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

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

Project Information

Project Name: Alternatives-For-Girls---Miller-Grove-Center

HEROS Number: 900000010251273

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): ASTI Environmental

Point of Contact: Christopher Yelonek

Project Location: 16711 Burt Road, Detroit, MI 48219

Additional Location Information:
N/A

Direct Comments to:

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

The project site a 1.02 acre vacant lot is located at 16711 Burt Road, Detroit, Michigan 48219. The project involves acquisition and new construction a three-story ell building form structure providing 45 units of affordable housing for homeless at-risk youth, young families and their children. The first floor of the proposed building is to contain the daycare, community room, offices, activity room on half of the floor, while the other half consists of housing. The second and third floors will consist entirely of housing. On each floor there will be a mix of one-bedroom and two-bedroom apartment units. The project will include an on-site office for a full-time manager, community amenity spaces, and space dedicated to supportive service delivery to tenants (including an office to a case management, group therapy rooms, and healthcare-orientated space). Experienced services staff will develop individualized service plans for participants and provide coordination or referrals, education and career readiness programming, child and parent support, arts programming, and employment resources. The project will also include an approximately 3,200 square foot childcare center with an outdoor play space, which will be accessible to the project's tenants and members of the public. The project site will have security cameras and controlled access via a fob system, to provide security on the site when completed.

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

Full Circle Communities is partnering with Alternatives for Girls (AFG), a Detroit-based non-profit, to provide housing and comprehensive support services for homeless or at-risk youth, young families, and their children. When complete, the project will provide 45 units of affordable and permanent supportive housing to tenants earning between 30 percent and 50 percent of the area median income (AMI). The mission of AFG is to help homeless and high-risk girls and young women avoid violence, teen pregnancy, and exploitation. Through AFG is to help them explore and access support, resources, and opportunities necessary to be safe, to grow strong, making positive choices in their lives. AFG currently operates temporary or fixed term housing interventions. However, AFG has identified a need for permanent supportive housing and affordable housing. The proposed development will help fulfill this need and will include design considerations and amenities that address the unique circumstances of homeless youth, particularly young women that are pregnant, or currently parenting. The project will not be age restricted or single gender. However, the project will include features and services specifically designed for the target population.

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

According to the market study conducted for the project by Vogt Strategic Insights, dated December 31, 2020, the 2020 median estimated household income for the primary market area (PMA) is $34,137.00. Expectations of reaching 95 percent occupancy is within two months of opening. The PMA has experienced higher foreclosure and unemployment rates than the rest of the State of Michigan during economic downturns in the last 20 years. Owner occupied housing has decreased since 2010, while renter occupied housing has remained consistent within the PMA. The PMA is expected to support the proposed addition of 45-unit apartment building.

The current rental housing market conditions are overall healthy and indicative of demand for affordable housing supply such as the Subject Property. All the data combined with interviews of real estate professionals demonstrate an ongoing need for affordable housing over the foreseeable term.

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

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 - Alternatives For Girls.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
B20MW260006	Community Planning and Development (CPD)	Community Development Block Grant CARES Act (CDBG-CV)

Estimated Total HUD Funded, Assisted or Insured Amount: $800,000.00

Estimated Total Project Cost [24 CFR 58.2 (a)(5)]: $25,297,466.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☑ No	The property is not located in a FAA-designated Airport Clear Zone and Accident Potential Zone. Coleman A. Young International Airport (DET) is approximately 11.78 miles and Detroit Metropolitan Wayne County Airport is 13.14 miles from the property (Attachment A).
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☑ No	The property is not located in the Coastal Barrier Resource Area in Wayne County. No coastal barriers will be impacted by the proposed project (Attachment B).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	According to the FEMA FIRMette Map 26163C0100E, effective February 2, 2012, the property is located in Zone X. Zome X represents minimal risk outside the 1-percent and 2-percent-annual-chance floodplains. Therefore, flood insurance is not required (Attachment C).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☑ No	The entire State of Michigan is designated as "attainment" for carbon monoxide, nitrogen dioxide, sulfur dioxide, PM10, and lead except for small locations in Wayne and Saint Clair Counties with sulfur dioxide non-attainment areas and portions of the state are in nonattainment for ozone. Wayne County is a non-attainment county for ozone. The project was submitted to the Department of the Environment, Great Lakes & Energy (EGLE) Air Quality Division. A response was received from EGLE on November 18, 2021 indicating that the project is in conformance with the state implementation plan and does not

		require a detailed conformity analysis (Attachment D).
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	This project does not involve any property or parcel located within the Coastal Zone Management Area for Wayne County. This project does not require formal consultation with the State of Michigan Coastal Zone Management Program (Attachment E).
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☑ No	A Phase I Environmental Site Assessment (ESA) was completed on September 16, 2020 for the site. The Phase I ESA did not identify any Recognized Environmental Conditions (REC's) in association with the property or any adjacent sites. The property is currently vacant land; therefore, asbestos and lead surveys are not required. The property is located in Wayne County, which is within Zone 3 of the EPA Radon Map for risk of indoor radon levels; Zone 3 is low potential risk for indoor radon levels. Therefore, the project is in compliance with HUD 24 CFR Part 58.5(i)(2) for Contamination and Toxic Substances (Attachment F).
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	This property does not contain any threatened animals or vegetation. The project area is in an established residential and commercial corridor and is not likely to contain any critical habitats. Therefore, this project will not likely affect a listed or proposed endangered or threatened species. Consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required (Attachment G).
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C. A one-mile radius around the Property was searched for ASTs

		containing hazardous materials and none were found (Attachment H).
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	This project does not include any prime or unique farmland. The property is located within an ''urbanized area'' and, therefore, are not subject to the statutory or regulatory requirements identified above, per 7 CFR 658.2(a) (Attachment I).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	The property is in FEMA Flood Map Panel 26163C0100E, effective February 2, 2012, not printed for the City of Detroit. The property is located in zone X, which represents minimal risk outside the 1- percent and 2-percent-annual-chance floodplains. Floodplain management is not required (Attachment C).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☑ No	Due to the ground disturbing nature of new construction, the project was submitted to the City of Detroit for review, as per the programmatic agreement between the City of Detroit and the State Historic Preservation Office (SHPO). The City has determined that no historic properties will be affected by the proposed project. Additionally, a technical archaeology report was completed. A letter from the SHPO's archaeologist stated he reviewed the archaeology report and concurred with the condition below for the project. The condition is as follows: Although no archaeological sites were found on file, during ground disturbing activities, if artifacts or bones are discovered, work will be halted, and the Preservation Specialist will be contacted immediately for further guidance on how to proceed (Attachment J).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☑ No	The property is near Grand River Avenue (M-5) and West McNichols, which are considered a busy road due to its size and traffic volume. The site is also within proximity of two airports.

		Coleman A. Young International Airport (DET) is approximately 11.8 miles distant and is within 15 miles (the MSHDA/HUD civil airport distance criterion) of the development. Based on the Noise Contour Map for the airport, the site is not within a distance of concern. Detroit Metropolitan Airport (DTW) is approximately 13 miles distant and is within 15 miles (the MSHDA/HUD civil airport distance criterion) of the development. No railroads are within 3,000 feet of the site. Using the HUD DNL calculator, the noise level was calculated to be 65 dB and is within the acceptable range (Attachment K).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	There are no sole source aquifers located in Detroit or Wayne County, Michigan (Attachment L).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	No wetlands are present on the property according to the National Wetlands Inventory Map (Attachment M).
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	Wayne County does not have any Wild and Scenic Rivers. There are no Michigan Natural Rivers in Wayne County. Therefore, this project will not impact any wild & scenic rivers (Attachment N).
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ No	This project entails new construction of an apartment building consisting of 45 units and a childcare center with an outdoor play area for low income residents. The project will create more affordable housing to the City of Detroit. The project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations (Attachment O).

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

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is in line with the existing zoning and compatible with the surrounding neighborhood which is a combination of single family dwellings, multi-family buildings, and commercial structures. The project is expected to conform to R5 Medium Density Residential zoning. The project is not anticipated to have any significant impact on the surrounding urban environment, and it will be compatible with surrounding land uses. The surrounding land is zoned multi-family, single-family and commercial.	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is in line with the existing zoning and compatible with the surrounding neighborhood which is a combination of single family dwellings, multi-family buildings, and commercial structures. The project is expected to conform to R5 Medium Density Residential zoning. The project is not anticipated to have any significant impact on the surrounding urban environment, and it will be compatible with surrounding land uses. The surrounding land is zoned multi-family, single-family and commercial.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	According to the web soil survey, there soil is described as 99.7 percent consisting of Urban Land-Fortress	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		family complex 0-4 percent slope and 0.3 percent Kibbie-Urban land-Colwood Complex, sandy substratum, 0-4 percent slopes. This type of soil should be suitable for site redevelopment (Attachment I). According to the Royal Oak Quadrangle 7.5-minute Topographic map, the site falls into the 631 feet contour. The topography of the regional area declines to the southeast. The property is relatively flat and no drainage or slope issues are anticipated. There was no visual evidence of slides or slumps on the property (Attachment 0). The project is not located near an erosion sensitive area and will not create slopes. The proposed grading work at the site will allow for very little erosion. The project will be connected to the municipal storm sewer service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	According to the web soil survey, there soil is described as 99.7 percent consisting of Urban Land-Fortress family complex 0-4 percent slope and 0.3 percent Kibbie-Urban land-Colwood Complex, sandy substratum, 0-4 percent slopes. This type of soil should be suitable for site redevelopment (Attachment I). According to the Royal Oak Quadrangle 7.5-minute Topographic map, the site falls into the 631 feet contour. The topography of the regional area declines to the southeast. The property is relatively flat and no drainage or slope issues are anticipated. There was no visual evidence of slides or slumps on the property (Attachment 0). The project is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		not located near an erosion sensitive area and will not create slopes. The proposed grading work at the site will allow for very little erosion. The project will be connected to the municipal storm sewer service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The project is not adversely affected by on-site or off-site hazards or nuisances. There will be adequate on-site parking for residents, and lighting. The property will also have security cameras monitoring walkways and parking areas and a key fob entry system.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The project is not adversely affected by on-site or off-site hazards or nuisances. There will be adequate on-site parking for residents, and lighting. The property will also have security cameras monitoring walkways and parking areas and a key fob entry system.	
Energy Consumption/Energy Efficiency	2	The area is already served by electrical and gas utilities provided by DTE Energy. There are currently no electric services provided to the project site.	
Energy Consumption/Energy Efficiency	2	The area is already served by electrical and gas utilities provided by DTE Energy. There are currently no electric services provided to the project site.	
SOCIOECONOMIC			
Employment and Income Patterns	1	There will be a temporary increase in jobs related to the construction of the project. Other than construction related changes, the project will not result in a change to employment and income patterns in the area. There will be a full-time property manager position. The project could be beneficial to local businesses because there will be an	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		increase in households requiring goods and services.	
Employment and Income Patterns	1	There will be a temporary increase in jobs related to the construction of the project. Other than construction related changes, the project will not result in a change to employment and income patterns in the area. There will be a full-time property manager position. The project could be beneficial to local businesses because there will be an increase in households requiring goods and services.	
Demographic Character Changes / Displacement	2	The project will not change the demographics of the general area. It will provide much needed affordable housing and supportive housing to residents of the area. The project involves new construction on a vacant lot and new construction of a three-story building. No displacement will occur.	
Demographic Character Changes / Displacement	2	The project will not change the demographics of the general area. It will provide much needed affordable housing and supportive housing to residents of the area. The project involves new construction on a vacant lot and new construction of a three-story building. No displacement will occur.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The area is served by the Detroit Public Schools Community District. Children and high-risk teenagers are expected to reside at the project site, which may increase school enrollment in the area. The approximate distance to the following schools from the Subject Property are as follows: * Cooke STEM Academy - 1.13 Miles * Ralph W. Emerson Elementary-Middle School -	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		1.05 Miles * Wayne County Community College Northwest Campus - 1.40 Miles * Old Redford Academy High School - 1.55 Miles This project is not expected to have a major impact on school capacity in the area	
Educational and Cultural Facilities (Access and Capacity)	2	The area is served by the Detroit Public Schools Community District. Children and high-risk teenagers are expected to reside at the project site, which may increase school enrollment in the area. The approximate distance to the following schools from the Subject Property are as follows: * Cooke STEM Academy - 1.13 Miles * Ralph W. Emerson Elementary-Middle School - 1.05 Miles * Wayne County Community College Northwest Campus - 1.40 Miles * Old Redford Academy High School - 1.55 Miles This project is not expected to have a major impact on school capacity in the area	
Commercial Facilities (Access and Proximity)	2	The project area has a commercial corridor on Grand River Avenue and McNichols Road, both to the north, within walking distance of less than one block. No commercial facilities will be negatively impacted by this project.	
Commercial Facilities (Access and Proximity)	2	The project area has a commercial corridor on Grand River Avenue and McNichols Road, both to the north, within walking distance of less than one block. No commercial facilities will be negatively impacted by this project.	
Health Care / Social Services (Access and Capacity)	1	The project area is served by a full range of health care professionals. Henry Ford Medical Center - Detroit Northwest is 1.75 miles away, Detroit Medical Center Sinai Grace Hospital is 3.27 miles away, and Ascension Providence Hospital is 3.70 miles away from the project site. No health care	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		services will be negatively impacted by this project. No social services will be negatively impacted by the project activities. There is not likely to be an increase in the demand for social services because of the project activities. Social services provided at the project site are expected to be through a private non-profit. There will be an on-site childcare center. Additional affordable housing is expected to help fill the demand for affordable housing in the area.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid waste disposal will be taken care of via a professional service under contract. There is currently no solid waste disposal provided to the project site.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The project will be connected to the municipal sanitary sewer service. The Detroit Water and Sewage Department provides service to the project area.	
Water Supply (Feasibility and Capacity)	2	The project will be connected to the municipal water service. The Detroit Water and Sewage Department provides service to the project area.	
Public Safety - Police, Fire and Emergency Medical	2	The Detroit Police Department covers the city with the Eighth Precinct covering the project location. The precinct offices are located at 21555 West McNichols Road, is 1,819 feet away from the property. No police services will be negatively impacted by the proposed project.	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed project is located near open spaces including parks. Within approximately a half-mile of the property there is James T. Hope Playfield Park, Eliza Howard Park, Stoepel Park, and North Rosedale Park. Additionally, Glenhurst Golf Course is 2.09 miles away from the Subject	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Property, in neighboring City of Redford. No open spaces will be negatively impacted by the proposed project. The project is in the Miller Grove neighborhood of Detroit where there are many options for recreation available. The project is located within a few miles of Crowell Community Center, the Redford branch of the Detroit Public Library, and the Redford Theatre. Additionally, Glenhurst Golf Course is 2.09 miles away from the Subject Property, in neighboring City of Redford. No recreation facilities will be negatively impacted by the proposed project.	
Transportation and Accessibility (Access and Capacity)	2	Bus service in the city is provided by the Detroit Department of Transportation. The nearest bus stop is on Grand River Avenue and Trinity Street just north of the project area with the nearest bus stop being 57.74 feet away from the Subject Property. The nearest bus stop on McNichols Road is 765 feet away from the Subject Property. There are also several other bus stops along Grand River Avenue and McNichols Road. The City of Detroit is divided by a number of main expressways that also provide access to the rest of the state. The nearest major roadways near the project area are Grand River Avenue (M-5), the Telegraph Road (US-24), Eight Mile Road (M-102), and I-96 Expressway.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The project location does not contain any unique natural features or agricultural lands. The City of Detroit is an urban city with few unique natural features or agricultural lands. Groundwater will not be affected by the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		proposed construction project. The city provides municipal water service to the project area. There are no sole source aquifers in the State of Michigan (Attachment L). The Michigan EGLE provides information regarding source waters for different areas in the state, according to this map Detroit's source water is likely from the Great Lakes connecting channels. No water resources will be impacted by the proposed project.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No vegetation or wildlife is expected to be adversely impacted by the proposed project.	
Other Factors		None.	

Supporting documentation

Additional Studies Performed:

Field Inspection [Optional]: Date and completed by:

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

Washington Square, Lansing MI 48913, 517-243-9513. 2. Federal Emergency Management Agency-Map Service for Flood Rate Insurance Maps https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId= 10001&langId=-1. 3. U.S. Fish & Wildlife Service, National Wetlands Inventory, Wetlands Mapper; http://www.fws.gov/wetlands/data/mapper.html. 4. U.S. Fish & Wildlife Service, Endangered Species, Michigan County Distribution of Federally- Listed Threatened, Endangered, Proposed, and Candidate Species, http://www.fws.gov/midwest/endangered/lists/michigan-cty.html. 5. Michigan Department of Environmental Quality, Michigan Coastal Zone Boundary Maps, http://www.michigan.gov/deq/0,4561,7-135-3313_3677_3696-90802--,00.html. 6. Michigan Department of Environmental Quality, Air Quality Division,

http://www.michigan.gov/deq/0,1607,7-135-3310_30151_31129---,00.html. 7. US EPA Map of Radon Zones, Kent County, Michigan, http://www.epa.gov/radon/states/michigan.html. 8. Tiffany Ciavattone, Preservation Specialist, City of Detroit, 2 Woodward Ave., Detroit, Michigan 48226, 313-628-0044. 9. Lindsey Haines, Representative of Full Circle Communities, Inc., 310 Peoria Street, Chicago, IL, 60607, 312-530-9610. 10. City of Detroit, Michigan. Zoning Map, Section 74. https://detroitmi.gov/sites/detroitmi.localhost/files/2019-03/zmap74.pdf.

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

All historical, local and federal contacts on City of Detroit 2022 Interest Parties List were sent a copy of the Notice of Intent to Request for Release of Funds to use HUD funding for the project and were asked to comment on the project.

Cumulative Impact Analysis [24 CFR 58.32]:

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

No other sites were considered for this project.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative is to not construct the new apartment building. This alternative is not preferred as it fails to provide additional housing to meet the need for affordable housing in the City of Detroit. Additionally, it leaves a large vacant lot that is zoned for medium residential density to remain undeveloped. The Subject Property was a former apartment building before demolition, and the property has been vacant since. The City of Detroit is focused on redeveloping vacant lots into housing in residential areas.

Summary of Findings and Conclusions:

The proposed low-income housing construction will not adversely impact the City Detroit or neighborhoods surrounding the site. The activity is compatible with the surrounding neighborhood and zoning and will have minimal impact on existing resources or services in the area. The proposed project will provide more low income housing and housing options to the City of Detroit.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete

Project Mitigation Plan

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 not located in a FAA-designated Airport Clear Zone and Accident Potential Zone. Coleman A. Young International Airport (DET) is approximately 11.78 miles and Detroit Metropolitan Wayne County Airport is 13.14 miles from the property (Attachment A).

Supporting documentation

Attachment A - RCZ 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

The property is not located in the Coastal Barrier Resource Area in Wayne County. No coastal barriers will be impacted by the proposed project (Attachment B).

