

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

**Project Information**

**Project Name:** Elmtree-Apartments

**HEROS Number:** 900000010446520

**Start Date:** 01/07/2025

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

**RE Preparer:** Kim Siegel

**State / Local Identifier:** Detroit, Michigan

**Certifying Officer:** Julie Schneider, Director

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):** Triterra

**Point of Contact:** Christian Halquist

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

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

**Project Location:** 2020 Elmhurst St, Detroit, MI 48206

**Additional Location Information:**

Parcel ID: 0800357, Address: 2020 Elmhurst St, Acres: 0.26, Use: Developed with 4-story residential building with 35 units (x6 studio, x19 1 bed/1 bath, x 10 2 bed/1 bath) Parcel ID: 08003580, Address: 2000 Elmhurst St, Acres 0.12, Use: onsite Paved parking, chain-link fencing, dumpster and wood-fenced enclosure Parcel ID: 08003581, Address: 1988 Elmhurst St, Acres: 0.11, Use: onsite Paved parking chain-link fencing, and lawn

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

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

This project will be completed at the same time as the Ewald project (HEROS number 900000010446069), which will rehabilitate a total of 67 units of affordable housing in the City of Detroit. This project (combined with residential units at 1920 & 1942 Ewald, Detroit) are being developed by Ginosko Development Company and Century Partners LLC and will rehabilitate a total of 67 units of affordable housing. Thirty-five of these units will receive project-based rental assistance with the preservation of a current Housing Assistance Payment (HAP) contract from the U.S. Department of Housing and Urban Development. The Elmtree project includes acquisition and rehabilitation of a four-story apartment comprised of six studio, 19 one-bed, and 10 two-bed, for a total of 35 units at 2020 Elmtree and two parking lots located at 1988 and 2000 Elmhurst. Rehabilitation and renovation activities to the interior, exterior, and parking lot are included in the list below.

Rehabilitation and renovation activities: General building HVAC - Replace boiler Electrical - replace electrical panel, wiring, outlets, switches, smoke detectors, fixtures (to LED) Replace roofing, windows, concrete sills, lintels, caulking, sealant Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning, Replace fire suppressant canisters, repair fire suppression (basement) Upgrade sprinkler system Demolition/disposal suspended ceiling, lathe & plaster (select areas) Install new wood joists, painting, and drywall replacement (select areas) New subfloor (select areas) Install elevator or scissor lift Install wall-mount roof access ladder Exterior lighting Install EV charging station Common Areas (community room, hallways, stairs, laundry, basement) Painting, Replace resilient flooring, carpeting Replace Fixtures / Faucets / Toilet and Shut off Valves Install Elevator and scissor lift Residential units Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves), toilets, appliances (range, range hood, refrigerators) Replace tub and shower inserts or reglaze tub and shower Interior doors, hardware, unit numbers Wall painting/prep/caulk/repair, Casing and

baseboards Replace bathroom tile/shower tile surround, subflooring New carpets, window blinds ADA unit upgrades (grab bars, 36" door, ADA tub, frame new walls) Exterior Landscaping Repair/replace paved parking, bumper curbs, sidewalk and porch/patio areas Remove repair/replace damaged fencing Repair/replace irrigation lines Exterior lighting Reconstruction of 360 square foot parking lot on the east side of the building This environmental review is valid for up to five years.

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

The existing affordable housing residential structure requires significant interior, exterior, electrical, and HVAC improvements, rehabilitation and repair. The property is currently restricted at 30 and 60 percent of the AMI. Following LIHTC rehabilitation, all of the Subject's units will be restricted at 50 and 60 percent of the AMI. All of the Subject's 50 percent units will continue to operate under a Section 8 HAP contract, which allows tenants to pay 30 percent of income towards rent. All existing tenants will remain income-eligible to live at the Subject post-rehabilitation. According to the Market study, "the demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for affordable multifamily housing in the PMA such as the proposed Subject Property." "Management at the comparables reported that there is ongoing demand for good quality rental housing within the PMA, and the comparables demonstrate stable occupancies. Therefore, we believe that the Subject's development is feasible within this market as proposed and will have a positive impact upon the community."

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

According to assessing records, the property is zoned commercial/industrial and is located in an area zoned R3 - Low Density Residential District. According to zoning district classifications, R3 is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district. According to the 2023 Market Study, the surrounding uses for 2020 Elmhurst Street include single-family homes to the north in poor to good condition. Further north are continued single-family homes and small multifamily uses in average condition. To the east of the Subject site are a vacant land. Further east are vacant land and educational uses. To the immediate south of the Subject site are single-family homes in average condition and a house of worship. Further south are continued single-family homes in fair to good condition. To the immediate west of the Subject sites are single-family homes and small multifamily uses in average condition. Though the site is in a residential area, all parcels other on the subject's block of Elmhurst are vacant. Additionally, the nearby single-family homes and duplexes are in poor to below-average condition. It does not appear that a

blight plan is necessary, but comps used to determine achievable market rents should be subject to similar neighborhood conditions or be adjusted significantly downward. The current rental housing market conditions are overall healthy and indicative of demand for affordable housing supply such as the Subject property. All of the data combined with interviews of real estate professionals demonstrate an ongoing need for affordable housing over the foreseeable term. The following tables details the occupancy rates and waiting lists for affordable properties in the PMA.

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

[fig 2.pdf](#)

[Assessing records - 2020 elmhurst.pdf](#)

[2020 Elmhurst - Proposed activities.pdf](#)

[Fig 1.pdf](#)

[2020 elmhurst.pdf](#)

[Photo Log.pdf](#)

**Determination:**

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

**Approval Documents:**

[Signature Page - Elmtree Apartments.pdf](#)

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$1,000,000.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$1,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$12,018,638.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The property is located approximately 6.4mi southwest of Coleman A Young International Airport and approximately 20.2 miles northeast of Detroit Metropolitan Wayne Airport. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FIRMette 26163C0125E, effective 2/2/2012, The project is not located in a FEMA-designated Special Flood Hazard Area. According to the FFRMS Freeboard Value Approach Report, the proposed action is not in the coastal or riverine FFRMS floodplain. 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.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the EGLE 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)

		<p>and Particulate matter (PM10 &amp; PM2.5). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~3.9 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project include rehabilitation/renovation of the existing residential structure and does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units; therefore the proposed project is in compliance with this section.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not within a Coastal Zone Management Area. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Phase I Environmental Site Assessment was completed for the proposed project site: Phase I ESA - Elmtree Apartments - 1988, 2000, 2020 Elmhurst Street, Detroit, Michigan 48206, dated 11/20/2023. No RECs were identified in the report. Radon - 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 10 the tests are 0.74 pCi/L. Based on</p>

		<p>the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required."</p> <p>Asbestos - A Pre-renovation Hazardous Materials Assessment was completed for the property by Triterra, dated July 19, 2024. According to the report, no Friable asbestos containing materials (ACM) were identified during the inspection. The following Category I non-friable asbestos containing materials (ACM) were identified: * HA 12: 12x12 White Brick pattern floor tile * HA 13: 12x12 Tan Square pattern floor tile * HA 17: 12x12 Black floor tile caulk * HA 20: Floor Tile Presumed Underneath New Flooring * HA 22: 1'x2' Wood Pattern Floor Tile * HA 30: Roofing Materials The following Category II non-friable ACM was identified: * HA 3: Black Sink Undercoating * HA 19: Tagged Fire Doors * HA 28: Exterior Door Caulk Based on Triterra's understanding of the renovation activities planned for the Property, proper abatement of the asbestos-containing materials is required if they may be disturbed (broken, cut, drilled, abraded, ground, sanded, etc.) during such activities. All abatement/ demolition activities should take into consideration that paints containing lead and chromium are present, and therefore lead-safe work practices should be utilized throughout the abatement and demolition process to prevent employee exposure. Contractors performing demolition activities must have up-to-date lead awareness training prior to performing any work-related activities. Triterra strongly recommends an Abatement Specification be assembled to address the ACM identified within the building. The purpose of this document is to specify incidental procedures and</p>
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		<p>equipment required to protect workers from contact with airborne asbestos fibers and ensure that all ACM is properly abated prior to the scheduled demolition. This document identifies Contractor requirements for submittals, State notification, waste disposal, employee qualification, air monitoring, etc. Depending on the type and quantities of ACM that will be removed from the structure, a notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to the commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department of Environment, Great Lakes, and Energy - Air Quality Division (EGLE-AQD) and the Michigan Department of Labor and Economic Opportunity (LEO) any time renovation/demolition/asbestos abatement is to be completed on a building. Lead - Triterra completed a Lead Hazard/Risk Assessment Report for the Property on July 22, 2024. According to the report, no lead-based paint hazards were identified on the Property.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act.</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to LARA fire services (Accela), there are no active ASTs within 1 mile in zip codes 48206, 48202 or 48238</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.</p>



<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>According to FIRMette 26163C0125E, effective 2/2/2012, the project is not located in a FEMA designated Special Flood Hazard Area (Zone X). Additionally, on 12/10/2024 Triterra utilized the Federal Flood Standard Support Tool which generated a Freeboard Value Approach (FVA) report. According to the report, the property is not located within the FFRMS (Federal Flood Risk Management Standard) floodplain. Triterra utilized HUD's FVA approach to determine that the proposed project is not located within a FFRMS floodplain. Therefore, the proposed project is in compliance with 24 CFR 55.</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project site building is located approximately 26-feet from 14th Street, 56-feet from Elmhurst Street, 392-feet from Tuxedo Street, 566-feet from Rosa Parks Boulevard, and 665-feet of Webb Street. There are no active railroads within 3,000-feet of the project site. The Coleman A. Young Municipal Airport (DET) is located approximately 5.6-miles east of the project site. According to the Airport Noise Worksheet, 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 a community noise level for the proposed project location; a community noise level of 57 decibels was calculated by the DNL. No noise mitigation measures are required for sites with a DNL less than 65 dB.</p>

<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site consists of 0.26-acres of developed, residential space that is located within a residential area. Triterra reviewed the USFWS Wetland Mapper, EGLE Wetlands Map Viewer, historical topography, NRCS web soil survey, and a review of historical aerials and no suspect wetlands were identified on the property. The project is in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the USEPA EJ Screen standard report, within one mile radius of the proposed project site, approximately 93% of the population identified as People of Color, and 56% of the population are considered low-income. The proposed project consists of necessary building interior and exterior renovations, repair, replacement including a new boiler, electrical, roofing, masonry repair, flooring, fixtures, appliances, and updating ADA accessibility features by installing a ramp and scissor lift and making ADA upgrades to specific units. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area. The project is in compliance with Executive Order 12898.</p>

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
<b>SOCIOECONOMIC</b>			
<b>COMMUNITY FACILITIES AND SERVICES</b>			
<b>NATURAL FEATURES</b>			
<b>CLIMATE AND ENERGY</b>			

**Supporting documentation**

[Parks.pdf](#)  
[FEMA Community Report - Wayne County.pdf](#)  
[Hospitals Police Fire dept.pdf](#)  
[Walk Score.pdf](#)  
[Zoning Classifications 1.pdf](#)  
[NEPAssist - churchs schools and Hospitals.pdf](#)  
[Master Plan Text 10-22.pdf](#)  
[Landfill-map.pdf](#)  
[DDOT-SystemMap\\_Effective051124.pdf](#)  
[City of Detroit Zoning Map 48 atkinson.pdf](#)  
[Bus Stops.pdf](#)  
[2022 Capital Agenda.pdf](#)

**Additional Studies Performed:**

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

by:

Alexsis Bowen

11/13/2023 12:00:00 AM

[Photo Log.pdf](#)

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

**List of Permits Obtained:**

**Public Outreach [24 CFR 58.43]:****Cumulative Impact Analysis [24 CFR 58.32]:****Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]****No Action Alternative [24 CFR 58.40(e)]****Summary of Findings and Conclusions:****Mitigation Measures and Conditions [CFR 1505.2(c)]:**

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

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
Contamination and Toxic Substances	An asbestos clearance report will be completed and provided to the City of Detroit.	N/A	An asbestos clearance report will be completed and provided to the City of Detroit	
Contamination and Toxic Substances	Asbestos was observed in the pre-renovation assessment. Asbestos must be abated in accordance with federal, state, and local regulations.	N/A	see attached plan	
Historic Preservation	If the scope of work changes in any way, the submitter must notify the SHPO office immediately. In the unlikely event that human remains, or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the	N/A	see attached unanticipated discoveries plan	

	Michigan SHPO and other appropriate authorities must be contacted immediately.			
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**Project Mitigation Plan**

See attached HRD mitigation plan and Unanticipated Discoveries plan

[Elmtree Mitigation Plan.pdf](#)

[2020 Elmhurst St Project Unanticipated Discoveries\(1\).pdf](#)

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

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

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

✓ No

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

Yes

### Screen Summary

#### Compliance Determination

The property is located approximately 6.4mi southwest of Coleman A Young International Airport and approximately 20.2 miles northeast of Detroit Metropolitan Wayne Airport. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[Airport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

**Coastal Barrier Resources**

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

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

No

Document and upload map and documentation below.

