1/2 - 1 (0.531 mi.)	X109	230
	2244 - 2292 HARRISON	ESE 1/2 - 1 (0.544 mi.)	111	237
	2600 22ND STREET	SW 1/2 - 1 (0.552 mi.)	114	254
	3301 MICHIGAN AVE &	SW 1/2 - 1 (0.562 mi.)	AA116	258
	3333 MICHIGAN AVENUE	SW 1/2 - 1 (0.591 mi.)	AA117	260
	2051 ROSA PARKS BLVD	SE 1/2 - 1 (0.593 mi.)	AB118	261
	2043-2059 ST. ANNE S	S 1/2 - 1 (0.608 mi.)	AC119	281
	2225 TRUMBELL AVENUE	ESE 1/2 - 1 (0.612 mi.)	AD120	283
MICHIGAN AVENUE	3365 MICHIGAN AVENUE	WSW 1/2 - 1 (0.614 mi.)	121	284
cility ID: 82008806				
cility ID: 82008806 22ND STREET cility ID: 82007565	2503 22ND STREET	SW 1/2 - 1 (0.616 mi.)	122	285
22ND STREET	2503 22ND STREET 2100 20TH STREET	SW 1/2 - 1 (0.616 mi.) S 1/2 - 1 (0.619 mi.)	122 AC123	285 288
22ND STREET cility ID: 82007565 20TH STREET		, ,		
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS.	2100 20TH STREET	S 1/2 - 1 (0.619 mi.)	AC123	288
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS	2100 20TH STREET 17TH & NEWARK STS.	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.)	AC123 AE124	288 290
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS cility ID: 82007456 MICHIGAN AVENUE	2100 20TH STREET 17TH & NEWARK STS. 2013 ROSA PARKS	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.627 mi.)	AC123 AE124 AB125	288 290 290
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS cility ID: 82007456 MICHIGAN AVENUE cility ID: 82007321 TRUMBELL	2100 20TH STREET 17TH & NEWARK STS. 2013 ROSA PARKS 1620 MICHIGAN AVENUE	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.627 mi.) ESE 1/2 - 1 (0.630 mi.)	AC123 AE124 AB125 AG127	288 290 290 293
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS cility ID: 82007456 MICHIGAN AVENUE cility ID: 82007321 TRUMBELL cility ID: 82003037 EIGHTEENTH STRE	2100 20TH STREET 17TH & NEWARK STS. 2013 ROSA PARKS 1620 MICHIGAN AVENUE 2121 TRUMBULL	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.627 mi.) ESE 1/2 - 1 (0.630 mi.) ESE 1/2 - 1 (0.639 mi.)	AC123 AE124 AB125 AG127 AD128	288 290 290 293 295
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS cility ID: 82007456 MICHIGAN AVENUE cility ID: 82007321 TRUMBELL cility ID: 82003037 EIGHTEENTH STRE cility ID: 82007372 NVESTMENTS MICHI	2100 20TH STREET 17TH & NEWARK STS. 2013 ROSA PARKS 1620 MICHIGAN AVENUE 2121 TRUMBULL 1800 EIGHTEENTH STRE	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.627 mi.) ESE 1/2 - 1 (0.630 mi.) ESE 1/2 - 1 (0.639 mi.) S 1/2 - 1 (0.649 mi.)	AC123 AE124 AB125 AG127 AD128 AE129	288 290 290 293 295 296
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS cility ID: 82007456 MICHIGAN AVENUE cility ID: 82007321 TRUMBELL cility ID: 82003037 EIGHTEENTH STRE cility ID: 82007372 VVESTMENTS MICHI cility ID: 82007317 , 1746, 1749, AN	2100 20TH STREET 17TH & NEWARK STS. 2013 ROSA PARKS 1620 MICHIGAN AVENUE 2121 TRUMBULL 1800 EIGHTEENTH STRE 1611 MICHIGAN AVENUE	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.627 mi.) ESE 1/2 - 1 (0.630 mi.) ESE 1/2 - 1 (0.639 mi.) S 1/2 - 1 (0.649 mi.) ESE 1/2 - 1 (0.650 mi.)	AC123 AE124 AB125 AG127 AD128 AE129 AG130	288 290 290 293 295 296 297
22ND STREET cility ID: 82007565 20TH STREET cility ID: 82008478 I & NEWARK STS. cility ID: 82007367 ROSA PARKS cility ID: 82007456 MICHIGAN AVENUE cility ID: 82007321 TRUMBELL cility ID: 82003037 EIGHTEENTH STRE cility ID: 82007372 NVESTMENTS MICHI cility ID: 82007317 I, 1746, 1749, AN cility ID: 82006938 AND 1254 PINE S	2100 20TH STREET 17TH & NEWARK STS. 2013 ROSA PARKS 1620 MICHIGAN AVENUE 2121 TRUMBULL 1800 EIGHTEENTH STRE 1611 MICHIGAN AVENUE 1743, 1746, 1749, AN	S 1/2 - 1 (0.619 mi.) S 1/2 - 1 (0.622 mi.) SE 1/2 - 1 (0.627 mi.) ESE 1/2 - 1 (0.630 mi.) ESE 1/2 - 1 (0.639 mi.) S 1/2 - 1 (0.649 mi.) ESE 1/2 - 1 (0.650 mi.) S 1/2 - 1 (0.664 mi.)	AC123 AE124 AB125 AG127 AD128 AE129 AG130 132	288 290 290 293 295 296 297 302
	cility ID: 82007824 **LAWTON STREET; cility ID: 82008327 **ROSA PARKS BLVD cility ID: 82007512 **HIGAN CENTRAL cility ID: 82007445 **-2292 HARRISON cility ID: 82008289 **22ND STREET cility ID: 82007592 **MICHIGAN AVENUE cility ID: 82007005 **MICHIGAN AVENUE cility ID: 82008807 **COLN BRASS WORKS cility ID: 82003043 **2-2059 ST. ANNE S cility ID: 82007463 **TRUMBELL AVENUE cility ID: 82007518	### CLAWTON STREET; Cility ID: 82008327	### TANDELL AVENUE CILITY ID: 82007518 ### AVENUE ### SECONS SEC	### ACT ACT ACT ACT ACT

Facility ID: 82002736				
POLICE DEPT PRECINCT Facility ID: 82007667	2801 W VERNOR HWY	S 1/2 - 1 (0.694 mi.)	AJ143	326
2150 BAGLEY STREET, Facility ID: 82008835	2150 BAGLEY STREET	SSE 1/2 - 1 (0.701 mi.)	144	333
1825 21ST STREET Facility ID: 82007382	1825 21ST STREET	SSW 1/2 - 1 (0.701 mi.)	145	334
2420 BAGLEY STREET, Facility ID: 82008420	2420 BAGLEY STREET	SSE 1/2 - 1 (0.704 mi.)	147	337
1426 AND 1434 WEST E Facility ID: 82007232	1426 AND 1434 WEST E	ESE 1/2 - 1 (0.706 mi.)	AI148	339
STANDISH & I-75 SERV Facility ID: 82008334	STANDISH & I-75 SERV	SSW 1/2 - 1 (0.709 mi.)	149	340
1416 WEST ELIZABETH Facility ID: 82007229	1416 WEST ELIZABETH	ESE 1/2 - 1 (0.716 mi.)	AI150	342
2128 EIGHTH, 1321-13 Facility ID: 82007485	2128 EIGHTH, 1321-13	ESE 1/2 - 1 (0.728 mi.)	AK152	344
1501 CHURCH STREET, Facility ID: 82008736	1501 CHURCH STREET	ESE 1/2 - 1 (0.735 mi.)	153	347
1536-38 18TH STREET Facility ID: 82007288	1536-38 18TH STREET	S 1/2 - 1 (0.751 mi.)	154	349
WABASH PROPERTY Facility ID: 82008675	1501 WABASH STREET	SSE 1/2 - 1 (0.759 mi.)	156	350
1355 ELIZABETH WEST Facility ID: 82007202	1355 ELIZABETH WEST	ESE 1/2 - 1 (0.764 mi.)	AK158	354
DET MULTI-SITE (2827 Facility ID: 82003176	2827 25TH STREET	WSW 1/2 - 1 (0.764 mi.)	159	356
21ST STREET & BAGLEY Facility ID: 82008853	21ST STREET & BAGLEY	S 1/2 - 1 (0.774 mi.)	161	357
1254 1256 WEST ELIZA Facility ID: 82007139	1254 1256 WEST ELIZA	ESE 1/2 - 1 (0.808 mi.)	AO167	371
COMERICA BANK Facility ID: 82002680	1350 & 1364 MICHIGAN	ESE 1/2 - 1 (0.808 mi.)	AP168	372
2001 BROOKLYN AVENUE Facility ID: 82007446	2001 BROOKLYN AVENUE	ESE 1/2 - 1 (0.815 mi.)	AP169	374
1241 AND 1257 WEST E Facility ID: 82008438	1241 W ELIZABETH STR	ESE 1/2 - 1 (0.829 mi.)	AO173	383
1201 WEST ELIZABETH Facility ID: 82006889	1201 WEST ELIZABETH	ESE 1/2 - 1 (0.829 mi.)	AO174	385
1331 & 1375 MICHIGAN Facility ID: 82006890	1331 MICHIGAN AVENUE	ESE 1/2 - 1 (0.837 mi.)	AP181	395
1435 17TH AND 1426 1 Facility ID: 82008874	1435 17TH AND 1426 1	SSE 1/2 - 1 (0.849 mi.)	185	399
1401 VERMONT STREET Facility ID: 82006940	1401 VERMONT STREET	SSE 1/2 - 1 (0.859 mi.)	188	403
SCOTT EQUIPMENT COMP	727 W. GRAND BLVD	SW 1/2 - 1 (0.860 mi.)	189	405

