

DETERMINATION OF LEVEL OF ENVIRONMENTAL REVIEW

CERTIFYING OFFICER

(name) Mitch Foster , (title) City Manager is designated the environmental certifying officer for the CDBG project described below. I certify that

PROJECT INFORMATION

Grantee (Unit of General Local Government) City of Ludington

Grantee Address 400 S Harrison Street

Grantee Contact Person Name and Phone Heather Tykoski 231-845-6237

Other Project Contact Person Name and Phone Mitch Foster 231-845-6237

Grant Number (if assigned) _____

Project Title Lofts on Rowe / Haskell Building

Project Description (provide in separate, attached sheets)

The project will address several important community development goals. It will redevelop a vacant and blighted historic property. If action is not taken, the building will fall into further blight and require demolition.

The project will also create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis. The Target Market Analysis identified a need for 423 rental units annually in the City of Ludington. It stated that "Units above street-front retail and/or located in downtown areas will be well-received by the target markets. In transitional areas around the downtowns, low-rise buildings and row houses might be more appropriate. Detached houses, duplexes, and triplexes could be used as infill and transitional formats for urban neighborhoods proximate to the downtown." The units being added and rehabilitated in this application will add needed housing in our community.

Prior to reuse, the Haskell Building needs interior demolition, new HVAC, electrical, plumbing, floors, walls, ceilings, windows, fire suppression, egress, and repair to the existing masonry. In addition, the project will create a new parking lot for residents and commercial users and sidewalk.

The outcome of the project will be the elimination of blight, the preservation of a historic structure and the creation of new residential and commercial square footage.

DETERMINATION OF LEVEL OF ENVIRONMENTAL REVIEW

CERTIFYING OFFICER

(name) Mitch Foster , (title) City Manager is designated the environmental certifying officer for the CDBG project described below. I certify that

PROJECT INFORMATION

Grantee (Unit of General Local Government) City of Ludington

Grantee Address 400 S Harrison Street

Grantee Contact Person
Name and Phone Heather Tykoski 231-845-6237

Other Project Contact Person
Name and Phone Mitch Foster 231-845-6237

Grant Number (if assigned) _____

Project Title Lofts on Rowe / Haskell Building

Project Description (provide in separate, attached sheets)

The project will address several important community development goals. It will redevelop a vacant and blighted historic property. If action is not taken, the building will fall into further blight and require demolition.

The project will also create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis. The Target Market Analysis identified a need for 423 rental units annually in the City of Ludington. It stated that "Units above street-front retail and/or located in downtown areas will be well-received by the target markets. In transitional areas around the downtowns, low-rise buildings and row houses might be more appropriate. Detached houses, duplexes, and triplexes could be used as infill and transitional formats for urban neighborhoods proximate to the downtown." The units being added and rehabilitated in this application will add needed housing in our community.

Prior to reuse, the Haskell Building needs interior demolition, new HVAC, electrical, plumbing, floors, walls, ceilings, windows, fire suppression, egress, and repair to the existing masonry. In addition, the project will create a new parking lot for residents and commercial users and sidewalk.

The outcome of the project will be the elimination of blight, the preservation of a historic structure and the creation of new residential and commercial square footage.

PROJECT DETERMINATION (completed by the Environmental Review Officer)

All project activities have been reviewed and the project meets the following environmental determination:

- Exempt
- Categorically Excluded Not Subject To §58.5
- Categorically Excluded Subject To §58.5
- Environmental Assessment
- Environmental Impact Statement



Certifying Officer Signature
Mitch Foster, City Manager

4/6/2021
Date

**ENVIRONMENTAL ASSESSMENT
FOR CDBG-FUNDED PROJECTS**
Recommended format per 24 CFR 58.36, revised January 2014
[Previously recommended EA formats are obsolete].

Project Identification: Lofts on Rowe/Haskell Building

Preparer: Susan Wenzlick, Senior Brownfield Consultant, Fishbeck

Responsible Entity: City of Ludington

Month/Year: December 2020

ENVIRONMENTAL ASSESSMENT

Responsible Entity: City of Ludington

[24 CFR 58.2(a)(7)]

Certifying Officer: Mitch Foster

[24 CFR 58.2(a)(2)]

Project Name: Lofts on Rowe/Haskell Building

Project Location: 801 N. Rowe Street Ludington, MI 49431

Estimated total project cost: \$12,000,000.00

Grant Recipient: City of Ludington

[24 CFR 58.2(a)(5)]

Recipient Address: 400 S Harrison Street

Project Representative: Heather Tykoski

Telephone Number: 231-845-6237

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

FINDING: [58.40(g)]

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

Preparer Signature:  **Date:** December 16, 2020

Name/Title/Agency: Susan Wenzlick, Senior Brownfield Consultant, Fishbeck

Approving Official Signature:

 **Date:** 1/6/2021

Name/Title/Agency: Mitch Foster, City Manager

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

The City of Ludington is working to improve our downtown's vitality by creating spaces that attract people to work, play, live, and gather. Housing within walking distance of downtown is an essential component of downtown vitality. Further, as a lakefront community with a growing seasonal tourist and retiree economy and elevating home prices, our year-round residents are less able to afford homes near their workplaces. The proposed project will increase housing options near downtown, supporting downtown vitality, and create an affordable option for the local workforce.

Description of the Proposal: Include all contemplated actions, which logically are either geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in a 2015 Target Market Analysis. While some progress has been made toward affordable housing, a large gap still remains between what has been built and what is needed to address a growing affordable housing crisis. The units being added by the proposed project will contribute 65 new units of rental housing toward the number recommended by the Target Market Analysis.

The Haskell Building is over 100 years old and was historically used for manufacturing. Reusing the Haskell Building for residential apartments will require interior demolition, new HVAC, electrical, plumbing, floors, walls, ceilings, windows, fire suppression, egress, and repair to the existing masonry. In addition, the project will create sidewalks and a new parking lot for residents and commercial users.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The project will address several important community development goals.

- It will redevelop a vacant and blighted historic property. If action is not taken, the building will continue to deteriorate until it's no longer useable and requires demolition.
- Workforce housing is needed to fill the housing gap referenced above. The Target Market Analysis identified a need for 423 new rental units a year for five years in the City of Ludington. It stated that "Units above street-front retail and/or located in downtown areas will be well-received by the target markets. In transitional areas around the downtowns, low-rise buildings and row houses might be more appropriate. Detached houses, duplexes, and triplexes could be used as infill and transitional formats for urban neighborhoods proximate to the downtown."
- Housing for year-round residents near our urban core helps businesses in town remain viable and contributes to downtown vitality.

Built in 1890, the 3-story, 45,000 square foot brick building located at 801 N Rowe Street in Ludington, Michigan has had numerous uses, most all of which were manufacturing. Part of the building was originally created as A. E. Cartier's Pants Factory (1895), and later went on to house various machine shops (1910), Cigar Factory (1916), Haskell Boat Co. (1924) and Wolverine Sportswear (1950). It has been vacant for quite some time with minimal use as a storage facility for old machine parts. The property has been re-zoned to meet the proposed uses of the redevelopment.

The subject property is located at a point where industry transitions to residential land uses. As the factories became functionally obsolete, businesses closed or moved to newer industrial parks and the old factories were used for storage, left vacant, or demolished. The subject property has been vacant for 20 years with minimal use as a storage facility for old machine parts.

The project site is contaminated above Michigan Department of Environment, Great Lakes, and Energy (EGLE) Generic Residential Cleanup Criteria (GRCC). Soil contaminated above the GRCC will be paved over or managed with a clean soil cap and restrictions on disturbing the cap. Groundwater is contaminated above the GRCC. Groundwater use restrictions are already in place and municipal drinking water will be used by project residents. A vapor mitigation system will be installed during building renovations to protect residents from groundwater vapors that could migrate into living

spaces. Lead and asbestos were found inside the building and will be abated prior to building renovations.

The surrounding neighborhood is stable. Its modest homes are in fair to good condition, with both owner and renter occupants. Neighborhood homes were historically owned or rented by workers who could walk to their workplaces. The proposed new residential use preserves the historic building and gives a nod to the men and women who have worked, lived, and raised their families in this neighborhood for more than 100 years.

Statutory Checklist

Federal Laws and Authorities listed at Sec. 58.5

Project Name and Identification No. Lofts on Rowe / 801 N. Rowe

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
Historic Properties	X						See www.michigan.gov/shposection106 A section 106 Review has been submitted. Consultation with SHPO is underway. SHPO recommendations will be adhered to in project specifications and bidding documents.
Floodplain Management (HUD 8-step decision-making process must be used if project is located in/impacts floodplain)	X						See www.fsw.gov/ipac Not in 100 yr Floodplain. See supporting map April 21, 2020
Wetlands Protection (HUD 8-step decision-making process must be used if project is located in/impacts wetlands)	X						See www.fws.gov/wetlands/Data/Mapper.html No wetlands observed in the project area boundaries. http://www.mcqi.state.mi.us/mqdl/pdfmaps/Wetlands/CGI_Mason_prelim_wi_75136_7.pdf See attached printed version of these maps
Coastal Zone Management	X						See www.mi.gov/coastalmanagement www.fsw.gov/ipac Area is not adjacent to any coastal zone. (EGLE PIF) See EGLE map high risk erosion areas. Printed April 21, 2020
Water Quality	X						See https://geopub.epa.gov/DWWidgetApp/ See EGLE groundwater inventory mapping project -see map attached
Endangered Species	X						See www.fsw.gov/ipac This project will not disrupt any species. The project is located in an Urban area with no identifiable endangered species habitats as described in the County distribution list by FWS for Mason County. Identified species habitats are not conducive to the Urban Area, none have been spotted in this defined geographic project boundary per certifying officer. See attached list and map April 21, 2020
Wild and Scenic Rivers	X						See www.fsw.gov/ipac There are no wild or scenic rivers in the defined project boundary. See map April 21, 2020
Air Quality	X						See https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report This is project will increase residential units, in an area with current residential units, the project will improve the current conditions by replacing unused upper stories and those in need of updating. See printed report 2019 printed April 21, 2020. 2020 report not available
Farmlands Protection	X						There is no farmland area in the City of Ludington. See Ludington City Zoning https://www.ludington.mi.us/229/Planning-Zoning and attached HUD worksheet for 7 CFR Part 658
Thermal/Explosive	X						There are no thermal or explosive materials on the site. See HUD worksheet, supporting documentation and email from LARA representative.
Noise Control	X						This is a Residential setting abutting industrial property immediately to the north. Noise will not exceed that of current conditions. Activities will not increase current noise levels. See HUD noise attenuation worksheet.

Airport Clear Zones	X						Project is not in an airport clear zone see attached map showing distance greater than 2500 feet.
Contamination/Toxic Sites	X						Contamination in the vicinity of the project site is managed with use restrictions and by owner obligations for due care. Contamination at the subject site will be managed during and after building renovations. Appropriate precautions will be taken to protect residents from exposure. See HUD Worksheet.
Environmental Justice	X						The new apartments will increase much needed housing stock in the City of Ludington. All applicable Fair Housing laws will be followed when filling the units

* Attach evidence that required actions have been taken.

Statutory Checklist

Federal Laws and Authorities listed at Sec. 58.6 and
Permits, Licenses, Forms of Compliance Under Other Laws - Federal, State and Local

Project Name and Identification No.

Lofts on Rowe / 801 N. Rowe

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
Federal Requirements								
Flood Insurance - 58.6(a)	X							Not in 100 year floodplain. See supporting map documentation. www.masoncounty.net/departments/building/floodplain-flood-hazard-areas.html
Coastal Barriers - 58.6(c)	X							Area is not adjacent to any coastal zone. (EGLE PIF) See EGLE map high risk erosion areas.
Airport Clear Zone Notification - 58.6(d)	X							Project is not in an airport clear zone, per certifying officer. See attached HUD worksheet and map outlining distance from airport to project area is included.
Water Quality	X							The Project area is tied to municipal drinking water. A copy of the City's Annual Water Quality report can be found here: https://www.ludington.mi.us/282/Water-Treatment-Plant
Solid Waste Disposal	X							The City of Ludington has a contract for solid waste disposal with Republic Services
Fish and Wildlife	X							No impact. The Project is a renovation project in a downtown area. No wildlife or fish will be impacted by this project. See attached map and endangered species listing.
Stormwater	X							The Project area is tied to municipal stormwater services. See attached letter.
State Statutes	Use the Michigan Department of Environmental Quality's Environmental Permit Checklist to determine which, if any, state statutes apply (http://www.michigan.gov/documents/EGLE/EGLE-oea-cau-permits-egp3580_415019_7.pdf). Document any relevant state statute compliance below.							

Prepared by: Susan Wenzlick, Senior Brownfield Consultant, Fishbeck

Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development Code Source or Documentation

Conformance with Comprehensive Plans and Zoning	2	The project area is zoned for multifamily uses
Compatibility and Urban Impact	2	The project will benefit the city by creating more housing units. The proposed housing is appropriate in scale and price point for the neighborhood.
Slope	2	Project will not change the current footprint. Existing asphalt and concrete parking and sidewalks will be improved and extended as part of the project.
Erosion	1	Erosion control measures will be used during excavation of current concrete/asphalt and installation of new.
Soil Suitability	1	Soil is structurally suitable for the proposed building use. Adequate drainage, a stormwater system, and public water and sewer exist for the proposed use. Suitable soil will be added for landscaping and greenspace.
Hazards and Nuisances including Site Safety	1	The project site is not subject to natural hazards or near man-made hazards. Precautions will be taken during construction to ensure site safety. Odors, smoke, noise, and dust from nearby businesses are managed according to state law and local ordinance. The residential development is not expected to substantially increase noise or traffic in the neighborhood.
Energy Consumption	2	The project will utilize energy efficient lighting, and appliances

Noise - Contribution to Community Noise Levels	1	The project is not expected to increase noise levels in the manufacturing/residential area.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Project will not contribute to or increase pollution levels
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	Project includes upgrading the façade of the current structure at 801 N Rowe. Exterior changes will be limited. The project has successfully been reviewed by the State Historic Preservation Office and conforms with the Secretary of the Interior's Standards for Rehabilitation. It also includes a complete update to the interior space as well as greenspace, sidewalks, and parking.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	Project will provide additional housing, and improve living conditions.
Displacement	1	No displacement will occur as the building is currently vacant.
Employment and Income Patterns	2	Project does not involve employment. However, it provides much needed housing for the local workforce.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	No School in project area. Primary and Secondary Schools located within 1-2 miles of project area
Commercial Facilities	2	A convenience -store located within 1/2 mile. Shopping and restaurants are located 1 mile.
Health Care	1	Spectrum Health Ludington Hospital, a full-service facility, is located approximately 2 miles from the project area.
Social Services	1	The Salvation Army, several churches and both County and City government offices are located within 1-2 miles of the project area
Solid Waste	1	The City of Ludington has a contract for solid waste disposal with Republic Services.
Waste Water	1	The Project area is tied to municipal wastewater services.
Storm Water	1	The Project area is tied to municipal stormwater services.
Water Supply	1	The Project area is tied to municipal drinking water services.
Public Safety - Police	2	The City of Ludington Police Department is located within 2 miles of the project.
- Fire	1	The Ludington Fire Department is located within 1.5 miles of the project
- Emergency Medical	1	Spectrum Health Ludington Hospital, a full-service facility, is located within 2 miles from the project area. the area is also covered by first responders and ambulance service
Open Space and Recreation - Open Space	1	Several City parks are located within 2 miles of the project area. Lake Michigan and the City beach area are located within 2 miles of the Western Border of the project area
- Recreation	1	walking, biking, boating and fishing are all available within 2 miles of the project area. All accessible areas are public property with no entry fees.
- Cultural Facilities	1	Several cultural facilities including the Ludington Area Center for the Arts, Sandcastles Children’s Museum, and the Ludington Library are located within .5 miles of the project area. The Ludington sculpture park, the North Breakwater Lighthouse, and the Maritime Museum are all located within 1.5 miles of the project area
Transportation	1	The project area is serviced by Ludington Mass Transit Authority.

Natural Features	Code	Source or Documentation
Water Resources	1	The project will not affect groundwater (EGLE PIF)
Surface Water	1	Municipal stormwater system will carry manage water runoff. Surface water will not be impacted by the development project.
Unique Natural Features and Agricultural Lands	1	No unique natural features or agricultural lands.
Vegetation and Wildlife	1	No Impact

Other Factors	Code	Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Not in 100 yr Floodplain. See attached supporting map documentation
Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	1	Area is not adjacent to any coastal zone. (EGLE PIF) See EGLE map high risk erosion areas
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	Project is not in an airport clear zone, see attached map
Other Factors		

Summary of Findings and Conclusions

ALTERNATIVES TO THE PROPOSED ACTION

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

No project modifications and/or alternatives were necessary since it is not believed that any aspect of the project will negatively impact the environment. Environmental sampling has been performed and project specifications and plans will mitigate environmental hazards. The project will comply with applicable environmental law and regulations to protect public health and the environment.

No Action Alternative [24 CFR 58.40(e)]

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

It is not believed that any aspect of the project will negatively impact the environment. However small adjustments to proposed architectural renderings will be considered as long as each option does not violate or change any findings in this environmental review and assessment. If it were not for the CDBG funds being awarded the project would not happen. If this project does not move forward, this building will remain vacant and blighted. The project creates affordable housing for Ludington's workforce within the downtown area and addresses a gap in rental housing.

MITIGATION MEASURES RECOMMENDED [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

It is not believed that any aspect of the project will negatively impact the environment. Temporary safety measures include road closure and alley closures during peak construction times to accommodate vehicles as well as materials.

ADDITIONAL STUDIES PERFORMED

(Attach studies or summaries)

Phase 1
Phase 2
BEA
Asbestos
Lead

Summary of Environmental Investigations

Before buying 801 N. Rowe Street, the purchaser, Lofts on Rowe LLC, conducted environmental due diligence investigations. Dixon Environmental Consulting (DEC) of Grand Rapids, Michigan completed Phase I and Phase II investigations in 2019 that determined the extent of contamination from the site's historic manufacturing uses. Some samples were also taken around the adjacent Ludington Department of Public Works property north of 801 N. Rowe.

DEC researched the historic uses of the building at 801 N. Rowe to look for "Recognized Environmental Conditions" (RECs). The property was used for manufacturing for more than 100 years, beginning around 1895. The potential for spills, leaks, and housekeeping practices was a REC. A railroad spur on the property was a REC. Nearby sites with known environmental contamination was a REC. Potential use of contaminated fill material on the site was a REC.

Based on the RECs, DEC collected soil and groundwater samples and analyzed the samples for contaminants that are most common in the type of manufacturing done at the site, in fill material, and those commonly found in and around older buildings. DEC used ground penetrating radar to look for underground storage tanks. According to Dixon's Phase II investigation report,

- No underground storage tanks were found.
- Soil is contaminated with **arsenic, mercury, selenium, silver, zinc, naphthalene, benzo(a)pyrene, fluoranthene and phenanthrene** at levels above the State of Michigan's Generic Residential Cleanup Criteria (GRCC).
- Groundwater is contaminated with **cyanide, chloride, sodium, chromium (total) and lead** above GRCC.
- Barium, cadmium, chromium (total), copper, lead, acenaphthylene, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene were found in soil, but at concentrations below the GRCC.
- Air samples taken inside the warehouse showed elevated levels of hazardous vapors in the air.

Before the building can be used for apartments, the owners will need to take actions necessary to protect residents and their guests from contamination.

The map below shows soil and groundwater sampling locations and designates samples where soil and/or groundwater contamination exceeds GRCC in red.

LIST OF SOURCES, AGENCIES AND PERSONS CONSULTED [40 CFR 1508.9(b)]

West Michigan Shoreline Regional Development Commission
ATTN: Erin Kuhn Executive Director
316 Morris Avenue, Suite 340
Muskegon, MI 49440

US Environmental Protection Agency
77 West Jackson Blvd.
Chicago, IL 60604

US Environmental Protection Agency
Office of the Administrator 1101A
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Department of Technology Management and Budget
State Budget Offices
Lewis Cass Bldg, 2nd floor
320 S. Walnut Street
PO Box 30026
Lansing, MI 48913

Mason County Health Department
Health Hazards
916 Diana St.
Ludington, MI 49431

Fabian Knizacky
Mason County Courthouse
304 E. Ludington Ave.
Ludington, MI 49431

Keith E. Hernandez Director, CPD
U.S Department of Housing & Urban Development Detroit Field Office
Patrick V. McNamara Federal Building
477 Michigan Avenue 17th Floor
Detroit, MI 48226-2592

Michigan Department of Environmental Quality
Director: Liesl Eichler Clark
Constitution Hall
525 West Allegan
P.O. Box 30473
Lansing, MI 48909

Lac du Flambeau Band of Lake Superior Chippewa Indians

of the Lac du Flambeau Reservation of Wisconsin
Melinda Young, Tribal Preservation Officer
Henry Butch St. Germaine, Chairman
PO Box 67 Lac du Flambeau, WI 54538

Grand Traverse Band of Ottawa and Chippewa Indians
Chairperson: Thurlow Samuel McClellan
2605 N. W. Bayshore Dr.
Suttons Bay, MI 49682

Little River Band of Ottawa Indians
Ogema: Larry Romanelli
THPO: Jay Sam
2608 Government Center Dr.
Manistee, MI 49660

Little Traverse Bay Bands of Odawa Indians
Chairperson: Regina Gasco-Bentley
THPO: Wesley Andrews
Government Center
7500 Odawa Circle
Harbor Springs, MI 49740

Sault Ste. Marie Tribe of Chippewa Indians
Chair: Aaron Payment
Cultural Repatriation Specialist: Colleen Medicine
523 Ashmun St.
Sault Ste. Marie, MI 49783

Menominee Indian Tribe of Wisconsin
Chairwoman: Joan Delabreau
Tribal Historic Preservation Officer: David Grignon
PO Box 910
Keshena, WI 54135-0910

Miami Tribe of Oklahoma
Chief: Douglas Lankford
THPO: Diane Hunter
PO Box 1326 Miami, OK 74355

Red Lake Band of Chippewa Indians, Minnesota
Chairperson: Darrell Seki
THPO: Kade Ferris
PO Box 274
Red Lake, MN 56671

9&10 NEWS

1 Broadcast Way
CADILLAC, MI 49601

WPBN-WTOM
TV 7&4
8513 East Traverse Hwy
Traverse City, MI 49685

Synergy Media Inc.
5941 W US 10
Ludington, MI 49431

Ludington Daily News
Attn: David Bossick, Editor
202 N Rath Ave.
Ludington, MI 49431



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
OSBORN LUSHKIN, CITY CLERK
TOM ERDEBROU, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTON-MI.GOV

August 13, 2020

West Michigan Shoreline Regional Development Commission
ATTN: Erin Kuhn, Executive Director
P.O. Box 387
Muskegon, MI 49443-0387

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan.