Supporting documentation

Attachment B - Coastal Barrier Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be 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:

Attachment C - FIRMette 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 the FEMA FIRMette Map 26163C0100E, effective February 2, 2012, the property is located in Zone X. Zome X represents minimal risk outside the 1-percent and 2-percent-annual-chance floodplains. Therefore, flood insurance is not required (Attachment C).

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

✓ Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

✓ Ozone

Particulate Matter, <2.5 microns

Particulate Matter, <10 microns

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

Ozone 100.00 ppb (parts per million)

Provide your source used to determine levels here:
The source used to determine the level of ozone is the EPA's National Ambient Air Quality Standards table. Since the project is outside of the ozone transport region, the project is in the "other" category.

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

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

Enter the estimate emission levels:

Ozone ppb (parts per million)

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

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

Screen Summary
Compliance Determination
The entire State of Michigan is designated as "attainment" for carbon monoxide, nitrogen dioxide, sulfur dioxide, PM10, and lead except for small locations in Wayne and Saint Clair Counties with sulfur dioxide non-attainment areas and portions of the state are in nonattainment for ozone. Wayne County is a non-attainment county for ozone. The project was submitted to the Department of the Environment, Great Lakes

& Energy (EGLE) Air Quality Division. A response was received from EGLE on November 18, 2021 indicating that the project is in conformance with the state implementation plan and does not require a detailed conformity analysis (Attachment D).

Supporting documentation

Attachment D - Air Quality Maps.pdf
Attachment D - Air Quality EGLE Letter.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

This project does not involve any property or parcel located within the Coastal Zone Management Area for Wayne County. This project does not require formal consultation with the State of Michigan Coastal Zone Management Program (Attachment E).

Supporting documentation

Attachment E - Coastal Zone Map.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)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

✓ American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
ASTM Phase II ESA
Remediation or clean-up plan
ASTM Vapor Encroachment Screening
None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances 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?)

✓ No

Explain:
No REC's were identified in the Phase I Environmental Site Assessment; therefore, no further due diligence work is required.

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

Yes

Screen Summary
Compliance Determination
A Phase I Environmental Site Assessment (ESA) was completed on September 16, 2020 for the site. The Phase I ESA did not identify any Recognized Environmental Conditions

(REC's) in association with the property or any adjacent sites. The property is currently vacant land; therefore, asbestos and lead surveys are not required. The property is located in Wayne County, which is within Zone 3 of the EPA Radon Map for risk of indoor radon levels; Zone 3 is low potential risk for indoor radon levels. Therefore, the project is in compliance with HUD 24 CFR Part 58.5(i)(2) for Contamination and Toxic Substances (Attachment F).

Supporting documentation

Attachment F - Radon Maps.pdf
Attachment F - Phase I ESA.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 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

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

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

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

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

2. Are federally listed species or designated critical habitats present in the action area?

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

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

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

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

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

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

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

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

Mitigation as follows will be implemented:

✓ No mitigation is necessary.

Explain why mitigation will not be made here:

The site is vacant land located in the highly urbanized area away from any bodies of water. Therefore, this project will have no effect on listed or threatened species.

<u>Screen Summary</u>
Compliance Determination

Alternatives-For-Girls---Miller-Grove-Center	Detroit, MI	900000010251273

This property does not contain any threatened animals or vegetation. The project area is in an established residential and commercial corridor and is not likely to contain any critical habitats. Therefore, this project will not likely affect a listed or proposed endangered or threatened species. Consultation with the U.S. Fish and Wildlife Service or the State of Michigan Department of Natural Resources is not required (Attachment G).

Supporting documentation

Attachment G - Endangered Species Review.pdf
Attachment G - Endangered Species List.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.

Alternatives-For-Girls---Miller-Grove-Center	Detroit, MI	900000010251273

Yes

Screen Summary

Compliance Determination

The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C. A one-mile radius around the Property was searched for ASTs containing hazardous materials and none were found (Attachment H).

Supporting documentation

Attachment H - Explosives Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

✓ No

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

The project is located in the City of Detroit. There are no farmlands in the City of Detroit.

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 prime or unique farmland. The property is located within an ''urbanized area'' and, therefore, are not subject to the statutory or regulatory requirements identified above, per 7 CFR 658.2(a) (Attachment I).

Supporting documentation

Attachment I - Soil Report and Farmland 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	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)
55.12(c)(4)
55.12(c)(5)
55.12(c)(6)
55.12(c)(7)
55.12(c)(8)
55.12(c)(9)
55.12(c)(10)
55.12(c)(11)
✓ None of the above

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

Attachment C - FIRMette 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.

Does your project occur in a floodplain?

✓ No

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

Yes

Alternatives-For-Girls---Miller-Grove-Center	Detroit, MI	900000010251273

Screen Summary

Compliance Determination

The property is in FEMA Flood Map Panel 26163C0100E, effective February 2, 2012, not printed for the City of Detroit. The property is located in zone X, which represents minimal risk outside the 1- percent and 2-percent-annual-chance floodplains. Floodplain management is not required (Attachment C).

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold
Is Section 106 review required for your project?

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

Step 1 – Initiate Consultation
Select all consulting parties below (check all that apply):

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

✓ Other Consulting Parties

- ✓ City of Detroit Preservation Specialist Completed

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

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan as amended, dated November 9, 2016, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y). Additionally, the project is greater than 0.5 acres; therefore, an archeology review is required.

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:**

   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

   Additional Notes:

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

project?

✓ Yes

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

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Due to the ground disturbing nature of new construction, the project was submitted to the City of Detroit for review, as per the programmatic agreement between the City of Detroit and the State Historic Preservation Office (SHPO). The City has determined that no historic properties will be affected by the proposed project. Additionally, a technical archaeology report was completed. A letter from the SHPO's archaeologist stated he reviewed the archaeology report and concurred with the condition below for the project. The condition is as follows: Although no archaeological sites were found on file, during ground disturbing activities, if artifacts or bones are discovered, work will be halted, and the Preservation Specialist will be contacted immediately for further guidance on how to proceed (Attachment J).

Supporting documentation

Attachment J - Section 106 Letter.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

✓ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 65

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: 65

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

Screen Summary

Compliance Determination

The property is near Grand River Avenue (M-5) and West McNichols, which are considered a busy road due to its size and traffic volume. The site is also within proximity of two airports. Coleman A. Young International Airport (DET) is approximately 11.8 miles distant and is within 15 miles (the MSHDA/HUD civil airport distance criterion) of the development. Based on the Noise Contour Map for the

airport, the site is not within a distance of concern. Detroit Metropolitan Airport (DTW) is approximately 13 miles distant and is within 15 miles (the MSHDA/HUD civil airport distance criterion) of the development. No railroads are within 3,000 feet of the site. Using the HUD DNL calculator, the noise level was calculated to be 65 dB and is within the acceptable range (Attachment K).

Supporting documentation

Attachment K - Noise Assessment.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

There are no sole source aquifers located in Detroit or Wayne County, Michigan (Attachment L).

Alternatives-For-Girls---Miller-Grove-Center	Detroit, MI	900000010251273

Supporting documentation

Attachment L - Sole Source Aquifer Map.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.

<u>Screen Summary</u>

Alternatives-For-Girls---Miller-Grove-Center	Detroit, MI	900000010251273

Compliance Determination

No wetlands are present on the property according to the National Wetlands Inventory Map (Attachment M).

Supporting documentation

Attachment M - 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

Wayne County does not have any Wild and Scenic Rivers. There are no Michigan Natural Rivers in Wayne County. Therefore, this project will not impact any wild & scenic rivers (Attachment N).

Supporting documentation

Attachment N - Wild and Scenic River Map.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

This project entails new construction of an apartment building consisting of 45 units and a childcare center with an outdoor play area for low income residents. The project will create more affordable housing to the City of Detroit. The project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations (Attachment O).

Supporting documentation

Attachment O - EJ Screen.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Alternatives-For-Girls---Miller-Grove-Center	Detroit, MI	900000010251273

U.S. Department of Housing and Urban Development
451 Sevent Street, SW
Washingtor , DC 20410
www.hud.g v
espanol.hu .gov

Environmental Assessm nt Determinations and Complianc Findings for HUD-assisted Proje ts 24 CFR Part 58

Project Information

Project Name: Alternatives-For-Girls---Miller-Grove-Center

HEROS Number: 900000010251273

Project Location: 16711 Burt Road, Detroit, MI 48219

Additional Location Information:
N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project site a 1.02 acre vacant lot is located at 16711 Burt Road, Detroit, Michigan 48219. The project involves acquisition and new construction a three-story ell building form structure providing 45 units of affordable housing for homeless at-risk youth, young families and their children. The first floor of the proposed building is to contain the daycare, community room, offices, activity room on half of the floor, while the other half consists of housing. The second and third floors will consist entirely of housing. On each floor there will be a mix of one-bedroom and two-bedroom apartment units. The project will include an on-site office for a full-time manager, community amenity spaces, and space dedicated to supportive service delivery to tenants (including an office to a case management, group therapy rooms, and healthcare-orientated space). Experienced services staff will develop individualized service plans for participants and provide coordination or referrals, education and career readiness programming, child and parent support, arts programming, and employment resources. The project will also include an approximately 3,200 square foot childcare center with an outdoor play space, which will be accessible to the project's tenants and members of the public. The project site will have security cameras and controlled access via a fob system, to provide security on the site when completed.

Funding Information

Grant Number	HUD Program	Program Name
B20MW260006	Community Planning and Development (CPD)	Community Development Block Grant CARES Act (CDBG-CV)

Estimated Total HUD Funded Amount: $800,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $25,297,466.00

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

Project Mitigation Plan

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

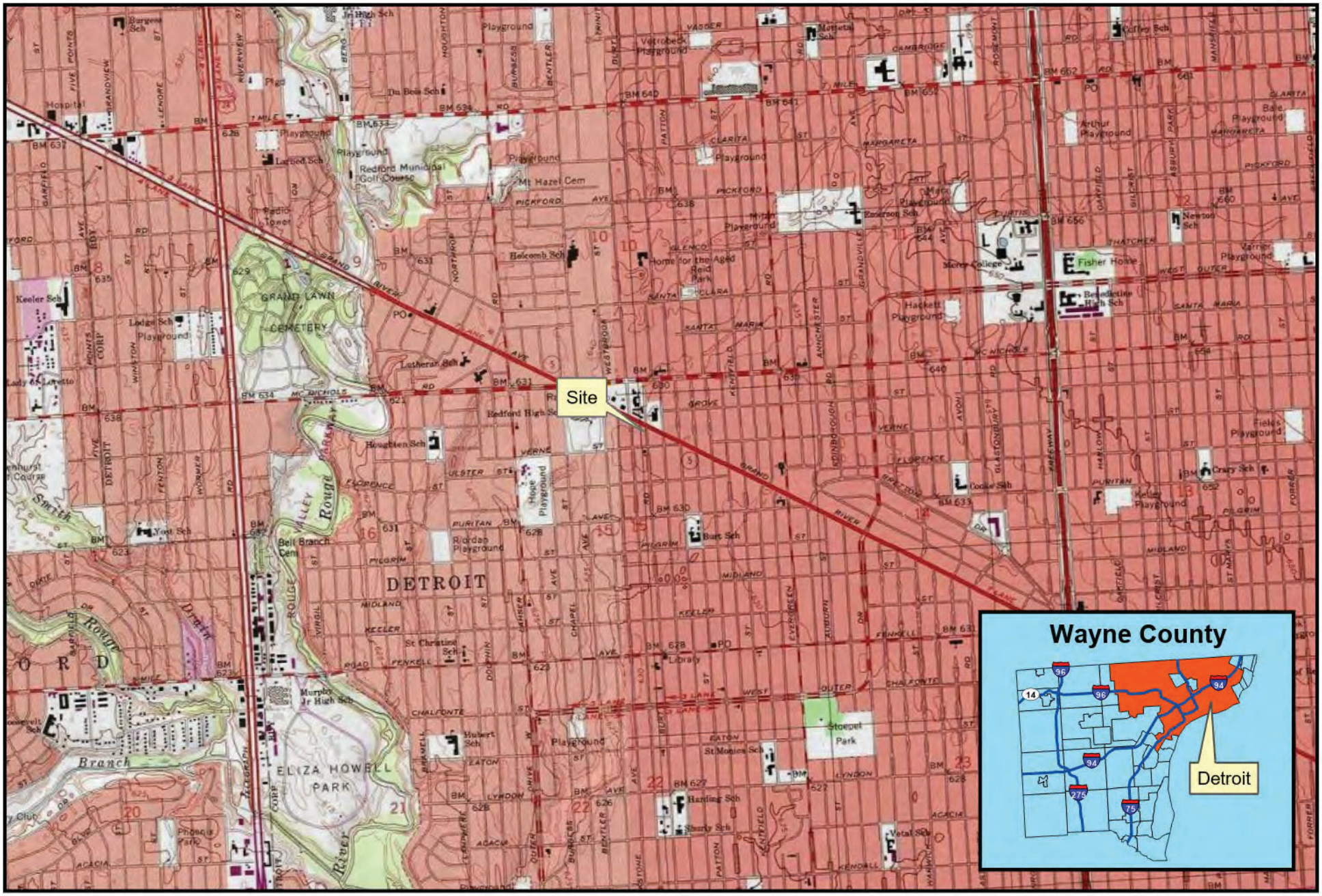
Preparer Signature: DocuSigned by: Kim Siegel 9390B097C5434FC... **Date:** 8/8/2022

Name / Title/ Organization: Kim Siegel / / DETROIT

Certifying Officer Signature: DocuSigned by: Julie M. Schneider E17830313DAF4C9... **Date:** 8/8/2022

Name/ Title: Julie Schneider, Director, Housing & 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).



16711 Burt Road & 20939 Grand River Avenue

Detroit, MI

2,000 1,000 0 2,000 Feet

N

ASTI Environmental

Created for: Full Circle Communities, Inc.
Created by: RMH, September 30, 2021, ASTI Project 1-11598

Site Location Map

AFG Miller Grove Center - Project Description

Address: 16711 Burt Road Detroit, MI 48219
Location: Northwest corner of Burt Road and Verne Avenue intersection
Size: 3-story 50,057 sq. ft. building with 45 units
Parking: 44 parking spaces
Anticipated Completion: Summer 2023
Development Team:

- Full Circle Communities, Inc. (Developer)
- Southwest Counseling Solutions (Lead Service Provider Agency)
- Alternatives For Girls (Service Provider)
- KMG Prestige (Property Management)
- O'Brien Construction Company (General Contractor)

Overview

Full Circle Communities is partnering with Alternatives For Girls, a Detroit-based non-profit, to provide housing and comprehensive supportive services for homeless or at-risk youth, young families and their children. When complete, the project will provide 45 units of affordable and permanent supportive housing to tenants earning between 30% and 50% of area median income (AMI). The project will include an on-site office for a full-time property manager, community amenity spaces, and space dedicated to supportive service delivery to tenants (including an office for case management, group therapy rooms, and healthcare-oriented space). Experienced services staff will develop individualized service plans for participants and provide coordination or referrals, education and career readiness programming, child and parenting supports, arts programming, and employment resources. The project will also include an approximately 3,200 square foot childcare center with an outdoor play space, which will be accessible to the project's tenants and members of the general public. We anticipate that the project will break ground in summer of 2022 and open with services in the summer of 2023.

Target Population

The mission of Alternatives For Girls is to help homeless and high-risk girls and young women avoid violence, teen pregnancy, and exploitation, and help them to explore and access the support, resources, and opportunities necessary to be safe, to grow strong and to make positive choices in their lives. AFG currently operates temporary or fixed-term housing interventions but has identified a need for permanent supportive housing and affordable housing. The proposed development will help fulfill this need and will include design considerations and amenities that address the unique circumstances of homeless youth, particularly young women that are pregnant or currently parenting. The project will not be age-restricted or single gender, but will include features and services specifically designed with that population in mind.

