

FINAL

**Environmental Assessment for
Disposal and Reuse of
Sebille Manor
US Army Garrison Michigan, Selfridge**



Prepared for:

US Army Corps of Engineers: Mobile District

With Technical Assistance from:

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FINDING OF NO SIGNIFICANT IMPACT

BRAC 05 Closure of Sebille Manor, US Army Garrison- Michigan, Selfridge

Recommendations of the 2005 Defense Base Closure and Realignment Commission made in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990 (Base Closure Act), Public Law 101-510, as amended, require the closure of US Army Garrison- Michigan Selfridge (USAG-M, Selfridge).

As part of USAG-M, Selfridge, Sebille Manor is an Army Garrison residential area used for Department of Defense (DoD) personnel housing. Sebille Manor has been determined to be surplus to Army needs.

Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared an environmental assessment (EA) to evaluate the environmental and socioeconomic impacts of this proposed realignment and closure action. The EA has been developed in accordance with NEPA and implementing regulations issued by the Council on Environmental Quality (40 CFR 1500–1508), the Army (32 CFR Part 651), and the Office of the Secretary of Defense (Base Redevelopment and Realignment Manual - DoD 4165.66M).

Proposed Action

The proposed action (Army primary action) is to dispose of the surplus property made available by the closure of Sebille Manor. This surplus property was generated by the BRAC-mandated closure of USAG-M, Selfridge following the federal screening process. Reuse of the Sebille Manor property by others is a secondary action resulting from disposal. This 103-acre military housing area contains 352 single family and multi-family units and lies within Chesterfield Charter Township, Macomb County, Michigan. Redevelopment of the Sebille Manor property could include single family residential homes, an assisted living facility, a 55 and over active living facility, a park, and a neighborhood commercial area.

Alternatives Considered

Alternatives to the Proposed Action are caretaker status and no action. Reuse of Sebille Manor by others is a secondary action resulting from disposal. The Army considers the Local Redevelopment Authority's (LRA's) draft Sebille Manor Reuse Plan (Reuse Plan) as the primary source from which to determine reuse scenarios to be considered. Reuse alternatives for Sebille Manor are analyzed in terms of intensity-based probable reuse scenarios. These scenarios encompass the Reuse Plan and include higher, medium and lower levels of development intensities.

Factors Considered In Determining That No Environmental Impact Statement is Required

The EA, which is incorporated by reference into this Finding of No Significant Impact, examined potential effects of the proposed action, caretaker status, and no action alternative on 12 resource areas and areas of environmental and socioeconomic concern: land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socio-economics, transportation, utilities, and hazardous and toxic substances.

The results of the Army's analysis indicate that the physical and socioeconomic environments at Sebille Manor and in the region of influence would not be significantly adversely affected by realignment and closure actions, nor as a result of reuse. Implementation of the closure and reuse actions, as proposed and understood, would potentially result in minor or moderate adverse effects for all resource areas except for cultural resources. There are approximately 352 housing structures constructed in 1961 as part of the post-

World War II Era Capehart Program on Seville Manor. Impacts to these structures have been mitigated through a Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962), approved by the Advisory Council on Historic Preservation on May 31, 2002.

Demolition and construction activities would cause short-term adverse effects to aesthetics and visual resources, air quality, noise, biological resources, and transportation. Redevelopment of the property in accordance with the Reuse Plan would result in a higher intensity of land use than the surrounding residential neighborhoods and as specified by the underlying zoning. Moderate adverse effects would be expected for transportation and noise, primarily as a result of increased vehicular traffic.

Beneficial visual impacts would be realized where older buildings would be replaced by newer and well-landscaped structures. Beneficial impacts to utilities would be realized with the installation of new water and sewer utilities. Beneficial socioeconomic impacts would also be realized through the creation of new jobs. Cumulative effects related to the redevelopment of the property would occur for land use, air quality, noise, water resources, socioeconomic, transportation and utilities.

No significant adverse effects are expected to occur with respect to any of the above listed resources. Known, potential, and cumulative adverse effects resulting from implementing the proposed action on the physical and natural environment will not be significant.

Public Comment

A notice of availability of the EA and Draft Finding of No Significant Impact was published in the Macomb Daily on 14 July 2008, followed by a 30-day comment period from 14 July 2008 through 14 August 2008. The EA was also made available for review at the Chesterfield Library and on the Internet through the Chesterfield Township Local Redevelopment Authority website. No comments were received during the public comment period.

Conclusion

On the basis of the findings of the EA, conducted in accordance with the requirements of the National Environmental Policy Act of 1969 (NEPA), the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions, and after careful review of the potential impacts, I conclude that implementation of the Proposed Action or any of the alternatives would not result in a significant impact on the quality of the human or natural environment. Furthermore, preparation of an Environmental Impact Statement is not required, and preparation of a Finding of No Significant Impact is appropriate.

I have also concluded that the No Action Alternative would not support Congressional requirements under the BRAC law (Public Laws 101-510 and 107-107); consequently, it has not been selected for implementation.

Based on the overall findings of this evaluation, the Army has found the Proposed Action to be the appropriate approach to implementing the proposed action.

Date: 29 Sep 2008



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**Environmental Assessment for Disposal and
Reuse Activities
Seville Manor
US Army Garrison Michigan - Selfridge**

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EXECUTIVE SUMMARY

Environmental Assessment for Disposal and Reuse of
US Army Garrison Michigan, Selfridge- Seville Manor



EXECUTIVE SUMMARY

Introduction

The 2005 Base Closure and Realignment Commission (BRAC Commission) made recommendations for realignment and closure actions for military installations on September 8, 2005, in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990 (Base Closure Act), Public Law 101-510, as amended. These recommendations included the closure of U.S. Army Garrison Michigan (USAG-M) – Selfridge. As part of USAG-M, Selfridge, Seville Manor is a residential area used for Department of Defense (DoD) personnel housing. Seville Manor has been determined to be surplus to federal government needs. In the absence of Congressional disapproval, the BRAC Commission's recommendations became binding on 9 November 2005.

To be consistent with the BRAC 2005 Commission's recommendations signed by the President, the name "U.S. Army Garrison Michigan – Selfridge" has been used throughout this document. However, since BRAC 2005, the Garrison Selfridge and Garrison Detroit Arsenal commands were merged and the official Garrison name has been changed to U.S. Army Garrison – Detroit Arsenal. To avoid confusing the two geographically separate sites and to maintain consistency with environmental and historical records, the former name has been retained.

This Environmental Assessment (EA), prepared in accordance with the National Environmental Policy Act (NEPA), analyzes the environmental and socioeconomic effects of disposal of the federal property and reasonable, foreseeable reuse alternatives.

Background

Seville Manor is located approximately 3 miles northeast of U.S. Army Garrison Michigan – Selfridge (USAG-M, Selfridge). This 103-acre military housing area contains 352 single family and multi-family units and lies within Chesterfield Township, Macomb County, Michigan. The property is located approximately 1 mile east of Interstate 94 and approximately 30 miles northeast of Detroit. Seville Manor was historically used for DoD personnel housing only, and no other Army-related operational uses were documented for this area.

November 2005, the time of the BRAC decision, serves as the baseline for this EA. In November 2005, 185 of the housing units were occupied with an estimated 463 residents. Forty civilian and contractor workers were primarily associated with Seville Manor. The proposed action (Army primary action) is to dispose of the surplus property made available by the closure of Seville Manor. This surplus property was generated by the BRAC-mandated closure of USAG-M, Selfridge following the federal screening process.

Implementation of the BRAC recommendations must be completed by not later than September 15, 2011, and closure of Seville Manor is recommended for June 2008.



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Proposed Action and Alternatives

The proposed action is to dispose of the Sebille Manor property made available by the closure of USAG-M, Selfridge.

