

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

Project Information

Project Name: Villages-of-Parkside-1A-and1B

HEROS Number: 900000010493368

Start Date: 08/28/2025

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

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, Michigan

Certifying Officer: Julie Schneider, Director

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Triterra

Point of Contact: Meredith Crane

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

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

Project Location: 5250 Conner Street, Detroit, MI 48213

Additional Location Information:

The proposed development is located within an approximately 5.28-acre tract of land located in the southern portion of Parcel Tax ID 210462202-11; the subject property is currently vacant land and is zoned R5 (Medium Density Residential).

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

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

GDC-DHC Parkside I Limited Dividend Housing Association, LLC is proposing the first two phases of The Villages at Parkside redevelopment. A separate review for additional phases will be completed if and when the project receives future federal allocations. This EA has been conducted for Phases IA and IB of the proposed Villages at Parkside project. The proposed development is located within an approximately 5.28-acre tract located in the southern portion of Parcel Tax ID 210462202-11 (5250 Conner Street, in Detroit, MI). The subject property is currently vacant land, zoned R5 (Medium Density Residential), and is currently owned by the City of Detroit P&DD, Care of DBA. The proposed project includes acquisition and new construction of three four-story residential apartment buildings (116 units) and three blocks of two-story residential townhouses (44 units) - 160 total living units. Additional improvements include paved parking with 120 spaces including 10 accessible parking spaces (3-van accessible & 7-car accessible), greenspace, and landscaping. The residential dwelling mix will include: X20 one bedroom/one bath (730-763 SF) x50 two bedroom/1.5 bath (950-983 SF) x60 three bedroom/2.5 bath (1200-1360 SF) x8 four bedroom/3.5 bath (1966 SF) x20 four bedroom/four bath (1940 SF) The Villages of Parkside campus is anticipated to be a mix of market rate and affordable dwelling units; however, a majority of the units will be restricted to renters with household incomes not exceeding 80% of Area Median Income and 4%/9% LIHTC transaction utilizing Average Income (AI). The project will provide rents available at affordable rates for income earners at 30%, 50%, 60%, and 80% of the Area Median Income ("AMI") for Wayne County. The developments will pay for common area electric, natural gas, cold water, trash removal and recycling, WIFI broadband internet access, as well as general property maintenance. Residents will be responsible to pay for the utilities within their apartment (electric, hot water, cable television/dedicated internet). Since residents will be responsible for their own utilities, a Utility Allowance will be provided as a reduction in rent from the Gross Rent. This project has already received an Authority to Use Grant Funds for 160 Detroit Housing Commission Project-Based Vouchers on January 7, 2025. This review is for \$8,000,000 in Community

Development Block Grant (CDBG) Disaster Recovery (DR) funds. This environmental review is valid for up to five years

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

The goals of the project include designing a program and structure that is contextually appropriate, sensitive to community needs, financially viable, and energy efficient and sustainable. The project aims to provide affordable housing to the community, specifically single families and senior

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

The subject property currently consists of vacant land. The property is adjoined by vacant/undeveloped land to the north, Chandler municipal park to the east, Villages of Parkside multi-family housing to the south, and various commercial businesses and healthcare facilities to the west. The lack of affordable housing in the area further exacerbates the low Diversity Index¹, as a disproportionate amount of low-income renters are non-white households. This is further evidenced by the summary of at-risk households at each property. 36% of households (5,895 total households) within the 11 square mile Primary Market Area (PMA) live at or below the Poverty Level.

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

[Zoning GIS.pdf](#)

[Detroit Zoning MAP33.pdf](#)

[Site Plans 8_23_2024.pdf](#)

[Property Location.pdf](#)

[Ginosko Packet.pdf](#)

[Assessing Records.pdf](#)

[5250 CONNER PHASES 1A 1B FEASIBILITY ANALYSIS_02V3_08-23-2024.pdf](#)

[2024-08-29 5250 Conner ALTA.pdf](#)

[Photo Log.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:

[Sig Page - Parkside IA and IB.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
B25MU260001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$8,000,000.00
M1001	Public Housing	Project-Based Voucher Program	\$0.00

**Estimated Total HUD Funded, \$8,000,000.00
Assisted or Insured Amount:**

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$75,985,062.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed property is located approximately 1.3miles SE of Cole A. Young International, ~7.48 miles north of the Windsor International Airport, and ~20.7 miles NE of the Detroit Metropolitan Airport. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in

Improvement Act of 1990 [16 USC 3501]		compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA map 26163C0140F (effective October 21, 2021). The project is not located in a FEMA-designated Special Flood Hazard Area. The City of Detroit is a participant in good standing with the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in maintenance status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. According to the EGLE document (July 2025) Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~5.3 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. Triterra contacted Breanna Bukowski from the EGLE Air Quality Division, to determine if the project's estimated emissions levels are below de minimis levels for ozone. According to the general conformity letter dated August 23, 2024, it was determined that emission levels for the project were

		below the de minimis levels for general conformity.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Additional Subsurface Investigation - March 22, 2024. Naphthalene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, fluoranthene, fluorene, phenanthrene, arsenic, total chromium, lead, mercury, selenium, and zinc in soil above the current Part 201 Residential GCC. Phase I ESA - August 26, 2024. REC: The documented presence of contamination on the subject property (see 9/22/2024 analytical results). Response Activity Plan - Evaluation Plan 8/9/2024, - EGLE approval 8/16/2024. Urban fill material represents a potential dispersed vapor source. Complete exposure pathways identified included Phenanthrene and mercury in exceedance of SSVIAC, arsenic and lead were detected in soil in exceedance of residential direct contact. Additional site assessment activities are recommended to further evaluate VIAP and DC pathways, additional site investigations will include: Incremental Sampling (IS) completed to evaluate the upper 12 inches of soil and obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If concentrations are below Residential DC GCC, the existing soil will remain and be used onsite as an exposure barrier. Alternatively, if one or more ISM samples exceed the Part 201 Residential DC GCC, a direct contact exposure barrier will be installed. To evaluate VIAP, the submitter is proposing installation of up to 22 total soil gas wells over the property; samples

		<p>submitted for analysis of VOCs and PAHs. If the sample results are all below the Unrestricted Residential SSVIAC, it will be concluded that the contamination present within the urban fill is dispersed and does not pose a risk or unacceptable exposure for the VIAP and no further sampling or evaluation of the VIAP will be necessary. If one or more of the hazardous substances is detected in soil gas sample, then at least two sampling events three months apart will be conducted. If the sample results are below the applicable Unrestricted Residential SSVIAC for soil gas for the sample events, it will be determined that the contamination does not pose a risk or unacceptable exposure for the VIAP and no further sampling or evaluation of the VIAP is necessary. However, if the applicable Unrestricted Residential SSVIAC are exceeded, vapor mitigation will be required. Additionally, there is potential pad-mounted PCB containing electrical equipment present on the western portion of the property. In order to determine if contamination is present stemming from the electrical equipment, the submitter is proposing to complete 8 soil borings around the equipment pad; soil samples submitted for analysis of VOCs, PAHs, PCBs, and MI 10 Metals. Triterra received Notice of Approval of the Response Activity Evaluation Plan for Parkside Village 1 Development from EGLE on August 16, 2024. Per the HUD CPD-23-103, the City of Detroit has elected to follow a 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 average results of the radon tests was 0.74 pCi/L. Based on the samples taken in the City and the results averaging</p>
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		under 4 pCi/L, no additional testing is required by the City of Detroit. While the City of Detroit has exempted the project from radon testing, this project must test for radon due to the MAP requirements for the RAD application According to HUD MAP guidelines (2021), "A radon report is required unless an exception listed in Section 9.6.3.2.C applies". Since no exemptions are applicable to the project under Section 9.6.3.2.C, and new construction is proposed, the applicant plans to follow radon resistant code requirements in the new construction and will have radon testing completed post-construction to confirm radon levels do not exceed 4 pCi/L. Asbestos & Lead evaluation was not applicable, property is currently undeveloped.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the USFWS IPAC official species list, the following federally threatened or endangered species are listed for Wayne, County: Myotis sodalis (Indiana Bat) Calidris canutus rufa (Rufa Red Knot) Sistrurus catenatus (Eastern Massasauga) Platanthera leucophaea (Eastern Prairie fringed Orchid) The subject property does not contain suitable habitat for the above listed threatened or endangered species for Wayne County. The project area is previously developed, but now undeveloped grass lot with scattered trees and shrubs in an established residential and commercial corridor and is not likely to contain suitable habitat. It is Triterra's professional opinion, that additional consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Triterra reviewed Michigan LARA Fire Services records for active AST facilities located within zip codes 48213, 48214, and 48215 and located within one mile

		of the subject property. The following sites were identified: Mack Avenue Assembly Plant -11570 E. Warren (6 ASTs in current use, largest ASTs (x2) are 12,000gal FL/CL) - ASTs located ~ 970ft southwest (ASDBOP 498ft, ASDPPU 778 ft, ASDBPU 158ft) PVS Transportation - 11001 Harper Ave (x1 8000gal FL/CL - currently in use) - located ~4,400 ft northwest (ASDPPU- 657ft, ASDBPU 131ft) The identified ASTs are located beyond the required separation distances.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA map 26163C0140F (effective October 21, 2021). The project is not located in a FEMA designated Special Flood Hazard Area. The City of Detroit is a participant in good standing with the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The 500-yr floodplain elevation was determined to be approximately 578 feet. According to USGS topographic maps, the property elevation is approximately 600ft. This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the Section 106 application completed by Mannik & Smith Group, "Two historic resources were identified as a result of survey efforts. The previously unevaluated Chandler Park Comfort Station is recommended eligible as an excellent example of a 1920s Tudor Revival style public park building in Detroit. The Parkside Homes public housing development was previously determined eligible for the

		<p>NRHP under Criteria A (for significance under the theme of social history) and C (for architectural significance) based on the results of a 2018 intensive level survey of multifamily public housing developments in Detroit. Due to extensive alterations to existing buildings and the loss of historic integrity from contemporary infill, historic significance under Criterion C for architecture no longer applies. There is inarguable historic significance of the Parkside Homes under Criterion A for Social History, however, as the first federally funded public housing complex in Detroit for working class white families. There remains substantial integrity of location, setting, feeling and association to preserve the obvious historic importance of this public housing development within the City of Detroit. The proposed project activities was determined to have no adverse effects upon historic resources within the APE, specifically the NRHP-eligible Parkside Homes and the Chandler Park Comfort Station. Given the history of previous land use in the project area as a multifamily site, and the nature of project activities to construct multifamily housing on land previously cleared of above ground resources of similar property type and purpose, as well as the common practice of contemporary infill in and around the project area, there will be no adverse effect to above-ground historic properties within the APE. Although it has been established that the construction of public housing in Detroit in the mid-20th century did not necessarily destroy previously existing archaeological resources, there is little to suggest that the current project area is archaeologically sensitive. Historically it was located at the back end of a</p>
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		<p>Private Claim, where farmstead activity was unlikely to occur, and the land lay vacant until the late 1930s when construction of Parkside Addition began. Furthermore, the demolition of Parkside Addition c. 2000 likely resulted in severe ground disturbance throughout the project area. Soil probes taken throughout the project area revealed fill soil throughout. Therefore, it is unlikely that significant, intact archaeological resources are present within the project area." The completed Section 106 application for the proposed property project was submitted to the City of Detroit Housing and Revitalization Department (HRD) Historic Preservation. According to a May 31, 2024 correspondence from City of Detroit HRD, the Parkside Homes and the Chandler Park Comfort Station are eligible for listing on the National Register of Historic Places. The proposed project was given a Conditional No Adverse Effect determination, as long at the following conditions are met: The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work. In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. Photos of the completed work are submitted to the Preservation Specialist</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The proposed project site is located within 1,000 feet of Conner Street, Chandler Park Drive, and E. Warren Avenue Railroad crossing 960352E is located within 3,000 feet of the Property. The Coleman A. Young</p>

		International Airport is located within 2.11 miles of the Property. However; according to the Airport Noise Worksheet, due to annual operations below thresholds; it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airports. Triterra utilized the HUD Day/Night Noise Level (DNL) Calculator to estimate the community noise level for the proposed project location; a community noise level of 75 decibels was calculated by DNL which is identified as Normally Unacceptable (DNL above 65 but not exceeding 75 decibels). On August 29, 2024, Triterra received the STraCAT calculations completed for the subject property. According to the STraCAT calculations, the structure meets the required attenuation value. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to EPA Region V, no designated Sole Source Aquifers are located in the area of the project site or Michigan. Therefore, there proposed project is in compliance with 40 CFR Part 149.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Triterra reviewed the USFWS Wetland Mapper, EGLE Wetlands Map Viewer, historical topography, NRCS web soil survey, and a review of historical aerials; no suspect wetlands were identified on the property.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river, a current study river, or a NRI listed river. The project is in compliance with the Wild and Scenic Rivers Act
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		

Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	According to the City of Detroit's Zoning Map, the project site is located within a R5 medium density residential district. According to the proposal titled Ginosko Development Company's Response to RFP File No. H732, The Villages at Parkside Redevelopment dated November 28, 2022, the proposed design seeks to comply with current zoning without variances. The proposed project is expected to potentially benefit the local community by providing affordable housing to individuals and families.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The site is located at approximately 600-feet above sea level. According to the NRCS soil survey data, the property is comprised of 75.1% of Seward sandy loam, 20.6% Colwood sandy loam, 4.2% Kibbie-Colwood sandy loam, and 0.1% of Kibbie-Urban land-Colwood complex. According to a Phase II subsurface investigation conducted by Triterra on the property on March 8, 2024, a total of 15 soil borings (SB-1 through SB-15) were advanced on the property to a maximum boring depth of 20-feet below	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		grade. Subsurface conditions for the site generally consist of approximately one foot of topsoil underlain by fine to medium sand to approximately three feet below grade, followed by silty clay to 20 feet, the maximum depth explored. Groundwater was not encountered during the subsurface investigation. The site was historically developed for residential structures from approximately 1940 until the buildings were razed between 1999 and 2005.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	As this area is currently operating as residential and commercial, and will be redeveloped into multi-family residential space, there will not be an undue burden in relation to site safety and noise. The Property is not in an area with an elevated risk of natural hazards, and the proposed project will not generate manmade hazards or air pollution. Proper care will be taken by the construction management to appropriately secure the site during demolition and construction to minimize access by unauthorized persons and construction will be limited to hours dictated by local noise ordinances.	
SOCIOECONOMIC			
Employment and Income Patterns	1	According to the U.S. Bureau of Labor Statistics, job gain for the Detroit area is approximately 1.9% and unemployment rates (only including non-farming jobs) have decreased by 2.4%, between June 2020 and June 2023. Overall, Wayne County has a large number of manufacturing, trade, transportation, and utilities, professional and business services, and educational related jobs. The project focuses on housing a diverse range of incomes, including low income households. The proposed project would provide additional units of affordable housing and will provide additional economic opportunities for building management, housekeeping, and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		maintenance, as well as temporary jobs during construction.	
Demographic Character Changes / Displacement	1	According to the United States Census Bureau, in 2020, the City of Detroit had a total population of 639,111. Approximately 10.7% of the population is white, 77.7% is African American or black, 0.5% is American Indian or Alaskan Native, 1.6% is Asian, and 4.6% reported some other race. The project will assist the community by providing additional and updated affordable housing units. The project will not change the demographics of the general area. It will provide much needed housing to residents of the area.	
Environmental Justice EA Factor	1	According to the USEPA EJ Screen, within a one-mile radius of the proposed project site, approximately 97% of the population identifies as People of Color and 68% of the population are considered low-income. The proposed project would include 150 units of 1 or 2-bedroom residential units. The campus is anticipated to be a mix of market rate and affordable dwelling units; however, a majority of the units will be restricted to renters with household incomes not exceeding 80% of Area Median Income. Urban fill material is present across the subject property associated with the demolition of the numerous residential apartment buildings formerly present. Various PAHs and metals were identified in soil on the property in exceedance of Residential Part 201 GCC and/or EGLE Site-Specific Volatilization to Indoor Air Criteria (SSVIAC). Phenanthrene and mercury were detected at levels in exceedance of SSVIAC, arsenic and lead were detected in soil in exceedance of Part 201 residential GCC for direct contact. According to the Response Activity Plan, the following exposure pathways were identified to be complete or likely to become complete: direct contact,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>soil particulate inhalation pathway, soil volatilization to ambient air, and volatilization to indoor air. The remainder of the constituents were detected in exceedance of Drinking water or groundwater to surface water interface protection which were determined to not be complete exposure pathways. The ResAp Evaluation Plan identified the need for additional soil sampling proximate a electrical transformer pad and soil gas testing throughout the areas of identified urban fill. In April 2025 22 soil gas wells were installed and 8 additional soil samples were collected proximate the transformer. No analyzed constituents were identified in soil samples exceeding criteria. Soil gas was sampled in July 2025 due to wet conditions. No concentrations of VOCs or PAHs were identified in soil gas samples collected by Triterra in July 2025 exceeding Residential VIAP screening levels; however, acetone and toluene (hazardous substances that may be an acute vapor hazard) exceeded the laboratory RLs but not EGLE Residential SSVIAC . Since one or more of the hazardous substances was detected in soil gas sample, one additional soil gas sampling event is plannedfor October 2025. If the Oct 2025 sample results are below the applicable Unrestricted Residential SSVIAC , it will be determined that no further sampling or evaluation of the VIAP is necessary. However, if the applicable Unrestricted Residential SSVIAC are exceeded, installation of a vapor mitigation system will be required. To evaluate the direct contact pathway, Incremental Sampling (IS) will be completed post construction to evaluate the upper 12 inches of soil on the subject property to obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		representative concentrations are below Residential DC, the existing soil will remain and be used onsite as an exposure barrier. Alternatively, if one or more ISM samples exceed Residential DC, remediation and/or mitigation (i.e., a direct contact exposure barrier will be installed) will be completed. Upon completion of the proposed approved response activities and further site characterization and pathway evaluation (if applicable) the owner/operator will submit an updated Response Activity Plan to EGLE for approval to document that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The Property is located within the Detroit Public Schools Community District. Neighborhood schools for this Property include Hamilton Elementary-Middle School and East English Village Preparatory Academy. The project will most likely not contribute a large enough student population to impact the local school system. The Detroit Neighborhood City Hall is located approximately 3.3 miles from the site. While the townhall are within distance to be used by the residents of the new apartment building, the number of users would not cause an undue burden on these existing facilities.	
Commercial Facilities (Access and Proximity)	1	The site is located in an area with abundant retail opportunities within walking and short driving distance. As such, various commercial operations adjoin the site to the south-southwest, including multiple restaurants, a nail salon and spa, a medical	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		center, beauty supply, a clothing store, and food market. Local commercial facilities are expected to benefit from an increase in shoppers due to the increase in residents living nearby.	
Health Care / Social Services (Access and Capacity)	2	Numerous medical facilities can be found throughout the local area, including within walking distance of the site. The Ford Wellness Center adjoins the site to the southwest. The DMC Harper University Hospital is located approximately 5.7 miles away from the site. The potential residents for the multifamily residence are likely to be local. In this regard, the project is not anticipated to burden the existing health care and social services available in the community.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	General refuse, recycling, and yard waste pickup services are provided by the City of Detroit. The project will need to address solid waste/recycling needs both for construction and for when the building is complete. During construction, waste and recyclable materials will be hauled off-site as part of the construction contract. Approved facilities will be utilized for this disposal/recycling. The Detroit Disposal & Recycling is located approximately 5.0 miles away from the site.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Sanitary services are provided by the City of Detroit. The project will be completed in compliance with the building code. Connections will utilize new equipment and improvements will be made if within the subject parcel and required for services to the potential residents. The project is not expected to overrun existing capacity.	
Water Supply (Feasibility and Capacity)	2	Drinking water for the City of Detroit is supplied by the Detroit Water And Sewerage Department (DWSD). According to the 2024 water quality report, DWSD meets or exceeds all of the requirements of the Safe Drinking Water Act (SDWA), no	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		violations were identified within the report. The proposed project is not anticipated to have a negative impact on the quality or availability of local drinking water.	
Public Safety - Police, Fire and Emergency Medical	2	The closest fire department is the Detroit Fire Department located approximately 3 miles north of the site; the nearest police department is the Detroit Police Department located approximately 8 miles southwest of the site. The Detroit Fire Department provides emergency ambulance services. No negative impacts to access to emergency services are anticipated as a result of the project.	
Parks, Open Space and Recreation (Access and Capacity)	2	There are several parks and recreation centers within close proximity to the project site, including Chandler Park, which adjoins the site to the east and north. Duewewe Park is located approximately three miles southwest of the site. The nearest recreational center includes Butzel Family Recreation Center which is located approximately 4 miles southwest. The project will not significantly increase the demand for parks or open space and will not result in the deterioration of existing facilities.	
Transportation and Accessibility (Access and Capacity)	2	The Detroit Department of Transportation provides public bus services to the area, and there are multiple bus stops within walking distance of the project site. The site will be easily accessed from Frankfort Street, a residential road with no visible traffic congestion, and good visibility from a well-traveled roadway.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No unique natural features, water bodies, or wetlands are located on or adjoining the property and no negative impacts are anticipated to unique natural features as a result of the project. The property is located in a highly developed urban/suburban neighborhood.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	Removal of existing trees, shrubs, lawn, and landscaping is proposed under site redevelopment activities. The proposed project will have a temporary impact on urban wildlife patterns(song birds, squirrels, racoons, opossums, etc.). Removal of mature trees (>3 inches at breast height) will be avoided between June 1 and July 31 to avoid incidental take of federally listed bat species during the non-volant period or "pup season" (see Threatened and Endangered species mitigation activities in the statutory checklist).	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	According to the FEMA National Risk Index, Wayne County is identified as having a relatively high-risk index for expected annual loss, social vulnerability is very high and community resilience is relatively moderate. Climate change risks identified for Wayne County with a relatively high-risk factor include: winter weather, cold wave, heat wave, lightning, riverine flooding, strong wind, and tornados. According to FEMA's National Flood Hazard Layer, the property is located over 8,000 feet northwest of the 500-year floodplain for the Detroit River in an area of minimal flood risk. According to the (beta) Federal Flood Standard Support Tool (non-critical action - service life of 2070), the property is not located in the FFRMS floodplain. According to the Draft (1/22) City of Detroit Hazard Mitigation Plan, According to the National Weather Service, Detroit and Wayne County experience 40-60 thunderstorm days per year. Tornados in Detroit are most frequent in the spring and early summer when warm, moist air from the Gulf of Mexico collides with cold air from the Polar Regions to generate severe thunderstorms;	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Detroit lies at the northeastern edge of the nation's primary tornado belt. The proposed project plans on addressing potential future extreme heat and/or cold events and energy concerns through the utilization of 5.5" mineral wool batt insulation (R-23) and 4" continuous extruded polystyrene (R-20). The proposed project will utilize windows with performances of U-value 0.13, SHGC 0.25, kgCO2eft 0.21 and roof assembly with two layers of 4" isocyanurate that will be foil faced on both sides (R-48). Additionally, the planned project will utilize solar power, which will allow for the harvesting of solar energy to be saved in case of power outages.	
Energy Efficiency	2	Energy Efficiency: The area is already served by electrical and gas utilities provided by DTE Energy. There is adequate capacity to serve the three new buildings and townhomes. The neighborhood is located within walking distance to a variety of commercial/retail, health services, a grocery store and other businesses, social services, and recreation (Chandler Park).	