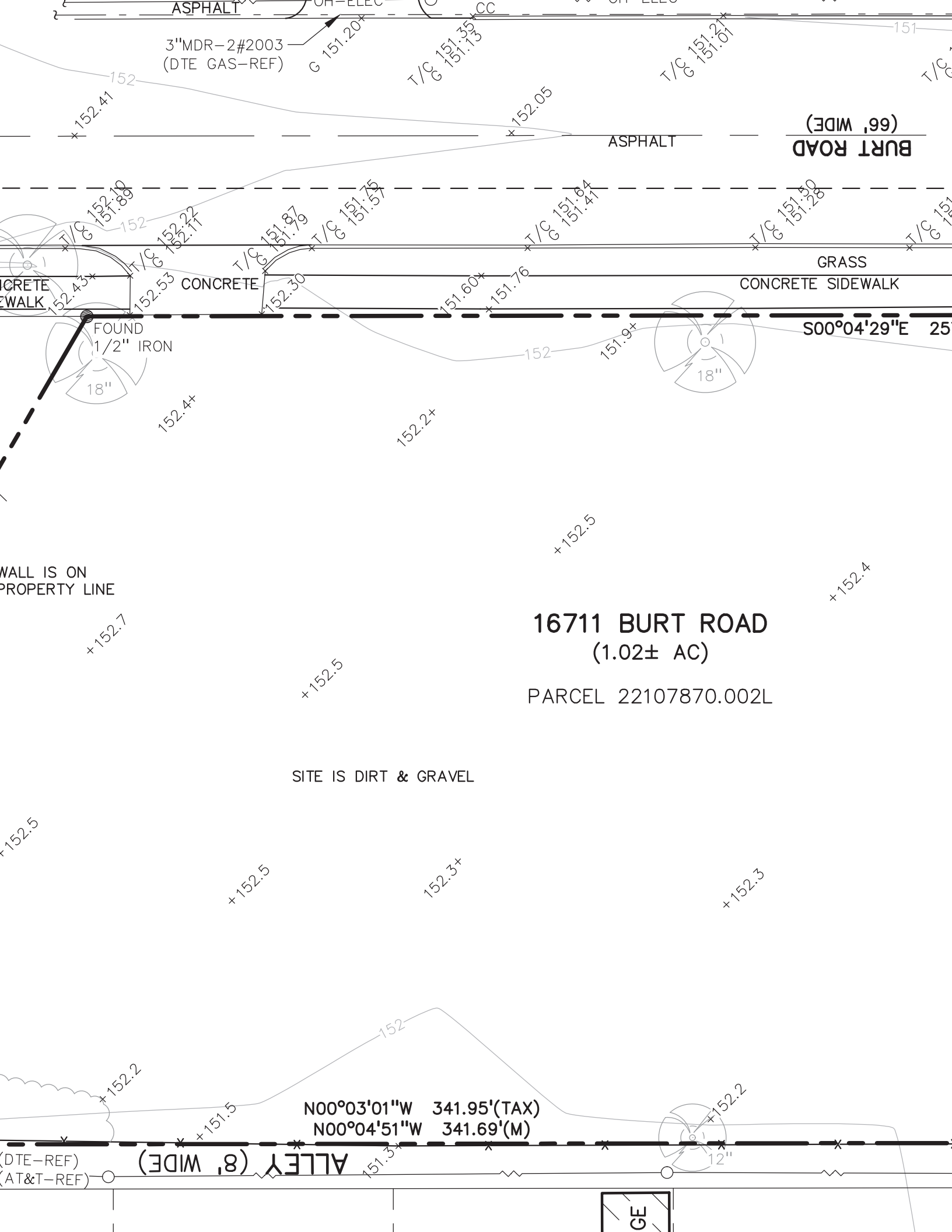
Project Site

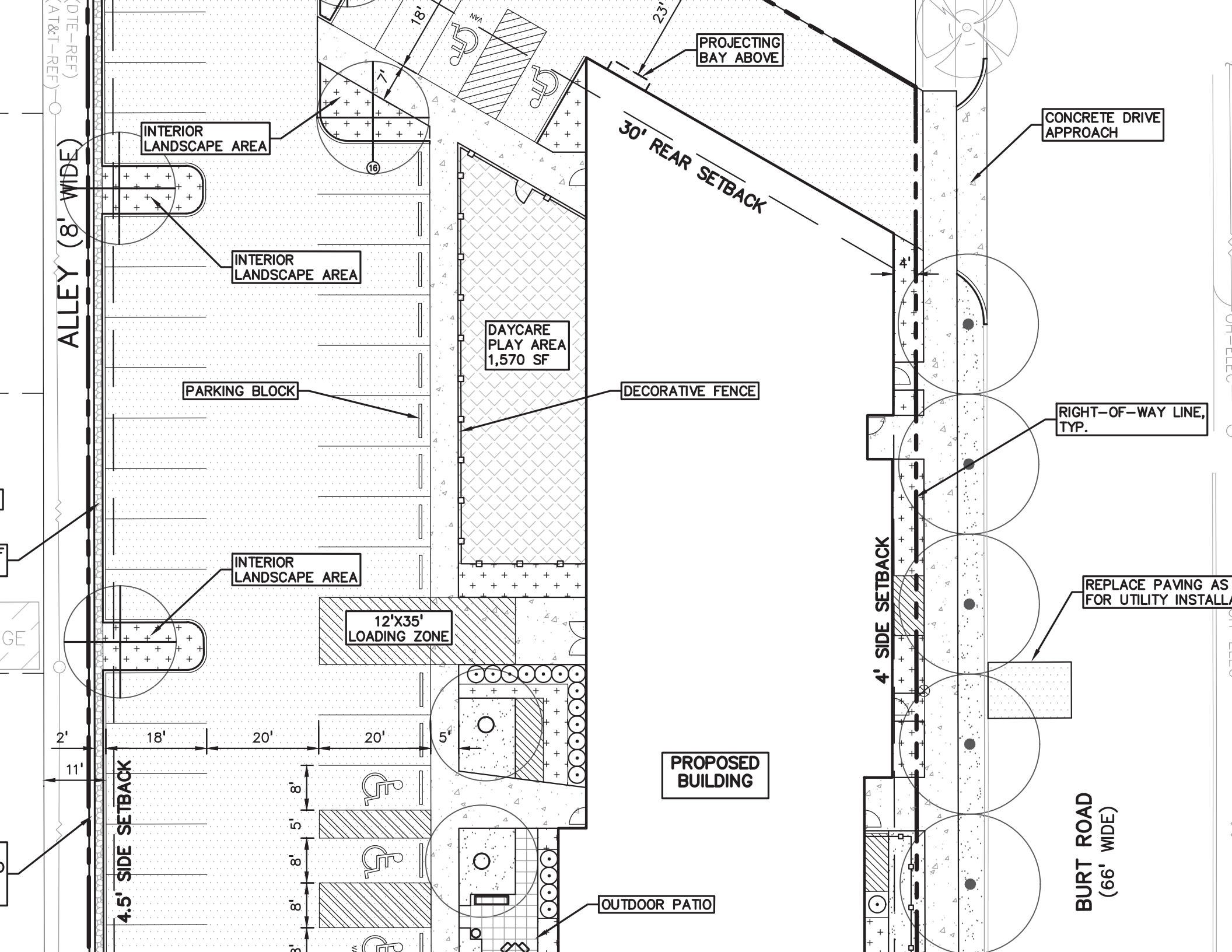
The project site is a currently a vacant lot owned by the Detroit Land Bank Authority. Full Circle Communities has the exclusive option to develop the property following a competitive RFP process initiated by the City of Detroit, wherein the City sought an affordable housing developer for lot. Adjacent uses primarily include single family residences. The site is bordered on the north by commercial uses located along Grand River Avenue. The site is served by the Detroit Department of Transportation (DDOT)

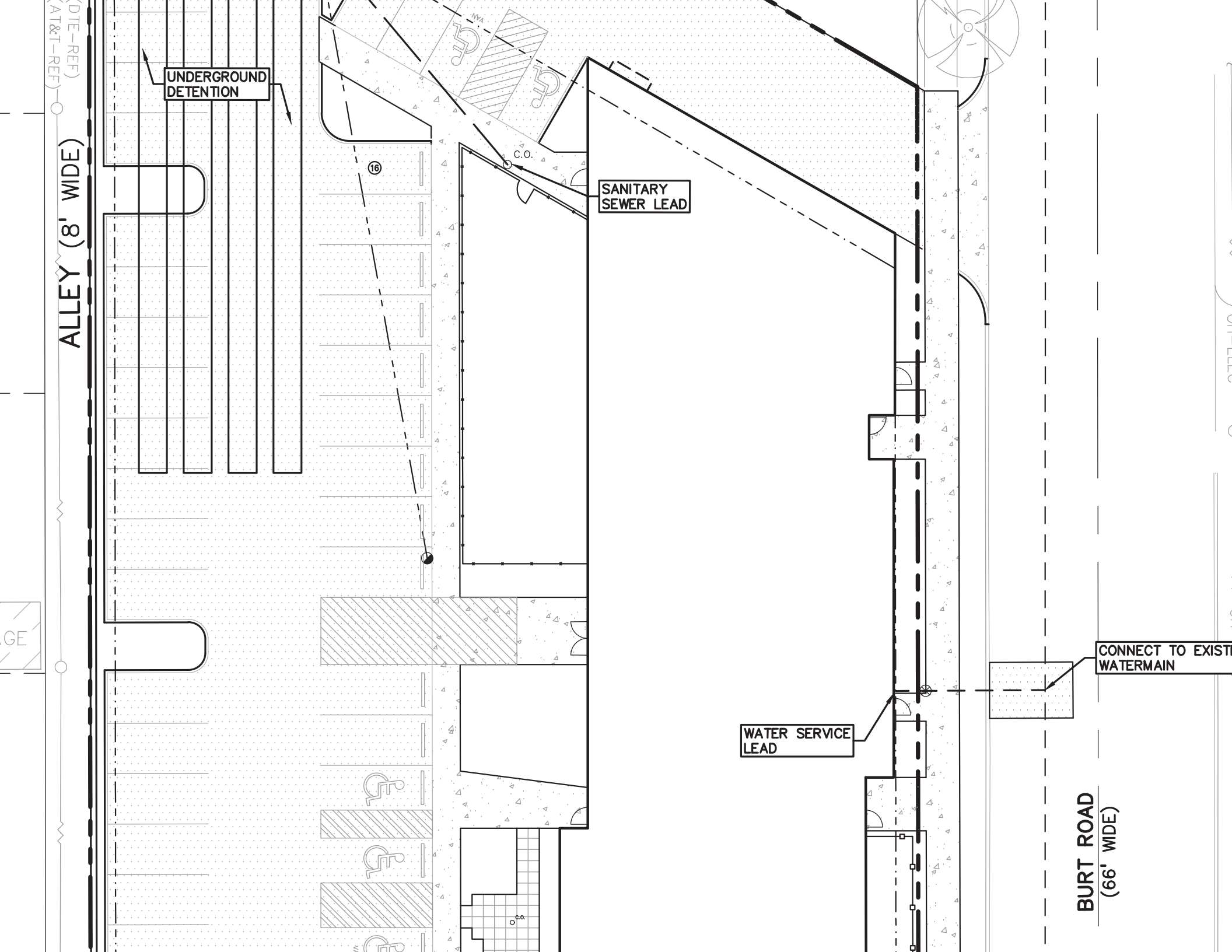
Bus Route 3 (Grand River) and is in proximity to community and regional-serving amenities, including several restaurants, a grocery store, library, churches, and schools.

N

Location Map


ASPHALT
OH-ELEC
CC
3"MDR-2#2003
(DTE GAS-REF)
G 151.20+
T/C 151.35
G 151.13
T/C 151.21
G 151.01
151
152
152.41
152.05
ASPHALT
BURT ROAD
(66' WIDE)
T/C 152.10
G 151.89
T/C 152.22
G 152.11
T/C 151.87
G 151.79
T/C 151.75
G 151.57
T/C 151.64
G 151.41
T/C 151.30
G 151.28
GRASS
CONCRETE
CONCRETE SIDEWALK
152.43
152.53
152.30
151.60
151.76
FOUND
1/2" IRON
18"
S00°04'29"E
151.9+
152.4+
152.2+
152.5
WALL IS ON
PROPERTY LINE
152.4
152.7
16711 BURT ROAD
(1.02± AC)
PARCEL 22107870.002L
SITE IS DIRT & GRAVEL
152.3+
152.3
152.2
151.5
N00°03'01"W 341.95'(TAX)
N00°04'51"W 341.69'(M)
(DTE-REF)
(AT&T-REF)
ALLEY (8' WIDE)
151.3
12"


ALLEY (8' WIDE)
(DTE-REF)
(AT&T-REF)
INTERIOR LANDSCAPE AREA
INTERIOR LANDSCAPE AREA
INTERIOR LANDSCAPE AREA
PARKING BLOCK
18'
7'
23'
PROJECTING BAY ABOVE
30' REAR SETBACK
DAYCARE PLAY AREA 1,570 SF
DECORATIVE FENCE
12'X35' LOADING ZONE
PROPOSED BUILDING
OUTDOOR PATIO
CONCRETE DRIVE APPROACH
RIGHT-OF-WAY LINE, TYP.
REPLACE PAVING AS
FOR UTILITY INSTALLA
4' SIDE SETBACK
4'
2'
11'
18'
20'
20'
5'
8'
5'
8'
8'
8'
4.5' SIDE SETBACK
BURT ROAD
(66' WIDE)


UNDERGROUND DETENTION
ALLEY (8' WIDE)
(DTE-REF)
(AT&T-REF)
C.O.
SANITARY SEWER LEAD
WATER SERVICE LEAD
CONNECT TO EXISTI
WATERMAIN
BURT ROAD
(66' WIDE)

SIDEWALK RAMP TYPE M

CITY OF DETROIT

DEPARTMENT OF PUBLIC WORKS, CITY ENGINEERING DIVISION

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

R-28-I WITH CITY OF DETROIT THICKNESS AMENDMENT

4/19/2017

SHEET 3 OF 7

SIDEWALK RAMP TYPE
(DEPRESSED CORNER)

CITY OF DETROIT

DEPARTMENT OF PUBLIC

SIDE

DETECTA

R-28-I W

THICK

4/19/2017

IG DIVISION

S

SHEET 2 OF 7

EGEND

SLOPED SURFACE

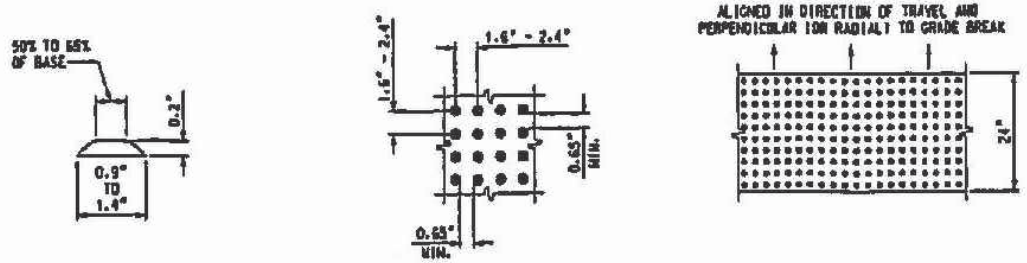
DETECTABLE WARNING

"NON-WALKING" AREA

CROSSWALK MARKING

PREFERRED LOCATION OF DRAINAGE INLET (TYP.)

ALTERNATE LOCATION OF DRAINAGE INLET (TYP.)



DOME SECTION

DOME SPACING

DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

PROVIDE TURNING SPACES WHERE PEDESTRIAN TURNING MOVEMENTS ARE REQUIRED.

WHEN 5' MINIMUM WIDTHS ARE NOT FEASIBLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND TURNING SPACES TO NOT LESS

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

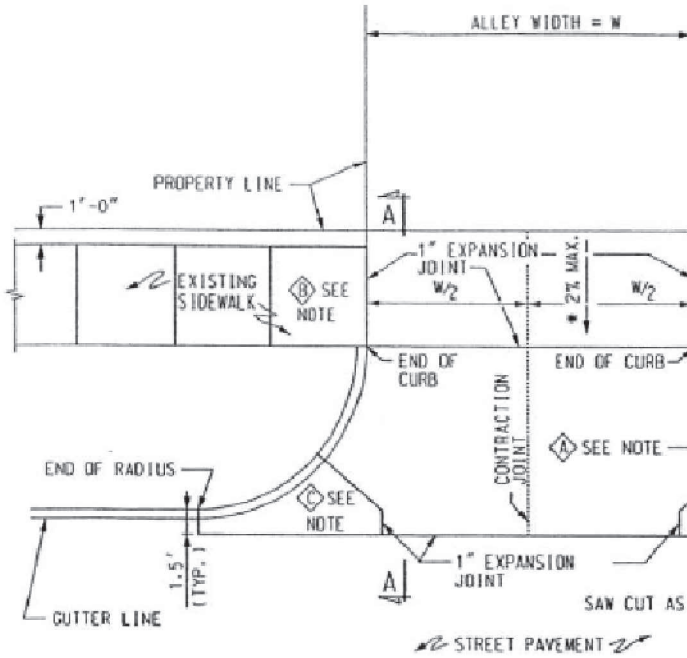
THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN ½". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

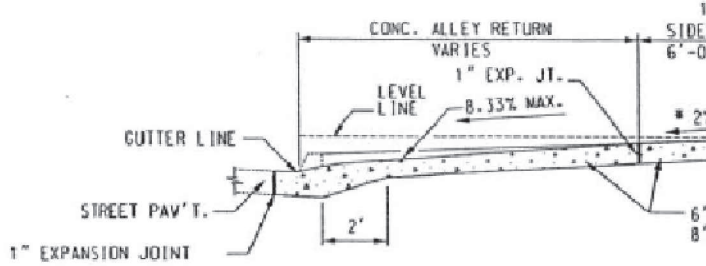
TRANSITION THE GUTTER PAN CROSS SECTION SUCH THAT THE COUNTER SLOPE IN THE DIRECTION OF RAMP TRAVEL IS NOT GREATER THAN 5.0%. MAINTAIN THE NORMAL GUTTER PAN CROSS SECTION ACROSS DRAINAGE STRUCTURES.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

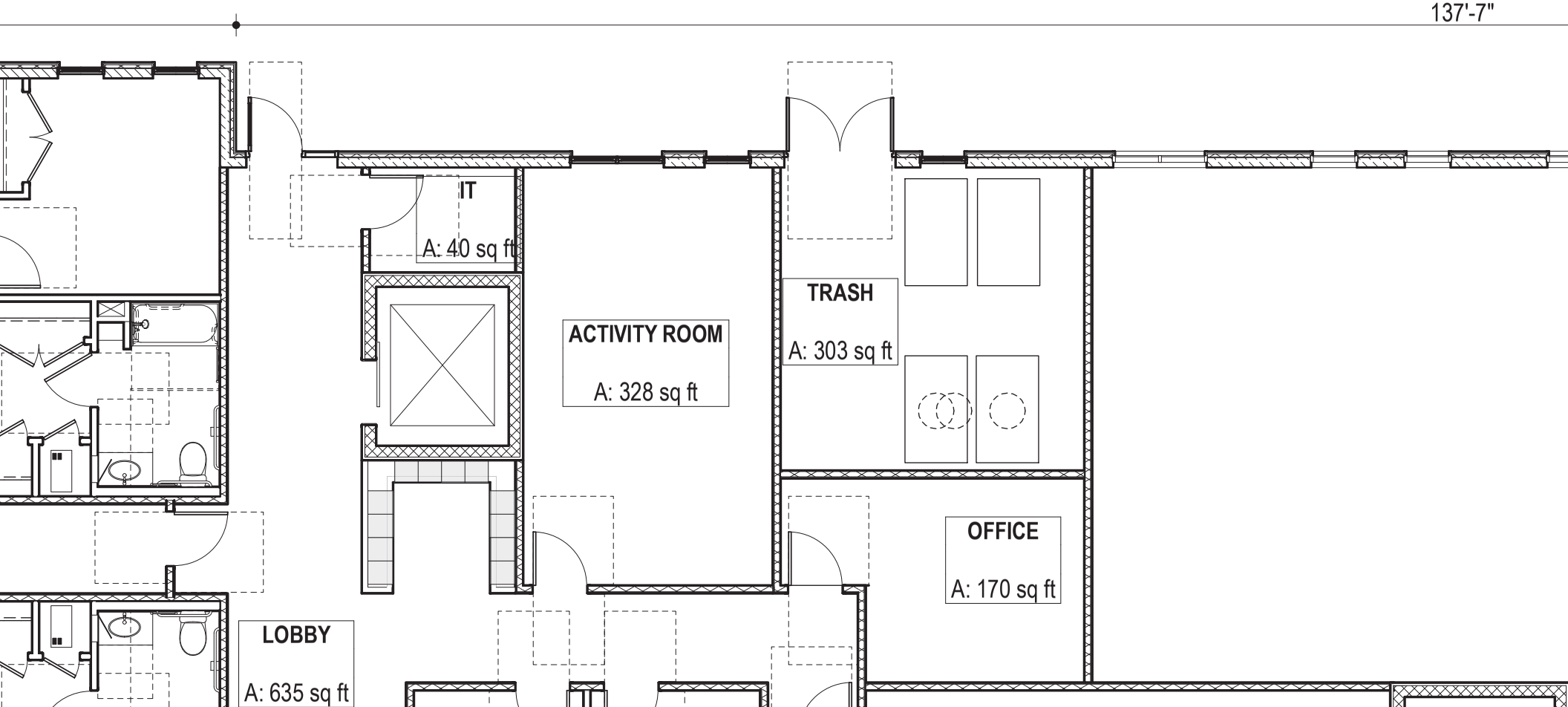
CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