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DANIEL J. LIPSON, CITY CLERK
TONI SZOZDEBKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

US Environmental Protection Agency
77 West Jackson Blvd.
Chicago, IL 60604

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MARTY FORTNA, CITY MANAGER
DEBORAH LUGHAN, CITY CLERK
TOM EZZEBEK, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S. HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

US Environmental Protection Agency
Office of the Administrator 1101A
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

August 21, 2020

REPLY TO THE ATTENTION OF:
Mail Code RM-19J

Heather L-V Tykoski
Community Development Director
City of Ludington
400 S. Harrison Street
Ludington, Michigan 49431

Re: 2020 CDBG Blight Elimination Project 801 N. Rowe Street

Dear Ms. Tykoski:

Thank you for your August 13, 2020 letter to EPA Administrator Andrew Wheeler. You solicited comments from EPA as part of the environmental review of this Community Development Block Grant affordable housing project under the National Environmental Policy Act (NEPA). We have no comments concerning this project.

If you have any questions about EPA's role in the NEPA process, feel free to contact me at westlake.kenneth@epa.gov and 312-886-2910.

Sincerely,

**KENNETH
WESTLAKE**

Digitally signed by
KENNETH WESTLAKE
Date: 2020.08.21
08:19:23 -05'00'

Kenneth A. Westlake
Deputy Director
Tribal and Multimedia Programs Office



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZOBSKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Department of Technology Management and Budget
State Budget Offices
Lewis Cass Bldg, 2nd floor
320 S. Walnut Street
PO Box 30026
Lansing, MI 48913

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

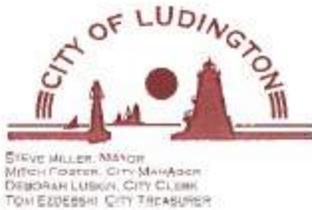
The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan.



Community Development Department
CITY OF LUDINGTON

400 SHARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Mason County Health Department
Health Hazards
916 Diana St.
Ludington, MI 49431

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FORTNER, CITY MANAGER
DEBORAH LUSHKIN, CITY CLERK
TOM EDESSIS, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
www.ludingtonmi.gov

August 13, 2020

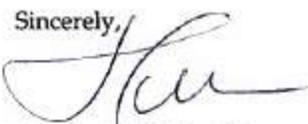
Fabian Knizacky
Mason County Courthouse
304 E. Ludington Ave.
Ludington, MI 49431

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

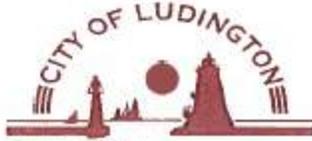
The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,


Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSHK, CITY CLERK
TOM EZZEBISHI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Keith E. Hernandez Director, CPD
U.S Department of Housing & Urban Development Detroit Field Office
Patrick V. McNamara Federal Building
477 Michigan Avenue 17th Floor
Detroit, MI 48226-2592

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

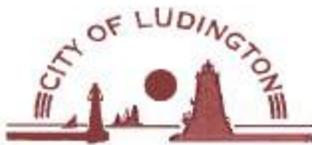
The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L.V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSHIN, CITY CLERK
TOM EZZENSH, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 E HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Michigan Department of Environmental Quality
Director: Liesl Eichler Clark
Constitution Hall
525 West Allegan
P.O. Box 30473
Lansing, MI 48909

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH COOPER, CITY MANAGER
DEBORAH LUSHKI, CITY CLERK
TOM EZZOBSKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Lac du Flambeau Band of Lake Superior Chippewa Indians
of the Lac du Flambeau Reservation of Wisconsin
Melinda Young, Tribal Preservation Officer
Henry Butch St. Germaine, Chairman
PO Box 67 Lac du Flambeau, WI 54538

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

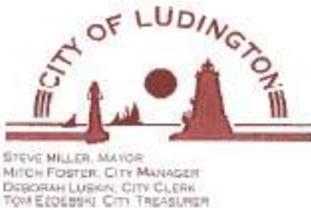
The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Grand Traverse Band of Ottawa and Chippewa Indians
Chairperson: Thurlow Samuel McClellan
2605 N. W. Bayshore Dr.
Suttons Bay, MI 49682

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EIDEBRO, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
www.ludingtonmi.gov

August 13, 2020

Little River Band of Ottawa Indians
Ogema: Larry Romanelli
THPO: Jay Sam
2608 Government Center Dr.
Manistee, MI 49660

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUDWIG, CITY CLERK
TOM EIDEBSH, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTON-MI.GOV

August 13, 2020

Little Traverse Bay Bands of Odawa Indians
Chairperson: Regina Gasco-Bentley
THPO: Wesley Andrews
Government Center
7500 Odawa Circle
Harbor Springs, MI 49740

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

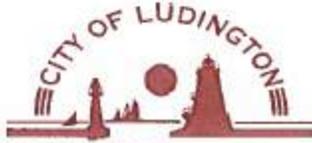
The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TONI EZZESSI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTON.MI.GOV

August 13, 2020

Sault Ste. Marie Tribe of Chippewa Indians
Chair: Aaron Payment
Cultural Repatriation Specialist: Colleen Medicine
523 Ashmun St.
Sault Ste. Marie, MI 49783

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

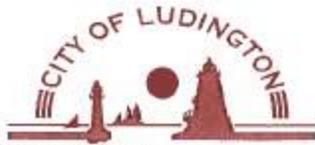
The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan.



STEVE MILLER, MAYOR
MIRIAM FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TONI SZOEBERSKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 SHARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Menominee Indian Tribe of Wisconsin
Chairwoman: Joan Delabreau
Tribal Historic Preservation Officer: David Grignon
PO Box 910
Keshena, WI 54135-0910

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, MI 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE AGLIER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSHIN, CITY CLERK
TOM EZZOSKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTON-MI.GOV

August 13, 2020

Miami Tribe of Oklahoma
Chief: Douglas Lankford
THPO: Diane Hunter
PO Box 1326 Miami, OK 74355

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MUCH FORTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZZESSHI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Red Lake Band of Chippewa Indians, Minnesota
Chairperson: Darrell Seki
THPO: Kade Ferris
PO Box 274
Red Lake, MN 56671

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE STULLER, Mayor
MITCH FOSTER, City Manager
DEBORAH HASSER, City Clerk
TONI EZDEBSKI, City Treasurer

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

9&10 NEWS
1 Broadcast Way
CADILLAC, MI 49601

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZEBOGH, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
www.ludingtonmi.gov

August 13, 2020

WPBN-WTOM
TV 7&4
8513 East Traverse Hwy
Traverse City, MI 49685

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan



STEVE MULLER, MAYOR
MITCH FORTNER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZDARSKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Synergy Media Inc.
5941 W US 10
Ludington, MI 49431

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan.



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DERORAH LINSKY, CITY CLERK
TOMI EZDEBSKI, CITY TREASURER

Community Development Department
CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 Fx (231) 845-1146
WWW.LUDINGTONMI.GOV

August 13, 2020

Ludington Daily News
Attn: David Bossick, Editor
202 N Rath Ave.
Ludington, MI 49431

RE: 2020 CDBG Blight Elimination Project 801 N Rowe

This correspondence is written to notify you that the City of Ludington has applied for a 2020 CDBG Blight Grant for \$2,000,000.00 for the rehabilitation of the property located at 801 N Rose Street Ludington, Mi 49431. Project funds will be used to create housing in a vacant factory building.

The project will create housing at a price point that is needed in the community. The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by August 21st, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely

Heather L-V Tykoski
Community Development Director

On The Shores of Lake Michigan

Results from Query

Tribal Name	First Name	Last Name	Title	Street Address	City	State	Zip-Code	Phone	Fax Number	Cell Phone	Email	TIPO	URL	County	State Name
Lee An-Tsawnee Band of Lake Superior Chippewas	Yvonne		Special Representative	PO Box 47	Lee's Bay, Michigan	MI	49758	(231) 343-2228			lyvonne@leebay.com	N	www.leebay.com	Missoua	Michigan
Lee An-Tsawnee Band of Lake Superior Chippewas	Robert D.	Wentworth	Chairman	PO Box 47	Lee's Bay, Michigan	MI	49758	(231) 344-0561	(231) 344-2938		lee_rj@leebay.com	N	www.leebay.com	Missoua	Michigan
Menominee Indian Tribe of Wisconsin	David	Griffin	Tribal Member P.O.	PO Box 220	Wausau	WI	54986 0010	(715) 799-5733	(715) 799-4295		dgriffin@menominee.org	N	http://www.menominee-tribe.gov	Menominee	Wisconsin
Menominee Indian Tribe of Wisconsin	Mar	Seaton	Chairwoman	PO Box 220	Wausau	WI	54986	(715) 799-5734	(715) 799-5274		mar@menominee-tribe.gov	N	http://www.menominee-tribe.gov	Menominee	Wisconsin
Moqui Tribe of Oklahoma	Stephen	Carlson	Chief	PO Box 215	Adams	OK	74405	(800) 942-0991	(800) 942-2198		stephen@moquetribe.com	N	http://www.moquetribe.com	Moqui	Oklahoma
Moqui Tribe of Oklahoma	Paul	Allen	Trust	PO Box 215	Adams	OK	74405	(800) 942-0991			paal@moquetribe.com	N	http://www.moquetribe.com	Moqui	Oklahoma
Moqui Tribe of Oklahoma	Sally	Chapman	Chairperson	PO Box 220	Adams	OK	74405	(800) 942-0991	(800) 942-2999		sally@moquetribe.com	N	http://www.moquetribe.com	Moqui	Oklahoma
Neotoma Band of Chippewas Indians, Minnesota	Wendell		Cultural Representative	121 Johnson Street	Leah Lake, Minnesota	MI	49753	(906) 871-8888	(906) 871-8888		wendell@neotoma-tribe.net	N	http://www.leahlake-tribe.org	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	David	Swain	Chairperson	121 Johnson Street	Leah Lake, Minnesota	MI	49753	(906) 871-8888	(906) 871-8888		swain@neotoma-tribe.net	N	http://www.leahlake-tribe.org	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	Raymond		Chairperson	121 Johnson Street	Leah Lake, Minnesota	MI	49753	(906) 871-8888	(906) 871-8888		raymond@neotoma-tribe.net	N	http://www.leahlake-tribe.org	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	Sam	Ray	TIPO	1808 Government Center Drive	Marquette	MI	49855	(517) 398-0811	(517) 311-0261		psam@tribe-nsi.gov	N	http://www.tribe-nsi.gov	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	Sam	Ray	TIPO	1808 Government Center Drive	Marquette	MI	49855	(517) 311-0262	(517) 311-0262		sray@tribe-nsi.gov	N	http://www.tribe-nsi.gov	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	Andrew	Jacobson	TIPO	7500 Odawa Circle	Marquette	MI	49858	(231) 670-8711	(231) 341-1478		andrew@neotoma-tribe.net	N	www.neotoma-tribe.net	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	Andrew	Jacobson	Chairperson	7500 Odawa Circle	Marquette	MI	49858	(231) 341-0861	(231) 341-0811		andrew@neotoma-tribe.net	N	www.neotoma-tribe.net	Missoua	Michigan
Neotoma Band of Chippewas Indians, Minnesota	Robert	Harper	TIPO	PO Box 1118	Marquette	MI	49855	(231) 341-0441	(231) 341-0268		harper@neotoma-tribe.net	N	http://www.neotoma-tribe.net	Missoua	Michigan

Michigan's federally recognized Indian tribes



REGIONS

- 1 Upper Peninsula region**
 1. Lac Vieux Desert Band of Lake Superior Chippewa Indians
 2. Keweenaw Bay Indian Community
 3. Hannahville Indian Community
 4. Bay Mills Indian Community
 5. Sault Ste. Marie Tribe of Chippewa Indians
- 2 Northwest region**
 6. Little Traverse Bay Bands of Odawa Indians
 7. Grand Traverse Band of Ottawa and Chippewa Indians
 8. Little River Band of Ottawa Indians
- 3 Northeast region**
- 4 West Michigan region**
 9. Match-E-Be-Nash-She-Wish Band of Potawatomi Indians (Gun Lake Tribe)
- 5 East Central Michigan region**
 10. Saginaw Chippewa Indian Tribe
- 6 East Michigan region**
- 7 South Central region**
- 8 Southwest region**
 11. Pokagon Band of Potawatomi Indians
 12. Nottawaseppi Huron Band of Potawatomi Indians
- 9 Southeast Michigan region**
- 10 Detroit Metro region**

Bay Mills Indian Community

Chairperson: Levi Carrick, Sr.

12140 W. Lakeshore Dr.

Brimley, MI 49715

(P) 906-248-3241 (F) 906-248-3283 <http://www.baymills.org/>

Grand Traverse Band of Ottawa and Chippewa Indians

Chairperson: Thurlow Samuel McClellan

2605 N. W. Bayshore Dr.

Suttons Bay, MI 49682

(P) 231-534-7103 (F) 231-534-7010 <http://gtbindians.org/>

Hannahville Potawatomi Indian Community

Chairperson: Kenneth Meshigaud

N-14911 Hannahville, B-1 Rd.

Wilson, MI 49896-9717

(P) 906-466-2932 (F) 906-466-2933 <http://hannahville.net/>

Keweenaw Bay Indian Community

President: Warren C. Swartz Jr.

16429 Beartown Rd.

Baraga, MI 49908

(P) 906-353-6623 <http://www.kbic-nsn.gov/>

Lac Vieux Desert Band of Lake Superior

Chairperson: James Williams, Jr.

Chippewa Indians

PO Box 249

Watersmeet, MI 49969

(P) 906-358-4577 (F) 906-358-4785 <http://lvdtribal.com/>

Little River Band of Ottawa Indians

Ogema: Larry Romanelli

2608 Government Center Dr.

Manistee, MI 49660

(P) 888-723-8288 (F) 231-723-8020 <https://www.lrboi-nsn.gov/>

Little Traverse Bay Bands of Odawa Indians

Chairperson: Regina Gasco-Bentley

Government Center

7500 Odawa Circle

Harbor Springs, MI 49740

(P) 231-242-1402 (F) 231-242-1412 <http://www.ltbbodawa-nsn.gov/>

Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians of Michigan (Gun Lake)

Chairperson: Scott Sprague

1743 142nd Ave.

Dorr, MI 49323

(P) 616-681-8830 (F) 616-681-8836 <http://www.mbpi.org/>

Nottawaseppi Huron Band of Potawatomi

Chairperson: Jamie Stuck

1485 Mno-Bmadzewen Way

Fulton, MI 49052

(P) 269-729-5151 (F) 269-729-5920 <http://www.nhbpi.com>

Pokagon Band of Potawatomi

Chairperson: John Warren

58620 Sink Rd.

Dowagiac, MI 49047

(P) 269-782-6323 (F) 269-782-9625 (Toll-Free) 800-517-0777 <http://www.pokagonband-nsn.gov/>

Saginaw Chippewa Indian Tribe

Chairperson: Frank Cloutier

7070 E. Broadway

Mt. Pleasant, MI 48858

(P) 989-775-4000 (F) 989-775-4131 <http://www.sagchip.org/>

Sault Ste. Marie Tribe of Chippewa Indians

Chair: Aaron Payment

523 Ashmun St.

Sault Ste. Marie, MI 49783

(P) 906-635-6050 (F) 906-635-4969 <http://www.saulttribe.com/>



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZDEBSKI, CITY TREASURER

CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 12, 2020

Heather Tykoski
Community Development
City of Ludington
400 S. Harrison St.
Ludington, MI 49431

Dear Mrs. Tykoski:

This letter is written to address environmental concerns for the 801 N Rowe Multifamily Housing Project.

City water and sewer service the entire project area. The project will not adversely impact these services in anyway. Improvements will be an added benefit for the area.

If you need any additional information, do not hesitate to call.

Sincerely,

Chris Cossette
Wastewater Treatment Director

On the Shores of Lake Michigan



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZDEBSKI, CITY TREASURER

CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTONMI.GOV

August 12, 2020

Heather Tykoski
Community Development
City of Ludington
400 S. Harrison St.
Ludington, MI 49431

Dear Mrs. Tykoski:

This letter is written to address environmental concerns for the 801 N Rowe Multifamily Housing Project.

City water and sewer service the entire project area. The project will not adversely impact these services in anyway. Improvements will be an added benefit for the area.

If you need any additional information, do not hesitate to call.

Sincerely,

Jamie Hockemeyer
Water Treatment Plant Superintendent

On the Shores of Lake Michigan

**FLOODPLAIN & WETLAND REVIEW FOR THE
8 STEP PROCESS FOR COMPLIANCE WITH FLOODPLAIN MANAGEMENT
[24 CFR 55, Executive Orders 11988 & 11990]**

1. Floodplain and Wetland review applies to projects involving ANY of the following. Check all that apply:

- Acquisition of land or buildings
 New Construction
 Substantial Rehabilitation (i.e. modifications and improvements to buildings where rehabilitation costs exceed 50% of the pre-rehab value of the building or where residential density increases more than 20%)
 Expanding the footprint of buildings or structures
 Infrastructure Improvements—Water, Sewer, Drainage, Roads, and Ditches
 Other activities affecting land use:

2. Is the project located in a 100-year floodplain, designated floodway, or results in new construction in a wetland?

- Yes. If YES, skip to #4
 No. If NO, go on to #3

[Note: Review the FIRM (Flood Insurance Rate Map) for your project area, or when the project area is not mapped, use other best available information]

3. You have determined that the project is NOT located in a floodplain or wetland. Document the determination by completing the following:

Source Documentation: Attach a FEMA Flood Insurance Rate Map (FIRM) and identify the site and project location on the map.

Community Name/Number: City of Ludington/ 260581

FIRM Map Panel and Date of Map Panel: 229 of 429 August 26, 2019

If the area has not been mapped, obtain the best available information from one or more of the following qualified resources: (Check all sources used and attach all documentation received.)

- Michigan Department of Environmental Quality (MDEQ)
 Natural Resources Conservation Service (NRCS)
 Michigan Geographical Information Service (MCGI)
 Other

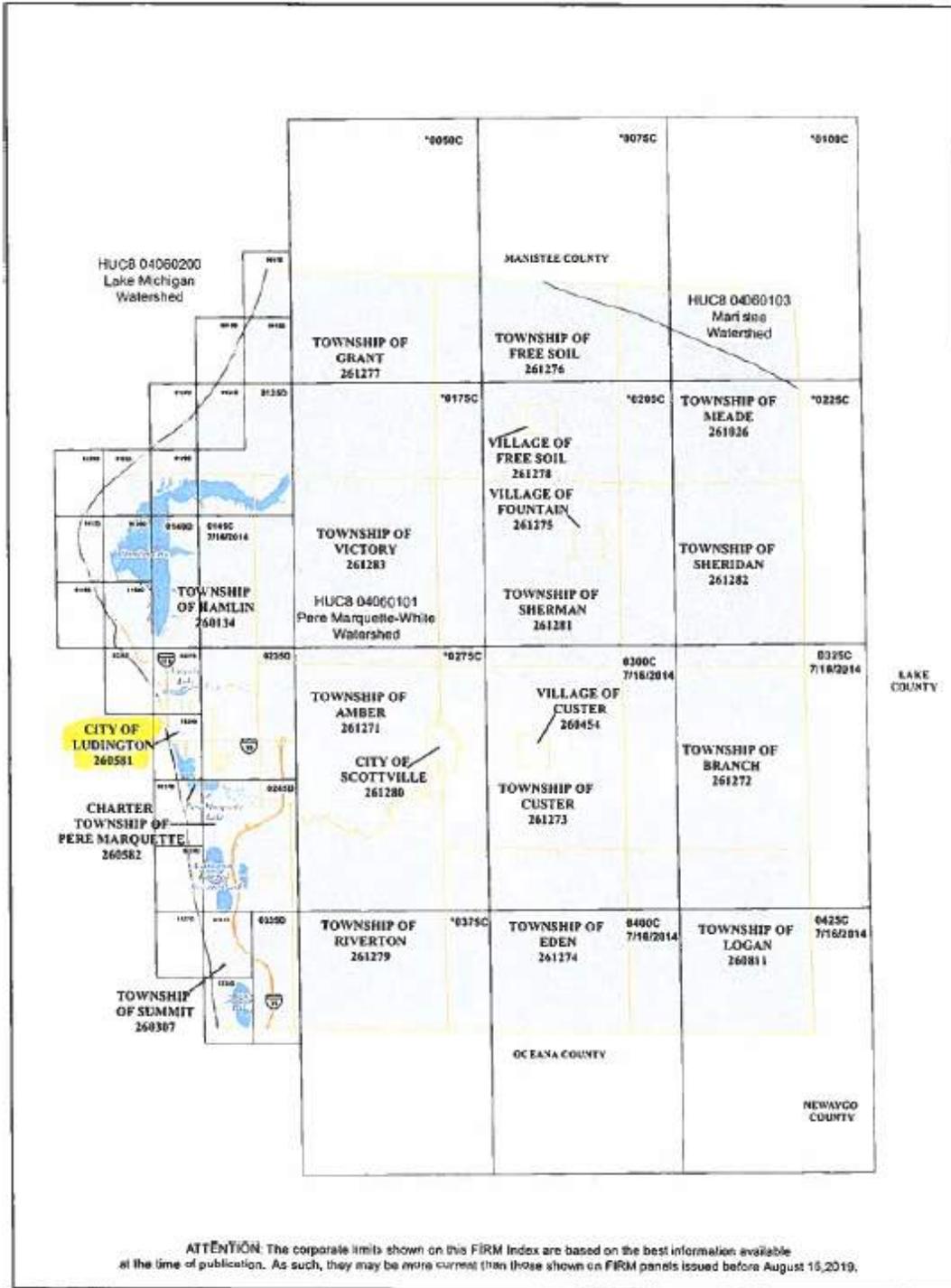
4. You have determined that your project is is not located in a floodplain/wetland.