Supporting documentation

[Solid Waste Disposal map.pdf](#)

[Social Services.pdf](#)

[Schools.pdf](#)

[Public Transportation.pdf](#)

[Parks and Recreation.pdf](#)

[Museums and Libraries.pdf](#)

[Health Fire Police.pdf](#)

[Detroit HRD_Preservation Action Plan.pdf](#)

[DDOT-SystemMap_Effective051124.pdf](#)

[Commercial Services.pdf](#)

Additional Studies Performed:

Phase I Environmental Site Assessment, Village of Parkside Phase 1A - 5250 Conner Street, Detroit, Michigan 48213, completed by Triterra, dated November 30, 2023.
Phase I Environmental Site Assessment, Village of Parkside Phase 1B - 5250 Conner Street, Detroit, Michigan 48213, completed by Triterra, dated January 9, 2024 Phase

I Environmental Site Assessment, Village of Parkside Phase 1A & 1B - 5250 Conner Street, Detroit, Michigan 48213, completed by Triterra, dated August 26, 2024. Detroit Housing & Revitalization Department Section 106 Review Application completed by Mannik & Smith Group Brownfield Redevelopment Assessment Report completed by the Michigan Department of Environmental Quality (MDEQ), dated September 17, 2014 Additional Subsurface Investigation Completed at Phase 1A and Phase 1B of the proposed Village 1 Development, 5250 Conner Street, Detroit, Michigan 48213, completed by Triterra, dated March 22, 2024. Response Activity Plan-Evaluation Plan - 5250 Conner Street, Detroit, Michigan 48213, completed by Triterra, dated August 2024. Results of Additional Site Assessment - 52050 Conner St, Detroit, Michigan 48213, dated by Triterra, dated August 11, 2025

Field Inspection [Optional]: Date and completed

by:

Jessica Meister

8/6/2024 12:00:00 AM

[Photo Log.pdf](#)

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

ALTA/NSPS Land Title Survey - Villa//ges of Parkside Phase I - 5250 Conner - dated 6-29-2024 by Giffels Webster Proposed Site Plan - Phase 1A/1B - NFORM dated 8/23/2024 The Villages at Parkside Redevelopment - Response to RFQ File No. H732 NEPAAssist Google Maps Google Earth Pro BS&A Assessing Records City of Detroit Zoning Map Section 106 Review Letter dated May 31, 2024 from the City of Detroit Housing & Revitalization FEMA National Flood Hazard Layer Firmette FEMA NFIP Community Status Book Report NRCS Soil survey - Hydric Rating NCRS Soil Survey - Farmland Classification United State Fish and Wildlife Service (USFWS) - Wetland Inventory Mapper EGLE - Wetland Mapper USFWS CBRS Maps EGLE Coastal Zone Maps USEPA Sole Source Aquifer Map Wild & Scenic Rivers Map City of Detroit 2024 Drinking Water report USFWS IPaC Official Species list dated May 1, 2024 EGLE Attainment for the National Ambient Air Quality Standards 2025 General Conformity Letter from EGLE Air Quality Division - Aug 23, 2024 Michigan Department of Licensing and Regulatory Affairs (LARA) Citizen Portal - Fire Services - Aboveground Storage Tank Facilities HUD Acceptable Seperation Distance Electronic Assessment Tool HUD Day/Night Noise Level (DNL) /Calculator MDOT 2024 Traffic Volumes NEPAAssist - Transportation map FRA Office of Safety Analysis - Crossing Inventory Report DET Airport- Airport Master Records Notice of Approval of the Response Activity Plan, dated August 16, 2024 EGLE Percentage of Elevated Radon Test Results by County (March 2024) USEPA EJSscreen Standard Report City of Detroit - Zoning Maps

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

Detroit Housing Commission website <https://www.dhcmi.org/villages-parkside>
Community Engagement Meetings April 2, 2024 April 17, 2024 May 29, 2024 June 26, 2024 July 31, 2024 Planned: August 29, 2024 and September 25, 2024 -On 4/29/2024, a request for Tribal Consultation was submitted by the City of Detroit to the following Tribes: Bay Mills Indian Community Forest County Potawatomi Community of Wisconsin Grand Traverse Band of Ottawa & Chippewa Indians Hannahville Indian Community Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians Lac du Flambeau Band of Lake Superior Chippewa Indians Little River Band of Ottawa Indians Little Traverse Bay Bands of Odawa Indians Menominee Indian Tribe of Wisconsin Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians Miami Tribe of Oklahoma Michigan Anishinaabek Cultural Preservation and Repatriation Alliance Nottawaseppi Huron Band of the Potawatomi Pokagon Band of Potawatomi Indians, Michigan and Indiana Saginaw Chippewa Indian Tribe of Michigan Sault Ste. Marie Tribe of Chippewa Indians Seneca Cayuga Nation

Cumulative Impact Analysis [24 CFR 58.32]:

The City of Detroit will gain 160 residential units with a mix of 1-4 bedroom units to support Low income families. Families will have increased access to affordable, energy efficient, accessible housing. Residents will have updated units with increased building and grounds safety, accessibility, and energy efficiency benefits.

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

The No Action Alternative is to not construct the new housing. This alternative is not preferred as it fails to provide additional housing for Detroit's low-income residents.

No Action Alternative [24 CFR 58.40(e)]

All of the project objectives described in the previous sections are associated with the construction of affordable housing for individuals and families in the City of Detroit. If the current proposed project is not completed, the existing site will continue to be a vacant grass lot which would not meet the City of Detroit's goals to expand the range of housing choices available in the city. If no action were to be taken, the City of Detroit would lose out on much needed additional affordable housing units the project would provide.

Summary of Findings and Conclusions:

This EA has been conducted for Phases IA and IB of the proposed Parkside Villages project. The goals of the project include designing a program and structure that is contextually appropriate, sensitive to community needs, financially viable, and energy efficient and sustainable. The project will benefit the local community by providing affordable housing, specifically targeting single families and seniors. The proposed low-income housing construction will not adversely impact the City Detroit or neighborhoods surrounding the site. The activity is compatible with the surrounding neighborhood and zoning and will have minimal impact on existing resources or services in the area.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work. * In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. * Photos of the completed work are submitted to the Preservation Specialist.	N/A	Unanticipated Discoveries Plan	

Contamination and Toxic Substances	<p>Response Activity Plan - Evaluation Plan 8/9/2024, Phase IA and Phase IB of the Proposed Parkside Village I Development - EGLE approval letter dated 8/16/2024 identified the following continuing evaluation and planned mitigation activities:</p> <p>Complete additional subsurface investigations on the Property as described in the 8/9/2025 ResAp Evaluation plan to further characterize the Property and to further evaluate VIAP and DC pathways.</p> <p>Upon completion of the proposed approved response activities and further site characterization and pathway evaluation (if applicable) the owner/operator will submit an updated Response Activity Plan for Compliance with 20107a report to document that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules. If a complete DC and/or VIAP pathway are confirmed, the following mitigation measures will be completed:</p>	N/A	Response Activity Evaluation Plan dated August 16, 2024	
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	<p>Direct contact pathway - apply 12 inches of clean fill sand and topsoil over a geotextile demarcation barrier to prevent contact with underlying soil. The fill material brought to the site will be documented as clean by analytical results from samples collected from the site of origin documenting that the material does not contain VOCs, PAHs, or metals at concentrations above the applicable generic direct contact criteria.</p> <p>VIAP - Design and install active vapor mitigation systems (VMS) in each of the proposed buildings.</p> <p>Contaminated soil that is disturbed will be handled in accordance with Part 111, Hazardous Waste Management, and any other applicable rules and regulations. If groundwater is encountered that needs to be removed to facilitate construction, it will need to be properly characterized and appropriate management and disposal requirements will need to be determined. All applicable requirements of Part 31 will be followed for stormwater discharge from the site.</p> <p>Complete a DDCC report and submit to the City of</p>			
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	<p>Detroit Environmental Review Officer for review prior to submitting to EGLE for review and approval. Engineering controls (i.e., VMS and/or direct contact exposure barriers) will require an Operations and Maintenance plan.</p>			
Noise Abatement and Control	<p>According to a August 29, 2024 STraCAT calculation the structure meets the required attenuation value due to use of 5/8" gyp/2x6 stud/mineral wool/sheathing/1" continuous insulation/cladding, Pella 250 awning, Pella 250 fixed, and Pella 205 awning windows, 3x8 typical storefront glass doors, and 2x8 exterior metal doors.</p> <p>Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.</p>	N/A	<p>Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range, See HUD STraCAT calculation.</p>	
Radon	<p>Per the HUD CPD-23-103, the City of Detroit has elected to follow a 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 average results of the radon tests was 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing</p>	N/A	<p>New Construction will comply with radon resistant code requirements as detailed in Appendix F of the International Residential Code or Appendix N of the International Building Code as appropriate. Following construction -</p>	

	<p>is required by the City of Detroit. While the City of Detroit has exempted the project from radon testing, this project must test for radon due to the MAP requirements for the RAD application. According to HUD MAP guidelines (2021), "A radon report is required unless an exception listed in Section 9.6.3.2.C applies". Since no exemptions are applicable to the project under Section 9.6.3.2.C, and new construction is proposed, the applicant plans to follow radon resistant code requirements in the new construction and will have radon testing completed post-construction to confirm radon levels do not exceed 4 pCi/L.</p>		<p>complete radon testing within buildings using American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) radon testing standards for single- and multi-family buildings, schools, and large buildings. If post construction testing then demonstrates that radon levels within the buildings are below 4 pCi/L, mitigation would not be required. If testing demonstrates that radon levels within the buildings are above 4 pCi/L, a mitigation plan will be drafted describing the radon reduction system that will be installed and will establish an ongoing maintenance plan to ensure the system operates as intended.</p>	
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Project Mitigation Plan

See attached Unanticipated Discoveries plan and HRD Mitigation Plan

[Village of Parkside 1A and 1B Mitigation Plan - 9_12_2025.pdf](#)

[Detroit Unanticipated Discoveries Plan_Village of Parkside - Phases 1A and 1B.pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

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

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

✓ No

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

Yes

Screen Summary**Compliance Determination**

The proposed property is located approximately 1.3miles SE of Cole A. Young International, ~7.48 miles north of the Windsor International Airport, and ~20.7 miles NE of the Detroit Metropolitan Airport. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Distance to Airports 8_29_2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Compliance Determination

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

Supporting documentation

[CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

✓ Yes

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

[floodplain map.pdf](#)

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

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

✓ No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

According to FEMA map 26163C0140F (effective October 21, 2021). The project is not located in a FEMA-designated Special Flood Hazard Area. The City of Detroit is a participant in good standing with the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements

Supporting documentation

[fema community.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

☒ Yes

☐ No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone 0.07 ppb (parts per million)

Provide your source used to determine levels here:

USEPA Fact Sheet: EPA to Finalize 2015 Ozone Standard Clean Data Determination for the Detroit Metro Area

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

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

Enter the estimate emission levels:

Ozone ppb (parts per million)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in maintenance status for the following: Ozone. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. According to the EGLE document (July 2025) Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment

for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~5.3 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. Triterra contacted Breanna Bukowski from the EGLE Air Quality Division, to determine if the project's estimated emissions levels are below de minimis levels for ozone. According to the general conformity letter dated August 23, 2024, it was determined that emission levels for the project were below the de minimis levels for general conformity.

Supporting documentation

[Fact Sheet_EPA to Finalize 2015 Ozone.pdf](#)

[Gen Conformity Letter_5250 Conner Street_0824.pdf](#)

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

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

☒ No

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

Screen Summary**Compliance Determination**

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

Supporting documentation[coastal zone.pdf](#)[Coastal Zone mgmt areas.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

Contamination and Toxic Substances

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

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

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

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

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

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

No

Explain:

✓ Yes

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

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

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

Yes

Explain:

✓ No

* Notes:

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

4. Is the proposed project new construction or substantial rehabilitation where testing will

be conducted but cannot yet occur because building construction has not been completed?

Yes

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

✓ No

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

✓ Yes

No

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

Explain:

File Upload:

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

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

✓ A review of science-based data was conducted

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

0.74

Provide the documentation* used to derive this value:

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

File Upload:

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

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

8. Mitigation

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

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

Can all adverse environmental impacts be mitigated?

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

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

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

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

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

Response Activity Plan - Evaluation Plan 8/9/2024, Phase IA and Phase IB of the Proposed Parkside Village I Development -EGLE approval letter dated 8/16/2024 identified the following continuing evaluation and planned mitigation activities: Complete additional subsurface investigations on the Property as described in the 8/9/2025 ResAp Evaluation plan to further characterize the Property and to further evaluate VIAP and DC pathways. Upon completion of the proposed approved response activities and further site characterization and pathway evaluation (if applicable) the owner/operator will submit an updated Response Activity Plan for Compliance with 20107a report to document that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules. If a complete DC and/or VIAP pathway are confirmed, the following mitigation measures will be completed: Direct contact pathway - apply 12 inches of clean fill sand and topsoil over a geotextile demarcation barrier to prevent contact with underlying soil. The fill material brought to the site will be documented as clean by analytical results from samples collected from the site of origin documenting that the material does not contain VOCs, PAHs, or metals at concentrations above the applicable generic direct contact criteria. VIAP - Design and install active vapor mitigation systems (VMS) in

each of the proposed buildings. Contaminated soil that is disturbed will be handled in accordance with Part 111, Hazardous Waste Management, and any other applicable rules and regulations. If groundwater is encountered that needs to be removed to facilitate construction, it will need to be properly characterized and appropriate management and disposal requirements will need to be determined. All applicable requirements of Part 31 will be followed for stormwater discharge from the site. Complete a DDCC report and submit to the City of Detroit Environmental Review Officer for review prior to submitting to EGLE for review and approval. Engineering controls (i.e., VMS and/or direct contact exposure barriers) will require an Operations and Maintenance 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

Additional Subsurface Investigation - March 22, 2024. Naphthalene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, fluoranthene, fluorene, phenanthrene, arsenic, total chromium, lead, mercury, selenium, and zinc in soil above the current Part 201 Residential GCC. Phase I ESA - August 26, 2024. REC: The documented presence of contamination on the subject property (see 9/22/2024 analytical results). Response Activity Plan - Evaluation Plan 8/9/2024, - EGLE approval 8/16/2024. Urban fill material represents a potential dispersed vapor source.