Applicable laws and regulations include the Base Closure Act and the Federal Property and Administrative Services Act of 1949. The latter is implemented by the Federal Property Management Regulations. Other major legislation governing the disposal and reuse of Sebille Manor includes 32 CFR Part 174 (Revitalizing Base Closure Communities and Addressing Impacts of Realignment) and 32 CFR Part 176 (*Revitalizing Base Closure Communities and Community Assistance - Community Redevelopment and Homeless Assistance*), regulations issued by DoD to implement BRAC law. Additional relevant federal statutes include the Clean Water Act (CWA), Clean Air Act (CAA), Noise Control Act (NCA), Endangered Species Act (ESA), National Historical Preservation Act (NHPA), Archeological Resources Protection Act (ARPA), Resource Conservation and Recovery Act (RCRA), Farmland Protection Policy Act (FPPA), Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), Community Environmental Response Facilitation Act (CERFA), and Toxic Substance Control Act (TSCA). The framework of these laws within the context of the NEPA analysis provides standards that guide environmental compliance and planning, and their consideration in the NEPA process helps ensure the preservation and promotion of environmental values in property transfer and reuse planning. Issues related to implementation actions consistent with Executive Orders (EO) relevant to this BRAC action are also considered in this EA.

Alternatives to the disposal action are caretaker status and no action. Encumbrances will be in effect as necessary for the disposal alternative.

Three reuse scenarios are evaluated as secondary actions resulting from disposal. The Army considers the Local Redevelopment Authority's (LRA's) reuse plan as the primary source from which to determine reuse scenarios to be considered. Reuse alternatives for Sebille Manor are analyzed in terms of intensity-based probable reuse scenarios; specifically, upper, medium and lower end-intensity-based reuse scenarios are evaluated in this EA. The Army expresses no preference with respect to reuse scenarios.

Disposal Process

Methods available to the Army for property disposal include transfer to another federal agency, state, or local government agency, public benefit conveyance, economic development conveyance, negotiated sale, competitive sale, conservation conveyance, and exchanges for military construction. The real estate screening process for Sebille Manor began with invitations for expressions of interest by DoD and other federal agencies. In response to this screening, there were no declarations of interest in the property by any other federal agencies. Therefore, the Army proposes to dispose of Sebille Manor for redevelopment. The Chesterfield Township LRA is responsible for developing a reuse plan. To this end, the LRA is in the process of completing a Sebille Manor Property Reuse Plan (Reuse Plan) consistent with local zoning conditions and surrounding land use. The Chesterfield Township LRA invited expressions of interest by state and local authorities and homeless providers. The LRA has expressed a preference for residential housing at lower densities than baseline conditions, a public



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park/open space, an assisted living center, 55 and over active living housing, and a limited neighborhood commercial area to accommodate the needs of the local residents.

The Army prepared an Environmental Condition of Property (ECP) report for Seville Manor in September 2006 to describe the current environmental conditions of the surplus property (USACE 2006). The findings of the ECP indicate that past operations at Seville Manor have not resulted in the release of CERCLA-related hazardous substance or petroleum product storage or disposal; thus, under CERFA, Seville Manor is an Environmental Condition of Property Category 1 parcel eligible for transfer.

Environmental Consequences

Resource areas evaluated include land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. Direct and indirect impacts of each disposal alternative on the resource areas include a variety of short-term and long-term impacts, both adverse and beneficial.

Disposal Alternative. For the disposal alternative, adverse effects would be expected on all resource areas except for cultural resources. All adverse effects would be minor, except moderate adverse effects would be expected for land use, noise, and transportation as a result of redevelopment of the property. Minor beneficial effects would occur for land use, noise, geology and soils, biological resources, and socioeconomics. Moderate beneficial effects are expected for aesthetics and visual resources and utilities. Cumulative effects related to the redevelopment of the property would occur for land use, aesthetics, air quality, noise, water resources, socioeconomics, transportation, and utilities.

Caretaker Status Alternative. For the caretaker status alternative, minor adverse effects would occur for land use, aesthetics and visual resources, geology and soils, biological resources, socioeconomics, utilities, and hazardous and toxic substances. Minor beneficial effects would occur for aesthetics and visual resources, air quality, noise, water resources, biological resources, transportation, and hazardous and toxic substances. Minor cumulative effects would occur in the context of air quality, noise, water resources, biological resources, transportation, and utilities.

No Action Alternative. The no action alternative would result in no adverse or cumulative impacts.

Reuse. Direct, indirect, and cumulative effects of the three reuse scenarios evaluated have the potential for adverse and beneficial short-term and long-term effects. To bound potential effects under reuse, the Upper Bracket Scenario for Seville Manor represents a development intensity that is higher than what is expected for the Reuse Plan. The Upper Bracket scenario would result in minor adverse impacts on aesthetics and visual resources, air quality, geology and soils, water resources, biological resources, socioeconomics, utilities, and hazardous and toxic substances. Moderate adverse effects would be expected for land use as the property is developed to a higher level of intensity than surrounding residential neighborhoods and as specified by the underlying zoning. Moderate adverse effects would be expected for noise as a result of the increase in traffic and the increase in intensity of reuse of the property. Moderate adverse effects would be expected for transportation, primarily as a result of increased vehicular traffic to the commercial



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areas and the park. Analysis of potential air emissions and water usage was found to be below significance thresholds. Minor beneficial effects would occur for land use, geology and soils, biological resources, socioeconomics, and transportation. Moderate beneficial effects would be expected for aesthetics and visual resources and utilities. Reuse of Seville Manor at such an intensity level would result in a greater amount of open space, more residents, and higher levels of employment and increased vehicular traffic.

The Middle Bracket scenario represents a development intensity similar to the Reuse Plan. Reuse of the installation at the Middle Bracket intensity would result in similar effects to those described in the Upper Bracket, but in most resource areas the effects would be to a lesser degree.

Reuse of the installation at the Lower Bracket intensity, which is at a lower level of intensity than the Reuse Plan and baseline conditions, would result in minor beneficial or adverse effects to all resource areas, with the exceptions of transportation, where moderate adverse effects would occur; and aesthetics and visual resources and utilities, where moderate beneficial effects would occur. The Lower Bracket scenario would result in fewer effects than the Upper Bracket scenario. Reuse of Seville Manor at such an intensity level would result in a greater amount of open space, slightly fewer residents, and similar levels of employment compared to baseline conditions.

Cumulative effects related to reuse would be most noticeable through the implementation of the Upper Bracket reuse scenario. Cumulative minor beneficial changes in economic development, socioeconomic conditions, and quality of life would occur as more jobs are created and the tax base is increased. Minor beneficial cumulative effects on aesthetics would be expected as older structures are replaced with newer, more attractive buildings. Minor beneficial cumulative effects to biological resources would be expected as a result of the open space included in redevelopment under the Upper Bracket scenario. Net increases in air emissions from mobile sources would occur at Seville Manor and throughout the region, resulting in minor adverse cumulative effects. Implementation of the Upper Bracket scenario would also have minor to moderate adverse cumulative effects on land use, aesthetics, noise, water resources, biological resources, transportation, and utilities. These effects would be due to increases in development, traffic, and population. Cumulative effects under the Middle Bracket scenario would be similar to those under the Upper Bracket scenario. For the Lower Bracket scenario, cumulative effects would be seen for aesthetics and visual resources, air quality, noise, biological resources, and transportation. These effects would be due to increases in construction and traffic.

Table ES-1 presents an overview of the environmental and socioeconomic effects associated with each of the alternatives evaluated in the EA.

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Mitigation Summary: Recommendations for Planning and Management

The disposal of Seville Manor is not expected to result in significant adverse impacts. Therefore, specific mitigation is not required of the Army to reduce or avoid adverse effects. Federal, state, and local regulations and policies that apply to entities that receive properties at Seville Manor will govern to a large extent the proper use and conservation of the environment, including air quality, water quality, and other resources. Beyond such measures, optional management measures may be implemented by the Army or the Chesterfield Township LRA to successfully manage the disposal and redevelopment of Seville Manor according to the principles of sound and sustainable planning. These suggested management measures are outlined below for each alternative.

Disposal. To avoid, reduce, or compensate for adverse effects that might occur as a result of disposal, until final disposal the Army will:

- Continue to work with the Chesterfield Township LRA so that disposal transactions are consistent with the adopted community Reuse Plan.
- Continue to manage BRAC property in accordance with Army policies that require the identification, delineation, and, where appropriate, abatement of hazardous conditions.
- Maintain installation buildings, infrastructure, and natural resources to the extent provided by Army policy and regulations.
- Prior to transfer, inform the transferee of the presence of asbestos-containing materials (ACM) and lead-based paint (LBP) and the need for abatement prior to redevelopment.