Yes

**Compliance Determination**

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

**Supporting documentation**

[CBRS\(1\).pdf](#)

[CBRS - Elmhurst.pdf](#)

[John H Chafee Coastal Barrier Resources Map - MI.pdf](#)

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

Yes

No

## Flood Insurance

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

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

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

Yes

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

[FEMA floodplain map.pdf](#)

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

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

No

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

Yes

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



Yes

✓ No

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

According to FIRMette 26163C0125E, effective 2/2/2012, The project is not located in a FEMA-designated Special Flood Hazard Area. According to the FFRMS Freeboard Value Approach Report, the proposed action is not in the coastal or riverine FFRMS floodplain. The City of Detroit is a participant in good standing with the National Flood Insurance program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation**

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

[FEMA NFIP Communities.pdf](#)

[FEMA floodplain map\(1\).pdf](#)

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

Yes

✓ No

## Air Quality

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

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

Yes

✓ No

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

### Screen Summary

#### **Compliance Determination**

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 (NO<sub>2</sub>) and Particulate matter (PM<sub>10</sub> & PM<sub>2.5</sub>). Portions of Wayne County are in non-attainment for sulfur dioxide; however the non-attainment area is located south of Michigan Avenue in Detroit (~3.9 miles south of the property). According to the NAAQS, Wayne County is identified as being in an "Ozone Attainment/Maintenance" zone. The proposed project include rehabilitation/renovation of the existing residential structure and does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units; therefore the proposed project is in compliance with this section.

#### **Supporting documentation**

[Gen Conformity Letter Elmtree Ewald Apartments.pdf](#)

[NEPAssist - Non-attainment.pdf](#)

[2023 naaqs-ambient-status-map.pdf](#)

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

Yes

No

## Coastal Zone Management Act

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

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

Yes

No

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

### Screen Summary

#### **Compliance Determination**

The project is not within a Coastal Zone Management Area. The project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

[coastal zone.pdf](#)

[MI Coastal Zone Management Area Map Statewide.pdf](#)

[Coastal Zone mgmt areas - GIS Data.pdf](#)

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

Yes

No

### Contamination and Toxic Substances

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

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

- ASTM Phase I ESA
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening.
- None of the above

\* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD’s toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

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

✓ No

Explain:

A Phase I Environmental Site Assessment was completed for the proposed project site: Phase I ESA - Elmtree Apartments - 1988, 2000, 2020 Elmhurst Street, Detroit, Michigan 48206, dated 11/20/2023. No RECs were identified in the report. Radon 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 10 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." Asbestos A Pre-renovation Hazardous Materials Assessment was completed for the property by Triterra, dated July 19, 2024. According to the report, no Friable asbestos containing materials (ACM) were identified during the inspection. The following Category I non-friable asbestos containing materials (ACM) were identified: \* HA 12: 12x12 White Brick pattern floor tile \* HA 13: 12x12 Tan Square pattern floor tile \* HA 17: 12x12 Black floor tile caulk \* HA 20: Floor Tile Presumed Underneath New Flooring \* HA 22: 1'x2' Wood Pattern Floor Tile \* HA 30: Roofing Materials The following Category II non-friable ACM was identified: \* HA 3: Black Sink Undercoating \* HA 19: Tagged Fire Doors \* HA 28: Exterior Door Caulk Based on Triterra's understanding of the renovation activities planned for the Property, proper abatement of the asbestos-containing materials is required if they may be disturbed (broken, cut, drilled, abraded, ground, sanded, etc.) during such activities. All abatement/demolition activities should take into consideration that paints containing lead and chromium are present, and therefore lead-safe work practices should be utilized throughout the abatement and demolition process to prevent employee exposure. Contractors performing demolition activities must have up-to-date lead awareness training prior to performing any work-related activities. The purpose of this document is to specify incidental procedures and equipment required to protect workers from contact with airborne asbestos fibers and ensure that all ACM is properly abated prior to the scheduled demolition. This document identifies Contractor requirements for submittals, State notification, waste disposal, employee qualification, air monitoring, etc. Depending on the type and quantities of ACM that will be removed from the structure, a notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to the commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department

of Environment, Great Lakes, and Energy - Air Quality Division (EGLE-AQD) and the Michigan Department of Labor and Economic Opportunity (LEO) any time renovation/demolition/asbestos abatement is to be completed on a building. Lead Triterra completed a Lead Hazard/Risk Assessment Report for the Property on July 22, 2024. According to the report, no lead-based paint hazards were identified on the Property

Yes

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

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

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

Yes

Explain:

✓ No

\* Notes:

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

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

Yes

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

No

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

Yes

No

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

Explain:

File Upload:

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

Non-radon contamination was found in a previous question.

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

All buildings involved were tested for radon

A review of science-based data was conducted



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

0.74

Provide the documentation\* used to derive this value:

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

File Upload:

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

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

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

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

### **Screen Summary**

#### **Compliance Determination**

A Phase I Environmental Site Assessment was completed for the proposed project site: Phase I ESA - Elmtree Apartments - 1988, 2000, 2020 Elmhurst Street, Detroit, Michigan 48206, dated 11/20/2023. No RECs were identified in the report. Radon - 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 10 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." Asbestos - A Pre-renovation Hazardous Materials Assessment was completed for the property by Triterra, dated July 19, 2024. According to the report, no Friable asbestos containing materials (ACM) were identified during the inspection. The following Category I non-friable asbestos containing materials (ACM) were identified: \* HA 12: 12x12 White Brick pattern floor tile \* HA 13: 12x12 Tan Square pattern floor tile \* HA 17: 12x12 Black floor tile caulk \* HA 20: Floor Tile Presumed Underneath New Flooring \* HA 22: 1'x2' Wood Pattern Floor Tile \* HA 30: Roofing Materials The following Category II non-friable ACM was identified: \* HA 3: Black Sink Undercoating \* HA 19: Tagged Fire Doors \* HA 28: Exterior Door Caulk Based on Triterra's understanding of the renovation activities planned for the Property, proper abatement of the asbestos-containing materials is required if they may be disturbed (broken, cut, drilled, abraded, ground, sanded, etc.) during such activities. All abatement/ demolition activities should take into consideration that paints containing lead and chromium are present, and therefore lead-safe work practices should be utilized throughout the abatement and demolition process to prevent employee exposure. Contractors performing demolition activities must have up-to-date lead awareness training prior to performing any work-related activities. Triterra strongly recommends an Abatement Specification be assembled to address the ACM identified within the building. The purpose of this document is to specify incidental procedures and equipment required to protect workers from contact with airborne asbestos fibers and ensure that all ACM is properly abated prior to the scheduled demolition. This document identifies Contractor requirements for submittals, State notification, waste disposal, employee qualification, air monitoring, etc. Depending on the type and quantities of ACM that will be removed from the structure, a notification may need to be provided to the following regulatory agencies 10 working (or calendar) days prior to the commencement of work with the submittal of a Notification of Intent to Renovate/Demolish form (EQP5661). The retained asbestos abatement contractor should complete this form as part of their services. This notification should be provided to the Michigan Department of Environment, Great Lakes, and Energy - Air Quality Division (EGLE-AQD) and the Michigan Department of Labor and Economic Opportunity (LEO) any time renovation/demolition/asbestos abatement is to be completed on a building. Lead - Triterra completed a Lead Hazard/Risk Assessment Report for the Property on July 22, 2024. According to the report, no lead-based paint hazards were identified on the Property.

**Supporting documentation**

[2020 Elmhurst -LBP Inspection Risk Assessment.pdf](#)

[2020 Elmhurst Detroit Hazardous Material Assessment.pdf](#)

[MSHDA Phase I ESA - 2020 Elmhurst Detroit - 2023-11-20.pdf](#)

[Radon map.pdf](#)

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

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

Yes

No

**Endangered Species**

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

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

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

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

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

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

**Screen Summary**

**Compliance Determination**

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

[IPaC Explore Location resources.pdf](#)

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

Yes

No

## Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

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

No

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

Yes

**Screen Summary**

**Compliance Determination**

According to LARA fire services (Accela), there are no active ASTs within 1 mile in zip codes 48206, 48202 or 48238

**Supporting documentation**

[Active AST map.pdf](#)

[Accela Citizen Access 48238.pdf](#)

[Accela Citizen Access 48202.pdf](#)

[Accela Citizen Access.pdf](#)

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

Yes

✓ No

## Farmlands Protection

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

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

Yes

No

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

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

### Screen Summary

#### Compliance Determination

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

#### Supporting documentation

[USDA farmland soil map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No





## Floodplain Management

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

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

Yes

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

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

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

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

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

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

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

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

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

or other HUD assistance.

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

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

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

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

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

Describe:

No

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

Yes

Describe:

No

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

#### **Screen Summary**

##### **Compliance Determination**

According to FIRMette 26163C0125E, effective 2/2/2012, the project is not located in a FEMA designated Special Flood Hazard Area (Zone X). Additionally, on 12/10/2024 Triterra utilized the Federal Flood Standard Support Tool which generated a Freeboard Value Approach (FVA) report. According to the report, the property is not located within the FFRMS (Federal Flood Risk Management Standard) floodplain. Triterra utilized HUD's FVA approach to determine that the proposed project is not located within a FFRMS floodplain. Therefore, the proposed project is in compliance with 24 CFR 55.

##### **Supporting documentation**

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

[FEMA NFIP Communities\(1\).pdf](#)

[FEMA floodplain map\(2\).pdf](#)

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

Yes

✓ No

**Historic Preservation**

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

**Threshold**

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

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)
- No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

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

**Step 1 – Initiate Consultation**

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

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

✓ Other Consulting Parties

✓ City of Detroit

Completed

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

Programmatic agreement with MI SHPO

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

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

Yes

No

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

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

The APE for indirect effects is the building where the exterior renovation is proposed and the existing parking lot. The proposed rehabilitation and parking lot refurbishment will not change the setting or views of surrounding properties as the appearance of the building and parking lot will not change. No other potential effects are anticipated. The APE is shown on the attached street map and aerial map which also contains a photo key for this report.

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
Mt. Zion Missionary Baptist Church	Listed	Yes	✓ Not Sensitive

**Additional Notes:**

The Mt. Zion Missionary Baptist Church is across the street from 2020 Elmhurst in the indirect area of potential affect. The proposed rehabilitation will have no adverse effect on the Mt. Zion Missionary Baptist Church.

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

✓ Yes

Document and upload surveys and report(s) below.

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

Additional Notes:

Yes, an above ground survey and archaeological desktop assessment was completed.

No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

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

No Historic Properties Affected

✓ No Adverse Effect

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

**Document reason for finding:**

There are no properties listed or eligible for listing in the National Register of Historic Places within the direct project APE. The proposed rehabilitation will



have no adverse effect on the adjacent Mt. Zion Missionary Baptist Church. Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO's archaeologist and consultation with Tribes; however, a desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD's Staff Archaeologist concurs with this recommendation.

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

Yes (check all that apply)

No

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

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.

**Supporting documentation**

[2020 Elmhurst St Project Unanticipated Discoveries\(1\).pdf](#)

[ElmtreeEwald\\_ArchaeologySummaryMemo.docx](#)

[Elmtree NAE Section 106 Letter.pdf](#)

[2020 Elmhurst Above Ground Properties Report.pdf](#)

[24-1212 Elmhurst Sec 106 App Signed.pdf](#)

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

Yes

No



**Noise Abatement and Control**

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

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

New construction for residential use

Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

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

An interstate land sales registration

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

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

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

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 57

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 57

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

### **Screen Summary**

#### **Compliance Determination**

The project site building is located approximately 26-feet from 14th Street, 56-feet from Elmhurst Street, 392-feet from Tuxedo Street, 566-feet from Rosa Parks Boulevard, and 665-feet of Webb Street. There are no active railroads within 3,000-feet of the project site. The Coleman A. Young Municipal Airport (DET) is located approximately 5.6-miles east of the project site. According to the Airport Noise Worksheet, 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 a community noise level for the proposed project location; a community noise level of 57 decibels was calculated by the DNL. No noise mitigation measures are required for sites with a DNL less than 65 dB.

**Supporting documentation**

[Airport Map\(1\).pdf](#)

[Airport Master Record - DET.pdf](#)

[Traffic Projections.xls](#)

[NEPAssist Railroad distance.pdf](#)

[AIRPORTNOISEWKSHT.pdf](#)

[DNL Road Distances Map.pdf](#)

[DNL Calculator - 12-10-2024.pdf](#)

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

Yes

✓ No

## Sole Source Aquifers

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

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

Yes

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

No

### Screen Summary

#### **Compliance Determination**

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

#### **Supporting documentation**

[Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

**Wetlands Protection**

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

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

No

Yes

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

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

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

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

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

**Screen Summary**

**Compliance Determination**

The project site consists of 0.26-acres of developed, residential space that is located within a residential area. Triterra reviewed the USFWS Wetland Mapper, EGLE Wetlands Map Viewer, historical topography, NRCS web soil survey, and a review of historical aerials and no suspect wetlands were identified on the property. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[USFWS wetland mapper.jpg](#)

[USDA hydric soils map.pdf](#)

[EGLE wetland map.pdf](#)

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

Yes

No



## Wild and Scenic Rivers Act

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

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

No

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

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

### Screen Summary

#### **Compliance Determination**

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

#### **Supporting documentation**

[Nationwide Rivers Inventory statewide map.pdf](#)  
[MI Wild and Scenic Rivers Map Statewide.pdf](#)

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

Yes

No

**Environmental Justice**

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

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

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

Yes

No

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

**Screen Summary**

**Compliance Determination**

According to the USEPA EJ Screen standard report, within one mile radius of the proposed project site, approximately 93% of the population identified as People of Color, and 56% of the population are considered low-income. The proposed project consists of necessary building interior and exterior renovations, repair, replacement including a new boiler, electrical, roofing, masonry repair, flooring, fixtures, appliances, and updating ADA accessibility features by installing a ramp and scissor lift and making ADA upgrades to specific units. No adverse environmental impacts were identified for the property that are disproportionately high for low-income and/or minority communities in the area. The project is in compliance with Executive Order 12898.