1301 LEVERETTE STREE	ESE 1/2 - 1 (0.862 mi.)	AU193	412
3600 TOLEDO AVENUE nducted - No further activities anticipa	SW 1/2 - 1 (0.865 mi.) ted	AV194	416
1262 MICHIGAN AVENUE	ESE 1/2 - 1 (0.875 mi.)	200	465
1548 LABROSSE STREET	SE 1/2 - 1 (0.876 mi.)	201	466
1401 ROSA PARKS BLVD	SE 1/2 - 1 (0.888 mi.)	207	472
1336 BAGLEY STREET	ESE 1/2 - 1 (0.889 mi.)	AU208	483
1750 PORTER STREET	SE 1/2 - 1 (0.892 mi.)	209	485
604 - 608 WEST GRAND	SW 1/2 - 1 (0.895 mi.)	AV210	487
1337 16TH AND 1334 1	SSE 1/2 - 1 (0.919 mi.)	219	499
ASH STREET & VINEWOO	WSW 1/2 - 1 (0.927 mi.)	222	502
2629 AND 2633 CROMWE	S 1/2 - 1 (0.959 mi.)	BB225	507
1277 18TH STREET	S 1/2 - 1 (0.960 mi.)	BB226	508
NEAR VERNOR AND BAGL nducted - No further activities anticipa	S 1/2 - 1 (0.983 mi.) ted	230	514
826 -840 PLUM, 2220	E 1/2 - 1 (0.987 mi.)	232	517
1250 18TH STREET	SSE 1/2 - 1 (0.989 mi.)	233	519
1441 BROOKLYN STREET	ESE 1/2 - 1 (0.992 mi.)	234	520
2130 HOWARD STREET	SSE 1/2 - 1 (0.999 mi.)	237	524
	3600 TOLEDO AVENUE nducted - No further activities anticipal 1262 MICHIGAN AVENUE 1548 LABROSSE STREET 1401 ROSA PARKS BLVD 1336 BAGLEY STREET 1750 PORTER STREET 604 - 608 WEST GRAND 1337 16TH AND 1334 1 ASH STREET & VINEWOO 2629 AND 2633 CROMWE 1277 18TH STREET NEAR VERNOR AND BAGL nducted - No further activities anticipal 826 -840 PLUM, 2220 1250 18TH STREET	3600 TOLEDO AVENUE SW 1/2 - 1 (0.865 mi.) nducted - No further activities anticipated 1262 MICHIGAN AVENUE ESE 1/2 - 1 (0.875 mi.) 1548 LABROSSE STREET SE 1/2 - 1 (0.876 mi.) 1401 ROSA PARKS BLVD SE 1/2 - 1 (0.888 mi.) 1336 BAGLEY STREET ESE 1/2 - 1 (0.889 mi.) 1750 PORTER STREET SE 1/2 - 1 (0.892 mi.) 604 - 608 WEST GRAND SW 1/2 - 1 (0.895 mi.) 1337 16TH AND 1334 1 SSE 1/2 - 1 (0.919 mi.) ASH STREET & VINEWOO WSW 1/2 - 1 (0.927 mi.) 2629 AND 2633 CROMWE S 1/2 - 1 (0.959 mi.) 1277 18TH STREET S 1/2 - 1 (0.960 mi.) NEAR VERNOR AND BAGL S 1/2 - 1 (0.983 mi.) nducted - No further activities anticipated 826 -840 PLUM, 2220 E 1/2 - 1 (0.987 mi.) 1250 18TH STREET SSE 1/2 - 1 (0.989 mi.) 1441 BROOKLYN STREET ESE 1/2 - 1 (0.992 mi.)	3600 TOLEDO AVENUE SW 1/2 - 1 (0.865 mi.) AV194 inducted - No further activities anticipated 1262 MICHIGAN AVENUE ESE 1/2 - 1 (0.875 mi.) 200 1548 LABROSSE STREET SE 1/2 - 1 (0.876 mi.) 201 1401 ROSA PARKS BLVD SE 1/2 - 1 (0.888 mi.) 207 1336 BAGLEY STREET ESE 1/2 - 1 (0.889 mi.) AU208 1750 PORTER STREET SE 1/2 - 1 (0.892 mi.) 209 604 - 608 WEST GRAND SW 1/2 - 1 (0.895 mi.) AV210 1337 16TH AND 1334 1 SSE 1/2 - 1 (0.919 mi.) 219 ASH STREET & VINEWOO WSW 1/2 - 1 (0.927 mi.) 222 2629 AND 2633 CROMWE S 1/2 - 1 (0.959 mi.) BB225 1277 18TH STREET S 1/2 - 1 (0.960 mi.) BB226 NEAR VERNOR AND BAGL S 1/2 - 1 (0.983 mi.) 230 inducted - No further activities anticipated 826 -840 PLUM, 2220 E 1/2 - 1 (0.987 mi.) 232 1250 18TH STREET SSE 1/2 - 1 (0.989 mi.) 233 1441 BROOKLYN STREET ESE 1/2 - 1 (0.992 mi.) 234

MI INVENTORY: The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are

locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the MI INVENTORY list, as provided by EDR, and dated 04/16/2024 has revealed that there are 36 MI INVENTORY sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRESERVES ON ASH I (Facility ID: 82008898 Facility ID: 10000715	3107 14TH STREET	NNW 0 - 1/8 (0.064 mi.)	C6	14
WABASH STREET VACANT Facility ID: 82001854	3021 WABASH STREET	ENE 0 - 1/8 (0.066 mi.)	7	16
14TH AND TEMPLE SITE Facility ID: 50001968	2847 14TH ST	SSE 0 - 1/8 (0.077 mi.)	B12	21
BROOKS LUMBER CO Facility ID: 50000058	2220 ACE ST	NNW 0 - 1/8 (0.084 mi.)	C17	34
PRESERVES ON ASH I (Facility ID: 82008896	3309 14TH STREET	NNW 0 - 1/8 (0.090 mi.)	C20	38
PRESERVES ON ASH I (Facility ID: 82008897	3314 15TH STREET	NW 0 - 1/8 (0.095 mi.)	C21	39
PRESERVES ON ASH I (Facility ID: 82008900	3325 15TH STREET	NW 0 - 1/8 (0.106 mi.)	G27	43
PRESERVES ON ASH I (Facility ID: 82008899	3316 16TH STREET	WNW 0 - 1/8 (0.118 mi.)	G30	44
2615 TWELFTH STREET Facility ID: 82003111	2615 TWELFTH STREET	ESE 1/4 - 1/2 (0.304 mi.)	41	67
2600 AND 2700 MARTIN Facility ID: 82007593	2600 AND 2700 MARTIN	WNW 1/4 - 1/2 (0.389 mi.)	K46	72
MICHIGAN HEALTH CENT Facility ID: 00014423	2700 MARTIN LUTHER K	WNW 1/4 - 1/2 (0.389 mi.)	K48	80
LEFT FIELD DEVELOPME Facility ID: 82008574	2610 COCHRANE STREET	E 1/4 - 1/2 (0.413 mi.)	L51	86
DOMESTIC UNIFORM REN Facility ID: 50005788	3700 HUMBOLDT ST	WNW 1/4 - 1/2 (0.434 mi.)	N56	109
3043 TRUMBULL Facility ID: 10000722	3043 TRUMBULL ST	ENE 1/4 - 1/2 (0.448 mi.)	P67	127
DOMESTIC LINEN SUPPL Facility ID: 00011476	3800 18TH ST	NW 1/4 - 1/2 (0.450 mi.)	R69	129
1547 - 1577 SPRUCE S Facility ID: 82008541	1547 - 1577 SPRUCE S	E 1/4 - 1/2 (0.450 mi.)	S74	163
3331 AND 3401 TRUMBU Facility ID: 82007771	3331 AND 3401 TRUMBU	NE 1/4 - 1/2 (0.457 mi.)	T80	179
ROBERTS III APARTMEN	3901 GRAND RIVER AVE	NNE 1/4 - 1/2 (0.474 mi.)	W91	200

Facility ID: 82006823				
DETROIT FRIENDS MEET Facility ID: 82008668	3946 3956 AND 3968 1	NNW 1/4 - 1/2 (0.477 mi.)	94	205
Lower Elevation	Address	Direction / Distance	Map ID	Page
3106 16TH STREET, DE Facility ID: 82008834	3106 16TH STREET	W 0 - 1/8 (0.055 mi.)	A3	12
3027 3035 16TH STREE Facility ID: 82007727	3027 3035 16TH STREE	WSW 0 - 1/8 (0.097 mi.)	F24	40
DET MULTI-SITE (3055 Facility ID: 82003143	3055 18TH STREET	WSW 1/8 - 1/4 (0.234 mi.)	38	59
2442 MICHIGAN AVENUE Facility ID: 82003248	2442 MICHIGAN AVENUE	S 1/4 - 1/2 (0.316 mi.)	42	68
2663 MICHIGAN AVENUE Facility ID: 82003059	2663 MICHIGAN AVENUE	SSW 1/4 - 1/2 (0.369 mi.)	J44	70
2701 MICHIGAN AVENUE Facility ID: 82007624	2701 MICHIGAN AVENUE	SSW 1/4 - 1/2 (0.386 mi.)	J45	71
2434 20TH STREET Facility ID: 82007552	2434 20TH STREET	SSW 1/4 - 1/2 (0.404 mi.)	J50	85
DPW STREET MAINTENAN Facility ID: 00019074	2633 MICHIGAN AVE	SSW 1/4 - 1/2 (0.416 mi.)	M55	98
2400 TWENETHIETH STR Facility ID: 82003024	2400 TWENTIETH STREE	SSW 1/4 - 1/2 (0.439 mi.)	O60	113
KAVALOS & SON INC II Facility ID: 00016643	1920 W FISHER FWY	ESE 1/4 - 1/2 (0.440 mi.)	L63	116
2310 ROSA PARKS BOUL Facility ID: 82008380	2310 ROSA PARKS BOUL	ESE 1/4 - 1/2 (0.443 mi.)	64	123
SILVERCUP BROWNFIELD Facility ID: 82002429	2295 VERMONT	SE 1/4 - 1/2 (0.446 mi.)	65	125
2380 20TH STREET Facility ID: 82007538	2380 20TH STREET	SSW 1/4 - 1/2 (0.455 mi.)	077	172
2332 HARRISON STREET Facility ID: 82007533	2332 HARRISON STREET	ESE 1/4 - 1/2 (0.472 mi.)	V84	187
UNITED COMMUNITY HOS Facility ID: 00012529	2401 20TH ST	SSW 1/4 - 1/2 (0.472 mi.)	O87	192
2633 ROSE STREET Facility ID: 82008381	2633 ROSE STREET	S 1/4 - 1/2 (0.480 mi.)	95	207
3240 WOODBRIDGE, 325 Facility ID: 82006963	3240 WOODBRIDGE, 325	SSE 1/4 - 1/2 (0.486 mi.)	Q96	208