Caretaker Status Alternative. Beyond adherence to Army policy and procedures relative to long-term caretaker conditions, no specific mitigation is required of the Army to avoid significant adverse effects. The longer Seville Manor would remain in caretaker status, the greater the potential would be for adverse effects on various resources. The Army could implement the following measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Ensure installation security and maintenance operations to the extent provided by federal policies and regulations.
- Maintain necessary natural resources management measures consistent with federal laws, regulations and executive orders associated with stewardship of federal property.

No Action Alternative. Under the no action alternative, the Army would continue operations at Seville Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur as a result of continuing the Army's mission relative to conditions in November 2005. Therefore, no mitigation or management measures would be necessary to reduce adverse effects. Implementation of this alternative is not possible; however, in light of the BRAC closure recommendation's having the force of law. Inclusion of the no action alternative is prescribed by CEQ regulations and serves as a



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benchmark against which federal actions can be evaluated. Accordingly, the no action alternative is evaluated in detail in this EA.

Intensity-based Probable Use Scenarios. Under the Upper Bracket, Middle Bracket, and Lower Bracket reuse scenarios, non-Army entities assume reuse planning and execution of redevelopment actions. The following identifies general management measures that could be implemented by other parties for the reduction, avoidance, or compensation of effects resulting from their actions. Management measures that are most important for reducing adverse effects from reuse are outlined below.

Air quality. The permit process established by the CAA provides effective controls over potential stationary air emission sources. Adherence to Michigan's State Implementation Plan's provisions for mobile sources could address that source category. Additional mechanisms, such as application of traffic controls to minimize mobile air emission sources and best management practices to control fugitive dust during construction and demolition, could be used to control airborne chemicals. Adherence to permit limits would ensure that only minor adverse direct effects on air quality would result from reuse activity. Dust mitigation should be performed during construction and demolition.

Geology and soils. Erosion control measures would be implemented during demolition and construction periods to reduce soil erosion.

Water resources. Redevelopment of the site requires application of best management practices (BMPs) to protect water resources (i.e. establishing buffer zones around drains to reduce sediment loading to surface waters). BMPs are enforced through the county and state construction storm water permits.

Biological resources. Erosion and sediment controls, storm water controls, buffer zones, physical barriers (i.e., fences), and other appropriate BMPs would be implemented to reduce or avoid any potentially adverse effect to adjacent wetlands and other natural resources from construction activities. Additionally, the USACE would be consulted on avoidance or mitigation measures if there would be impacts to adjacent jurisdictional wetlands.

Cultural resources. The Army has complied with Section 106 of the National Historic Preservation Act through the Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962) as approved by the Advisory Council on Historic Preservation on May 31, 2002.

Socioeconomic. Mitigation to the adverse effects on the region's socioeconomics can include hiring local citizens to perform any work on the site.

Transportation. The Reuse Plan estimates traffic flow to increase, leading to increased wear on pavement and traffic congestion. Bordering roads such as Sugarbush, Cotton and Donner Roads may have to be more frequently maintained and replaced. Additionally, signal timing at the intersection of Sugarbush and Cotton Roads, and Donner and Cotton Roads may mitigate traffic congestion. The Draft Reuse Plan includes the following recommendations which could further reduce the impacts of the proposed redevelopment:



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- Acceleration/deceleration tapers and bypass lanes should be provided at any driveway connected to Sugarbush Road and Donner Road.
- Right-of-way to accommodate future Road Commission of Macomb County (RCMC) requirements must be considered in the reuse plan.
- A street connecting Sugarbush Road to Donner Road should be considered to provide more convenient access to 23 Mile Road and I-94.

Utilities. Depending on the proposed layout of the Reuse Plan, significant alterations to the existing utility network may be necessary. Redevelopment will require disconnection from existing water supply and electrical lines coming from the base and the replacement/upgrade of pipelines in Seville Manor's current water supply and sewer network.

Hazardous and toxic substances. During demolition, construction, and renovation activities, the potential for minor spills of petroleum products would increase and would include fuels and oils; implementing a spill prevention program would minimize this potential. Proper disposal in accordance with federal, state, or local laws would be required for the removal of the ACM and/or LBP generated during renovation or demolition.

Conclusion

Analyses in the EA show that implementation of the proposed action would not result in significant adverse environmental effects, and that redevelopment of Seville Manor would result in minor beneficial and adverse effects related to economic development. Issuance of a Finding of No Significant Impact (FNSI) would be appropriate, and an Environmental Impact Statement (EIS) is not required prior to implementation of the proposed action.

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PURPOSE, NEED, AND SCOPE

Environmental Assessment for Disposal and Reuse of
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1.0 PURPOSE, NEED, AND SCOPE

1.1 INTRODUCTION

The Base Realignment and Closure (BRAC) process affords the Department of the Army (Army) the opportunity to reshape its physical plant – its installations and associated weapons ranges – as well as the organization and stationing of its forces. Through the BRAC process, the Department of Defense (DoD) evaluates its current stationing plan against multiple variables, including changes in threat, force structure, technologies, doctrine, organization, business practices, and plant inventory (DBCRC 2005). The Army is realigning and closing installations to produce a more efficient and cost effective base structure for achieving dynamic national military objectives.

Recommendations of the BRAC Commission made on September 8, 2005, and in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990 (the Base Closure Act), Public Law 101-510, as amended, included the closure of U.S. Army Garrison Michigan (USAG-M), Selfridge. In the absence of Congressional disapproval, the BRAC Commission's recommendations became binding on November 9, 2005. Sebille Manor, a residential area used for DoD personnel housing and part of USAG-M, Selfridge, has been determined to be surplus to Army needs and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Assessment (EA) to evaluate the environmental and socioeconomic impacts of disposing of the federal property and to consider reasonably foreseeable reuse alternatives.

In its 2005 report to the President, the BRAC Commission recommended the following actions related to Sebille Manor:

Close United States Army Garrison Michigan (USAG-M) at Selfridge, which is located on Selfridge Air National Guard Base.

Pursuant to these recommendations, all Army missions at Sebille Manor must cease or be relocated. Accordingly, the Army proposes to dispose of its real property interests at Sebille Manor. The 103-acre Army housing area (Sebille Manor) that contains approximately 352 buildings is surplus to Army needs. The proposed action of disposal of the surplus federal property, Sebille Manor, is more fully described in Section 2.0. The proposed action supports the Army's need to comply with the Base Closure Act and to transfer the surplus property to new owners.

1.2 PURPOSE AND NEED

The purpose of the proposed action is to implement the BRAC Commission's recommendations addressing USAG-M, Selfridge. The need for the proposed action is to improve the ability of the nation to respond rapidly to the challenges of the 21st century. The Army is addressing this need through its facilitation of the ongoing transformation of U.S. Armed Forces; its implementation of global force reposturing; and its restructuring of important support functions to



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capitalize on advances in technology and business practices, including sustainable practices in installation planning.

To carry out its mission of providing necessary forces and capabilities to the Combatant Commanders in support of the National Security and Defense Strategies, the Army must adapt to changing world conditions and must improve its capabilities to respond to a variety of circumstances across the full spectrum of military operations. The current BRAC initiative addresses these requirements.

The Secretary of Defense's justification for the BRAC recommendation at USAG-Selfridge from Volume I of the Department of Defense's Base Closure and Realignment Report (DBCRC 2005), are as follows:

USAG-M, Selfridge is the primary provider of housing and other support and services to certain military personnel and their dependents located in the Detroit area. Sufficient housing is available in the Detroit Metropolitan area to support military personnel stationed in the area. Closing USAG-M at Selfridge avoids the cost of continued operation and maintenance of other unnecessary support facilities. This recommendation enhances military value, supports the Army's Force Structure Plan and maintains sufficient surge capability to address unforeseen requirements.

1.3 SCOPE

This EA has been developed in accordance with NEPA and associated implementing regulations issued by the Council on Environmental Quality (CEQ) (40 Code of Federal Regulations [CFR] 1500–1508) and the Army implementing regulation, "Environmental Analysis of Army's Actions" (32 CFR Part 651). Its purpose is to inform decision-makers and the public of the likely environmental consequences of the proposed action and alternatives. This EA identifies, documents, and evaluates the potential environmental effects of federal property disposal and the effects of reasonably foreseeable reuses of the property on which Sebille Manor is located. It does not address the transfer to the Air Force and future uses of the real property on Selfridge, which has been addressed prior to this EA by the Army through a Record of Environmental Consideration (REC) to comply with NEPA.