Complete exposure pathways identified included Phenanthrene and mercury in exceedance of SSVIAC, arsenic and lead were detected in soil in exceedance of residential direct contact. Additional site assessment activities are recommended to further evaluate VIAP and DC pathways, additional site investigations will include: Incremental Sampling (IS) completed to evaluate the upper 12 inches of soil and obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If concentrations are below Residential DC GCC, the existing soil will remain and be used onsite as an exposure barrier. Alternatively, if one or more ISM samples exceed the Part 201 Residential DC GCC, a direct contact exposure barrier will be installed. To evaluate VIAP, the submitter is proposing installation of up to 22 total soil gas wells over the property; samples submitted for analysis of VOCs and PAHs. If the sample results are all below the Unrestricted Residential SSVIAC, it will be concluded that the contamination present within the urban fill is dispersed and does not pose a risk or unacceptable exposure for the VIAP and no further sampling or evaluation of the VIAP will be necessary. If one or more of the hazardous substances is detected in soil gas sample, then at least two sampling events three months apart will be conducted. If the sample results are below the applicable Unrestricted Residential SSVIAC for soil gas for the sample events, it will be determined that the contamination does not pose a risk or unacceptable exposure for the VIAP and no further sampling or evaluation of the VIAP is necessary. However, if the applicable Unrestricted Residential SSVIAC are exceeded, vapor mitigation will be required. Additionally, there is potential pad-mounted PCB containing electrical equipment present on the western portion of the property. In order to determine if contamination is present stemming from the electrical equipment, the submitter is proposing to complete 8 soil borings around the equipment pad; soil samples submitted for analysis of VOCs, PAHs, PCBs, and MI 10 Metals. Triterra received Notice of Approval of the Response Activity Evaluation Plan for Parkside Village 1 Development from EGLE on August 16, 2024. Per the HUD CPD-23-103, the City of Detroit has elected to follow a 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 average results of the radon tests was 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 by the City of Detroit. While the City of Detroit has exempted the project from radon testing, this project must test for radon due to the MAP requirements for the RAD application According to HUD MAP guidelines (2021), "A radon report is required unless an exception listed in Section 9.6.3.2.C applies". Since no exemptions are applicable to the project under Section 9.6.3.2.C, and new construction is proposed, the applicant plans to follow radon resistant code requirements in the new construction and will have radon testing completed post-construction to confirm radon levels do not exceed 4 pCi/L. Asbestos & Lead evaluation was not applicable, property is currently undeveloped.

Supporting documentation

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

[Subsurface Investigation Phase 1A and 1B_5250 Conner_Detroit.pdf](#)

[Parkside 1A and 1B - ResAP Evaluation Plan.pdf](#)

[Parkside 1A and 1B - Additional Site Assessment Report.pdf](#)

[MSHDA Phase I ESA - 5250 Conner_Detroit - 2024-8-26.pdf](#)

[5250 Conner Street Detroit_ResAP EP Approval Letter.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Endangered Species

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

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

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

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

- ✓ 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

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary

Compliance Determination

According to the USFWS IPAC official species list, the following federally threatened or endangered species are listed for Wayne, County: *Myotis sodalis* (Indiana Bat) *Calidris canutus rufa* (Rufa Red Knot) *Sistrurus catenatus* (Eastern Massasauga) *Platanthera leucophaea* (Eastern Prairie fringed Orchid) The subject property does not contain suitable habitat for the above listed threatened or endangered species for Wayne County. The project area is previously developed, but now undeveloped grass lot with scattered trees and shrubs in an established residential and commercial corridor and is not likely to contain suitable habitat. It is Triterra's professional opinion, that additional consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required.

Supporting documentation

[IPAC Species List - 8_29_2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

✓ No

Yes

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

No

✓ Yes

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

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

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

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

No

✓ 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

Triterra reviewed Michigan LARA Fire Services records for active AST facilities located within zip codes 48213, 48214, and 48215 and located within one mile of the subject property. The following sites were identified: Mack Avenue Assembly Plant -11570 E. Warren (6 ASTs in current use, largest ASTs (x2) are 12,000gal FL/CL) - ASTs located ~ 970ft southwest (ASDBOP 498ft, ASDPPU 778 ft, ASDBPU 158ft) PVS Transportation - 11001 Harper Ave (x1 8000gal FL/CL - currently in use) - located ~4,400 ft northwest (ASDPPU- 657ft, ASDBPU 131ft) The identified ASTs are located beyond the required separation distances.

Supporting documentation

[ASD - 11570 Warren - 12000-gal AST.pdf](#)
[Accela Citizen Access - 48214.pdf](#)
[Accela Citizen Access - 11570 E Warren\(1\).pdf](#)
[Accela Citizen Access - 11570 E Warren - All ASTs.pdf](#)
[AST - 11001 Harper.pdf](#)
[ASD calc - 11001 Harper.pdf](#)
[Accela Citizen Access - 48213.pdf](#)
[Accela Citizen Access - 11001 Harper.pdf](#)
[AST Locations - 481213 48214 and 48215.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

☒ No

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

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project has been proposed in a highly urbanized area and the project will not take place on farmland. The project is in compliance with the Farmland Protection Policy Act

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

Screen Summary**Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[farmland soils map \(no farmland\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

☒ No

Floodplain Management

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

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

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

Yes

Describe:

✓ No

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

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

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

According to FEMA map 26163C0140F (effective October 21, 2021). The project is not located in a FEMA designated Special Flood Hazard Area. The City of Detroit is a participant in good standing with the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The 500-yr floodplain elevation was determined to be approximately 578 feet. According to USGS topographic maps, the property elevation is approximately 600ft. This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[USGS Topography.pdf](#)
[floodplain map\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Not Required

- ✓ Advisory Council on Historic Preservation Not Required

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

- ✓ Bay Mills Indian Community Completed

✓ Forest County Potawatomi Community of Wisconsin	Completed
✓ Grand Traverse Band of Ottawa & Chippewa Indians	Completed
✓ Hannahville Indian Community	Completed
✓ Keweenaw Bay Indian Community	Completed
✓ Lac du Flambeau Band	Completed
✓ Lac Vieux Desert Band of Lake Superior	Completed
✓ Little River Band of Ottawa Indians	Completed
✓ Little Traverse Bay Bands of Odawa Indians	Completed
✓ Match-E-Be-Nash-She-Wish Band	Completed
✓ Menominee Indian Tribe of Wisconsin	Completed
✓ Miami Tribe of Oklahoma	Completed
✓ Michigan Anishinaabek Alliance	Completed
✓ Nottawaseppi Huron Band of the Potawatomi	Completed
✓ Pokagon Band of Potawatomi Indians	Completed
✓ Saginaw Chippewa Indian Tribe of Michigan	Completed
✓ Sault Ste. Marie Tribe of Chippewa	Completed
✓ Seneca Cayuga Nation	Completed

✓ Other Consulting Parties

✓ City of Detroit	Completed
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Describe the process of selecting consulting parties and initiating consultation here:

On 4/29/2024, a request for Tribal Consultation was submitted by the City of Detroit. The consultation concluded with no objections to the proposed activities related to this undertaking.

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

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

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

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
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Additional Notes:

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

✓ Yes

Document and upload surveys and report(s) below.

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

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive

further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

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

Document reason for finding:

Two historic resources were identified as a result of survey efforts. The previously unevaluated Chandler Park Comfort Station is recommended eligible as an excellent example of a 1920s Tudor Revival style public park building in Detroit. This property is recommended eligible under Criteria A (for significance under the theme of Recreation and Entertainment) and C (for architectural significance). The Parkside Homes public housing development was previously determined eligible for the NRHP under Criteria A (for significance under the theme of social history) and C (for architectural significance) based on the results of a 2018 intensive level survey of multifamily public housing developments in Detroit. Due to extensive alterations to existing buildings and the loss of historic integrity from contemporary infill, historic significance under Criterion C for architecture no longer applies. There is inarguable historic significance of the Parkside Homes under Criterion A for Social History, however, as the first federally funded public housing complex in Detroit for working class white families. There remains substantial integrity of location, setting, feeling and association to preserve the obvious historic importance of this public housing development within the City of Detroit. The proposed project activities will have no adverse effects upon historic resources within the APE, specifically the NRHP-eligible Parkside Homes and the Chandler Park Comfort Station. Conner Street on the western boundary of the project area and Frankfort Street on the southern edge create barriers between the project area and above ground resources opposite project activities, leaving line of site and an altered view shed as indirect effects impacting historic properties. Given the history of previous land use in the project area as a

multifamily site, and the nature of project activities to construct multifamily housing on land previously cleared of above ground resources of similar property type and purpose, as well as the common practice of contemporary infill in and around the project area, there will be no adverse effect to above-ground historic properties within the APE. Although it has been established that the construction of public housing in Detroit in the mid-20th century did not necessarily destroy previously existing archaeological resources, there is little to suggest that the current project area is archaeologically sensitive. Historically it was located at the back end of a Private Claim, where farmstead activity was unlikely to occur, and the land lay vacant until the late 1930s when construction of Parkside Addition began. Furthermore, the demolition of Parkside Addition c. 2000 likely resulted in severe ground disturbance throughout the project area. Soil probes taken throughout the project area (see map in Attachment A, Figure A4 and photos in Attachment E) revealed fill soil throughout. Therefore, it is unlikely that significant, intact archaeological resources are present within the project area.

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.

* In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.

* Photos of the completed work are submitted to the Preservation Specialist.

No

Adverse Effect

Screen Summary

Compliance Determination

According to the Section 106 application completed by Mannik & Smith Group, "Two historic resources were identified as a result of survey efforts. The previously unevaluated Chandler Park Comfort Station is recommended eligible as an excellent example of a 1920s Tudor Revival style public park building in Detroit. The Parkside Homes public housing development was previously determined eligible for the NRHP under Criteria A (for significance under the theme of social history) and C (for architectural significance) based on the results of a 2018 intensive level survey of multifamily public housing developments in Detroit. Due to extensive alterations to existing buildings and the loss of historic integrity from contemporary infill, historic significance under Criterion C for architecture no longer applies. There is inarguable historic significance of the Parkside Homes under Criterion A for Social History, however, as the first federally funded public housing complex in Detroit for working class white families. There remains substantial integrity of location, setting, feeling and association to preserve the obvious historic importance of this public housing development within the City of Detroit. The proposed project activities was determined to have no adverse effects upon historic resources within the APE, specifically the NRHP-eligible Parkside Homes and the Chandler Park Comfort Station. Given the history of previous land use in the project area as a multifamily site, and the nature of project activities to construct multifamily housing on land previously cleared of above ground resources of similar property type and purpose, as well as the common practice of contemporary infill in and around the project area, there will be no adverse effect to above-ground historic properties within the APE. Although it has been established that the construction of public housing in Detroit in the mid-20th century did not necessarily destroy previously existing archaeological resources, there is little to suggest that the current project area is archaeologically sensitive. Historically it was located at the back end of a Private Claim, where farmstead activity was unlikely to occur, and the land lay vacant until the late 1930s when construction of Parkside Addition began. Furthermore, the demolition of Parkside Addition c. 2000 likely resulted in severe ground disturbance throughout the project area. Soil probes taken throughout the project area revealed fill soil throughout. Therefore, it is

unlikely that significant, intact archaeological resources are present within the project area." The completed Section 106 application for the proposed property project was submitted to the City of Detroit Housing and Revitalization Department (HRD) Historic Preservation. According to a May 31, 2024 correspondence from City of Detroit HRD, the Parkside Homes and the Chandler Park Comfort Station are eligible for listing on the National Register of Historic Places. The proposed project was given a Conditional No Adverse Effect determination, as long as the following conditions are met: The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work. In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed. Photos of the completed work are submitted to the Preservation Specialist

Supporting documentation

[2400296 Attachments Combined.pdf](#)

[Parkside 1A and1B CNAE Section 106 5 31 24.pdf](#)

[Detroit Unanticipated Discoveries Plan Template 2024.docx](#)

[2400296 Detroit Section 106 Request Application - Signed - 24-0422.pdf](#)

[2400296 Attachment G Soil Probe Results.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

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

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

- ☒ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

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

Is your project in a largely undeveloped area?

- ✓ No

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

Yes

Unacceptable: (Above 75 decibels)

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

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

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

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

✓ Mitigation as follows will be implemented:

According to a August 29, 2024 STraCAT calculation the structure meets the required attenuation value due to use of 5/8" gyp/2x6 stud/mineral wool/sheathing/1" continuous insulation/cladding, Pella 250 awning, Pella 250 fixed, and Pella 205 awning windows, 3x8 typical storefront glass doors, and 2x8 exterior metal doors. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.

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

No mitigation is necessary.

Screen Summary

Compliance Determination

The proposed project site is located within 1,000 feet of Conner Street, Chandler Park Drive, and E. Warren Avenue Railroad crossing 960352E is located within 3,000 feet of the Property. The Coleman A. Young International Airport is located within 2.11 miles of the Property. However; according to the Airport Noise Worksheet, due to annual operations below thresholds; it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airports. Triterra utilized the HUD Day/Night Noise Level (DNL) Calculator to estimate the community noise level for the proposed project location; a community noise level of 75 decibels was calculated by DNL which is identified as Normally Unacceptable (DNL above 65 but not exceeding 75 decibels). On August 29, 2024, Triterra received the STraCAT calculations completed for the subject property. According to the STraCAT calculations, the structure meets the required attenuation value. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.

Supporting documentation

[STraCAT - HUD Exchange_VOP Bldg1.pdf](#)
[MI Airport List Subject to 51D_9012017.pdf](#)
[DNL distance map.pdf](#)
[DNL - JM 8-28-2024.pdf](#)
[Distance to Airports 8_29_2025\(1\).pdf](#)

[AIRPORTNOISEWKSHT - DET.PDF](#)
[Airport Master Record - DET.pdf](#)
[970427D.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

According to EPA Region V, no designated Sole Source Aquifers are located in the area of the project site or Michigan. Therefore, there proposed project is in compliance with 40 CFR Part 149.

Villages-of-Parkside-1A-
and1B

Detroit, MI

900000010493368

Supporting documentation

[Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary

Compliance Determination

Triterra reviewed the USFWS Wetland Mapper, EGLE Wetlands Map Viewer, historical topography, NRCS web soil survey, and a review of historical aerials; no suspect wetlands were identified on the property.

Supporting documentation

[usfws wetland mapper.pdf](#)

[hydric soils map.pdf](#)

[egle wetland mapper.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river, a current study river, or a NRI listed river. The project is in compliance with the Wild and Scenic Rivers Act

Supporting documentation

[MSHDA - MI_Wild_and_Scenic_Rivers_Map_Statewide.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

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

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

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

✓ Yes

No

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

Yes

✓ No

Explain:

According to the USEPA EJ Screen, within a one-mile radius of the proposed project site, approximately 97% of the population identifies as People of Color and 68% of the population are considered low-income. The proposed project would include 150 units of 1 or 2-bedroom residential units. The campus is anticipated to be a mix of market rate and affordable dwelling units; however, a majority of the units will be restricted to renters with household incomes not exceeding 80% of Area Median Income. Urban fill material is present across the subject property associated with the demolition of the numerous residential apartment buildings formerly present. Various PAHs and metals were identified in soil on the property in exceedance of Residential Part 201 GCC and/or EGLE Site-Specific Volatilization to Indoor Air Criteria (SSVIAC). Phenanthrene and mercury were detected at levels in exceedance of SSVIAC,

arsenic and lead were detected in soil in exceedance of Part 201 residential GCC for direct contact. According to the Response Activity Plan, the following exposure pathways were identified to be complete or likely to become complete: direct contact, soil particulate inhalation pathway, soil volatilization to ambient air, and volatilization to indoor air. The remainder of the constituents were detected in exceedance of Drinking water or groundwater to surface water interface protection which were determined to not be complete exposure pathways. The ResAp Evaluation Plan identified the need for additional soil sampling proximate a electrical transformer pad and soil gas testing throughout the areas of identified urban fill. In April 2025 22 soil gas wells were installed and 8 additional soil samples were collected proximate the transformer. No analyzed constituents were identified in soil samples exceeding criteria. Soil gas was sampled in July 2025 due to wet conditions. No concentrations of VOCs or PAHs were identified in soil gas samples collected by Triterra in July 2025 exceeding Residential VIAP screening levels; however, acetone and toluene (hazardous substances that may be an acute vapor hazard) exceeded the laboratory RLs but not EGLE Residential SSVIAC . Since one or more of the hazardous substances was detected in soil gas sample, one additional soil gas sampling event is planned for October 2025. If the Oct 2025 sample results are below the applicable Unrestricted Residential SSVIAC , it will be determined that no further sampling or evaluation of the VIAP is necessary. However, if the applicable Unrestricted Residential SSVIAC are exceeded, installation of a vapor mitigation system will be required. To evaluate the direct contact pathway, Incremental Sampling (IS) will be completed post construction to evaluate the upper 12 inches of soil on the subject property to obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If the representative concentrations are below Residential DC, the existing soil will remain and be used onsite as an exposure barrier. Alternatively, if one or more ISM samples exceed Residential DC, remediation and/or mitigation (i.e., a direct contact exposure barrier will be installed) will be completed. Upon completion of the proposed approved response activities and further site characterization and pathway evaluation (if applicable) the owner/operator will submit an updated Response Activity Plan to EGLE for approval to document that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area.

Based on the response, the review is in compliance with this section. Document and upload any supporting documentation below.

Screen Summary

Compliance Determination

Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.