MI DEL PART 201: A deleted site has been removed from the Part 201 List because information known to the DEQ at the time of the evaluation does not support inclusion on the Part 201 List. This designation is often applied to sites where changes in cleanup criteria resulted in a determination that the site no longer exceeds any applicable cleanup criterion. A delisted site has been removed from the Part 201 List because response actions have reduced the levels of contaminants to concentrations which meet or are below the criteria for unrestricted residential use.

A review of the MI DEL PART 201 list, as provided by EDR, and dated 04/16/2024 has revealed that

there are 2 MI DEL PART 201 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CARTER INDUSTRIAL ST Facility Id: 82000005	4690 HUMBOLDT ST	NW 1/2 - 1 (0.875 mi.)	AW198	460
Lower Elevation	Address	Direction / Distance	Map ID	Page
HUBBARD-RICHARD HOUS Facility Id: 82001763	2661 BAGLEY STREET	S 1/2 - 1 (0.766 mi.)	160	357

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/03/2024 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DETROIT PUBLIC SCHOO EPA ID:: MID985601582	3033 15TH ST	WSW 0 - 1/8 (0.033 mi.)	A2	8
MI DEPT/NATURAL RESO EPA ID:: MIK858621212	2847 14TH ST	SSE 0 - 1/8 (0.077 mi.)	B15	31
BRIGHT ROOFING AND S EPA ID:: MIR000043109	2833 15TH ST	S 0 - 1/8 (0.089 mi.)	D19	35
Lower Elevation	Address	Direction / Distance	Map ID	Page
MI DEPT/TRANSPORTATI EPA ID:: MI0000555938	I 75 UNDER 14TH ST	SSE 1/8 - 1/4 (0.240 mi.)	39	60

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 05/22/2024 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CARTER INDUSTRIALS, EPA ID:: MID980274179	4690 HUMBOLDT	NW 1/2 - 1 (0.875 mi.)	AW197	428

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 03/31/2024 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CARTER INDUSTRIAL ST	4690 HUMBOLDT AVE	NW 1/2 - 1 (0.875 mi.)	AW196	424

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VACANT LOT	2847 14TH STREET	SSE 0 - 1/8 (0.077 mi.)	B14	29
Lower Elevation	Address	Direction / Distance	Map ID	Page
PONY EXPRESS COURIER	2950 ROSA PARKS BLVD	ENE 1/8 - 1/4 (0.231 mi.)	<i>1</i> 33	51

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 14 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VACANT LOT	2847 14TH STREET	SSE 0 - 1/8 (0.077 mi.)	B14	29
MICHIGAN HEALTH CARE	2700 MARTIN LUTHER K	WNW 1/4 - 1/2 (0.389 mi.)	K47	79
DOMESTIC UNIFORM REN	3700 HUMBOLDT	WNW 1/4 - 1/2 (0.434 mi.)	N59	112
DOMESTIC LINEN SERVI	3800 18TH ST	NW 1/4 - 1/2 (0.450 mi.)	R70	136
DOMESTIC LINEN SUPPL	3800 18TH ST	NW 1/4 - 1/2 (0.450 mi.)	R71	137
AURORA HEALTHCARE IN	3737 HUMBOLDT ST	WNW 1/4 - 1/2 (0.472 mi.)	N85	189
ROBERTS III APARTMEN	3901 GRAND RIVER AVE	NNE 1/4 - 1/2 (0.474 mi.)	W93	205
Lower Elevation	Address	Direction / Distance	Map ID	Page
PONY EXPRESS COURIER	2950 ROSA PARKS BLVD	ENE 1/8 - 1/4 (0.231 mi.)	<i>1</i> 33	51
DPW STREET MAINTENAN	2633 MICHIGAN AVE	SSW 1/4 - 1/2 (0.416 mi.)	M52	88
CITY OF DETROIT-DPW	2633 MICHIGAN AVE	SSW 1/4 - 1/2 (0.416 mi.)	M53	92
KAVALOS & SOMI INC-I	1920 W FISHER	ESE 1/4 - 1/2 (0.440 mi.)	L61	114
MOBIL #05-GA9	1920 W FISHER	ESE 1/4 - 1/2 (0.440 mi.)	L62	115
CPS PROPERTIES	1900 MICHIGAN AVE	SE 1/4 - 1/2 (0.466 mi.)	U82	181
UNITED COMMUNITY HOS	2401 20TH ST	SSW 1/4 - 1/2 (0.472 mi.)	O88	196

MI BEA: A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the MI BEA list, as provided by EDR, and dated 05/07/2024 has revealed that there are 26 MI BEA sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HERITAGE PLACE AT MA	3701 15TH STREET	NNW 1/4 - 1/2 (0.357 mi.)	43	69
2600 AND 2700 MARTIN	2600 AND 2700 MARTIN	WNW 1/4 - 1/2 (0.389 mi.)	K46	72
MICHIGAN HEALTH CARE	2600 AND 2700 MARTIN	WNW 1/4 - 1/2 (0.389 mi.)	K49	84
LEFT FIELD DEVELOPME	2610 COCHRANE STREET	E 1/4 - 1/2 (0.413 mi.)	L51	86
DOMESTIC UNIFORM REN	3700 HUMBOLDT ST	WNW 1/4 - 1/2 (0.434 mi.)	N56	109
DOMESTIC UNIFORM REN	3700 HUMBOLDT - PROP	WNW 1/4 - 1/2 (0.434 mi.)	N58	112
1547 - 1577 SPRUCE S	1547 - 1577 SPRUCE S	E 1/4 - 1/2 (0.450 mi.)	S73	163
1547 - 1577 SPRUCE S	1547 - 1577 SPRUCE S	E 1/4 - 1/2 (0.450 mi.)	S74	163
GREATER CORKTOWN DEV	3331 AND 3401 TRUMBU	NE 1/4 - 1/2 (0.457 mi.)	T79	178
3331 AND 3401 TRUMBU	3331 AND 3401 TRUMBU	NE 1/4 - 1/2 (0.457 mi.)	T80	179
ROBERTS III APARTMEN	3901 GRAND RIVER AVE	NNE 1/4 - 1/2 (0.474 mi.)	W92	200
DETROIT FRIENDS MEET	3946 3956 AND 3968 1	NNW 1/4 - 1/2 (0.477 mi.)	94	205
Lower Elevation	Address	Direction / Distance	Map ID	Page
3106 16TH STREET, DE	3106 16TH STREET	W 0 - 1/8 (0.055 mi.)	A3	12
3027 3035 16TH STREE	3027 3035 16TH STREE	WSW 0 - 1/8 (0.097 mi.)	F24	40
3027 AND 3035 16TH S	3027 AND 3035 16TH S	WSW 0 - 1/8 (0.097 mi.)	F25	42
2701 MICHIGAN AVENUE	2701 MICHIGAN AVENUE	SSW 1/4 - 1/2 (0.386 mi.)	J45	71
2434 20TH STREET	2434 20TH STREET	SSW 1/4 - 1/2 (0.404 mi.)	J50	85
2310 ROSA PARKS BOUL	2310 ROSA PARKS BOUL	ESE 1/4 - 1/2 (0.443 mi.)	64	123
2380 20TH STREET	2380 20TH STREET	SSW 1/4 - 1/2 (0.455 mi.)	O76	172
CDS PROPERTIES	1900 MICHIGAN AVE	SE 1/4 - 1/2 (0.466 mi.)	U81	180
2332 HARRISON STREET	2332 HARRISON STREET	ESE 1/4 - 1/2 (0.472 mi.)	V84	187
UNITED COMMUNITY HOS	2401 20TH ST	SSW 1/4 - 1/2 (0.472 mi.)	O87	192
2633 ROSE STREET	2633 ROSE STREET	S 1/4 - 1/2 (0.480 mi.)	95	207
3240 WOODBRIDGE, 325	3240 WOODBRIDGE, 325	SSE 1/4 - 1/2 (0.486 mi.)	Q96	208
2244 - 2292 & 2300 -	2244 - 2292 & 2300 -	ESE 1/4 - 1/2 (0.486 mi.)	V97	212
2091 & 2001 15TH STR	2091 & 2001 15TH STR	SSE 1/4 - 1/2 (0.496 mi.)	X99	215

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 6 EDR Hist Auto

sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ZIP GAS CO	2221 ASH	NNW 0 - 1/8 (0.070 mi.)	C8	17
HARRY S PURE SERVICE	3107 14TH AVE	NNW 0 - 1/8 (0.080 mi.)	C16	34
MOBIL SERVICE	2841 14TH AVE	SSE 0 - 1/8 (0.095 mi.)	B23	40
RAYMENT WM REAR	1955 ASH	NNE 0 - 1/8 (0.099 mi.)	E26	42
Lower Elevation	Address	Direction / Distance	Map ID	Page
STANDARD SERVICE STA	2206 PERRY	SSE 0 - 1/8 (0.112 mi.)	H28	43
JOE S TOWING	2801 14TH AVE	SSE 0 - 1/8 (0.117 mi.)	H29	44

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 6 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NATIONAL CARPET CLEA	3028 14TH AVE	ENE 0 - 1/8 (0.010 mi.)	1	8
SNYDER HENRY	2903 14TH AVE	SE 0 - 1/8 (0.060 mi.)	B4	13
FARMER CARRIE MRS	2140 TEMPLE AVE	ESE 0 - 1/8 (0.070 mi.)	B9	17
KEY S CLFANFRS	2844 15TH ST	S 0 - 1/8 (0.076 mi.)	D11	21
ALEXANDER BARBARA MR	2331 TEMPLE AVE	SSW 0 - 1/8 (0.086 mi.)	D18	34
CLARK CLEANERS	2001 ASH	NNE 0 - 1/8 (0.095 mi.)	E22	40

Due to poor or inadequate address information, the following sites were not mapped. Count: 48 records.

