

DETERMINATION OF LEVEL OF REVIEW

Project Name: The Village at Parkside (Phases 1A & 1B)

Project Location: 5250 Conner Street, Detroit (Wayne County), MI 48213

Project Description (*Attach additional descriptive information, as appropriate to the project, including narrative, maps, photographs, site plans, budgets and other information.*):

This MSHDA EA has been conducted for Phases 1A and 1B of the proposed Parkside Villages project. A separate review for additional phases will be required if and when the project receives a future federal allocation. The proposed development is located within an approximately 5.28-acre tract located in the southern portion of Parcel Tax ID 210462202-11; the project is referred to as Phase 1A and Phase 1B of the proposed Village of Parkside development. The subject property is currently vacant land and is zoned R5 (Medium Density Residential). The subject property is currently v owned by the City of Detroit P&DD, Care of DBA.

Three four-story residential apartment buildings (116 units) and three blocks of two-story residential townhouses (44 units) are proposed for construction on the subject property. The buildings will total approximately 199,830 ground square-feet. Additional improvements include paved parking with 120 spaces including 10 accessible parking spaces (3-van accessible & 7-car accessible), greenspace, and landscaping.

This review is for \$3,500,000 in Detroit Housing Commission (DHC) Development Funding from Prior Equity Sales and up to 160 DHC project-based vouchers (PBVs). This environmental review is valid for up to five years.

Dwelling unit breakdown:

DWELLING UNITS:

<u>1-BEDROOM</u>		
* 1-BED, 1-BATH PER UNIT (730 SF):	4 UNITS	
1-BED, 1-BATH PER UNIT (763 SF):	16 UNITS	
<u>2-BEDROOM</u>		
* 2-BED, 1.5-BATH PER UNIT (883 SF):	18 UNITS	
2-BED, 1.5-BATH PER UNIT (950 SF):	32 UNITS	
<u>3-BEDROOM</u>		
* 3-BED, 2.5-BATH PER UNIT (1,200 SF):	14 UNITS	
3-BED, 2.5-BATH PER UNIT (1,360 SF):	48 UNITS	
<u>4-BEDROOM</u>		
* 4-BED, 3.5-BATH PER UNIT (1,966 SF):	8 UNITS	
4-BED, 4-BATH PER UNIT (1,940 SF):	20 UNITS	
TOTAL:	160 UNITS	199,830 GSF



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

Project Information

Project Name: Villages of Parkside – Phase 1A & 1B

Responsible Entity: City of Detroit

Certifying Officer: Julie Schneider, Director, Housing and Revitalization Department,
SchneiderJu@detroitmi.gov

Recipient: GDC-DHC Parkside I Limited Dividend Housing Association, LLC
Attn: Nathan Keup, Vice President of Development
41800 W. 11 Mile Road, Suite 209, Novi, MI 48375
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Preparer Name/Agency: Meredith Crane/Triterra
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Meredeth.crane@triterra.us

November 8, 2024

ENVIRONMENTAL ASSESSMENT

(To be completed by all RD sponsors classifying Federal programs under 24 CFR 58.36)

Project Location: 5250 Conner Street, Detroit, Michigan 48213

Description of the Proposal:

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.

The proposed development is located within an approximately 5.28-acre tract 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).

Three four-story residential apartment buildings (116 units) and three blocks of two-story residential townhouses (44 units) are proposed for construction on the subject property. Additional improvements include paved parking with 120 spaces including 10 accessible parking spaces (3-van accessible & 7-car accessible), greenspace, and landscaping.

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.

Statement of Purpose and Need for the Proposal: The purpose of the project can be described in terms of goals and existing deficiencies and what the project is expected to achieve in removing those deficiencies. [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 seniors.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [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.

Funding Information

Sources of Funding	Funding Amount
Permanent Loan	\$26,856,605
Soft Financing	\$16,000,000
Private Equity	\$7,567,709
DHC Development Funds from Prior Equity Sales	\$3,500,000
Interim Income	\$1,140,579
Other Credit Equity	\$848,291
Total Sources of Funding	\$55,913,184

The project will also include up to 160 DHC BPVs.

STATUTORY CHECKLIST

[24CFR §58.5]

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required	Determinations and Compliance Documentation
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ ☒	According to the EGLE document (July 2023) Attainment Status for the National Ambient Air Quality Standards (NAAQS), the entire State of Michigan is in attainment for Carbon Monoxide (MO), lead (Pb), Nitrogen Dioxide (NO2) and Particulate matter (PM10 & PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~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. Attachment 2
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	The project is not located within a Coastal Zone Management Area. The project is in compliance with the Coastal Zone Management Act. Attachment 6
Contamination and Toxic Substances [24 CFR 58.5(i)(2)]	Yes No ☒ ☐	<u>Phase I ESA – Village of Parkside – Phase 1A, dated 11/30/2023.</u> – the following REC was identified: The documented presence of soil and groundwater contamination on the subject property: On June 2 and 3, 2014, seven surficial soil and thirteen soil boring samples were collected, across the entire 5250 Conner Street parcel, Samples located within the subject property as it pertains to this report include C-SS-DU-1, C-SS-DU-4, C-SB-07, and C-SB-08. Laboratory analytical results reported various semi-volatiles and metals above the EGLE Part 201 residential Generic Cleanup Criteria (GCC). <u>Phase I ESA – Village of Parkside – Phase 1B, dated 1/9/2024:</u> the following REC was identified: The documented presence of soil contamination on the subject property. On June 2 and 3, 2014, seven surficial soil and thirteen soil boring samples were collected, across the 5250 Conner Street parent parcel. Samples

	located within the subject property as it pertains to this report include C-SB-05 and C-SB-06. Laboratory analytical results for samples that pertain to the subject property reported various metals (arsenic, cobalt, iron, manganese, and molybdenum) in soil above EGLE Part 201 Residential (GCC). <u>Additional Subsurface Investigation at Phase IA and Phase IB of the Proposed Village 1 Development, March 22, 2024.</u> On March 8, 2024, Triterra advanced a total of 15 soil borings (SB-1 through SB-15) utilizing Geoprobe® methods to a maximum boring depth of approximately 20 feet below grade. Triterra collected and submitted 15 soil samples for analysis of VOCs, PAHs, and Michigan 10 Metals. Analytical results identified the presence of 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. <u>Phase I ESA – Villages of Parkside 1A/1B – 5250 Conner Street, Detroit, MI dated August 26, 2024.</u> The Phase I ESA has revealed the following RECs in connection with the subject property: The documented presence of contamination on the subject property. The most recent subsurface investigation on the subject property took place in March 2024. Concentrations of naphthalene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, fluoranthene, fluorene, phenanthrene, arsenic, total chromium, lead, mercury, selenium, and zinc were found in soil above the current Part 201 Residential GCC and/or VIAP screening levels. The subject property is a “facility”, as defined by Section 20101 of PA 451, Part 201, as amended. <u>Response Activity Plan – Evaluation Plan, Phase IA and Phase IB of the Proposed Parkside Village 1 Development, dated August 9, 2024.</u> Urban fill material is likely present across the subject property associated with the demolition of the numerous residential apartment buildings formerly present that represents a potential dispersed vapor source. 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. According to the report various PAHs and metals were identified 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. The remainder of the constituents were detected in
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		exceedance of Drinking water or groundwater to surface water interface protection which were determined to not be complete exposure pathways. Additional site assessment activities are recommended (discussed below) to further evaluate the volatilization to indoor air pathway (VIAP) and the direct contact (DC) pathway. Proposed mitigation To evaluate the direct contact pathway, Incremental Sampling (IS) completed in accordance with the EGLE (formerly MDEQ) January 2018 Incremental Sampling Methodology and Applications guidance is proposed to evaluate the existing shallow soils (upper 12 inches) on the subject property to obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If the representative concentrations are below the Part 201 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, remediation (i.e., a remedial excavation will be completed with verification of soil remediation (VSR) soil samples collected from the excavation sidewalls and floor in accordance with the EGLE 2002 Sampling Strategies and Statistics Training Materials for Part 201 Cleanup Criteria (S3TM) guidance and/or mitigation (i.e., a direct contact exposure barrier will be installed) will be completed. To evaluate the VIAP, the submitter is proposing additional evaluation in accordance with EGLE's October 2023 VIAP -Evaluation of a Dispersed Vapor Source in Urban Fill Under Part 201 guidance. The submitter is proposing to install one soil gas well per quarter acre for up to 22 total soil gas wells over the 5.28-acre property. The soil gas wells will be biased toward and installed within urban fill materials at a minimum depth of 4.0-feet below grade. Soil gas samples will be submitted for laboratory 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 disperses 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
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	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. The age and condition of the equipment is unknown, and there is a potential for dielectric fluid to have been released and impacted the subsurface. In order to determine if contamination is present stemming from the electrical equipment, the submitter is proposing to complete eight soil borings around the perimeter of the equipment pad to a target depth of 5.0-feet below grade utilizing Geoprobe® methods, or a stainless steel hand auger. Continuous soil samples will be collected and submitted for laboratory analysis of VOCs, PAHs, PCBs, and Michigan 10 Metals. Triterra received a Notice of Approval of the Response Activity Evaluation Plan for Parkside Village 1 Development from EGLE on August 16, 2024. 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 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. Soil at the subject property is contaminated with hazardous substances. 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. <u>Radon</u> 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
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		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.” <u>Asbestos & Lead</u> Not applicable – property is currently undeveloped. Attachment 12
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	According to the USFWS IPAC official species list, the following threatened or endangered species are listed for Wayne, County: <i>Myotis sodalis</i> (Indiana Bat) <i>Perimyotis subflavus</i> (Tricolored Bat) <i>Calidris canutus rufa</i> (Rufa Red Knot) <i>Sistrurus catenatus</i> (Eastern Massasauga) <i>Epioblasma rangiana</i> (Northern Riffleshell) <i>Platanthera leucophaea</i> (Eastern Prairie fringed Orchid) The subject property does not contain suitable habitat for the listed threatened or endangered species for Wayne County. The project area is a undeveloped grass lot with scattered trees and shrubs in an established residential and commercial corridor and is not likely to contain any critical habitats. 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 [24 CFR 51 C]	Yes No ☐ ☒	According to LARA fire Services (Accela) – two active AST sites are located within zip code 48213 (10106 Grinnell St & 11001 Harper Ave). An 8,000-gal AST of FL/CL is located at PVS Transportation, located approximately 4,400 feet northwest of the Property. According to the HUD ASD calc the ASD for thermal radiation for people is 657.7 ft and the ASD for buildings is 131.49 ft. The PVS Transportation site is located beyond the most restrictive ASD. Attachment 10
Farmland Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	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. See Attachment 5
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes 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. See Attachment 4
Historic Preservation	Yes No	<u>State Historic Preservation Office/Section 106</u>

National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☒ ☐	Triterra contracted MI State Historic Preservation Office (SHPO) approved consultant Manni Smith Group, to complete a Section 106 Application for the proposed project. The completed Section 106 was submitted to The City of Detroit Housing & Revitalization Department Preservation Specialist on April 22, 2024. According to a letter dated May 31, 2024 from Tiffany Ciavattone, Preservation Specialist, The 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 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. <u>Tribal Consultation</u> 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 This consultation concluded with no objections to the proposed activities related to this undertaking. In the
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		event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project. Attachment 3
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☒ No ☐	➤ 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. Attachment 11
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ 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. Attachment 7
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The proposed project location is a 13.02-acre of vacant and undeveloped woodland. Triterra reviewed the USFWF Wetland Mapper, EGGLE Wetlands Map Viewer, historical topography, NRCS web soil survey, and a review of historical aerals, and no suspect wetlands were identified on the property. The project is in compliance with Executive Order 11990. See Attachment 5
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ 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. Attachment 7

ENVIRONMENTAL JUSTICE

Environmental Justice Executive Order 12898	Yes No ☐ ☒	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 likely present across the subject property associated with the demolition of the numerous residential apartment buildings formerly present that represents a potential dispersed vapor source. 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. According to the report various PAHs and metals were identified 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. 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. To evaluate the potential VIAP exposure pathway, the submitter is proposing additional evaluation in accordance with EGLE's October 2023 VIAP -Evaluation of a Dispersed Vapor Source in Urban Fill Under Part 201 guidance. The submitter is proposing to install one soil gas well per quarter acre for up to 22 total soil gas wells over the 5.28-acre property. The soil gas wells will be biased toward and installed within urban fill materials at a minimum depth of 4.0-feet below grade. Soil gas samples will be submitted for laboratory 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 disperses 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
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		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, installation of a vapor mitigation system will be required. Additionally, to evaluate the direct contact pathway, Incremental Sampling (IS) will be completed in accordance with the EGLE January 2018 Incremental Sampling Methodology and Applications guidance to evaluate the existing shallow soils (upper 12 inches) on the subject property to obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If the representative concentrations are below the Part 201 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, remediation (i.e., a remedial excavation will be completed with verification of soil remediation (VSR) soil samples collected from the excavation sidewalls and floor in accordance with the EGLE 2002 Sampling Strategies and Statistics Training Materials for Part 201 Cleanup Criteria (S3TM) guidance and/or mitigation (i.e., a direct contact exposure barrier will be installed) will be completed Additional subsurface sampling is planned prior to construction to further delineate and characterize subsurface conditions and determine appropriate Due care compliance next steps. 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. Attachment 13
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6*

Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	The project is not located within 3,000 feet of a civil airport or within 15,000 feet of a military airfield. The project is not in a Runway Protection Zone/Clear Zone. The project
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		is in compliance with Airport Runway Clear Zone requirements. Attachment 11
Coastal Barrier Resources Act [Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Attachment 6
Flood Insurance - Flood Disaster Protection Act and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes 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). Attachment 4

ENVIRONMENTAL ASSESSMENT FACTORS

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: (1) – No impact anticipated; (2) – Potentially beneficial; (3) – Potentially adverse; (4) – Requires mitigation; Additional explanation of impact codes provided below.

Source or Documentation: Identify sources or contacts which have contributed to the decision in a specific category. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	. 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/ Storm Water Runoff	1	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 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 Noise	1	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.
Energy Consumption	1	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).

		Additionally, the Subject Property is located near two DDOT bus stops along Conner Street. Collectively, the proposed project helps reduce the need for personal automobile use.
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Socioeconomic	Code	Source or Documentation
Employment and Income Patterns	2	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 maintenance, as well as temporary jobs during construction.
Demographic Character Changes, Displacement	2	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.

Community Facilities and Services	Code	Source or Documentation
Educational and Cultural Facilities	1	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	2	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 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 and Social Services	1	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/Recycling	1	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 / Sanitary Sewers	1	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	1	Drinking water for the City of Detroit is supplied by the Detroit Water And Sewerage Department (DWSD). According to the 2023 water quality report, DWSD meets or exceeds all of the requirements of the Safe Drinking Water Act (SDWA), no violations were identified within the report. The proposed project is not anticipated to have a negative impact on the quality or availability of local drinking water.
Public Safety – Police, Fire and Emergency Medical	1	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	1	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	1	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	Code	Source or Documentation
Unique Natural Features, Water Resources	1	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.
Vegetation and Wildlife	1	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).
Climate Change	1	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. Tornadoes in Detroit are most frequent in the spring and early summer when warm, moist air from the Gulf of Mexico collides with cold air from the Polar Regions to generate severe thunderstorms; Detroit lies at the northeastern edge of the nation's primary tornado belt. The proposed project plans on addressing potential future extreme heat and/or cold events and energy concerns through the utilization 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.

Impact Codes

1. No Impact Anticipated – indicates no more analysis or mitigation effort is needed. Clear and specific documentation is essential, referencing the factual conditions or specific circumstances that support the finding. Mere conclusions are not sufficient.
2. Potentially Beneficial – Beneficial impacts should be indicated. Notations supporting that finding can be attached. A more detailed analysis is not necessary.
3. Potentially Adverse – In some cases, a quick review may be all that is needed to evaluate impacts. They may be small and require no additional study; they may be construction effects only for which standard mitigation procedures have been established; they may have been analyzed for previous assessments in a fully comparable situation; or they may require further review (site visits, detailed review of data, consultation with experts, etc.). Documentation here is particularly important and will require attached notes outlining sources explaining the factual basis of the impact finding and describing next steps or any mitigation efforts.
4. Requires Mitigation – Should be used in conjunction with #3 indicating some type of potential adverse impact. In some cases specific measures to reduce adverse impacts are subject to a detailed analysis to follow. In other cases, mitigation measures or safeguards may be known and should be listed on the last page of the checklist.

Additional Studies Performed (Attach studies or summaries)

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.

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.