Supporting documentation

[EJScreen Community Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

5250 CONNER STREET
DETROIT, MICHIGAN 48213

WAYNE COUNTY
T1S, R12E, SECTION 25

PROJECT NUMBER 23-3579





TRI TERRA

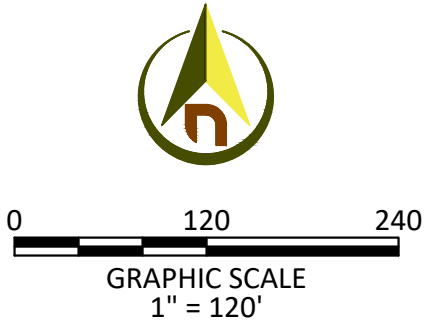
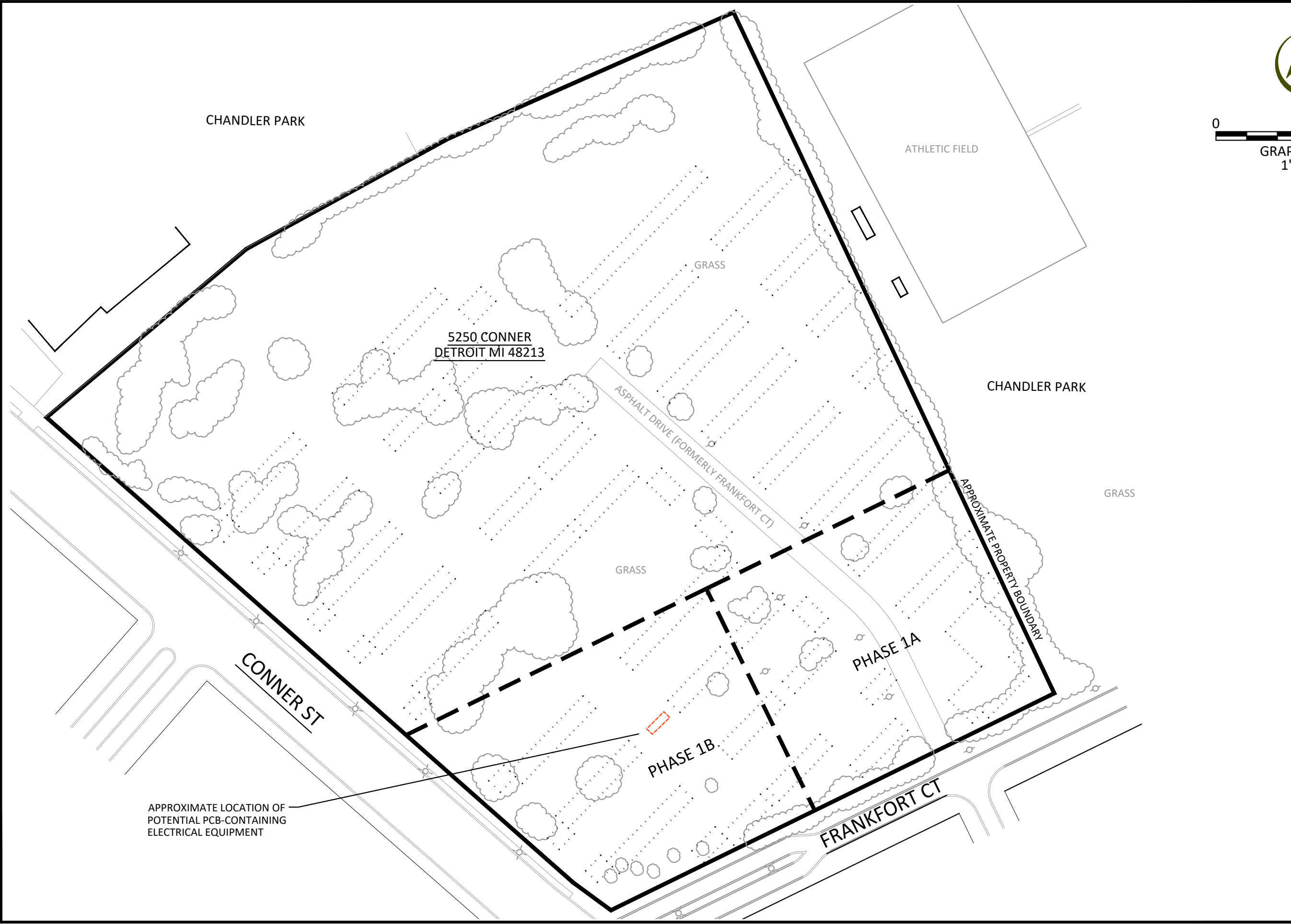
FIGURE 2

PROPERTY ORIENTATION DIAGRAM

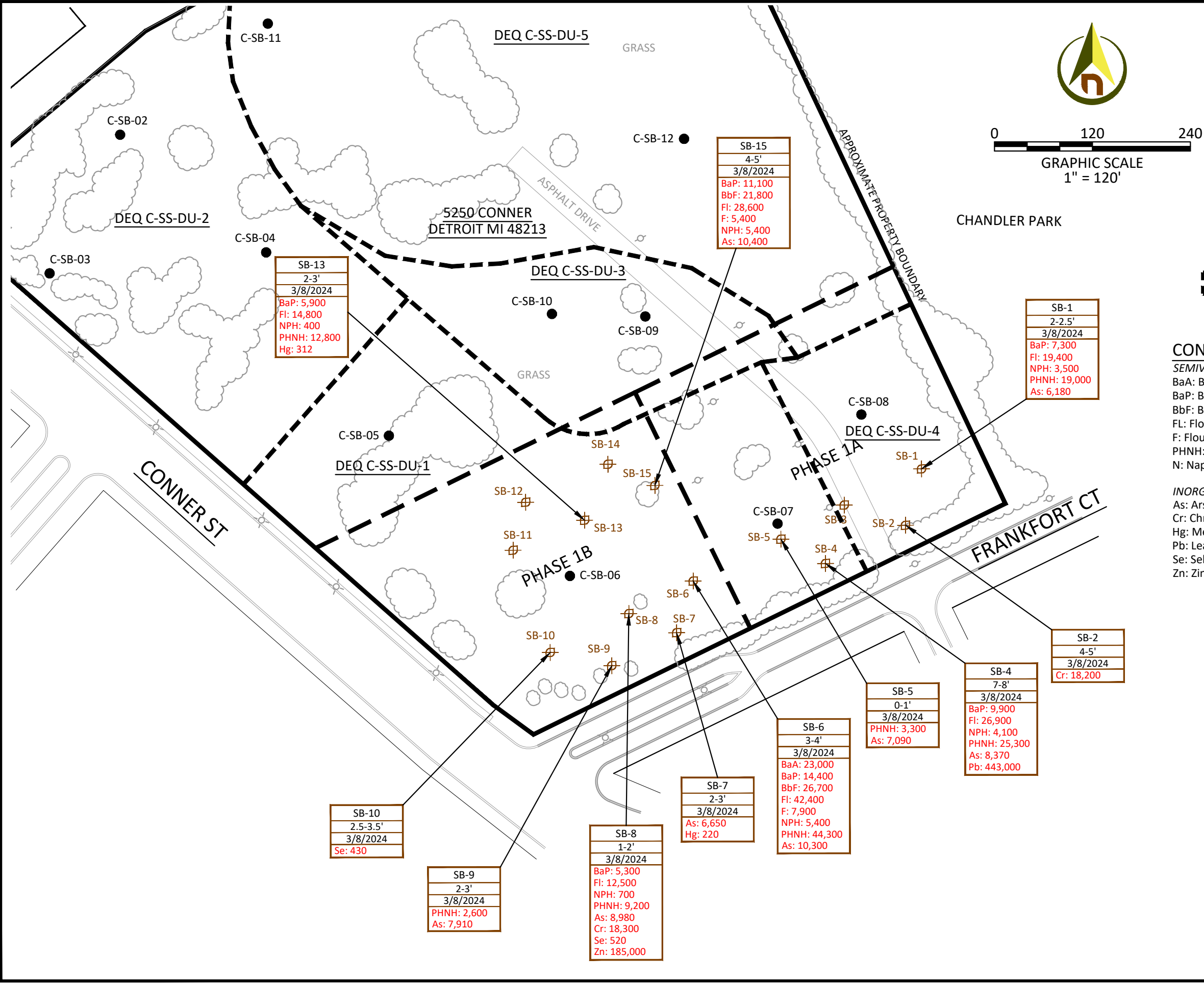
PROJECT NUMBER 23-3579

**5250 CONNER STREET
DETROIT, MICHIGAN 48213**

**CREATED BY: AFB
8/30/2024**



PROPERTY ORIENTATION DIAGRAM		TRIOTERRA 1375 S. Washington Avenue, Suite 100, Lansing, MI 48910 Phone: 517-702-0470 Fax: 517-702-0477 www.triterra.us	
5250 CONNER DETROIT, MICHIGAN 48213		Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.	
PROJECT NUMBER: 23-3626	FIGURE 2	DATE: 3/23/2024	DRAWN BY: JWL
		DATE: 8/3/2024	REVISED BY: JWL



- NOTES
1. Soil concentrations are in µg per kg (ppb).

2. All exceedances are highlighted in red.

3. Figure includes analytical exceedances only. If no data is presented for a sample location then there were no exceedances above applicable criteria.

4. See analytical data and tables for additional detail.

- SYMBOLS LEGEND
- UTILITY POLE

LIGHT POLE

C-2B-06

 2014 EGLE BORING LOCATION

SB-4

 2024 SOIL BORING LOCATION

2014 EGLE DECISION UNIT BOUNDARY

CONSTITUENTS LEGEND

SEMIVOLATILES (PAHs)
BaA: Benzo(a)anthracene
BaP: Benzo(a)pyrene
BbF: Benzo(b)flouranthene
FL: Flouranthene
F: Flourine
PHNH: Phenanthrene
N: Naphthalene

INORGANICS, METALS
As: Arsenic
Cr: Chromium
Hg: Mercury, Total
Pb: Lead, Total
Se: Selenium
Zn: Zinc

TRIOTERRA

1375 S. Washington Avenue, Suite 100, Lansing, MI 48910
Phone: 517-702-0470 Fax: 517-702-0477
www.triterra.us

SOIL SAMPLING LOCATIONS WITH ANALYTICAL EXCEEDANCES

5250 CONNER
DETROIT, MICHIGAN 48213

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 3/23/2024

DATE: 8/3/2024

DRAWN BY: JWL

REVISED BY: JWL

PROJECT NUMBER: 23-3626

FIGURE 3

SB-15
4-5'
3/8/2024
BaP: 11,100
BbF: 21,800
Fl: 28,600
F: 5,400
NPH: 5,400
As: 10,400

SB-13
2-3'
3/8/2024
BaP: 5,900
Fl: 14,800
NPH: 400
PHNH: 12,800
Hg: 312

SB-1
2-2.5'
3/8/2024
BaP: 7,300
Fl: 19,400
NPH: 3,500
PHNH: 19,000
As: 6,180

SB-2
4-5'
3/8/2024
Cr: 18,200

SB-4
7-8'
3/8/2024
BaP: 9,900
Fl: 26,900
NPH: 4,100
PHNH: 25,300
As: 8,370
Pb: 443,000

SB-5
0-1'
3/8/2024
PHNH: 3,300
As: 7,090

SB-6
3-4'
3/8/2024
BaA: 23,000
BaP: 14,400
BbF: 26,700
Fl: 42,400
F: 7,900
NPH: 5,400
PHNH: 44,300
As: 10,300

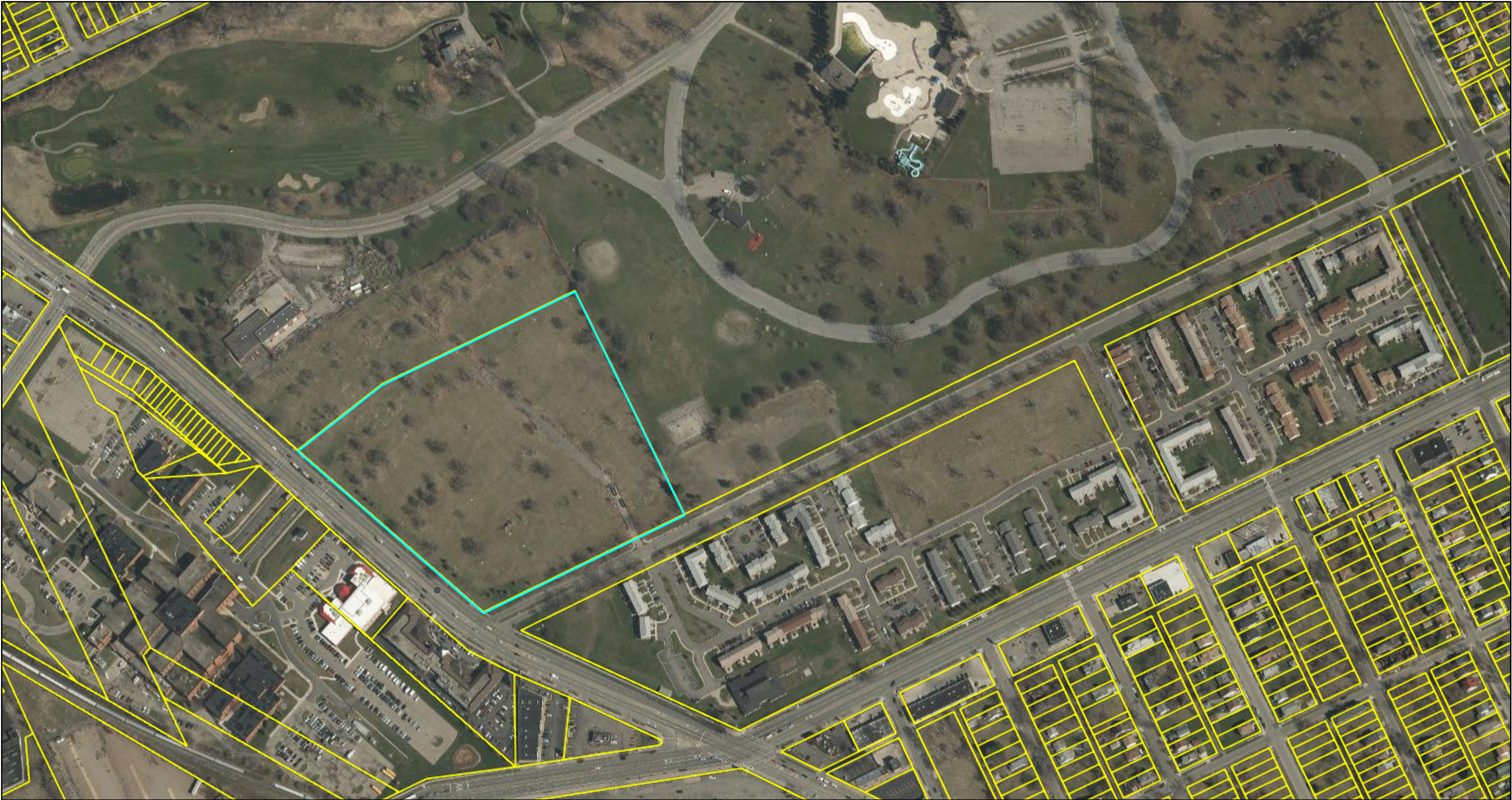
SB-7
2-3'
3/8/2024
As: 6,650
Hg: 220

SB-8
1-2'
3/8/2024
BaP: 5,300
Fl: 12,500
NPH: 700
PHNH: 9,200
As: 8,980
Cr: 18,300
Se: 520
Zn: 185,000