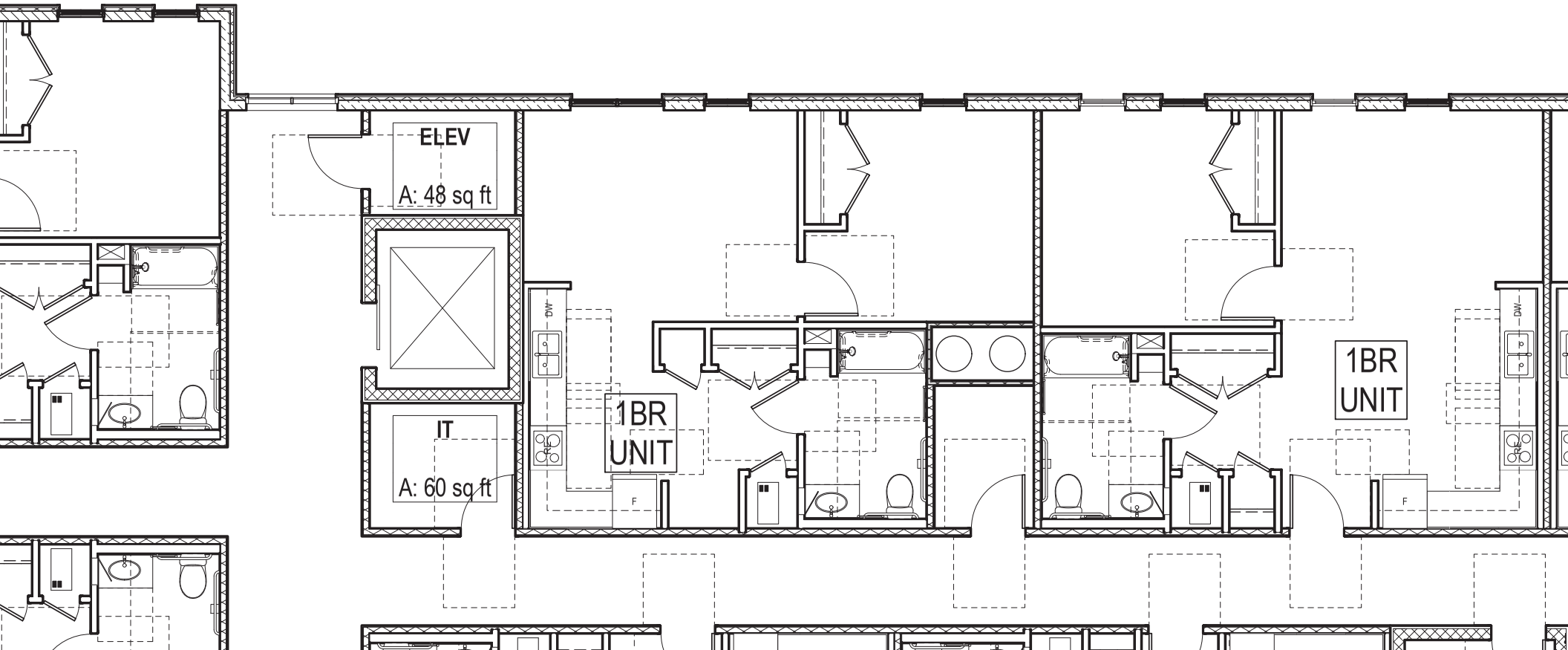


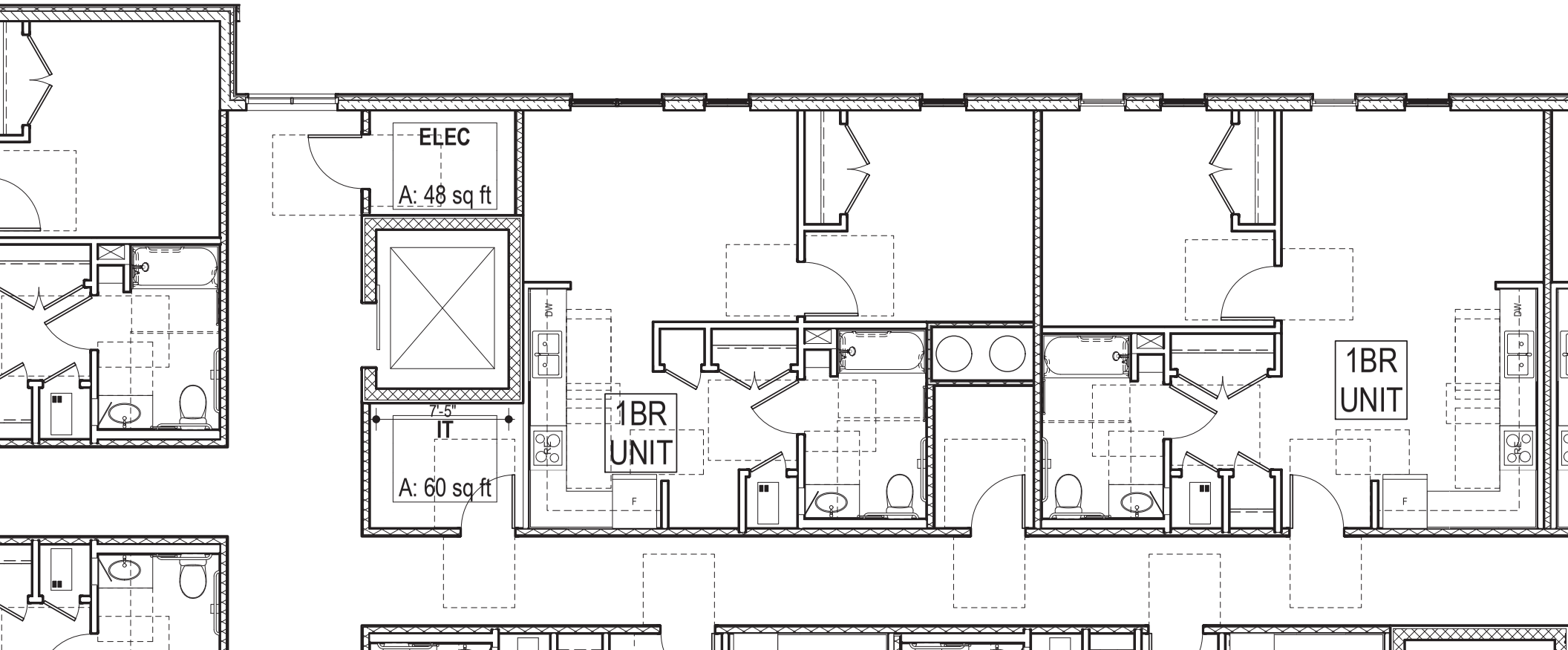
ALLEY RETURN OR COMMERC
DRIVE APPROACH



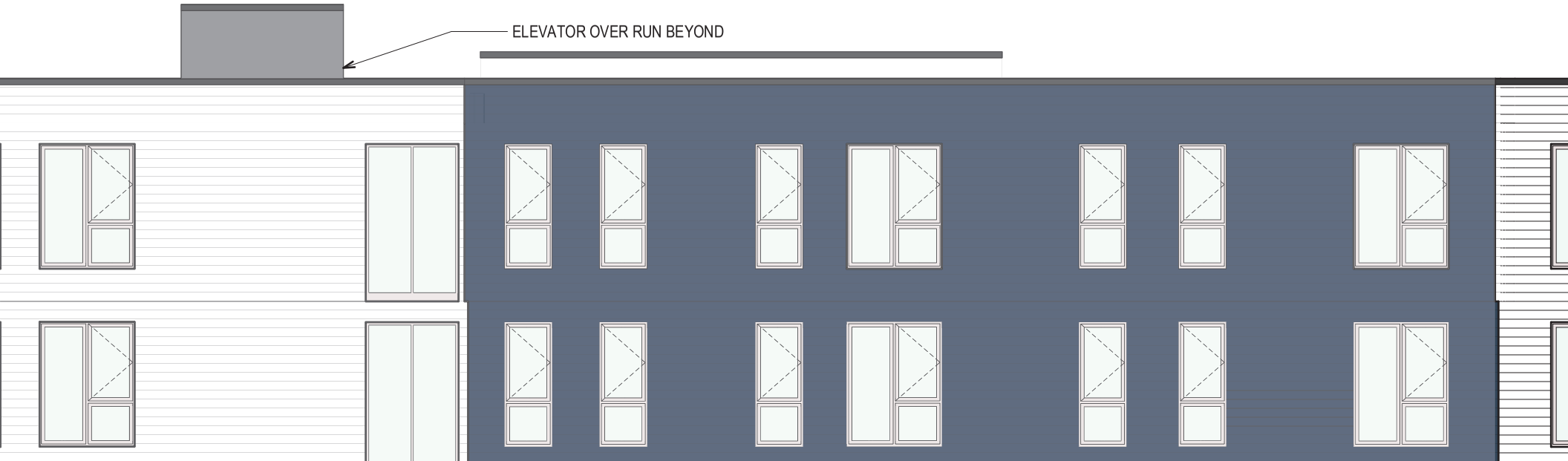
SECTION A-A

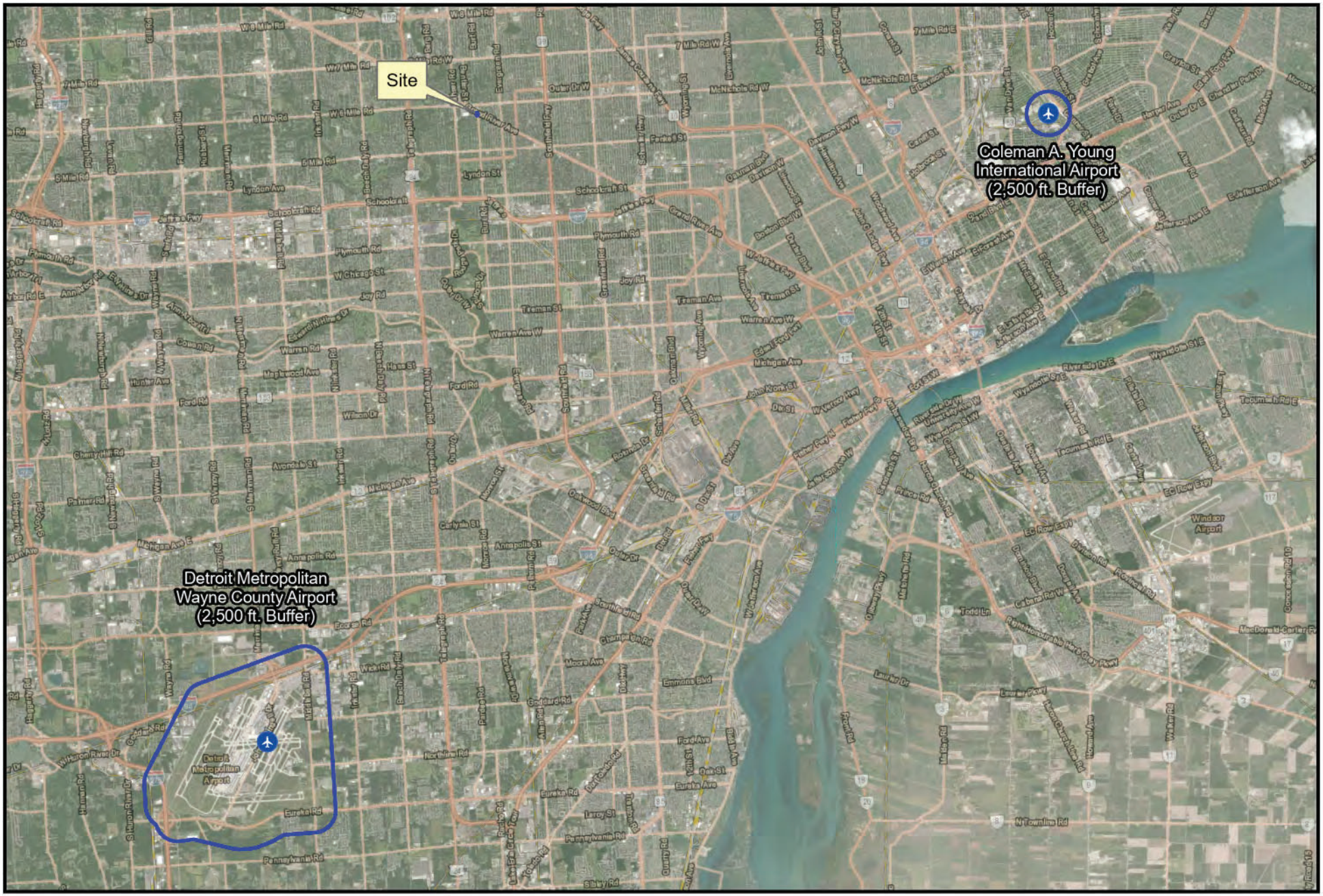

137'-7"
IT
A: 40 sq ft
ACTIVITY ROOM
A: 328 sq ft
TRASH
A: 303 sq ft
OFFICE
A: 170 sq ft
LOBBY
A: 635 sq ft


ELEV
A: 48 sq ft
IT
A: 60 sq ft
1BR
UNIT
1BR
UNIT
DW
F
DW
F


ELEC
A: 48 sq ft
7'-5"
IT
A: 60 sq ft
1BR
UNIT
1BR
UNIT
DW
F


STEEL ENTRY CANOPY
ALUMINUM STOREFRONT
ENTRY SYSTEM
HOLLOW METAL DOOR
MODULAR FACE BRICK
HOLLOW METAL DOOR


ELEVATOR OVER RUN BEYOND



16711 Burt Road & 20939 Grand River Avenue

Detroit, MI

0 1.25 2.5 5 Miles

N

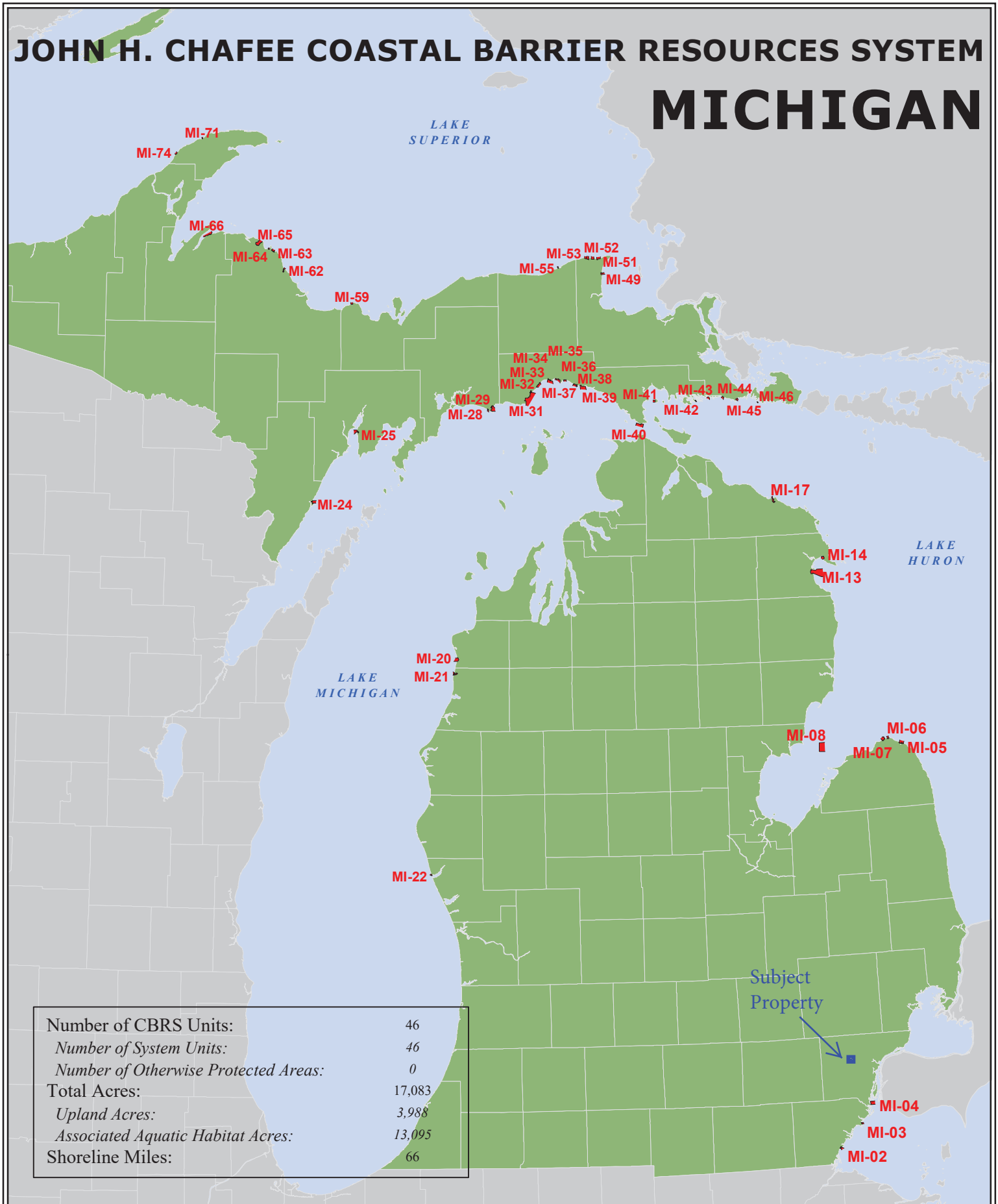
ASTI Environmental

Created for: Full Circle Communities, Inc.
Created by: RMH, September 30, 2021, ASTI Project 1-11598

Airport Location Map

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

MICHIGAN



Number of CBRS Units:	46
Number of System Units:	*46*
Number of Otherwise Protected Areas:	*0*
Total Acres:	17,083
Upland Acres:	*3,988*
Associated Aquatic Habitat Acres:	*13,095*
Shoreline Miles:	66

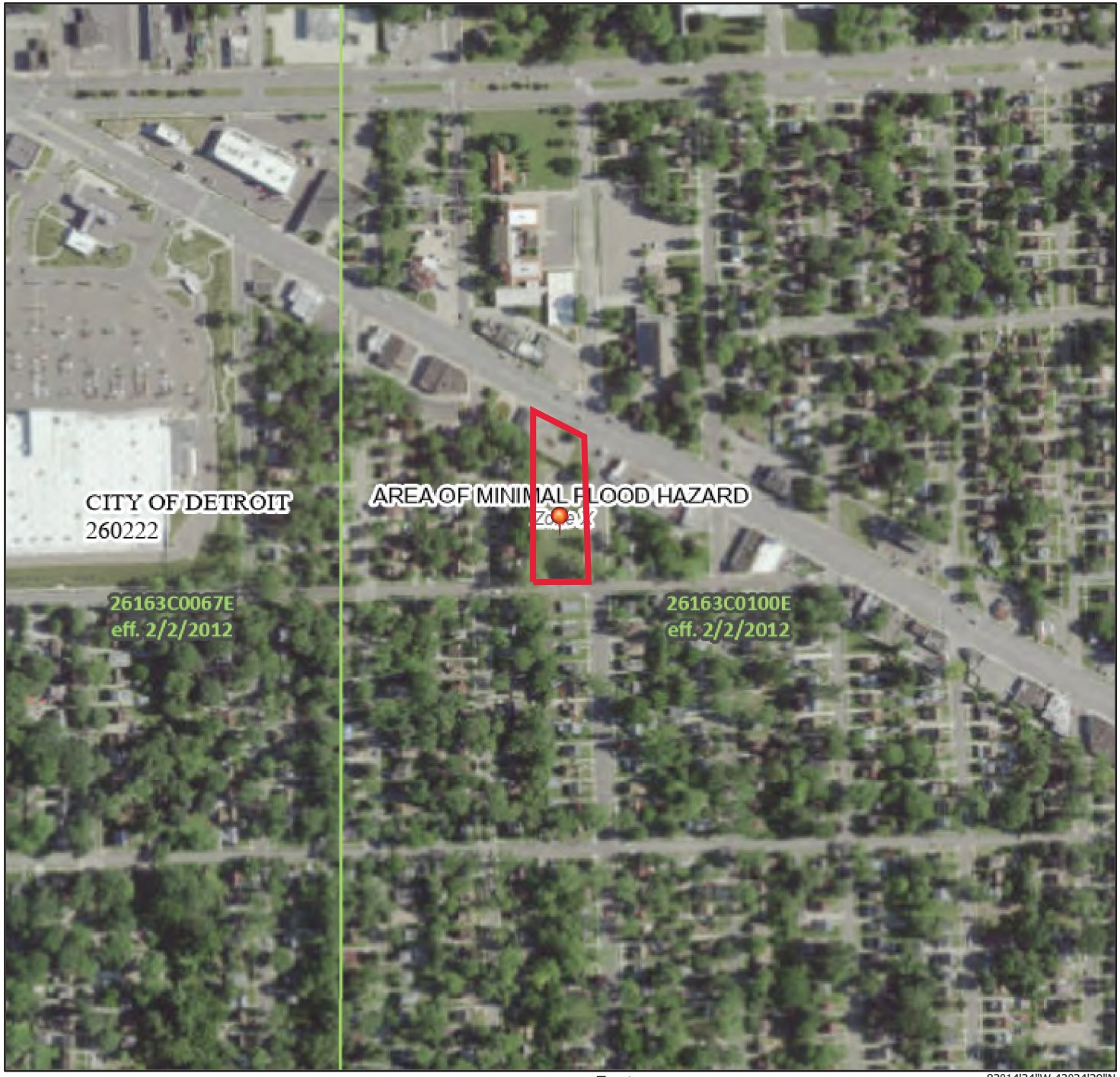
Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources 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 FIRMette

FEMA

83°15'11"W 42°24'55"N



83°14'34"W 42°24'29"N

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

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 9/22/2021 at 2:06 PM 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.