The Base Closure Act specifies that NEPA does not apply to actions of the President, the Commission, or DoD except "(i) during the process of property disposal, and (ii) during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated."¹

1. Public Law 101-510, Sec. 2905(c)(2)(A). The Base Closure Act further specifies in Section 2905(c)(2)(B) that in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider (i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the Commission, (ii) the need for transferring functions to any military installation, or (iii) military installations alternative to those recommended or selected.



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The Commission's deliberations and decision as well as the need for closing or realigning a military installation are also exempt from NEPA.² Accordingly, this EA does not address the need for closure or realignment. NEPA does, however, apply to disposal of surplus federal property as a direct Army action and to reuse of such property as an indirect effect of disposal; therefore, those actions are addressed in this document.

For this EA, the proposed action is to dispose of the surplus federal property, Sebille Manor, generated by the BRAC-mandated closure of USAG-M, Selfridge, Michigan. Disposal of Sebille Manor is presented and evaluated in this EA, as well as a caretaker status alternative (which might arise prior to disposal) and the no action alternative to disposal and reuse. Reuse of the property is a secondary action as a result of disposal. The reuse scenarios presented in this EA were formulated to define a reasonable lower- and upper-bound intensity of reuse that encompass the lower to higher end of possible land use intensities reasonable for the reuse of the Sebille Manor property after closure. These alternatives and reuse scenarios, and the rationale for their selection, are further described in Section 3.0. An interdisciplinary team of environmental scientists, biologists, planners, economists, sociologists, engineers, archeologists, historians, and military technicians performed the impact analysis. The team identified the affected resources and topical areas, analyzed the proposed action against existing conditions, and determined the relevant beneficial and adverse effects associated with the action. Section 4.0, Affected Environment and Consequences, describes the baseline conditions of the affected resources and other areas of special interest at Sebille Manor as of November 2005. The environmental consequences of disposal and reuse are also described in Section 4.0. Conclusions regarding potential environmental and socioeconomic effects of the proposed action are presented in Section 5.0.

1.4 PUBLIC INVOLVEMENT

The Army invites full public participation in the NEPA process to promote open communication and better decision-making. All persons and organizations that have a potential interest in the proposed action including minority, low-income, disadvantaged, and Native American groups are urged to participate in the NEPA environmental analysis process.

Public participation opportunities with respect to the proposed action and this EA are guided by the provisions of 32 CFR 651, Environmental Analysis of Army Actions. The final EA and a draft Finding of No Significant Impact (FNSI), if appropriate, will be made available for a 30-day comment period. The Notice of Availability (NOA) will be published in *The Macomb Daily* and the EA will be available electronically on the LRA's website and in hard copy form at the Chesterfield Township Library. During this time, the Army will consider any comments submitted by agencies, organizations, or members of the public on the proposed action, the EA, or the draft FNSI. Written comments should be addressed to the Point of Contact (POC) at US Army Garrison - Detroit Arsenal, Environmental Management Division (MS 117) 6501 East Eleven Mile, Warren, MI 48397-500. At the conclusion of the comment period, the Army may, if appropriate, execute the FNSI and proceed with the proposed action. If it is determined that implementation of the proposed action would result in significant impacts, the Army will publish in the Federal Register a notice of intent to prepare an Environmental Impact Statement (EIS).

2. Public Law 101-510, Sec. 2905(c)(2).



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1.5 FRAMEWORK FOR DISPOSAL

Numerous factors contribute to Army decisions relating to disposal of installation property at Sebille Manor. The Base Closure Act triggers action under several other federal statutes and regulations. In addition, the Army must adhere to specific rules and procedures pertaining to transfer of federal property, as well as executive branch policies. There are also practical concerns such as identifying base assets to allow for disposal in a manner most consistent with statutory and regulatory guidance. These matters are further discussed below.

1.5.1 BRAC Procedural Requirements

Statutory Provisions. The two laws that govern real property disposal in BRAC are the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510, as amended) and the Federal Property and Administrative Services Act of 1949 (Title 40 of the United States Code [USC.], Sections 471 and following, as amended). The latter is implemented by the Federal Property Management Regulation 41 CFR, Part 102-75 (Real Property Disposal). The disposal process is also governed by 32 CFR Part 174 (*Revitalizing Base Closure Communities and Addressing Impacts of Realignment*) and 32 CFR Part 176 (*Revitalizing Base Closure Communities and Community Assistance- Community Redevelopment and Homeless Assistance*), regulations issued by DoD to implement BRAC law.

Screening Process. The Sebille Manor property has been determined to be surplus to federal government needs and, therefore, subject to specific procedures to identify potential subsequent public sector users. That is, the property has been offered to a hierarchy of potential users through procedures called the screening process. This process and its results to date are discussed in Section 2.3.3.

1.5.2 Relevant Statutes and Executive Orders

A decision on how to proceed with the proposed action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by several relevant statutes (and their implementing regulations) and Executive Orders (EOs) that establish standards and provide guidance on environmental and natural resources management and planning. These include, but are not limited to, the Clean Air Act (CAA), Clean Water Act (CWA), Noise Control Act (NCA), Endangered Species Act (ESA), National Historic Preservation Act (NHPA), Archaeological Resources Protection Act, Resource Conservation and Recovery Act (RCRA), Toxic Substances Control Act (TSCA), Farmland Protection Policy Act (FPPA), EO 11988 (Floodplain Management), EO 11990 (Protection of Wetlands), EO 12088 (Federal Compliance with Pollution Control Standards), EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations), and EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks). Key provisions of these statutes and EOs are described in more detail in the text of the EA, as needed.



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1.5.3 Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment published its Community Guide to Base Reuse in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by DoD and other agencies. In 2006, DoD published its DoD Base Redevelopment and Realignment Manual (BRRM) (DoD 4165.66-M) to prescribe the procedures on how to reuse and redevelop bases.

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2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 INTRODUCTION

The proposed action (Army primary action) is to dispose of the surplus federal property generated by the BRAC-mandated closure of Sebille Manor. Reuse of the Sebille Manor property is a secondary action resulting from disposal.

Sebille Manor serves as a military housing complex. The property lies within Chesterfield Township, Macomb County, Michigan (Figure 2.1-1) near several schools and residential neighborhoods. The property is relatively flat, lacks direct access from any major roadways, has no access to public transit, and lacks environmental assets such as wetlands and woodlands. Sebille Manor is located approximately 3 miles northeast of Selfridge Air National Guard Base (ANGB), approximately 1 mile east of Interstate 94 and approximately 30 miles north-northeast of Detroit. Mount Clemens, Michigan is the nearest population center, about 8 miles southwest of Sebille Manor (population 17,312). Other nearby towns and municipalities include Chesterfield (population 37,405), Clinton township (population 95,648), and New Baltimore (population 7,405). Detroit is the nearest metropolitan area to Sebille Manor, with a population of 951,270.

Sebille Manor was historically used for DoD personnel housing only. No other Army-related operational uses have been documented for this area.

The 103-acre Sebille Manor housing area, one of the last postwar housing projects, was developed in 1961 under the "Capehart" program. Sebille Manor was constructed with 352 housing units as part of 240 permanent structures including single-family and duplex units. According to property records, 28 of the original homes have been demolished in recent years. In November 2005, 185 of the housing units were occupied. An estimate of the population living at Sebille Manor in November 2005 is 463 persons. Forty civilian and contractor workers were employed with work at Sebille Manor in November 2005.

As reported in the Environmental Condition of Property (ECP) Report (USAEC 2006), the Sebille Manor property has no recorded easements. The Sutherland Oemig drain, a stream which empties into Auvase Creek, which then empties into Lake St. Clair, runs roughly northeast-southwest across the property separating the northern quarter of the property from the remainder. The drain is surrounded by a chain link fence and receives runoff from the surrounding areas.