Site Name	Database(s)
NORTH CORKTOWN APARTMENTS	MI INVENTORY, MI PART 201, MI BEA
2721 CASS PARKING LOT 132, 138 & 150 W. FISHER, 127/131,	MI PART 201 MI INVENTORY, MI PART 201, MI
139, 155 & 167 BAGLEY & 1501 & 153	BEA MI INVENTORY, MI PART 201, MI
1302 & 1310-12 & 1320 WEST ELIZABE	BEA MI INVENTORY, MI PART 201, MI
1331 & 1375 MICHIGAN AVENUE	BEA MI INVENTORY, MI PART 201, MI BEA
1434 & 1448 WABASH & 1451 & 1479 V	MI INVENTORY, MI PART 201, MI BEA
1704, 2031 16TH ST. & 2308, 2253 1 2283 & 2279 COCHRANE STREET	MI PART 201, MI BEA MI INVENTORY, MI PART 201, MI BEA
2307 & 2297 COCHRANE STREET 22ND STREET, 23RD STREET & RISDON	MI PART 201, MI INVENTORY MI INVENTORY, MI PART 201, MI
2201 & 2301 20TH STREET	BEA MI INVENTORY, MI PART 201, MI BEA
2703 & 2391 23RD STREET	MI INVENTORY, MI PART 201, MI BEA
2517, 2529, 2549, & 2601 W. GRAND	MI INVENTORY, MI PART 201, MI BEA
2720, 2728, 2734, & 2776 PARK AVEN	MI INVENTORY, MI PART 201, MI BEA
2733, 2763, 2776 PARK AVE & 63 TEM	MI INVENTORY, MI PART 201, MI BEA
2811 2825 2831 2837 & 2841 4TH STR 3407, 3417, 3443, 3465 & 3475 3RD	MI INVENTORY, MI PART 201, MI BEA MI INVENTORY, MI PART 201, MI
3RD STREET AND 625, 645 & 655 CHAR	BEA MI INVENTORY, MI PART 201, MI
4211 & 4219 3RD AVENUE, DETROIT	BEA MI INVENTORY, MI PART 201, MI
42 & 48 WEST FISHER STREET AND 41, ADAMS, CASS, COLUMBIA, ELIZABETH,	BEA MI PART 201 MI INVENTORY, MI PART 201, MI
2300, 2310 AND 2324 17TH STREET, D	BEA MI INVENTORY, MI PART 201, MI
22, 40 AND 48 CHARLOTTE STREET, DE	BEA MI INVENTORY, MI PART 201, MI
2935, 2955 AND 2965 CASS AVENUE AN 438, 448, AND 458 HENRY ST.	BEA MI PART 201 MI INVENTORY, MI PART 201, MI
6101, 6127 COOK ST., 6132 MICHIGAN	BEA MI INVENTORY, MI PART 201, MI BEA
125 WEST ELIZABETH & 2029 PARK AVE	MI INVENTORY, MI PART 201, MI BEA
FOREST PARK, PARCEL 7	MI INVENTORY, MI PART 201, MI BEA
UNIVERSITY OF MICHIGAN CENTER FOR 2142 WEST GRAND RIVER AVENUE	MI PART 201 MI INVENTORY, MI PART 201, MI BEA
NE INTERSECTION FOREST AND RUSSELL	MI INVENTORY, MI PART 201, MI BEA
2440 SECOND AVE, 468 & 510 WEST FI	MI PART 201, MI INVENTORY

699 SELDEN STREET & 3764 & 3778 TH

1227 SPRUCE: 1249 & 1245 PINE AND 1345 TEMPLE, 1348 & 1360 PERRY, AN

2608 TRUMBULL AVENUE & 1410 PINE S

900 TUSCOLA STREET 36 VACANT PARCELS ON W. GRAND RIVE ON WARREN BETWEEN RUSSELL & DEQUIN

24TH STREET TO VERMONT 2520 W. GRAND RIVER 2201 W GRAND RIVER AMD 2248 & 2202

13251-13257 MICHIGAN AVENUE

2709 2713 2719 & 2727 4TH STREET

SHELL OIL COMPANY US GOVERNMENT GSA FORMER GASOLINE STATIONS MI INVENTORY, MI PART 201, MI BEA

MI PART 201, MI BEA

MI INVENTORY, MI PART 201, MI

MI INVENTORY, MI PART 201, MI BEA

MI PART 201, MI INVENTORY MI PART 201, MI INVENTORY MI INVENTORY, MI PART 201, MI

BEA

MI PART 201 MI PART 201

MI INVENTORY, MI PART 201, MI

BEA

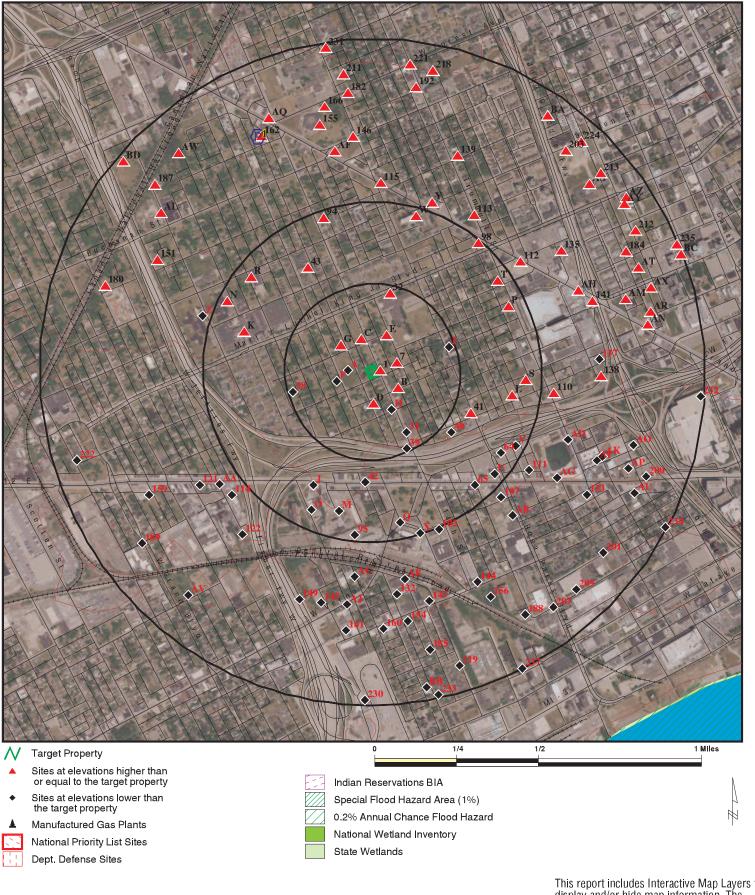
MI INVENTORY, MI PART 201, MI

MI INVENTORY, MI PART 201, MI

BEA

MI LUST, MI UST MI LUST, MI UST MI LUST, MI UST

OVERVIEW MAP - 7750573.2S



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

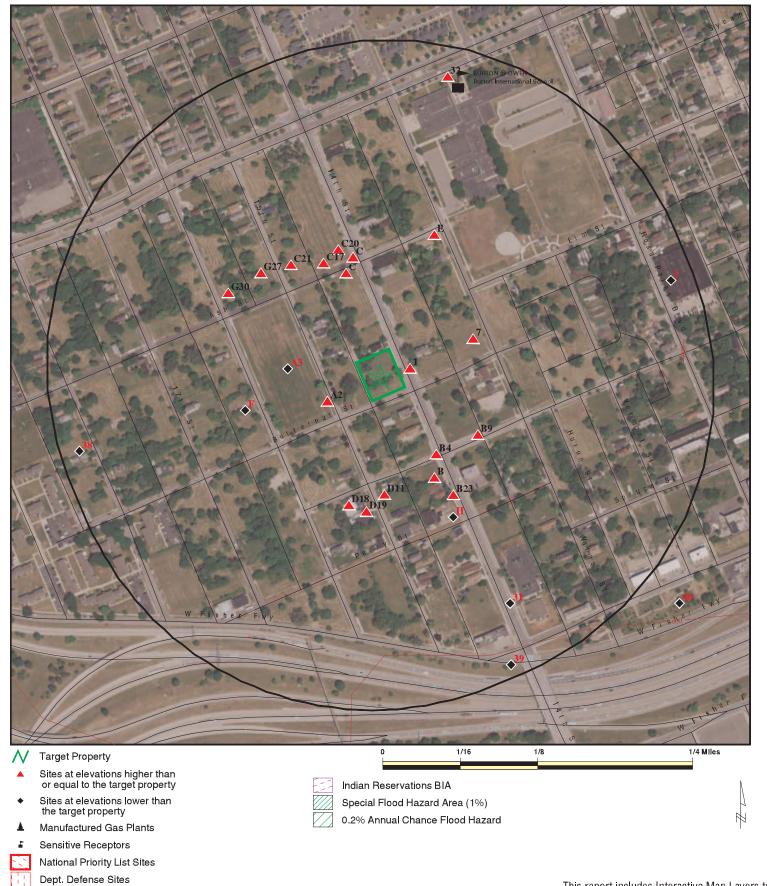
SITE NAME: TCB- POA II ADDRESS: 3001-3029 14TH ST Detroit MI 48216 LAT/LONG: 42.336269 / 83.079747

CLIENT: GEI Consultants of MI, Inc. CONTACT: Kenneth D Sams

CONTACT: Kenneth D Sams INQUIRY #: 7750573.2s

DATE: August 30, 2024 11:17 am

DETAIL MAP - 7750573.2S



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

TCB- POA II 3001-3029 14TH ST Detroit MI 48216 SITE NAME: ADDRESS: LAT/LONG: 42.336269 / 83.079747

CLIENT: CONTACT: GEI Consultants of MI, Inc.