SB-9
2-3'
3/8/2024
PHNH: 2,600
As: 7,910

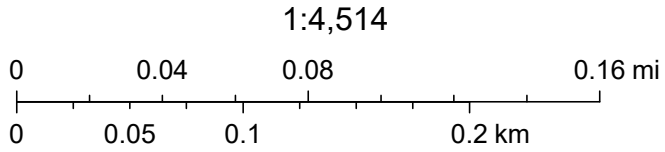
SB-10
2.5-3.5'
3/8/2024
Se: 430

5250 Conner Street

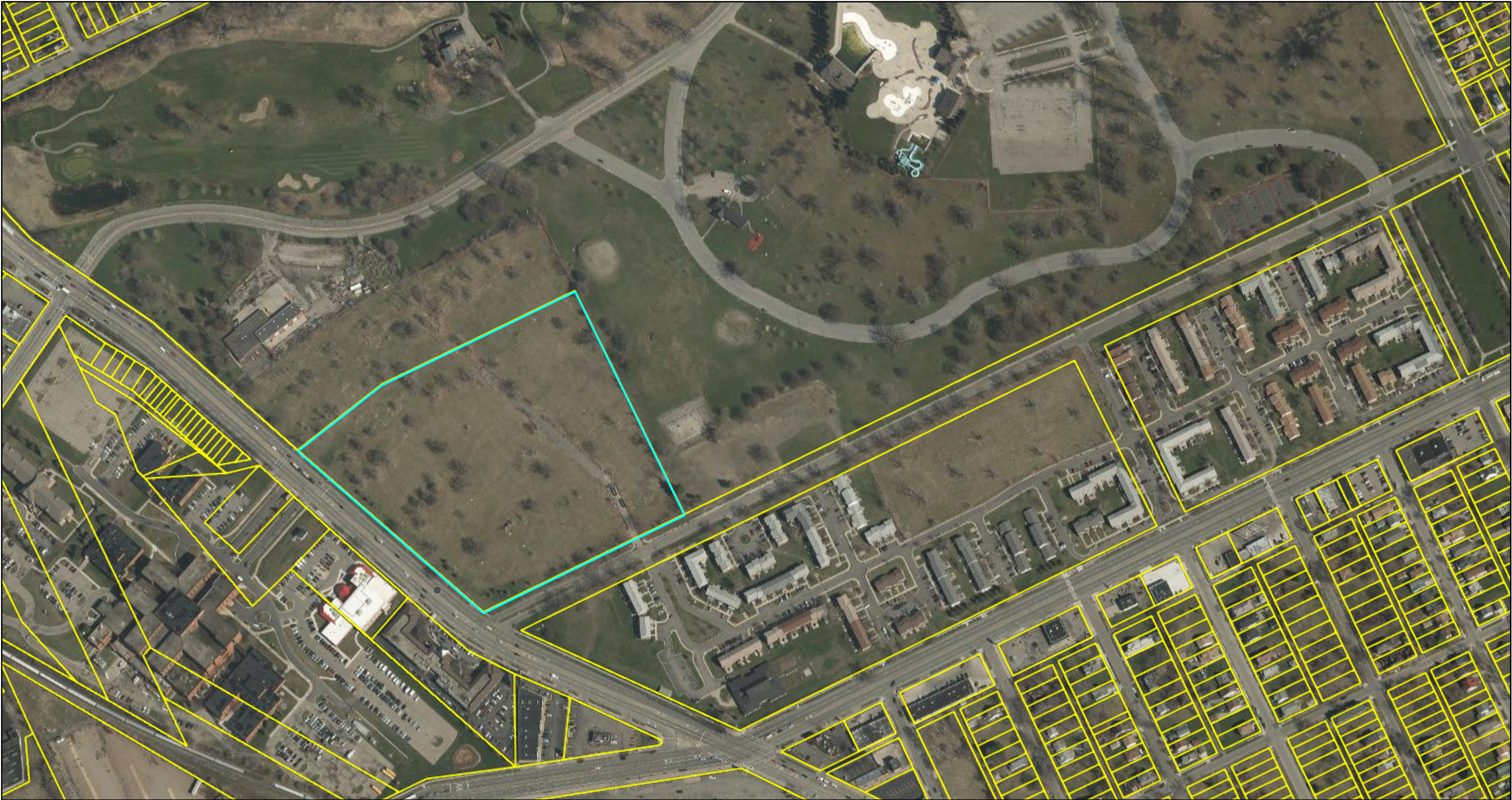


September 13, 2024



-  Condominiums
-  Parcel Boundaries

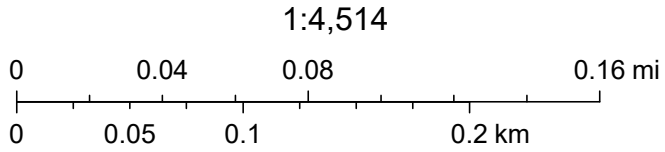


5250 Conner Street



September 13, 2024

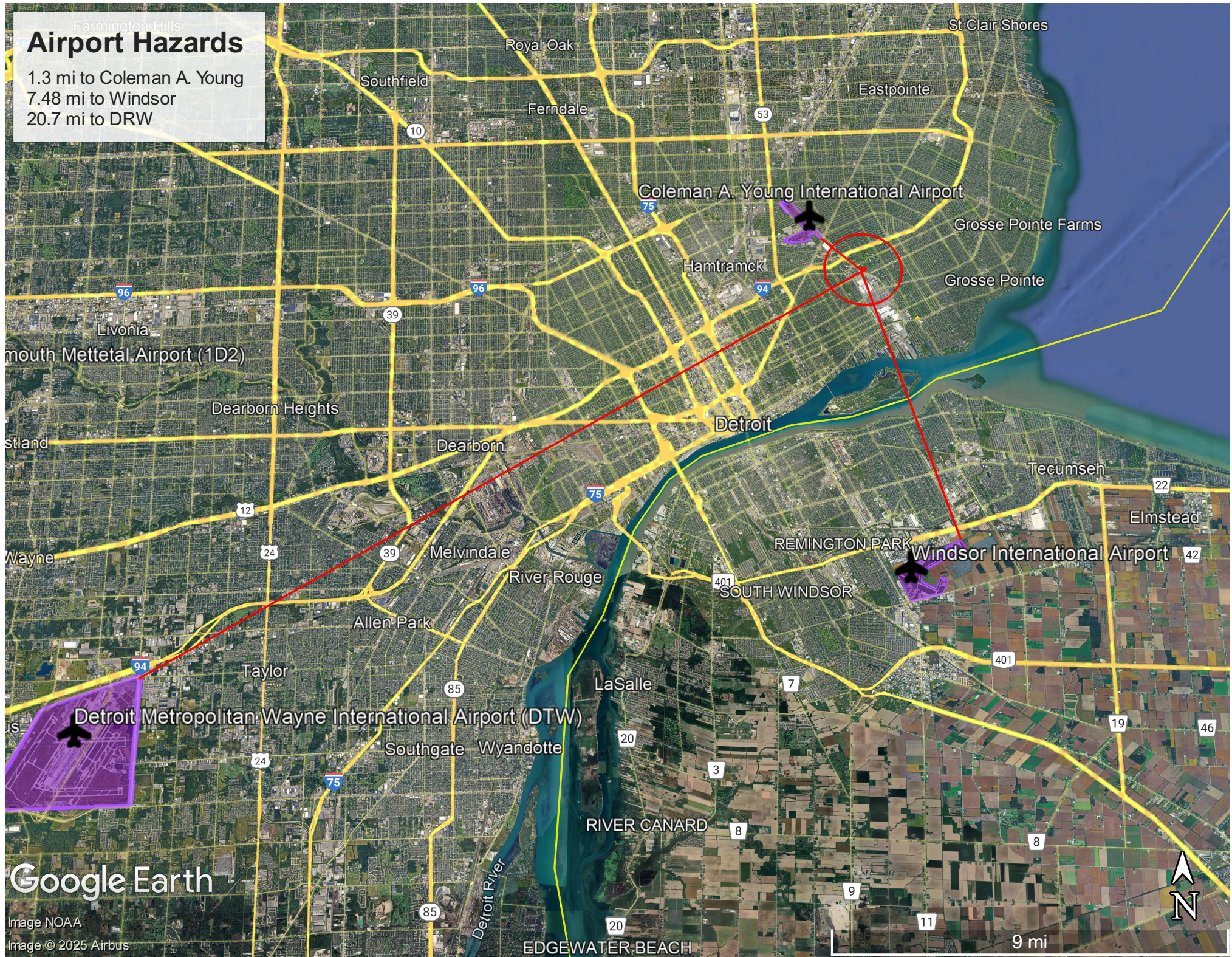
-  Condominiums
-  Parcel Boundaries



SEMCOG, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

Airport Hazards

1.3 mi to Coleman A. Young
7.48 mi to Windsor
20.7 mi to DRW



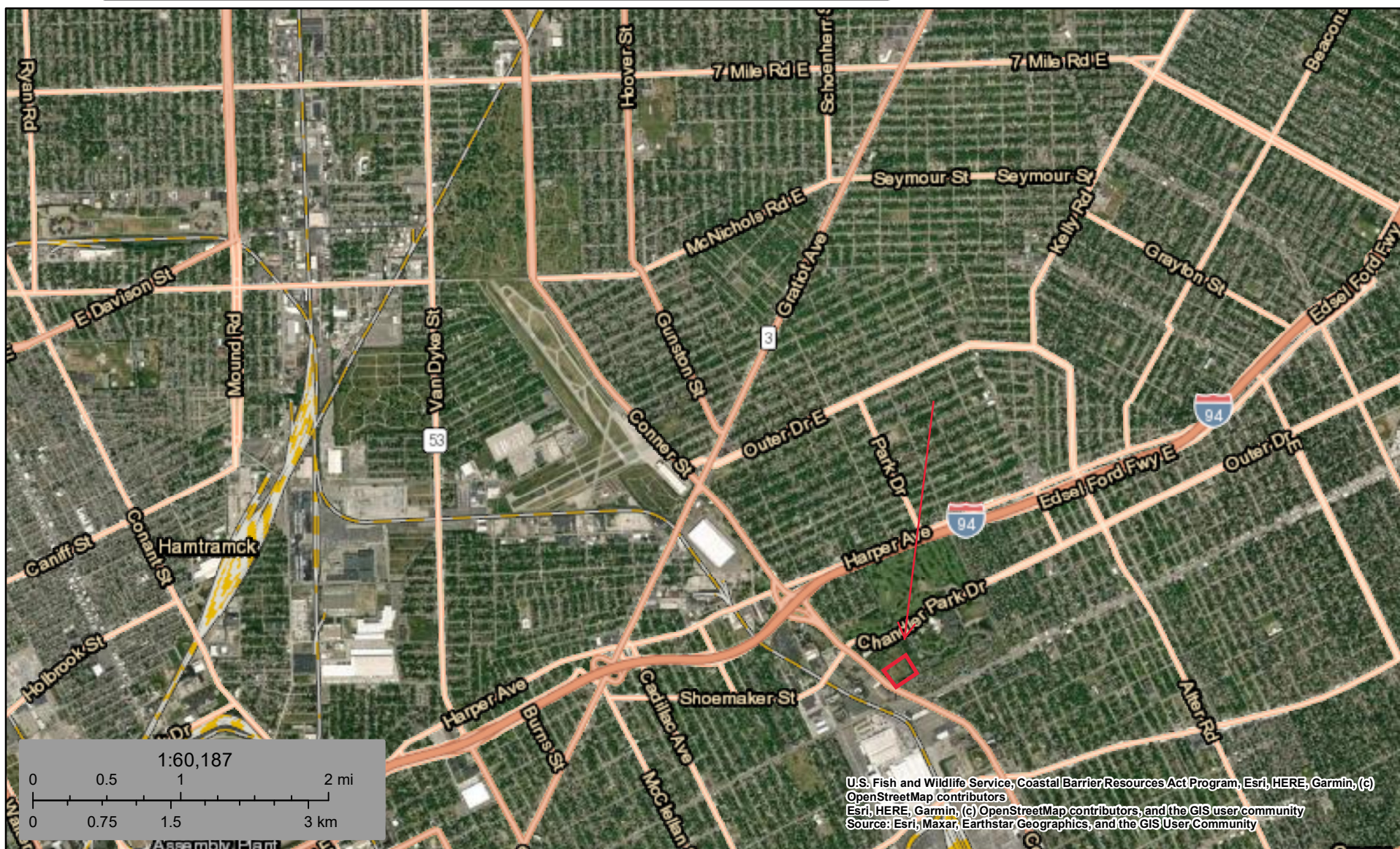
Google Earth

Image NOAA
Image © 2025 Airbus



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



CBRS



September 17, 2024

 CBRS Buffer Zone

CBRS Units

 Otherwise Protected Area
 System Unit

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

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

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

This page was produced by the CBRS Mapper

National Flood Hazard Layer FIRMMette



82°59'5"W 42°23'40"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

82°58'27"W 42°23'13"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/12/2024 at 10:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

August 23, 2024

Kim Siegel, PMP
Environmental Compliance Specialist IV
City of Detroit - Housing and Revitalization Department
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Via Email Only

Dear Kim Siegel:

Subject: 5250 Conner Street Project – Detroit, Michigan

The 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 5250 Conner Street Project proposed to be completed with federal grant monies, including the construction of three new four-story apartment buildings for a total of 150 apartment units. The property is currently vacant and located at 5250 Conner Street in Detroit. Construction activities are estimated to begin in the spring of 2025 and are anticipated to be complete in late fall 2025.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTG 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

Kim Siegel
Page 2
August 23, 2024

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

The size, scope and duration of the 5250 Conner Street Project, proposed for completion in Detroit, Michigan, is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

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

Sincerely,



Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Keith E. Hernandez, United States Department of Housing & Urban Development
Douglas C. Gordon, United States Department of Housing & Urban Development
Meredeth Crane, Triterra

Coastal Zone Management Areas

✓ Authoritative



EgLE Admin
Michigan Dept. of Environment, Great Lakes, and Energy

Summary

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

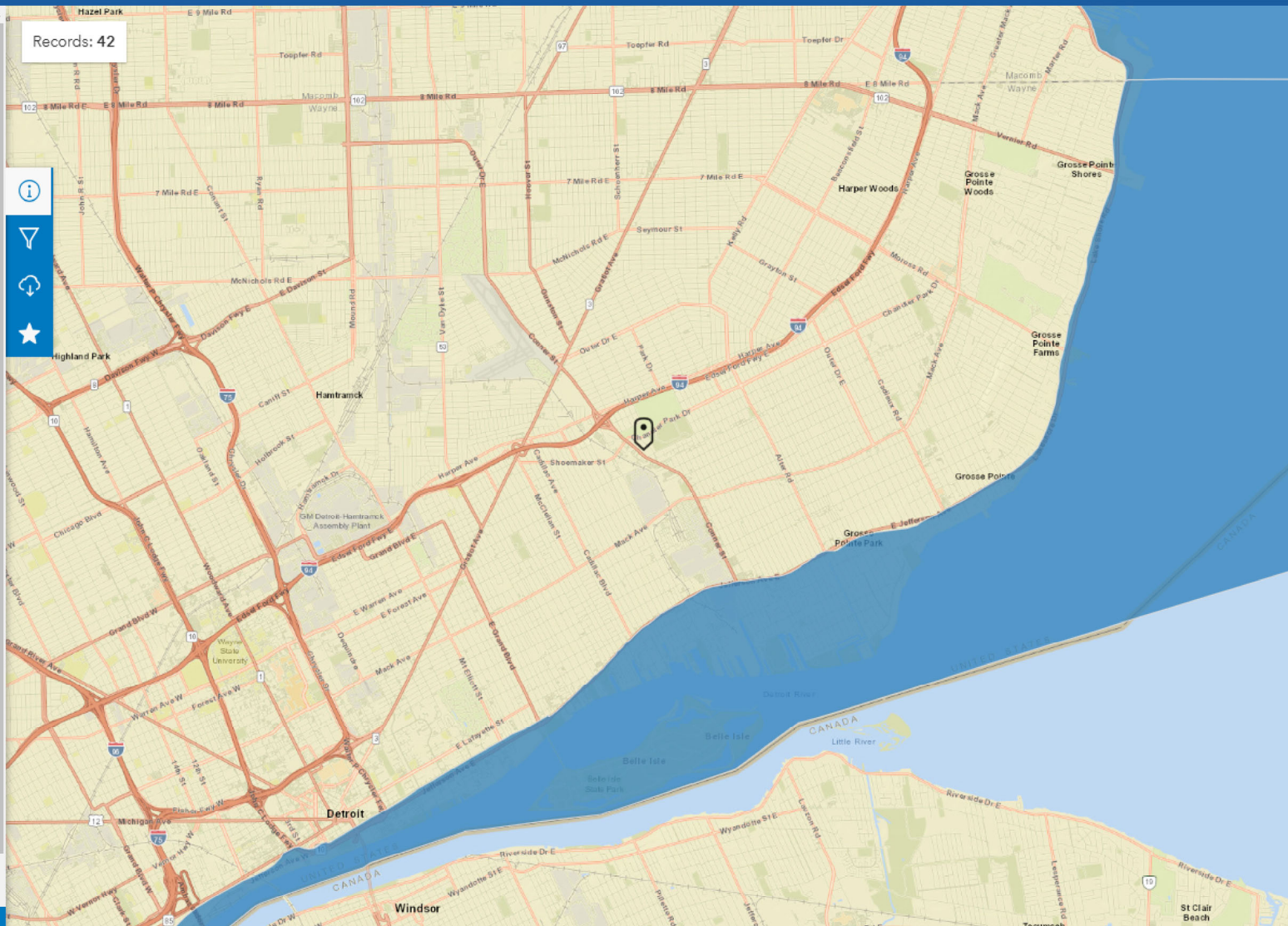
[View Full Details](#)

[Download](#)

Details

- Dataset**
Feature Layer
- September 15, 2023**
Info Updated
- September 15, 2023**
Data Updated
- July 31, 2020**
Published Date
- Records: 42**
[View data table](#)
- Public**
Anyone can see this content

Want to use this



Monroe

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

Muskegon

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

Oceana

- Benona and Clay Banks Townships
- Pentwater and Golden Townships

Ontonagon

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

Ottawa

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

Presque Isle

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

Saginaw

- Kochville, Zilwaukee, Carrollton and Buena Vista Townships

Sanilac

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

Schoolcraft

- Mueller and Doyle Townships
- Manistique and Thompson Townships

St. Clair

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

Tuscola

- Akron and Wisner Townships

Van Buren

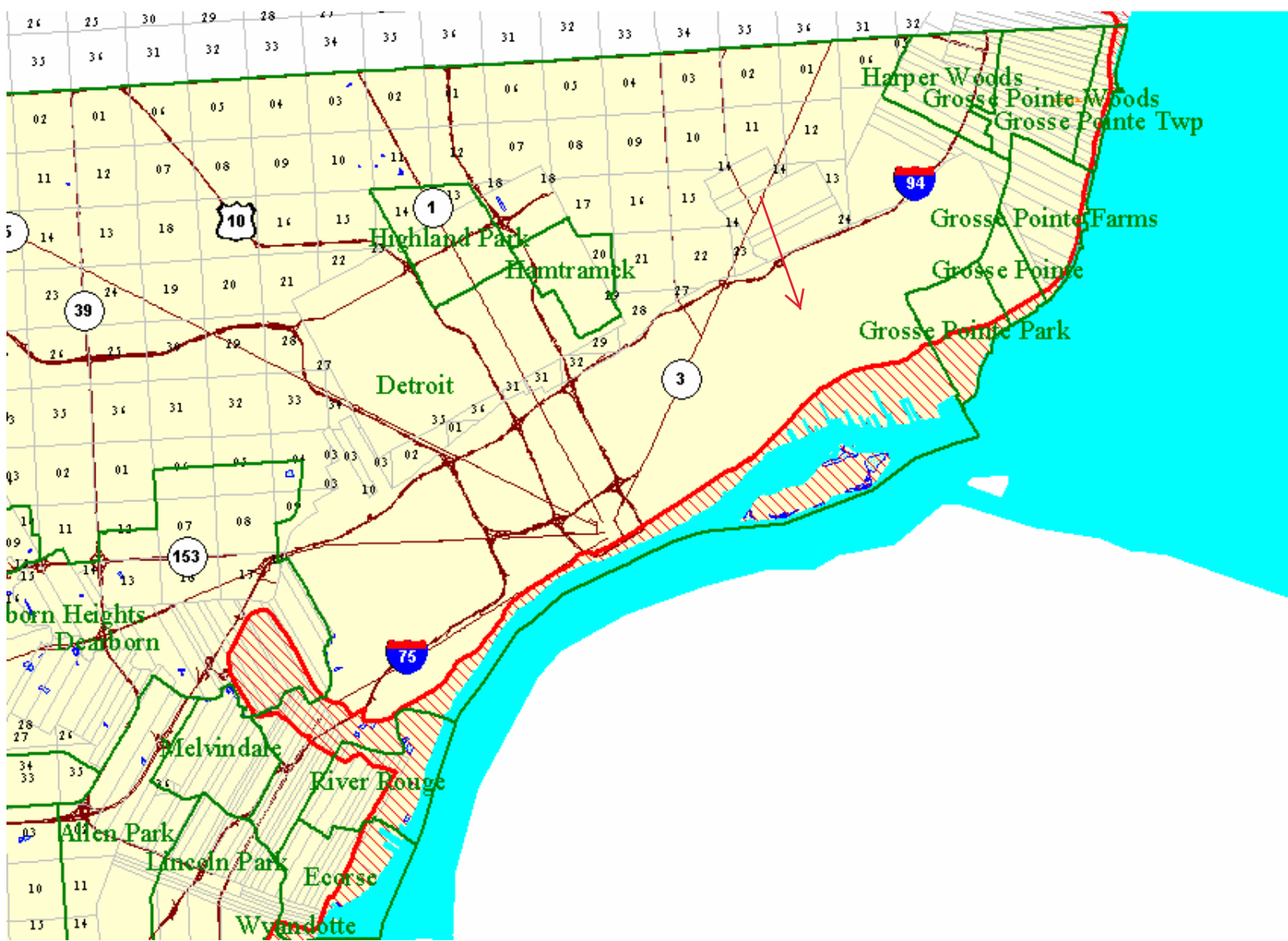
- South Haven and Covert Townships and South Haven

Wayne

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

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

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





GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

August 16, 2024

VIA EMAIL

Amin Irving
GDC-DHC Parkside I Limited Dividend
Housing Association, LLC
GDC-DHC Parkside II Limited Dividend
Housing Association, LLC
41800 West 11 Mile Road, Suite 209
Novi, Michigan 48375

Dear Amin Irving:

SUBJECT: Notice of Approval of the Response Activity Plan
Parkside Village 1 Development
5250 Conner Street
Detroit, Wayne County, Michigan
Parcel ID Number: 2104620211

The Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) containing an Evaluation Plan for response activities to be undertaken at the property identified as Parkside Village 1 Development located at the above-referenced address. The ResAP was submitted on your behalf pursuant to Section 20114b of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) on June 17, 2024, by Jade Gillette of Triterra, and the final revised version was received by EGLE on August 16, 2024.