Field Inspection (Date and completed by):

Completed by Jessica Meister, Triterra Environmental Scientist, August 6, 2024

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

Figures

- Figure 1
- Figure 2

Attachment 1-Proposed Project

- Site Map – NFORM dated 11.21.2023
- The Villages at Parkside Redevelopment – Response to RFQ File No. H732

Attachment 2 – Community Planning

- Current Assessing Records
- Zoning Map

Attachment 3 – Historic Preservation

- Section 106 Review Letter dated May 31, 2024 from the City of Detroit Housing & Revitalization

Attachment 4 – Floodplain Management

- FEMA Firmette
- Community Status List

Attachment 5 – Wetlands & Farmlands Protection

- NRCS Soil survey – Hydric Rating
- NRCS Soil Survey – Farmland Classification
- United State Fish and Wildlife Service (USFWS) - Wetland Inventory Mapper
- Michigan Department of Environment, Great lakes, and Energy (EGLE) - Wetland Mapper

Attachment 6 - Coastal Resources

- CBRS Maps
- Coastal Zone Maps

Attachment 7 – Water Resources

- EPA Sole Source Aquifer Map
- Wild & Scenic Rivers Map
- City of Detroit 2023 Drinking Water report

Attachment 8 – Endangered Species Act

- USFWS IPaC Official Species list dated May 1, 2024

Attachment 9 – Air Quality

- NEPAssist – Non-Attainment Map
- General Conformity Letter from EGLE Aug 23, 2024

Attachment 10 – Explosive & Flammable Hazards

- Michigan Department of Licensing and Regulatory Affairs (LARA) Citizen Portal - Fire Services – Aboveground Storage Tank Facilities

Attachment 11 – Noise Abatement & Control

- HUD Day/Night Noise Level (DNL) Calculator
- MDOT 2023 Traffic Volumes
- NEPAssist – Transportation map
- FRA Office of Safety Analysis – Crossing Inventory Report
- DET Airport– Airport Master Records

Attachment 12 – Contamination & Toxic Substances

- See “additional studies” above
- Notice of Approval of the Response Activity Plan, dated August 16, 2024
- EGLE Percentage of Elevated Radon Test Results by County (March 2024)

Attachment 13 – Environmental Justice

- EJScreen Standard Report

Attachment 14 – Land Development

- Zoning Maps

Attachment 15 – Community Facilities

- NEPAssist – Places
- Google Maps

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 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 to the Proposed Action

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

N/A

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

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 MSHDA 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. This EA has evaluated the significance of the effects of the proposal on the character, features and resources of the project area.

Urban fill material associated with the demolition of the numerous residential apartment buildings formerly present on the subject property was identified during subsurface investigations. The urban fill is likely present across the subject property. Various contaminants were identified in soil on the property in exceedance of EGLE Residential Part 201 GCC and/or EGLE Site-Specific Volatilization to Indoor Air Criteria (SSVIAC). The submitter plans to complete additional subsurface investigations on the subject property to further delineate and characterize the conditions and determine appropriate due care compliance and mitigation measures to prevent unacceptable exposures to future residents. Subsurface investigations will include incremental sampling of shallow soils (0-12 inches) on the subject property to compare to Part 201 residential GCC for direct contact (DC) concerns. If one or more ISM samples exceed the Part 201 Residential DC GCC, remediation (i.e., a remedial excavation will be completed for impacted soils. Additionally, the submitter plans to install one soil gas well per quarter acre for up to 22 total soil gas wells over the 5.28-acre property and will complete at least two sampling events three months apart to determine if a VIAP exposure pathway is present. If a VIAP concern is identified, an EGLE approved vapor mitigation systems will be implemented into the future residential buildings to protect residents.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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
Contamination	A Response Activity Plan (ResAP) – Evaluation Plan, Phase IA and Phase IB of the Proposed Parkside Village 1 Development, was drafted for the proposed project on August 9, 2024 and was approved by EGLE on August 16, 2024. According to the ResAP. Urban fill material is likely present across the subject property associated with the demolition of the numerous residential apartment buildings formerly present that represents a potential dispersed vapor source. Various PAHs and metals were identified 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. To evaluate the direct contact pathway, Incremental Sampling (IS) completed in accordance with the EGLE (formerly MDEQ) January 2018 Incremental Sampling Methodology and Applications guidance is proposed to evaluate the existing shallow soils (upper 12 inches) on the subject property to obtain representative concentrations for comparison to the EGLE Part 201 Residential DC GCC. If the representative concentrations are below the Part 201 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, remediation (i.e., a remedial excavation will be completed with verification of soil remediation (VSR)

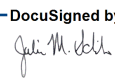
	soil samples collected from the excavation sidewalls and floor in accordance with the EGLE 2002 Sampling Strategies and Statistics Training Materials for Part 201 Cleanup Criteria (S3TM) guidance and/or mitigation (i.e., a direct contact exposure barrier will be installed) will be completed. To evaluate the VIAP, the submitter is proposing additional evaluation in accordance with EGLE's October 2023 VIAP - Evaluation of a Dispersed Vapor Source in Urban Fill Under Part 201 guidance. The submitter is proposing to install one soil gas well per quarter acre for up to 22 total soil gas wells over the 5.28-acre property. The soil gas wells will be biased toward and installed within urban fill materials at a minimum depth of 4.0-feet below grade. Soil gas samples will be submitted for laboratory 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 disperses 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. Additionally, there is potential pad-mounted PCB-containing electrical equipment present on the western portion of the property. The age and condition of the equipment is unknown, and there is a potential for dielectric fluid to have been released and impacted the subsurface. In order to determine if contamination is present stemming from the electrical equipment, the submitter is proposing to complete eight soil borings around the perimeter of the equipment pad to a target depth of 5.0-feet below grade utilizing Geoprobe® methods, or a stainless steel hand auger. Continuous soil samples will be collected and submitted for laboratory analysis of VOCs, PAHs, PCBs, and Michigan 10 Metals. Soil at the subject property is contaminated with hazardous substances. 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. Upon completion of the proposed approved response activities and further site characterization and pathway evaluation (if applicable) the owner/operator will submit an
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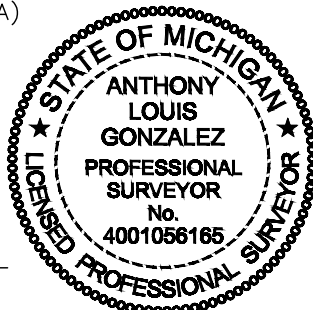
	updated Response Activity Plan for EGLE approval to document that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules.
Historic	The following conditions must be met to meet conditions of the Conditional No Adverse Effect determination , • 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.
Noise	A community noise level of 75 decibels was calculated by the DNL. Proposed building materials entered into the STraCAT calculator meet the required attenuation value for indoor noise levels. The contractor will utilize construction materials identified in the STraCAT calculations (wall assembly, window and door components) that meet or exceed noise attenuation levels of the proposed materials to mitigate noise levels within the acceptable range.

Determination: [58.40(g)]

- ☒ **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)
- ☐ **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature:  Date: 11/8/2024
Meredeth Crane, Senior Scientist, Triterra

RE Certifying Officer Signature:  Date: 11/13/2024
Julie Schneider, Director/City of Detroit Housing and Revitalization Department



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SITE INFORMATION - BUILDING

PARCEL ID:	21046202-11
USAGE & CLASSIFICATION:	
PROPERTY CLASS:	202 - COMMERCIAL-VACANT
PROPERTY USE:	00004 - VACANT COMMERCIAL
ZONING:	R5
DIMENSIONS:	
TOTAL ACREAGE:	5.27 AC
TOTAL SQUARE FOOTAGE:	229,883.5 SF
DEPTH X FRONTAGE:	VARIES
LEGAL DESCRIPTION:	
E CORNER ALL THAT PT OF T1 THRU 3 CORNERS SUB L21 P64 PLATS, W C R 21437 ALSO PT OF P C 392 ALL DESC AS FOLS BEG AT N E COR CONNER AVE & FRANKFORT AVE TH N 550 W 956.34 FT ALG E LINE CONNER AVE TH N 450 268 E 403.01 FT TH N 570 57M 30S E 621.65 FT TH S 300 27M 30S E 965.75 FT TH S 570 45M 30S W 649.25 FT ALG N LINE FRANKFORT AVE TO P O B 21-- 18.4573 AC	

DIMENSIONAL STANDARDS:	REQ'D	ACTUAL
MIN. LOT AREA:	7,000 SF	229,883.5 SF
MIN. LOT WIDTH:	100'	VARIES / > 100'
FRONT YARD SETBACK:	20'	20'
SIDE YARD SETBACK:	24' (FORMULA B)	24'
REAR YARD SETBACK:	30'	30'
MAX. HEIGHT:	N/A	48' (4 STORIES)
MAX. LOT COVERAGE:	(0.085 RSR)	16,985.5 SF
MAX. FAR:	1.50	0.87

BUILDING UNITS

DWELLING UNITS:		
1-BEDROOM		
* 1-BED, 1-BATH PER UNIT (730 SF):	4 UNITS	
1-BED, 1-BATH PER UNIT (763 SF):	16 UNITS	
2-BEDROOM		
* 2-BED, 1.5-BATH PER UNIT (983 SF):	18 UNITS	
2-BED, 1.5-BATH PER UNIT (950 SF):	32 UNITS	
3-BEDROOM		
* 3-BED, 2.5-BATH PER UNIT (1,200 SF):	14 UNITS	
3-BED, 2.5-BATH PER UNIT (1,360 SF):	48 UNITS	
4-BEDROOM		
* 4-BED, 3.5-BATH PER UNIT (1,966 SF):	8 UNITS	
4-BED, 4-BATH PER UNIT (1,940 SF):	20 UNITS	
TOTAL:	160 UNITS 278 MODULES	199,830 GSF 1.74 m/u

SITE CALCULATIONS

PARKING - TOTAL SITE:	
TOTAL DWELLING UNITS:	160 UNITS
(Detroit Ord. 50-14-34)	0.75 / UNIT
REQUIRED:	120 SPACES
PROVIDED:	120 SPACES
ACCESSIBLE PARKING:	
TOTAL REQUIRED:	5 SPACES
VAN-ACCESSIBLE REQUIRED:	1 SPACE
CAR-ACCESSIBLE REQUIRED:	4 SPACES
(Detroit Ord. 50-14-182)	
TOTAL PROVIDED:	10 SPACES
VAN-ACCESSIBLE PROVIDED:	3 SPACES
CAR-ACCESSIBLE PROVIDE:	7 SPACES
DEVELOPMENT STANDARDS:	
LANDSCAPE REQUIREMENTS:	
(Detroit Ord. 50-14-343)	
MSHDA POTENTIAL:	Y ☒ N ☐ N/A ☐

COMMENTS

- SIDE SETBACKS WILL HAVE TO BE RE-EVALUATED DURING SITE PLAN PLAN APPROVAL.
- DETROIT R5 ZONING REQUIRES A FORMULA B MINIMUM SIDE SETBACK. IT WILL NEED TO BE FURTHER CLARIFIED IF THE BUILDING LENGTH FACTOR THAT IS INCLUDED IN THE CALCULATION IS DEFINED BY THE SUM OF ALL OF THE BUILDING'S LENGTHS, OR PER THE LENGTH OF ONE SINGULAR BUILDING.
- THE "S" SYMBOL INDICATES A TOWNHOME UNIT.
- INFORM DOES NOT CURRENTLY HAVE 4-BEDROOM MODULES DESIGNED. THIS FEASIBILITY ANALYSIS REPRESENTS 4-BEDROOM UNITS BY PLACING TWO 2-BEDROOM UNITS NEXT TO ONE ANOTHER. DESIGNS SHOWN ON SITE PLAN ARE SCHEMATIC - SUPPLEMENTARY SHEETS TO BE FURTHER DESIGNED UPON AOR CONTRACT.
- INFORM DOES NOT CURRENTLY HAVE A TOWNHOME MODULE DESIGNED. THIS FEASIBILITY ANALYSIS REPRESENTS STACKED PLATS.
- PROVIDED PARKING SPACE COUNT DOES NOT INCLUDE PROPOSED PARALLEL PARKING SPACES ON CONNER ST AND FRANKFORT ST, (WHICH WOULD BE PART OF THE LARGER URBAN MASTER PLAN).

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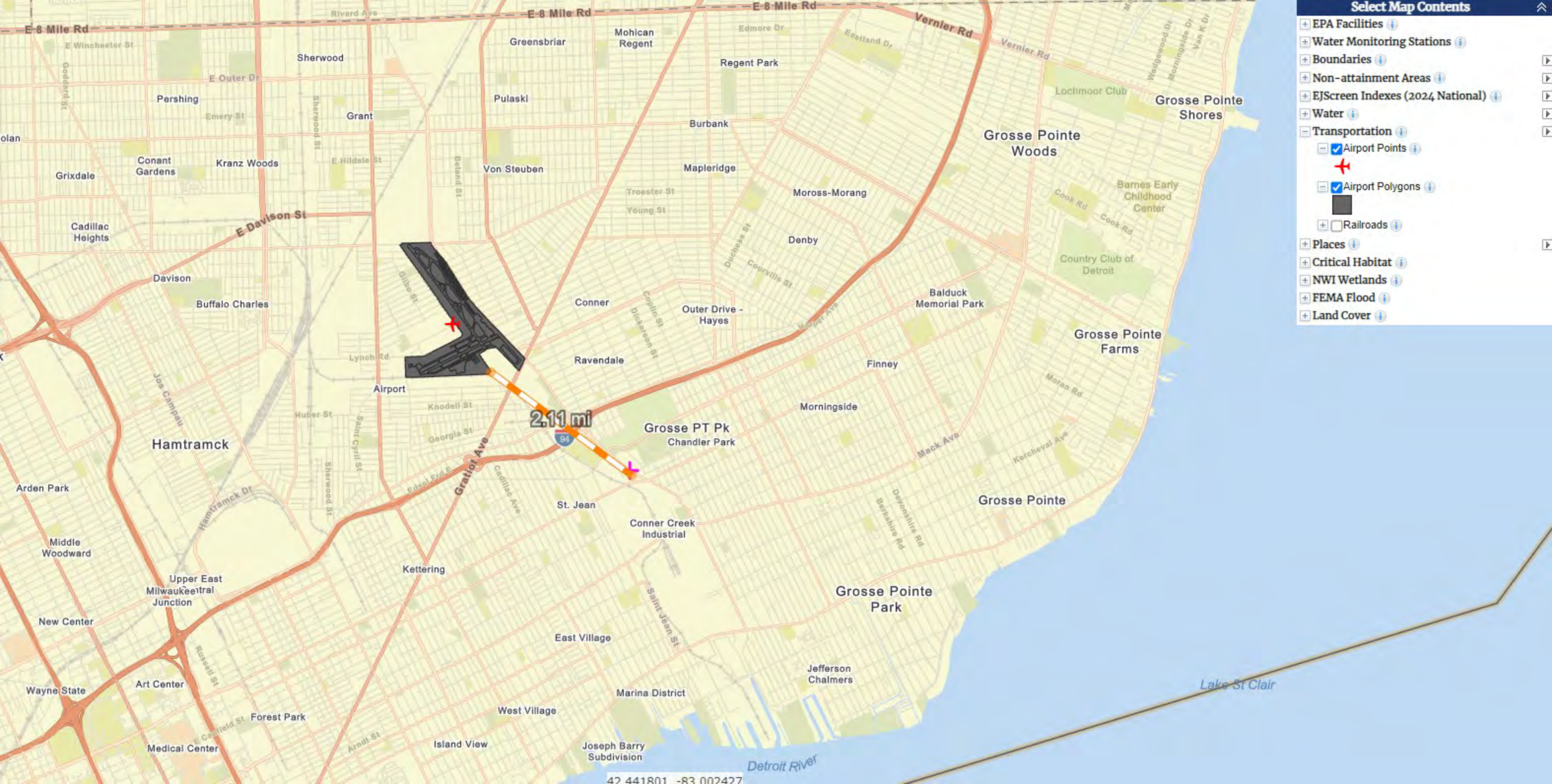
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DEVELOPMENT STANDARDS:	
LANDSCAPE REQUIREMENTS:	
(Detroit Ord. 50-14-343)	
MSHDA POTENTIAL:	Y ☒ N ☐ N/A ☐