Kenneth D Sams INQUIRY#: 7750573.2s

DATE: August 30, 2024 11:21 am Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

-83.0751599999999

PONY EXPRESS COURIER CORP (Continued)

1028427507

EDR ID Number

Address Match Type: Not reported

Reported Date: 1998/11/03 15:59:59+00 Status: No Further Action

Substance: Gasoline
Population within 1500ft: 598
Domestic Wells within 1500ft: 0

Land Use: Developed, Medium Intensity

Within SPA: Yes

SPA PWS Facility ID: MI0002838_10886

SPA Water Type: SW - SurRELEASEe Water

SPA Facility Type: IN - Intake SPA HUC12: 40900040503

Within WHPA: No

WHPA PWS Facility ID:

WHPA Water Type:

WHPA Facility Type:

WHPA HUC12:

Not reported

Not reported

Within 100yr Floodplain: No

Tribe: Not reported

EPA Region: 5

NFA Letter 1: Not reported
NFA Letter 2: Not reported
NFA Letter 3: Not reported
NFA Letter 4: Not reported
Closed With Residual Contaminate: Not reported
Coordinate Source: State
X Coord: -83.07516

Y Coord: 42.33703 Latitude: 42.3370299999999

134 PONY EXPRESS COURIER CORP.

Longitude:

ENE 2950 ROSA PARKS BLVD 1/8-1/4 DETROIT, MI 48216

0.231 mi.

1222 ft. Site 2 of 5 in cluster I

 Relative:
 AST:

 Lower
 Name:
 PONY EXPRESS COURIER CORP.

 Actual:
 Address:
 2950 ROSA PARKS BLVD

601 ft. City: DETROIT
Zip: 48216-1217
Facility ID: 92082259

Owner Name: PONY EXPRESS COURIER CORP

Owner Address: 2950 ROSA PARKS BLVD Owner City,St,Zip: DETROIT, MI 48216-1217

District: 1

Date of Collection: 01/11/2001 Accuracy: 100 FEET

Source: STATE OF MICHIGAN

Point Line Area: POINT

Description Category: Plant Entrance (Freight)

Method of Collection: Address Matching-House Number

Horizontal Datum: NAD83 Latitude: 42.3370250 Longitude: -83.075163

Tank Id: ATK-023680-15

MI AST

A100207321

N/A

Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

PONY EXPRESS COURIER CORP. (Continued)

A100207321

EDR ID Number

AST Removed

Tank Status: Removed from Premises

Capacity (in gallons): Not reported
Installation Date: Not reported
Substance Stored: Other
Removed/Closed Date: 09/14/1994

135 TOTAL ARMORED CAR SERVICE INC

MI AST S111343607 MI WDS N/A

ENE 2950 ROSA PARKS BLVD 1/8-1/4 DETROIT, MI 48216

0.231 mi.

1222 ft. Site 3 of 5 in cluster I

Relative: AST: Lower Na

Name: TOTAL ARMOURED CAR SERVICE INC

Actual: Address: 2950 ROSA PARKS BLVD

601 ft. City: DETROIT
Zip: 48216-1217
Facility ID: 81084226

Owner Name: TOTAL ARMOURED CAR SERVICE INC

Owner Address: 13802 WEST 7 MILE RD Owner City,St,Zip: DETROIT, MI 48235-1715

District:

Date of Collection: Not reported Not reported Accuracy: Source: Not reported Not reported Point Line Area: **Description Category:** Not reported Not reported Method of Collection: Horizontal Datum: Not reported Not reported Latitude: Longitude: Not reported

Tank Id: ATK-119753-15
Tank Status: Non-Registered Tank

Capacity (in gallons): 1000
Installation Date: Not reported
Substance Stored: FL/CL
Removed/Closed Date: Not reported

Active ASTs

Tank Id: ATK-119752-15
Tank Status: Non-Registered Tank

Capacity (in gallons): 1000
Installation Date: Not reported
Substance Stored: FL/CL
Removed/Closed Date: Not reported

WDS:

Name: TOTAL ARMORED CAR SERVICE INC

Address: 2950 ROSA PARKS BLVD
City,State,Zip: DETROIT, MI 48216
Site Id: MIR000036053
WMD Id: 412757

Site Specific Name: TOTAL ARMORED CAR SERVICE INC

Mailing Address: 2950 ROSA PARKS BLVD

Mailing City/State/Zip: 48216
Mailing County: WAYNE

NATIONAL PIPELINE MAPPING SYSTEM





Natural Resources Conservation

Service

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

Custom Soil Resource Report for Wayne County, Michigan

POA II Project



Preface

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

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

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2 053951).

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

-

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

(o)

Blowout

 \boxtimes

Borrow Pit

Ж

Clay Spot

 \Diamond

Closed Depression

Š

Gravel Pit

...

Gravelly Spot

0

Landfill Lava Flow

٨

Marsh or swamp

2

Mine or Quarry

^

Miscellaneous Water

0

Perennial Water
Rock Outcrop

4

Saline Spot

. .

Sandy Spot

...

Severely Eroded Spot

۸

Sinkhole

Ø

Sodic Spot

Slide or Slip

__.._

8

Spoil Area Stony Spot



Very Stony Spot



Wet Spot Other



Special Line Features

Water Features

_

Streams and Canals

Transportation

ransp

Rails

~

Interstate Highways

US Routes

 \approx

Major Roads

~

Local Roads

Background

Marie Control

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12.000.

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

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

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

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

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

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BntuaB	Blount-Urban land complex, 0 to 4 percent slopes	12.0	75.0%
MidaaA	Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes	2.4	15.0%
ShbuaB	Shebeon-Urban land complex, 0 to 4 percent slopes	1.6	9.9%
Totals for Area of Interest	'	16.0	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Wayne County, Michigan

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

Map Unit Setting

National map unit symbol: 2tx75

Elevation: 580 to 650 feet

Mean annual precipitation: 28 to 38 inches Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Blount, human transported surface, and similar soils: 55 percent

Urban land: 35 percent

Minor components: 10 percent

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

Description of Blount, Human Transported Surface

Setting

Landform: Wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

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

Typical profile

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

Cd - 37 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 19 to 49 inches to densic material

Drainage class: Somewhat poorly drained

Runoff class: Medium

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

in/hr)

Depth to water table: About 2 to 31 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum content: 28 percent

Gypsum, maximum content: 1 percent

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

Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

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

in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D Hydric soil rating: No

Minor Components

Ziegenfuss, human transported surface

Percent of map unit: 7 percent Landform: Wave-worked till plains

Microfeatures of landform position: Open depressions

Down-slope shape: Linear, concave Across-slope shape: Convex, linear

Ecological site: F099XY013MI - Wet Lake Plain Flats

Hydric soil rating: No

Midtown

Percent of map unit: 3 percent Landform: Wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

MidaaA—Midtown gravelly-artifactual sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tx7g

Elevation: 570 to 680 feet

Mean annual precipitation: 28 to 38 inches Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Midtown and similar soils: 85 percent Minor components: 15 percent

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

Description of Midtown

Setting

Landform: Wave-worked till plains, water-lain moraines

Down-slope shape: Linear

Across-slope shape: Convex, linear, concave

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

Typical profile

^Au - 0 to 8 inches: gravelly-artifactual sandy loam ^Cu - 8 to 37 inches: very gravelly-artifactual clay loam

BCgb - 37 to 45 inches: clay loam C - 45 to 55 inches: clay loam Cd - 55 to 80 inches: loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 38 to 79 inches to densic material

Drainage class: Somewhat poorly drained

Runoff class: Very low

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

in/hr)

Depth to water table: About 20 to 61 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Gypsum, maximum content: 1 percent

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

Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 5 percent

Hydric soil rating: No

Avoca, human transported surface

Percent of map unit: 4 percent

Landform: Wave-worked till plains, water-lain moraines

Down-slope shape: Linear

Across-slope shape: Concave, convex, linear

Ecological site: F099XY003MI - Warm Moist Sandy Depression

Hydric soil rating: No

Riverfront

Percent of map unit: 3 percent

Landform: Wave-worked till plains, water-lain moraines

Down-slope shape: Linear

Across-slope shape: Convex, linear, concave Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Parkhill, human transported surface

Percent of map unit: 3 percent

Landform: Wave-worked till plains, water-lain moraines *Microfeatures of landform position:* Open depressions

Down-slope shape: Linear, concave

Across-slope shape: Concave, convex, linear

Ecological site: F099XY013MI - Wet Lake Plain Flats

Hydric soil rating: No

ShbuaB—Shebeon-Urban land complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2v13s

Elevation: 580 to 670 feet

Mean annual precipitation: 28 to 38 inches Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Shebeon, human transported surface, and similar soils: 55 percent