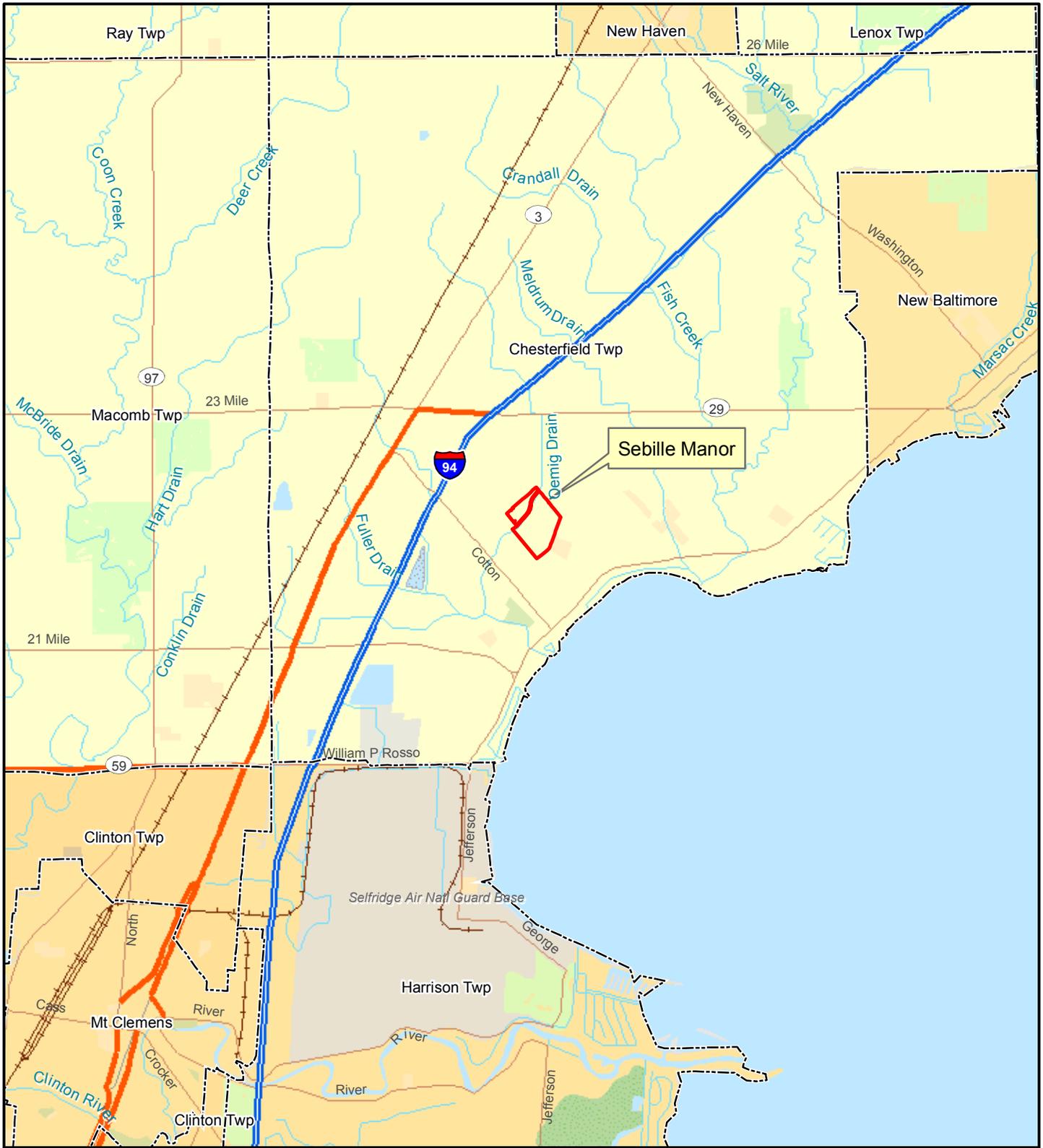


Figure: 2.1-1 Site Location
 Data: ESRI 2006; Projection UTM Zone 17N NAD 83 Meters
 Produced by: ENSR, August 2007



Scale: 1:75,000





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2.2 IMPLEMENTATION PROPOSED

2.2.1 Army Disposal Action

The Army proposes to implement the BRAC recommendations for the closure of USAG-M, Selfridge. Under provisions of the BRAC Closure Act, Public Law 101-510, as amended, mandates the initiation of closures and realignments no later than 2 years after the President transmits the recommendation to the Congress, and closures no later than 6 years after the President transmits the recommendation to the Congress. The proposed action for this EA is the disposal and reuse of surplus federal property (i.e., Sebille Manor) associated with the mandated closure of USAG-M, Selfridge.

Identification of recipients of the property being disposed of at Sebille Manor is governed by expressions of interest submitted by potential recipients in response to the Army's Declaration of Excess Property and Determination of Surplus Property (71 FR 26930, May 9, 2006). The Army proposes to dispose of the entire 103 acres at Sebille Manor which has been determined to be Surplus Property. As a result, the property will be available for public sale and subsequent redevelopment. The property is estimated to be disposed of by July 2008.

2.2.2 Community Reuse

The DoD has recognized the Chesterfield Township Local Redevelopment Authority Sebille Manor as the LRA for the reuse planning associated with Sebille Manor. The LRA is a separate entity of the Township and it is the only authority that is recognized by the Federal Government during this process. The LRA released the draft Sebille Manor Reuse Plan (Reuse Plan) on November 9, 2007 (Appendix A). The draft Reuse Plan provides a conceptual basis for redevelopment and reuse of the Sebille Manor property that balances fiscal and market reality with community goals and objectives. The major goals and objectives of the draft Reuse Plan focuses on achieving four categories of goals: public benefit, development compatibility, environmental compatibility, and fiscal responsibility. The primary goals and objectives are summarized below (Chesterfield Township LRA 2007):

- *Public Benefit.* Include parkland with a fitness trail with multiple exercise stations to provide recreation in an area determined by the Parks and Recreation Master Plan to be deficient of such opportunity; appropriately balance homeless needs with economic needs of Chesterfield Township.
- *Development Compatibility.* Ensure compatibility with surrounding residential and school uses; improve the aesthetic, cultural, and recreational value of the area; promote quality residential development that will enhance values of surrounding areas; recognize the potential for the site with regard to limited commercial operations.
- *Environmental Compatibility.* Minimize impacts of future development on natural features within the development; provide open space for outdoor recreation.



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- *Fiscal Responsibility.* Recognize the poor economic state of Michigan and, specifically, Macomb County when planning the site; balance the fiscal responsibility with ambitious development plans and the needs of the homeless; provide development timeframes within the context of realistic spending and growth.

Additional information regarding reuse scenarios evaluated in the EA is provided in Section 3.3, Reuse Alternatives.

2.2.3 Implementation

Under the Base Closure Act, closure is required no later than September 15, 2011.

In general, the BRAC process of property disposal includes a number of predisposal activities and real estate disposal, which in turn allow for subsequent reuse. Predisposal activities may include, but are not limited to, NEPA compliance, Section 106 coordination in accordance with the National Historic Preservation Act (NHPA), property inventories and title reviews, interim uses, and caretaking of vacated facilities until disposal. In transferring or conveying federal-owned property at Sebille Manor, the Army would identify encumbrances consistent with requirements of law, agency negotiation, and protection of environmental values.

2.3 DISPOSAL PROCESS

2.3.1 Caretaking of Property until Disposal

Prior to disposal, the Army may find it necessary to maintain Sebille Manor for an undetermined period. The Army would employ two levels of maintenance if disposal of BRAC properties were delayed.

Initial Maintenance. From the time of operational closure until conveyance of the property, the Army would provide for maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment. In consultation with the LRA and consistent with available funding, the Army would determine required levels of maintenance of facilities and equipment for an initial period following operational closure. The levels of maintenance during this initial period would not exceed maintenance standards in effect before approval of the closure decision. Maintenance would not include any property improvements such as construction, alteration, or demolition. In an appropriate case, however, demolition could occur if required for health, safety or environmental reasons or if it were economically justified in lieu of continued maintenance.