COMMENTS

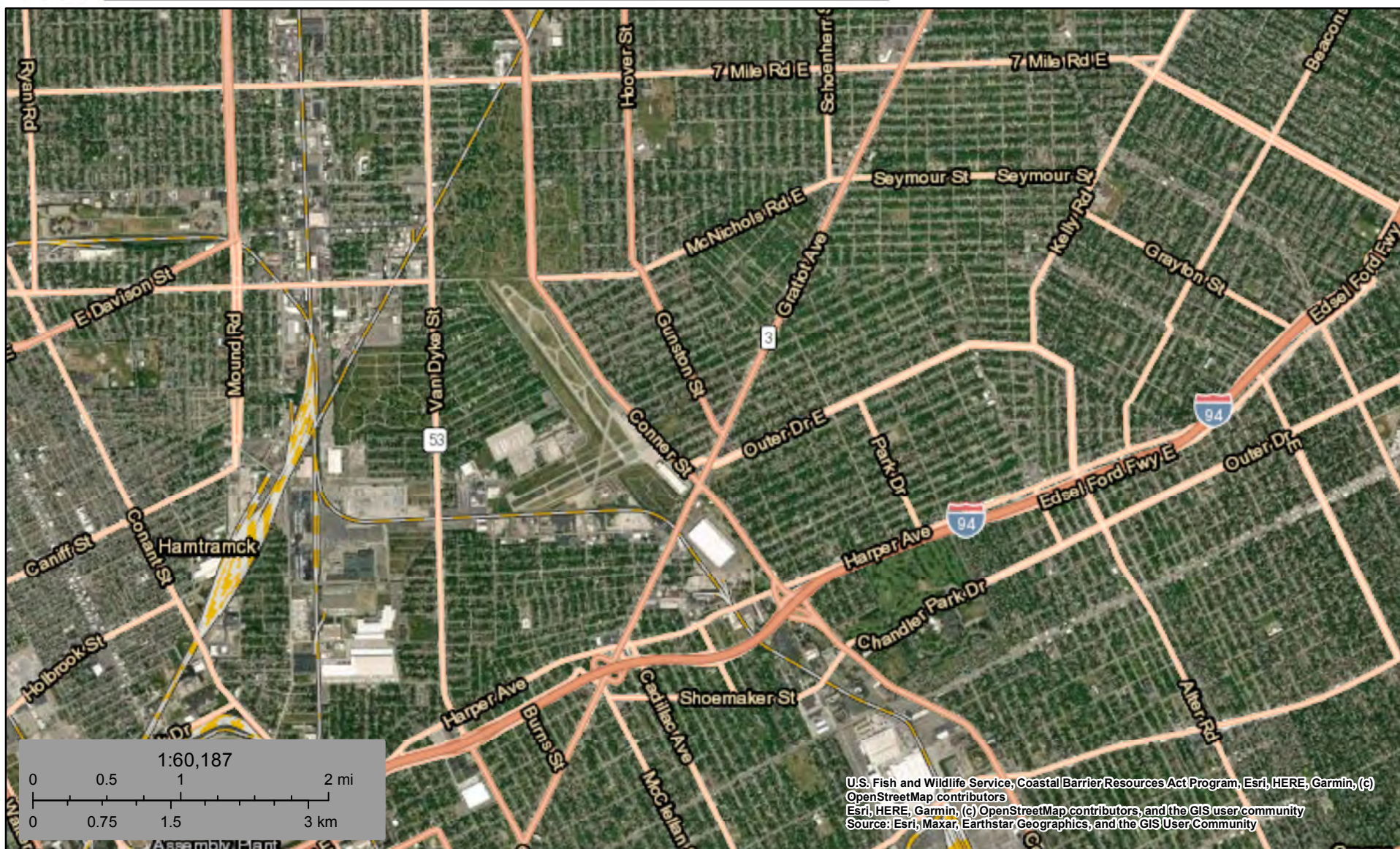
- SIDE SETBACKS WILL HAVE TO BE RE-EVALUATED DURING SITE PLAN PLAN APPROVAL.
- DETROIT R5 ZONING REQUIRES A FORMULA B MINIMUM SIDE SETBACK. IT WILL NEED TO BE FURTHER CLARIFIED IF THE BUILDING LENGTH FACTOR THAT IS INCLUDED IN THE CALCULATION IS DEFINED BY THE SUM OF ALL OF THE BUILDING'S LENGTHS, OR PER THE LENGTH OF ONE SINGULAR BUILDING.
- THE "S" SYMBOL INDICATES A TOWNHOME UNIT.
- INFORM DOES NOT CURRENTLY HAVE 4-BEDROOM MODULES DESIGNED. THIS FEASIBILITY ANALYSIS REPRESENTS 4-BEDROOM UNITS BY PLACING TWO 2-BEDROOM UNITS NEXT TO ONE ANOTHER. DESIGNS SHOWN ON SITE PLAN ARE SCHEMATIC - SUPPLEMENTARY SHEETS TO BE FURTHER DESIGNED UPON AOR CONTRACT.
- INFORM DOES NOT CURRENTLY HAVE A TOWNHOME MODULE DESIGNED. THIS FEASIBILITY ANALYSIS REPRESENTS STACKED PLATS.
- PROVIDED PARKING SPACE COUNT DOES NOT INCLUDE PROPOSED PARALLEL PARKING SPACES ON CONNER ST AND FRANKFORT ST, (WHICH WOULD BE PART OF THE LARGER URBAN MASTER PLAN).





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

AREA OF MINIMAL FLOOD HAZARD

City of Detroit
260222
26163C0140F
eff. 10/21/2021

TR S0

1:6,000

82°58'27"W 42°23'13"N

Basemap Imagery Source: USGS National Map 2023

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
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		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.



Community Status Book Report

Communities Participating in the National Flood Program



MICHIGAN

[Click here for not participating](#)

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal	CRS Entry Date	Curr Eff Date	Curr Class	% Disc SFHA	% Disc Non SFHA
260438A	DEERFIELD, VILLAGE OF	LENAWEE COUNTY	09/12/75	04/01/81	08/15/19	04/01/81	No					
260088F	DELHI, CHARTER TOWNSHIP OF	INGHAM COUNTY	07/26/74	07/16/81	08/16/11	07/16/81	No					
260066F	DELTA, CHARTER TOWNSHIP OF	EATON COUNTY	09/13/74	03/02/81	11/26/10	03/02/81	No					
261476F	DENTON, TOWNSHIP OF	ROSCOMMON COUNTY		01/18/12	01/18/12(M)	04/30/12	No					
260817F	DENVER, TOWNSHIP OF	ISABELLA COUNTY		07/16/91	02/05/14(M)	07/16/91	No					
260775F	DETROIT, TOWNSHIP OF	CHIPPEWA COUNTY		11/20/00	10/16/14	09/30/87	No					
260222C	DETROIT, CITY OF	WAYNE COUNTY	07/26/74	07/02/81	10/21/21	07/02/81	No	10/01/17	10/01/17	H	10%	05%
260631F	DEWITT, CHARTER TOWNSHIP OF	CLINTON COUNTY	06/17/77	06/18/80	05/03/11	06/18/80	No					
260060F	DEWITT, CITY OF	CLINTON COUNTY	03/08/74	12/18/79	05/03/11	12/18/79	No					
260536F	DEXTER, TOWNSHIP OF	WASHTENAW COUNTY	07/18/75	02/19/87	04/03/12	02/19/87	No					
260600F	DEXTER, VILLAGE OF	WASHTENAW COUNTY	10/17/75	04/03/12	04/03/12	04/03/12	No					
260333F	DIMONDALE, VILLAGE OF	EATON COUNTY	10/17/75	09/30/80	11/26/10	09/30/80	No					
260549A	DOUGLAS, CITY OF THE VILLAGE OF	ALLEGAN COUNTY	09/26/75	02/01/80	06/21/23	02/01/80	No					
260055F	DOWAGIAC, CITY OF	CASS COUNTY	06/28/74	09/05/07	09/05/07(M)	05/25/78	No					
260803A	DRUMMOND ISLAND, TOWNSHIP OF	CHIPPEWA COUNTY		11/20/00	10/16/14	04/03/01	No					
261046F	DRYDEN, VILLAGE OF	LAPEER COUNTY		09/19/07	(NSFHA)	09/19/07	No					
260144F	DUNDEE, TOWNSHIP OF	MONROE COUNTY	02/22/74	04/22/83	10/02/14	04/18/83	No					
260313F	DUNDEE, VILLAGE OF	MONROE COUNTY	01/25/74	07/19/82	10/02/14	07/19/82	No					
260640F	DWIGHT, TOWNSHIP OF	HURON COUNTY		12/02/08	12/02/08(M)	06/30/09	No					
260746B	EAST BAY, CHARTER TOWNSHIP OF	GRAND TRAVERSE COUNTY		08/28/18	04/19/23	12/18/86	No					
260197F	EAST CHINA, CHARTER TOWNSHIP OF	ST. CLAIR COUNTY	04/12/74	05/03/10	05/03/10	07/03/78	No					
260105A	EAST GRAND RAPIDS, CITY OF	KENT COUNTY	05/17/74	09/03/80	02/23/23	09/03/80	No					
260372C	EAST JORDAN, CITY OF	CHARLEVOIX COUNTY	07/11/75	07/19/82	05/16/19	07/19/82	No					
260089F	EAST LANSING, CITY OF	CLINTON COUNTY/INGHAM COUNTY	05/24/74	08/01/80	08/16/11	08/01/80	No					
260100B	EAST TAWAS, CITY OF	JOSCO COUNTY	05/24/74	09/30/77	06/15/22	09/30/77	No					
260727A	EASTON, TOWNSHIP OF	IONIA COUNTY		01/16/15	01/16/15	05/25/84	No					
260067F	EATON RAPIDS, CITY OF	EATON COUNTY	05/24/74	10/15/82	11/26/10	10/15/82	No					
260391F	EATON RAPIDS, TOWNSHIP OF	EATON COUNTY	09/12/75	12/15/83	11/26/10	12/15/83	No					
260999F	EAU CLAIRE, VILLAGE OF	BERKIE COUNTY		04/17/06	(NSFHA)	04/17/06	No					
260653F	ECKFORD, TOWNSHIP OF	CALHOUN COUNTY	07/22/77	08/19/86	04/04/11(M)	08/19/86	No					
260223C	ECORSE, CITY OF	WAYNE COUNTY	05/03/74	05/01/78	10/21/21	05/01/78	No					
261274F	EDEN, TOWNSHIP OF	MASON COUNTY		07/16/14	07/16/14(M)	07/16/14	No					
260850F	EDENVILLE, TOWNSHIP OF	MIDLAND COUNTY		05/04/09	01/16/13	06/04/09	No					
260364F	EDWARDSBURG, VILLAGE OF	CASS COUNTY	07/11/75	04/20/79	09/05/07(M)	04/20/79	No					
260680B	EGELSTON, TOWNSHIP OF	MUSKEGON COUNTY	08/19/77	08/01/86	07/06/15(M)	08/01/86	No					
260776F	ELBA, TOWNSHIP OF	LAPEER COUNTY		08/04/88	09/19/07(M)	08/04/88	No					
260751F	ELK RAPIDS, TOWNSHIP OF	ANTRIM COUNTY			(NSFHA)	09/30/87	No					
260699F	ELK RAPIDS, VILLAGE OF	ANTRIM COUNTY	08/08/80	09/30/88	09/30/88(M)	09/30/88	No					
260569F	ELKTON, VILLAGE OF	HURON COUNTY	10/03/75	12/02/08	12/02/08(M)	05/25/84	No					
260113B	ELMWOOD, CHARTER TOWNSHIP OF	LEELANAU COUNTY	09/20/74	02/02/83	06/07/23	02/02/83	No					
260725F	ELSIE, VILLAGE OF	CLINTON COUNTY		07/16/87	05/03/11(M)	07/16/87	No					
260449A	ELY, TOWNSHIP OF	MARQUETTE COUNTY	05/20/77	09/01/88	04/19/16	09/01/88	No					
260561F	EMMETT, TOWNSHIP OF	CALHOUN COUNTY	09/26/75	06/01/83	04/04/11	06/01/83	No					
260765B	EMPIRE, TOWNSHIP OF	LEELANAU COUNTY		08/28/18	06/07/23	09/04/86	No					
260605B	EMPIRE, VILLAGE OF	LEELANAU COUNTY		08/28/18	06/07/23	11/15/85	No					
260752B	ENSIGN, TOWNSHIP OF	DELTA COUNTY		06/08/98	03/07/23	12/18/86	No					
261042A	ENSLEY, TOWNSHIP OF	NEWAYGO COUNTY		02/18/15	(NSFHA)	02/18/15	No					
260145B	ERIE, TOWNSHIP OF	MONROE COUNTY	06/28/74	09/01/78	06/19/20	09/01/78	No					
261593	ERWIN, TOWNSHIP OF	GOGEBIC COUNTY				05/28/19(E)	No					
260061B	ESCANABA, CITY OF	DELTA COUNTY	05/31/74	09/01/77	03/07/23	09/01/77	No					
260387B	ESCANABA, TOWNSHIP OF	DELTA COUNTY	03/25/77	06/08/98	03/07/23	12/18/86	No					
261174F	ESSEX, TOWNSHIP OF	CLINTON COUNTY		05/03/11	05/03/11(M)	06/30/11	No					
260021F	ESSEXVILLE, CITY OF	BAY COUNTY	06/07/74	09/01/78	09/17/10	09/01/78	No					
260261B	ESTRAL BEACH, VILLAGE OF	MONROE COUNTY	04/12/74	11/02/83	06/19/20	11/02/83	No					



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

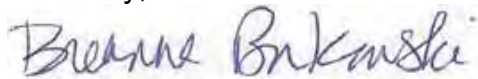
Kim Siegel
Page 2
August 23, 2024

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,

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

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

Attainment Status for the National Ambient Air Quality Standards

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

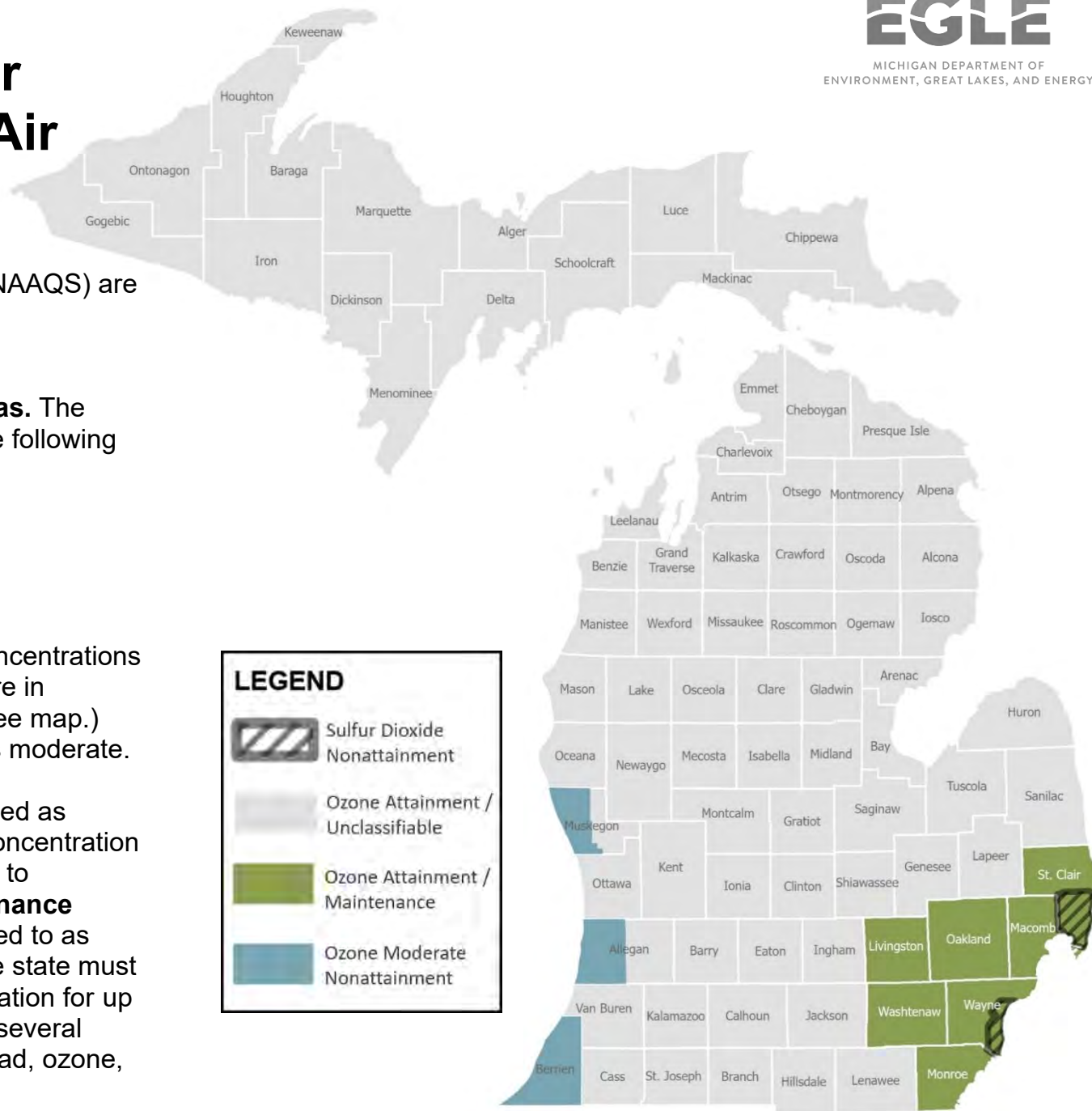
Areas of the state that are below the NAAQS concentration level are called **attainment areas**. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Particulate Matter (PM₁₀ & PM_{2.5})