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

GRETCHEN WHITMER
GOVERNOR

LIESL EICHLER CLARK
DIRECTOR

November 18, 2021

Ms. Ashleigh Czapek
ASTI Environmental
10448 Citation Drive
Brighton, Michigan 48116

Via Email Only

Dear Ms. Czapek:

Subject: Full Circle Communities Project, 16711 Burt Road, Detroit, MI

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 is currently working to complete the required SIP submittal for this area; therefore, an alternative evaluation was completed to assess conformity. Specifically, EGLE considered the following information from the United States Environmental Protection Agency's (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 Full Circle Communities project, proposed to be completed with federal grant monies, including the construction of a new, three story, 45-unit building. The new construction will be located at 16711 Burt Road in Detroit. Project construction is expected to commence on May 1, 2022, and will be completed in approximately 14 months.

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

The size, scope, and duration of the Full Circle Communities project proposed for completion in Wayne County 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.

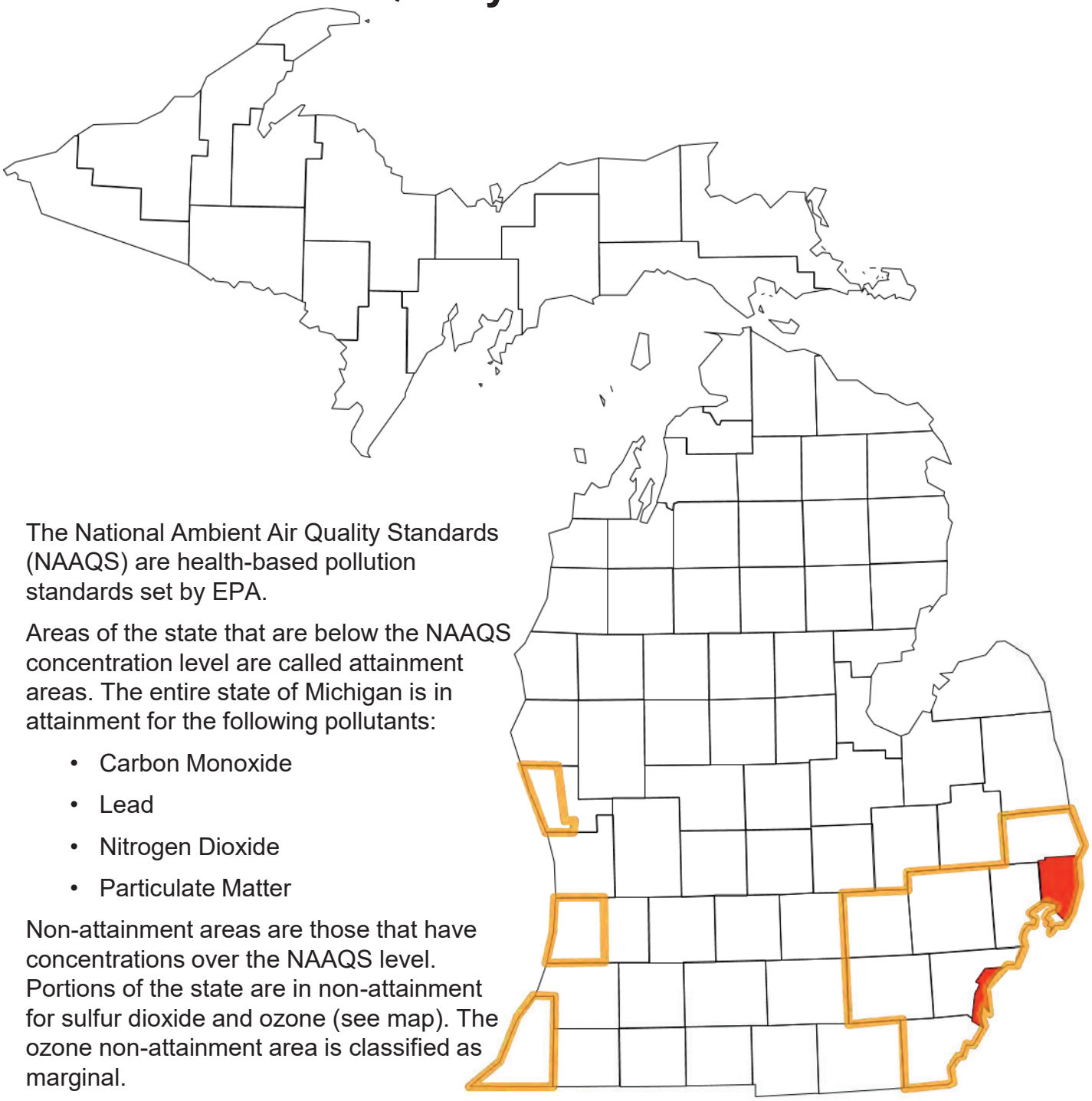
Sincerely,

Brianna Bukowski

Environmental Quality Analyst
Air Quality Division

cc: Mr. Michael Leslie, USEPA Region 5
Ms. Mary Weidel, U.S. Department of Housing and Urban Development
Mr. Michael Vollick, Michigan State Housing Development Authority
Ms. Penny Dwoinen, City of Detroit

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
- Lead
- Nitrogen Dioxide
- Particulate Matter

Non-attainment areas are those that have concentrations over the NAAQS level. Portions of the state are in non-attainment for sulfur dioxide and ozone (see map). The ozone non-attainment area is classified as marginal.

LEGEND

Sulfur Dioxide Nonattainment Area

Ozone Nonattainment Area

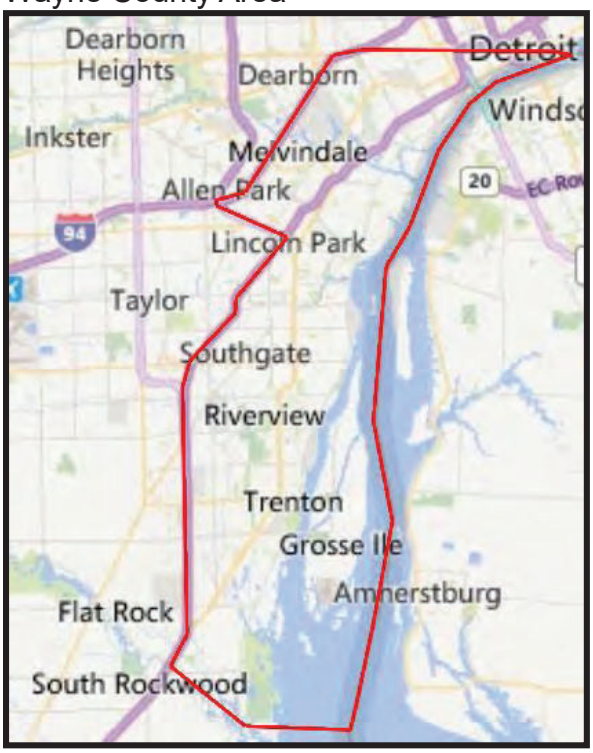
See Page 2 for close-up maps of partial county nonattainment areas

Updated July 23, 2019
Prepared by MDEQ, Air Quality Division, State Implementation Plan Unit

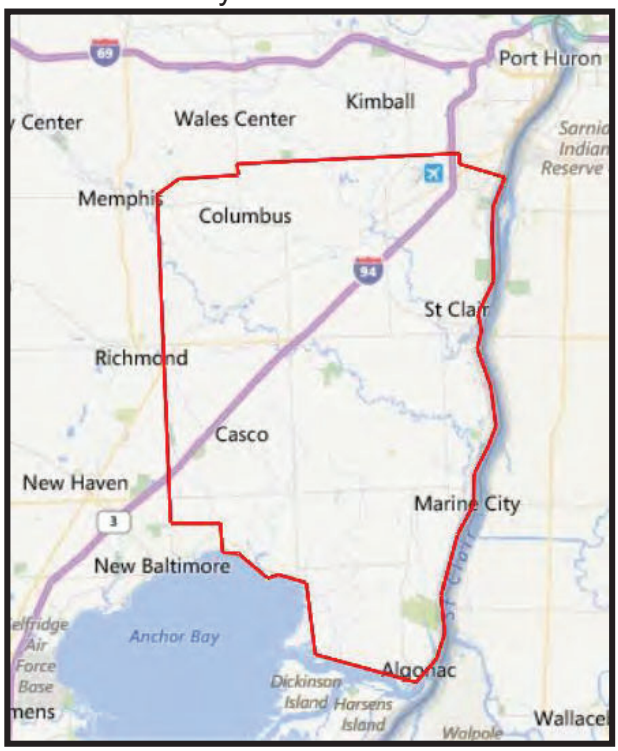
Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

Wayne County Area

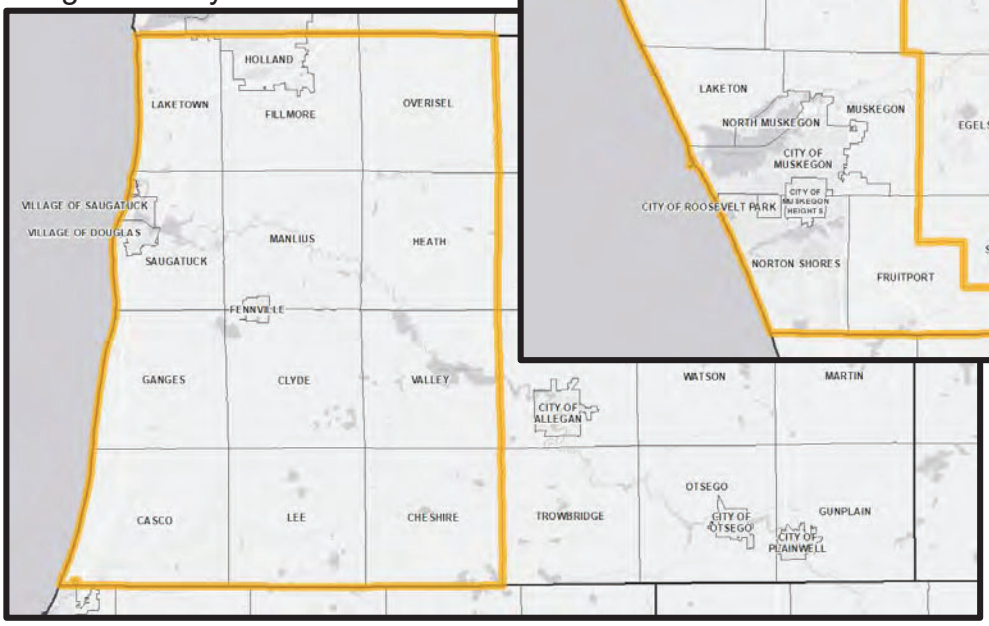


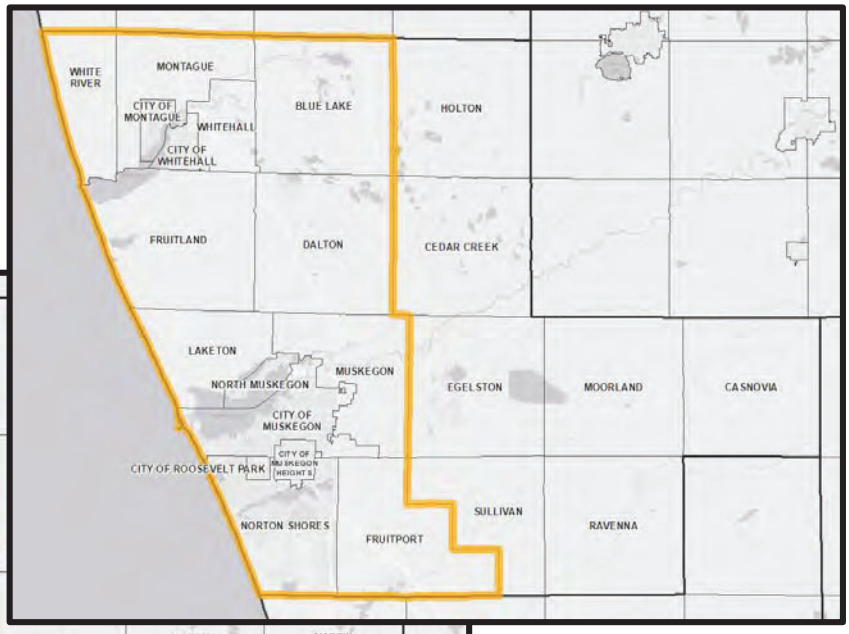
St. Clair County Area



Ozone Nonattainment Areas

Allegan County Area





Muskegon County Area

Updated July 23, 2019

Prepared by MDEQ, Air Quality Division, State Implementation Plan Unit

Wayne County
Grosse Point Township, Grosse Point Woods, Grosse Point Farms
Grosse Point, Grosse Point Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, andT2S R12E
River Rouge, T2S R11E