The HUD 8 Step Process is is not required.

Please sign and date this form. Return with environmental review record documents to the Project Manager.

Signature: 
 Mitch Foster, City Manager

Date: 1/6/2021



1 inch = 18,423 feet 1:187,200

Map Projection:
Universal Transverse Mercator Zone 16 North,
North American Datum 1983

THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. FOR MORE INFORMATION, VISIT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS



NATIONAL FLOOD INSURANCE PROGRAM

MASON COUNTY, MICHIGAN ALL JURISDICTIONS

PANELS PRINTED:
0017, 0018, 0019, 0020, 0117, 0118, 0127, 0128, 0219, 0220, 0221, 0222, 0223, 0224, 0225, 0226, 0227, 0228, 0229, 0230, 0231, 0232, 0233, 0234, 0400, 0425

PRELIMINARY
MAP NUMBER
2618C0108
MAP REVISED

National Flood Hazard Layer FIRMette



86°27'5"W 43°58'7"N

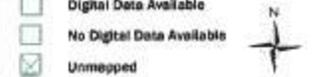


0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

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

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, AE |
| | | With BFE or Depth Zone A-E, CO, AM, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard. An area of 1% annual chance flood with an average depth less than one foot or with drain areas of less than one square mile. |
| | | Future Conditions 1% Annual Chance Flood Hazard |
| | | Area with Reduced Flood Risk due to Levee. See Notes. |
| | | Area with Flood Risk due to Levee |
| OTHER AREAS | | Area of Minimal Flood Hazard |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



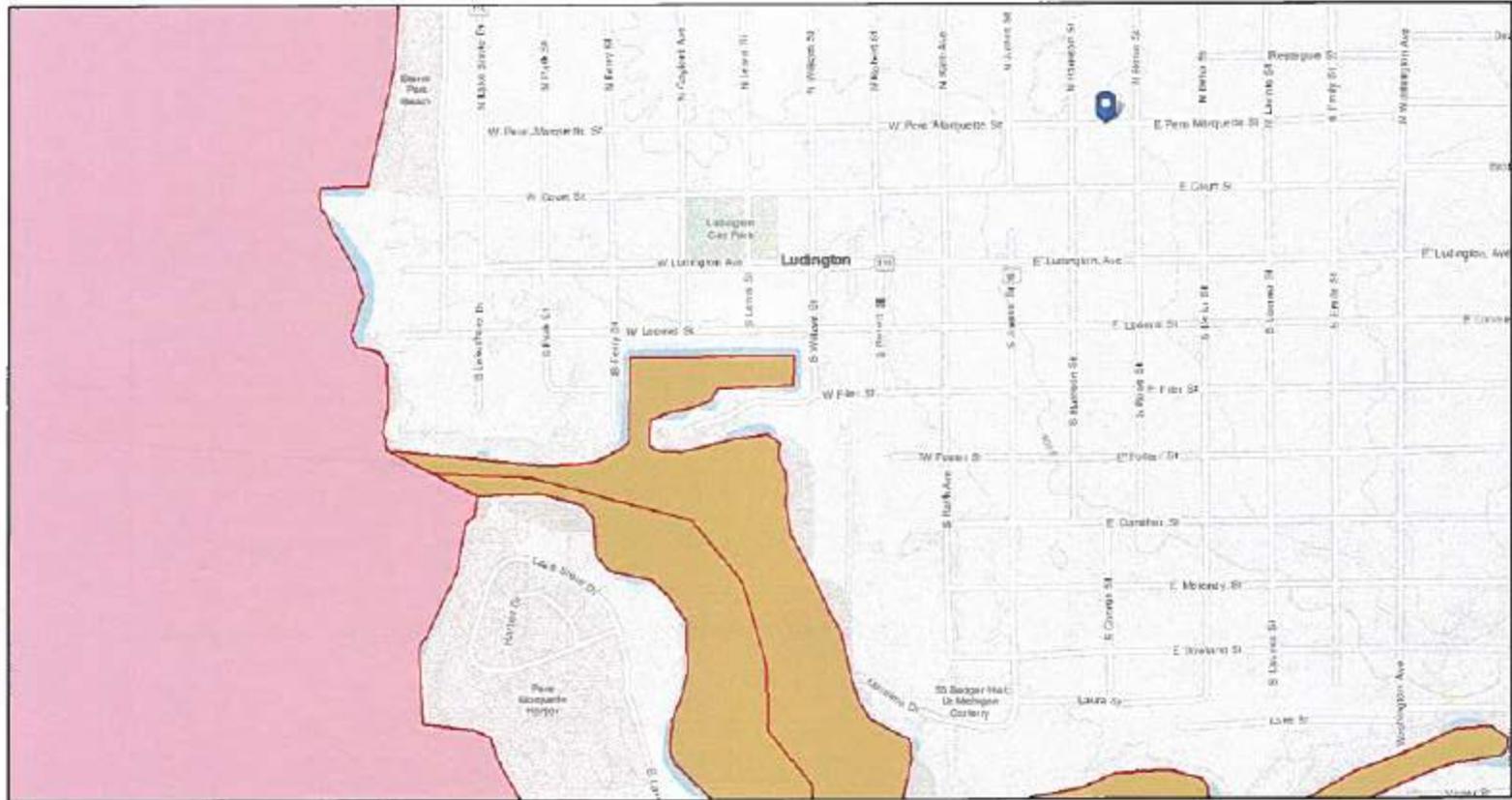
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/12/2020 at 9:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

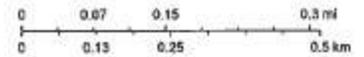
ArcGIS Web Map



4/21/2020, 3:07:56 PM

- Impaired Waterbodies
- Impaired Streams
- TMDL Waterbodies
- TMDL Streams

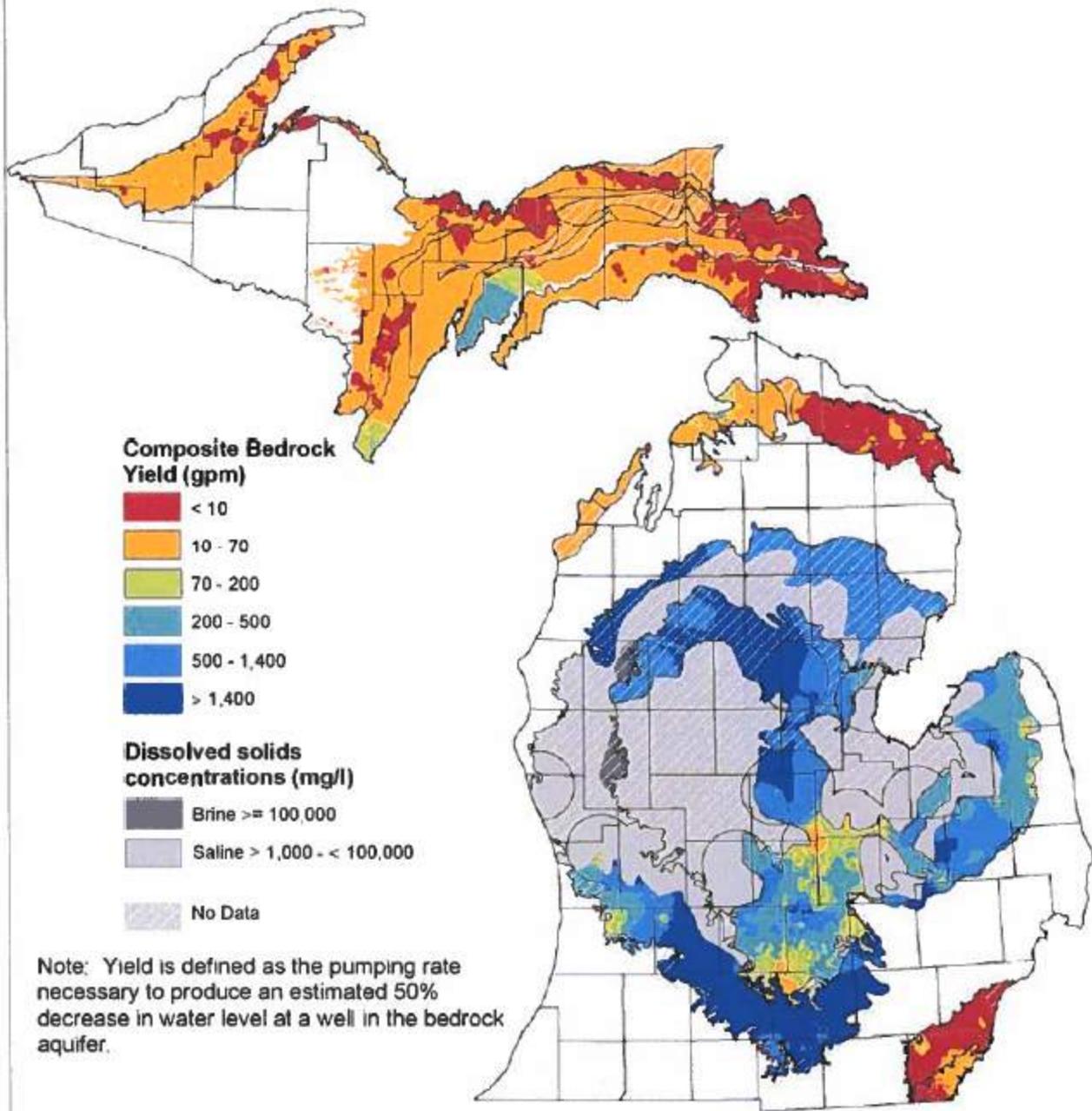
1:9,028



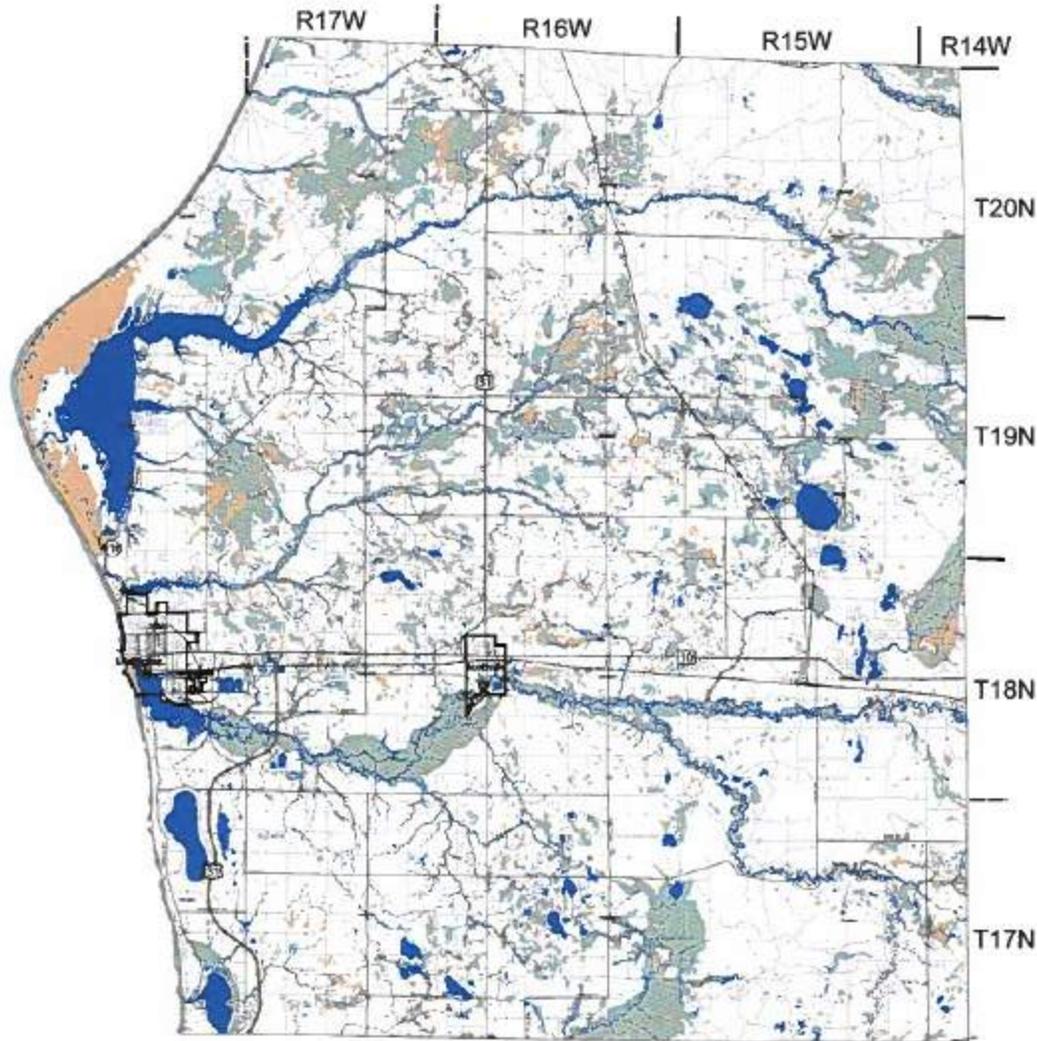
StreetView, Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Karttunen, NLS, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community, US EPA, Office of Water

Web AppBuilder for ArcGIS

Figure 4
Bedrock Aquifers - Estimated Yield



Mason County Final Wetland Inventory



Mason County Final Wetland Inventory

The Michigan Department of Environment, Great Lakes and Energy (EGLE) Wetland Inventory Map is intended to be used as the first step in identifying wetlands and providing information on the general and approximate location of wetlands and wetland boundaries. This MFCO product does not replace the following data obtained from other agencies or organizations:

1. The National Wetland Inventory (NWI) prepared by the United States Fish and Wildlife Service through implementation of state statutes and Department data.
2. Land Cover as reported by the Michigan Resource Inventory System (MIRIS) Michigan Department of Natural Resources, through incorporation of aerial photography.
3. Data as reported by the United States Department of Agriculture, National Wetland Inventory (NWI).

This data is not intended to be used to determine the specific location and unclassified boundaries of wetland areas subject to regulation under Part 303, Michigan Protection of the Submerged Lands and Environment Act (MCL 303.101), as amended. DDE, an agency evaluation performed by the MDEQ, is performed with Part 303 state water quality implementation requirements. It complies with the MDEQ's current water quality implementation requirements under Part 303.

More information regarding this map, including how to obtain a copy, can be obtained by contacting the following:



Legend

- Interstate Highways
- US Highways
- State Highways
- Railways
- Open Water
- Rivers
- Drains
- Wetlands as identified on NWI and MFRS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MFRS maps and soil areas which include wetland soils
- County Boundary



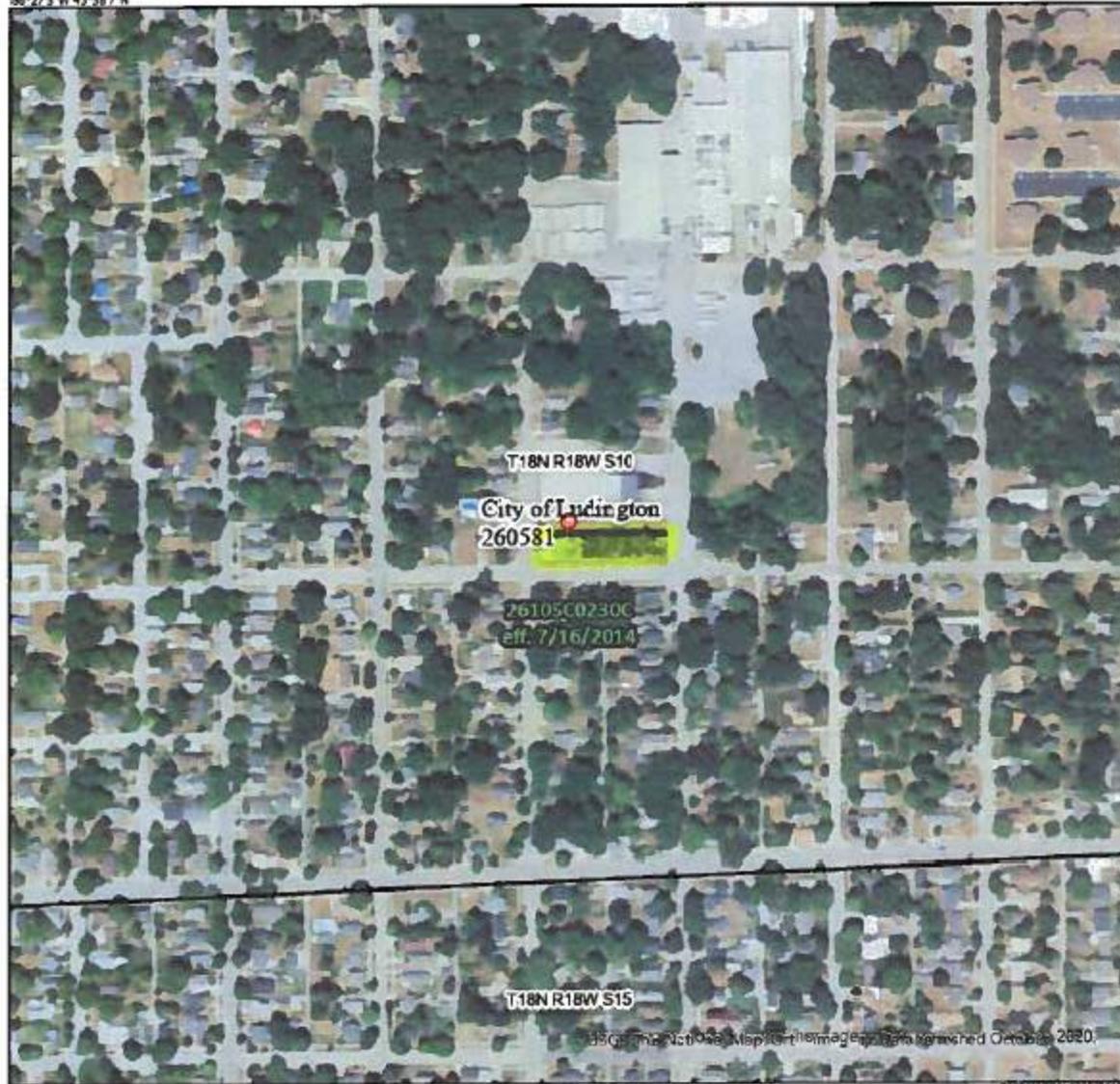
Wetlands shown on this map are not intended to be used to determine the specific location and unclassified boundaries of wetland areas subject to regulation under Part 303, Michigan Protection of the Submerged Lands and Environment Act (MCL 303.101), as amended. DDE, an agency evaluation performed by the MDEQ, is performed with Part 303 state water quality implementation requirements. It complies with the MDEQ's current water quality implementation requirements under Part 303.

Compiled by DDE & MFRS on December 15, 2015

National Flood Hazard Layer FIRMeta



86°22'57"W 43°58'7"N



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

Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AE9 With BFE or Depth Zone AE, AD, AH, VE, AH Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drain 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 X |
| OTHER AREAS | <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone X |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> <input type="checkbox"/> Digital Data Available <input type="checkbox"/> No Digital Data Available <input checked="" type="checkbox"/> Unmapped |



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/10/2020 at 10:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

801 N Rowe



August 12, 2020

Wetlands

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

Coastal Barrier Resources (CEST and EA)

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)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

- No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*
- Yes → *Continue to Question 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see 16 USC 3505 for exceptions to limitations on expenditures).

2. Indicate your selected course of action.

- After consultation with the FWS the project was given approval to continue
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*
- Project was not given approval
Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

A map of the Michigan Coastal Barrier is included from the U.S Fish and Wildlife Service interactive map database.