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

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

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



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

Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

St. Clair County



Wayne County



Ozone Moderate Nonattainment Areas

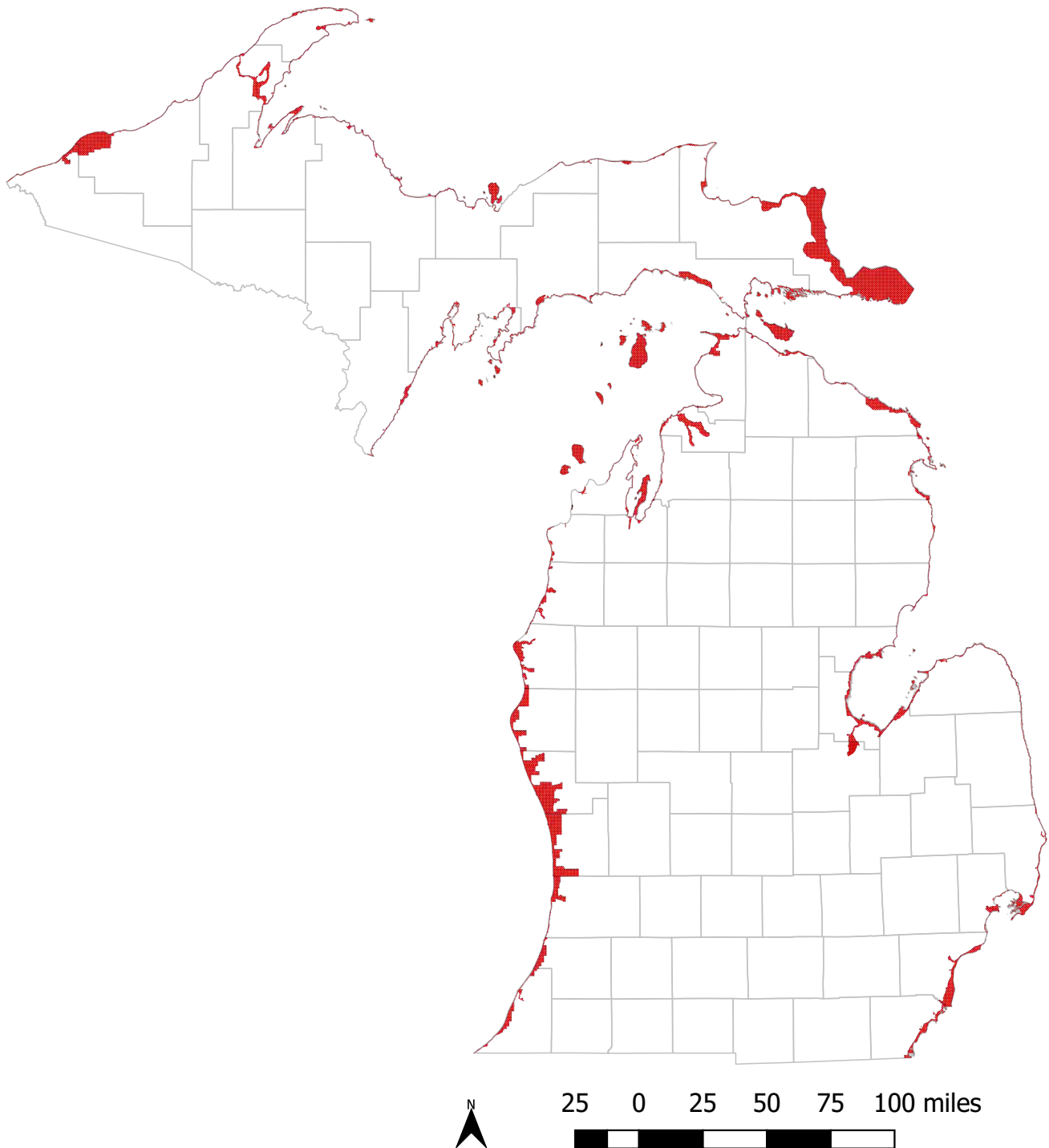
Allegan County



Muskegon County



Michigan Coastal Zone Management Area Boundaries



Legend

■ MI Coastal Zone Management Areas

Source: State of Michigan Open Data Portal
(<https://gismichigan.opendata.arcgis.com/datasets/coastal-zone-management-areas>)

Monroe

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

Muskegon

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

Oceana

- Benona and Clay Banks Townships
- Pentwater and Golden Townships

Ontonagon

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

Ottawa

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

Presque Isle

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

Saginaw

- Kochville, Zilwaukee, Carrollton and Buena Vista Townships

Sanilac

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

Schoolcraft

- Mueller and Doyle Townships
- Manistique and Thompson Townships

St. Clair

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

Tuscola

- Akron and Wisner Townships

Van Buren

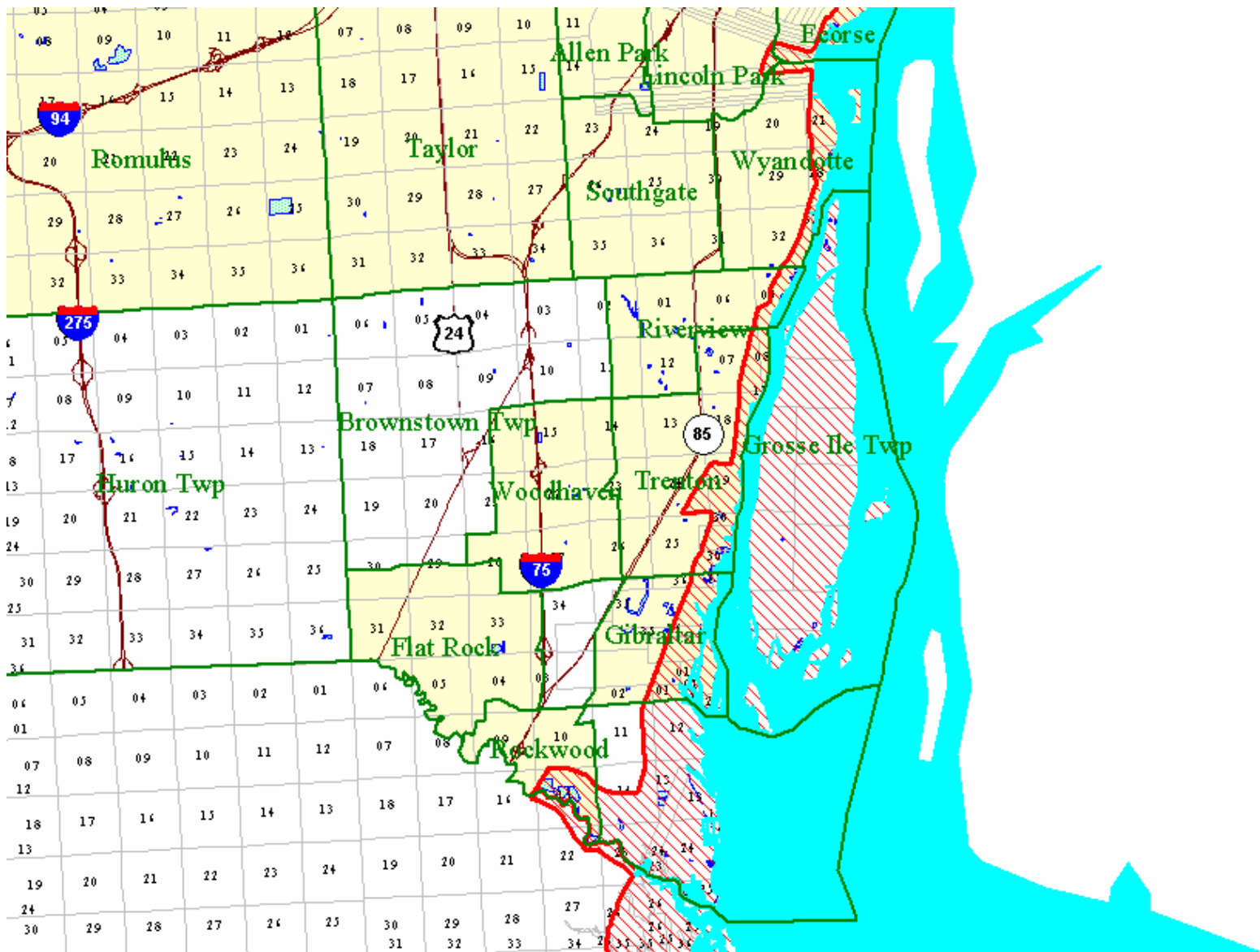
- South Haven and Covert Townships and South Haven

Wayne

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

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

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





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

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Project information

NAME

Conner St

LOCATION

Wayne County, Michigan



DESCRIPTION

None

Local office

Michigan Ecological Services Field Office

☎ (517) 351-2555

📅 (517) 351-1443

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [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.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> Wherever found This species only needs to be considered if the following condition applies: Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. There is proposed critical habitat for this species. https://ecos.fws.gov/ecp/species/1864	Threatened

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> Wherever found This species only needs to be considered if the following condition applies: For all Projects: Project is within EMR Range No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2202	Threatened

Clams

NAME	STATUS
------	--------

Northern Riffleshell *Epioblasma rangiana***Endangered**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/527>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus***Candidate**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME

STATUS

Eastern Prairie Fringed Orchid *Platanthera leucophaea***Threatened**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/601>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

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

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

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

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 (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey

effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

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

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

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

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

Survey Effort (|)

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

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

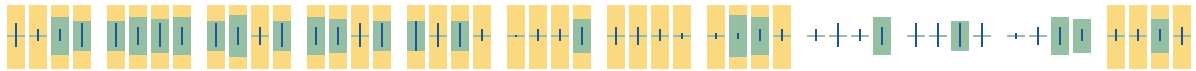
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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



Bald Eagle
Non-BCC
Vulnerable



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

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

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

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

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

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

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

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, 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

Canada Warbler *Cardellina canadensis*

Breeds May 20 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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 (■)

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

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

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

- To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

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

Survey Effort (|)

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

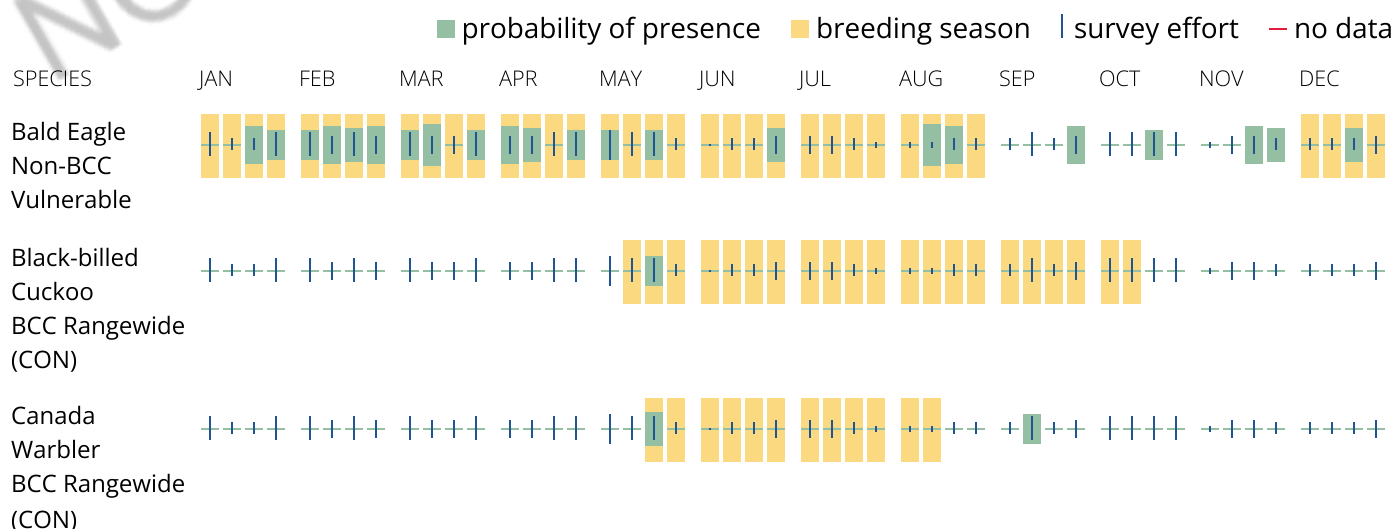
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

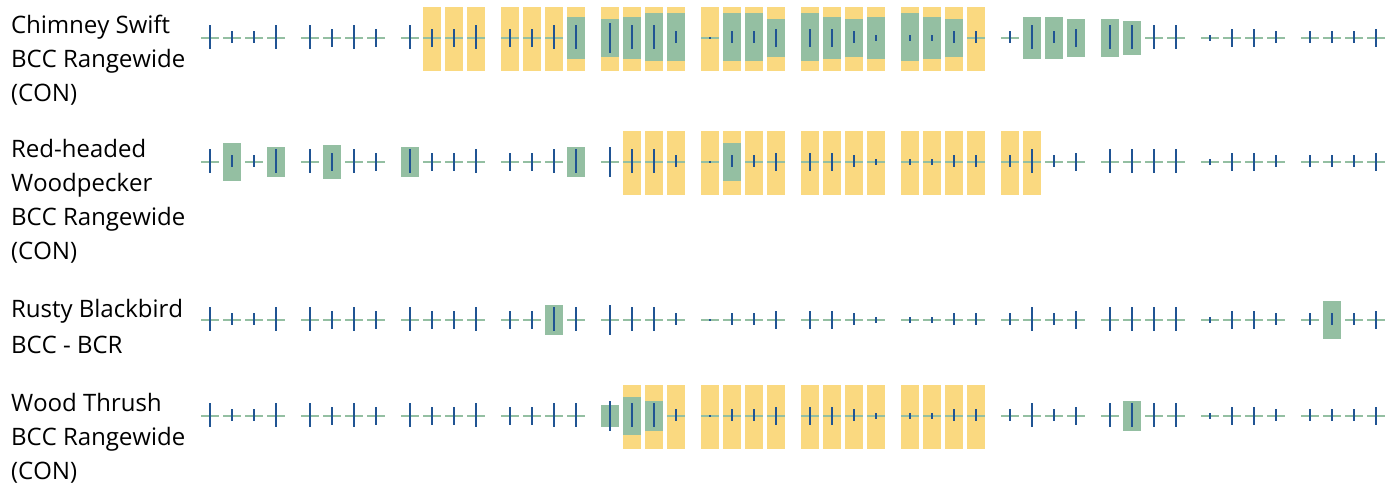
No Data (—)

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

Survey Timeframe

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





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

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

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

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

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

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

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

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

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

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on Federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

CBRA information is not available at this time

This can happen when the CBRS map service is unavailable, or for very large projects that intersect many coastal areas. Try again, or visit the [CBRS map](#) to view coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

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](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Construction Codes and Fire Services

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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

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: ☒ 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?	8000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	

ASD for 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 #



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:

End Date:

01/01/1980

08/22/2024

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

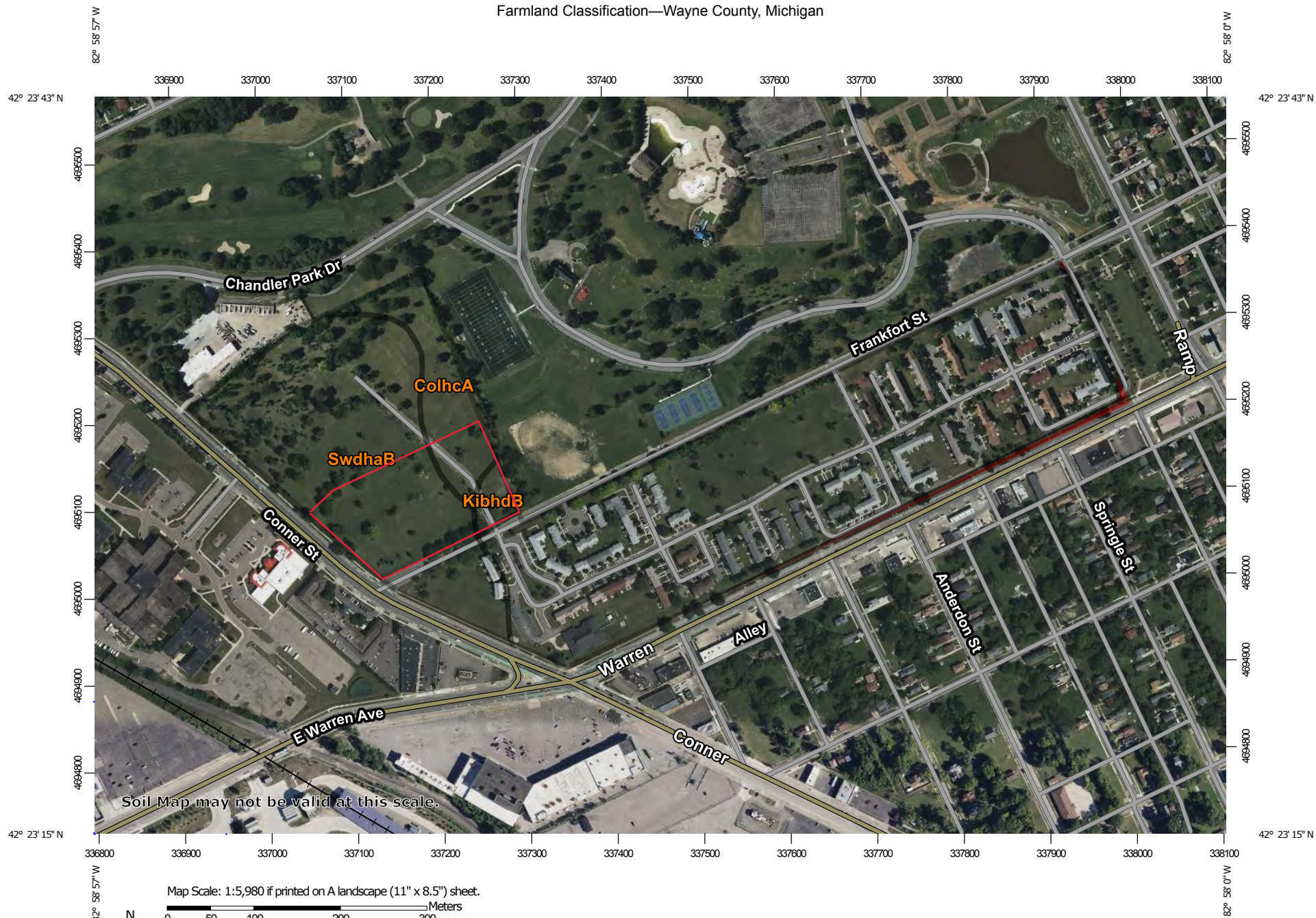
2 Record results matching your search results

Click any of the results below to view more details.