Based upon the representations and information contained in the submittal, the ResAP is approved. EGLE agrees with the pathway evaluation that is documented in the submittal and it appears consistent with our understanding of the reporting requirements established for the Parkside Village 1 Development by the Michigan State Housing Development Authority (MSHDA). Since the Evaluation Plan contained in the submittal proposes response activities related to further investigation of soil near the electrical substation and further investigation of the volatilization to indoor air pathway (VIAP) only, it will be important for the owner/operator of the Parkside Village 1 Development to ensure in future submittals that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules (commonly referred to as "due care"). Further, EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed in the plan.

If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

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

This approval is pursuant to the applicable requirements of the NREPA. The MSHDA may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact April Hehir, RRD, Brownfield Assessment and Redevelopment Section, at 517-290-8614 or by email at HehirA@Michigan.gov.

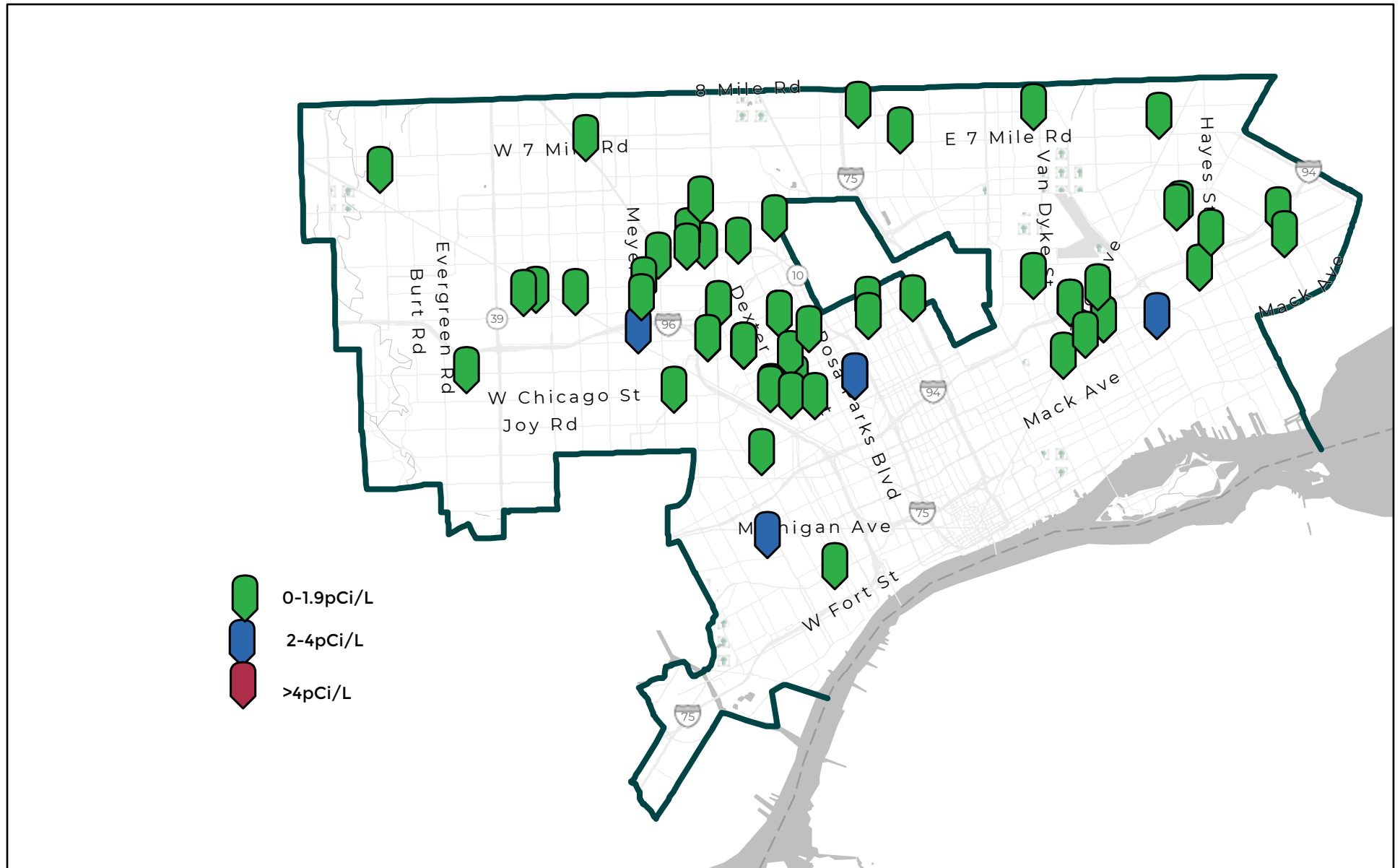
Sincerely,



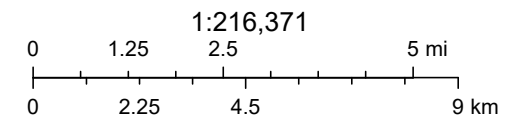
acting for
Carrier Geyer, Manager
Brownfield Assessment and Redevelopment
Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Jade Gillette, Triterra
Paul Owens, EGLE
April Hehir, EGLE
Jarret McFeters, EGLE

HRD Indoor Radon Map



4/18/2024



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



United States Department of the Interior

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



In Reply Refer To:

08/29/2025 18:18:47 UTC

Project Code: 2025-0142959

Project Name: Village of Parkside - Phases 1A & 1B

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

To Whom It May Concern:

Official Species List

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

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

Consultation requirements and next steps

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

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

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

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit <https://www.fws.gov/media/mifo-ipac-instructions> (and click on the attachment), or for a video overview, please visit: <https://www.youtube.com/watch?v=FfcerNCiL0I>. Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

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

For all **wind energy projects**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds

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

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

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

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

Attachment(s):

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

OFFICIAL SPECIES LIST

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

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

PROJECT SUMMARY

Project Code: 2025-0142959

Project Name: Village of Parkside - Phases 1A & 1B

Project Type: Disaster-related Grants

Project Description: New multi-unit residential construction

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.391246300000006,-82.97797136097991,14z>



Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

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

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

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

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

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered

BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> 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: <ul style="list-style-type: none"> Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/W422ALUDPBZHF6UMGAYNCRBLI/documents/generated/5280.pdf	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

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

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection 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 [National Bald Eagle Management Guidelines](#). 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 [Bald Eagle Nesting and Sensitivity to Human Activity](#).

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 [incidental take permit](#) 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 [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

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

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

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

Breeding Season (■)

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

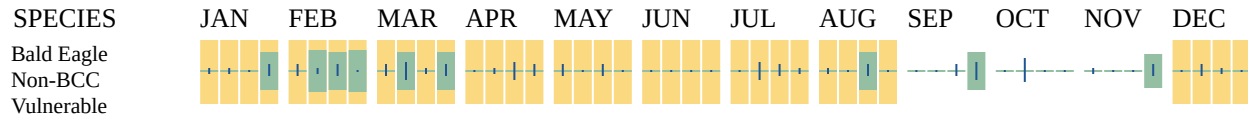
Survey Effort (|)

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

No Data (—)

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

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



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-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
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

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

Breeding Season (■)

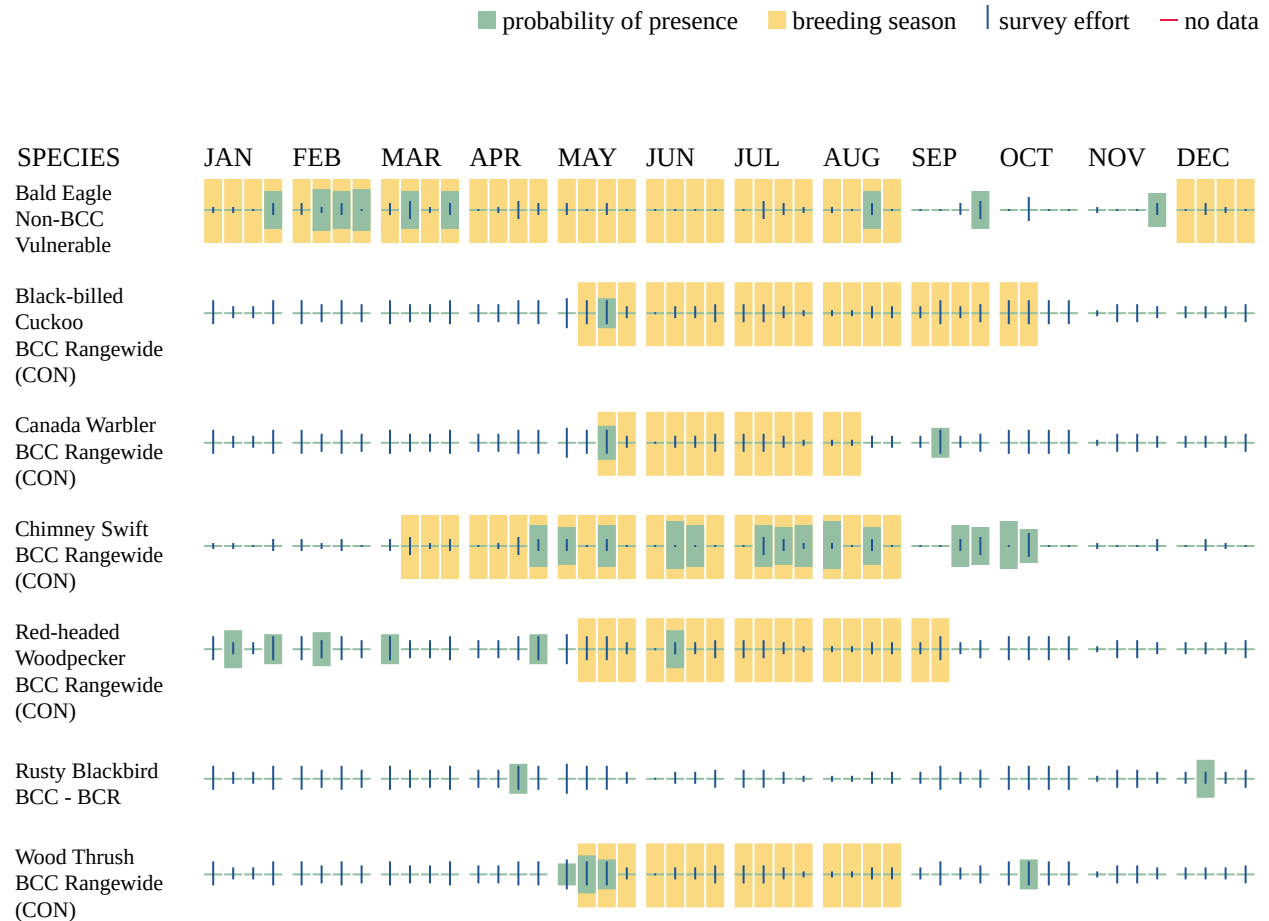
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

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

No Data (—)

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



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide 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 [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Detroit city
Name: Meredith Crane
Address: 1375 S. Washington Avenue
Address Line 2: Suite 100
City: Lansing
State: MI
Zip: 48910
Email: meredeth.crane@triterra.us
Phone: 5178532157

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



Construction Codes and Fire Services

Search Applications

Record 20000496:

Aboveground Storage Tank Facility

Record Status: Active
Expiration Date: 12/01/2025

Record Info ▼

Related Records



20000496



ATK-000194-21



ATK-000195-21



ATK-000196-21



ATK-000197-21



ATK-000198-21



ATK-000199-21

Record Type

Aboveground Storage Tank Facility

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Facility/Location Name

Mack Avenue Assembly Plant D2-AP

Mack Assembly Plant D2-AP

Mack Avenue Assembly Plant-D2 AP

Mack Avenue Assembly Plant D2-AP

Mack Avenue Assembly Plant D2-AP

Mack Avenue Assembly Plant-D2-AP

Mack Avenue Assembly Plant D2-AP

Date

01/22/2020**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)

View



Construction Codes and Fire Services

[Q](#) ▾

Search Applications

Record 20000496:

Aboveground Storage Tank Facility

Record Status: Active
Expiration Date: 12/01/2025

Record Info ▾

Related Records



20000496



ATK-000194-21



ATK-000195-21



ATK-000196-21



ATK-000197-21



ATK-000198-21



ATK-000199-21

Record Type

Aboveground Storage Tank Facility

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Aboveground Storage Tank Registration

Facility/Location Name

Mack Avenue Assembly Plant D2-AP

Mack Assembly Plant D2-AP

Mack Avenue Assembly Plant-D2 AP

Mack Avenue Assembly Plant D2-AP

Mack Avenue Assembly Plant D2-AP

Mack Avenue Assembly Plant-D2-AP

Mack Avenue Assembly Plant D2-AP

Date

01/22/2020**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)**11/02/2021** [View](#)

View

Record Details

Facility Name:

Mack Avenue Assembly Plant D2-AP

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 20000496

Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid

Tank ID: RP33

Tank Status: Currently In Use

Capacity: 7000

Print/View Summary

Record Details

Facility Name:

Mack Assembly Plant D2-AP

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 20000496

Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid

Tank ID: T801A

Date of Installation: 11/01/2021

Tank Status: Currently In Use

Capacity: 12000

Date Registered: 11/02/2021

Print/View Summary

Record Details

Facility Name:

Mack Avenue Assembly Plant D2-AP

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 20000496

Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid

Tank ID: T804A

Date of Installation: 11/01/2021

Tank Status: Currently In Use

Capacity: 6000

Date Registered: 11/02/2021

Print/View Summary

Record Details

Facility Name:

Mack Avenue Assembly Plant-D2-AP

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 20000496

Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid

Tank ID: 1

Date of Installation: 11/01/2021

Tank Status: Currently In Use

Capacity: 6565

Print/View Summary

Record Details

Facility Name:

Mack Avenue Assembly Plant D2-AP

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 20000496

Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid

Tank ID: T804B

Date of Installation: 11/01/2021

Tank Status: Currently In Use

Capacity: 6000

Date Registered: 11/02/2021

Print/View Summary

Record Details

Facility Name:

Mack Avenue Assembly Plant-D2 AP

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 20000496
Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid
Tank ID: T801B
Date of Installation: 11/01/2021
Tank Status: Currently In Use
Capacity: 12000
Date Registered: 11/02/2021

Print/View Summary

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?

12000

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)

498.06

ASD for Thermal Radiation for People (ASDPPU)

778.73

ASD for Thermal Radiation for Buildings (ASDBPU)

158.60

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 \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)



Construction Codes and Fire Services

First Last or License #

Q

Search Applications

Search for Records

Enter information below to search for records.

- Site Address
- Record Information

Select the search type from the drop-down list.

General Search

General Search

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

Facility/Cert./Record Number:

Facility/Location Name:

Start Date:

01/01/1980

End Date:

08/29/2025

Street No.:

From

-

To

Direction:

--Select--

Street Name:

Street Type:

--Select--

City:

State:

Zip:

48214

County:

Township:

First Name:

Last Name:

Record Type:

Aboveground Storage Tank Facility

Record Status:

Active

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

Search

Clear

2 Record results matching your search results

Click any of the results below to view more details.

Showing 1-2 of 2 | Download results

<input type="checkbox"/>	Action	Facility/Cert./Record Number	Date	Record Type	Description	Facility/Location Name	Address	Expiration Date	Status	Related Records
<input type="checkbox"/>		20000758	07/08/2021	Aboveground Storage Tank Facility		Outdoor Creations Group	611 HILLGER ST, DETROIT MI 48214	08/30/2026	Active	2
<input type="checkbox"/>		20000496	01/22/2020	Aboveground Storage Tank Facility		Mack Avenue Assembly Plant D2-AP	11570 E WARREN AVE E, DETROIT MI 48214	12/01/2025	Active	12

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, Siting 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: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="8000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<div>Calculate Acceptable Separation Distance</div>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	657.70
ASD for Thermal Radiation for Buildings (ASDBPU)	131.49
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 \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)



Construction Codes and Fire Services

First Last or License #

Q

Search Applications

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Facility/Cert./Record Number:

Facility/Location Name:

Start Date:

01/01/1980

End Date:

08/29/2025

Street No.:

From

-

To

Direction:

--Select--

Street Name:

Street Type:

--Select--

City:

State:

Zip:

48213

County:

Township:

First Name:

Last Name:

Record Type:

Aboveground Storage Tank Facility

Record Status:

Active

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

Search

Clear

2 Record results matching your search results

Click any of the results below to view more details.