Are formal compliance steps or mitigation required?

Yes

No



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

801 N Rowe Ludington MI



November 10, 2020

CBRS Buffer Zone System Unit

CBRS Units

Otherwise Protected Area

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

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbrs/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS Mapper.

This page was produced by the CBRS Mapper

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN



Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this state and are depicted on this map (in red) for informational purposes only. The official CBRS maps are entitled by Congress as 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/CBRS>.

Map Date: March 14, 2016

Information for Planning and Consultation

Find location

Define area

area where activities will

Drawing tool

SKETCH

POLYGON

LINE

POINTS

LOAD SHAPE FILE

BY STATE OR COUNTY

Wetland Inventory

Wetlands

Wetland Boundaries

Wetland Inventory

Wetland Inventory

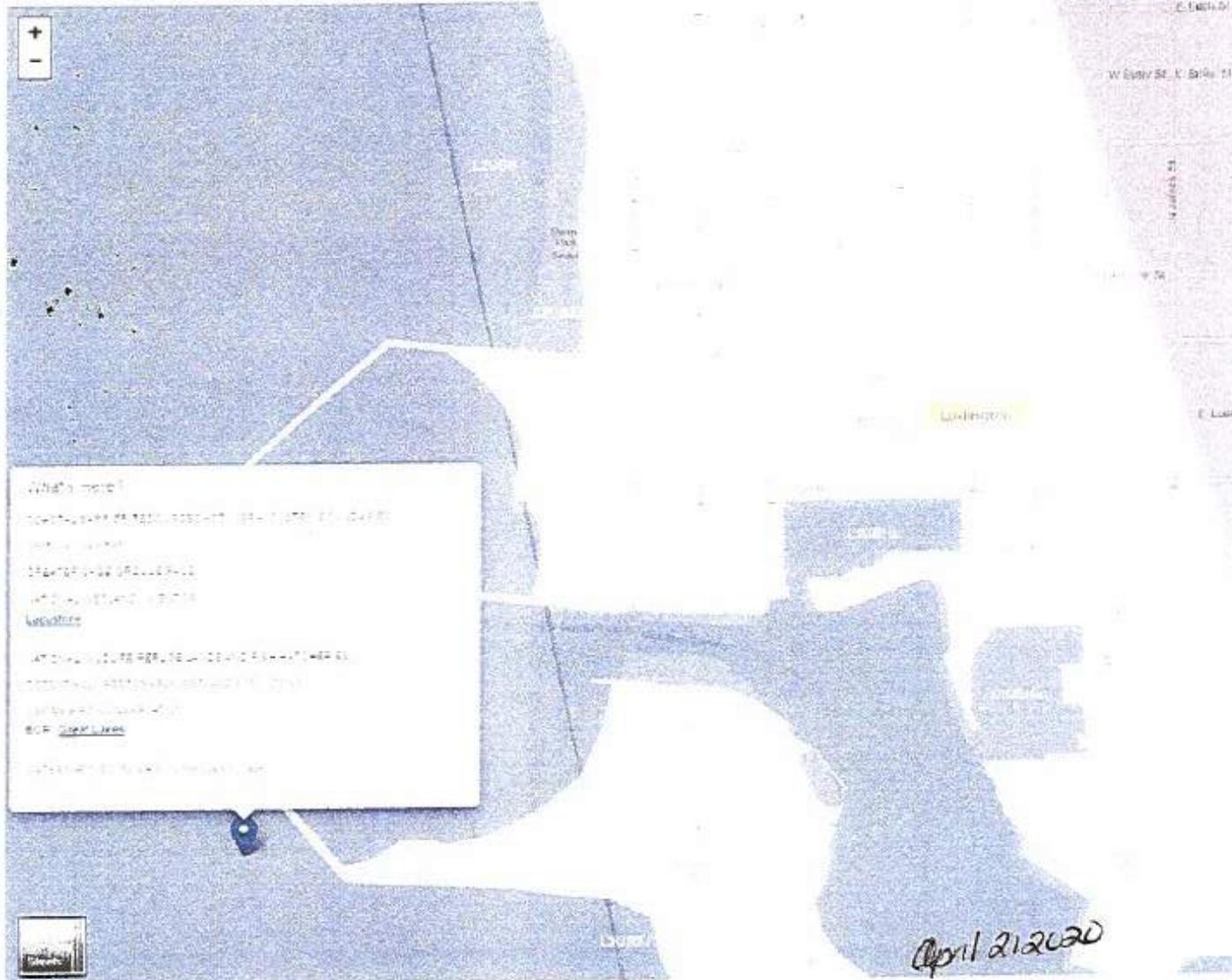
Wetland Inventory

Wetland Inventory

Habitat

Critical Habitat

Critical Habitat



April 21, 2020



**PERE MARQUETTE
TOWNSHIP**

**HIGH RISK EROSION AREAS &
CRITICAL DUNE AREAS**

OSHTON COUNTY



HIGH RISK EROSION AREAS

THE RISK OF EROSION IS HIGH IN AREAS WHERE THE SOILS ARE UNSTABLE, THE VEGETATION IS SPARSE, AND THE WINDS ARE STRONG.

THESE AREAS ARE LOCATED IN THE WESTERN PART OF THE TOWNSHIP, NEAR THE COASTLINE, AND ARE CHARACTERIZED BY SANDY SOILS AND SPARSE VEGETATION.

CRITICAL DUNE AREAS

CRITICAL DUNE AREAS ARE LOCATED IN THE WESTERN PART OF THE TOWNSHIP, NEAR THE COASTLINE, AND ARE CHARACTERIZED BY SANDY SOILS AND SPARSE VEGETATION.

THESE AREAS ARE LOCATED IN THE WESTERN PART OF THE TOWNSHIP, NEAR THE COASTLINE, AND ARE CHARACTERIZED BY SANDY SOILS AND SPARSE VEGETATION.

CRITICAL DUNE AREAS ARE LOCATED IN THE WESTERN PART OF THE TOWNSHIP, NEAR THE COASTLINE, AND ARE CHARACTERIZED BY SANDY SOILS AND SPARSE VEGETATION.

SOURCE

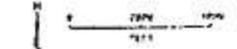
DATA OF THIS MAP WERE OBTAINED FROM THE OSHTON COUNTY ENGINEERING DEPARTMENT.

THESE AREAS ARE LOCATED IN THE WESTERN PART OF THE TOWNSHIP, NEAR THE COASTLINE, AND ARE CHARACTERIZED BY SANDY SOILS AND SPARSE VEGETATION.



GEOSPATIAL INFORMATION SYSTEMS
1000 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN 48106
TEL: 734-769-1000

08-24-75



Great Lakes Shorelines with High Risk Erosion Areas 2019



Detailed local maps are available at: www.mi.gov/shorelands

Endangered Species Act (CEST and EA)

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

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

No, the project will have No Effect due to the nature of the activities involved in the project.
 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

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.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

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

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

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

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

- Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

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.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. 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.

→ *Continue to Question 4, Informal Consultation.*

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

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological evaluation or equivalent document*
- (2) Concurrence(s) from FWS and/or NMFS*
- (3) Any other documentation of informal consultation*

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding. → Continue to Question 5.

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:

- (1) A biological assessment, evaluation, or equivalent document
- (2) Biological opinion(s) issued by FWS and/or NMFS
- (3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

No mitigation is necessary.

Explain why mitigation will not be made here:

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

FWS data sheets show the State of Michigan. These sites show Mason County specific information. The project is a renovation of an existing building in an urban environment and is not habitat for endangered or protected species found in Mason County.

https://www.michigan.gov/mdard/0,4610,7-125-1569_16988_35287-126817--,00.html

Mason

Karner blue: *Lycaeides melissa samuelis* (Invertebrate)

[MNFI Species Profile for Michigan - Karner blue](#)

Source: Michigan Natural Features Inventory

<https://mnfi.anr.msu.edu/resources/county-element-data>

Are formal compliance steps or mitigation required?

Yes

No

Endangered species

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

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

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

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

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

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

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

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Mammals

NAME

STATUS

Indiana Bat <i>Myotis sodalis</i>	Endangered
There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/5949	

Northern Long-eared Bat <i>Myotis septentrionalis</i>	Threatened
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	

Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i>	Endangered
There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6039	

Red Knot <i>Calidris canutus rufa</i>	Threatened
This species only needs to be considered if the following condition applies: <ul style="list-style-type: none">• Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1864	

Reptiles

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

Insects

NAME	STATUS
Karner Blue Butterfly <i>Lycaeides melissa samuelis</i>	Endangered
There is proposed critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6656	

Flowering Plants

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

Pitcher's Thistle *Cirsium pitcheri*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8153>

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

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

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

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

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Dunlin <i>Calidris alpina arctica</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

<p>Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds elsewhere</p>
<p>Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds elsewhere</p>
<p>Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480</p>	<p>Breeds elsewhere</p>
<p>Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 10 to Aug 31</p>

Probability of Presence Summary

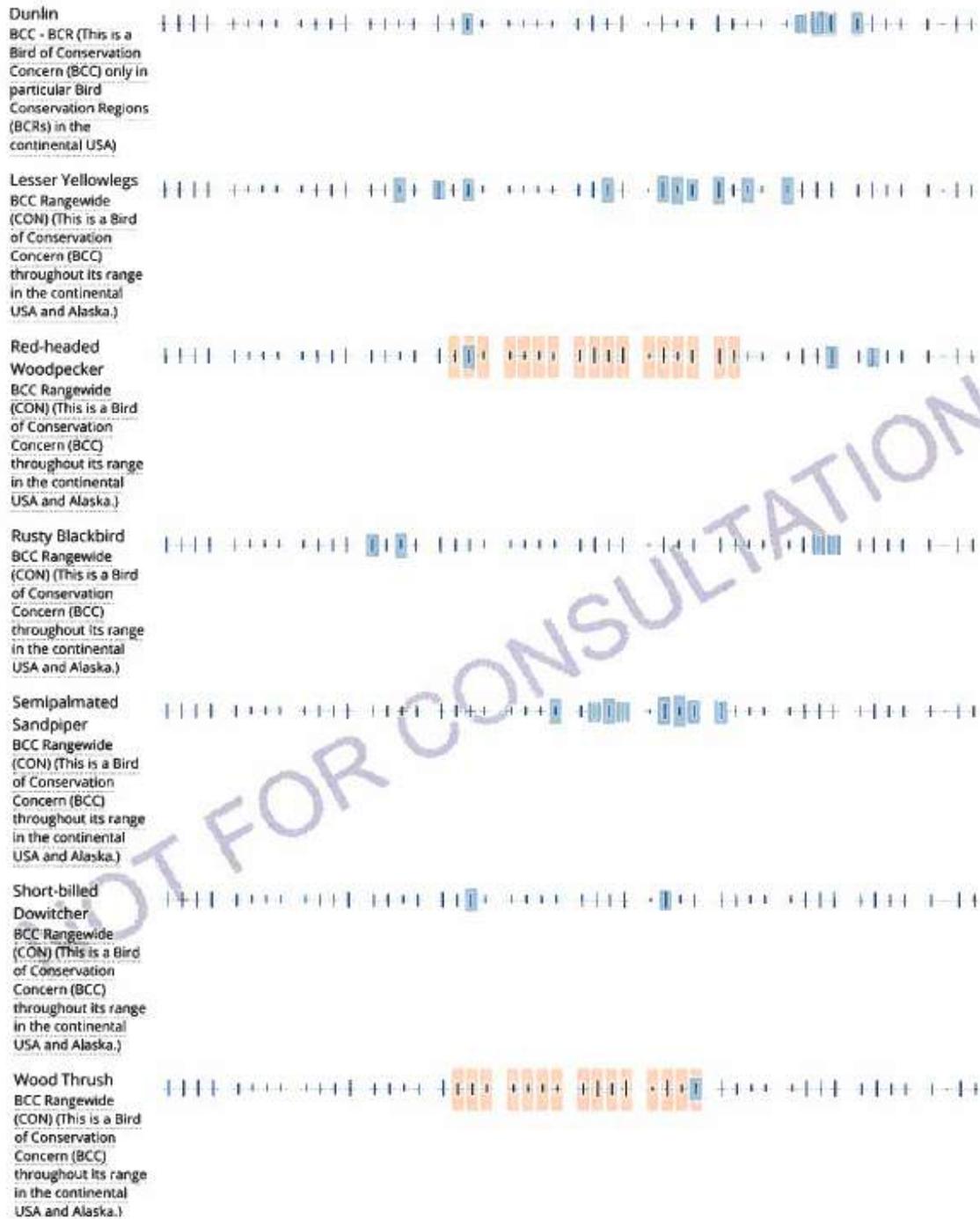
The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation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

Probability of Presence (■)

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

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

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



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

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and

avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

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

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

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

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

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

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

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

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

impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

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

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

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

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

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

Data exclusions

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

Data precautions

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

Mason County Endangered Species List

<http://www.fws.gov/midwest/endangered/lists/michigan-cty.html>

The project is not located in the endangered species habitat areas.

Mason	Indiana bat (<i>Myotis sodalis</i>)	Endangered	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.
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Karner blue butterfly (<i>Lycaeides melissa samuelis</i>)	Endangered	Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of larvae.
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas

Nason	<i>Indiana bat</i> (<i>Myotis sodalis</i>)	Endangered	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.
	<i>Piping plover</i> (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	<i>Piping plover</i> (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	<i>Eastern massasauga</i> (<i>Sistrurus catenatus</i>)	Candidate	
	<i>Kamei blue butterfly</i> (<i>Lycæides melissa samuelis</i>)	Endangered	Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of larvae.
	<i>Fitcher's thistle</i> (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas

Michigan

Federally-listed Endangered and Threatened Species

Updated October 2018

SPECIES	STATUS	COUNTIES	HABITAT
MAMMALS			
Canada lynx <i>(Lynx canadensis)</i>	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 <i>Canis lupus</i>	Endangered	Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft	Northern forested areas
Indiana bat <i>(Myotis sodalis)</i>	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 <i>Myotis septentrionalis</i>	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 <i>Setophaga kirtlandii</i>	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 <i>(Chradrius melodus)</i>	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 <i>(Chradrius melodus)</i>	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 (<i>Calidris canutus rufa</i>)	Threatened	<p>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</p> <p>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</p> <p>Only actions that occur in large wetland complexes during the Red knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</p> <p>Midland, Saginaw, Shiawassee</p>	Coastal areas and large wetland complexes
Whooping crane ** (<i>Grus americanus</i>)	Non-essential experimental population	Allegan, Barry, Berrien, Jackson, Kent, Lenawee, Macomb, Oceana, Ottawa	Open wetlands and lakeshores
REPTILES			
Copperbelly water snake (<i>Nerodia erythrogaster neglecta</i>)	Threatened	Branch, Calhoun, Cass, Eaton, Hillsdale, St. Joseph	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
Eastern massasauga (<i>Sistrurus catenatus</i>)	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 (<i>Somatochlora hineana</i>)	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 (<i>Brychius hungerfordi</i>)	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 (<i>Lycæides melissa samuelis</i>)	Endangered	Allegan, Ionia, Kent, Lake, Mason, Mecosta, Monroe, Montcalm, Muskegon, Newaygo, Oceana	Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of larvae.
Mitchell's satyr (<i>Neonympha mitchellii mitchellii</i>)	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 (<i>Oarisma poweshiek</i>)	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/fc1maps/poskchMI.pdf	Wet prairie and fens
MUSSELS			
Clubshell (<i>Pleurobema clava</i>)	Endangered	Hillsdale	Found in coarse sand and gravel areas of runs and riffles within streams and small rivers
Northern riffleshell (<i>Epioblasma torulosa rangiana</i>)	Endangered	Monroe, Sanilac, Wayne	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
Rayed Bean (<i>Villosa fabalis</i>)	Endangered	Oakland, St. Clair	Belle, Black, Clinton and Pine Rivers
Snuffbox (<i>Epioblasma triquetra</i>)	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 (<i>Asplenium scolopendrium</i> var. <i>americanum</i> = <i>Phyllitis japonica</i> ssp. <i>a.</i>)	Threatened	Chippewa, Mackinac	Cool limestone sinkholes in mature hardwood forest
Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Alpena, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Mackinac, Menominee, Presque Isle, Schoolcraft	Partially shaded sandy-gravelly soils on lakeshores
Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	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 (<i>Solidago houghtonii</i>)	Threatened	Charlevoix, Cheboygan, Chippewa, Crawford, Emmet, Kalkaska, Mackinac, Presque Isle, Schoolcraft	Sandy flats along Great Lakes shores
Lakeside daisy (<i>Hymenoxys acaulis</i> var. <i>glabra</i>)	Threatened	Mackinac	Dry, rocky prairie grassland underlain by limestone
Michigan monkey-flower (<i>Mimulus michiganensis</i>)	Endangered	Benzie, Charlevoix, Cheboygan, Emmet, Leelanau, Mackinac	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
Pitcher's thistle (<i>Cirsium pitcheri</i>)	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

Information for Planning and Consultation

Find location

Define area

The area where activities will

Use a drawing tool

SKETCH

POLYGON

LINE

options:

LOAD SHAPE FILE

SELECT BY STATE OR COUNTY

Medium conservation value

High conservation value

National Wetland Inventory

Potentially Restorable

Wetlands (Wyoming)

Greater Sage Grouse

1

Natural Habitat

Natural - Critical Habitat

Proposed - Critical Habitat



Environmental Justice (CEST and EA)

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	
References		
https://www.hudexchange.info/environmental-review/environmental-justice		

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 → *Continue to Question 2.*

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

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

Yes

Explain:

→ *Continue to Question 3. Provide any supporting documentation.*

No

Explain:

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

→ Continue to Question 4.

No mitigation is necessary.

Explain why mitigation will not be made here:

→ Continue to Question 4.

4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.

→ Continue to the Worksheet Summary and provide any supporting documentation.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

This project creates affordable housing and reuses an abandoned industrial building in a residential neighborhood. The project will improve the neighborhood and surrounding home values. It has no adverse impact on low and moderate income individuals.

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards (CEST and EA)

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
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

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

→ Continue to Question 2.

Yes

Explain:

→ Go directly to Question 5.

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

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

Yes

→ Continue to Question 3.

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. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes

→ Continue to Question 4.

4. Visit HUD’s website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

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

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD’s website for information on calculating Acceptable Separation Distance.

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Please see attached maps, email and Acceptable Distance Electronic Assessment Tool print out. Two tanks are within one mile of the project site: 800 N Washington is 1,629.88 feet, and 200 S Jackson Road is 5,960.92 feet.

Each tank holds 1,000 gallons of propane. According to the ADE assessment tool, tanks must be 219.03 ft away to meet blast over pressure, 276.57 ft for thermal radiation for people and 50.28 ft thermal radiation for buildings. Distances for both of these tanks are greater than these minimums. Therefore, no further compliance or mitigation is necessary.

Are formal compliance steps or mitigation required?

- Yes
 No

Heather Tykoski

From: Read, Karl (LARA) <ReadK@michigan.gov>
Sent: Tuesday, April 28, 2020 3:29 PM
To: Heather Tykoski
Subject: RE: Ludington above ground storage tanks

No, they would not be diked.

From: Heather Tykoski <htykoski@ci.ludington.mi.us>
Sent: Tuesday, April 28, 2020 3:28 PM
To: Read, Karl (LARA) <ReadK@michigan.gov>
Subject: RE: Ludington above ground storage tanks

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Would you know if they are diked or not?

From: Read, Karl (LARA) <ReadK@michigan.gov>
Sent: Tuesday, April 28, 2020 1:45 PM
To: Heather Tykoski <htykoski@ci.ludington.mi.us>
Subject: RE: Ludington above ground storage tanks

They would have Propane in those containers.

From: Heather Tykoski <htykoski@ci.ludington.mi.us>
Sent: Tuesday, April 28, 2020 1:23 PM
To: Read, Karl (LARA) <ReadK@michigan.gov>
Subject: RE: Ludington above ground storage tanks

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Hi Karl,

Sorry to bother you again, but it looks like 2 of the sites are within 1 miles of my project area. Those are:
Great Lakes Casting 800 N. Washington St.
Harsco Track Tech 200 S Jackson rd.

Harsco Rail is not operating in that location any longer, so I was not sure if the tank was still filled or if we would know that.

The process now requires that I find out what is actually in those tanks at those locations, so I can run an acceptable Separation distance calculation on them via this HUD site: <https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities/>

It is all Greek to me. Do you happen to know what those 2 locations tanks are storing?

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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

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

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	1000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP) 219.03 ft

ASD for Thermal Radiation for People (ASDPPU) 276.57 ft

ASD for Thermal Radiation for Buildings (ASDBPU) 50.28

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

For mitigation options, please click on the following link: Mitigation Options
(</resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/>)

Providing Feedback & Corrections

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

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

Related Information

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



Distance ②
1,629.88 ft

801 N Rowe St

800 N Washington Ave

200 S Jackson St

W Wallace Ln

5061 US 10

579 S Pere Marquette Hwy

Metalworks Front Office address

575 W 10th St

5175 W 6th St



Distance
5,960.92 ft

801 N Row St

1300 N Washington Ave

200 S Jackson St

5061 US-10

W Wallace Ln

674 S Pere Marquette Hwy

Metalworks Front Office address

1675 W 6th St

5175 W 6th St

30



STEVE MILLER, MAYOR
MITCH FOSTER, CITY MANAGER
DEBORAH LUSKIN, CITY CLERK
TOM EZDEBSKI, CITY TREASURER

CITY OF LUDINGTON

400 S HARRISON STREET
LUDINGTON, MI 49431
(231) 845-6237 FX (231) 845-1146
WWW.LUDINGTON.MI.GOV

August 12, 2020

Heather Tykoski
Community Development
City of Ludington
400 S. Harrison
Ludington, MI 49431

Dear Mrs. Tykoski

This letter is written to address environmental concerns for the 801 N Rowe Multifamily Housing Project.