Showing 1-2 of 2 | Download results

☐	Action	Facility/Cert./Record Number	Date	Record Type	Description	Facility/Location Name	Address	Expiration Date	Status	Related Records
☐		92085708	06/04/2014	Aboveground Storage Tank Facility		Thyssen Krupp	10106 GRINNELL ST, DETROIT MI 48213-1142	05/31/2025	Active	1
☐		91082624	10/03/1997	Aboveground Storage Tank Facility		PVS Transportation	11001 HARPER AVE, DETROIT MI 48213-3319	09/30/2024	Active	2

Farmland Classification—Wayne County, Michigan



Soil Map may not be valid at this scale.

Map Scale: 1:5,980 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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



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

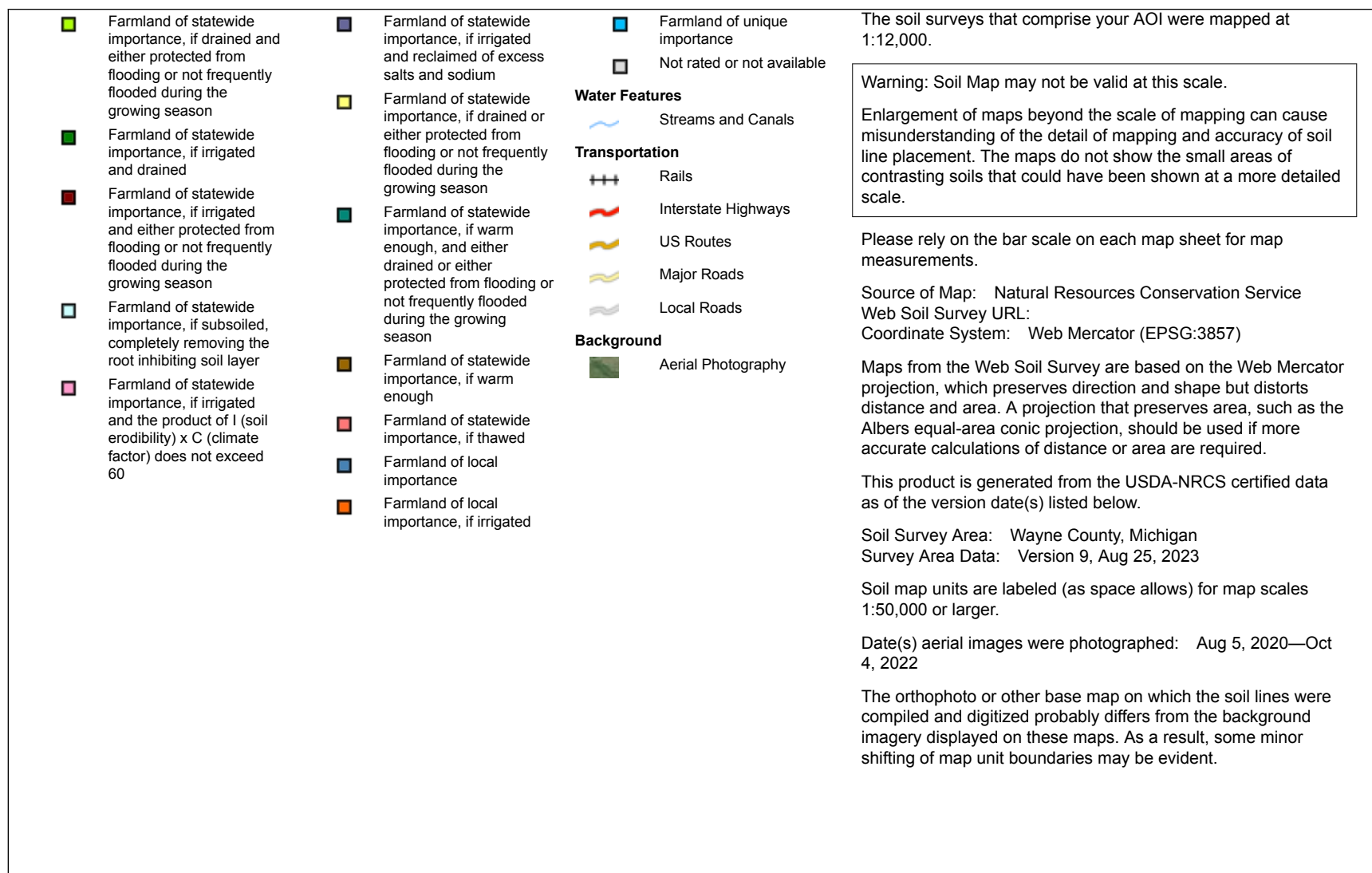
Soil Rating Lines

-  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 drained		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 protected from flooding or not frequently flooded during the growing season		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 irrigated		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
							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



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

September 11, 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 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

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 on September 9, 2024 on 9/9/24; 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 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 ☒	Medium Trucks ☒	Heavy Trucks ☒
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 ☒	Medium Trucks ☒	Heavy Trucks ☒
--------------	--	---	--

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 ☒	Medium Trucks ☒	Heavy Trucks ☒
Effective Distance	876	876	876
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	4352	85	36
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	39	32	41
Calculate Road #3 DNL	43	Reset	

Railroad #1 Track Identifier:

960352E

Rail # 1

Train Type	Electric ☐	Diesel ☒
Effective Distance		740.26
Average Train Speed		25
Engines per Train		2
Railway cars per Train		100
Average Train Operations (ATO)		4
Night Fraction of ATO		2

Railway whistles or horns?

Yes: ☐ No: ☐Yes: ☐ No: ☒

Highway Noise Level of Roadway:		Yes: ☐ No: ☐		Yes: ☒ No: ☐	
Train DNL	0	46			
Calculate Rail #1 DNL	46	Reset			
Add Road Source Add Rail Source					
Airport Noise Level					
Loud Impulse Sounds?		☐ Yes ☒ No			
Combined DNL for all Road and Rail sources		75			
Combined DNL including Airport		N/A			
Site DNL with Loud Impulse Sound					
Calculate Reset					

Mitigation Options

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

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

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

Tools and Guidance

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

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

[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

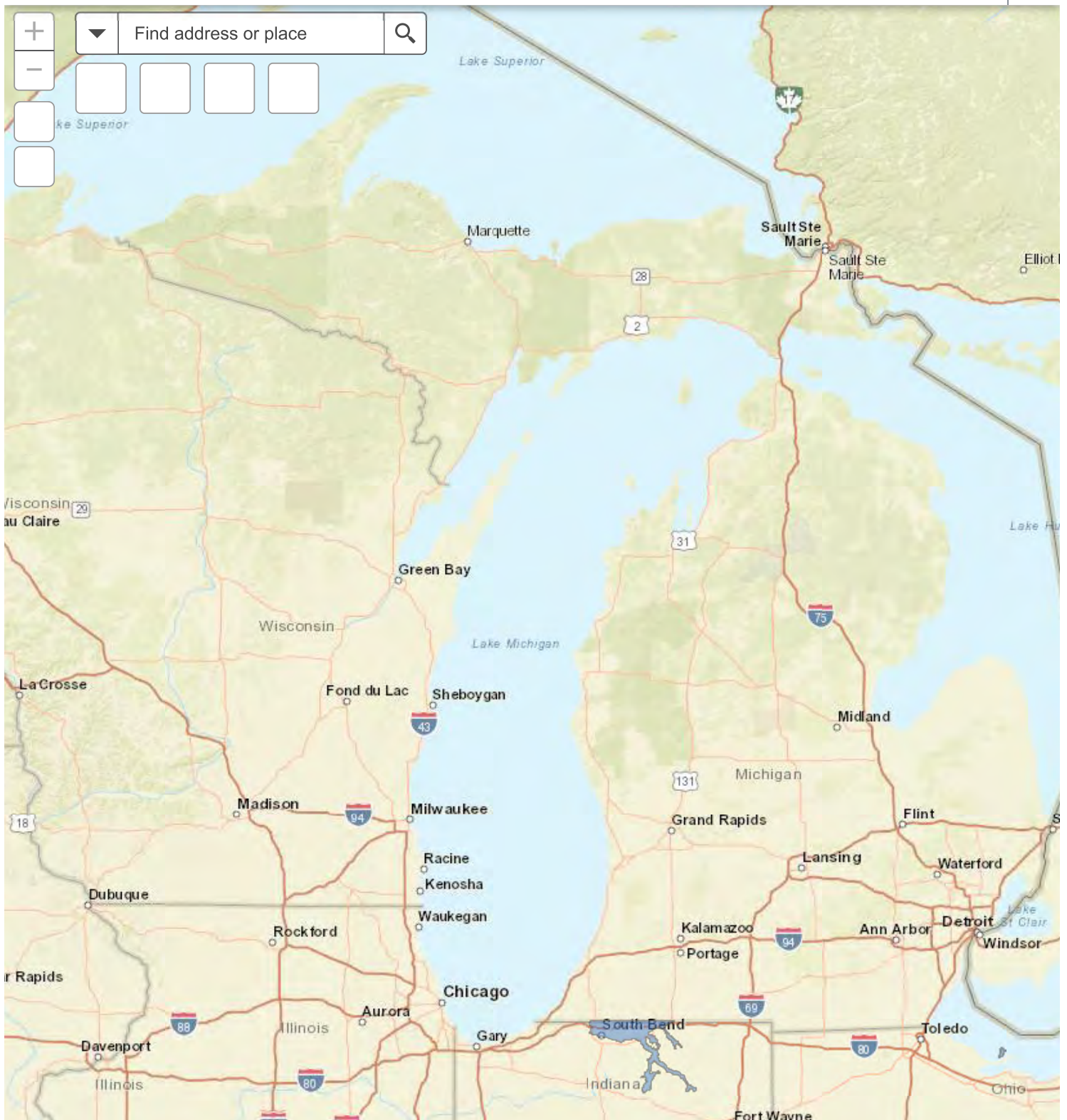
Part 4 - Tins

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:

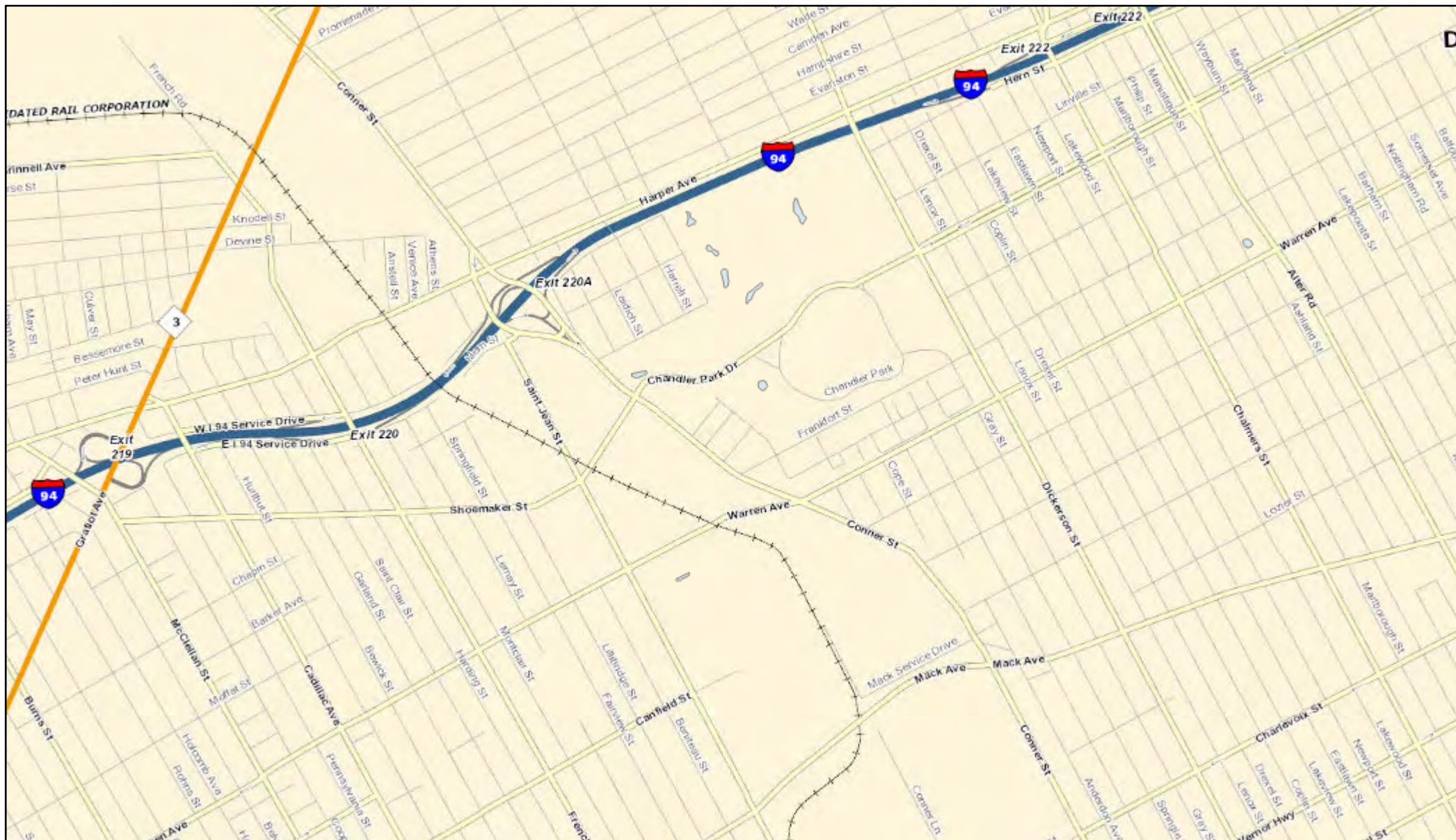
- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6" can reduce noise levels 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.