Urban land: 35 percent

Minor components: 10 percent

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

Description of Shebeon, Human Transported Surface

Setting

Landform: Wave-worked till plains, water-lain moraines

Down-slope shape: Linear

Across-slope shape: Linear, convex

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

Typical profile

^Au - 0 to 9 inches: sandy loam ^Cu - 9 to 12 inches: loam Bwb - 12 to 27 inches: loam BC - 27 to 31 inches: clay loam C - 31 to 55 inches: clay loam Cd - 55 to 80 inches: loam

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 51 to 65 inches to densic material

Drainage class: Somewhat poorly drained

Runoff class: Low

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

in/hr)

Depth to water table: About 33 to 47 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Gypsum, maximum content: 1 percent

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

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: C

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

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

in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D Hydric soil rating: No

Minor Components

Parkhill, human transported surface

Percent of map unit: 5 percent

Landform: Wave-worked till plains, water-lain moraines Microfeatures of landform position: Open depressions

Down-slope shape: Linear, concave Across-slope shape: Linear, convex

Ecological site: F099XY013MI - Wet Lake Plain Flats

Hydric soil rating: No

Midtown

Percent of map unit: 3 percent

Landform: Water-lain moraines, wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Avoca, human transported surface

Percent of map unit: 2 percent

Landform: Wave-worked till plains, water-lain moraines

Down-slope shape: Linear

Across-slope shape: Linear, convex

Ecological site: F099XY003MI - Warm Moist Sandy Depression

Hydric soil rating: No

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July 8, 2025

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

RE: Section 106 Review of the HUD CHOICE Funded Preserve on Ash II and Preserve on Ash III Projects, Located in North Corktown, the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...," dated December 21, 2022, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

The Choice Neighborhood Initiative Preserve on Ash Project (POA) project includes POA Phase I, POA Phase II, POA Phase III, and the Community Empowerment Center (CEC). The proposed POA Project is generally bounded by Martin Luther King Boulevard to the north, Vermont Street to the east, Temple Street to the south, and 17th Street to the west and covers 11.6 acres.

The Housing & Revitalization Department has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. On 11/7/2022, a request for Tribal Consultation was submitted to the following Tribes:

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

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- Saginaw Chippewa Indian Tribe of Michigan
- Sault Ste. Marie Tribe of Chippewa Indians
- Seneca Cayuga Nation

Responses were received from the Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians, Nottawaseppi Huron Band of the Potawatomi, Miami Tribe of Oklahoma, and The Pokagon Band of Potawatomi Indians, Michigan and Indiana. This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

A survey of above ground resources titled Architectural Resources Survey Report for the Preserve on Ash (POA) Project, North Corktown Neighborhood, City of Detroit, Wayne County, Michigan, evaluated the project APE and determined no historic above ground resources were extant with the entire Preserve on Ash Project APE. Due to the size and nature of this project, fieldwork to further examine the potential for affecting historic archaeological resources has been divided into multiple phases.

POA I (under construction in June of 2025) is the initial development phase of the comprehensive neighborhood revitalization plan and includes five apartment buildings for a total of 69 mixed income housing units concentrated in the North Corktown Neighborhood. POA I received a determination of No Adverse Effect on December 15, 2023.

POA II includes the construction of one apartment building with a total of 31 affordable housing units, while POA III includes three apartment buildings and 8 townhomes for a total of 60 affordable housing units.

Per Stipulation VI of Programmatic Agreement (PA), POA II & III qualified for review by SHPO's archaeologist. Following preparation of an updated study plan that incorporated the results of the POA I investigations (Burns and Mueller Epstein 2024), GEI and Commonwealth conducted additional fieldwork in support of POA II and III phases of the Project in October and November of 2024, documenting an additional 22 archaeological sites (20WN1326 through 20WN1334) (Mueller Epstein 2025). Commonwealth recommended that the sites are eligible for listing in the NRHP as part of North Corktown Archaeology District, but that no further archaeological investigation be conducted and that the project would have no adverse effect on the historic properties. On May 22, 2025, HRD concurred with Commonwealth's recommendations (Burns 2025).

A request for concurrence on this recommendation was submitted to SHPO on 5/22/2025. As of 7/8/2025, SHPO has not responded to the request and the 30-day consultation period has passed. Therefore, POA II and III have been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places. Section 106 is complete. If you have any questions, you may contact the Preservation Specialist at Ciavattonet@detroitmi.gov.



Coleman A. Young Municipal Center 2 Woodward Avenue. Suite 908 Detroit, Michigan 48226 Phone: 313.224.6380 Fax: 313.224.1629 www.detroitmi.gov

Sincerely,

Tiffany Ciavattone

Preservation Specialist

City of Detroit

Housing & Revitalization Department

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > Day/Night Noise Level (DNL) Calculator

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/).

Guidelines

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

DNL Calculator

Road # 1 Name:	14th Street
oser s wante	Joe Bertherman (GEI)
User's Name	
Record Date	06/19/2025
Site ID	Detroit Corktown POA II

Road #1

Vehicle Type	Cars 🗸	Medium Trucks 🗸	Heavy Trucks 🗸	
Effective Distance	40	40	40	
Distance to Stop Sign				
Average Speed	30	30	30	
Average Daily Trips (ADT)	1092	43	14	
Night Fraction of ADT	15	15	15	
Road Gradient (%)			1	
Vehicle DNL	54	50	57	
Calculate Road #1 DNL	59	Reset		

Road # 2 Name:	Martin Luther King Jr. Blvd
Road #2	

Vehicle Type Cars ✓ Medium Trucks ✓ Heavy Trucks ✓

Effective Distance	1000	1000	1000
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	6451	255	85
Night Fraction of ADT	15	15	15
Road Gradient (%)			1
Vehicle DNL	39	35	44
Calculate Road #2 DNL	46	Reset	

Dood # 2 Name: W Fisher Service Rd

Road #3					
Vehicle Type	Cars 🔽	Medium Trucks 🗹	Heavy Trucks 🗹		
Effective Distance	1000	1000	1000		
Distance to Stop Sign					
Average Speed	25	25	25		
Average Daily Trips (ADT)	3133	124	41		
Night Fraction of ADT	15	15	15		
Road Gradient (%)			1		
Vehicle DNL	36	32	40		
Calculate Road #3 DNL	42	Reset			
Add Road Source Add I	Rail Source				
Airport Noise Level		50			
Loud Impulse Sounds?		○Yes ● No	○Yes ○ No		
Combined DNL for all Road and Rail sources		59			
Combined DNL including Airport		60	60		
Site DNL with Loud Impuls	se Sound				
Calculate Reset					

Mitigation Options

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

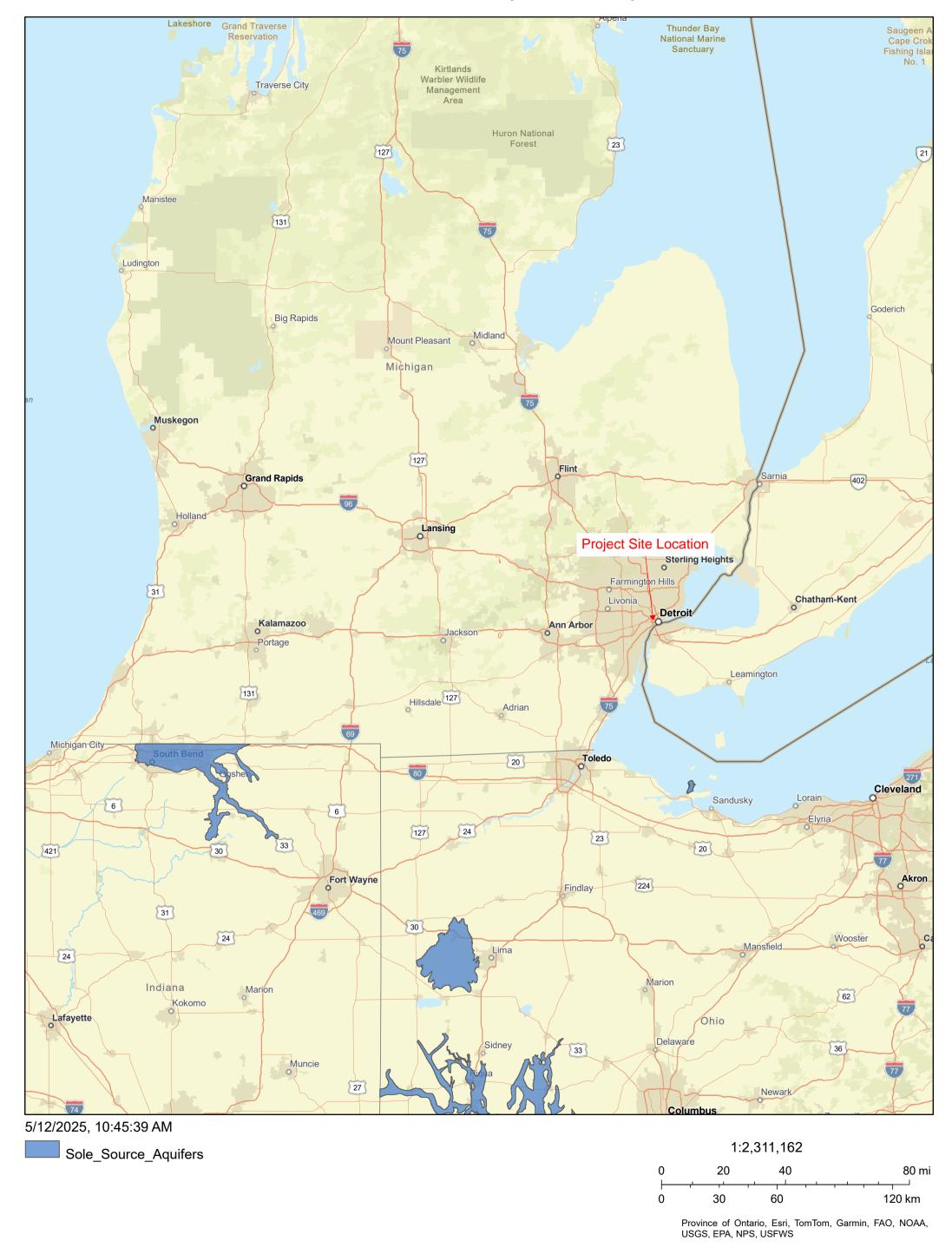
- **No Action Alternative**: Cancel the project at this location
- Other Reasonable Alternatives: Choose an alternate site
- Mitigation
 - Contact your Field or Regional Environmental Officer (/programs/environmentalreview/hud-environmental-staff-contacts/)
 - Increase mitigation in the building walls (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