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

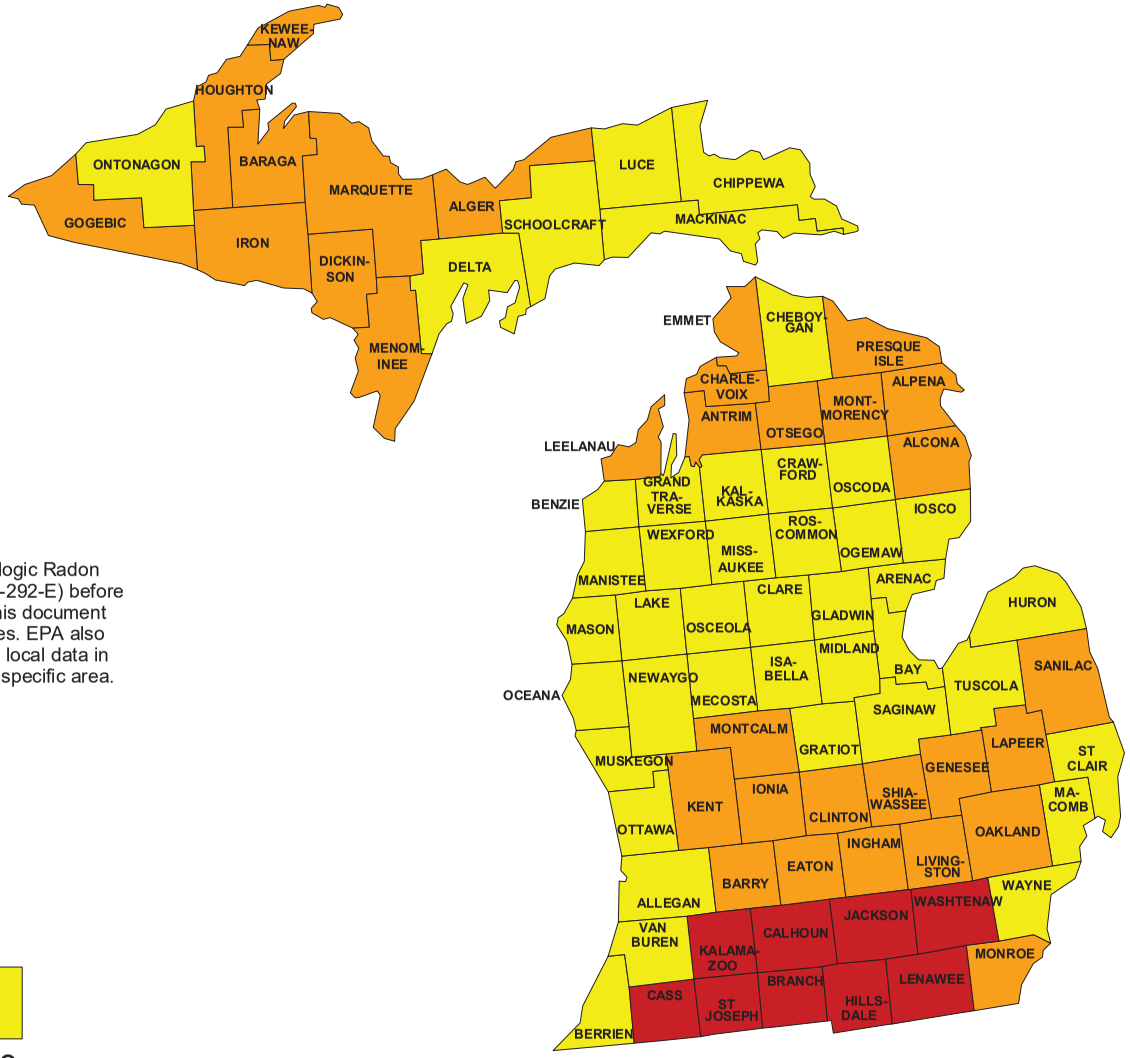
MICHIGAN - EPA Map of Radon Zones

http://www.epa.gov/radon/zonemap.html

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

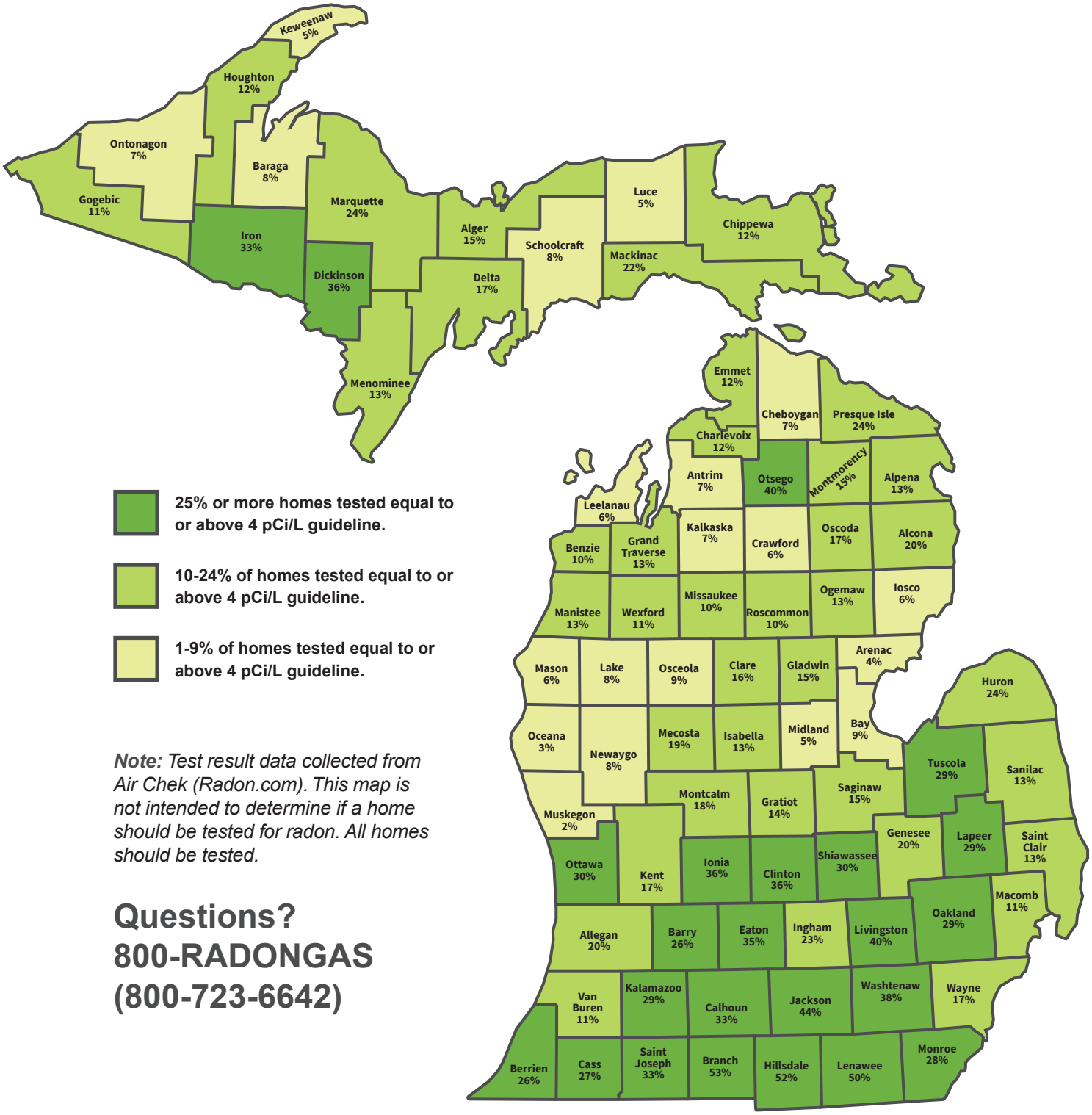
All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Michigan" (USGS Open-file Report 93-292-E) before using this map. http://energy.cr.usgs.gov/radon/grpinfo.html This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

Zone 1 Zone 2 Zone 3

Percentage of Elevated Radon Test Results by County



25% or more homes tested equal to or above 4 pCi/L guideline.

10-24% of homes tested equal to or above 4 pCi/L guideline.

1-9% of homes tested equal to or above 4 pCi/L guideline.

Note: *Test result data collected from Air Chek (Radon.com). This map is not intended to determine if a home should be tested for radon. All homes should be tested.*

Questions?
800-RADONGAS
(800-723-6642)

EGLE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

800-662-9278 | Michigan.gov/radon

12/2019

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443
http://www.fws.gov/midwest/EastLansing/

IPaC Record Locator: 193-106494607 October 12, 2021

Subject: Consistency letter for 'AFG Miller Grove, 16711 Burt, Detroit MI' for threatened and endangered species that may occur in your proposed project location consistent with the Michigan Endangered Species Determination Key (Michigan DKey)

Dear Dianne Martin:

The U.S. Fish and Wildlife Service (Service) received on **October 12, 2021** your effect determination(s) for the 'AFG Miller Grove, 16711 Burt, Detroit MI' (the Action) using the Michigan DKey within the Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based on your answers and the assistance of the Service's Michigan DKey, you determined the proposed Action will have "No Effect" on the following species.

Species	**Listing Status**	**Determination**
Eastern Massasauga (=rattlesnake) (*Sistrurus catenatus*)	Threatened	No effect
Eastern Prairie Fringed Orchid (*Platanthera leucophaea*)	Threatened	No effect
Indiana Bat (*Myotis sodalis*)	Endangered	No effect
Northern Long-eared Bat (*Myotis septentrionalis*)	Threatened	No effect
Northern Riffleshell (*Epioblasma torulosa rangiana*)	Endangered	No effect
Piping Plover (*Charadrius melodus*)	Endangered	No effect
Red Knot (*Calidris canutus rufa*)	Threatened	No effect

Your agency has met consultation requirements for these species by informing the Service of the "No Effect" determinations. Please email a copy of this letter to MIFO_Dkey@fws.gov for our record keeping (include "No Effect for Project Name" in the subject line).

For non-Federal representatives: Please note that when a project requires consultation under section 7 of the Act, the Service must consult directly with the Federal action agency unless that agency formally designates a non-Federal representative (50 CFR 402.08). Non-Federal representatives may prepare analyses or conduct informal consultations; however, the ultimate

responsibility for section 7 compliance under the Act remains with the Federal agency. If the Federal agency concurs with your determination, the project as proposed has completed section 7 consultation. All documents and supporting correspondence should be provided to the Federal agency for their records.
Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

The Service recommends that you contact the Service or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect listed species or designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

Bald and Golden Eagles:
Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “…to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

If the Action may impact bald or golden eagles, additional coordination with the Service under the Eagle Act may be required. For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit https://www.fws.gov/midwest/eagle/. In addition, the Service developed the National Bald Eagle Management Guidelines (May 2007) in order to assist landowners in avoiding the disturbance of bald eagles. The full Guidelines are available at http://www.fws.gov/midwest/eagle/pdf/NationalBaldEagleManagementGuidelines.pdf.

If you have further questions regarding potential impacts to eagles, please contact Chris Mensing, Chris_Mensing@fws.gov or 517-351-2555.

Wetland impacts:
Section 404 of the Clean Water Act of 1977 (CWA) regulates the discharge of dredged or fill material into waters (including wetlands) of the United States. Regulations require that activities permitted under the CWA (including wetland permits issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE)) not jeopardize the continued existence of species listed as endangered or threatened. Permits issued by the U.S. Army Corps of Engineers must also consider effects to listed species pursuant to section 7 of the Endangered Species Act.

The Service provides comments to the agencies that may include permit conditions to help avoid or minimize impacts to wildlife resources including listed species. For this project, we consider the conservation measures you agreed to in the determination key and/or as part of your proposed action to be non-discretionary. If you apply for a wetland permit, these conservation measures should be explicitly incorporated as permit conditions. Include a copy of this letter in your wetland permit application to streamline the threatened and endangered species review process.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

AFG Miller Grove, 16711 Burt, Detroit MI

2. Description

The following description was provided for the project 'AFG Miller Grove, 16711 Burt, Detroit MI':

> The vacant site will be developed into a low income housing development, funded at least in part by MSHDA/HUD.

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.4118747,-83.24797007841885,14z

Qualification Interview

1. This determination key is intended to assist the user in the evaluating the effects of their actions on Federally listed species in Michigan. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, purposeful take for scientific purposes or to enhance the survival of a species, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Click yes to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

   Yes

2. Is the action the approval of a long-term (i.e., in effect greater than 10 years) permit, plan, or other action?

   No

3. Is the action being funded, authorized, or carried out by a Federal agency?

   Yes

4. Does the action involve the installation or operation of wind turbines?

   No

5. Does the action involve purposeful take of a listed animal?

   No

6. Does the action involve a new communication tower?

   No

7. Does the activity involve aerial or other large-scale application of any chemical (including insecticide, herbicide, etc.)?

   No

8. Will your action permanently affect local hydrology by impacting 1/2 acre or more of wetland; or by increasing or decreasing groundwater or surfacewater elevations?

   No

9. Will your action temporarily affect local hydrology by impacting 1/2 acre or more of wetland; or by increasing or decreasing groundwater or surfacewater elevations?

   No

10. Will your project have any direct impacts to a stream or river (e.g., Horizontal Directional Drilling (HDD), hydrostatic testing, stream/road crossings, new storm-water outfall discharge, dams, other in-stream work, etc.)?

    No

11. Does your project have the potential to indirectly impact the stream/river or the riparian zone (e.g., cut and fill, horizontal directional drilling, hydrostatic testing, construction, vegetation removal, discharge, etc.)?

    No

12. Will your action disturb the ground or existing vegetation? This includes any off road vehicle access, soil compaction, digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application, vegetation management (including removal or maintenance using equipment or chemicals), cultivation, development, etc.

    Yes

13. Does your action area occur entirely within an already developed area with no natural habitat or trees present? For the purposes of this question, "already developed areas" are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are NOT considered "already developed areas" for the purposes of this question).

    Yes

14. Does the action have potential indirect effects to listed species or the habitats they depend on (e.g., water discharge into adjacent habitat or waterbody, changes in groundwater elevation, introduction of an exotic plant species)?

    No

15. [Hidden Semantic] Does the action area intersect the Indiana bat AOI?

    Automatically answered
    Yes

16. Federally listed bats infrequently use anthropogenic structures for roosting, such as buildings, barns, sheds, and bat boxes. Are bats known to be roosting in a structure that occurs within your action area?

    No

17. [Hidden Semantic] Does the action intersect the Eastern massasauga rattlesnake area of influence?

    Automatically answered
    Yes

18. [Semantic] Does the action area intersect the northern riffelshell area of influence?

    Automatically answered
    Yes

19. [Hidden Semantic] Does the action area intersect the piping plover area of influence?

    Automatically answered
    Yes

20. [Hidden Semantic] Does the action area intersect the rufa red knot area of influence?

    Automatically answered
    Yes

21. [Hidden Semantic] Does the action area intersect the area of influence for Eastern prairie fringed orchid?

    Automatically answered
    Yes

22. [Hidden Semantic] Does the action area intersect the Indiana bat area of influence?

    Automatically answered
    Yes

23. [Hidden Semantic] Does this project intersect the northern long-eared bat area of influence?

    Automatically answered
    Yes

Michigan
Federally-listed Endangered and Threatened Species

Updated October 2018

SPECIES	STATUS	COUNTIES	HABITAT
MAMMALS			
Canada lynx *(Lynx canadensis)*	Threatened	**Current distribution:** A Canada lynx was recently documented in the Upper Peninsula. The counties listed here have the highest potential for Lynx presence: Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft.	Northern forests
Gray wolf *Canis lupus*	Endangered	Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft	Northern forested areas
Indiana bat *(Myotis sodalis)*	Endangered	Allegan, Barry, Bay, Benzie, Berrien, Branch, Calhoun, Cass, Clinton, Eaton, Genesee, Gratiot, Hillsdale, Ingham, Ionia, Jackson, Kalamazoo, Kent, Lapeer, Leelanau, Lenawee, Livingston, Macomb, Manistee, Mason, Monroe, Montcalm, Muskegon, Oakland, Oceana, Ottawa, Saginaw, St. Joseph, Sanilac, Shiawassee, St. Clair, Tuscola, Van Buren, Washtenaw, and Wayne	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
Northern long-eared bat *Myotis septentrionalis*	Threatened	Statewide	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
BIRDS			
Kirtland's warbler *Setophaga kirtlandii*	Endangered	Alcona, Alger, Antrim, Baraga, Chippewa, Clare, Crawford, Delta, Grand Traverse, Iosco, Kalkaska, Luce, Marquette, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, Roscommon, Schoolcraft	Breeding in young jack pine
Piping plover *(Chradrius melodus)*	Endangered	Alger, Alpena, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Leelanau, Luce, Mackinac, Manistee, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes
Piping plover *(Chradrius melodus)*	Critical Habitat	Alger, Benzie, Charlevoix, Cheboygan, Chippewa, Emmet, Iosco, Leelanau, Luce, Mackinac, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes

SPECIES	STATUS	COUNTIES	HABITAT
Rufa Red knot *(Calidris canutus rufa)*	Threatened	**Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:** Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Baraga, Bay, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Gogebic, Grand Traverse, Houghton, Huron, Iosco, Keweenaw, Leelanau, Luce, Mackinac, Macomb, Manistee, Marquette, Mason, Menominee, Monroe, Muskegon, Oceana, Ontonagon, Ottawa, Presque Isle, Sanilac, Schoolcraft, St. Clair, Tuscola, Van Buren, Wayne **Only actions that occur in large wetland complexes during the Red knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:** Midland, Saginaw, Shiawassee	Coastal areas and large wetland complexes
Whooping crane ** (*Grus americanus*)	Non-essential experimental population	Allegan, Barry, Berrien, Jackson, Kent, Lenawee, Macomb, Oceana, Ottawa	Open wetlands and lakeshores
REPTILES			
Copperbelly water snake *(Nerodia erythrogaster neglecta)*	Threatened	Branch, Calhoun, Cass, Eaton, Hillsdale, St. Joseph	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
Eastern massasauga (*Sistrurus catenatus*)	Threatened	Alcona, Allegan, Alpena, Antrim, Arenac, Barry, Berrien, Branch, Calhoun, Cass, Cheboygan, Clare, Clinton, Crawford, Eaton, Emmett, Genesee, Grand Traverse, Hillsdale, Huron, Ingham, Ionia, Iosco, Jackson, Kalamazoo, Kalkaska, Kent, Lake, Lapeer, Lenawee, Livingston, Mackinac, Macomb, Manistee, Mason, Missaukee, Montcalm, Montmorency, Muskegon, Newaygo, Oakland, Oscoda, Presque Isle, Saginaw, St. Joseph, Shiawassee, Van Buren, Washtenaw, Wayne	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies) open woodlands and shrublands
INSECTS			
Hine's emerald dragonfly *(Somatochlora hineana)*	Endangered	Alcona, Alpena, Mackinac, Menominee, Presque Isle	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
Hungerford's crawling water beetle *(Brychius hungerfordi)*	Endangered	Charlevoix, Cheboygan, Crawford, Emmet, Montmorency, Oscoda, Otsego, Presque Isle	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan.
Karner blue butterfly *(Lycaeides melissa samuelis)*	Endangered	Allegan, Ionia, Kent, Lake, Mason, Mecosta, Monroe, Montcalm, Muskegon, Newaygo, Oceana	Pine barrens and oak savannas on sandy soils and containing wild lupines *(Lupinus perennis)*, the only known food plant of larvae.
Mitchell's satyr *(Neonympha mitchellii mitchellii)*	Endangered	Barry, Berrien, Branch, Cass, Jackson, Kalamazoo, St. Joseph, Van Buren, Washtenaw	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs

SPECIES	STATUS	COUNTIES	HABITAT
Poweshiek skipperling (*Oarisma poweshiek*)	Endangered Critical Habitat	Hillsdale, Jackson, Lenawee, Livingston, Oakland, and Washtenaw Maps of proposed critical habitat in Michigan at www.fws.gov/midwest/endangered/insects/posk/fCHmaps/poskchMI.pdf	Wet prairie and fens
MUSSELS			
Clubshell *(Pleurobema clava)*	Endangered	Hillsdale	Found in coarse sand and gravel areas of runs and riffles within streams and small rivers
Northern riffleshell *(Epioblasma torulosa rangiana)*	Endangered	Monroe, Sanilac, Wayne	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
Rayed Bean (*Villosa fabalis*)	Endangered	Oakland, St. Clair	Belle, Black, Clinton and Pine Rivers
Snuffbox (*Epioblasma triquetra*)	Endangered	Gratiot, Ionia, Kent, Livingston, Oakland, St. Clair, Washtenaw	Small to medium-sized creeks in areas with a swift current and some larger rivers
PLANTS			
American hart's tongue fern *(Asplenium scolopendrium* var. *americanun = Phyllitis japonica* ssp. *a.)*	Threatened	Chippewa, Mackinac	Cool limestone sinkholes in mature hardwood forest
Dwarf lake iris *(Iris lacustris)*	Threatened	Alpena, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Mackinac, Menominee, Presque Isle, Schoolcraft	Partially shaded sandy-gravelly soils on lakeshores
Eastern prairie fringed orchid *(Plantathera leucophaea)*	Threatened	Bay, Cheboygan, Clinton, Eaton, Genesee, Gratiot, Huron, Livingston, Monroe, Saginaw, St. Clair, St. Joseph, Tuscola, Washtenaw, Wayne	Mesic to wet prairies and meadows
Houghton's goldenrod *(Solidago houghtonii)*	Threatened	Charlevoix, Cheboygan, Chippewa, Crawford, Emmet, Kalkaska, Mackinac, Presque Isle, Schoolcraft	Sandy flats along Great Lakes shores
Lakeside daisy *(Hymenoxy acaulis var. glabra)*	Threatened	Mackinac	Dry, rocky prairie grassland underlain by limestone
Michigan monkey-flower *(Mimulus michiganesis)*	Endangered	Benzie, Charlevoix, Cheboygan, Emmet, Leelanau, Mackinac	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
Pitcher's thistle *(Cirsium pitcheri)*	Threatened	Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Grand Traverse, Huron, Iosco, Leelanau, Mackinac, Manistee, Mason, Muskegon, Oceana, Ottawa, Presque Isle, Schoolcraft, Van Buren	Stabilized dunes and blowout areas

SPECIES	STATUS	COUNTIES	HABITAT
Small whorled pogonia *(Isotria medeoloides*)	Threatened	Berrien	Dry woodland; upland sites in mixed forests (second or third growth stage)