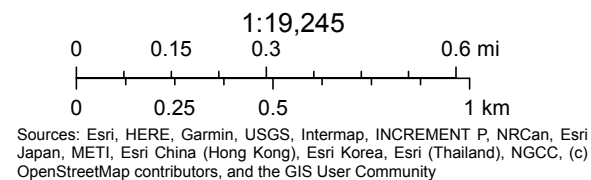
Wetlands Map Viewer



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

Hydric Rating by Map Unit—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

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Wayne County, Michigan
Survey Area Data: Version 9, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 5, 2020—Oct 4, 2022

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

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BnthB	Blount sandy loam, 0 to 4 percent slopes	0	0.0	0.1%
ColhcA	Colwood sandy loam, dense substratum, 0 to 2 percent slopes	0	3.6	6.8%
KibhdB	Kibbie-Colwood sandy loams, dense substratum, 0 to 4 percent slopes	0	0.6	1.2%
KibudB	Kibbie-Urban land-Colwood complex, dense substratum, 0 to 4 percent slopes	0	32.5	60.8%
SwdhaB	Seward sandy loam, 0 to 4 percent slopes	0	16.2	30.3%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	0	0.4	0.8%
Totals for Area of Interest			53.4	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

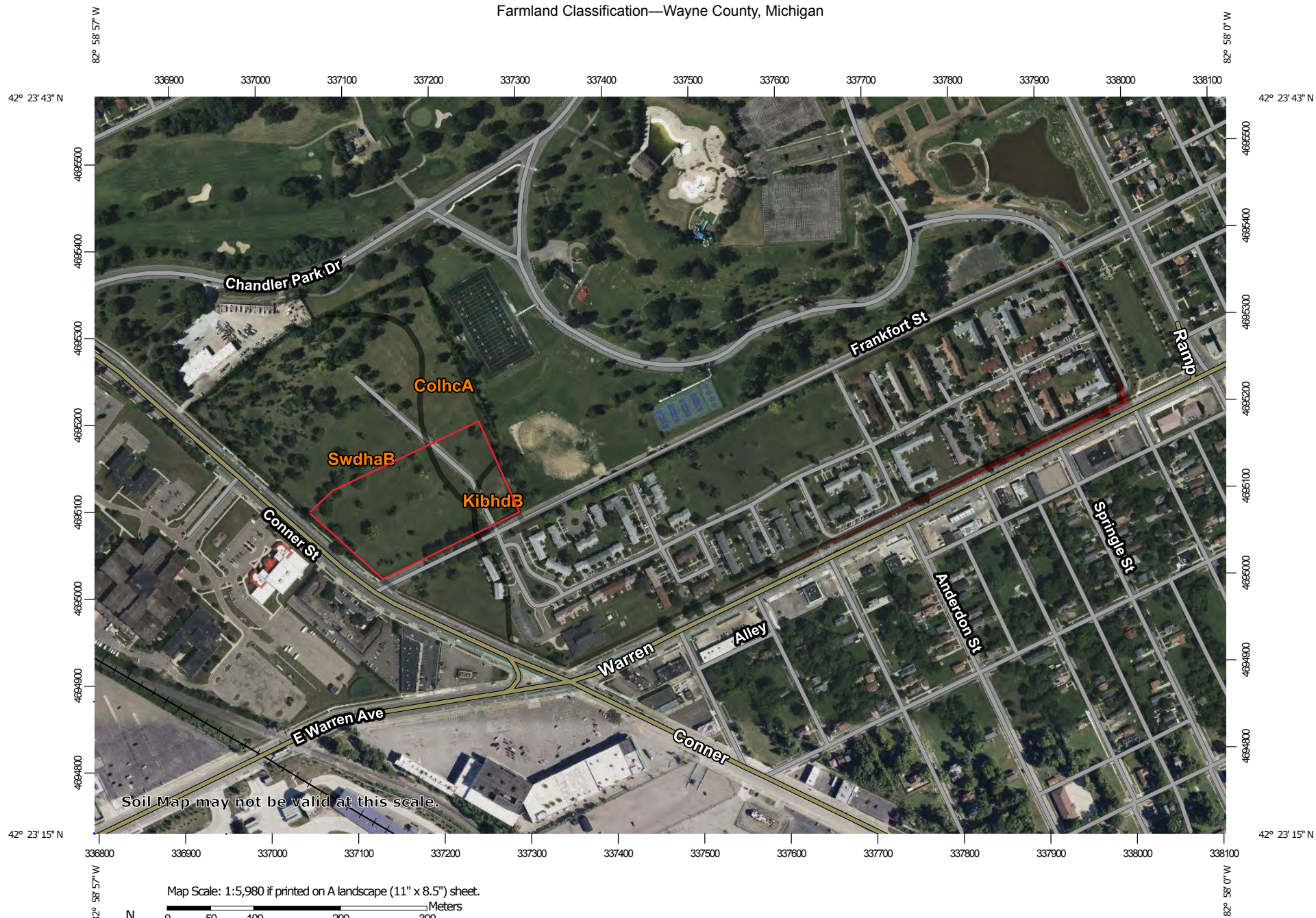
Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Farmland Classification—Wayne County, Michigan



Soil Map may not be valid at this scale.

Map Scale: 1:5,980 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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



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

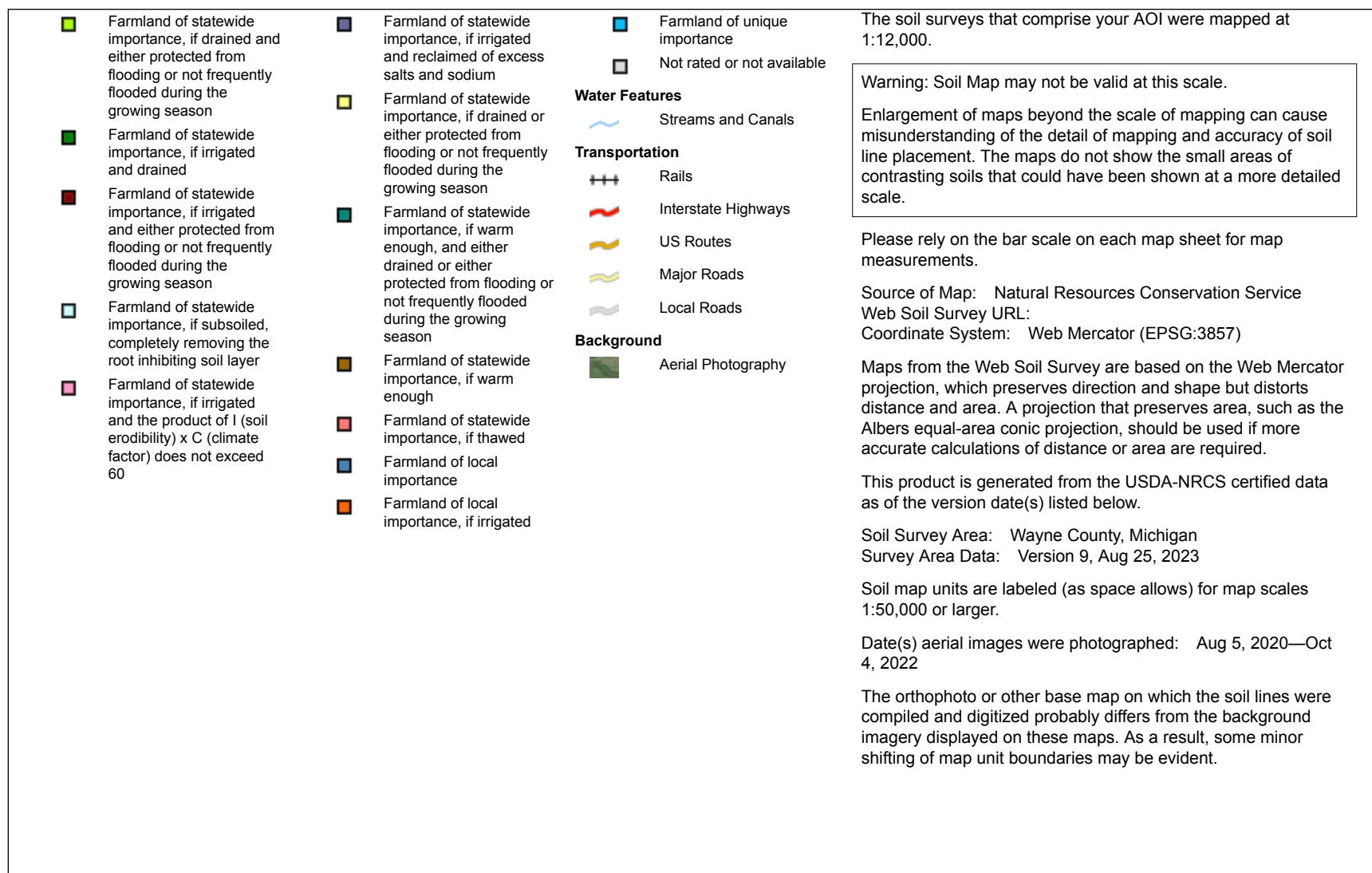
Soil Rating Lines

-  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 drained		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 protected from flooding or not frequently flooded during the growing season		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 irrigated		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
							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



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

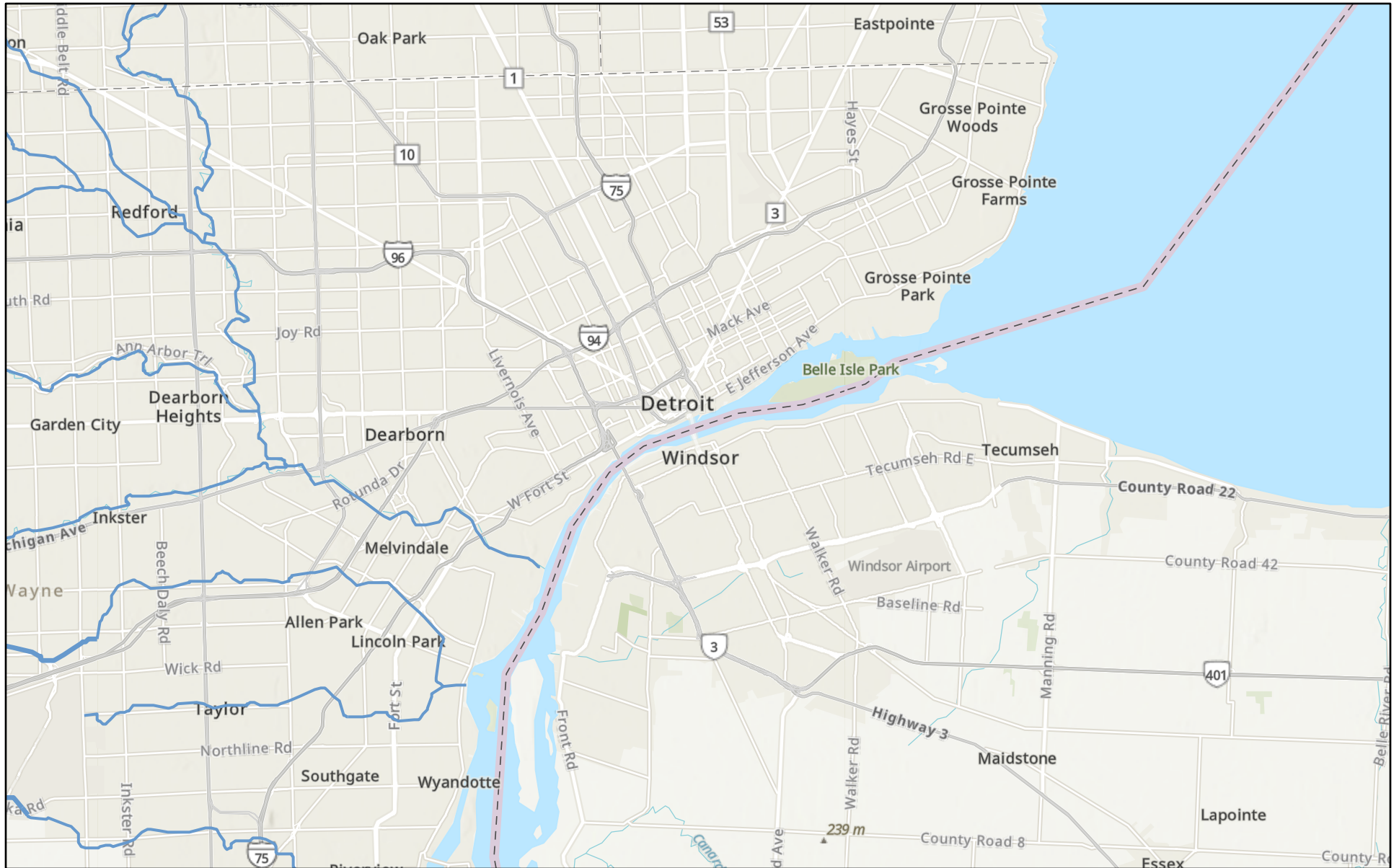
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime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

Rating Options

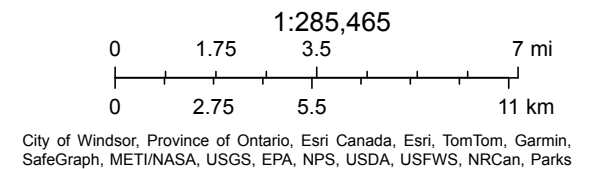
Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

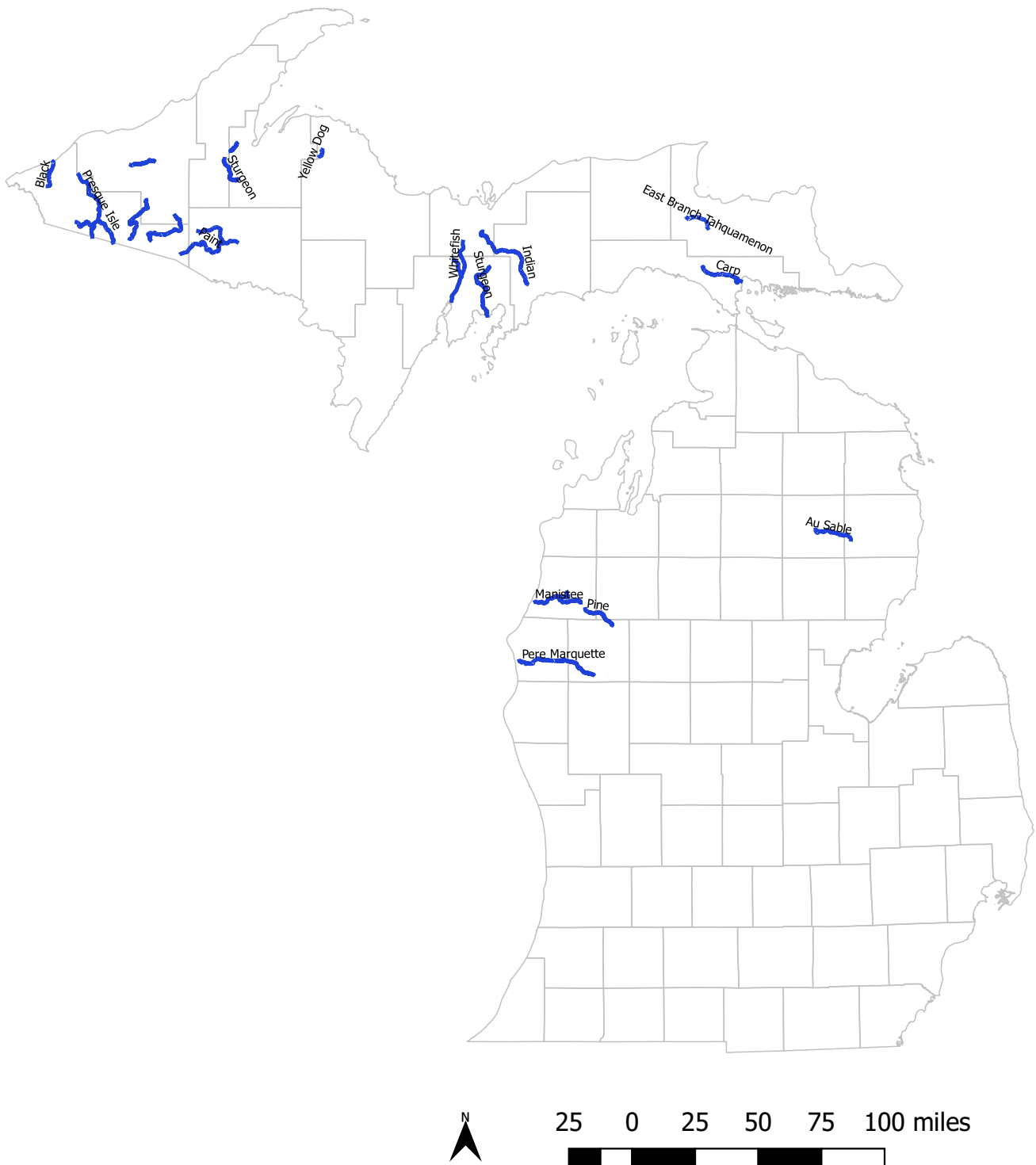
Untitled map



9/26/2024



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.