Long-Term Maintenance. Although highly unlikely, in the event that the property were not transferred, the Army would reduce maintenance levels to the minimum level for surplus government property required by 41 CFR 102-75.945, 41 CFR 102-75-965, and Army Regulation 420-70 (Building and Structures). Long-term maintenance would not be focused on keeping the facilities in a state of repair to permit rapid reuse. Rather, maintenance during this period would consist of minimal activities intended primarily to ensure security and to avoid deterioration. This reduced level of maintenance would continue indefinitely until disposal. Activities that would occur during this maintenance period are identified in Section 3.2.



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2.3.2 Contaminated Sites

To determine the environmental condition of the property as a result of past activities at Sebille Manor, the U.S. Army prepared an ECP report for the property (USACE 2006). While residents may have stored small, de minimis quantities of household chemicals, the ECP report indicated that there is no known release or disposal of hazardous substances or petroleum products at the property and that under CERFA, Sebille Manor is an ECP Category 1 parcel eligible for transfer. The CERFA letter from the State of Michigan is attached in Appendix B. The findings of the ECP are presented in further detail in Section 4.13 – Hazardous and Toxic Substances.

A public notice on the availability of the Finding of Suitability to Transfer (FOST) for public comment was provided in *The Macomb Daily* on March 1, 2007 (Austin 2006). The FOST is attached in Appendix C. No comment was received from any regulatory agency or the public during the period of March 1 to 31, 2007, and it has been signed by the Army.

2.3.3 Real Estate Disposal Process

The Army may dispose of the Sebille Manor federal property as a single entity or in parcels. The primary methods of disposal that may likely be used by the Army include public benefit conveyance, economic development conveyance, conservation conveyance, negotiated sale or public sale, exchanges, and disposal of property for use by homeless.

DoD and Federal Agency Screening. The Army began the screening process by offering the Sebille Manor property to other DoD agencies and federal agencies for their potential use. That screening process for the property resulted in no requests for its use by other agencies.

LRA Screening. Pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, federal property not subject to reversion that is surplus to the federal government's needs is to be screened through an LRA's soliciting Notices of Interest (NOI) from state and local governments, representatives of the homeless, and other interested parties. An LRA's outreach efforts to potential users or recipients of the property include working with the Department of Housing and Urban Development and other federal agencies that sponsor public benefit transfers under the Federal Property and Administrative Services Act. The LRA's Reuse Plan incorporates the notices of interest submitted to the LRA and reflects an overall reuse strategy for the installation.

Public Agency Screening. Consistent with the Federal Property and Administrative Services Act, screening notices were sent to federal agencies that approve or sponsor public benefit conveyances and appropriate state and local agencies in the vicinity of the property. The Army initiated this screening after coordination with the LRA. The LRA received: one request (NOI) from the Chesterfield Township Library Board through the U.S. Department of Education, requesting 12.2 acres of the property be conveyed via public conveyance through the Department of Education for construction of a new Chesterfield Township Library; and one request from the Township Parks and Recreation Department through the Department of the Interior requesting 46 acres on the eastern edge of the property to be developed as a park for active and passive uses. Following the submittal of the NOIs, however, both were withdrawn.



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The Army will consult with the LRA and, if found necessary, enter negotiations with various entities to determine appropriate courses of action for transfer or disposal of the Sebille Manor property.

ALTERNATIVES

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3.0 ALTERNATIVES

3.1 INTRODUCTION

This section addresses alternatives to the Army's primary action of property disposal and to the secondary action of property reuse by other entities. Pursuant to the Base Closure Act and the BRAC 2005 Commission's recommendations pertaining to Sebille Manor, continuation of Army operations at Sebille Manor is not feasible. There is no alternative to closure as described by the BRAC Commission's recommendation without further legislative action. The Army has identified a disposal alternative, a caretaker status alternative, and a no action alternative for this federal property. Three reuse scenarios, bracketing low to high-end intensity uses, which encompass the Reuse Plan, are evaluated as secondary actions resulting from disposal. Future reuse of surplus Sebille Manor property is analyzed in the context of land use intensity categories, as described in Table 3.3-1.

The LRA's draft Reuse Plan is the primary factor in development of the proposed action, reuse alternatives, and effects analysis in the Army's NEPA process for the disposal action. Consideration of the reuse plan as part of the proposed federal action aids both the community and the Army in achieving informed decision making and consensus on reuse at the Sebille Manor property. The Army expresses no preference with respect to reuse scenarios.

As discussed in Section 1.0, the Army is closing Sebille Manor in compliance with BRAC 2005. Predisposal activities may include but are not limited to, NEPA compliance, Section 106 coordination in accordance with the NHPA, property inventories and title reviews, and caring for vacated facilities.

3.2 DISPOSAL ALTERNATIVES

3.2.1 No Action Alternative

Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC Commission's recommendation for closure. Implementation of this alternative is not possible; however, in light of the BRAC closure recommendation's having the force of law. Inclusion of the no action alternative is prescribed by CEQ regulations and serves as a benchmark baseline against which federal actions can be evaluated. Accordingly, the no action alternative is evaluated in detail in this EA.

3.2.2 Disposal Alternative

The Army is also given broad authority to transfer the property to other government agencies or to dispose of it to non-government organizations. The Army is required under CERCLA Section 120(h)(4) to identify uncontaminated property. Sebille Manor was found to be uncontaminated and available for transfer or disposal in the near-term.



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3.2.3 Caretaker Status Alternative

The caretaker status alternative would arise in the event the Army is unable to dispose of any or all portions of its property within the period of initial maintenance (refer to Section 2.3.1). Once the initial maintenance elapses, and if the Army has not yet disposed of its property, the Army would then reduce maintenance to levels consistent with federal government standards for excess and surplus properties (i.e., 41 CFR 102-75.945 and 41 CFR 102-75.965) and with Army Regulation 420-70 (Buildings and Structures). This long-term maintenance, or 'caretaker status' stage, would no longer be focused on keeping the facilities in a state of repair to facilitate rapid reuse. Rather, maintenance during this period would consist of minimal activities intended primarily to ensure security, to avoid physical deterioration, and to protect public health and safety.

3.2.4 Encumbrances Applicable to the Disposal Alternative

Encumbrances are legal constraints imposed to protect environmental values, to meet requirements of federal law, to implement results from Army negotiations with regulatory agencies, or to address specific Army needs. Encumbrances can also arise as a result of past Army management of real property. For example, the presence of special hazardous materials such as asbestos-containing material (ACM), lead-based paint (LBP), radon, and polychlorinated biphenyls (PCBs), and radiological material might require specific handling or management strategies. In most cases, these conditions will not materially or adversely affect redevelopment. Some other types of conditions may be identified to an LRA as potentially limiting redevelopment but not classified as legal encumbrances (US Army 2006b).

Identification of encumbrances reflects the Army's objective of returning property to public and private sector use in a manner that will result in continued stewardship of environmental resources, protection of public health and safety, and promotion of Army and reuse interests. Encumbrances could involve historic properties and sites, archaeological sites, sensitive natural resources, land use restrictions relative to public health and safety concerns, and access to remediation sites. Encumbrances generally are not imposed for facets of environmental protection and conservation applicable to this property, such as wetlands protection, as these concerns are already regulated by local, state, and/or federal statutes and must be complied with regardless of property ownership.

Consistent with this methodology and as part of the disposal process, the Army will also meet all applicable requirements of federal law necessary to carry out agreements reached in negotiations with regulatory agencies where applicable, or to address specific Army needs.

3.2.5 Encumbrances Identified at Sebille Manor

Asbestos-containing Materials (ACM). Ongoing inspections at Sebille Manor reveal the presence of ACM in building materials within the housing area. Transfer or conveyance documents will notify new owners or lessees of the property that they would be responsible for any future remediation of ACM found to be necessary. Enclosure 4 within the FOST, Appendix C, shows the notification the Army would typically provide to ensure protection of human health and the environment.



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Lead-based Paint (LBP). Ongoing LBP inspections of buildings at Sebille Manor indicate that some buildings contain LBP. Consistent with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Public Law 102-550), the Army will provide notice in transfer and conveyance documents addressing buildings containing LBP. Enclosure 4 within the FOST, Appendix C, shows the LBP provisions the Army would typically provide to ensure protection of human health and the environment.