**Supporting documentation**

[EJScreen Community Report.pdf](#)

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

Elmtree-Apartments

Detroit, MI

900000010446520

Yes

✓ No



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

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

### **Project Information**

**Project Name:** Elmtree-Apartments

**HEROS Number:** 900000010446520

**Start Date:** 01/07/2025

**Project Location:** 2020 Elmhurst St, Detroit, MI 48206

#### **Additional Location Information:**

Parcel ID: 0800357, Address: 2020 Elmhurst St, Acres: 0.26, Use: Developed with 4-story residential building with 35 units (x6 studio, x19 1 bed/1 bath, x 10 2 bed/1 bath) Parcel ID: 08003580, Address: 2000 Elmhurst St, Acres 0.12, Use: onsite Paved parking, chain-link fencing, dumpster and wood-fenced enclosure Parcel ID: 08003581, Address: 1988 Elmhurst St, Acres: 0.11, Use: onsite Paved parking chain-link fencing, and lawn

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

This project will be completed at the same time as the Ewald project (HEROS number 900000010446069), which will rehabilitate a total of 67 units of affordable housing in the City of Detroit. This project (combined with residential units at 1920 & 1942 Ewald, Detroit) are being developed by Ginosko Development Company and Century Partners LLC and will rehabilitate a total of 67 units of affordable housing. Thirty-five of these units will receive project-based rental assistance with the preservation of a current Housing Assistance Payment (HAP) contract from the U.S. Department of Housing and Urban Development. The Elmtree project includes acquisition and rehabilitation of a four-story apartment comprised of six studio, 19 one-bed, and 10 two-bed, for a total of 35 units at 2020 Elmtree and two parking lots located at 1988 and 2000 Elmhurst. Rehabilitation and renovation activities to the interior, exterior, and parking lot are included in the list below. Rehabilitation and renovation activities: General building HVAC - Replace boiler Electrical - replace electrical panel, wiring, outlets, switches, smoke detectors, fixtures (to LED) Replace roofing, windows, concrete sills, lintels, caulking, sealant Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning, Replace fire suppressant canisters, repair fire suppression (basement) Upgrade sprinkler system Demolition/disposal suspended ceiling, lathe & plaster (select areas) Install new wood joists, painting, and drywall replacement (select areas) New subfloor (select areas) Install elevator or scissor lift Install wall-mount roof access ladder Exterior lighting Install EV charging station Common Areas (community room, hallways, stairs, laundry, basement) Painting, Replace resilient flooring, carpeting Replace Fixtures / Faucets / Toilet and Shut off Valves Install Elevator and scissor lift Residential units Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves),

Elmtree-Apartments

Detroit, MI

900000010446520

toilets, appliances (range, range hood, refrigerators) Replace tub and shower inserts or reglaze tub and shower Interior doors, hardware, unit numbers Wall painting/prep/caulk/repair, Casing and baseboards Replace bathroom tile/shower tile surround, subflooring New carpets, window blinds ADA unit upgrades (grab bars, 36" door, ADA tub, frame new walls) Exterior Landscaping Repair/replace paved parking, bumper curbs, sidewalk and porch/patio areas Remove repair/replace damaged fencing Repair/replace irrigation lines Exterior lighting Reconstruction of 360 square foot parking lot on the east side of the building This environmental review is valid for up to five years.

**Funding Information**

Grant Number	HUD Program	Program Name	
M24MC260202	Community Planning and Development (CPD)	HOME Program	\$1,000,000.00

**Estimated Total HUD Funded Amount:** \$1,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$12,018,638.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Contamination and Toxic Substances	An asbestos clearance report will be completed and provided to the City of Detroit.
Contamination and Toxic Substances	Asbestos was observed in the pre-renovation assessment. Asbestos must be abated in accordance with federal, state, and local regulations.
Historic Preservation	If the scope of work changes in any way, the submitter must notify the SHPO office immediately. In the unlikely event that human remains, or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan SHPO and other appropriate authorities must be contacted immediately.

**Project Mitigation Plan**

See attached HRD mitigation plan and Unanticipated Discoveries plan

[Elmtree Mitigation Plan.pdf](#)

[2020 Elmhurst St Project Unanticipated Discoveries\(1\).pdf](#)

**Determination:**

02/24/2025 12:41

Elmtree-Apartments


Detroit, MI

900000010446520

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 2/24/2025  
DocuSigned by: 9390B097C5434FC...

Name / Title/ Organization: Kim Siegel / / DETROIT  
DocuSigned by:

Certifying Officer Signature:  Date: 2/27/2025  
E1765051S0AF4C9...

Name/ Title: Julie Schneider, Director, Housing and Revitalization Department

**This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).**

**2020 Elmhurst – Detroit, MI**  
**Prepared by: Triterra – 1375 S. Washington Ave, Lansing MI 48910**  
**2/3/2025**

<b>Response Activity or Continuing Obligation</b>	<b>Required Activities</b>	<b>Party Responsible for Completing Activity</b>	<b>Timing of Activity</b>	<b>Cost</b>	<b>Required Follow-up or Reporting</b>
<b>Section 106 – Unanticipated Discoveries Plan</b>	Once construction has started, the SHPO approved Unanticipated Discoveries Plan shall be followed for the duration of the project.	Construction Crew, Foremen, Developer	During Construction	N/A	Unanticipated Discoveries Plan with SHPO approval
<b>Asbestos</b>	Asbestos was observed in the pre-renovation assessment. Asbestos must be abated in accordance with federal, state, and local regulations.	Asbestos Abatement Contractor, Demolition Contractor, Developer, Environmental Consultant	Prior to Renovation Activities	\$40,000.00	Abatement Air Monitoring & Reporting
<b>Asbestos</b>	An asbestos clearance report will be completed and provided to the City of Detroit.	Environmental Consultant	Post Renovation Activities	N/A	Closeout Report

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



# TRITERRA

## FIGURE 1 SUBJECT PROPERTY LOCATION

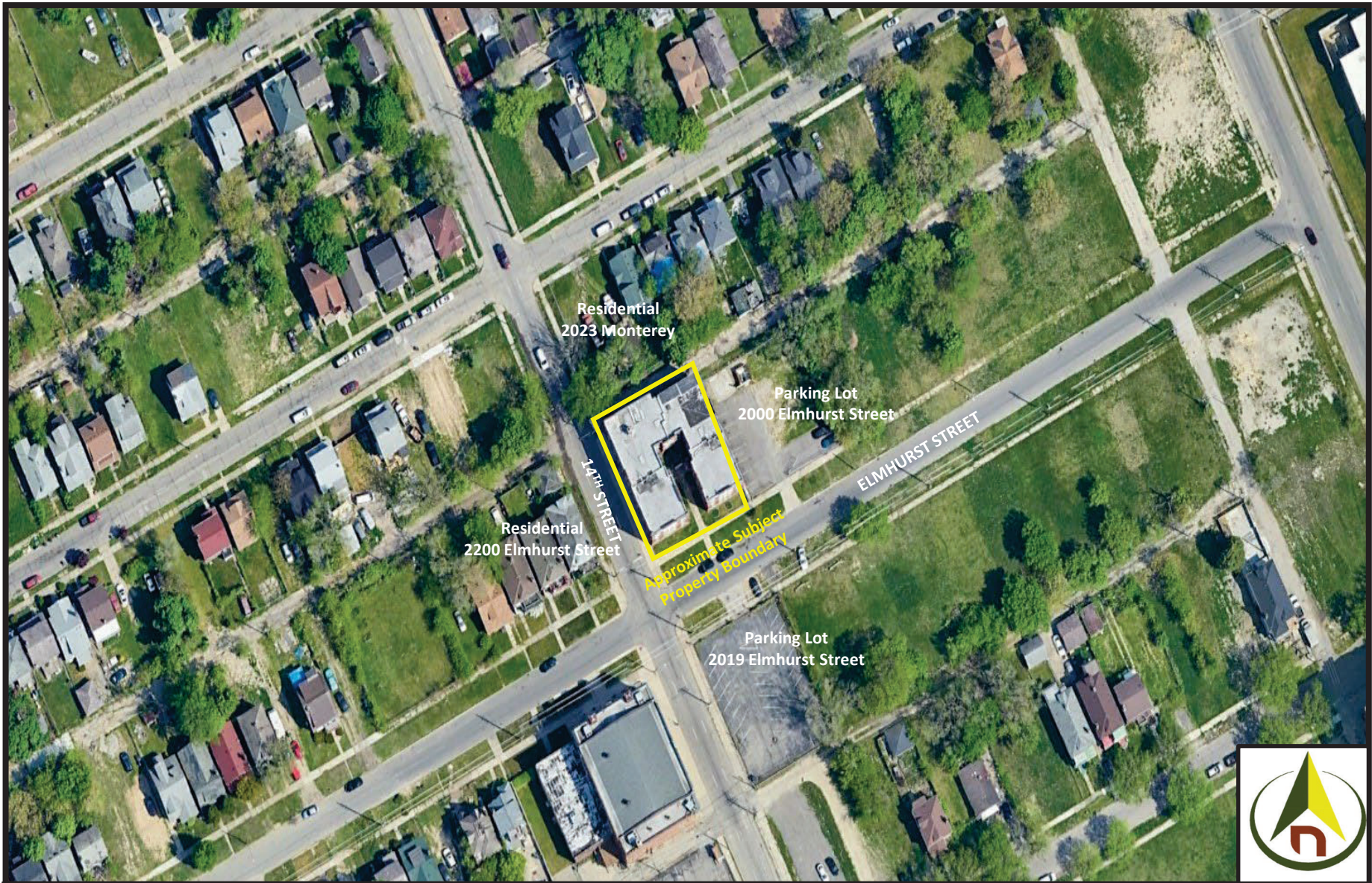
2020 ELMHURST STREET  
DETROIT, MICHIGAN 48206

WAYNE COUNTY

PROJECT NUMBER 23-3596







**TRITERRA**






**FIGURE 2**  
**PROPERTY ORIENTATION DIAGRAM**  
**PROJECT NUMBER 23-3596**

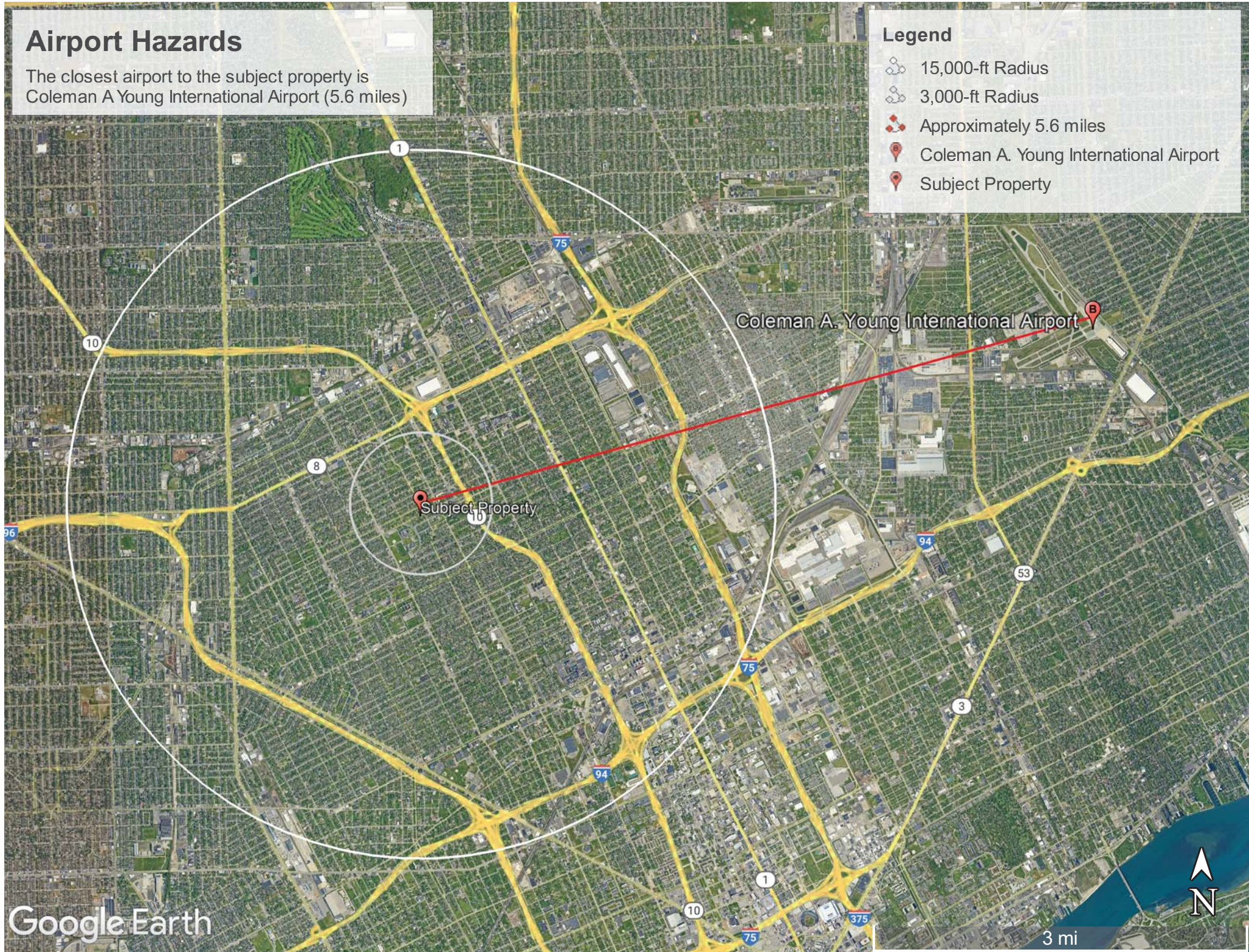
**2020 ELMHURST STREET**  
**DETROIT, MICHIGAN 48206**  
**CREATED BY: AFB**  
**11/20/2023**