16711 Burt Road & 20939 Grand River Avenue

Detroit, MI

2,000 1,000 0 2,000 Feet

N

ASTi Environmental

Created for: Full Circle Communities, Inc.
Created by: RMH, September 30, 2021, ASTI Project 1-11598

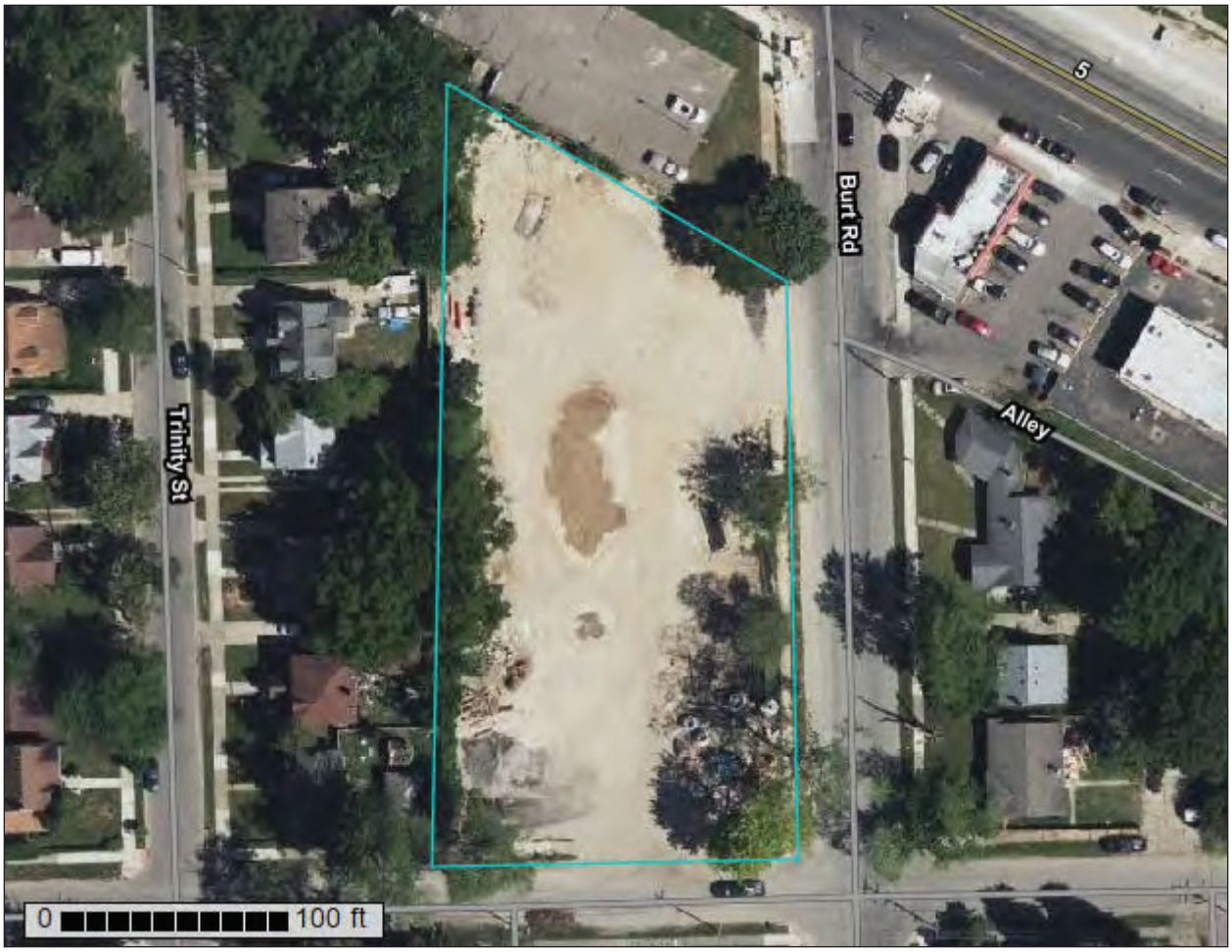
Acceptable Separation Distance Map

United States Department of Agriculture

Natural Resources Conservation Service

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

Custom Soil Resource Report for Wayne County, Michigan



December 1, 2021

Preface

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

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

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

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

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

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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map

Map Scale: 1:611 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 25 50 100 150

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Wayne County, Michigan
Survey Area Data: Version 7, Sep 7, 2021

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

Date(s) aerial images were photographed: Aug 5, 2020—Aug 12, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KibueB	Kibbie-Urban land-Colwood complex, sandy substratum, 0 to 4 percent slopes	0.0	0.3%
UrbaoB	Urban land-Fortress family complex, 0 to 4 percent slopes	1.1	99.7%
Totals for Area of Interest		**1.1**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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

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

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

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

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

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

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

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

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

Wayne County, Michigan

KibueB—Kibbie-Urban land-Colwood complex, sandy substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2v14k
Elevation: 600 to 640 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Kibbie, human transported surface, and similar soils: 45 percent
Urban land: 35 percent
Colwood, human transported surface, and similar soils: 15 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kibbie, Human Transported Surface

Setting

Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over sandy glaciolacustrine deposits

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 36 inches: silty clay loam
C - 36 to 61 inches: silt loam
2C - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 42 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D

Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Colwood, Human Transported Surface

Setting

Landform: Lakebeds (relict), deltas
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over sandy glaciolacustrine deposits

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bgb - 12 to 35 inches: silty clay loam
C - 35 to 62 inches: silt loam
2C - 62 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 24 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 42 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Minor Components

Rapson, human transported surface

Percent of map unit: 3 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

Fortress family

Percent of map unit: 2 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

UrbaoB—Urban land-Fortress family complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whst
Elevation: 570 to 710 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Fortress family and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Fortress Family

Setting

Landform: Deltas, nearshore zones (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Sandy human-transported material

Typical profile

^Au - 0 to 9 inches: loamy sand
^Cu - 9 to 80 inches: gravelly-artifactual sand

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: About 36 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Minor Components

Riverfront, steep

Percent of map unit: 1 percent
Landform: Lakebeds (relict), deltas, drainageways
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

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Housing and Revitalization Department
CITY OF DETROIT

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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 24, 2022

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 a CDBG Funded Project Located at 16711 Burt Rd. in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan…," dated November 9, 2016, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

We have determined that within in the Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP). Additionally, per Stipulation VI.A.1 and VI.B.1 of Programmatic Agreement (PA), the proposed undertaking requires SHPO review for archeological considerations.

On 11/8/2021, a technical report completed by Misty M. Jackson, Ph.D., was submitted for review to determine whether archaeological resources or human remains are present at the project location. This report concluded:

> ACCR recommends a determination of No Historic Properties Will Be Affected for the proposed project location in regard to archaeological resources. Native American sites have been recorded within one mile of the subject property, and an historic farmstead along Grand River Avenue that potentially dates to as early as 1832 may have occupied some part of the north side of the subject property. However, given past development and demolition that has occurred on the subject property, there is a low probability that intact sites remain from either the period of pre-European contact or from the early American period in Michigan when Grand River Avenue served as major early transportation artery.

On 1/20/2022, a letter from SHPO's archaeologist, Michael Hambacher, stated that they reviewed the archaeology report and concur with this recommendation. If during ground disturbing activities, human remains are discovered, work must be halted, and Detroit's

Housing and Revitalization Department

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

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Fax: 313.224.1629
www.detroitmi.gov

Preservation Specialist should be contacted immediately to coordinate further guidance on how to proceed.

Therefore, **no historic properties will be affected** by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist. If you have any questions, please contact Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

Noise Assessment
Miller Grove Center
16711 Burt Road
Detroit, Michigan

Full Circle Communities, Inc.

October 7, 2021

ASTI ENVIRONMENTAL

ASTI ENVIRONMENTAL

Noise Assessment
Miller Grove Center
16711 Burt Road
Detroit, Michigan

October 7, 2021

Report Prepared For:

Full Circle Communities, Inc.
310 Peoria Street, Suite 500
Chicago, Illinois 60607

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
800-395-ASTI

ASTI Project No. 1-11598

Report Prepared by:

Ashleigh Czapek
Associate I

Report Reviewed by:

Pamela Chapman, PE, EP
Phase I Group Leader

ASTI ENVIRONMENTAL

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ATTACHMENTS

A NAL Location Map
B Airport Noise Contour Map
C AADT Information
D Day-Night Level Electronic Assessment

1.0 INTRODUCTION

Full Circle Communities, Inc. proposes the new construction utilizing funding provided from the Michigan State Housing Development Authority (MSHDA) of the Miller Grove Center at 16711 Burt Road, Detroit, Michigan, referred to herein as “Subject Property”.

This assessment was conducted to provide the noise level and associated noise category at each designated Noise Assessment Location (NAL) at the Subject Property. This assessment does not include an evaluation of noise attenuation but general guidance is provided at the end of this assessment.

This evaluation was conducted per guidelines set forth in 24 CFR 51B. This noise analysis evaluates the Subject Property’s exposure to three major sources of noise: aircraft, roadways, and railways. If identified, additional non-transportation noise sources such as loud impulse sounds from nearby industry are also evaluated.

The following three sources of transportation noise and their applicable search distances are outlined below when evaluating noise at a site.

1. Aircraft - All military and FAA-regulated civil airfields within 15 miles of the Subject Property.
2. Roadways - Major roadways and limited access highways/freeways within 1,000 feet of the Subject Property utilizing a 10-year projection. Roadways considered are generally based on number of lanes, speed limit, presence of stop signs or lights, overall traffic counts, and/or number of medium or heavy trucks.
3. Railroad - All active railroads within 3,000 feet of the Subject Property.

The noise level calculated at a NAL is known as the day-night average sound level or DNL. A calculated DNL can fall within three categories as follow.

1. Acceptable - DNL not exceeding 65 decibels (dB)
2. Normally Unacceptable - DNL above the 65 dB threshold but not exceeding 75 dB
3. Unacceptable - DNL above 75 dB

One NAL (NAL #1) was selected on the Subject Property for this analysis based on proximity to noise sources. A map with the Subject Property boundaries and NAL location is included as Attachment A.

The following is a summary of the applicable noise sources identified at the NAL.

NAL #1

Noise Source with Applicable Distance	**Name**	**Distance to NAL**
Airport(s)	Coleman A Young International Airport	11.8 miles
	Detroit Metropolitan Airport	13 miles
Busy Road(s)	Grand River Avenue	154 feet
	W. McNichols	974 feet
Railroad(s)	None	NA
Non-Transportation	None	NA

2.0 EVALUATION OF NOISE SOURCES

2.1 Airports

Coleman A. Young International Airport is approximately 11.8 miles distant. Based on the Noise Contour Map for the airport (Attachment B), the site is not within a distance of concern.

Detroit Metropolitan Airport is approximately 13 miles distant. Based on the Noise Contour Map for the airport (Attachment B), the site is not within a distance of concern.

Other small airfields were identified within 15 miles, but these airfields have no commercial traffic and are not likely FAA-regulated. They are not considered to represent a noise concern.

2.2 Busy Roadways

The major roadways are:

- Grand River Avenue
- W. McNichols

Grand River Avenue is a 4-lane road with a center turn lane. The speed limit is 35 mph near the Subject Property. The roadway is an approximate effective distance of 154 feet from the northwestern corner of the proposed building (NAL #1).

W. McNichols is a 4-lane road with a center median that separates east and west traffic. The speed limit is 35 mph near the Subject Property. The roadway is an approximate effective distance of 974 feet from the northwestern corner of the proposed building (NAL #1).

Traffic counts were obtained through MDOT. Projections were done through 2031. After review of the traffic count information of each street, a growth rate of 1% per year compounded was judged appropriate as traffic levels are expected to remain relatively stable or increase slightly. Traffic projections are included in Attachment C.

2.3 Railroads

Not applicable.

2.4 Non-Transportation Sources

Not applicable.

3.0 CALCULATIONS

A Noise DNL calculator worksheet for the NAL is provided in Attachment D.

Using the HUD DNL calculator, the noise level at NAL #1, as predicted in 2031, is calculated to be 65 dB and within the Acceptable range.

4.0 CONCLUSIONS

The following is a summary of the findings of this assessment.

NAL #	Combined Source DNL (dB)	Category
1	65	Acceptable

5.0 REFERENCES

- 24 CFR Part 51 Subpart B
- The Noise Guidebook, U.S. Department of Housing and Urban Development,
- U.S. DOT
- https://mdot.ms2soft.com/
- https://www.hudexchange.info/programs/environmental-review/dnl-calculator/

HUD ATTENUATION GUIDANCE

https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The interior standard is 45 dB.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

Locations with day-night average noise levels above 75 dB have “Unacceptable” noise exposure. For new construction, noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity’s Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an environmental impact statement.

The environmental review record should contain **one** of the following:

- Documentation the proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield.
- If within those distances, documentation showing the noise level is *Acceptable* (at or below 65 DNL).
- If within those distances, documentation showing that there’s an effective noise barrier (i.e., that provides sufficient protection).

- Documentation showing the noise generated by the noise source(s) is *Normally Unacceptable (66 – 75 DNL)* and identifying noise attenuation requirements that will bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL.

ATTACHMENT A

NAL Location Map

Y:\Project Files\Current and Closed\11000-11999\11500-11599\11598 16711 Burt & 20939 Grand River, Detroit\1-11598 NEPA, Noise, Section 106\CAD\1-11598.dwg; 10/6/2021 1:46 PM;

GRAPHIC SCALE

0 30 60 120

1 inch = 60 ft.
Paper Size = (8.5x11)

LEGEND

Property Line
Noise Assessment Location

N

16711 Burt Road

Detroit, MI

ASTI Environmental

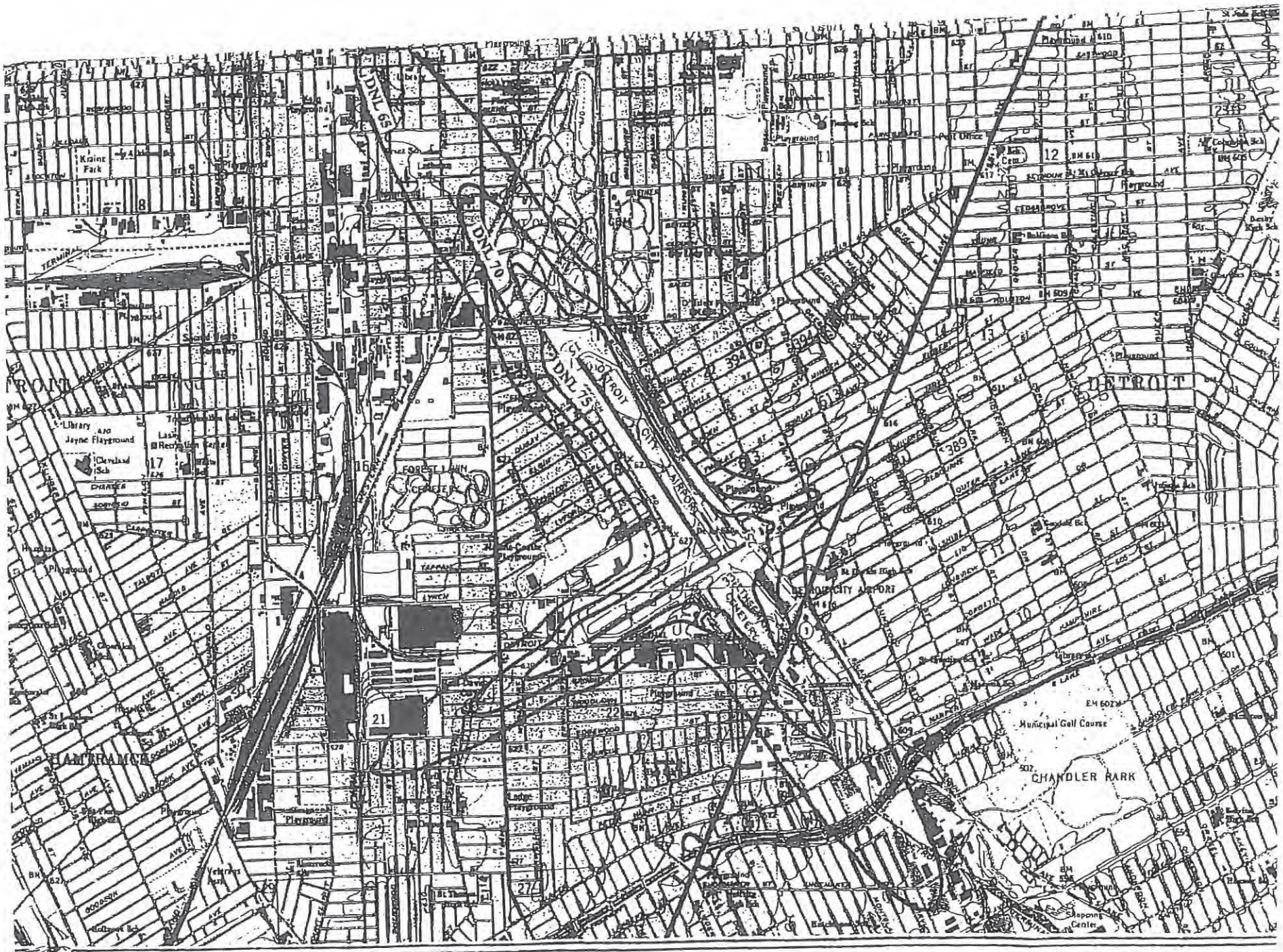
Client: Full Circle Communities, Inc.