Detroit, MI

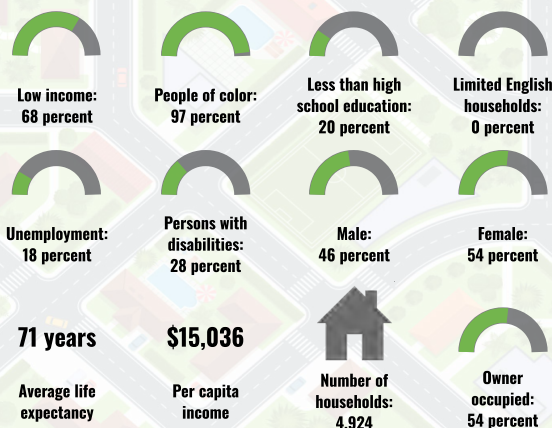
1 mile Ring around the Area
Population: 13,528
Area in square miles: 4.80

Dynamic map initially showing the user-selected area

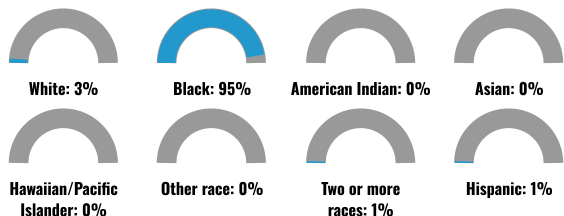
COMMUNITY INFORMATION

LANGUAGES SPOKEN AT HOME

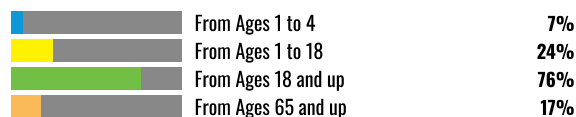
LANGUAGE	PERCENT
English	98%
Spanish	1%
Total Non-English	2%



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

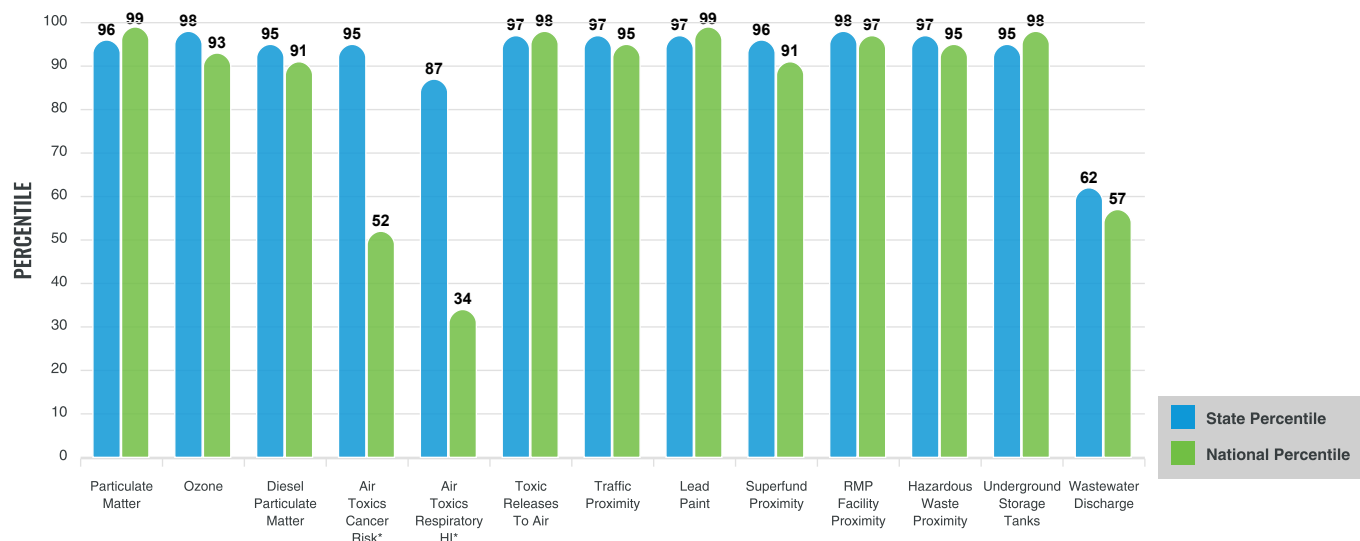
Environmental Justice & Supplemental Indexes

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.

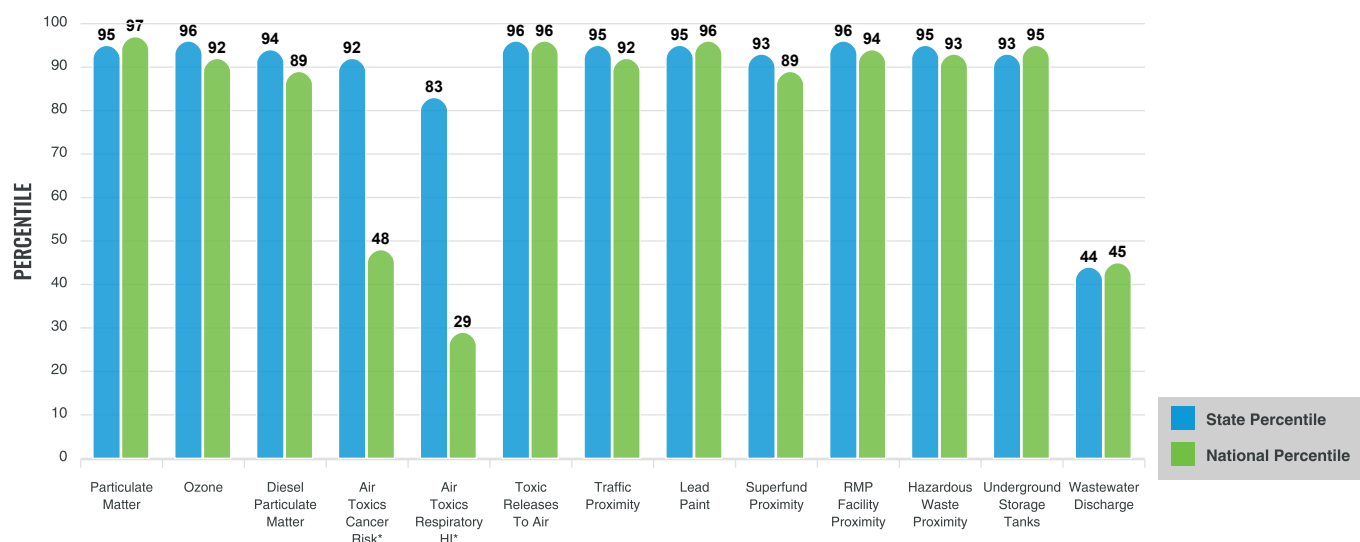
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

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

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring around the Area

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter ($\mu\text{g}/\text{m}^3$)	10.2	8.51	89	8.08	94
Ozone (ppb)	63.4	60	81	61.6	65
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.274	0.183	81	0.261	63
Air Toxics Cancer Risk* (lifetime risk per million)	20	19	14	25	5
Air Toxics Respiratory HI*	0.2	0.2	11	0.31	4
Toxic Releases to Air	4,100	2,500	87	4,600	84
Traffic Proximity (daily traffic count/distance to road)	310	120	91	210	84
Lead Paint (% Pre-1960 Housing)	0.8	0.38	86	0.3	91
Superfund Proximity (site count/km distance)	0.083	0.15	62	0.13	60
RMP Facility Proximity (facility count/km distance)	0.87	0.31	91	0.43	86
Hazardous Waste Proximity (facility count/km distance)	2.4	1.1	86	1.9	77
Underground Storage Tanks (count/km ²)	19	8	86	3.9	95
Wastewater Discharge (toxicity-weighted concentration/m distance)	1.3E-05	0.13	17	22	18
SOCIOECONOMIC INDICATORS					
Demographic Index	83%	28%	97	35%	96
Supplemental Demographic Index	27%	14%	94	14%	91
People of Color	97%	26%	96	39%	94
Low Income	68%	31%	92	31%	92
Unemployment Rate	18%	7%	91	6%	94
Limited English Speaking Households	0%	2%	0	5%	0
Less Than High School Education	20%	9%	90	12%	81
Under Age 5	7%	5%	72	6%	70
Over Age 64	17%	18%	52	17%	56
Low Life Expectancy	21%	20%	61	20%	65

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are 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. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. 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	6
Brownfields	4
Toxic Release Inventory	6

Other community features within defined area:

Schools	3
Hospitals	2
Places of Worship	17

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 around the Area

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	21%	20%	61	20%	65
Heart Disease	8.8	6.6	90	6.1	91
Asthma	17.8	11.6	99	10	99
Cancer	4.9	6.6	11	6.1	24
Persons with Disabilities	25.7%	14.6%	95	13.4%	95

CLIMATE INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	5%	7%	52	12%	43
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	23%	14%	81	14%	80
Lack of Health Insurance	8%	5%	81	9%	58
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring around the Area

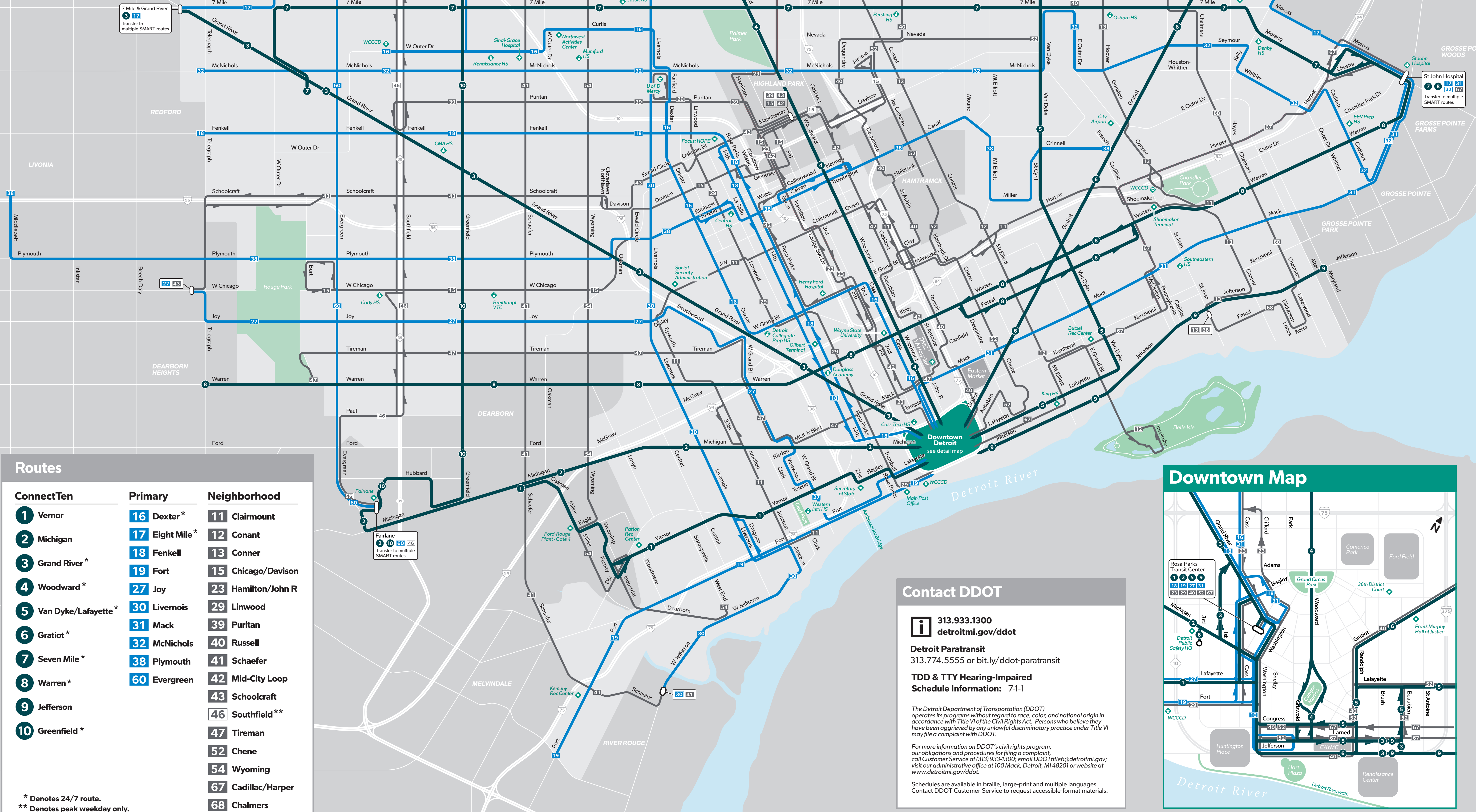
Map Key

- ConnectTen Route
- Primary Route
- Neighborhood Route
- Hospital/Clinic
- Point of Interest
- School
- University/College

Major Transfer Points/Ends of Multiple Routes

- Fairgrounds
17 23 54
17 23 54
Transfer to multiple SMART routes
- White background = End/beginning of route
Gray background = Route makes a stop here, but continues on

Schematic Map, Not To Scale



Routes

ConnectTen	Primary	Neighborhood
1 Vernor	16 Dexter*	11 Clairmont
2 Michigan	17 Eight Mile*	12 Conant
3 Grand River*	18 Fenkell	13 Conner
4 Woodward*	19 Fort	15 Chicago/Davison
5 Van Dyke/Lafayette*	27 Joy	23 Hamilton/John R
6 Gratiot*	30 Livernois	29 Linwood
7 Seven Mile*	31 Mack	39 Puritan
8 Warren*	32 McNichols	40 Russell
9 Jefferson	38 Plymouth	41 Schaefer
10 Greenfield*	60 Evergreen	42 Mid-City Loop
		43 Schoolcraft
		46 Southfield**
		47 Tireman
		52 Chene
		54 Wyoming
		67 Cadillac/Harper
		68 Chalmers

* Denotes 24/7 route.
** Denotes peak weekday only.

Contact DDOT

313.933.1300
detroitmi.gov/ddot

Detroit Paratransit
313.774.5555 or bit.ly/ddot-paratransit

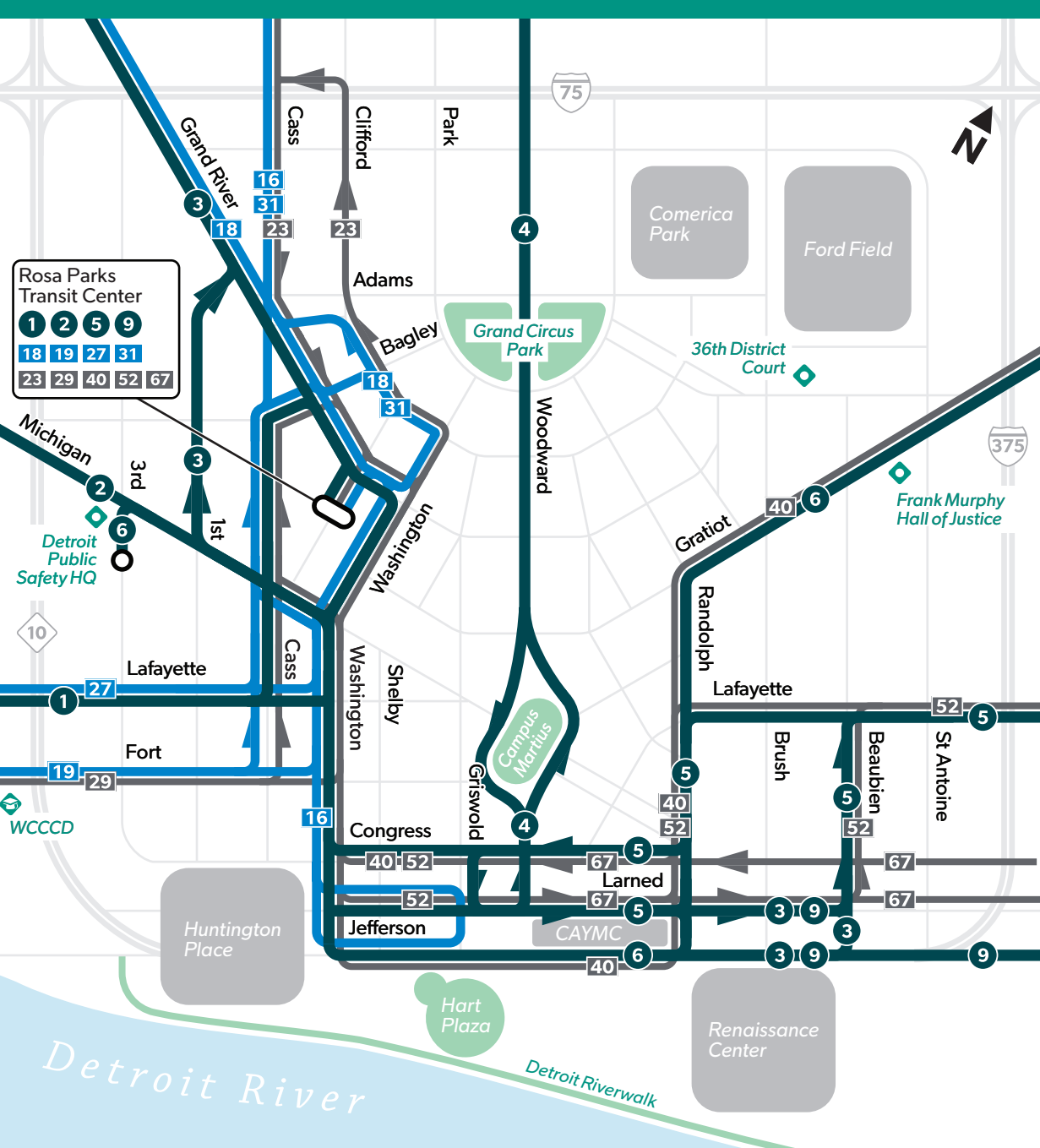
TDD & TTY Hearing-Impaired
Schedule Information: 7-1-1

The Detroit Department of Transportation (DDOT) operates its programs without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Persons who believe they have been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with DDOT.