Showing 1-2 of 2 | Download results

<input type="checkbox"/>	Action	Facility/Cert./Record Number	Date	Record Type	Description	Facility/Location Name	Address	Expiration Date	Status	Related Records
<input type="checkbox"/>		92085708	06/04/2014	Aboveground Storage Tank Facility		Thyssen Krupp	10106 GRINNELL ST, DETROIT MI 48213-1142	05/31/2026	Active	1
<input type="checkbox"/>		91082624	10/03/1997	Aboveground Storage Tank Facility		PVS Transportation	11001 HARPER AVE, DETROIT MI 48213-3319	09/30/2025	Active	2



Construction Codes and Fire Services

[Q](#) ▾

Search Applications

Record ATK-045893-15:

Aboveground Storage Tank Registration

Record Status: Registered
Expiration Date: 09/30/2016

Record Info ▾

Location

Record Details

Facility Name:

PVS Transportation

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 91082624
Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid
Date of Installation: 09/09/1997
Tank Status: Currently In Use
Action on Tank: 1
Capacity: 8000
Date Registered: 09/09/1997

Print/View Summary



Construction Codes and Fire Services

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

First Last or License #



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

Search Applications

Record ATK-045893-15:

Aboveground Storage Tank Registration

Record Status: Registered
Expiration Date: 09/30/2016

[Record Info](#)

Location

11001 HARPER
DETROIT WAYNE MI 48213-3319 *

Record Details

Facility Name:

PVS Transportation

More Details

Related Contacts

Application Information

FACILITY INFORMATION

Facility ID Number: 91082624

Facility Type: FL/CL (91)

DESCRIPTION OF TANK

Substance Stored Type: Flammable/Combustible Liquid

Date of Installation: 09/09/1997

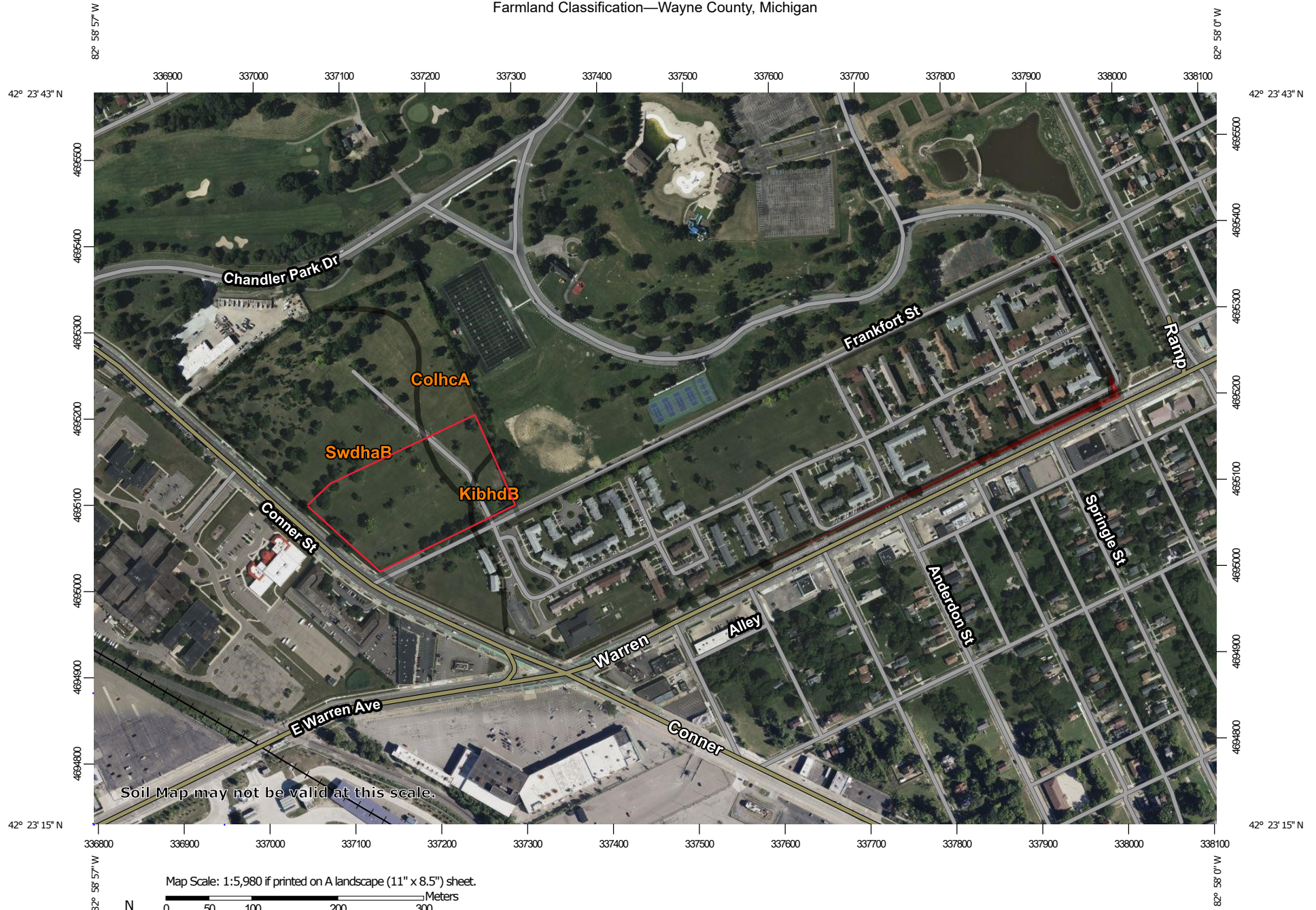
Tank Status: Currently In Use

Action on Tank: 1

Capacity: 8000

Date Registered: 09/09/1997

Farmland Classification—Wayne County, Michigan




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/12/2024
Page 1 of 5









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

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









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

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

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

-  Farmland of unique importance
-  Not rated or not available

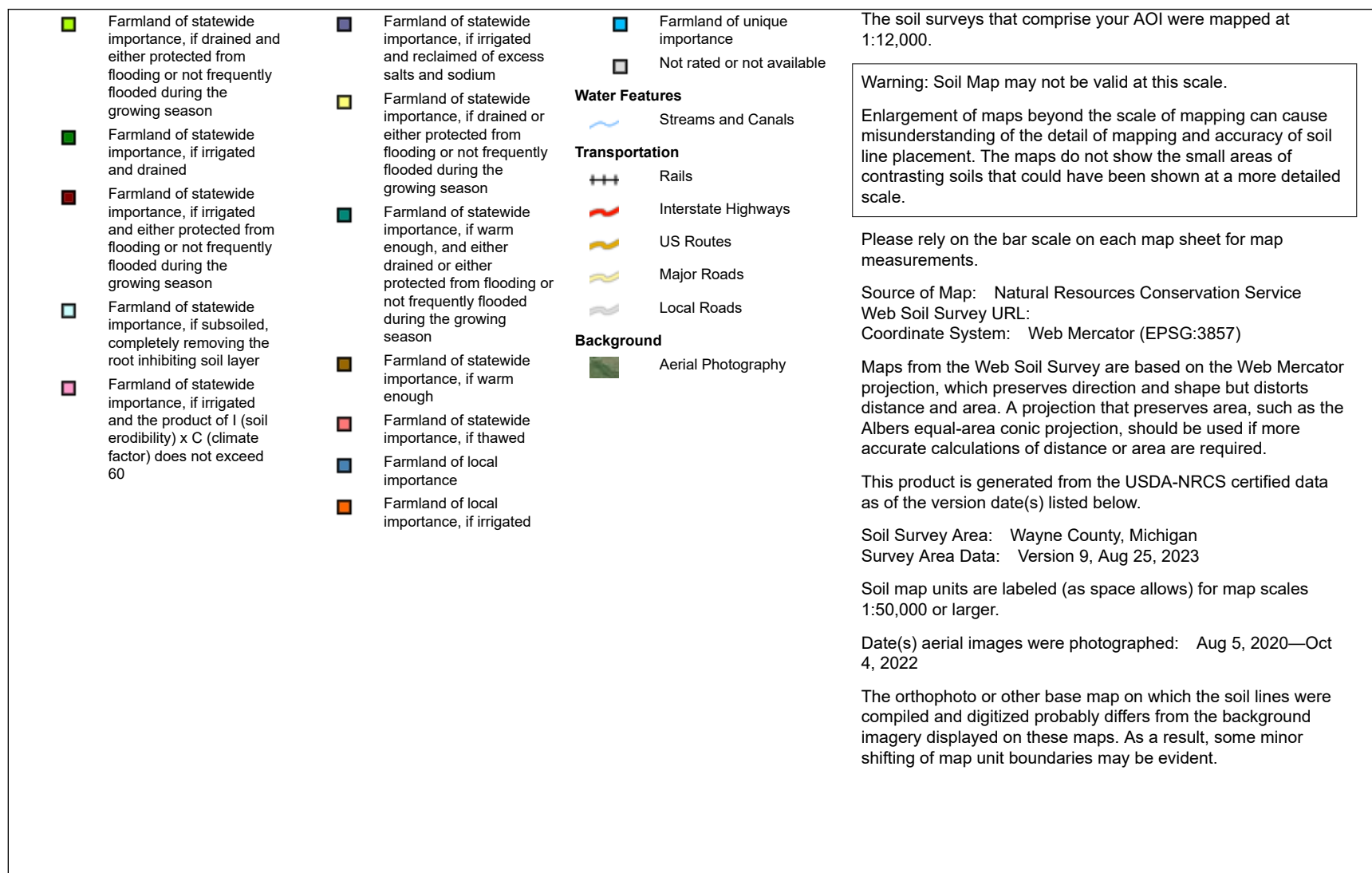
Soil Rating Lines

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

Farmland Classification—Wayne County, Michigan

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

Farmland Classification—Wayne County, Michigan



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BnthdB	Blount sandy loam, 0 to 4 percent slopes	Not prime farmland	0.0	0.1%
ColhcA	Colwood sandy loam, dense substratum, 0 to 2 percent slopes	Not prime farmland	3.6	6.8%
KibhdB	Kibbie-Colwood sandy loams, dense substratum, 0 to 4 percent slopes	Not prime farmland	0.6	1.2%
KibudB	Kibbie-Urban land-Colwood complex, dense substratum, 0 to 4 percent slopes	Not prime farmland	32.5	60.8%
SwdhaB	Seward sandy loam, 0 to 4 percent slopes	Not prime farmland	16.2	30.3%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	Not prime farmland	0.4	0.8%
Totals for Area of Interest			53.4	100.0%

Description

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

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

May 31, 2024

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

**RE: Section 106 Review of the HUD/DHC Funded Parkside Villages 1 A&B Project
Located at 5250 Conner St in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

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

Proposed project activities include the construction of three four-story apartment buildings at the northeast corner of Conner Street and Frankfort Street in Detroit. Each building will have a footprint of 13,894 sq ft, with a combined total of 150 one and two-bedroom units. New internal streets will be laid out in a grid pattern running between Frankfort Court, Chandler Park Drive and Conner Street, and paved surface parking will provide 227 parking spaces. Landscaping will be implemented throughout the project area, installed as a buffer between the buildings and Frankfort Court, and along Conner Street. A large recreational area will be situated at the northeast corner of the project area, northeast of Building 1 and east of Building 3, and smaller recreational areas will be located adjacent to the south elevation of Building 3.

Based on the information submitted to the Housing & Revitalization Department, we have determined Historic Properties are located within in the Area of Potential Effects (APE) for this project. The Parkside Homes and the Chandler Park Comfort Station are eligible for listing on the National Register of Historic Places.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. In a letter dated, 5/6/2024, SHPO's archaeologist concurred with the recommendation of Mannick & Smith Group's Archaeologist that it is unlikely that significant intact archaeological resources are present within the project area. SHPO provided a "No Historic Properties Affected" concurrence for underground resources.

On 4/29/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin
Grand Traverse Band of Ottawa & Chippewa Indians



Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians
Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomis Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

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

Per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, specifically Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

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

Sincerely,



**Housing and Revitalization
Department**

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


Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

DNL Distances

Conner St - 98ft
E. warren - 561ft
Chandler Park - 876ft
Railroad - 740 ft

Legend

 5250 Conner St



DNL Calculator

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

Guidelines

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

DNL Calculator

Site ID	Village of Parkside 1A&1B
Record Date	08/28/0024
User's Name	Jessica Meister

Road # 1 Name:	Conner Street
----------------	---------------

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	98	98	98
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	24153	1024	3227
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	63	60	75
Calculate Road #1 DNL	75	Reset	

Road # 2 Name:	E Warren Avenue
----------------	-----------------

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
--------------	--	---	--

Effective Distance	561	561	561
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	14908	372	154
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	48	42	50
Calculate Road #2 DNL	53	Reset	

Road # 2 Name:	Chandler Park Drive
----------------	---------------------

Road # 3 Name:

CHANDLER PARK DRIVE

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="876"/>	<input type="text" value="876"/>	<input type="text" value="876"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="25"/>	<input type="text" value="25"/>	<input type="text" value="25"/>
Average Daily Trips (ADT)	<input type="text" value="4352"/>	<input type="text" value="85"/>	<input type="text" value="36"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="39"/>	<input type="text" value="32"/>	<input type="text" value="41"/>
<div>Calculate Road #3 DNL</div>	<input type="text" value="43"/>	<div>Reset</div>	

Railroad #1 Track Identifier:

960352E

Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	<input type="text" value="740.26"/>
Average Train Speed	<input type="text"/>	<input type="text" value="25"/>
Engines per Train	<input type="text"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="100"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="4"/>
Night Fraction of ATO	<input type="text"/>	<input type="text" value="2"/>

Railway whistles or horns?

Yes: ☐ No: ☐Yes: ☐ No: ☒

Highway Minutes or Hours: <input type="text"/>		Yes: <input type="checkbox"/> No: <input type="checkbox"/>		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Train DNL	<input type="text" value="0"/>	<input type="text" value="46"/>			
<input type="button" value="Calculate Rail #1 DNL"/>	<input type="text" value="46"/>	<input type="button" value="Reset"/>			
<input type="button" value="Add Road Source"/> <input type="button" value="Add Rail Source"/>					
Airport Noise Level		<input type="text"/>			
Loud Impulse Sounds?		<input type="radio"/> Yes <input checked="" type="radio"/> No			
Combined DNL for all Road and Rail sources		<input type="text" value="75"/>			
Combined DNL including Airport		<input type="text" value="N/A"/>			
Site DNL with Loud Impulse Sound		<input type="text"/>			
<input type="button" value="Calculate"/> <input type="button" value="Reset"/>					

Mitigation Options

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

- **No Action Alternative:** Cancel the project at this location

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

Tools and Guidance

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

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

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

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

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

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

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

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

Information to Be Entered

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

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

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

Required STC Rating and Determination of Compliance

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

Part I - Description

Project

Villages of Parkside

Sponsor/Developer

Ginosko

Location

5000 Conner Street, Detroit, MI 48167

Prepared by


Inform Studio

Noise Level

75

Date

8/29/2024



Primary Source(s)

Traffic

Part II - Wall Components

Part II - Wall Components

Wall Construction Detail	Area	STC
5/8" Gyp / 2x6 Stud / Mineral Wool / Sheathing / 1" Continuous Insulation / Cladding	28756	41
Add new wall		
28,756 Sq. Feet		41

Window Construction Detail	Quantity	Sq Ft/Unit	STC
Pella 250 Awning - SM	40	6	30
Pella 250 Fixed - SM	40	10	26
Pella 250 Awning - MED	56	6	30
Pella 205 Awning - LG	44	12	30
Pella 250 Fixed - MED	56	19	26
Pella 250 Fixed - LG	44	21	26
Add new window			

Door Construction Detail	Quantity	Sq Ft/Unit	STC
3x8 Typical Storefront Glass Door	2	24	26
Add new door			

Door Construction

Detail	Quantity	Sq Ft/Unit	STC
2x8 Exterior Metal Man Door	5	24	28

Part III - Results

Part III - Results

Wall Statistics

Stat	Value
Area:	28756 ft ²
Wall STC:	41

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	280	ft ²	12.14%
Doors:	7	168 ft ²	0.58%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	75
Combined STC for wall assembly:	34.85
Required STC rating:	33

Does wall assembly meet requirements?