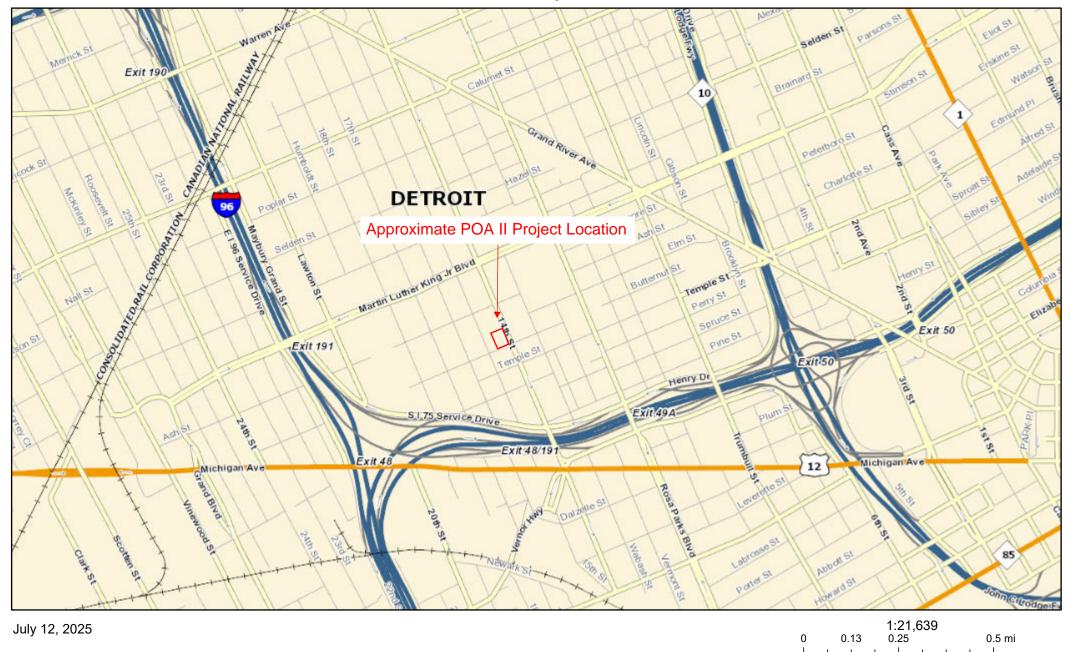
Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

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

Sole Source Aquifers Map



Wetlands Map Viewer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

0.8 km

0.4

OpenStreetMap contributors, and the GIS User Community

0.2

Wild and Scenic Rivers



EJScreen Multisite Report

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

EJAM Report

Site 1 (ejam_uniq_id 1) with 1 mile buffer Population: 10,758

Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE In State	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (PM 2.5 in ug/m3)	9.63	7.84	95	8.45	84
Ozone (ppb)	68.9	67.3	63	61.8	83
Nitrogen Dioxide (NO2)	12.1	7.7	88	7.8	88
Diesel Particulate Matter (ug/m3)	0.222	0.116	99	0.191	70
Toxic Releases to Air	5,600	2,500	92	4,600	87
Traffic Proximity and Volume (daily traffic count/distance to road)	4,100,000	910,000	99	1,700,000	88
Lead Paint Indicator (% pre-1960s housing)	0.47	0.38	65	0.3	72
Superfund Proximity (site count/km distance)	0.00	0.28	0	0.39	0
RMP Proximity (facility count/km distance)	1.26	0.38	92	0.57	86
Hazardous Waste Proximity (facility count/km distance)	5.2	2.0	92	3.5	80
Underground Storage Tanks (UST) indicator	28.7	7.6	94	3.6	98
Wastewater Discharge Indicator (toxicity-weighted concentration/distance)	55	880	74	700,000	50
Drinking Water Non-Compliance	0.0	0.39	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	2.66	1.18	92	1.34	90
Supplemental Demographic Index USA	2.52	1.50	91	1.64	89
% Low Income	61%	31%	89	30%	89
% in limited English-speaking Households	2%	2%	82	5%	65
% Unemployed	12%	6%	84	6%	87
% with Less Than High School Education	18%	9%	87	11%	78
% under Age 5	7%	5%	74	5%	70
% over Age 64	16%	18%	48	18%	52
% People of Color	78%	26%	90	40%	81

Environmental Justice & Supplemental Indexes

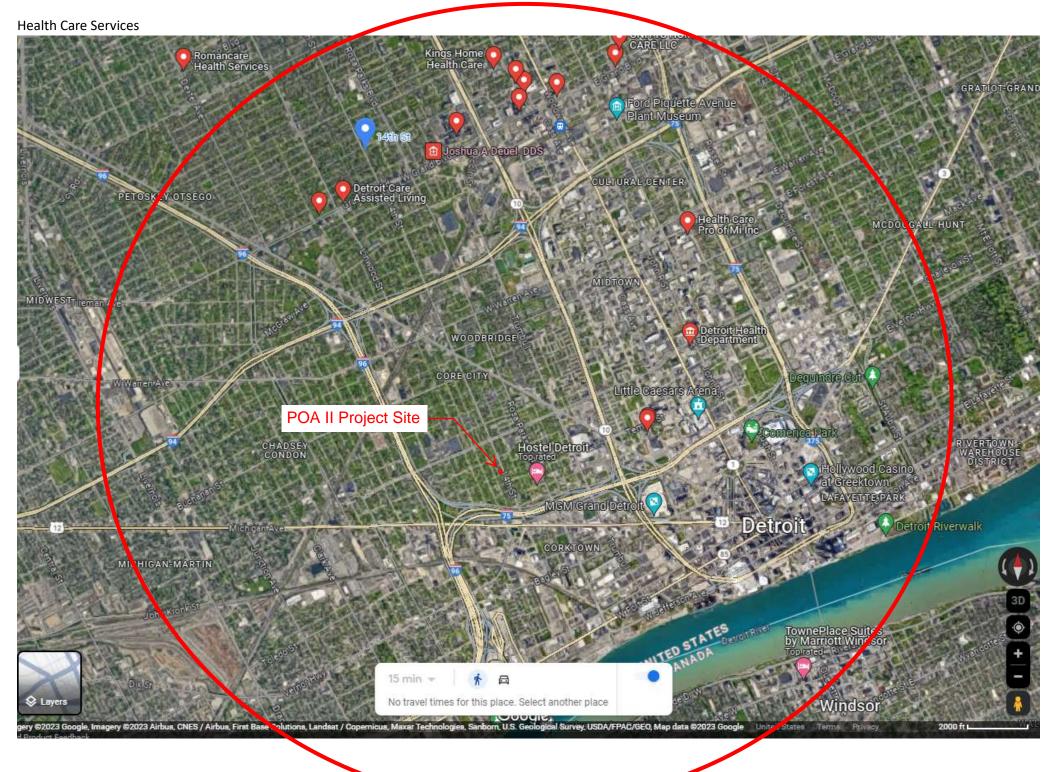
The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. For each of the environmental indicators in ElScreen, there is an El Index and a Supplemental El Index. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the El a supplemental indexes, please visit the ElScreen 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.

SELECTED VARIABLES	PERCENTILE In State	PERCENTILE In USA				
EI INDEXES						
Particulate Matter El Index	95	95				
Ozone El Index	96	94				
Nitrogen Diaxide (NO2) El Index	94	94				
Diesel Particulate Matter El Index	96	90				
Toxic Releases to Air El Index	95	96				
Traffic Proximity and Volume El Index	96	95				
Lead Paint El Index	86	90				
Superfund Proximity El Index	0	0				
RMP Proximity El Index	96	94				
Hazardous Waste Proximity El Index	96	94				
Underground Storage Tanks El Index	95	97				
Wastewater Discharge El Index	96	83				
Drinking Water Non-Compliance El Index	0	0				
SUPPLEMENTAL EJ INDEXES						
Particulate Matter Supplemental El Index	96	96				
Ozone Supplemental EJ Index	96	95				
Nitrogen Dioxide (NO2) Supplemental EJ Index	94	95				
Diesel Particulate Matter Supplemental EJ Index	97	91				
Toxic Releases to Air Supplemental EJ Index	95	95				
Traffic Proximity and Volume Supplemental El Index	96	96				
Lead Paint Supplemental El Index	81	87				
Superfund Proximity Supplemental EJ Index	0	0				
RMP Proximity Supplemental El Index	96	94				
Hazardous Waste Proximity Supplemental EJ Index	95	94				
Underground Storage Tanks Supplemental EJ Index	94	97				
Wastewater Discharge Supplemental El Index	94	79				
Drinking Water Non-Compliance Supplemental El Index	0	0				