3.3 REUSE ALTERNATIVES

Consistent with Congress's mandate, the Army must implement closure of USAG-M, Selfridge no later than September 15, 2011. Depending on numerous factors, including information presented in this EA, disposal might occur as a single event involving transfer of all federal property within the Sebille Manor property to one or more subsequent owners, or it might occur over time with multiple transactions involving the same or several new owners. Regardless of the method of disposal, timing, or identity of new owners, reuse of Sebille Manor is reasonably foreseeable. Consistent with statutory requirements, this EA analyzes the impacts of the disposal and reuse of Sebille Manor.

The LRA proposal involves federally-owned land subject to disposal. CEQ regulations require evaluation of reasonably foreseeable actions, without limitation on the party conducting them, and evaluation of consequent environmental impacts.

The following subsections discuss the methodology used to define the reuse scenarios to be considered. Because of the speculative and changeable nature of reuse planning, specific activities can not be precisely identified at this time. The Army considers the LRA's Reuse Plan for Sebille Manor the primary factor in defining the reuse scenarios to be considered and evaluates the Reuse Plan for potential environmental effects.

3.3.1 Development of Reuse Alternatives

The reuse planning process is dynamic and often dependent on market and general economic conditions beyond the control of the reuse planning authority. In recognition of the complexities attending reuse planning, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives in the sensitivity analysis required by NEPA and by DoD implementing directives. That is, instead of speculatively predicting exactly what will occur at a site, the Army establishes ranges or levels of activity that reasonably might occur. These levels of activity, referred to as intensities, provide a flexible framework capable of reflecting the different kinds of uses that could result at a location. Reuse intensity levels also take into account the effects that encumbrances exert on reuse.

Land Use Intensity Categories

Five intensity-based levels of redevelopment can be evaluated for their potential environmental and socioeconomic impacts. These are low intensity reuse (LIR), medium-low intensity reuse (MLIR), medium intensity reuse (MIR), medium-high intensity reuse (MHIR), and high intensity reuse (HIR). At any given installation, however, analysis of all five levels of intensity might not be appropriate due to historical usage, physical limitations, or other cogent reasons.



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Levels of reuse intensity can be viewed as a continuum. At Sebille Manor, a LIR level of reuse could be represented by demolition of nearly all of the structures; some continued use of the facilities in the same way that they have been used; and open-space or conservation functions occurring over most of the property. The level of use of the property at the time of the BRAC 2005 Commission's recommendations for closure and realignment would represent a medium-low intensity use. A medium-intensity reuse scenario in the context of Sebille Manor would represent a much higher density of housing and/or the addition of commercial or retail uses on the site.

Indicators of levels of intensity can be quantified by determining the density of people at a location (employees [expressed as square feet per employee in Table 3.3-1] or residents), the potential number of vehicle trips generated as a result of the nature of the activity, or the number of dwelling units. Other indicators of the intensity of use are the rates of resource consumption (electricity, natural gas, water) and the amount of building floor space per acre (identified as the floor area ratio, or FAR, expressed as the amount of square feet of built space per acre, or could be expressed as a dimensionless number if the acres are converted into square feet as in Table 3.3-1).

Table 3.3-1 Land Use Intensity Parameters

Intensity Level	Residential Density ¹	Square Feet per Employee (General Space)	Square Feet per Employee (Warehouse Space)	Floor Area Ratio
Low	<2	>800	>15,000	<0.05
Medium-low	2-6	601-800	8,001-15,000	0.05-0.10
Medium	6-12	401-600	4,000-8,000	0.10-0.30
Medium-high	12-20	200-400	1,000-4,000	0.30-0.70
High	>20	<200	<1,000	>0.70

1. Dwelling units per acre
Source: USACE 2006

The development of intensity parameters is based on several sources, including existing land use plans for various types of projects and planning jurisdictions, land use planning reference materials, and prior Army BRAC land use planning experience. Private sector reuse of property subject to BRAC action, on the other hand, seeks different objectives and uses somewhat different planning concepts in that it focuses on job creation and capital investment costs, and it typically uses traditional community zoning categories (e.g., residential, industrial).³

3. Under AR 210-20 (Master Planning for Army Installations), land use planning for Army installations is based on development of facilities and physical plants that support an overall environment of quality for the force and that provide the basis for projecting power assets (trained personnel, equipment, and supplies) necessary for national security. In contrast to the wide variety of zoning classifications used by local jurisdictions, Army planning relies on 12 land use classifications—airfields, maintenance, industrial, supply/storage, administration, training/ranges, unaccompanied personnel housing, family housing, community facilities, medical, outdoor recreation, and open space.



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Upon evaluation of various types of indicators, the Army has selected four intensity parameters. These are residential density, employee density (general spaces), employee density (warehouse spaces), and floor area ratio. These intensity parameters aid in the evaluation of environmental effects at various levels of redevelopment (see Table 3.3-1). The following discusses these parameters.

- *Residential density.* This parameter identifies the number of dwelling units per acre. It indicates the number of people who might reside or work in an area.
- *Square feet per employee (general space).* This parameter indicates the number of square feet available per employee in all types of facilities at an installation except family housing and warehouses or storage structures.
- *Square feet per employee (warehouse and storage space).* This parameter indicates the number of square feet available per employee engaged in warehouse or storage activities at an installation. Only built, fully enclosed and covered storage space is calculated; sheds or open storage areas are excluded from computation. In describing Army uses of facilities, estimates of the number of employees engaged in warehouse or storage operations are used to determine the portion of the installation workforce in this employee density category.
- *Floor area ratio (FAR).* This ratio reflects how much building development occurs at a site or across an area. For example, a 3-story building having a 7,500-square foot footprint on a 4-acre site would represent an FAR of 0.13 (22,500 square feet of floor space over four acres [174,240 square feet]).

Employee density, FAR, and development ratio considerations shown in Table 3.1-1 are appropriate to describe intensity levels for reuse planning at Sebille Manor. The intensity parameters shown in Table 3.3-1 reflect generalized values or ranges appropriate to describe the variety of installations subject to Army management, as well as the variety of reuse situations. The intensity parameters should be considered together in evaluating the intensity of reuse of a site so as to provide a clear perspective. Use of any single parameter in isolation might unduly emphasize certain aspects of a site or preclude broader consideration.

3.3.2 Baseline Land Use Intensity

Use of Sebille Manor as of November 2005 is characterized as medium-low residential intensity, based on the current level of residential density of 3.4 dwelling units per acre (i.e., 352 units on 103 acres). General Space, Warehouse Space, and Floor Area Ratio metrics are not applicable to the existing uses, since the property is residential with some open space.

3.3.3 Local Reuse Plan

The following provides a brief summary of the reuse planning process by Chesterfield Township LRA and a description of the recent progress of the committee towards the approval of the Reuse Plan.



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Reuse Planning Process

On December 19, 2005, Chesterfield Township adopted a resolution to create an LRA to coordinate the property conveyance of Sebille Manor. LRA members were appointed by the Township Board on January 3, 2006. An LRA Subcommittee called the Community Work Study Committee was created on July 25, 2006. The committee is comprised of a wide variety of interested residents of the Township. On March 29, 2007, the LRA introduced the Sebille Manor Reuse Consultant Team.

On May 9, 2006, the Army determined Sebille Manor to be surplus property. A Notice of Interest (NOI) was distributed in mid-2006 for Public Benefit Conveyances (PBC) and NOIs from the homeless providers for potential reuses of Sebille Manor. The LRA received one NOI from the U.S. Department of Education and one NOI from the Department of the Interior. However, following the submittal of the NOIs, both were withdrawn. The draft of the Reuse Plan was completed on November 9, 2007. It was available for public comment and a public hearing was held on December 12, 2007.

Meetings

The LRA meets the first Wednesday of each calendar quarter. Meeting agendas and minutes are posted on their website (<http://www.sebillemanor.com/>).

Public outreach process

A public hearing was held on March 29, 2007, with Chesterfield Township residents to gather information on public preferences for the reuse of Sebille Manor. Another public hearing was held on December 12, 2007, for public comment on the draft Reuse Plan. Public hearings are recorded and can be found on-line (<http://www.sebillemanor.com/>).

Development of the Reuse Plan

The Chesterfield Township LRA received NOIs from two entities: the Chesterfield Township Library Board, through the U.S. Department of Education; and the Township Parks and Recreation Department, through the Department of Interior.