Yes

Print

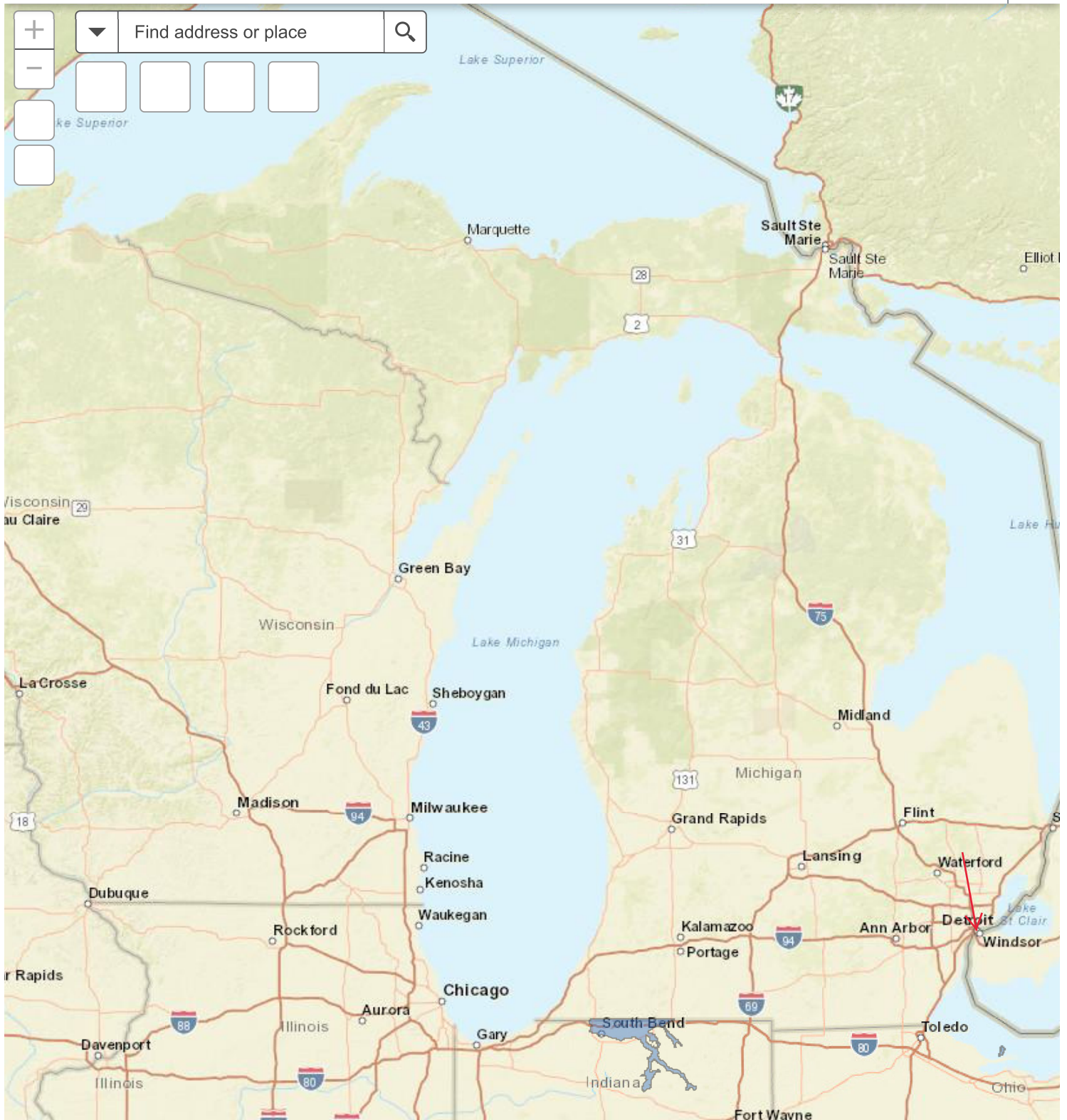
Part 4 - Tins

Further tips

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

For example:

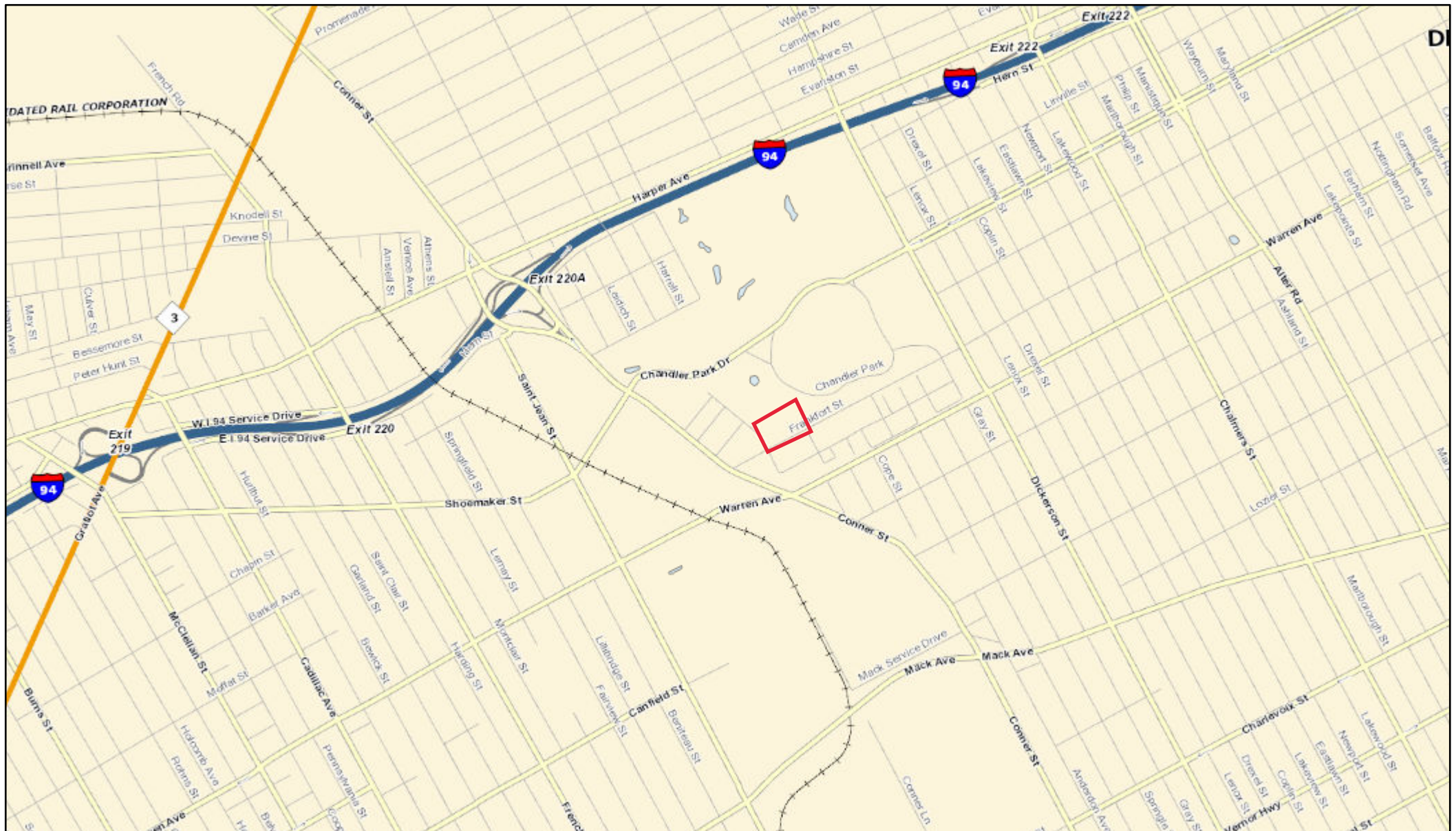
- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6" can reduce noise levels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



App State




Click to restore the map extent and layers visibility where you left off.

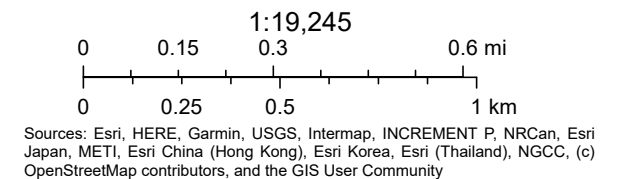
Wetlands Map Viewer



March 12, 2024

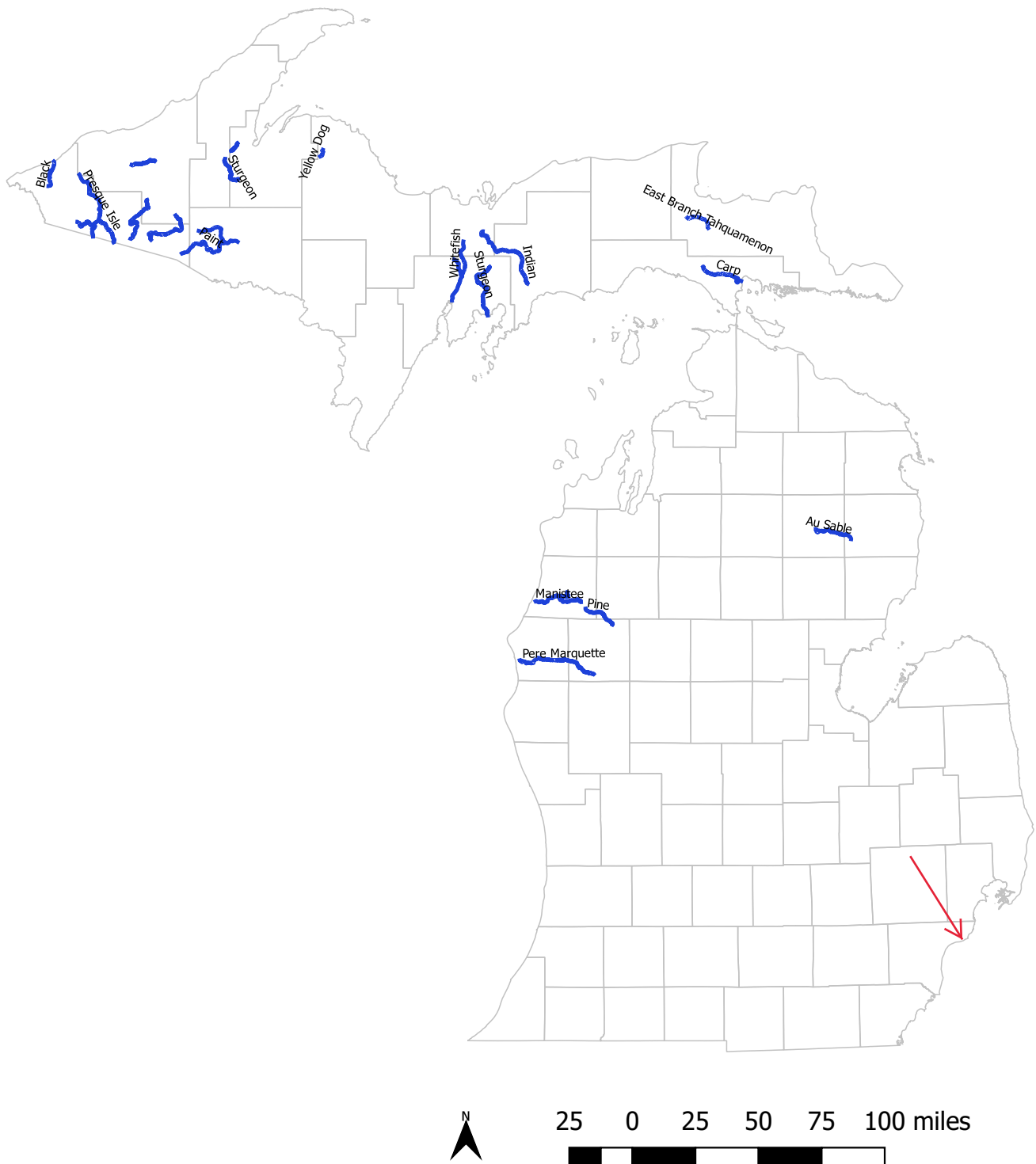
Part 303 Final Wetlands Inventory

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



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

Michigan Wild and Scenic Rivers



Legend

— National Wild and Scenic Rivers System

Source: National Wild and Scenic Rivers System

Website (<https://www.rivers.gov/mapping-gis.php>).



EJScreen Community Report

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

Villages of Parkside Phase 1A &1B

1 mile Ring Centered at 42.390621,-82.978491

Population: 8,382

Area in square miles: 3.14



October 25, 2024
Villages of Parkside Phase 1A &1B
Search Result (point)

1:36,112
0 0.33 0.66 1.32
0 0.5 1 2 km
Elev: HERE, Garmin, ©Cycli, Mapbox

COMMUNITY INFORMATION



Low income:
67 percent



People of color:
97 percent



Less than high
school education:
17 percent



Limited English
households:
0 percent



Unemployment:
19 percent



Persons with
disabilities:
24 percent



Male:
44 percent



Female:
56 percent

70 years

N/A



Number of
households:
3,067



Owner
occupied:
54 percent

Average life
expectancy

Per capita
income

BREAKDOWN BY RACE



White: 3%



Black: 95%



American Indian: 0%



Asian: 0%



Hawaiian/Pacific
Islander: 0%



Other race: 0%



Two or more
races: 1%



Hispanic: 1%

BREAKDOWN BY AGE



From Ages 1 to 4

7%



From Ages 1 to 18

23%



From Ages 18 and up

77%



From Ages 65 and up

18%

LIMITED ENGLISH SPEAKING BREAKDOWN



Speak Spanish

100%



Speak Other Indo-European Languages

0%



Speak Asian-Pacific Island Languages

0%



Speak Other Languages

0%

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	99%
Spanish	1%
Total Non-English	1%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

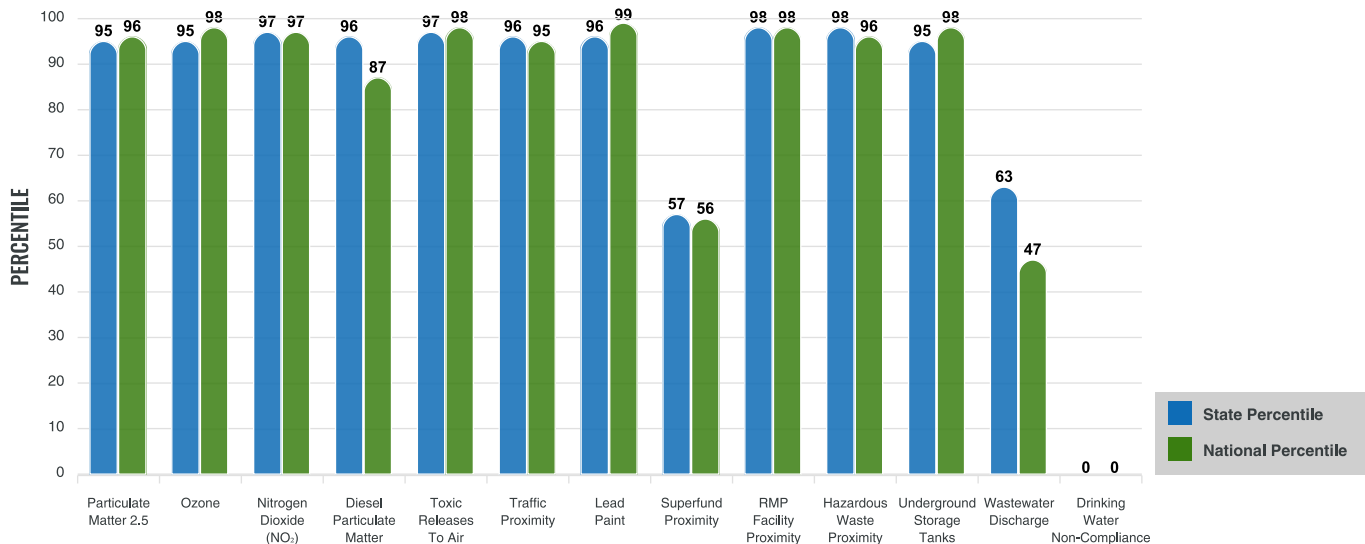
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

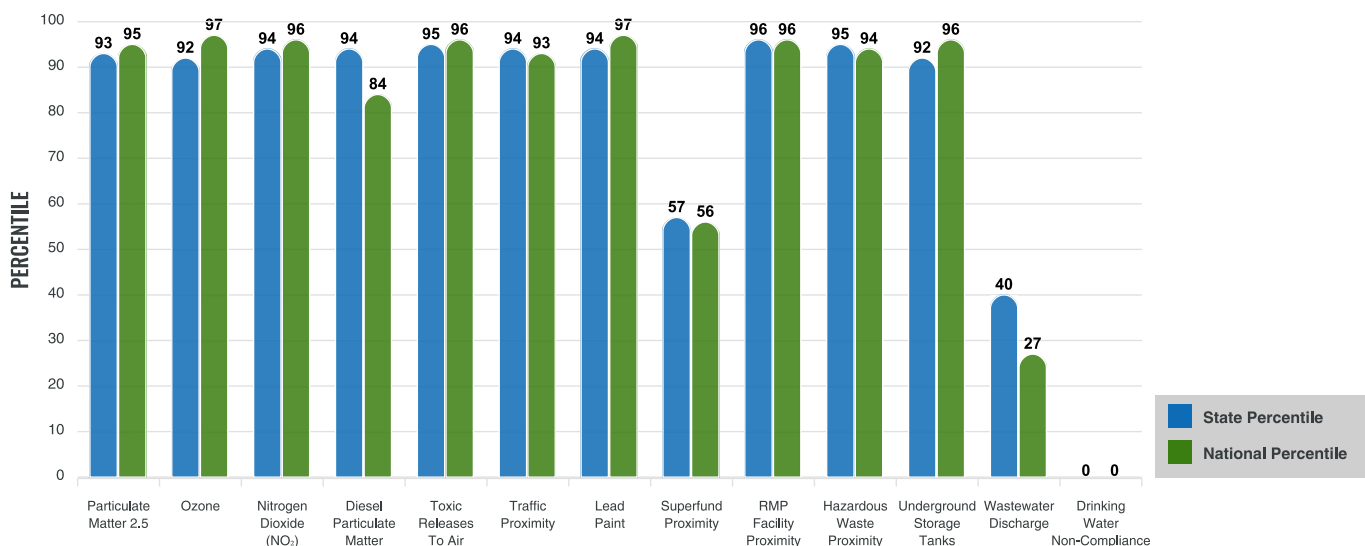
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

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

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 1 mile Ring Centered at 42.390621,-82.978491

Report produced October 25, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	9.07	7.84	80	8.45	76
Ozone (ppb)	69.1	67.3	66	61.8	83
Nitrogen Dioxide (NO ₂) (ppbv)	12	7.7	86	7.8	86
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.168	0.116	82	0.191	54
Toxic Releases to Air (toxicity-weighted concentration)	4,200	2,500	87	4,600	84
Traffic Proximity (daily traffic count/distance to road)	2,100,000	910,000	88	1,700,000	74
Lead Paint (% Pre-1960 Housing)	0.8	0.38	86	0.3	91
Superfund Proximity (site count/km distance)	0.0011	0.28	57	0.39	56
RMP Facility Proximity (facility count/km distance)	1.6	0.38	95	0.57	90
Hazardous Waste Proximity (facility count/km distance)	4.7	2	89	3.5	78
Underground Storage Tanks (count/km ²)	20	7.6	87	3.6	96
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.067	880	19	700000	14
Drinking Water Non-Compliance (points)	0	0.39	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	3.11	N/A	N/A	1.34	96
Supplemental Demographic Index USA	2.67	N/A	N/A	1.64	92
Demographic Index State	3.29	1.18	97	N/A	N/A
Supplemental Demographic Index State	2.6	1.5	92	N/A	N/A
People of Color	97%	26%	96	40%	94
Low Income	67%	31%	92	30%	92
Unemployment Rate	19%	6%	93	6%	95
Limited English Speaking Households	0%	2%	72	5%	56
Less Than High School Education	17%	9%	86	11%	76
Under Age 5	7%	5%	73	5%	70
Over Age 64	18%	18%	56	18%	59

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	2
Water Dischargers	1
Air Pollution	5
Brownfields	4
Toxic Release Inventory	6

Other community features within defined area:

Schools	3
Hospitals	2
Places of Worship	10

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 1 mile Ring Centered at 42.390621,-82.978491

Report produced October 25, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	20%	20%	44	20%	51
Heart Disease	9	6.3	95	5.8	95
Asthma	16.6	11.4	99	10.3	99
Cancer	5.3	7	12	6.4	27
Persons with Disabilities	23.9%	14.9%	92	13.7%	93

CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	6%	7%	55	12%	46
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	20%	13%	79	13%	78
Lack of Health Insurance	8%	5%	80	9%	58
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

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