The entire proposed area is covered by the Ludington City Fire Department. No thermal/explosive hazards exist within the area.

The Fire Department fully supports the project and believes that improving the area will decrease First Responder calls for tripping hazards and related risks.

If you need any additional information, do not hesitate to call.

Sincerely,

Gerald J. Funk
Fire Chief

On the Shores of Lake Michigan

Farmlands Protection (CEST and EA)

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
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

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 → *Continue to Question 2.*
 No

Explain how you determined that agricultural land would not be converted:

The Project takes place in the City of Ludington. This is an urban setting with no farmland in or near the project area.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

- Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project site is in downtown Ludington. City of Ludington Downtown area is not zoned for farmland, nor is any present. The City of Ludington Zoning Ordinance can be found online at: <https://www.ludington.mi.us/DocumentCenter/View/188/Ludington-Zoning-Ordinance-23-00-PDF?bidId=>

Are formal compliance steps or mitigation required?

Yes

No

Noise (CEST Level Reviews)

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

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.

→ *Continue to Question 4.*

- Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions 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

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

Yes

Indicate the type of measures that will apply (check all that apply):

Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)

Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)

Other

Explain:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any supporting documentation.*

No

→ *Continue to Question 3.*

3. 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).

Describe findings of the Preliminary Screening:

→ *Continue to Question 6.*

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.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

Noise generators were found within the threshold distances.

→ Continue to Question 5.

5. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

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:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

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))

Indicate noise level here:

Is the project in a largely undeveloped area¹?

No

→Your project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i). Elevate this review to an EA-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

Yes

→Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

¹ A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

Unacceptable: (Above 75 decibels)

Indicate noise level here:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:

Convert to an EIS

→ Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

Provide waiver

→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

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

Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.

Continue to the Worksheet Summary.

No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project involves conversion of an abandoned industrial building to residential use. The building is in a substantially residential neighborhood. Excessive noise under Title 24 CFR 51 Subpart B is not anticipated. The project is in compliance and no mitigation is needed.

Are formal compliance steps or mitigation required?

Yes

No

STATE HISTORIC PRESERVATION OFFICE Application for Section 106 Review

SHPO Use Only					
<input type="checkbox"/>	IN	Received Date	_____ / _____ / _____	Log In Date	_____ / _____ / _____
<input type="checkbox"/>	OUT	Response Date	_____ / _____ / _____	Log Out Date	_____ / _____ / _____
		Sent Date	_____ / _____ / _____		

Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.

I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL THIS IS MORE INFORMATION RELATING TO ER#

- a. Project Name: 801 N Rowe Haskell Building
- b. Project Address (if available): 801 N Rowe
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (*If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.*): Department of Housing and Urban Development, Community Planning and Development McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov,
- e. State Agency (if applicable), Contact Name and Mailing Address: Louis Vinson III
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square Lansing, MI 48913 Office: 517.335.6681 vinsonL1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) *including mailing address*: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY? YES NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name: Ludington Quadrangle Michigan-Mason Co. 7.5 Minute Series) Topographic)
- b. Township: 18N Range: 18W Section: 15
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity: Please see attached plans and specs.
- d. Previous land use and disturbances: Built in 1890, the 3-story, 45,000 square foot brick building located at 801 N Rowe Street in Ludington, Michigan has had numerous uses, most all of which were manufacturing. Part of the building was originally created as A. E. Cartier's Pants Factory (1895), but it went on to house various machine shops (1910), Cigar Factory (1916), Haskell Boat Co. (1924) and Wolverine Sportswear (1950). It has been vacant for quite some time with minimal use as a storage facility for old machine parts. The property has been re-zoned to meet the proposed uses of the redevelopment. .
- e. Current land use and conditions: The building is currently vacant and in blighted condition.
- f. Did you check the State Archaeological Site Files located at the SHPO? YES NO

III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

Note: Every project has an APE.

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description):
- b. Provide a localized map indicating the location of the project; road names must be included and legible.
- c. On the above-mentioned map, identify the APE.
- d. Provide a written description of the APE (physical, visual, auditory, and sociocultural), the steps taken to identify the APE, and the justification for the boundaries chosen. the APE will include the building and building property. The buidling is seperate by a roadway from any other houses and seperated by and alleyway/old railline from industrial proerties.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date **all** properties 50 years of age or older located in the APE. **The [Section 106 Above-Ground Resources inventory form](#) is the preferred format for providing this information and a completed form should be included as an attachment to this application.** If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 801 N Rowes is eliglbe for listing and has been recommended for listing on the National Register.
 - b. Describe the steps taken to identify whether or not any **historic** properties exist in the APE and include the level of effort made to carry out such steps: This property has received a historic tax credit and it has been determined that it is likely to be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 - c. Based on the information contained in "b", please choose one:
 Historic Properties Present in the APE
 No Historic Properties Present in the APE
 - d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been vacant for over 20 years. Nothing has been done in that time to maintain or improve the property.
-

V. PHOTOGRAPHS

Note: All photographs must be keyed to a localized map.

- a. Provide photographs of the site itself.
 - b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
-

VI. DETERMINATION OF EFFECT

**Note: you must provide a statement explaining/justifying your determination.
Include statement as an attachment if necessary.**

- No historic properties affected based on [36 CFR § 800.4(d)(1)], **please provide the basis for this determination.**
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, **explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.**
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, **explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.**

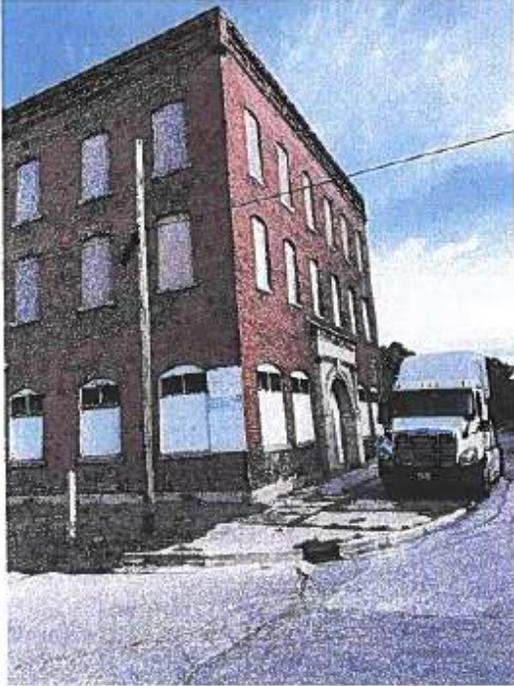
***Please print and mail completed form and required information to:
State Historic Preservation Office, Cultural Resources Management Section
Michigan Economic Development Corporation
300 North Washington Square, Lansing, MI 48913***

801 N Rowe- Exterior Photos

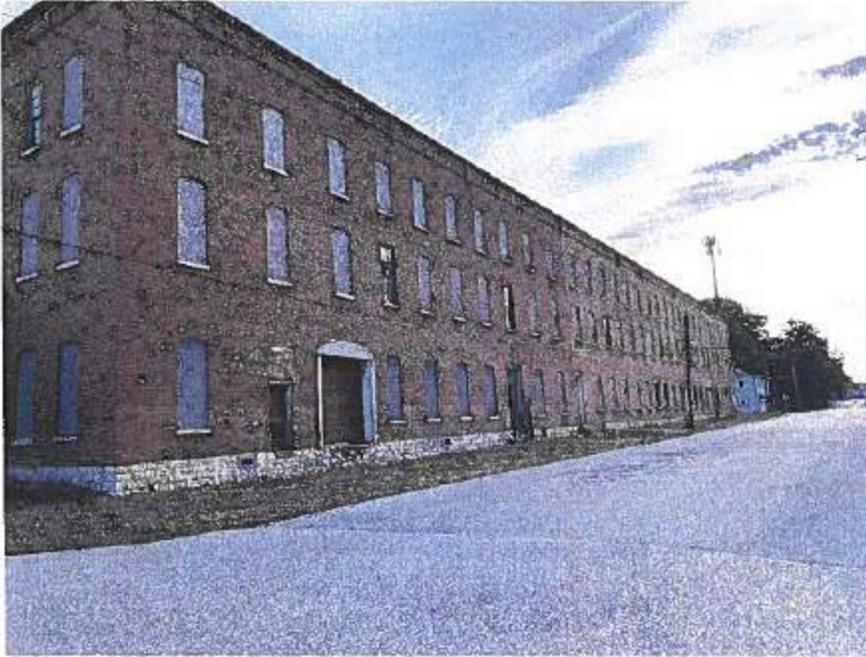
Map of APE 801 N Rowe



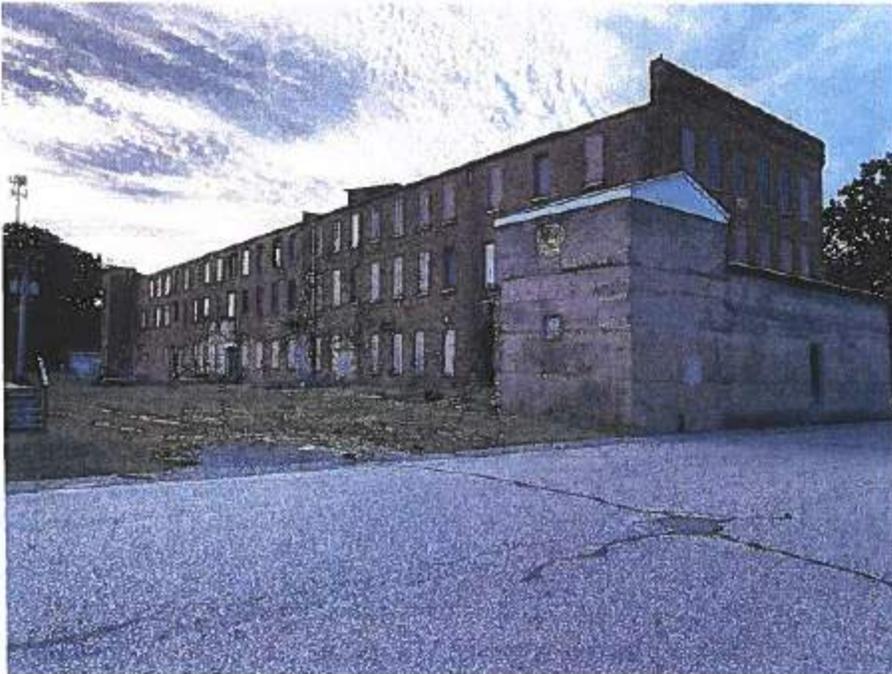
View from South East corner.



View from South West Corner



View from North West Corner



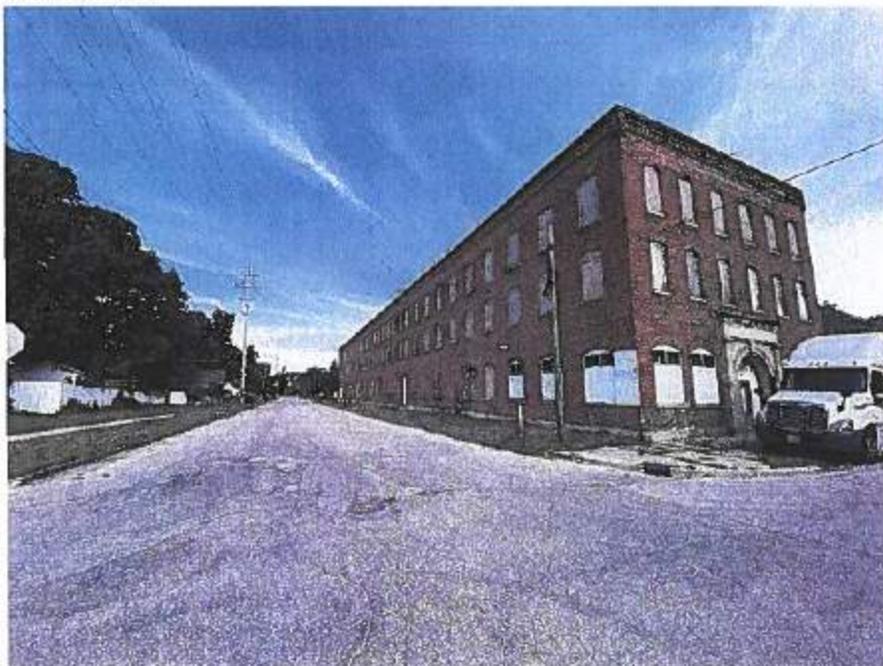
View from North



View from West



View from East





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

MARK A. BURTON
PRESIDENT, MSF

June 05, 2020

Mr. Antonio Aguilar, Reviewer
National Park Service
Technical Preservation Services
1849 C Street NW, Mail Stop 7243
Washington DC 20240

PROJECT: 801 N Rowe St, Ludington, Mason Co, MI 49431
MI Project #: TX19-1036 NPS Project #: 41541

Dear Mr. Aguilar:

The Historic Preservation Certification Application, Part 2 Amendment #1, for the above project is enclosed, together with the State Review Sheet.

The proposed rehabilitation amendment appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. We recommend the approval of this request for preliminary certification of the rehabilitation Part 2 application amendment.

Please contact Robbert McKay (517) 335-2727 if you have any questions regarding this review.

Sincerely,

Brian D. Conway
State Historic Preservation Officer

Enclosure(s)

C: Marilyn Crowley, Lofts on Rowe LLC, 507 S Grand Ave, Lansing, MI 48933
Jennifer Metz, Past Perfect Inc, 303 Briarwood SE, East Grand Rapids, MI 49506

BDC/REM



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

MARK A. BURTON
PRESIDENT, MSF

July 31, 2020

Mr. Antonio Aguilar, Reviewer
National Park Service
Technical Preservation Services
1849 C Street NW, Mail Stop 7243
Washington DC 20240

PROJECT: 801 N Rowe St, Ludington, Mason Co, MI 49431
MI Project #: TX19-1036 NPS Project #: 41541

Dear Mr. Aguilar:

The Historic Preservation Certification Application, Part 2 Amendment #2, for the above project is enclosed, together with the State Review Sheet.

The proposed rehabilitation amendment appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. We recommend the approval of this request for preliminary certification of the rehabilitation Part 2 application amendment.

Please contact Robbert McKay (517) 335-2727 if you have any questions regarding this review.

Sincerely,

Brian D. Conway
State Historic Preservation Officer

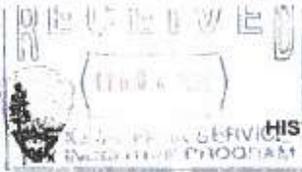
Enclosure(s)

C: Marilyn Crowley, Lofts on Rowe LLC, 507 S Grand Ave, Lansing, MI 48933
Jennifer Metz, Past Perfect Inc, 303 Briarwood SE, East Grand Rapids, MI 49506

BDC/REM



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-155
Rev. 2014

NOV - 5 2019

NPS Project Number
41541

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 801 N. Rowe Street TX19-1034
Street 801 N. Rowe Street
City Ludington County Mason State MI Zip 49431-1457
Name of Historic District 801 N. Rowe Street
 National Register district certified state or local district potential district

2. Nature of request (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
Name Jennifer Metz Company Past Perfect, Inc.
Street 303 Briarwood St City East Grand Rapids State MI
Zip 49506 Telephone (616) 581-4416 Email Address jennifermetz@pastperfectinc.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 87.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Eric Hanna Signature [Signature] Date 10/28/19
Applicant Entity Lofts on Rowe LLC SSN _____ or TIN 84-2049456
Street 507 S. Grand Ave. City Lansing State MI
Zip 48933 Telephone 517-6026-1861 Email Address eric@loftscompany.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property

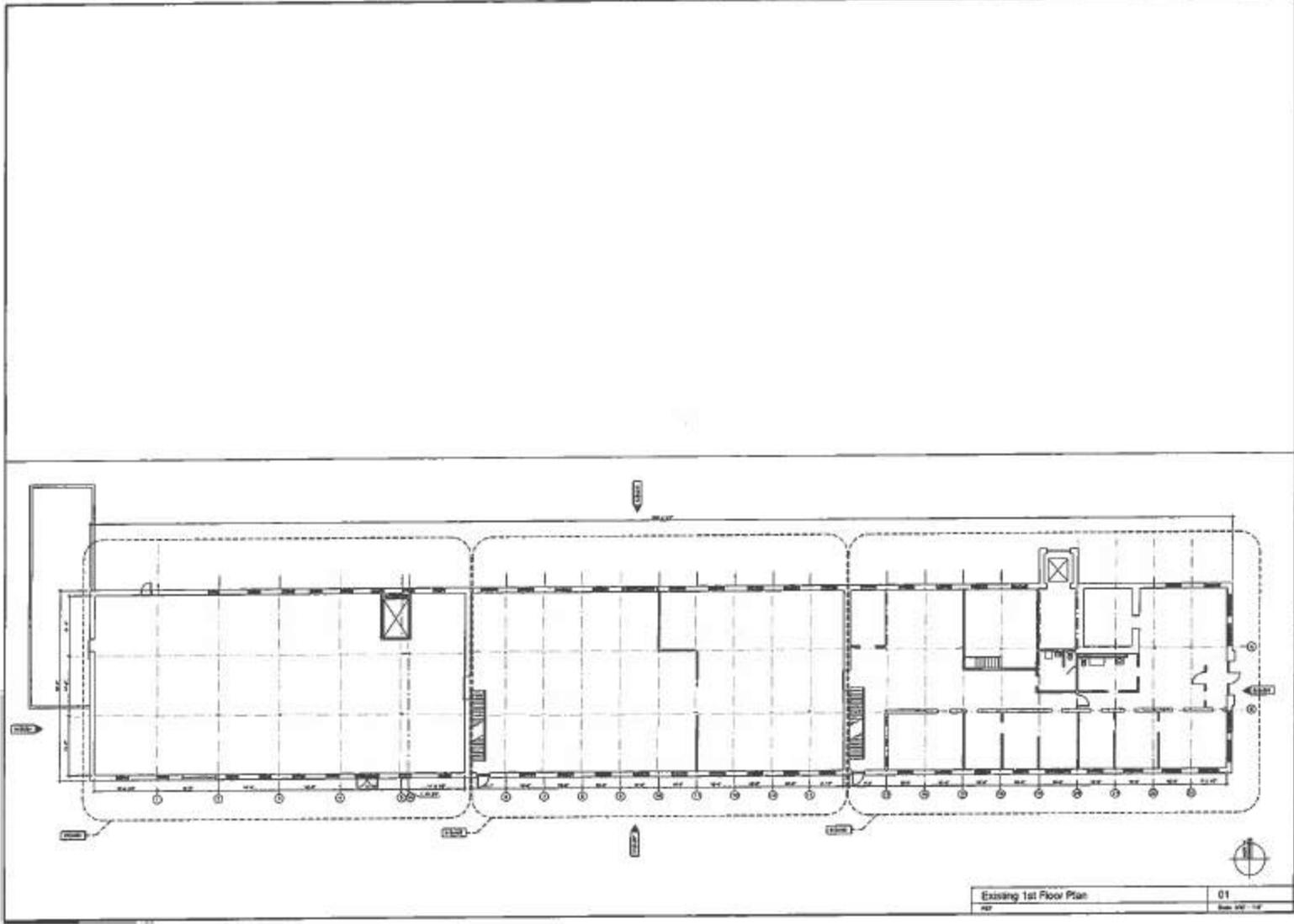
- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 2/13/20 National Park Service Authorized Signature [Signature] Roger G. Reed

NPS comments attached



Existing 1st Floor Plan 01
 Date: 01/14

801 N ROWE ALTERATIONS
 Third Coast Development
 801 N Rowe Street

Architect: [Faded]
 Engineer: [Faded]