# Airport Hazards

The closest airport to the subject property is Coleman A Young International Airport (5.6 miles)

## Legend

-  15,000-ft Radius
-  3,000-ft Radius
-  Approximately 5.6 miles
-  Coleman A. Young International Airport
-  Subject Property





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

## 2020 Elmhurst Street



December 10, 2024

CBRS Buffer Zone

### CBRS Units

- Otherwise Protected Area
- System Unit

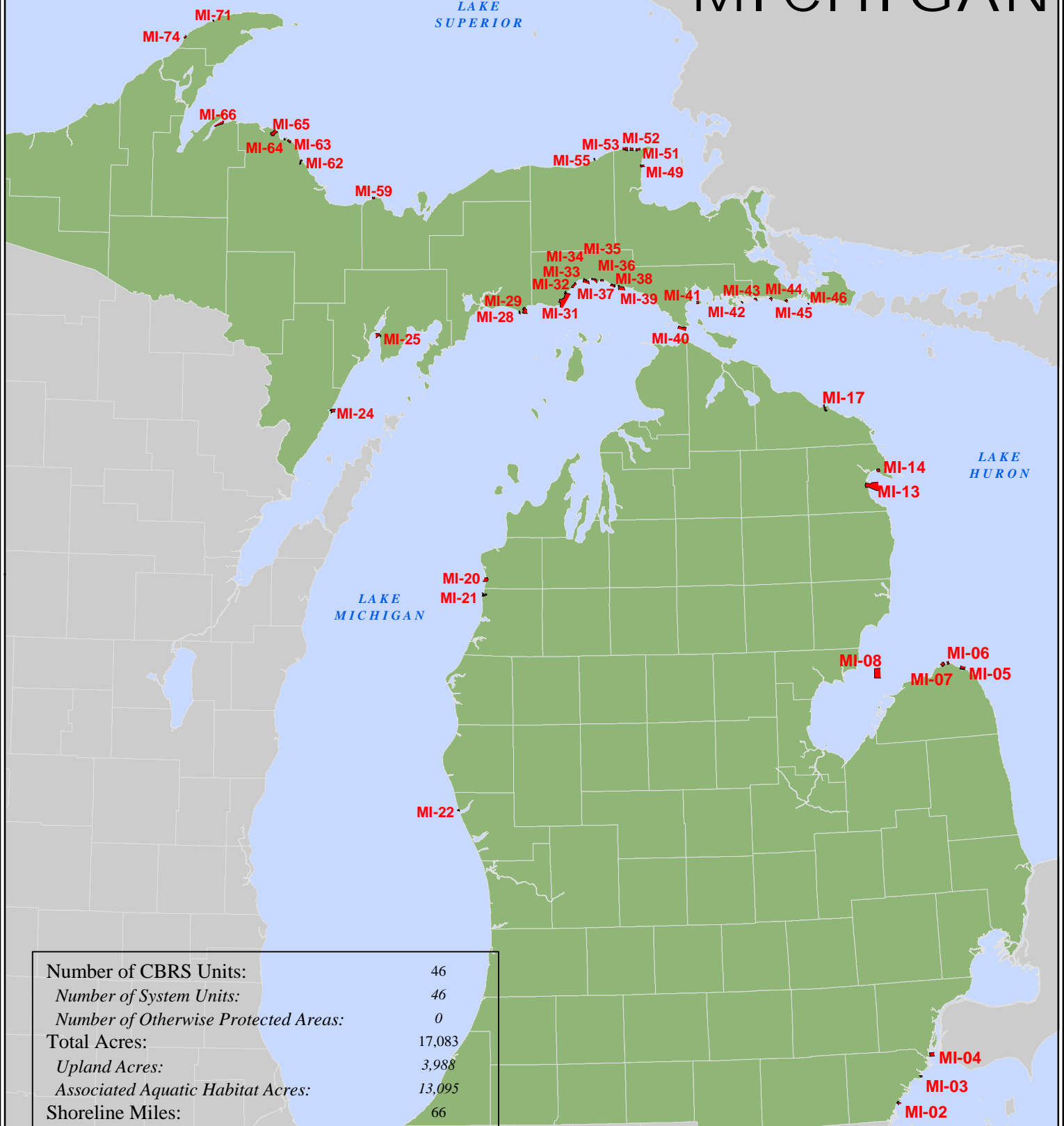
This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. 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

# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

## MI CH I G A N



Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.

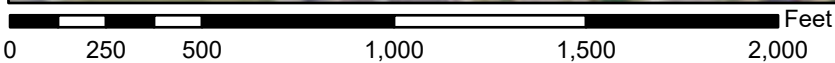
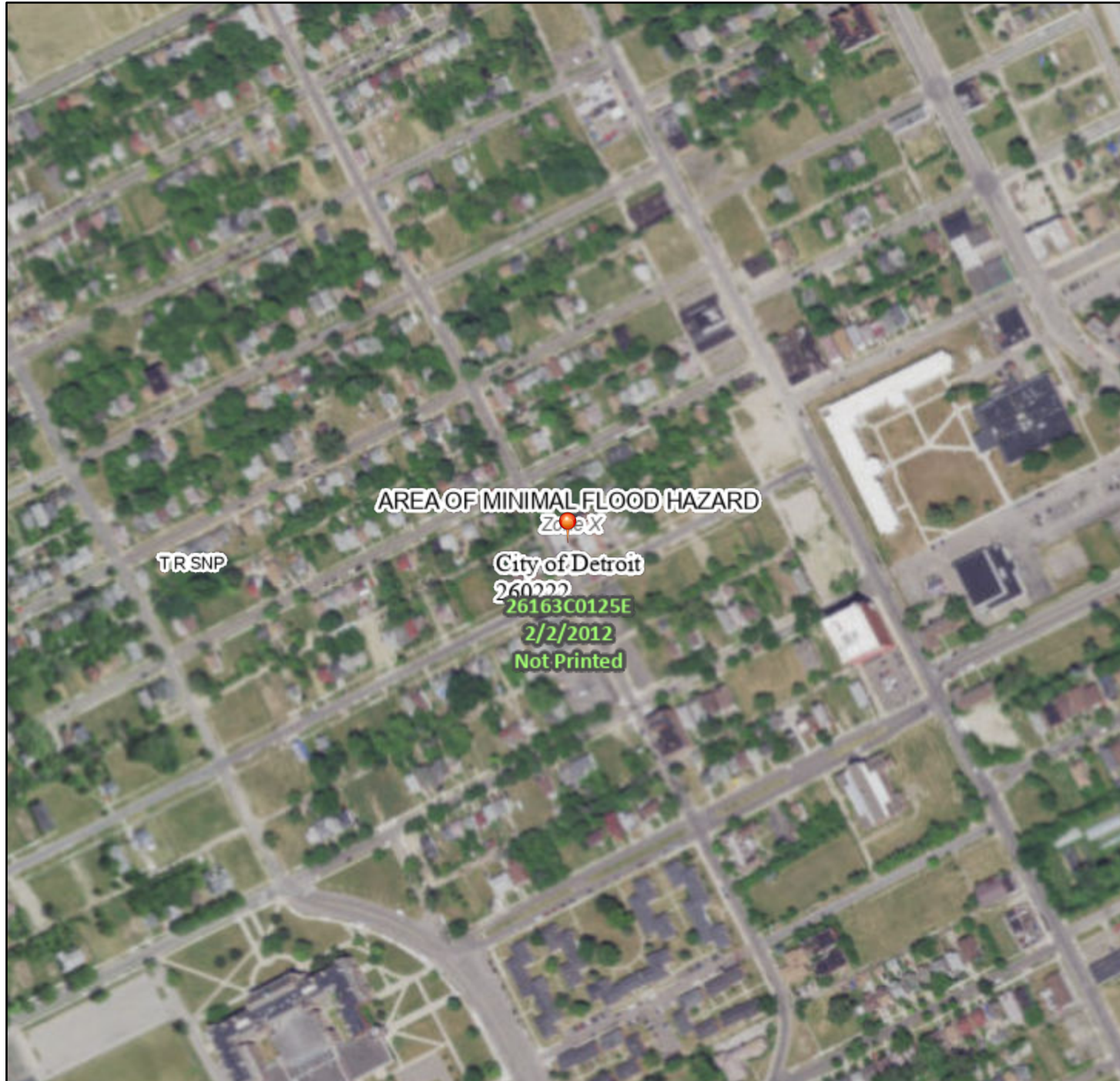
Map Date: March 14, 2016



# National Flood Hazard Layer FIRMMette



83°6'53"W 42°23'27"N



1:6,000

83°6'16"W 42°23'1"N

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 **11/20/2023 at 11:33 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.

# Attainment Status for the National Ambient Air Quality Standards

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

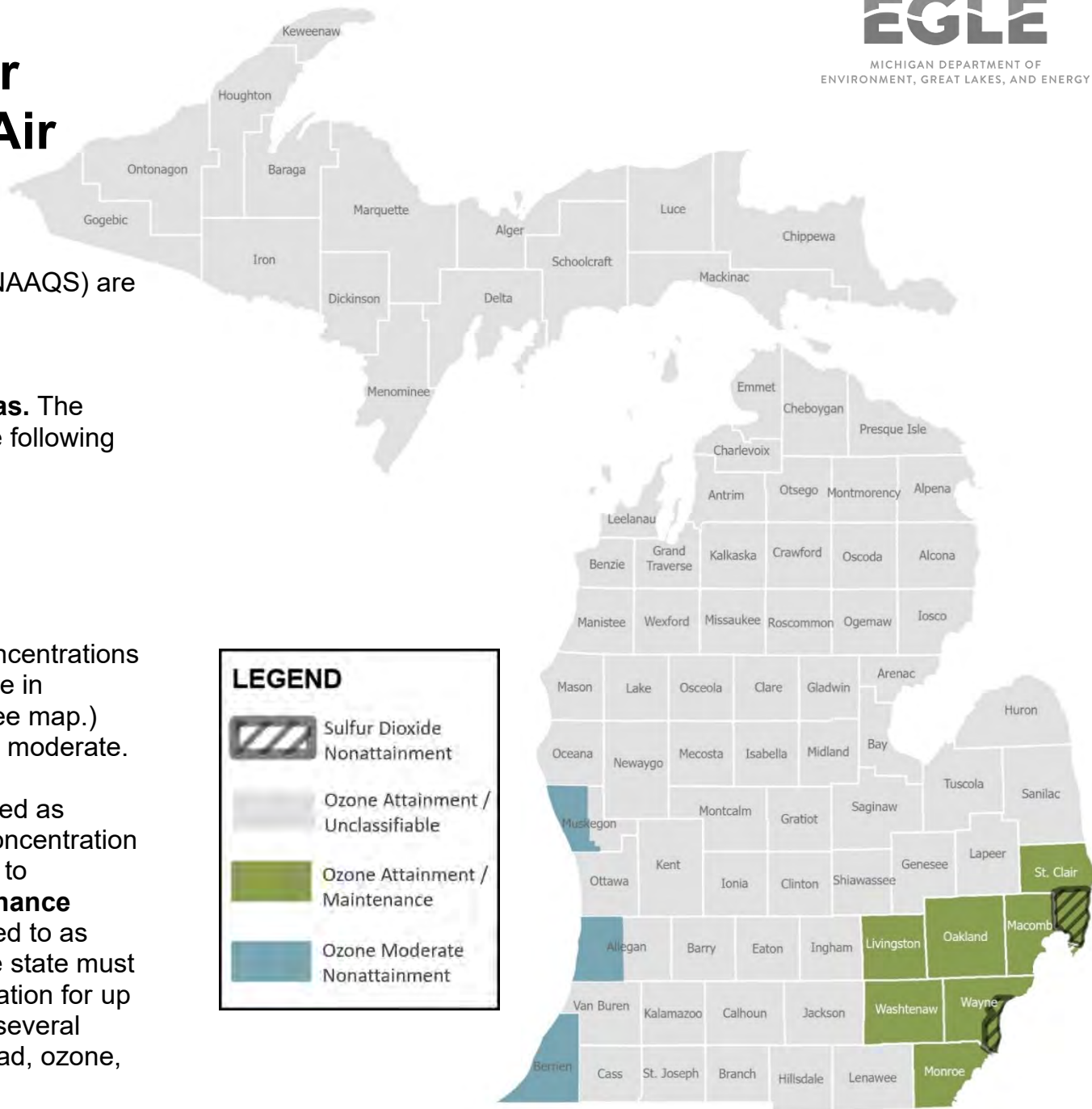
Areas of the state that are below the NAAQS concentration level are called **attainment areas**. The entire state of Michigan is in attainment for the following pollutants:

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

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

Areas of the state that were previously classified as nonattainment but have since reduced their concentration levels below the NAAQS can be redesignated to attainment and are called **attainment/maintenance areas**. These areas are also commonly referred to as “attainment” after reclassification, however the state must continue monitoring and submitting documentation for up to 20 years after the 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](http://Michigan.gov/AIR) webpage or contact the division directly.*



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

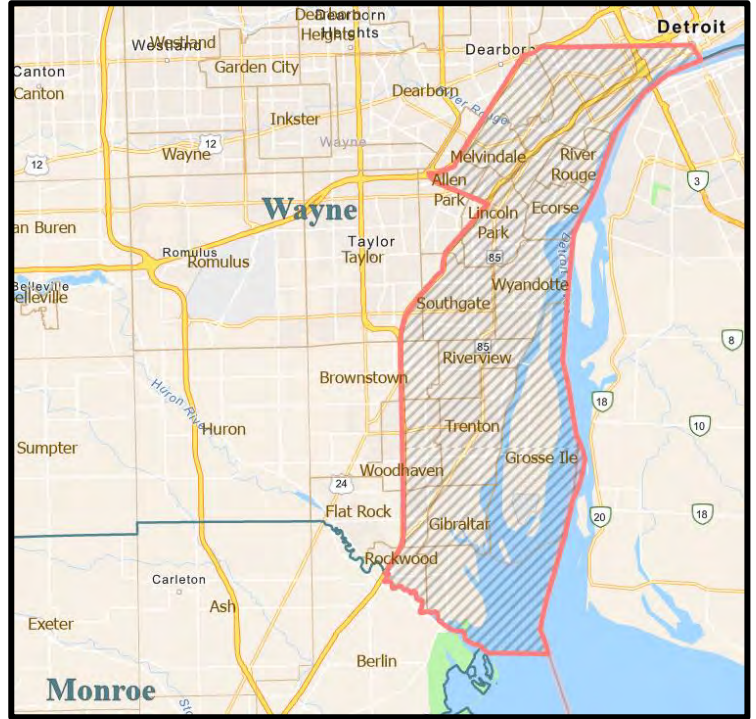
# Close-Up Maps of Partial County Nonattainment Areas

## Sulfur Dioxide Nonattainment Areas

*St. Clair County*



*Wayne County*



## Ozone Moderate Nonattainment Areas

*Allegan County*

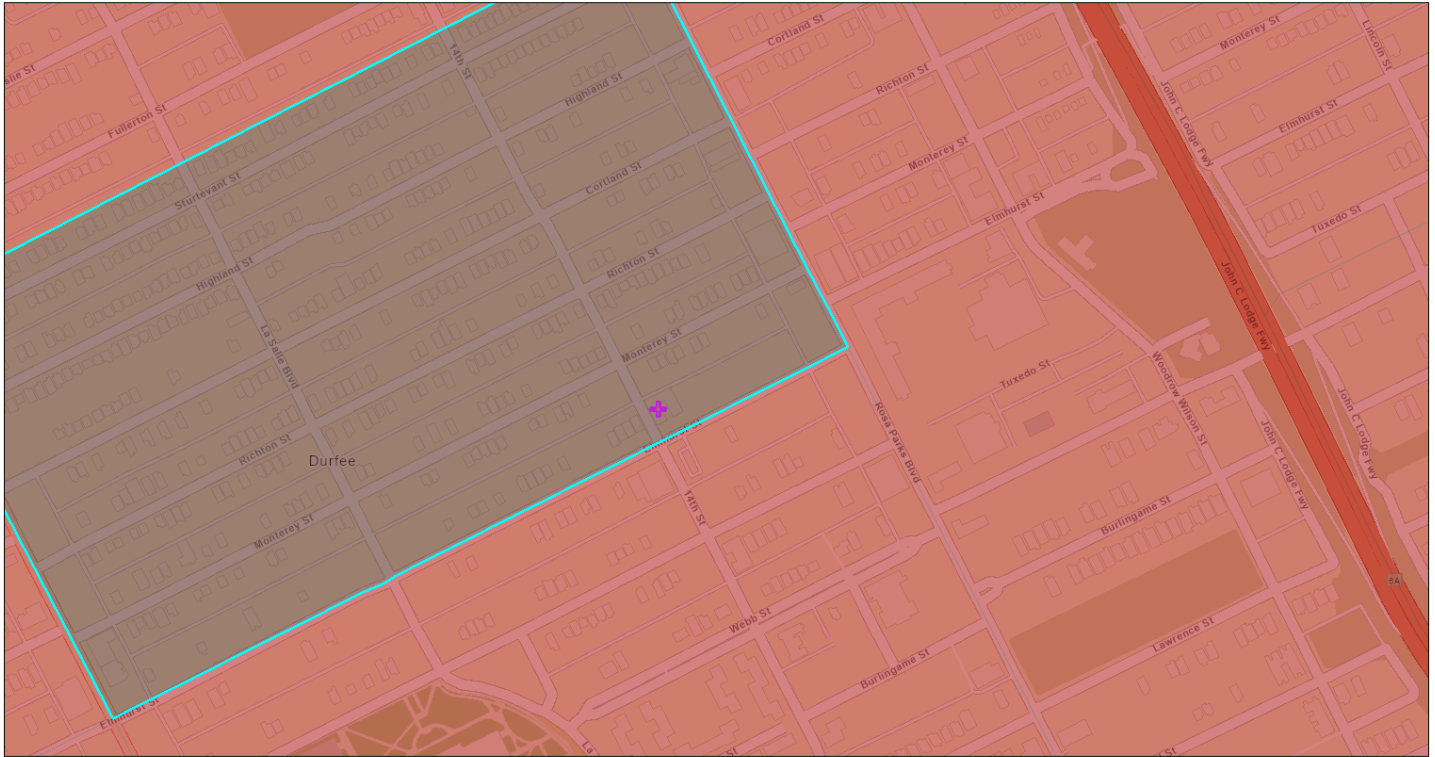


*Muskegon County*



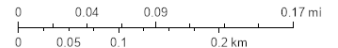
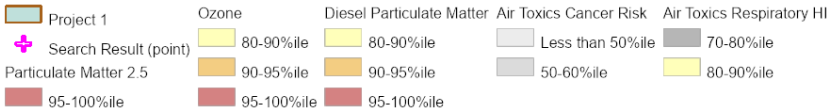
# NEPAssist Report

## A3 Landscape



May 14, 2024

1:4,796



Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METRANSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Paris, Canada, U.S.

Input Coordinates: 42.388172,-83.118761,42.389449,-83.115390,42.390650,-83.112219,42.391241,-83.110663,42.391339,-83.110405,42.391799,-83.110656,42.391902,-83.110379,42.391968,-83.110204,42.391862,-83.110131,42.391466,-83.109857,42.391236,-83.109698,42.391057,-83.109574,42.390547,-83.109222,42.390251,-83.109019,42.389855,-83.108744,42.389525,-83.108516,42.389174,-83.108274,42.388871,-83.108064,42.388520,-83.107821,42.388219,-83.107607,42.388140,-83.107548,42.387807,-83.107321,42.386954,-83.109608,42.385769,-83.112778,42.385734,-83.112852,42.385695,-83.112936,42.385619,-83.113179,42.384488,-83.116213,42.385198,-83.116714,42.385321,-83.116801,42.385849,-83.117175,42.386131,-83.117375,42.386522,-83.117646,42.386941,-83.117932,42.387254,-83.118143,42.387766,-83.118488,42.387909,-83.118584,42.388172,-83.118761

Project Area	0.15 sq mi
Within an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	yes
Within an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	yes
Within an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	yes
Within a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	yes
Within a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	yes
Within a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	yes
Within a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within a Federal Land?	no
Within an impaired stream?	no
Within an impaired waterbody?	no
Within a waterbody?	no



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

Created on: 5/14/2024 4:41:38 PM



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
AIR QUALITY DIVISION



PHILLIP D. ROOS  
DIRECTOR

January 27, 2025

Penny Dwoinen, Environmental Review Officer  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

**Via Email Only**

Dear Penny Dwoinen:

Subject: Elmtree Ewald Apartments Project – Detroit, Michigan

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

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

EGLE has reviewed the Elmtree Ewald Apartments Project proposed to be completed with federal grant monies, including renovation and rehabilitation activities at three existing multi-family residential buildings in Detroit located at 2020 Elmhurst Street and 1920 and 1943 Ewald Circle. General renovations at the properties include replacing electrical panels, wiring, outlets, switches, smoke detectors and fixtures; replacement of roofing and windows as well as repair or replacement of damaged/failing masonry; replacement of building boiler; installation of new subfloor in select areas; installation of exterior lighting; painting; replacement of fixtures/faucets, and toilet shut off valves, appliance replacement; landscaping; removal and repair of damaged fencing; and repair/replacement of paved parking, bumper curbs, sidewalks and porch/patio areas. Renovations are anticipated to start in spring 2025 and finish in spring 2026.

Penny Dwoinen  
Page 2  
January 27, 2025

In reviewing the "*Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California*," dated December 2012, prepared for KTTY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

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

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

Sincerely,



Breanna Bukowski  
Environmental Quality Analyst  
Air Quality Division

cc: Michael Leslie, USEPA Region 5  
Mary Weidel, United States Department of Housing and Urban Development  
Nathan Keup, GDC-Century Elmtree LDHA, LLC  
Meredeth Crane, Triterra

### Monroe

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

### Muskegon

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

### Oceana

- Benona and Clay Banks Townships
- Pentwater and Golden Townships

### Ontonagon

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

### Ottawa

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

### Presque Isle

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

### Saginaw

- Kochville, Zilwaukee, Carrollton and Buena Vista Townships

### Sanilac

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

### Schoolcraft

- Mueller and Doyle Townships
- Manistique and Thompson Townships

### St. Clair

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

### Tuscola

- Akron and Wisner Townships

### Van Buren

- South Haven and Covert Townships and South Haven

### Wayne

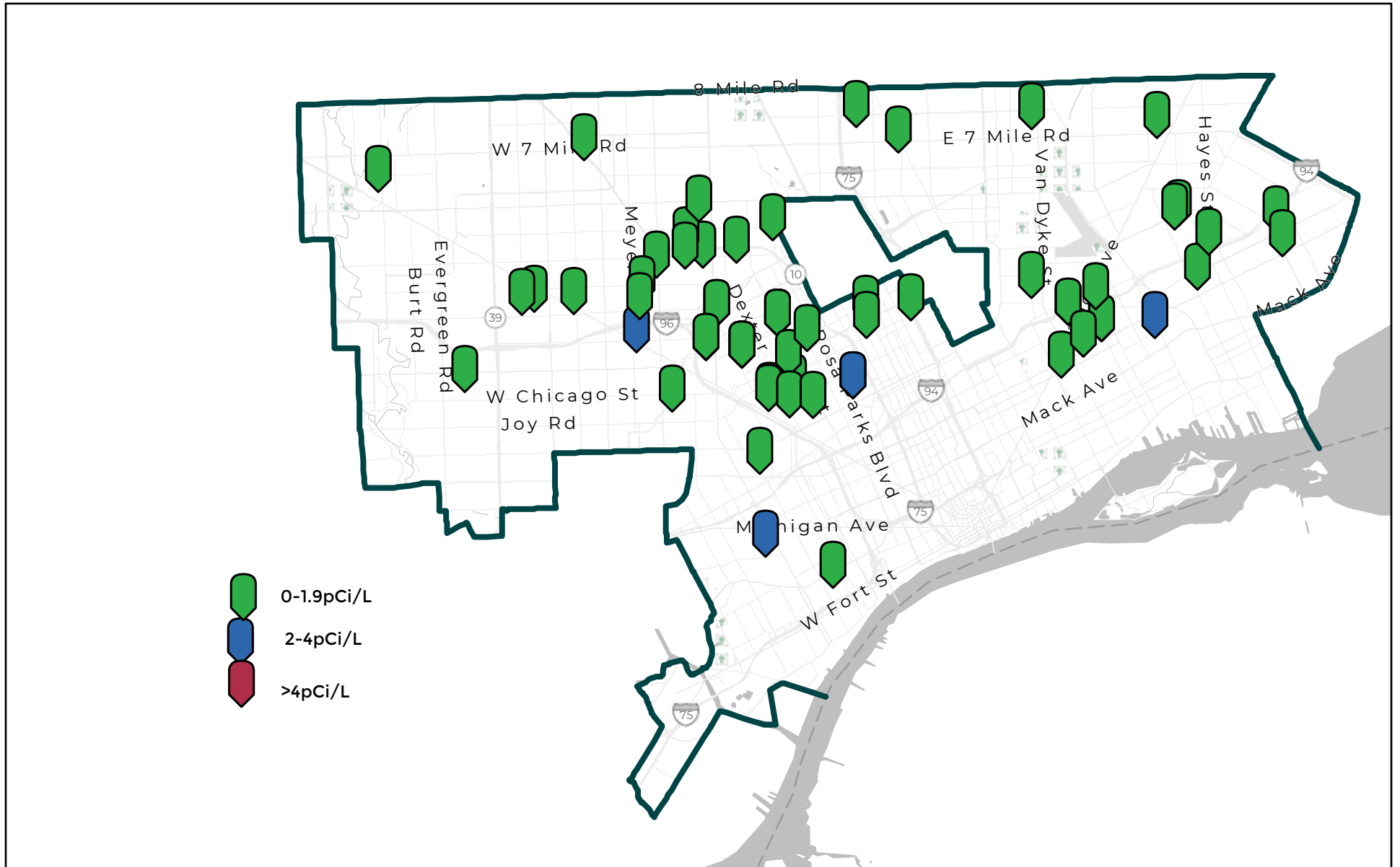
- Brownstown and Grosse Ile Townships, Ecorse, Lincoln Park, Wyandotte, Riverview, Trenton, Rockwood and Gibraltar
- The "Grosse Points", Detroit and River Rouge