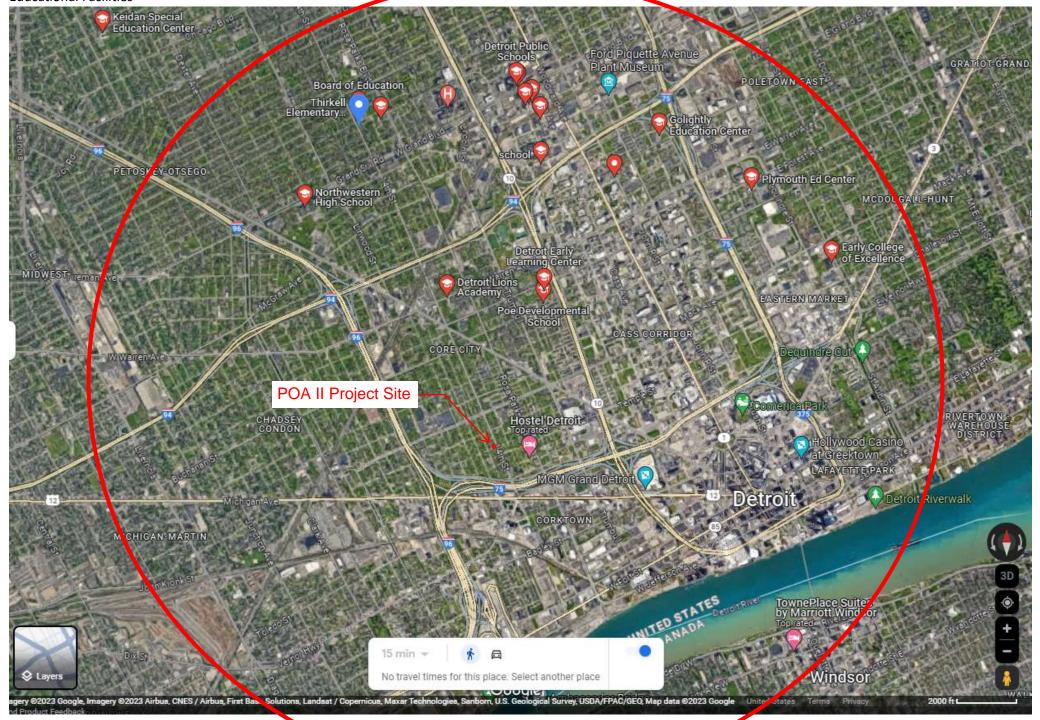
SELECTED VARIABLES	VALUE				
BREAKDOWN BY RACE					
% Hispanic or Latino	12%				
% Black or African American (non-Hispanic, single race)	60%				
% Asian (non-Hispanic, single race)	1%				
% American Indian and Alaska Native (non-Hispanic, single race)	0%				
% Native Hawaiian and Other Pacific Islander (non-Hispanic, single race)	0%				
% Other race (non-Hispanic, single race)	1%				
% Two or more races (non-Hispanic)	3%				
% White (non-Hispanic, single race)	22%				
BREAKDOWN BY GENDER					
% Male	46%				
% Female	54%				
LIMITED ENGLISH SPEAKING BREAKDOWN					
%Spanish lang (as %of limited English hhlds)	91%				
%Other Indo-European lang (as %of limited English hhlds)	0%				
%Asian-Pacific Island lang (as %of limited English hhlds)	0%				
%Other lang (as %of limited English hhlds)	9%				

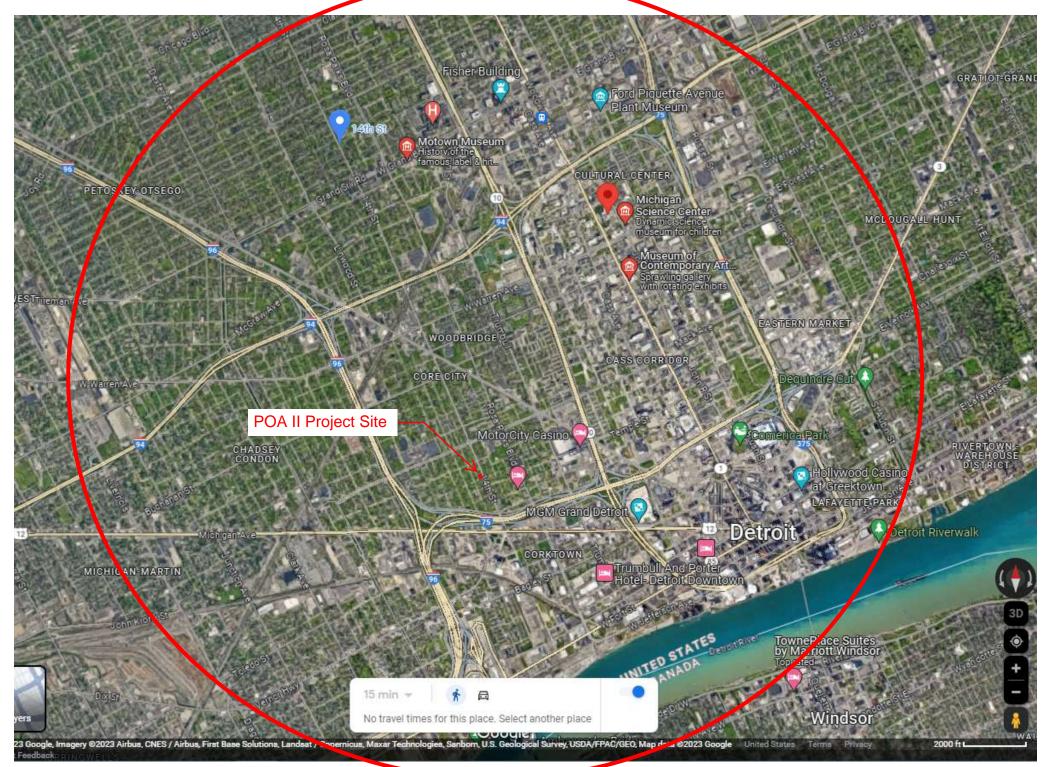


Commercial Facilities



Educational Facilities





QuickFacts Detroit city, Michigan

QuickFacts provides statistics for all states and counties. Also for cities and towns with a population of 5,000 or more.

Q Enter state, county, city, town, or zip code -- Select a fact -- TABLE MORE

Table

All Topics	Q	Detroit city,	
		Michigan	
1 Population estimates, July 1, 2024, (V2024)			△ 645,705
PEOPLE			
Population			
1 Population estimates, July 1, 2024, (V2024)			△ 645,705
Population estimates base, April 1, 2020, (V2024)			△ 639,471
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)			1.0%
Population, Census, April 1, 2020			639,111
Population, Census, April 1, 2010			713,777
Age and Sex			
Persons under 5 years, percent			▲ 6.8%
Persons under 18 years, percent			▲ 25.0%
Persons 65 years and over, percent			1 4.8%
⊕ Female persons, percent			₫ 52.5%
Race and Hispanic Origin			
① White alone, percent			△ 11.7%
Black alone, percent (a) (a)			₫ 76.8%
American Indian and Alaska Native alone, percent (a) (a)			▲ 0.4%
Asian alone, percent (a) (a)			△ 1.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)			▲ 0.0%
1 Two or More Races, percent			4.8%
Hispanic or Latino, percent (b) (b)			▲ 8.0%
White alone, not Hispanic or Latino, percent			▲ 10.3%
Population Characteristics			
① Veterans, 2019-2023			21,434
1 Foreign-born persons, percent, 2019-2023			6.0%

Housing	
① Housing Units, July 1, 2024, (V2024)	
Owner-occupied housing unit rate, 2019-2023	
Median value of owner-occupied housing units, 2019-2023	
Median selected monthly owner costs - with a mortgage, 2019-2023	
Median selected monthly owner costs -without a mortage, 2019-2023	
1 Median gross rent, 2019-2023	
1 Building Permits, 2024	
Families & Living Arrangements	
1 Households, 2019-2023	
Persons per household, 2019-2023	
1 Living in the same house 1 year ago, percent of persons age 1 year+, 2019-2023	
1 Language other than English spoken at home, percent of persons age 5 years+, 2019-2023	
Computer and Internet Use	
1 Households with a computer, percent, 2019-2023	
1 Households with a broadband Internet subscription, percent, 2019-2023	
Education	
1 High school graduate or higher, percent of persons age 25 years+, 2019-2023	
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	
Health	
1 With a disability, under age 65 years, percent, 2019-2023	
1 Persons without health insurance, under age 65 years, percent	
Economy	
1 In civilian labor force, total, percent of population age 16 years+, 2019-2023	
1 In civilian labor force, female, percent of population age 16 years+, 2019-2023	
1 Total accommodation and food services sales, 2022 (\$1,000) (c)	
1 Total health care and social assistance receipts/revenue, 2022 (\$1,000) (c)	
1 Total transportation and warehousing receipts/revenue, 2022 (\$1,000) (c)	
1 Total retail sales, 2022 (\$1,000) (c)	
1 Total retail sales per capita, 2022 (c)	
Transportation	
① Mean travel time to work (minutes), workers age 16 years+, 2019-2023	
Income & Poverty	
Median households income (in 2023 dollars), 2019-2023	

BUSINESSES	
Businesses	
1 Total employer establishments, 2022	X
1 Total employment, 2022	X
① Total annual payroll, 2022 (\$1,000)	X
1 Total employment, percent change, 2021-2022	X
1 Total nonemployer establishments, 2023	X
All employer firms, Reference year 2022	6,551
Men-owned employer firms, Reference year 2022	4,062
Women-owned employer firms, Reference year 2022	1,018
① Minority-owned employer firms, Reference year 2022	1,348
Nonminority-owned employer firms, Reference year 2022	4,031
① Veteran-owned employer firms, Reference year 2022	134
Nonveteran-owned employer firms, Reference year 2022	5,252
⊕ GEOGRAPHY	
Geography	
Population per square mile, 2020	4,606.8
Population per square mile, 2010	5,144.3
① Land area in square miles, 2020	138.73
① Land area in square miles, 2010	138.75
1 FIPS Code	2622000