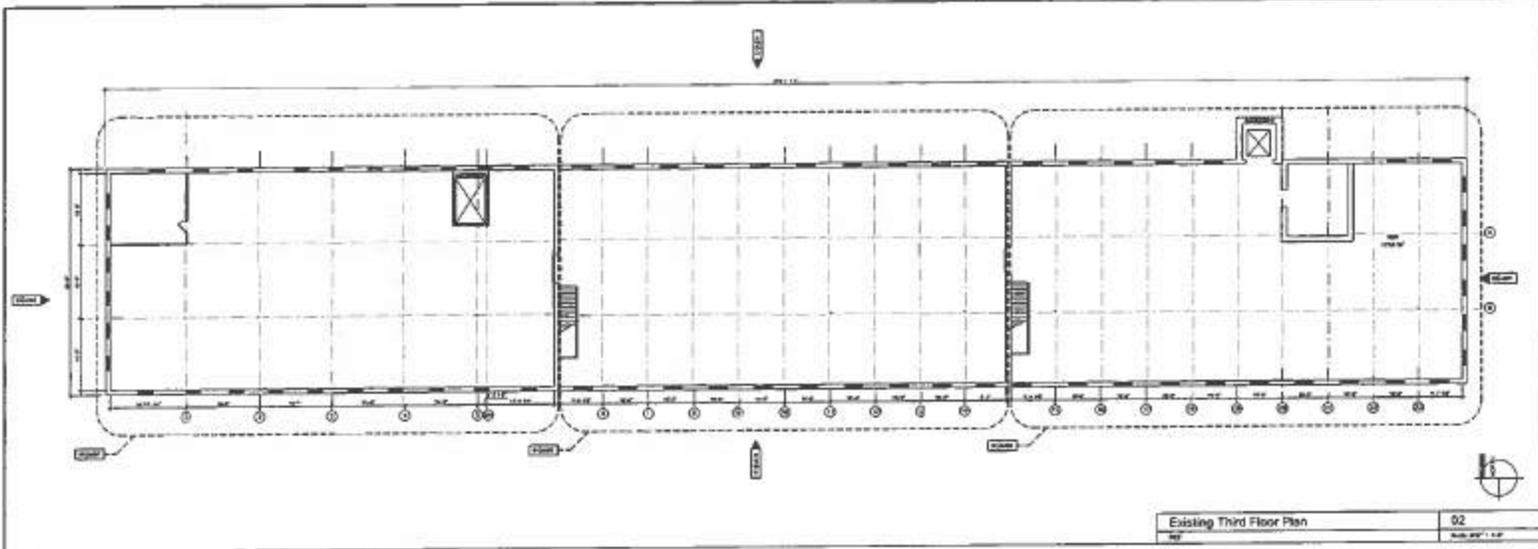


NO.	DATE	REVISION

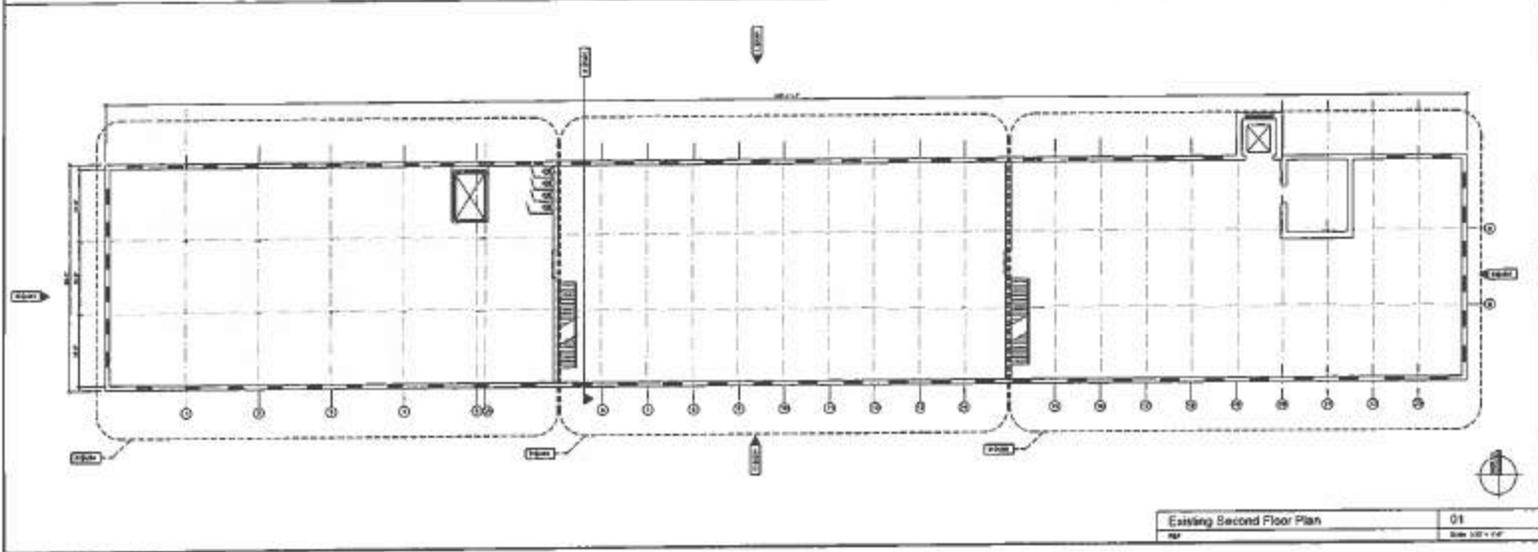
0000

2001001

G 1 0



Existing Third Floor Plan 02
 Date: 10/11/11



Existing Second Floor Plan 01
 Date: 10/11/11

801 N Rowe Alterations
 Third Coast Development
 801 N Rowe Street

Architect: [Faint text]
 Date: 10/11/11

Scale: 1/8" = 1'-0"

0000
 20110901

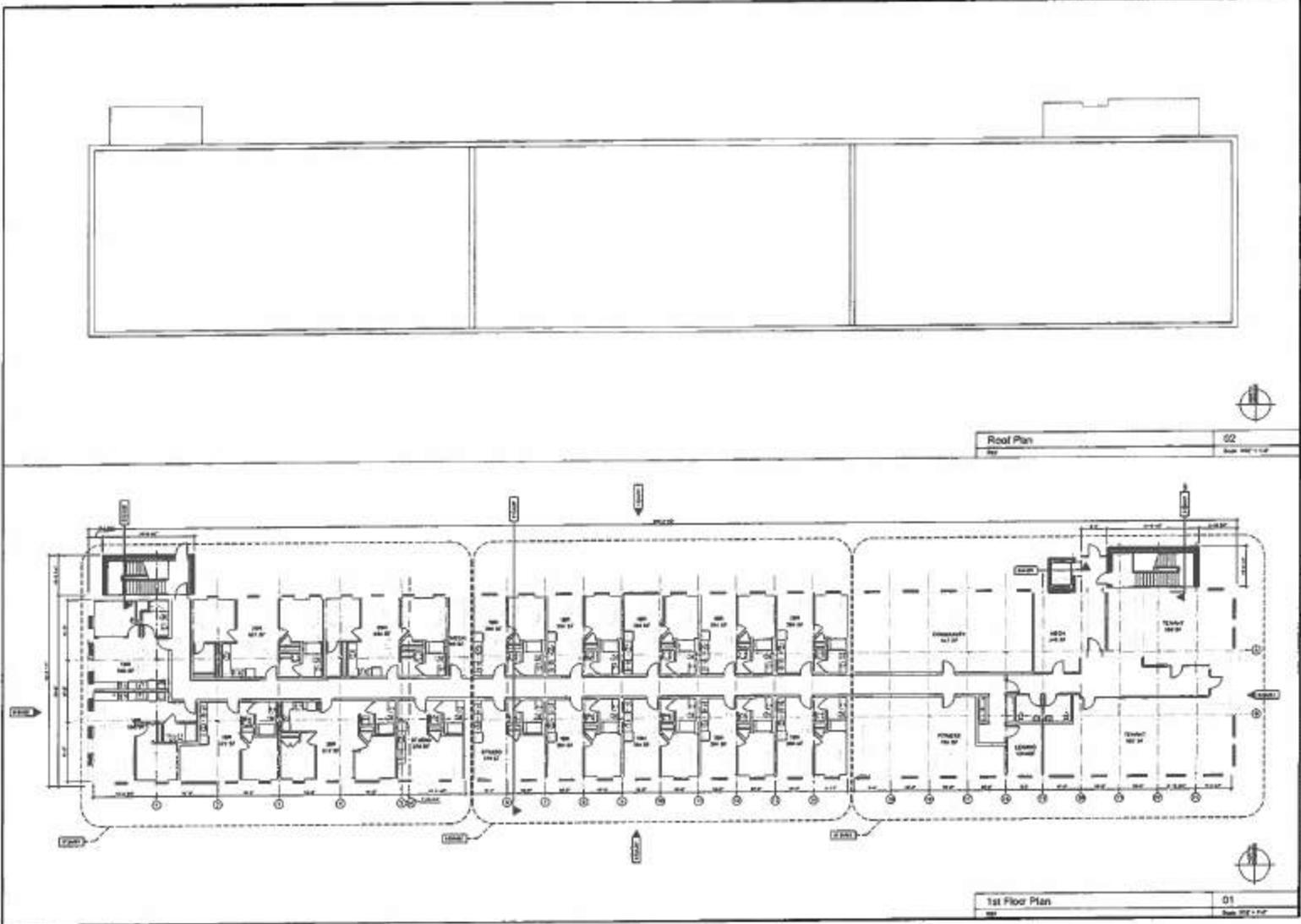
G 1 0

0000
 20110901

G 1 0

0000
 20110901

G 1 0



Roof Plan 02
Scale: 1/8" = 1'-0"

1st Floor Plan 01
Scale: 1/8" = 1'-0"

801 N Rowe Alterations
Third Coast Development
801 N Rowe Street

ARCHITECT: JACOBSON & ASSOCIATES
360 N. 1st St., Suite 200
Chicago, IL 60610
PHONE: 312.467.1000
WWW: JACOBSON.COM

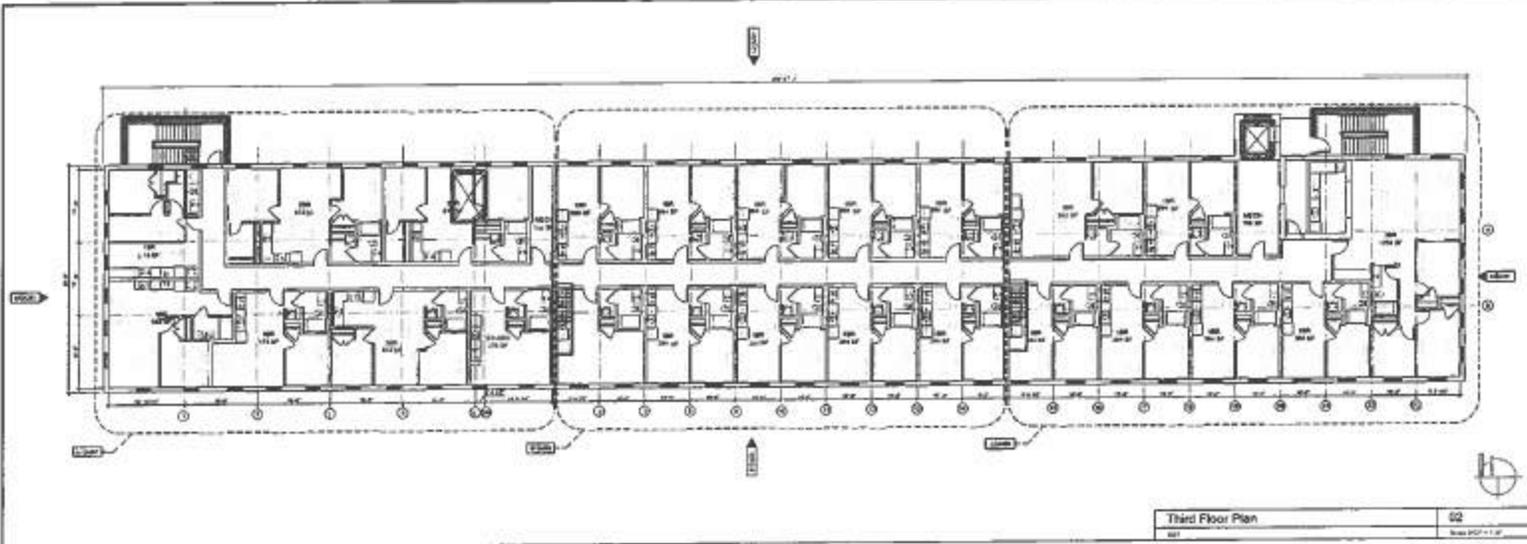
CONTRACTOR: JACOBSON CONSTRUCTION
1111 N. Dearborn St.
Chicago, IL 60610
PHONE: 312.467.1000
WWW: JACOBSON.COM

Date	Revised For

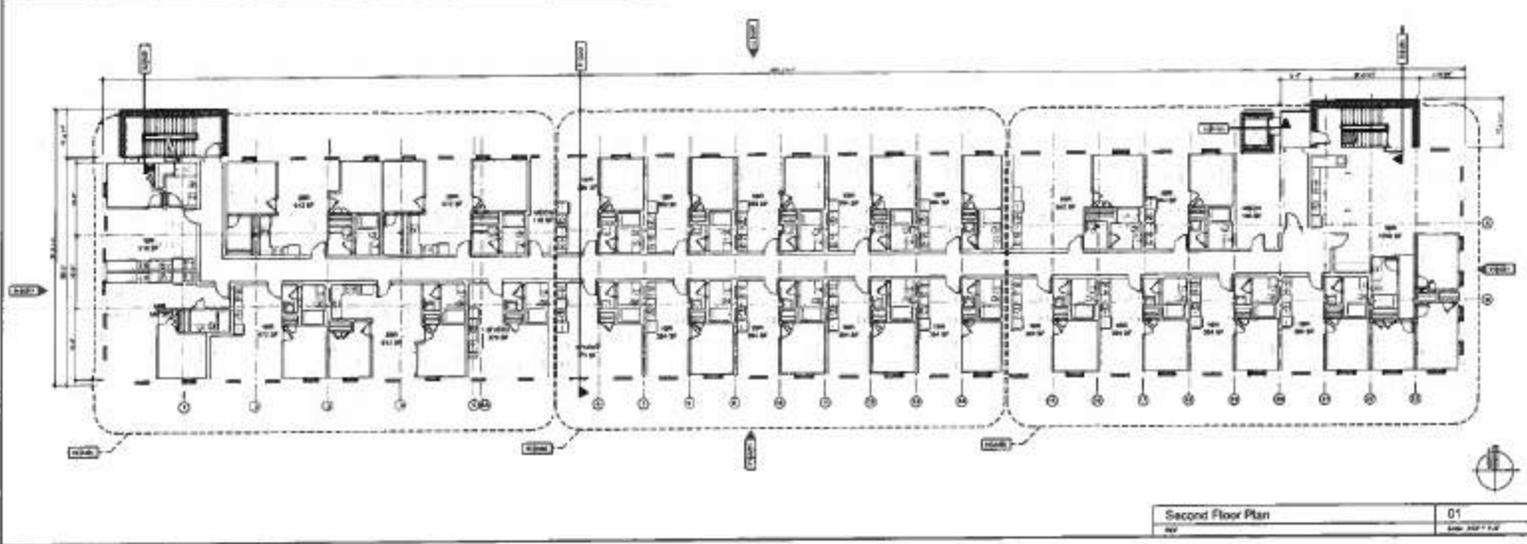
9000
ENCLOSURE

A10





Third Floor Plan 02
 Date: 10/11/11



Second Floor Plan 01
 Date: 10/11/11

801 N Rowe Alterations
 Third Coast Development
 801 N Rowe Street

Architect: [Faint text]
 Engineer: [Faint text]



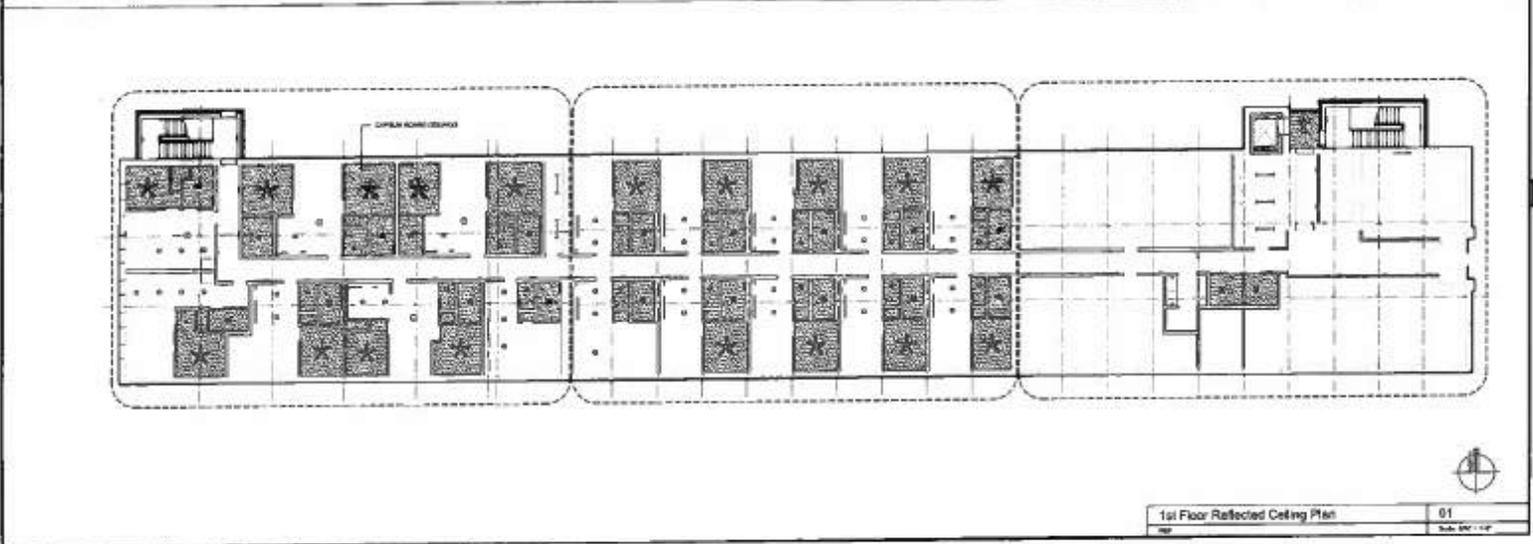
NO.	DATE	DESCRIPTION

0000

2011-10-11

A 1 0

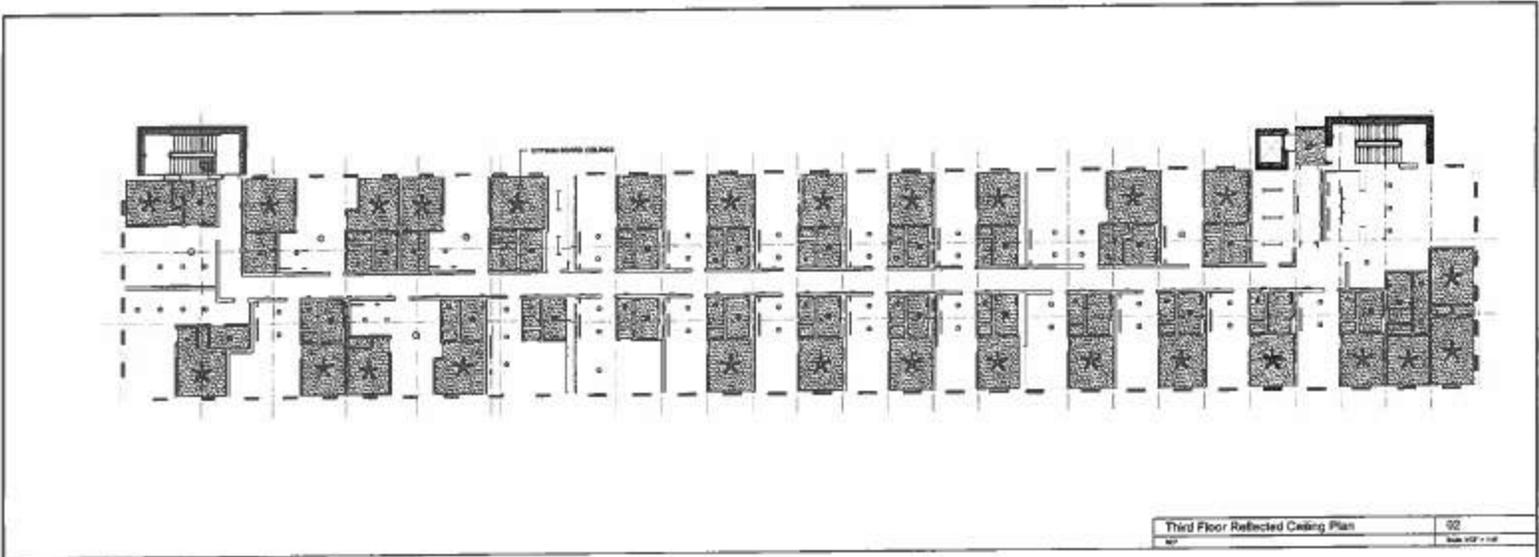
NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS	DATE
01	RECEIPT OF WORK				
02	RECEIPT OF WORK				
03	RECEIPT OF WORK				
04	RECEIPT OF WORK				
05	RECEIPT OF WORK				
06	RECEIPT OF WORK				
07	RECEIPT OF WORK				
08	RECEIPT OF WORK				
09	RECEIPT OF WORK				
10	RECEIPT OF WORK				
11	RECEIPT OF WORK				
12	RECEIPT OF WORK				
13	RECEIPT OF WORK				
14	RECEIPT OF WORK				
15	RECEIPT OF WORK				
16	RECEIPT OF WORK				
17	RECEIPT OF WORK				
18	RECEIPT OF WORK				
19	RECEIPT OF WORK				
20	RECEIPT OF WORK				
21	RECEIPT OF WORK				
22	RECEIPT OF WORK				
23	RECEIPT OF WORK				
24	RECEIPT OF WORK				
25	RECEIPT OF WORK				
26	RECEIPT OF WORK				
27	RECEIPT OF WORK				
28	RECEIPT OF WORK				
29	RECEIPT OF WORK				
30	RECEIPT OF WORK				
31	RECEIPT OF WORK				
32	RECEIPT OF WORK				
33	RECEIPT OF WORK				
34	RECEIPT OF WORK				
35	RECEIPT OF WORK				
36	RECEIPT OF WORK				
37	RECEIPT OF WORK				
38	RECEIPT OF WORK				
39	RECEIPT OF WORK				
40	RECEIPT OF WORK				
41	RECEIPT OF WORK				
42	RECEIPT OF WORK				
43	RECEIPT OF WORK				
44	RECEIPT OF WORK				
45	RECEIPT OF WORK				
46	RECEIPT OF WORK				
47	RECEIPT OF WORK				
48	RECEIPT OF WORK				
49	RECEIPT OF WORK				
50	RECEIPT OF WORK				