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

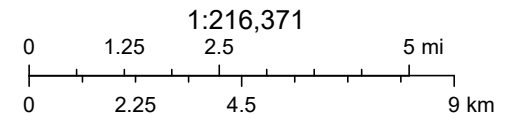
The heavy red line is the **Coastal Zone Management Boundary**  
The red hatched area is the **Coastal Zone Management Area**.



# HRD Indoor Radon Map



4/18/2024



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

# 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

Elmtree A[partments

### LOCATION

Wayne County, Michigan



### DESCRIPTION

Some(This project (combined with residential units at 1920 & 1942 Ewald, Detroit) are being developed by Ginosko Development Company and Century Partners LLC and will rehabilitate a total of 67 units of affordable housing. Thirty-five of these units will receive

project-based rental assistance with the preservation of a current Housing Assistance Payment (HAP) contract from the U.S. Department of Housing and Urban Development that is currently in jeopardy of being terminated.

Rehabilitation and renovation activities:

General building

- HVAC - Replace boiler
- Electrical – replace electrical panel, wiring, outlets, switches, smoke detectors, fixtures (to LED)
- Replace roofing, windows, concrete sills, lintels, caulking, sealant
- Repair/replace damaged/failing masonry (walls and chimneys), tuckpointing, cleaning,
- Replace fire suppressant canisters, repair fire suppression (basement)
- Install wall-mount roof access ladder
- Exterior lighting
- Install EV charging station

Common Areas (community room, hallways, stairs, laundry, basement)

- Painting,
- Replace resilient flooring, carpeting
- Replace Fixtures / Faucets / Toilet and Shut off Valves
- Install Elevator and scissor lift

Residential units

- Replace kitchen and bathroom cabinets, vanities, countertops, sinks, faucets, plumbing (lines and valves), toilets, appliances (range, range hood, refrigerators)
- Replace tub and shower inserts or reglaze tub and shower
- Interior doors, hardware, unit numbers
- Wall painting/prep/caulk/repair, Casing and baseboards
- Replace bathroom tile/shower tile surround, subflooring
- New carpets, window blinds
- ADA unit upgrades (grab bars, 36" door, ADA tub, frame new walls)

This environmental review is valid for up to five years.)

## Local office

Michigan Ecological Services Field Office

☎ (517) 351-2555

📠 (517) 351-1443

2651 Coolidge Road Suite 101  
East Lansing, MI 48823-6360



# 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 species<sup>1</sup> 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 Fisheries<sup>2</sup>).

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 <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	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: <ul style="list-style-type: none"><li>• Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.</li></ul> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	Threatened

## Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> Wherever found This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"><li>• For all Projects: Project is within EMR Range</li></ul> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/2202">https://ecos.fws.gov/ecp/species/2202</a>	Threatened

## Clams

NAME	STATUS
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Salamander Mussel *Simpsonaias ambigua*

Proposed Endangered

Wherever found

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

<https://ecos.fws.gov/ecp/species/6208>

## Insects

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NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species.

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

## Flowering Plants

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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

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

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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-incident-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>

**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 Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

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

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

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-incident-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

Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hyllocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## Probability of Presence Summary

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

### Probability of Presence (■)

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.

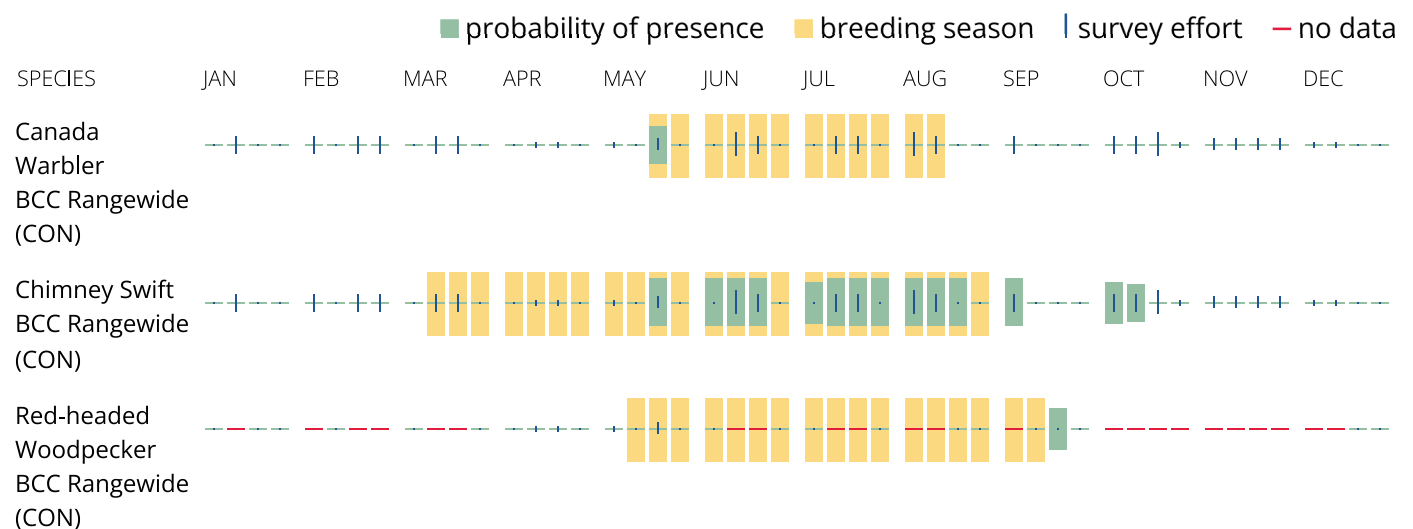
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

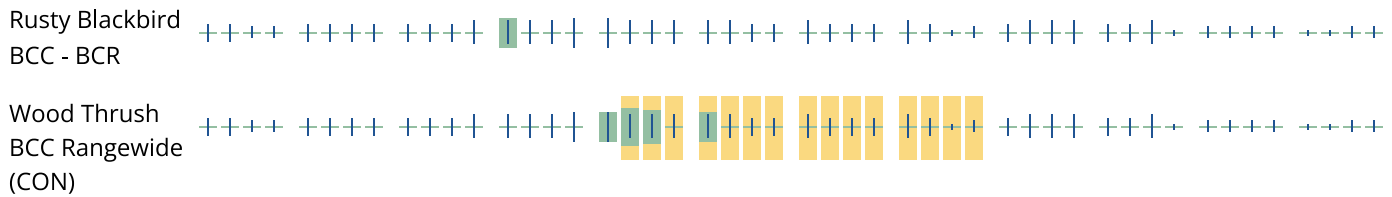
### No Data (—)

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.

## Facilities

### National Wildlife Refuge lands

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

There are no refuge lands at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

### 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**

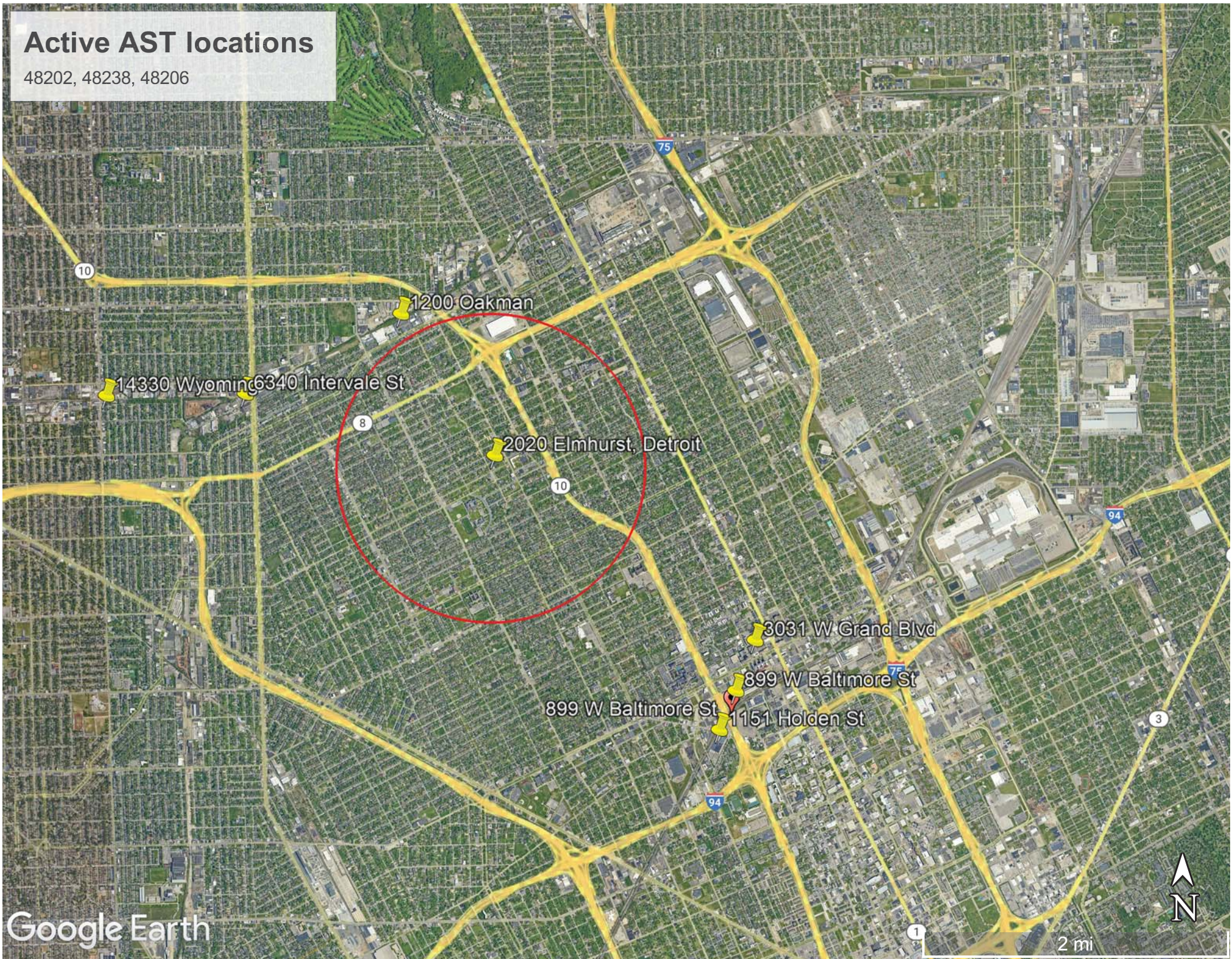
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and 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.

# Active AST locations

48202, 48238, 48206





## Construction Codes and Fire Services

### 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

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:

Street No.:  -  Direction:

Street Name:  Street Type:

City:  State:  Zip:

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

3 Record results matching your search results

Click any of the results below to view more details.