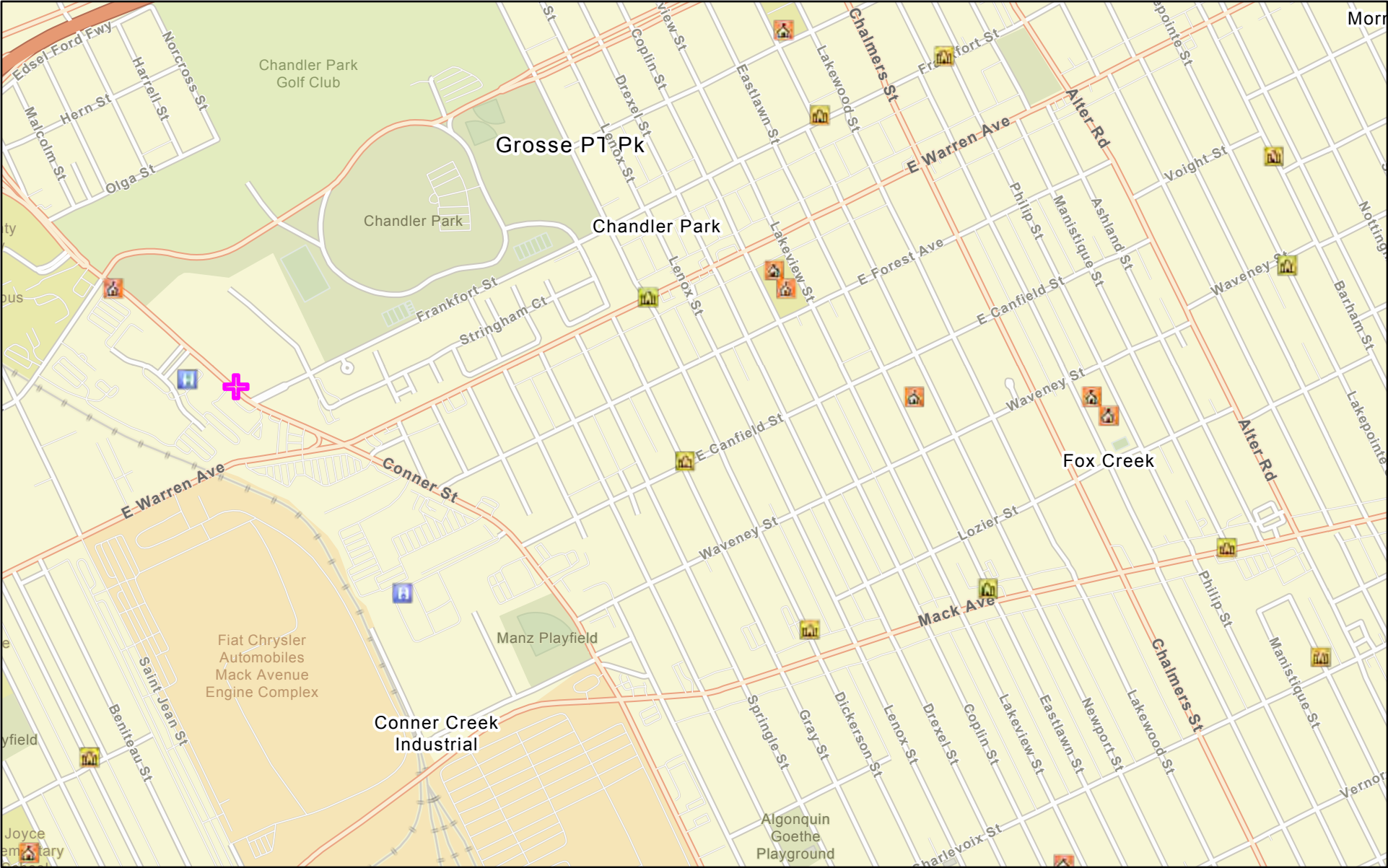
For more information on DDOT's civil rights program, our obligations and procedures for filing a complaint, call Customer Service at (313) 933-1300; email DDOTTitle6@detroitmi.gov; visit our administrative office at 100 Mack, Detroit, MI 48201 or website at www.detroitmi.gov/ddot.

Schedules are available in braille, large-print and multiple languages. Contact DDOT Customer Service to request accessible-format materials.

Downtown Map

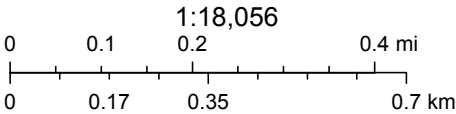


Letter ANSI A Landscape



September 13, 2024

-  Search Result (point)
-  Places of Worship
-  Schools
-  Hospitals



Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,



Health Care and Social Services

Villages of Parkside

Legend

Feature 1

Villages of Parkside
Ford Wellness Center

The DMC Harper University Hospital





Educational and Cultural Facilities

Villages of Parkside

Legend

 Feature 1

 Detroit Neighborhood City Hall

 East English Village Preparatory Academy

 Hamilton Elementary-Middle School

 Villages of Parkside



Commercial Facilities

Villages of Parkside

Legend

Feature 1

K&G Deli

Villages of Parkside

Mr. Seal's Fresh Fish and Seafood

Xplore Closet and Collections, JJ Beauty Supply
Popeye's Louisiana Kitchen Captain Jay's Fish and Chicken



Transportation and Accessibility

Villages of Parkside

Legend

 Feature 1



Villages of Parkside



Solid Waste Disposal/Recycling

Villages of Parkside

Legend

Feature 1

Detroit Disposal & Recycling

Villages of Parkside



Public Safety

Villages of Parkside

Legend

Feature 1

Detroit Fire Department

Villages of Parkside

Detroit Police Department

Google Earth

Image NOAA
Image © 2024 TerraMetrics
Image © 2024 Airbus

3 mi



Parks, Open Space and Recreation

Villages of Parkside

Legend

 Feature 1

Villages of Parkside   Chandler Park

 Dueweke Park

 Butzel Family Recreation Center

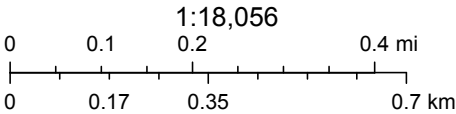


Letter ANSI A Landscape



September 13, 2024

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Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,



(/)



Villages at Parkside

Villages at Parkside

[Project Description \(/villages-parkside\)](#)

[Frequently Asked Questions \(/parkside-frequently-asked-question\)](#)

[Roles & Responsibilities \(/roles-and-responsibilities\)](#)

[Community Engagement Meetings \(/community-engagement-meetings\)](#)

[RFQ: Developer Selection Process \(/rfq-developer-selection-process\)](#)

July 2024

Parkside Community Engagement Q&A (Hosted by DHC & Ginosko)

[\(../.../sites/default/files/upload/Parkside Resident Meeting QA \(7-31-24\).pdf\)](#)



(/)



Parkside Community Engagement Q&A (Non-DHC Event)

(../.../.../sites/default/files/upload/240708%20FOP%20Community%20Meeting%20QA%20-%20for%20publication.pdf)

Addendum: additional questions and comments answered

(../.../.../sites/default/files/upload/270718%20QA%20Addendum.pdf)

May 2024 Engagement

May 29 Design Meeting Recording (https://us02web.zoom.us/rec/share/2E7X-bwAG9ywb0BNVnVK8HBbcfX7PwkuBPjrpQfTGIOmG3Jbz_TmY6Y97ObiErQU.EPo1bdkViVcwm3pR)

Passcode: 4!uk6RHZ

Answers to resident questions received in May (../.../.../sites/default/files/upload/240520 Parkside QA - Revised.pdf)

Invitation to May 29, 2024 community engagement event

(../.../.../sites/default/files/upload/240517%20Invitation%20to%20community%20meeting.pdf)

Q&A Transcript (../.../.../sites/default/files/upload/240621_240529 QA Transcript.pdf)

April 2024 RAD Kickoff Meetings

Two community-wide meetings were held at the Parkside community center and over Zoom on April 3, 2024 and April 17, 2024. Below is the video that was played at both events. Here are links to the files associated with these two meetings:

Complete Notification Packet mailed to all residents

(../.../.../sites/default/files/upload/240318 Complete RAD resident notice - for all residents.pdf)



RAD Meeting #1 (April 3, 2024) ([https://gcc02.safelinks.protection.outlook.com/?](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

[url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

FSV

[/Q8...wP4_A1-tbBFeoUyW_7b9yyqEogN3-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)



[DlhJLpV4BrM6iBr0rUZZnmDwQ.2A9zImFFzP63l5itT-qYA.N0s_L-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

[efEXINDpzo%26componentName%3Drec-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

[play%26originRequestUrl%3Dhttps%253A%252F%252Fus02web.zoom.us%252Frec%252Fshare%](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

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[D9bW7%253Fiet%253DlzVgErjXRoSkd770hilalEFODIQ32Qwxh68hAGepxc.AG.BQouzJaSwajQBr](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

[BUYQ8iMwP4_A1-tbBFeoUyW_7b9yyqEogN3-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

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Questions and Answers (April 3 meeting)

([../..../sites/default/files/upload/240403%20Parkside%20RAD%201%20QA.pdf](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL))

RAD Meeting #2 (April 17, 2024) ([https://gcc02.safelinks.protection.outlook.com/?](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL)

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Questions and Answers (April 17 meeting)

([../..../sites/default/files/upload/240417%20Parkside%20RAD%202%20QA.pdf](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL))

Q&A Audio ([../..../sites/default/files/upload/240417 Parkside RAD meeting 2 audio.m4a](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fplay%2FmdENJpcBKHTM6wsVNCL))



Video: Proposed RAD Conversion and Resident Rights



0:00 / 27:10

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ADMINISTRATIVE OFFICE



Hours of Operation:

Monday - Friday 8:30 am to 4:30 pm

🏠 1301 E Jefferson, Detroit, MI 48207

☎ 313-877-8000 (tel:313-877-8000)

📠 313-877-8151 (Fax)

📞 800-222-3679 (TDD/TTY)

✉ info@dhcmi.org (mailto:info@dcmi.org)



RENTAL ASSISTANCE

Customer Service Center

Hours of Operation:

Monday - Friday 8:30 am to 3:00 pm

🏠 2211 Orleans, Detroit, MI 48207

☎ 313-877-8807 (tel:313-877-8807)

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Villages at Parkside

Villages at Parkside

[Project Description \(/villages-parkside\)](#)

[Frequently Asked Questions \(/parkside-frequently-asked-question\)](#)

[Roles & Responsibilities \(/roles-and-responsibilities\)](#)

[Community Engagement Meetings \(/community-engagement-meetings\)](#)

[RFQ: Developer Selection Process \(/rfq-developer-selection-process\)](#)

DHC wants to thank Fourmidable for their several years of service to our Parkside residents and welcome Continental as our new property manager.

Invitation to Upcoming Community Meeting

The Detroit Housing Commission (DHC), in partnership with Ginosko Development Company (Ginosko), would like to invite you an upcoming Parkside community meeting. At this meeting we will be updating residents on the next steps in the Parkside redevelopment efforts. Please know that new information will be shared. We strongly encourage all residents to attend.

When and Where:

August 29, 2024

Thursday, August 29, 2024, at 6:00 P.M. in the Parkside Community Center building (5000 Conner St, Detroit, MI 48213)

Zoom link: [https://us02web.zoom.us/j/87160337312?](https://us02web.zoom.us/j/87160337312?pwd=wIYkktGNL0FyLLgJfUnE0zqvpJCIGX.1)

[pwd=wIYkktGNL0FyLLgJfUnE0zqvpJCIGX.1](https://us02web.zoom.us/j/87160337312?pwd=wIYkktGNL0FyLLgJfUnE0zqvpJCIGX.1) ([https://us02web.zoom.us/j/87160337312?](https://us02web.zoom.us/j/87160337312?pwd=wIYkktGNL0FyLLgJfUnE0zqvpJCIGX.1)

[pwd=wIYkktGNL0FyLLgJfUnE0zqvpJCIGX.1](https://us02web.zoom.us/j/87160337312?pwd=wIYkktGNL0FyLLgJfUnE0zqvpJCIGX.1))

Meeting ID: 871 6033 7312

Passcode: 645686

Dial by phone: (312) 626-6799 or (646) 931-3860 or (929) 205-6099 or (301)715-8592

September 25, 2024

Wednesday, September 25, 2024, at 6:00 P.M. in the Parkside Community Center building (5000 Conner St, Detroit, MI 48213)

Zoom Link: [https://us02web.zoom.us/j/85234478730?](https://us02web.zoom.us/j/85234478730?pwd=JMXsexzsaGJpZLnBkfxLbgLxCchcW4.1)

[pwd=JMXsexzsaGJpZLnBkfxLbgLxCchcW4.1](https://us02web.zoom.us/j/85234478730?pwd=JMXsexzsaGJpZLnBkfxLbgLxCchcW4.1) ([https://us02web.zoom.us/j/85234478730?](https://us02web.zoom.us/j/85234478730?pwd=JMXsexzsaGJpZLnBkfxLbgLxCchcW4.1)

[pwd=JMXsexzsaGJpZLnBkfxLbgLxCchcW4.1](https://us02web.zoom.us/j/85234478730?pwd=JMXsexzsaGJpZLnBkfxLbgLxCchcW4.1))

Meeting ID: 852 3447 8730

Passcode: 514682

Dial by Phone (312) 626-6799 or (646) 931-3860 or (929) 205-6099 or (301) 715-8592

Parkside Redevelopment

The Villages at Parkside is a 52-acre public housing project on the east side of Detroit. Parkside is located at the northeast corner of E Warren Ave and Conner St, and is located immediately across the street from the historic Chandler Park. DHC is partnering with Ginosko Development Company to redevelop Parkside as a new residential community with a broad mix of housing options across several affordable income ranges. Part of the project involves converting Parkside from Low Income Public Housing (Section 9) funding to Section 8 funding, which is more stable and predictable. This will happen through a HUD program called RAD, which stands for Rental Assistance Demonstration.

DHC and Ginosko want residents and stakeholders to understand fully what will happen at the property. The project team strongly encourages any residents and stakeholders with questions about the project to submit them to parkside@dhcmi.org –or alternatively, residents can reach out to the Resident Representatives for help submitting questions.

Please browse the material below to understand this redevelopment effort and to learn about about ongoing community engagement. Please note that DHC and Ginosko plan to hold several community engagement events at Parkside for this project. Some of the meetings are required as part of the RAD program, but several meetings are being held with the primary goal of keeping residents up-to-date.

A binder is available in the lobby of the community center for residents to review RAD-related information, including the Resident Information Notice (RIN) and General Information Notice (GIN). Additionally, we strongly encourage residents to review the RAD Fact Sheet (<https://hud.gov/RAD/residents/ResidentFactSheets>)s available on the HUD website. For instance, Fact Sheet #9 has useful information on RAD and Relocation.

If you need materials in a language other than English, please send us an email.

Si necesita materiales en un idioma diferente al inglés, por favor envíenos un correo electrónico.

Si vous avez besoin de documents dans une autre langue que l'anglais, veuillez nous envoyer un e-mail.

إذا كنتم بحاجة إلى مواد بلغة غير الإنجليزية، يرجى إرسال بريد إلكتروني إلينا

যদি আপনি ইংরেজি ছাড়া অন্য ভাষায় উপকরণ প্রয়োজন, দয়া করে আমাদের ইমেল করুন।

如果您需要非英语的材料，请给我们发送电子邮件。

Please note that the dates in this timeline are **subject to change**.

Last updated 6/17/2024

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