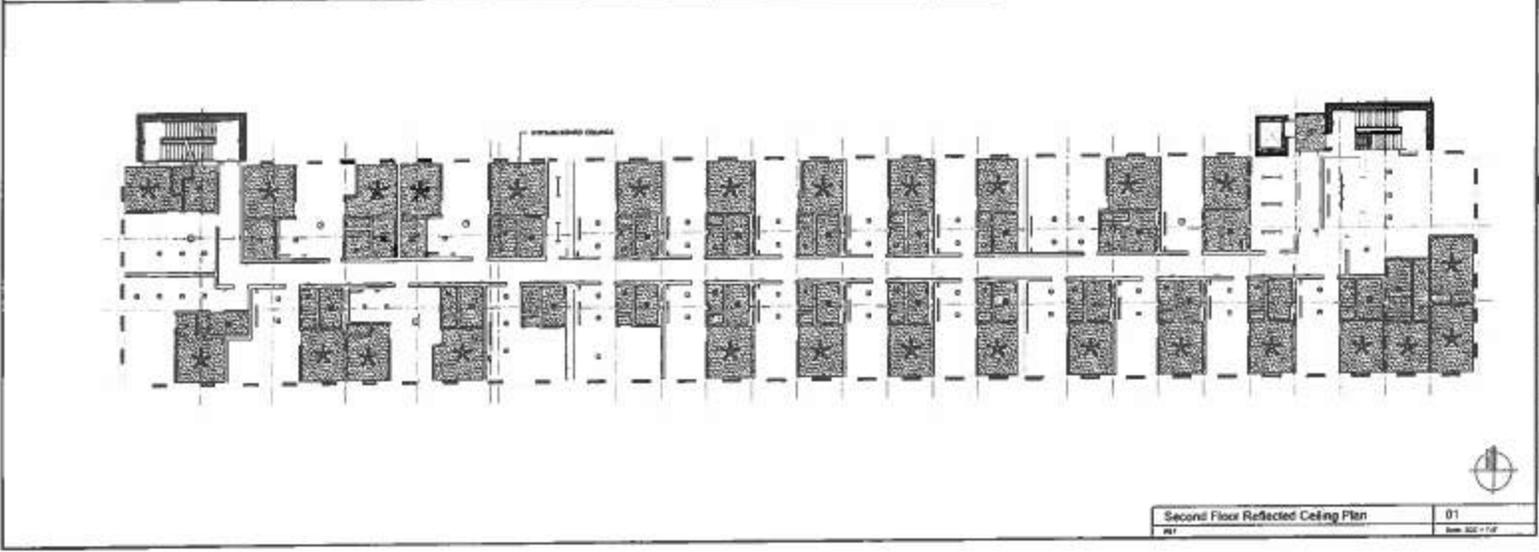
801 N Rowe Alterations
Third Coast Development
801 N Rowe Street

1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

A 7 0



Third Floor Reflected Ceiling Plan 02
 Scale: 1/8" = 1'-0"



Second Floor Reflected Ceiling Plan 01
 Scale: 3/8" = 1'-0"

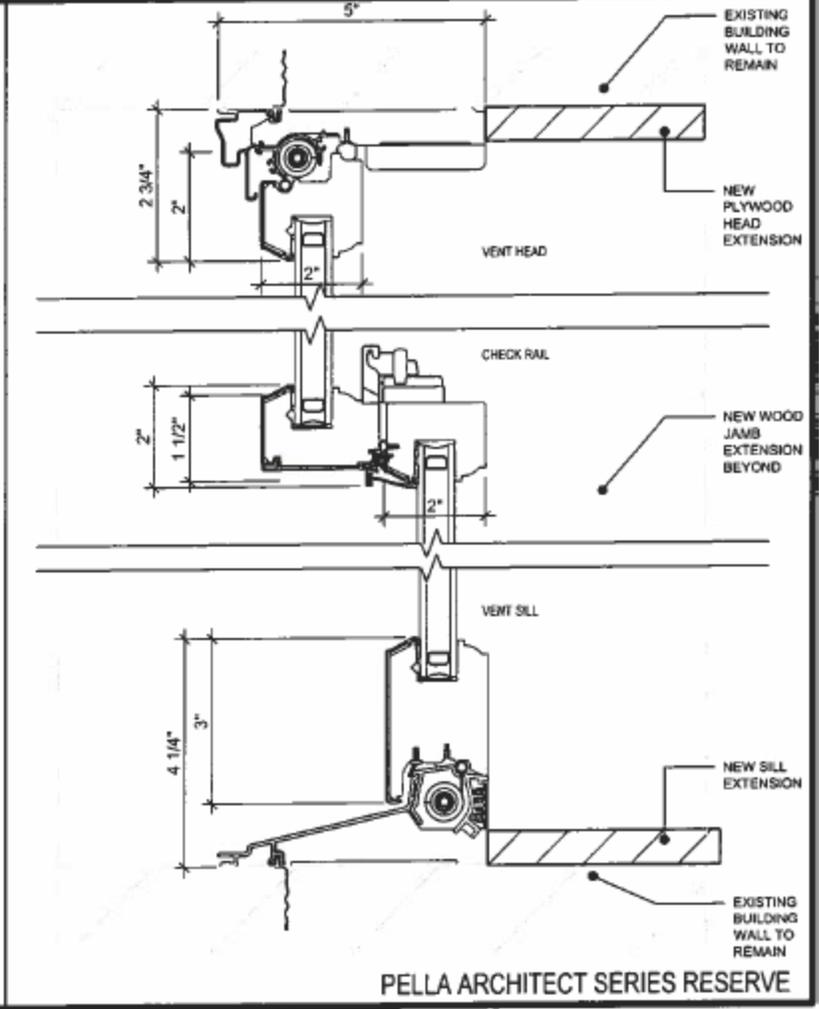
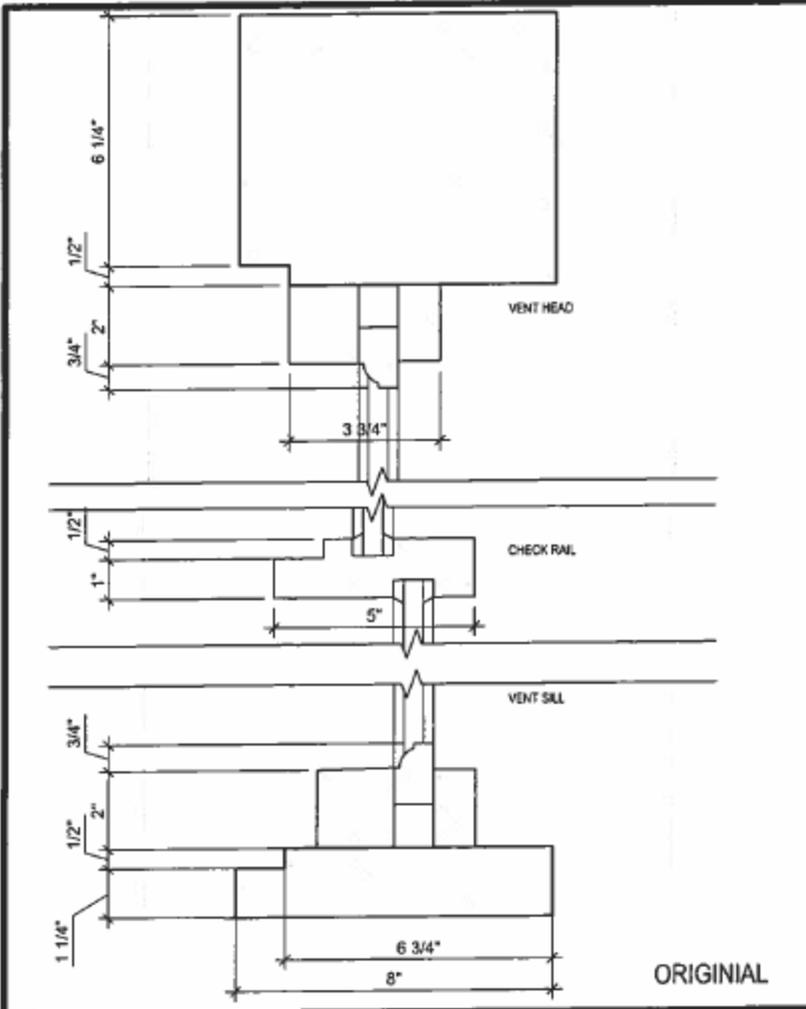
801 N Rowe Alterations
 Third Coast Development
 801 N Rowe Street

PROJECT NO. 11-1100
 DATE: 06/11/11
 DRAWN BY: J. W. W.



Date	Revised for
0000	
29/1/2011	

A70
 JUN 27 2011



© 2018 LOTTSMETZ ARCHITECTURE, LLC

A0001

29618101

LOADING Project Number

0000

Project Number

date:	Issued for:

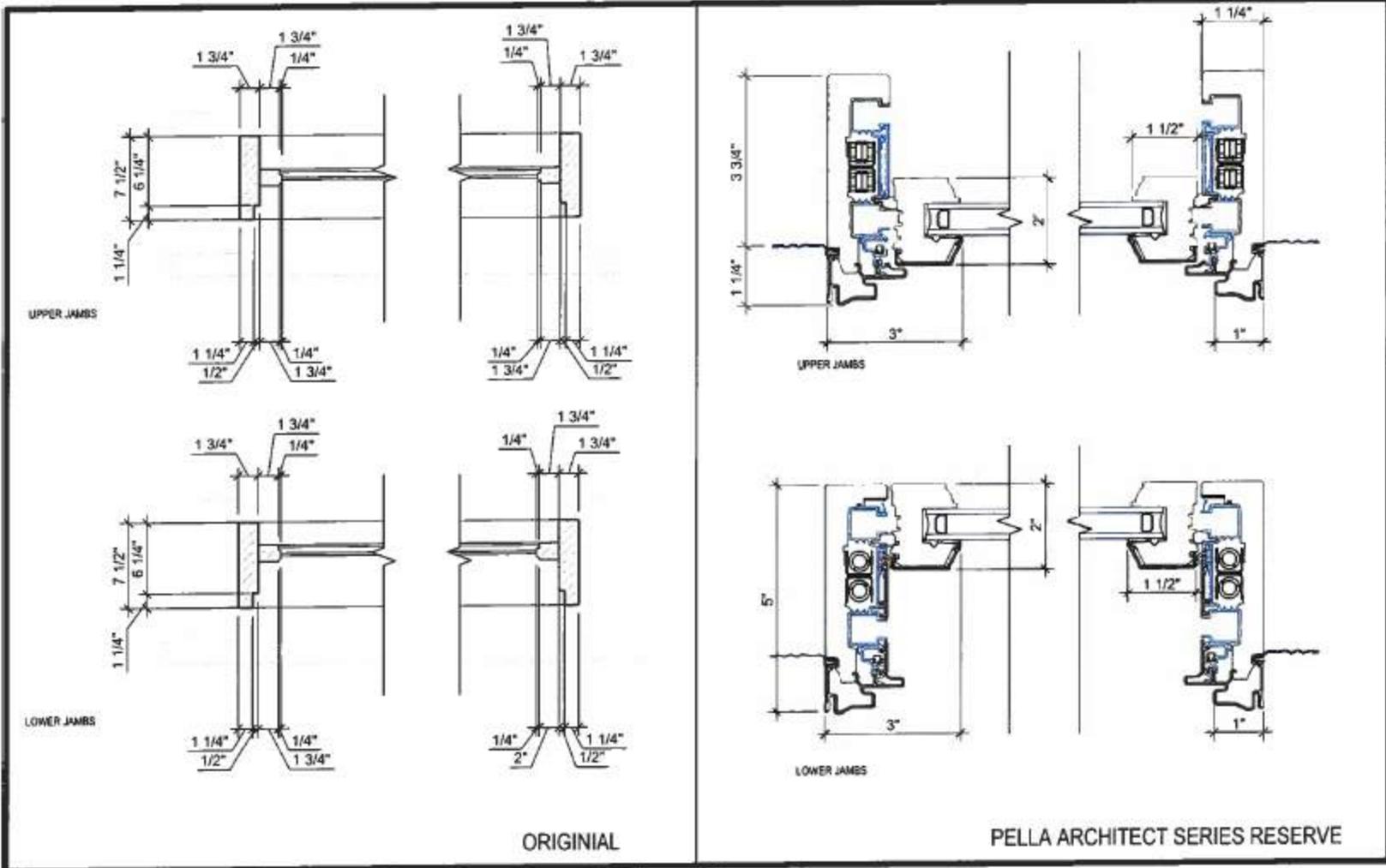


LOTTSMETZ ARCHITECTURE

LOTTSMETZ ARCHITECTURE, LLC
 645 CHERRY SE
 GRAND RAPIDS, MICHIGAN 49503
 616/454-5175
 www.lot3metz.com

Project Title

801 N Rowe Alterations
 Third Coast Development
 801 N Rowe Street
 Ludington, MI



©2018 LOTTMETZ ARCHITECTURE, LLC

A
0
0
2

29618101

0000

Project Number:	
Issued for:	
Date:	



LOTTMETZ ARCHITECTURE

LOTTMETZ ARCHITECTURE, LLC
645 CHERRY SE
GRAND RAPIDS, MICHIGAN 49503
616/454-5175
www.lottmetz.com

Project Title

801 N Rowe Alterations
Third Coast Development
601 N Rowe Street
Ludington, MI



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

MARK A. BURTON
PRESIDENT

October 26, 2020

LOUIS VINSON
MEDC
300 NORTH WASHINGTON SQUARE
LANSING MI 48913

RE: ER20-1105 801 N Rowe Haskell Building Improvements, 801 N. Rowe, Sec. 15, T18N, R18W, Ludington,
Mason County (HUD)

Dear Mr. Vinson:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have no adverse effect [36 CFR § 800.5(b)] on the Haskell Manufacturing Company Building, which appears to meet the criteria for listing in the National Register of Historic Places.

This letter evidences HUD's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects," and the fulfillment of HUD's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review." **If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.**

Please be advised that this Section 106 review is not a substitute for the comprehensive review for projects receiving Investment Tax Credits for historic rehabilitation. Tax credit application reviews are conducted independently of the Section 106 review.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**

Sincerely,

Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:SAT:BGG

copy: Sue Devries, MEDC
Heather Tykoski, City of Ludington



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840

Heather Tykoski

From: Grennell, Brian (LEO) <GrennellB@michigan.gov>
Sent: Tuesday, October 27, 2020 10:23 AM
To: Heather Tykoski; Louis Vinson III (MEDC); Sue DeVries (MEDC)
Cc: Mitch Foster; Marilyn Crowley
Subject: RE: Haskell Building

We completed the Sec. 106 review this project and responded even though there was no archaeological investigation included with the application. There should be no need for us to comment again under Sec. 106 unless the scope of work changes from what we received the application on 9/1, or if unanticipated archaeological resources turn up in the course of ground disturbance. Please note that the Sec. 106 consultation is separate and may not substitute for the review of the Historic Tax Credits.

Please keep the new requirements in mind for any all future consultation under Sec. 106.

Thanks,



Brian G. Grennell
Cultural Resource Management Coordinator
State Historic Preservation Office
300 N. Washington Square | Lansing, MI 48913
Direct Phone (517) 335-2721
GrennellB@michigan.gov www.michigan.gov/shpo

SHPO is impacted by the temporary requirement to suspend activities that are not necessary to sustain or protect life. To comply with this order, the SHPO facility is closed and staff are working remotely.

Effective April 27, Section 106 applications may now be submitted electronically or in hard-copy. Follow the instructions at the following link:

<https://www.mplace.org/49901c/globalassets/documents/shpo/programs-and-services/cultural-resource-management-and-planning-section-106er/outline-instructions-for-submitting-your-section-106-review-application.pdf>

Staff continue to prioritize the review of emergency and critical projects as identified. Notification of SHPO determinations may be delayed. Thank you for your cooperation and patience.

From: Heather Tykoski <htykoski@ci.ludington.mi.us>
Sent: Tuesday, October 27, 2020 10:08 AM
To: Grennell, Brian (LEO) <GrennellB@michigan.gov>; Louis Vinson III (MEDC) <vinsonl1@michigan.org>; Sue DeVries (MEDC) <devriess1@michigan.org>
Cc: Mfoster <Mfoster@ci.ludington.mi.us>; Marilyn Crowley <Marilyn@miccap.org>
Subject: RE: Haskell Building

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

MARK A. BURTON
PRESIDENT

Tuesday, August 25, 2020

The Honorable Steve Miller, Mayor
City of Ludington
507 East Court Street
Ludington, Michigan 49431

Dear Mayor Miller,

We wish to inform you that the Haskell Manufacturing Company Building, 801 North Rowe Street, Ludington, Mason County, Michigan, will be considered for nomination to the National Register of Historic Places by the Michigan Historic Preservation Review Board at the meeting to be held on Friday, September 25, 2020, at 10:00 a.m.

Due to measures related to COVID-19, the Governor issued Executive Order 2020-165 on August 7, 2020. That order extends the provisions that allow public bodies to comply with the state's Open Meetings Act through virtual meetings. The State Historic Preservation Review Board will hold its meeting via Zoom. The meeting is open to the public, but registration is necessary. To register, please visit: <https://medc.eventevents.com/SHPRReviewBoard>

The National Register of Historic Places is the federal government's official list of properties deemed worthy of preservation because of their importance in American history and culture. Listing in the National Register provides recognition and assists in preserving our local, state, and national heritage.

Listing in the National Register provides recognition that a property is significant to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; and eligibility for federal tax incentives and other preservation assistance.

Listing in the National Register does not interfere with a private property owner's rights to alter, manage, or dispose of the property, nor does it mean that limitations will be placed on the property by the federal or state government. Neither the federal nor state government will attach restrictive covenants to the properties or seek to acquire them. Public visitation rights are not required of owners. Attached please find a notice that explains in greater detail the results of listing in the National Register.

You are invited to attend the review board meeting at which the nomination will be considered, or to comment in writing concerning this National Register nomination. All written correspondence should be mailed in time to be received prior to the date of the review board meeting. Please note that objections to listing this property in the National Register of Historic Places must be notarized by a notary public.

Any comments and questions you may have concerning this nomination and the National Register program may be directed to Todd A. Walsh, National Register Coordinator, by e-mail at WalshT@michigan.gov, by phone at (517) 335-9854, or by mail at the address below. Please note that SHPO staff continues to work remotely, and email is the most efficient means of communication at this time.

Sincerely yours,

Martha MacFarlane-Faes
Deputy State Historic Preservation Officer



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840



RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

- **Eligibility for federal tax provisions:**

If a property is listed in the National Register, certain federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 and 20 percent investment tax credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides federal deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

- **Consideration in planning for federal, federally licensed, and federally assisted projects:**

Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

- **Consideration in issuing a surface coal mining permit:**

In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 *et seq.*

- **Qualification for federal grants for historic preservation when funds are available:**

Presently, funding is unavailable.

Sole Source Aquifers (CEST and EA)

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
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

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

Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 2.*

2. Is the project located on a sole source aquifer (SSA)¹?

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide 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.*

Yes → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

¹ 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 → Continue to Question 5.

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.

Yes → Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.

6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Michigan Groundwater maps are provided from:

<https://www.egr.msu.edu/igw/GWIM%20Figure%20Webpage/>

And attached figures of the Great Lakes Basin from: <https://water.usgs.gov/ofw/cubs/WRI004008/>

Are formal compliance steps or mitigation required?