Showing 1-3 of 3 | Download results

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



## 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:

Street No.:  -  Direction:

Street Name:  Street Type:

City:  State:  Zip:

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

3 Record results matching your search results

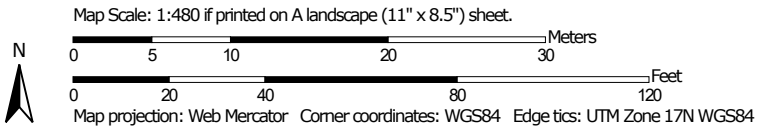
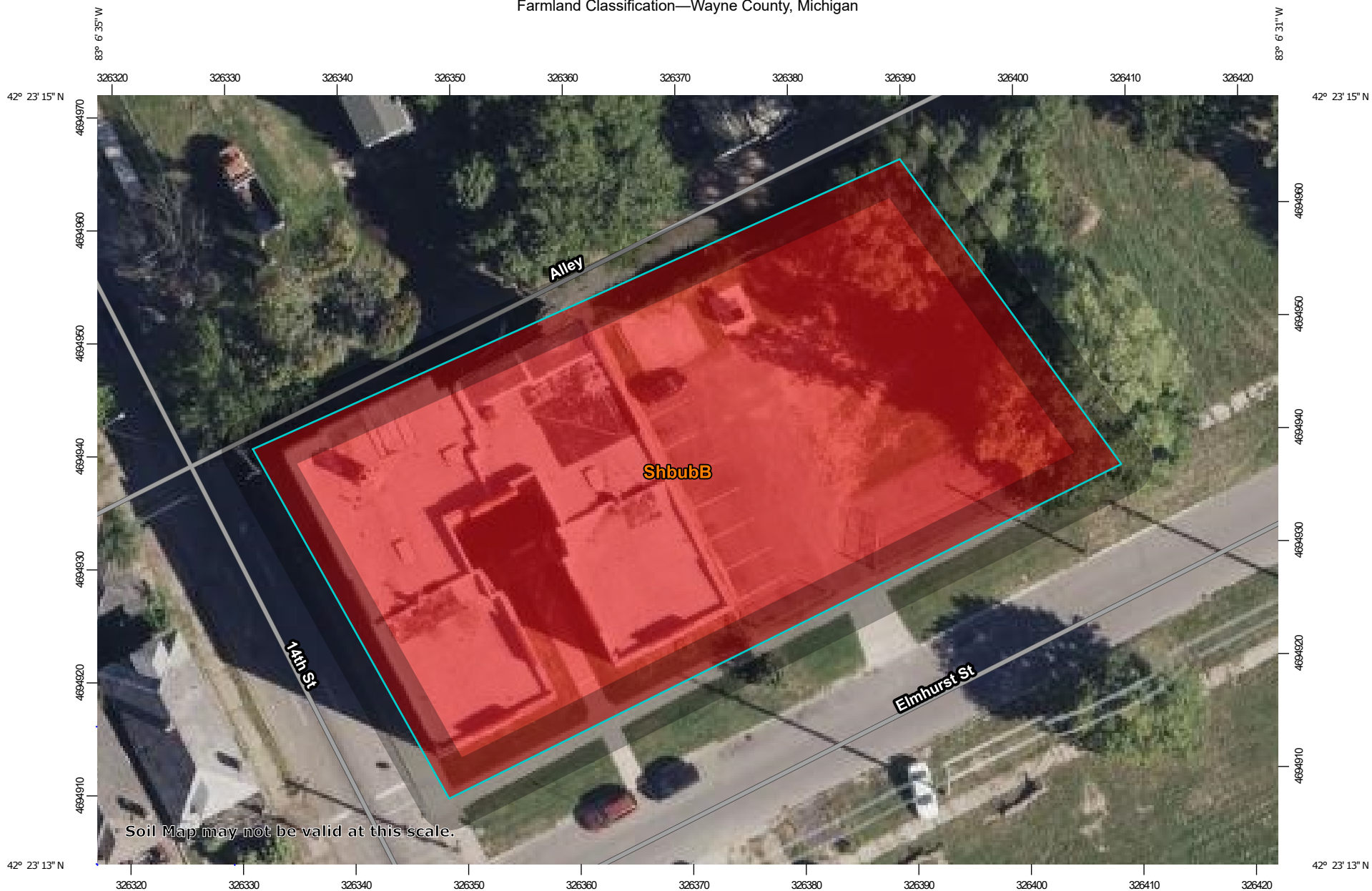
Click any of the results below to view more details.

Showing 1-3 of 3 | Download results

<input type="checkbox"/>	Action	Facility/Cert./Record Number	Date	Record Type	Description	Facility/Location Name	Address	Expiration Date	Status	Related Records
<input type="checkbox"/>		<a href="#">20000987</a>	12/15/2022	Aboveground Storage Tank Facility		Endless West	1200 OAKMAN BLVD, DETROIT MI 48238	07/01/2025	Active	<a href="#">7</a>
<input type="checkbox"/>		<a href="#">92082029</a>	06/28/1996	Aboveground Storage Tank Facility		D & W Oil Co	14330 WYOMING ST, DETROIT MI 48238-2351	02/28/2024	Active	<a href="#">2</a>
<input type="checkbox"/>		<a href="#">92082279</a>	11/30/1982	Aboveground Storage Tank Facility		Motor City Propane Service Inc	6340 INTERVALE ST, DETROIT MI 48238	10/31/2025	Active	<a href="#">1</a>




Farmland Classification—Wayne County, Michigan











### 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		Not rated or not available		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		<b>Soil Rating Points</b>		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 warm enough		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		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 thawed		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
					Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Wayne County, Michigan

<ul style="list-style-type: none"> <li> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if irrigated and drained</li> <li> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</li> <li> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</li> </ul>	<ul style="list-style-type: none"> <li> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</li> <li> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if warm enough</li> <li> Farmland of statewide importance, if thawed</li> <li> Farmland of local importance</li> <li> Farmland of local importance, if irrigated</li> </ul>	<ul style="list-style-type: none"> <li> Farmland of unique importance</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service          Web Soil Survey URL:          Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Wayne County, Michigan          Survey Area Data: Version 10, Aug 28, 2024</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 8, 2022—Oct 4, 2022</p> <p>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.</p>
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## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	Not prime farmland	0.5	100.0%
<b>Totals for Area of Interest</b>			<b>0.5</b>	<b>100.0%</b>

### Description

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

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



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

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

December 19, 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 Funded Project Located at 2020 Elmhurst Street 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.

The proposed project includes replacement of existing windows, roofing replacement, masonry repairs, and a complete renovation of the interior, including new kitchens, bathrooms, flooring, mechanical and electrical systems. The existing parking lot beside the building will be repaired or replaced in the same location and restriped.

The building is located on the northeast corner of Elmhurst and 14th Streets in north central Detroit. The Area of Potential Effect (APE) has been defined as the building at 2020 Elmhurst and associated parking lot to the east of the structure. Based on the information submitted to the Housing & Revitalization Department, we have determined that within the Direct Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP). The Mt. Zion Missionary Baptist Church is across the street from 2020 Elmhurst in the indirect area of potential affect. The proposed rehabilitation will have no adverse effect on the Mt. Zion Missionary Baptist Church.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO’s archaeologist and consultation with Tribes. A desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD’s Staff Archaeologist concurs with this recommendation.

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



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

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 12/12/2024, 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.

If you have any questions, you may direct them to the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department

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

## Day/Night Noise Level (DNL) Calculator

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

### Guidelines

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

**DNL Calculator**



Site ID

2020 Elmhurst Street

Record Date

12/10/2024

User's Name

Jessica Meister

Road # 1 Name:

14th St

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

26

26

26

Distance to Stop Sign

32

32

32

Average Speed

25

25

25

Average Daily Trips (ADT)

1213

41

1

Night Fraction of ADT

15

15

15

Road Gradient (%)

2

Vehicle DNL

48

43

51

Calculate Road #1 DNL

53

Reset

Road # 2 Name:

Elmhurst Street

Road #2

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance	56	56	56
Distance to Stop Sign	56	56	56
Average Speed	25	25	25
Average Daily Trips (ADT)	801	15	7
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	42	35	55
<b>Calculate Road #2 DNL</b>	55	Reset	

**Road # 3 Name:**

**Tuxedo Street**

**Road #3**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	392	392	392
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	715	15	7
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	36	29	39
<b>Calculate Road #3 DNL</b>	41	Reset	

**Road # 4 Name:**

**Rosa Parks Blvd**

Road # 4 Name:

ROSA PARKS BLVD

### Road #4

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	566	566	566
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	2193	61	3
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	40	35	33
Calculate Road #4 DNL	42	Reset	

Road # 5 Name:

Webb Street

### Road #5

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	727	727	727
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	1883	36	16
Night Fraction of ADT	15	15	15
Road Gradient (%)			2

Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Vehicle DNL	<input type="text" value="36"/>	<input type="text" value="29"/>	<input type="text" value="39"/>
Calculate Road #5 DNL	<input type="text" value="41"/>	<input type="button" value="Reset"/>	
<input type="button" value="Add Road Source"/>	<input type="button" value="Add Rail Source"/>		
Airport Noise Level	<input type="text"/>		
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Combined DNL for all Road and Rail sources	<input type="text" value="57"/>		
Combined DNL including Airport	<input type="text" value="N/A"/>		
Site DNL with Loud Impulse Sound	<input type="text"/>		
<input type="button" value="Calculate"/>	<input type="button" value="Reset"/>		

## Mitigation Options

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

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

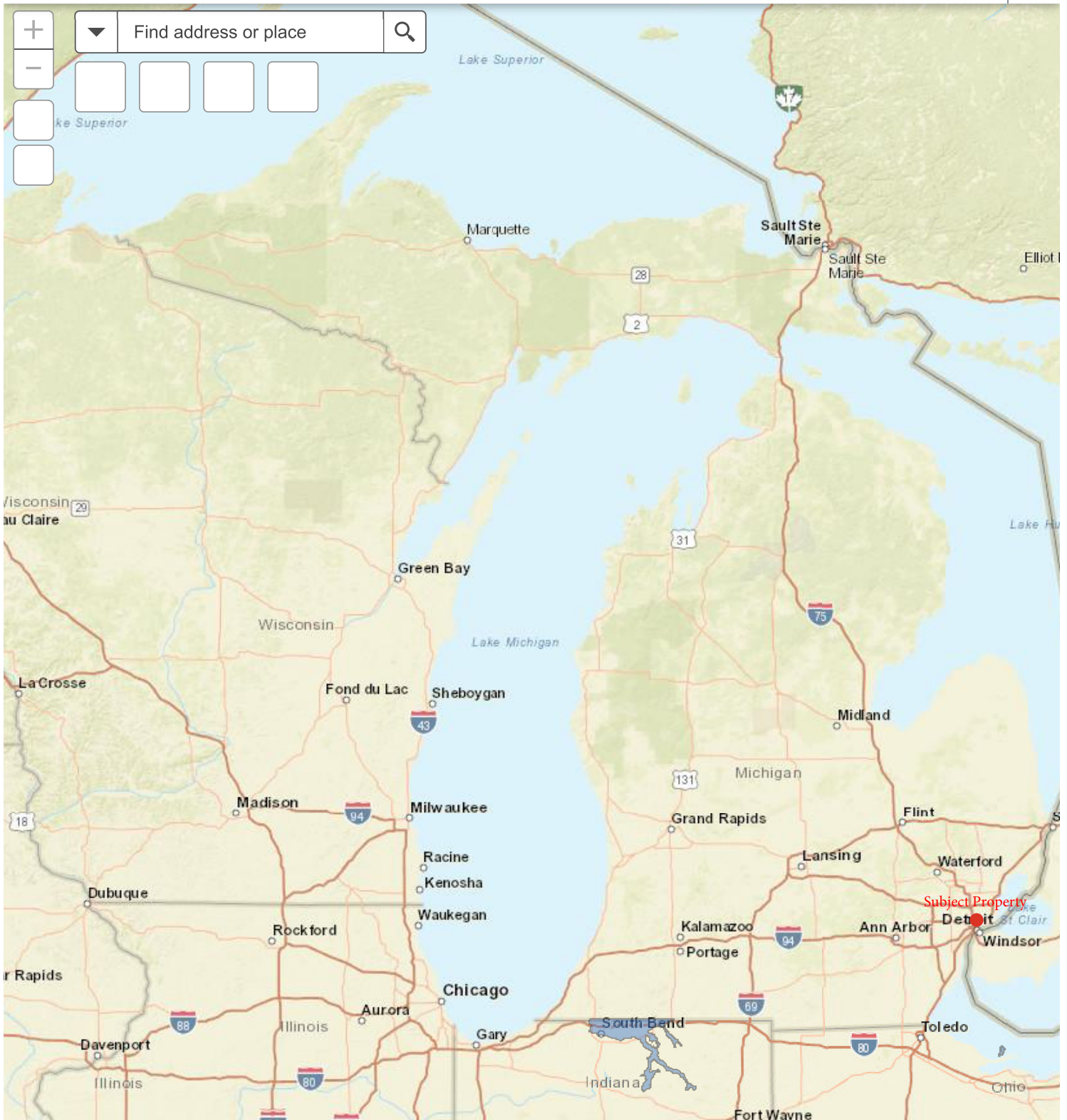
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)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