Noise Assessment Location Map

ASTI Project 1-11598, JRN, October 6, 2021

ATTACHMENT B

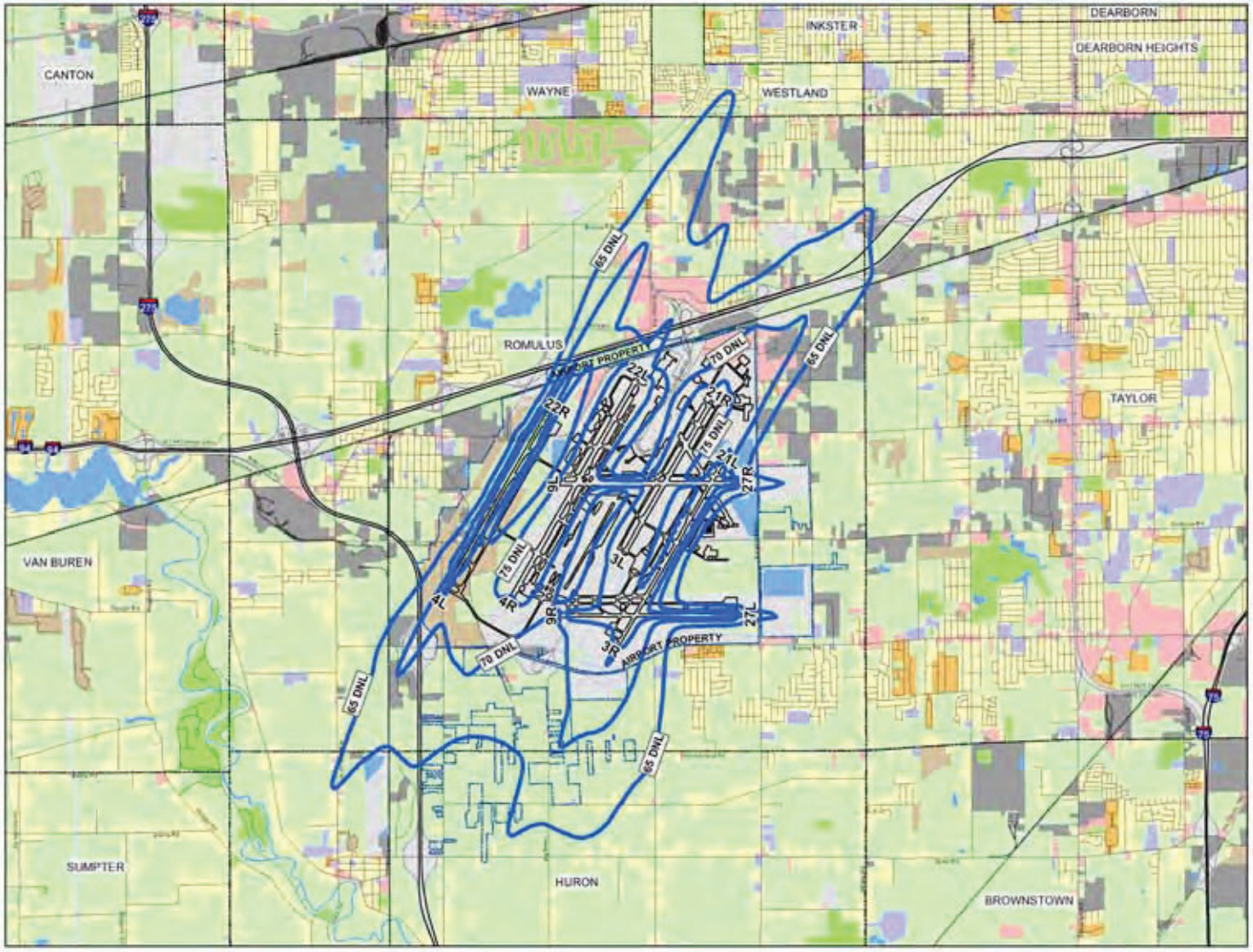
Airport Noise Contour Maps



CITY OF DETROIT
AIRPORT DEPARTMENT

1996 BASE
NOISE EXPOSURE CONTOURS

Figure D28 **Future (2011) Noise Contour**



Land Use Legend

- Single-family residential
- Residential areas with 25% or more vacant land
- Multiple-family residential
- Commercial and office
- Industrial
- Institutional
- Transportation, communication, and utility
- Under development
- Cultural, outdoor recreation, and cemetery
- Woodland and wetland
- Active agriculture
- Extractive and barren
- Grassland, and shrub
- Vacant nonresidential
- Water
- City Limits Boundary
- Future 2011 DNL Noise Contours

N

0 0.5 1 2 Miles

Source: Michigan Department of Natural Resources, SEMCOG

July 5, 2005

DETROIT
METROPOLITAN WAYNE COUNTY AIRPORT

ATTACHMENT C

AADT Information

Auto and Heavy Truck 10-year ADT Projections

Grand River Avenue (M-5)

	Cars	% Change	Trucks	% Change
2008	22972		804	
2009	22680	-1.3	716	-10.9
2011	24113	6.3	422	-41.1
2012	24303	0.8	428	1.4
2013	21846	-10.1	405	-5.4
2014	22370	2.4	415	2.5
2016	29919	33.7	427	2.9
2017	30158	0.8	522	22.2
2018	30067	-0.3	613	17.4
2019	25725	-14.4	499	-18.6
2020	20554	-20.1	399	-20.0
	Avg % change:	-0.2	Avg % change:	-4.96
	Avg % change (Last 5-yr Trend):	-0.9	Avg % change (Last 5-yr Trend):	0.31
	% Change/Year Assumption	1	**%/Year Change Assumption**	1

2031 Projections

	Cars	Trucks
2020	20554	399
2021	20760	403
2022	20967	407
2023	21177	411
2024	21389	415
2025	21602	419
2026	21818	424
2027	22037	428
2028	22257	432
2029	22480	436
2030	22704	441
2031	22931	445

Predicted 2031 Auto ADT	Predicted 2031 Truck ADT
22931	445

Auto and Heavy Truck 10-year ADT Projections

McNichols Rd

	Cars	% Change	Trucks	% Change
2016	9476		273	
2017	9379	-1.0	770	182.1
2018	9046	-3.6	207	-73.1
2019	8859	-2.1	348	68.1
2020	7580	-14.4	283	-18.7
	Avg % change:	-5.3	Avg % change:	39.59
	Avg % change (Last 5-yr Trend):	-5.3	Avg % change (Last 5-yr Trend):	39.59
	% Change/Year Assumption	1	**%/Year Change Assumption**	1

2031 Projections

	Cars	Trucks
2020	7580	283
2021	7656	286
2022	7732	289
2023	7810	292
2024	7888	294
2025	7967	297
2026	8046	300
2027	8127	303
2028	8208	306
2029	8290	310
2030	8373	313
2031	8457	316

Predicted 2031 Auto ADT	Predicted 2031 Truck ADT
8457	316

ATTACHMENT D

Day-Night Level Electronic Assessments

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	1-11598
Record Date	10/05/2021
User's Name	ASTI Environmental NAL 1

Road # 1 Name:	**Grand River**

Road #1

Vehicle Type	Cars ☑	Medium Trucks ☐	Heavy Trucks ☑
Effective Distance	154		154
Distance to Stop Sign			
Average Speed	35		35
Average Daily Trips (ADT)	22931		445
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	60	0	63
Calculate Road #1 DNL	65	Reset	

Road # 2 Name:	**W. McNichols**

Road #2

Vehicle Type	Cars ☑	Medium Trucks ☐	Heavy Trucks ☑
Effective Distance	974		974
Distance to Stop Sign			
Average Speed	35		35
Average Daily Trips (ADT)	8457		316
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	44	0	50
Calculate Road #2 DNL	51	Reset	

Add Road Source | Add Rail Source

Airport Noise Level	
Loud Impulse Sounds?	○Yes ○No
Combined DNL for all Road and Rail sources	**65**
Combined DNL including Airport	**N/A**
Site DNL with Loud Impulse Sound	

Calculate | Reset

Mitigation Options

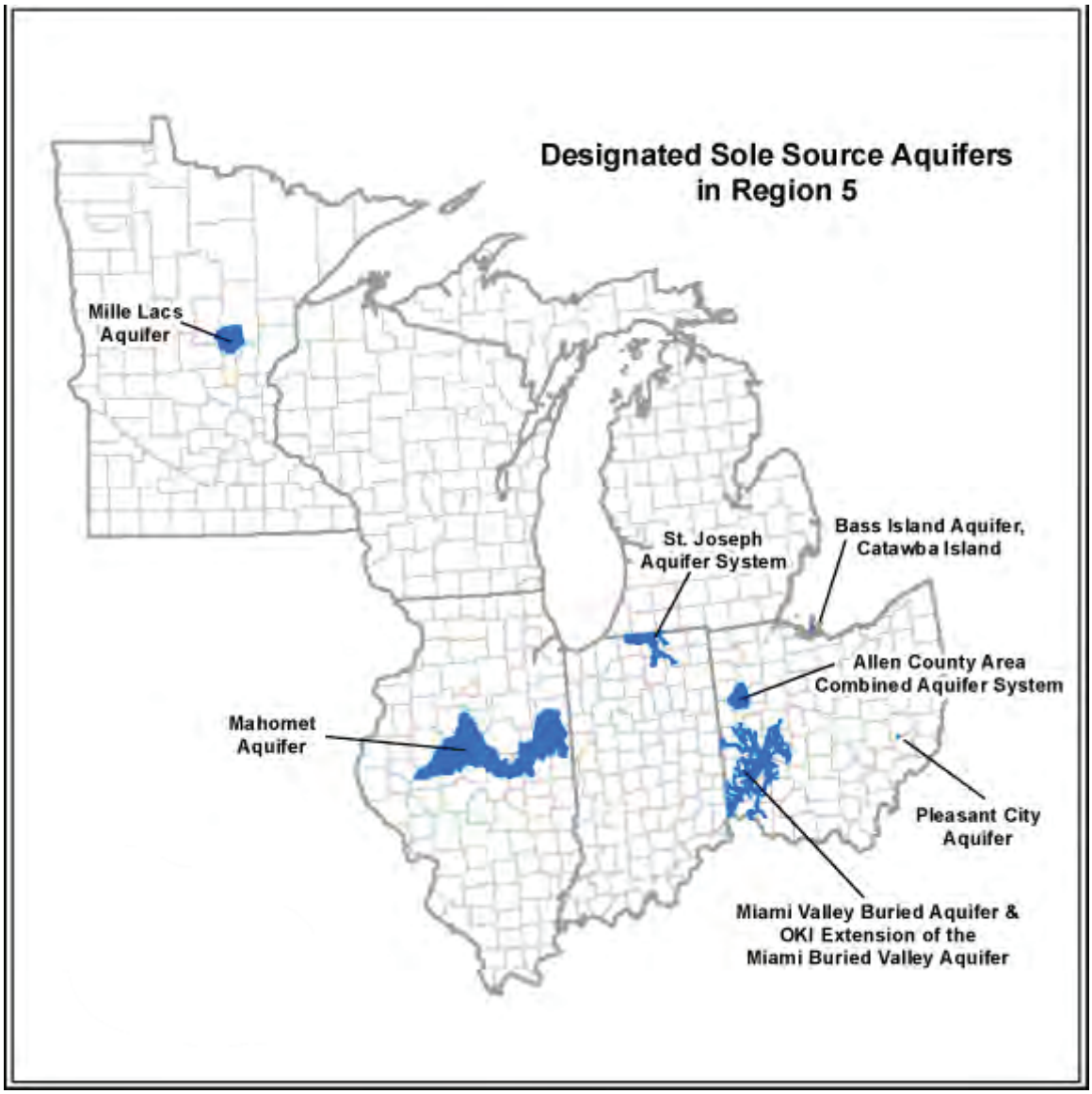
If your site DNL is in Excess of 65 decibels, your options are:

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

Tools and Guidance

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

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


Designated Sole Source Aquifers
in Region 5
Mille Lacs
Aquifer
St. Joseph
Aquifer System
Bass Island Aquifer,
Catawba Island
Allen County Area
Combined Aquifer System
Mahomet
Aquifer
Pleasant City
Aquifer
Miami Valley Buried Aquifer &
OKI Extension of the
Miami Buried Valley Aquifer

U.S. Fish and Wildlife Service

National Wetlands Inventory

1-11598_NWI_Map

September 22, 2021

Wetlands

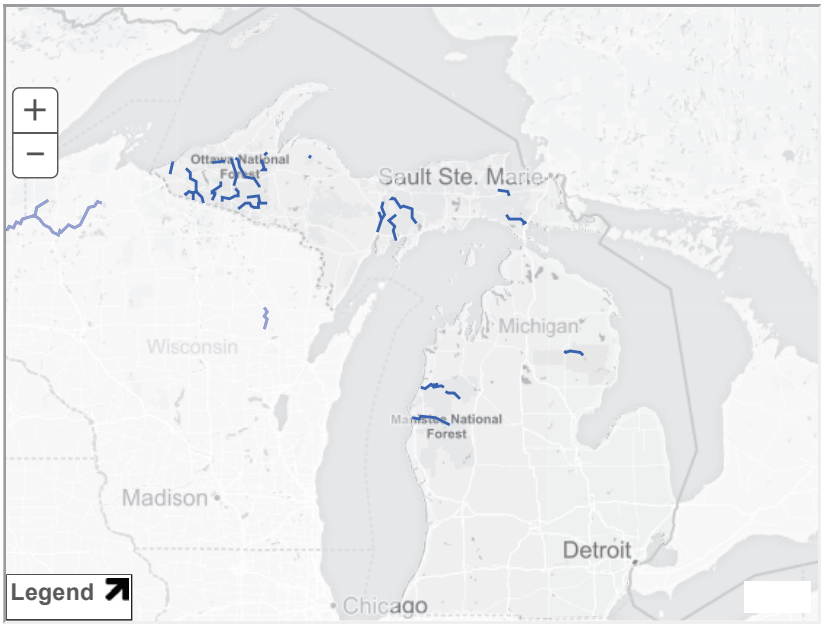
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

MICHIGAN

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic—just a bit more than 1% of the state's river miles.



+ View larger map

Choose A State Go

Choose A River Go

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

- AuSable River
- Bear Creek
- Black River
- Carp River
- Indian River
- Manistee River
- Ontonagon River
- Paint River
- Pere Marquette River
- Pine River
- Presque Isle River
- Sturgeon River (Hiawatha National Forest)
- Sturgeon River (Ottawa National Forest)
- Tahquamenon River (East Branch)
- Whitefish River
- Yellow Dog River

EJSCREEN Report (Version 2020)

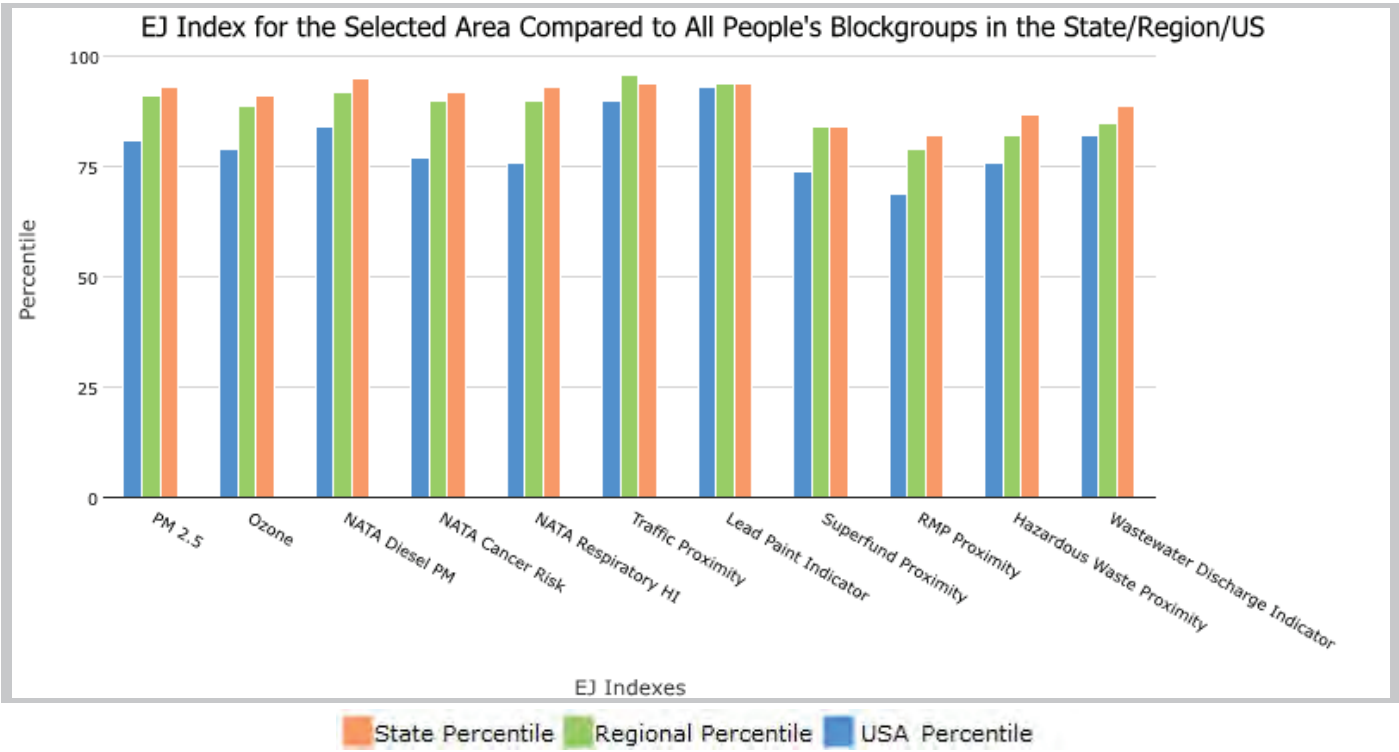
1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 17,085

Input Area (sq. miles): 3.31

16711 Burt Rd., Detroit, MI

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	93	91	81
EJ Index for Ozone	91	89	79
EJ Index for NATA* Diesel PM	95	92	84
EJ Index for NATA* Air Toxics Cancer Risk	92	90	77
EJ Index for NATA* Respiratory Hazard Index	93	90	76
EJ Index for Traffic Proximity and Volume	94	96	90
EJ Index for Lead Paint Indicator	94	94	93
EJ Index for Superfund Proximity	84	84	74
EJ Index for RMP Proximity	82	79	69
EJ Index for Hazardous Waste Proximity	87	82	76
EJ Index for Wastewater Discharge Indicator	89	85	82



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EJSCREEN Report (Version 2020)

1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 17,085

Input Area (sq. miles): 3.31

16711 Burt Rd., Detroit, MI

September 22, 2021

16711 Burt Rd., Detroit, MI

Search Result (point)

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJSCREEN Report (Version 2020)

1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 17,085

Input Area (sq. miles): 3.31

16711 Burt Rd., Detroit, MI

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m^3)	9.56	8.11	95	8.4	92	8.55	83
Ozone (ppb)	41.9	43.1	16	43.8	19	42.9	42
NATA* Diesel PM (µg/m^3)	0.72	0.338	96	0.446	80-90th	0.478	80-90th
NATA* Cancer Risk (lifetime risk per million)	29	24	84	26	70-80th	32	<50th
NATA* Respiratory Hazard Index	0.38	0.29	96	0.34	70-80th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	1400	650	87	530	91	750	86
Lead Paint Indicator (% Pre-1960 Housing)	0.83	0.38	89	0.38	90	0.28	94
Superfund Proximity (site count/km distance)	0.035	0.15	16	0.13	27	0.13	31
RMP Proximity (facility count/km distance)	0.13	0.53	33	0.83	19	0.74	23
Hazardous Waste Proximity (facility count/km distance)	1	1.2	61	2.4	46	5	51
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0.00014	1.7	57	2.4	45	9.4	55
Demographic Indicators							
Demographic Index	74%	29%	93	28%	94	36%	92
People of Color Population	93%	25%	94	25%	95	39%	92
Low Income Population	55%	33%	84	30%	86	33%	84
Linguistically Isolated Population	1%	2%	69	2%	64	4%	50
Population With Less Than High School Education	17%	9%	84	10%	82	13%	72
Population Under 5 years of age	6%	6%	61	6%	58	6%	56
Population over 64 years of age	15%	16%	47	16%	51	15%	56

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

For additional information, see: www.epa.gov/environmentaljustice