Yes

No

Figure 4
Bedrock Aquifers - Estimated Yield

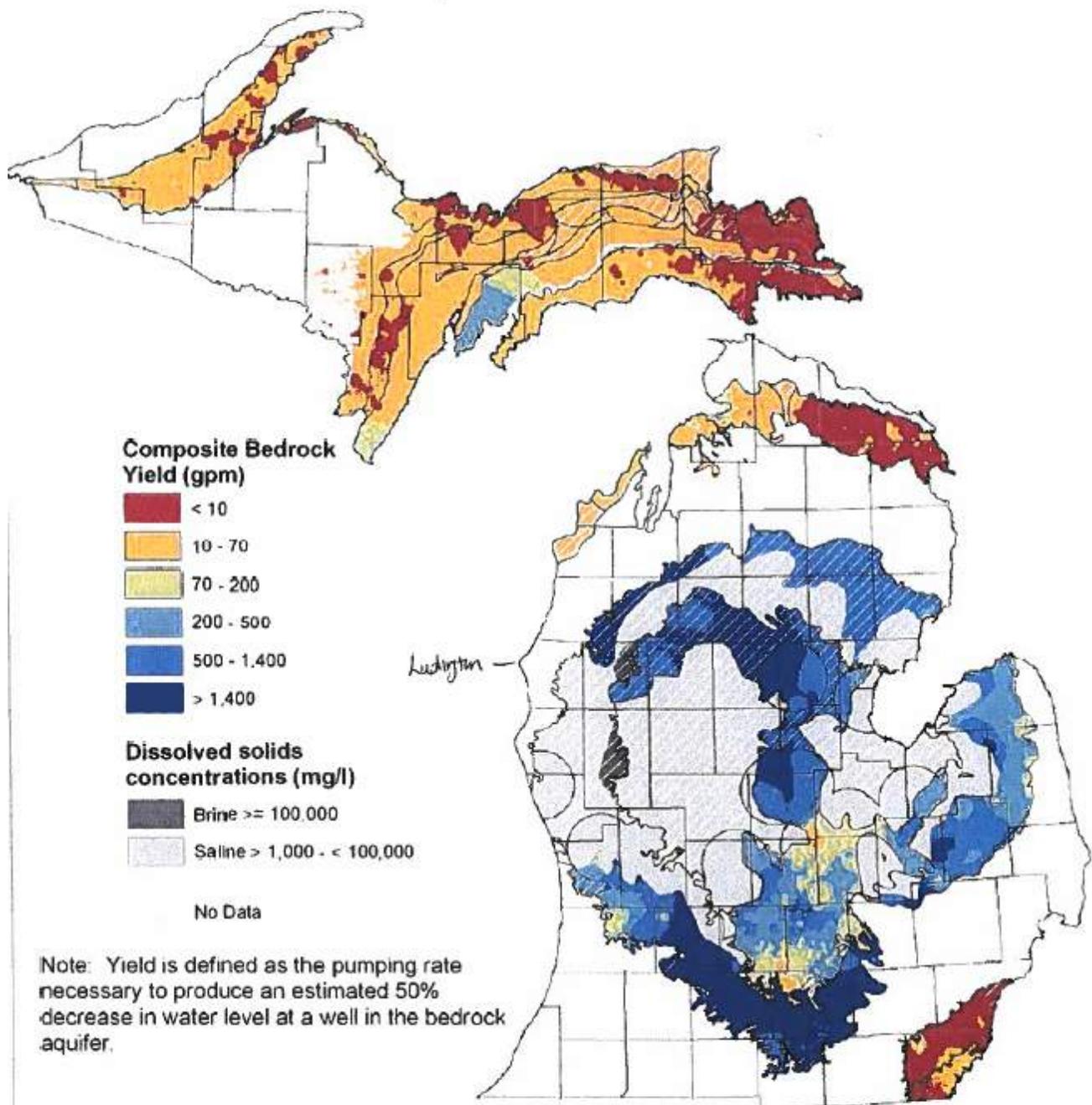
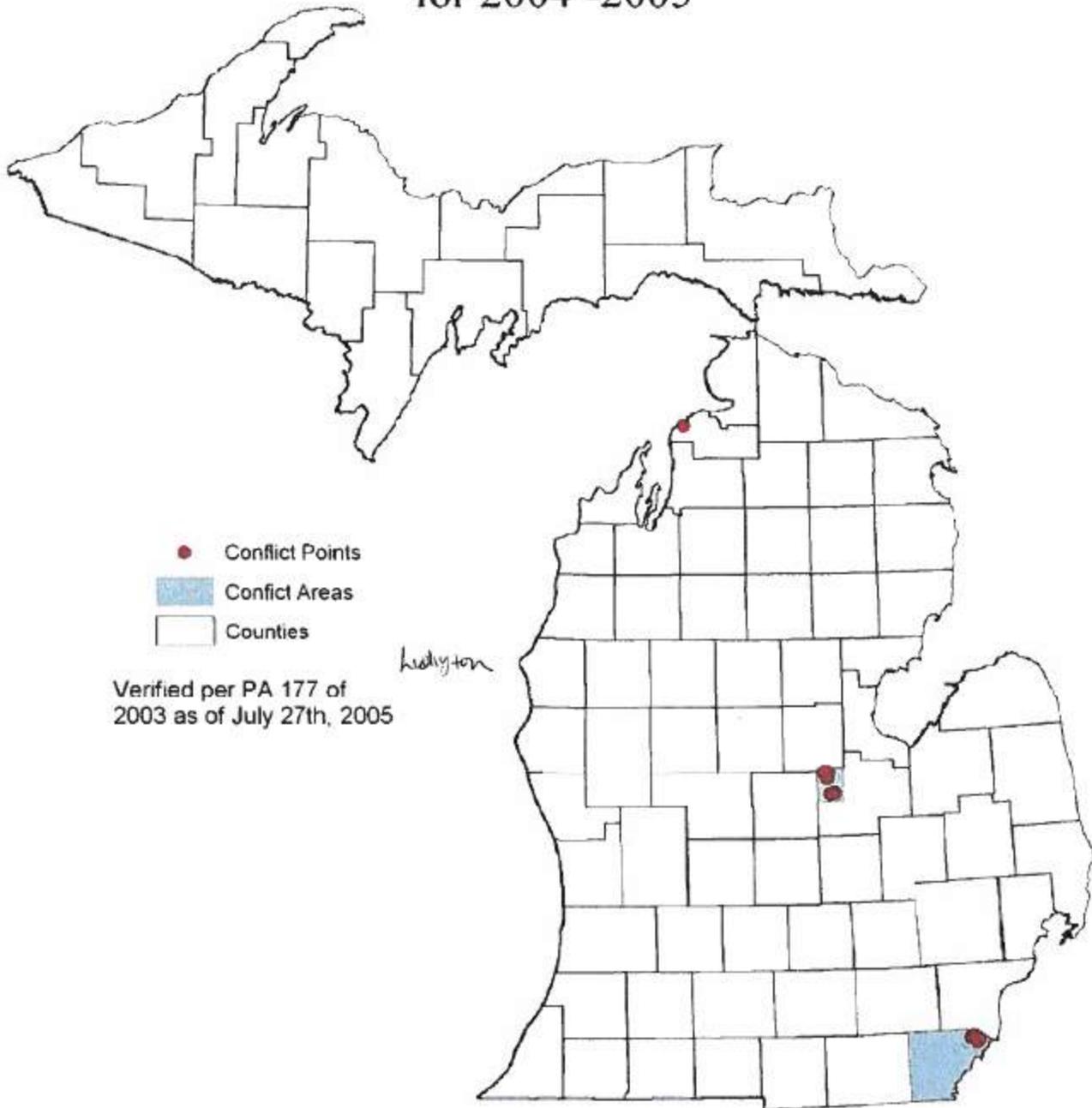
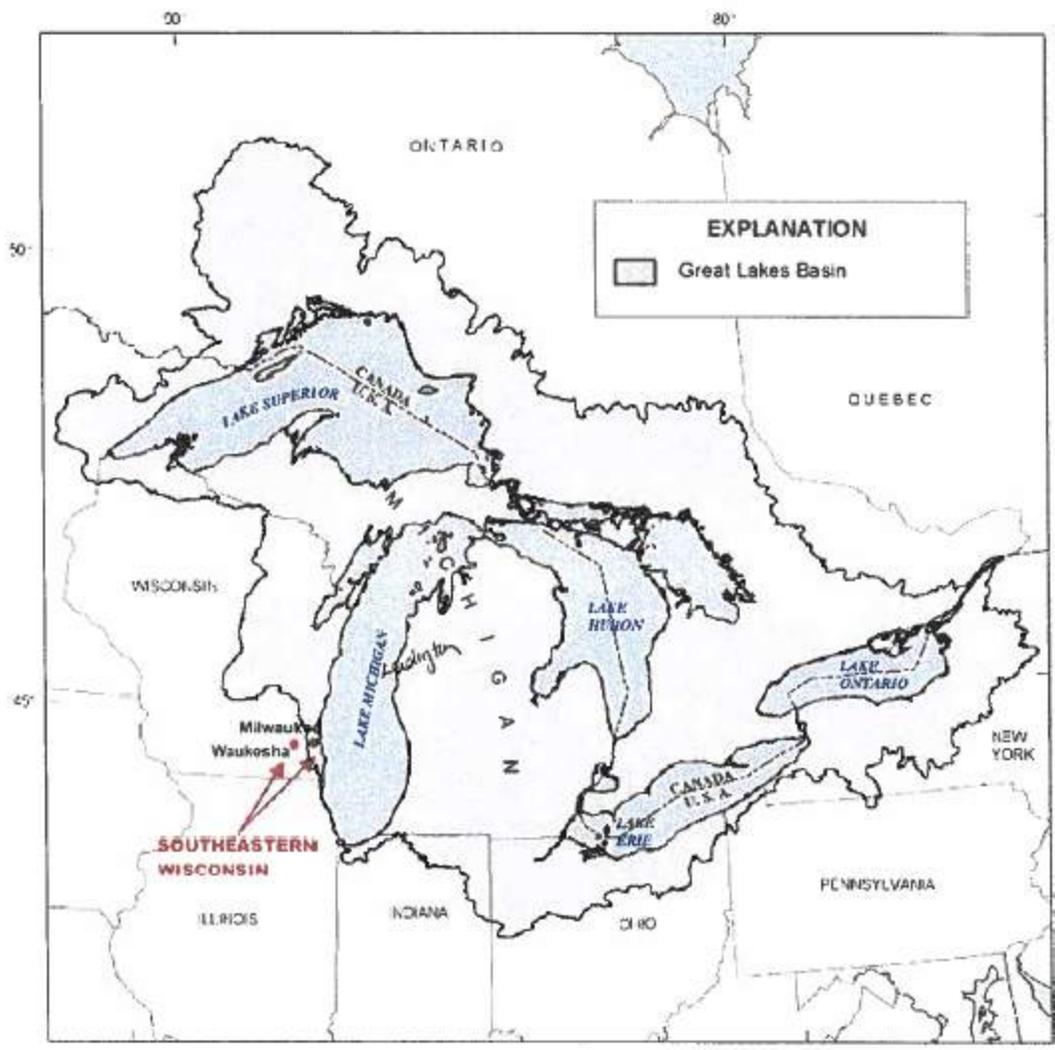
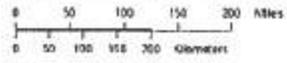


Figure 9
PA 177 Groundwater Use Conflicts
for 2004 -2005





Base from ESRI, 2001; Army Corps of Engineers, 1998; and Environment Canada, 1995.





USGS Groundwater Information

Home | About | Publications | Data | Products | Services | Training | Contact Us | [an error occurred while processing this directive]

The Importance of Ground Water in the Great Lakes Region Water Resources Investigations Report 00 - 4008

[Back to Report](#) | [Back to Contents](#) | [Next Figure](#) ▶

Figure 4



Figure 4. Estimated ground-water withdrawal rates for some major U.S. metropolitan areas (data not available for Canadian areas).

[USGS Home](#) [Water](#) [Climate and Land Use Change](#) [Core Science Systems](#) [Ecosystems](#)
[Energy and Minerals](#) [Environmental Health](#) [Natural Hazards](#)

U.S. Department of the Interior | U.S. Geological Survey
URL: <http://water.usgs.gov/ogw/pubs/WRI004008/figure04.htm>
Page Contact Information: [Contact the USGS Office of Groundwater](#)
Page Last Modified: Wednesday, 28-Dec-2016 01:49:24 EST

Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that 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.
References		
https://www.hudexchange.info/environmental-review/wetlands-protection		

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 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

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. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

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

→ You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.

Continue to Question 3.

- 3. 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.**

Which of the following mitigation actions have been or will be taken? Select all that apply:

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- Native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements
- Compensatory mitigation

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

There are no wetlands in the City of Ludington where the project will take place. Plans and Specifications of the project are included in this review. See attached map from:
<https://www.mcgi.state.mi.us/wetlands/mcgiMap.html#>

Are formal compliance steps or mitigation required?

Yes

No

Map Viewer

Environment, Great Lakes, and Energy



using the



- Project Area

LUDINGTON

EGLE Wetlands Map Viewer

Department of Environment, Great Lakes, and Energy

Map View Search Tools Share

Map Legend Base Map About

Legend

Click on the legend items you see on the map by using the checkboxes.

Wetland Data

Wetland (Hydric) Soils

National Wetlands Inventory 2005

Wetland Restoration

Highest Potential - Hydric and Presettlement

Wetland Overlay

High Potential - Hydric Soils Only

Moderate Potential - Presettlement Wetlands

Final Wetlands Inventory

303 Final Wetlands Inventory

Wetlands as identified on NWI and MIRIS maps

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps

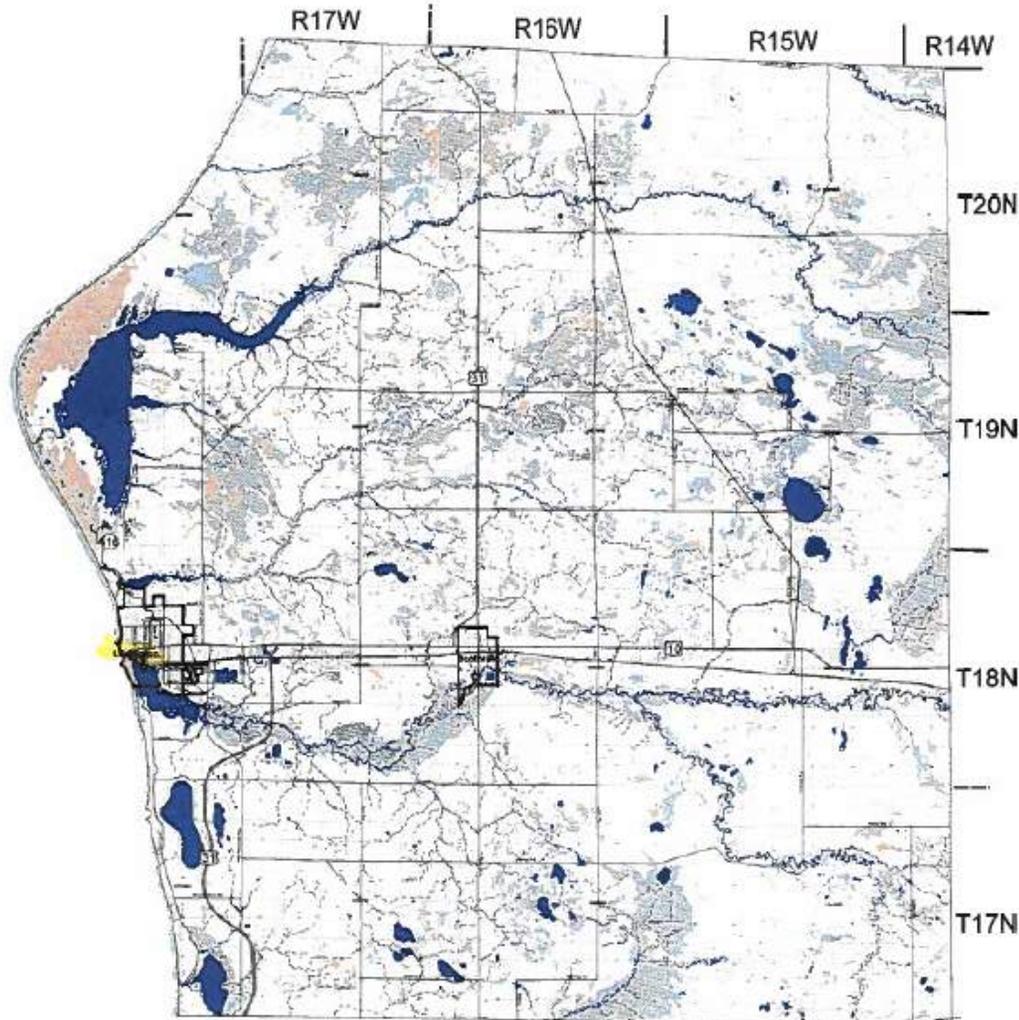
and soil areas which include wetland soils

Stream Data

Gage Stations



Mason County Final Wetland Inventory



Mason County Final Wetland Inventory

The Michigan Department of Environmental Quality (MDEQ) Wetland Inventory has been developed to assist in the better understanding of wetlands and provide the protection and regulatory status of wetlands and watersheds. The MDEQ produced this map from the following data sources: 1) 1:250,000 scale, 1997-2000; 2) 1:50,000 scale, 1997-2000.

1. The National Wetland Inventory (NWI) conducted by the United States Fish and Wildlife Service through interpretation of aerial photos and topographic data. 2. Local data as reported by the Michigan Resource Inventory System (MIRIS) through the Michigan Department of Health Services. Through interpretation of aerial photographs. 3. Data as reported by the United States Department of Agriculture, National Wetland Inventory (NWI) 1:250,000.

The data is not intended to be used in determining the specific location and unconditioned boundaries of wetlands as defined in regulation under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1964 PA 451, as amended. Only an on-site inspection performed by the MDEQ in accordance with Part 303 shall be used for conditional determinations. A permit is required from the MDEQ to conduct certain activities in wetlands regulated under Part 303.

More information regarding this map, including how to obtain a copy, can be located at www.michigan.gov/mdeq.



Legend

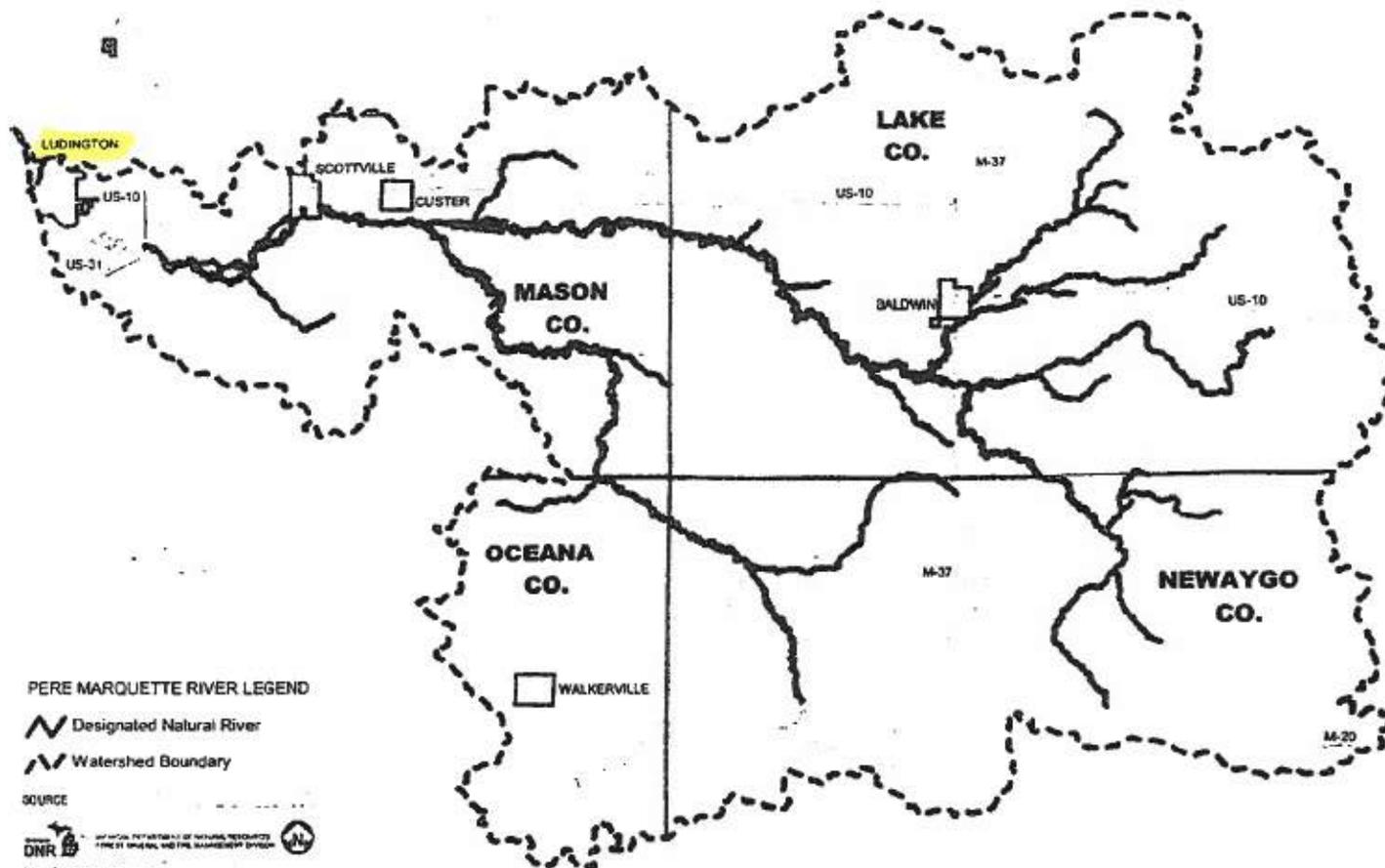
- Interstate Highways
- US Highways
- State Highways
- Railways
- Open Water
- Rivers
- Drains
- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils
- County Boundary



Areas shown as wetlands, wetland soils, or open water on this map are potential wetlands and require further site investigation to verify if wetlands are actually present. This map may not display all potential wetlands in a county or show other wetlands that are not actually present, and it may not show wetlands which are actually present. This map is for general informational purposes and does not constitute a wetland site, or any other area, and cannot be used to determine regulatory jurisdiction. Generated by MDEQ on December 12, 2008.

PERE MARQUETTE RIVER

DATE 02/11/2002



PERE MARQUETTE RIVER LEGEND

- Designated Natural River
- Watershed Boundary

SOURCE

DNR DEPARTMENT OF NATURAL RESOURCES
FOREST, WILDLIFE, AND FISH MANAGEMENT DIVISION

Michigan Department of Natural Resources
1000 West Shoreline Drive, Lansing, Michigan 48911
517-373-3000

Michigan Townships Containing State Designated Environmental Areas