## Tools and Guidance

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

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

# Sole Source Aquifers



60mi  
-81.963 42.214 Degrees




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

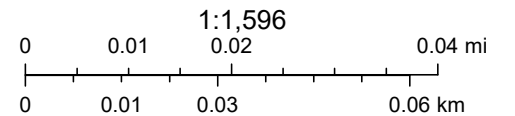
# Wetlands Map Viewer



December 10, 2024

Part 303 Final Wetlands Inventory

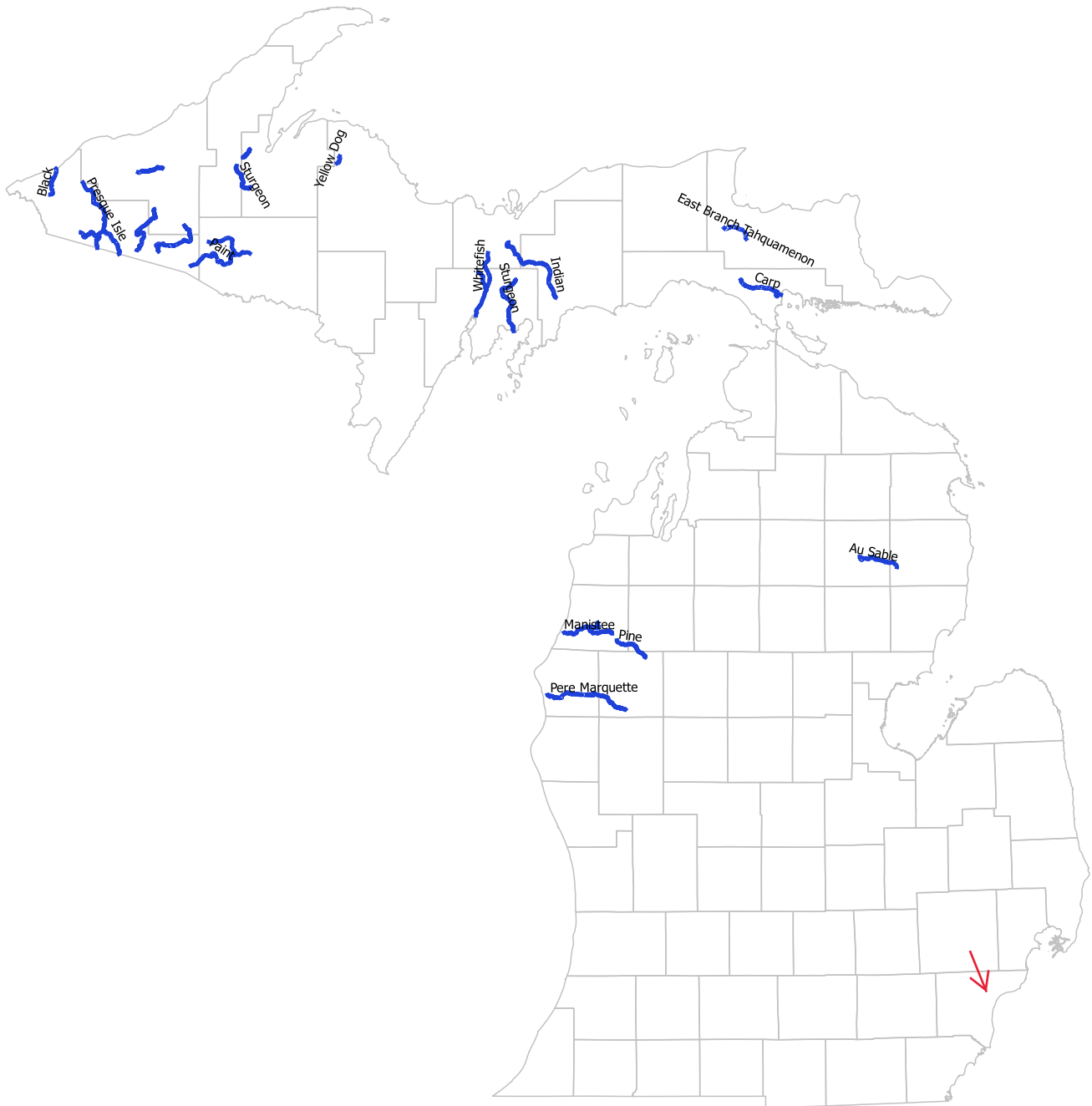
-  Wetlands as identified on NWI and MIRIS maps
-  Soil areas which include wetland soils
-  Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils



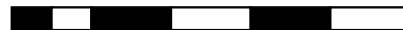
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

# Michigan Wild and Scenic Rivers



25 0 25 50 75 100 miles



## 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

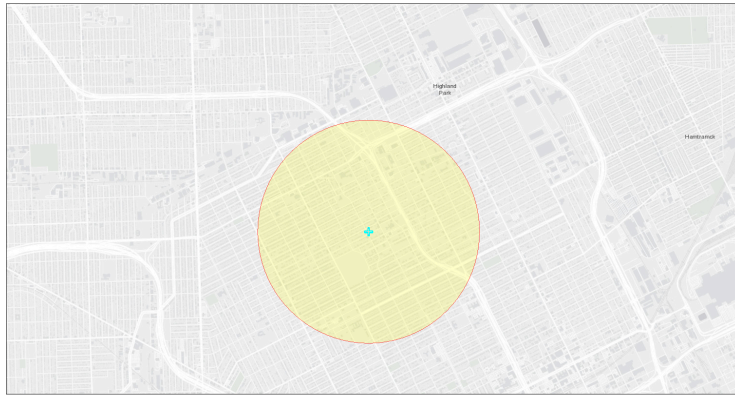
This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Elmtree Apartments

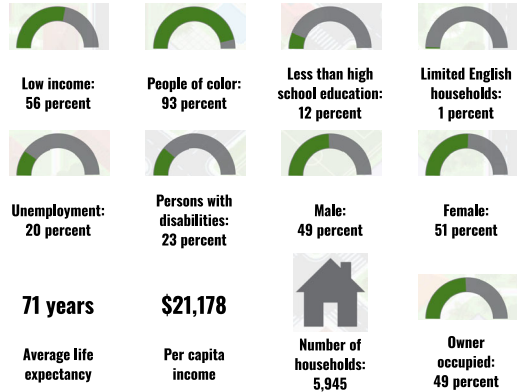
1 mile Ring Centered at 42.387304,-83.109469

Population: 14,304

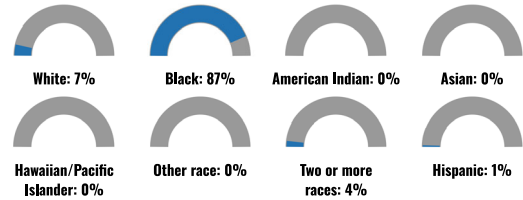
Area in square miles: 3.14



### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



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

### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	97%
Spanish	1%
Other Indo-European	1%
Arabic	1%
Other and Unspecified	1%
Total Non-English	3%

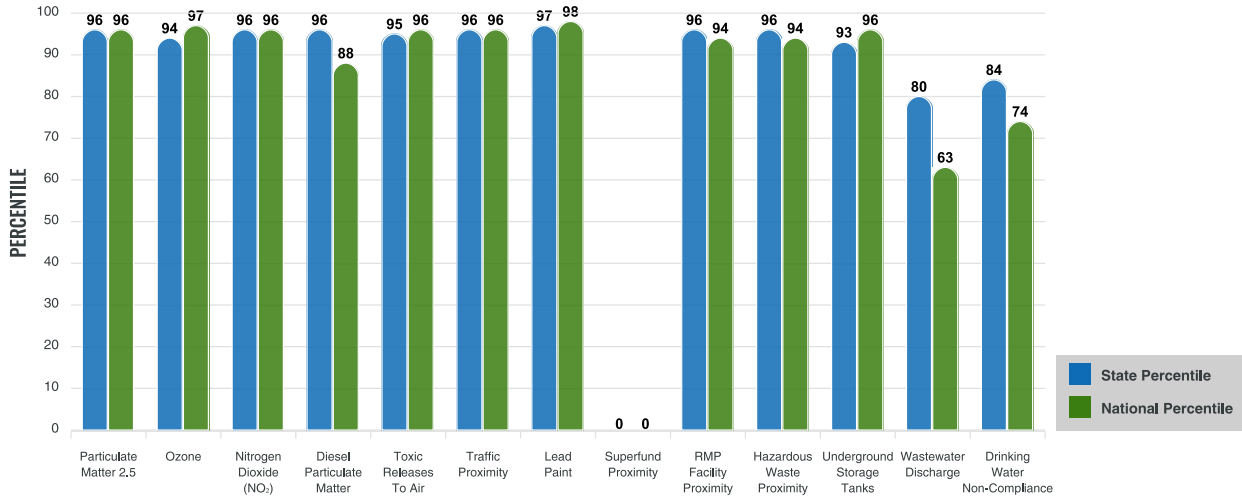
# Environmental Justice & Supplemental Indexes

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

## EJ INDEXES

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

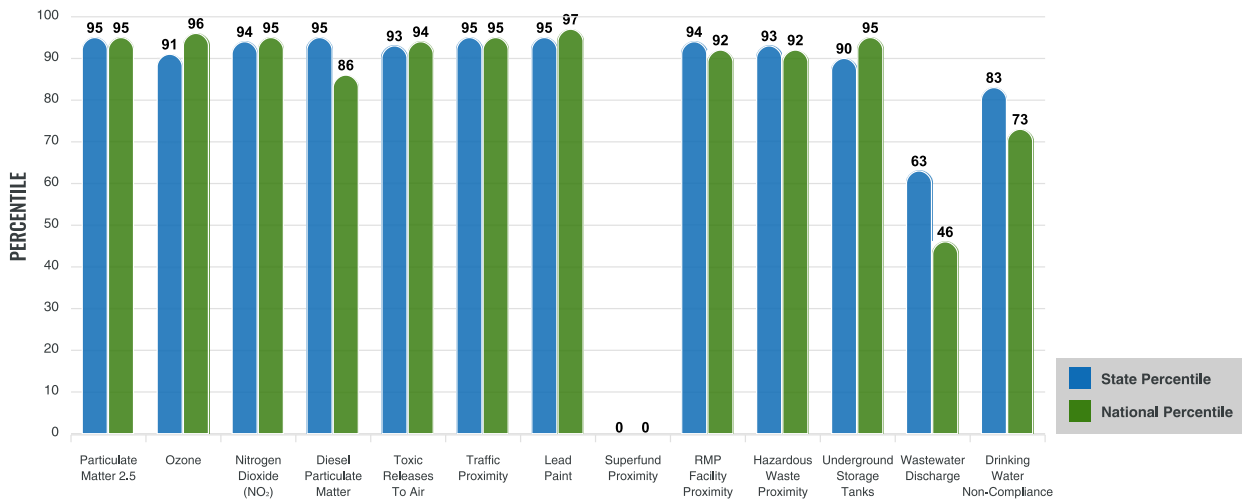
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

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

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 1 mile Ring Centered at 42.387304,-83.109469

Report produced December 17, 2024 using EJScreen Version 2.3

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>ENVIRONMENTAL BURDEN INDICATORS</b>					
Particulate Matter 2.5 (µg/m <sup>3</sup> )	9.61	7.84	94	8.45	84
Ozone (ppb)	69.3	67.3	70	61.8	84
Nitrogen Dioxide (NO <sub>2</sub> ) (ppbv)	13	7.7	90	7.8	90
Diesel Particulate Matter (µg/m <sup>3</sup> )	0.191	0.116	93	0.191	61
Toxic Releases to Air (toxicity-weighted concentration)	4,200	2,500	87	4,600	84
Traffic Proximity (daily traffic count/distance to road)	3,500,000	910,000	98	1,700,000	85
Lead Paint (% Pre-1960 Housing)	0.9	0.38	94	0.3	96
Superfund Proximity (site count/km distance)	0	0.28	0	0.39	0
RMP Facility Proximity (facility count/km distance)	1	0.38	88	0.57	81
Hazardous Waste Proximity (facility count/km distance)	4.4	2	86	3.5	76
Underground Storage Tanks (count/km <sup>2</sup> )	19	7.6	86	3.6	95
Wastewater Discharge (toxicity-weighted concentration/m distance)	7.8	880	49	700000	34
Drinking Water Non-Compliance (points)	0.08	0.39	83	2.2	74
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index USA	2.79	N/A	N/A	1.34	92
Supplemental Demographic Index USA	2.49	N/A	N/A	1.64	89
Demographic Index State	2.97	1.18	94	N/A	N/A
Supplemental Demographic Index State	2.41	1.5	89	N/A	N/A
People of Color	93%	26%	93	40%	90
Low Income	56%	31%	86	30%	86
Unemployment Rate	20%	6%	94	6%	96
Limited English Speaking Households	1%	2%	77	5%	60
Less Than High School Education	12%	9%	76	11%	65
Under Age 5	6%	5%	65	5%	62
Over Age 64	17%	18%	48	18%	52

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

## Sites reporting to EPA within defined area:

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	0
Air Pollution .....	0
Brownfields .....	2
Toxic Release Inventory .....	0

## Other community features within defined area:

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

## Other environmental data:

Air Non-attainment .....	Yes
Impaired Waters .....	No

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

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# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	27%	20%	94	20%	96
Heart Disease	8.9	6.3	94	5.8	94
Asthma	15	11.4	95	10.3	99
Cancer	6	7	22	6.4	38
Persons with Disabilities	22.8%	14.9%	90	13.7%	91

## CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	7%	18	12%	17
Wildfire Risk	0%	0%	0	14%	0

## CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	28%	13%	91	13%	89
Lack of Health Insurance	7%	5%	75	9%	52
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

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