The Department of Education approved a PBC for 12.2 acres for a public library, conditioned upon the Township's securing funding for its construction. It is assumed the structure would be a 58,000 square feet public library (Chesterfield Township Library 2006). A PBC through a Federal Sponsoring Agent working with the LRA would provide the ability to acquire the property at a discounted cost though there are still development and maintenance costs associated with the property. The PBC has since been withdrawn because the township did not support a recent millage request to raise funds for demolition and construction of the library. However, given the expressed need, a library is not unreasonable to expect over the long-term.

The Chesterfield Township Parks and Recreation Department through the Department of the Interior's approval requested 46 acres on the eastern edge of the property to be developed as a park for active and passive uses. The proposal incorporated the teen center and several housing units to be used as storage, meeting rooms, and public restrooms for the park. In May



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2007, the Township approved funding for the park with the following stipulations: 1) an annual review and approval by the Township Board during the budgetary process; 2) the Department of Interior granting a 100 percent discount for the land; 3) the Army agreeing to remove all structures. In August 2007, the Township withdrew its notice of interest with the Department of the Interior for the development of land into a park in Sebille Manor. The Board of Supervisors has directed the LRA to draft a development agreement to require a purchaser to develop a park and donate it to the township once it is completed.

Reuse Plan Components

The property will be sold by public sale, taking into consideration the elements of the Reuse Plan, to the extent practicable. The Reuse Plan selected by the LRA is a market driven design. According to the draft Reuse Plan, the plan was conceived under the goals established in the LRA's public hearings and then modified to recognize the market realities. The principles guiding the plan include:

- All structures will be removed from the site.
- Land use development allowances have been broadened to provide sufficient revenue potential to attract developments.
- Enough revenue has to be anticipated to allow for development of a Township Park and to ensure equivalent value payments to the homeless providers.
- Residential densities have increased, without overburdening the limited capacity roadways.
- Land uses have to be generally consistent with Master Plan Visions and Strategies and the Visions and Strategies of the Reuse Plan.
- Additional funding must be allotted to fill gaps in the continuum of care for homeless in the vicinity.

Single family residential housing (107-157 units), a township park (20 acres), an assisted living facility (100 – 200 units), a 55 and over active living residential center (90-120 units), and neighborhood commercial uses (0 – 80,000 square feet) are the most likely reuses of the property.

Homeless Housing Initiative

Homeless housing is currently not available at Sebille Manor. However, the use of the housing complex for homeless housing is a possibility and must be considered in the development of the Reuse Plan. The LRA received two homeless assistance NOI's, but the LRA has determined Sebille Manor inappropriate for homeless facilities. The LRA's draft Homeless Submission Application provides reasons for this determination (Chesterfield Township LRA 2007).



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3.3.4 Reuse Alternatives to Be Evaluated in Detail

The Army recognizes that the Chesterfield Township LRA Reuse Plan is under development, and the final plan will likely fall within the intensities and mix of uses formulated for evaluation in the EA. The reuse alternatives to be evaluated are three scenarios within the Medium and Medium-Low Intensity level of reuse. In general, the reuse scenarios developed with the substantive input of the LRA represent a range of possible reuses that encompass the lower to higher end of possible land use intensities deemed reasonable for the Sebille Manor property. Table 3.3-2 describes the proposed reuse scenario metrics evaluated for Sebille Manor. With all alternatives, most of the buildings on the site would be demolished to enable new construction, and for the purposes of the analyses, this report assumes demolition to occur in 2009, and construction to occur in 2010 to 2011. Due to market conditions and/or development decisions, there is a potential that demolition would occur over a longer time frame. Assuming the demolition occurs sooner can be considered the maximum case for waste disposal analyses and is consistent with the Reuse Plan stipulation that the transferee(s) of the property complete demolition within six months of the transfer. The residential reuse of the property may likely entail a competitive sale of the property.

Upper Bracket

The Upper Bracket scenario represents a higher intensity of development than what may ultimately be adopted by the Chesterfield Township Local Redevelopment Planning Authority (LRA). The scenario falls into the medium-intensity reuse. It is not intended to represent the Reuse Plan developed by the Chesterfield Township LRA, but rather is intended to represent the types of uses anticipated to be included in the Reuse Plan at a level of intensity that is higher than that in the Reuse Plan. It has been created to provide flexibility for both the Army and the LRA in that it allows the Army to complete the NEPA process and transfer the property recognizing that it has identified the environmental and socioeconomic effects of a conservative scenario that reflects a reasonable upper-bound reuse intensity. This flexibility also will allow the LRA to continue with its planning process on its timetable, providing for timely redevelopment of this BRAC site. With an understanding of what impacts are associated with higher levels of redevelopment of the property, and recognizing that the likely Reuse Plan will result in lesser environmental impacts than what will have been provided in the NEPA EA, the impacts of the Reuse Plan will likely fall within the levels/types of development and resulting envelope of impacts analyzed in the NEPA document.

For the Upper Bracket scenario, key issues, such as traffic, water/wastewater generation, and site coverage were calculated based on conservative, upper-bound assumptions. Maximizing residential density provides for a high end “envelope of impacts” on infrastructure demands, such as traffic, and water, wastewater, and utility use. It also identifies a high end of site coverage in impervious surface, which affects natural resource areas, and related factors, such as increased storm water runoff to the creek.

The Upper Bracket scenario includes an assisted living facility with 230 units developed on 7.5 acres. For impact assessment purposes, the facility is assumed to be 230,000 square feet, based on Chesterfield Township minimum zoning requirements of 1000 square feet per bed for convalescent housing. Environmental provisions and parking requirements would be as required in Articles V and VI of the Zoning Code. These requirements serve as the basis for our



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assumptions of the number of staff, students and amount of traffic generated by this type of development.

This scenario includes a 55 and over active living residential center containing 138 units on 20 acres. The uses would include duplex and quad-plex attached housing units with densities ranging from 4 – 6 dwelling units per acre. Amenities would include a club house, swimming pool, tennis courts, walking paths and similar recreational opportunities. For impact assessment purposes, the facility is assumed to be 138,000 square feet.

Approximately 7.5 acres of the property would be developed with 103,680 square feet of neighborhood commercial area to suit the needs of the new residential developments. According to the draft Reuse Plan, the LRA does not consider the site suitable for commercial development, but does see potential for limited neighborhood commercial opportunities. According to the zoning code, the intent of a neighborhood commercial area is to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas, and to provide goods and services in a physical setting that is compatible with surrounding residential neighborhoods and which are of a neighborhood size and character.

The LRA considers the market for commercial uses to stem from the new residential areas. The LRA considers a potential for commercial uses to be integrated into residential uses, for example, a medical office in the assisted living facility. The Upper Bracket scenario assumes that the commercial area will be developed in accordance with the draft Reuse Plan but at a higher development intensity. The commercial development will be limited to the following types of uses as specified by the draft Reuse Plan: medical and dental offices, general offices, small and carry-out restaurants, neighborhood establishments including dry cleaners, laundromat, butcher shop, fruit and vegetable shop, ice cream shop, dance school, and exercise facility, and other similar uses.

Approximately 20 acres has been reserved for active recreational uses within the Upper Bracket scenario. Athletic fields used daily and running/bicycling trails were assumed to be included and will maximize the effective daytime population of the property. The park would contain a parking lot, restroom facility, and pathway.

The Upper Bracket assumes 181 units of single family residential on 53 acres (3.4 units/acre). This residential development density is similar to baseline conditions.

Middle Bracket

The Middle Bracket scenario represents a development intensity similar to the draft Reuse Plan but the metrics represent the highest levels approximated in the Reuse Plan. The Middle Bracket falls within the Medium reuse intensity category. The scenario includes an assisted living facility with 200 units developed on 7.5 acres. For impact assessment purposes, the facility is assumed to be 200,000 square feet, based on Chesterfield Township minimum zoning requirements of 1000 square feet per bed for convalescent housing. This scenario includes a 55 and over active living residential area containing 120 units on 20 acres. The facility is assumed to be 120,000 square feet.



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Approximately 7.5 acres of the property would be developed with 80,000 square feet of neighborhood commercial area to suit the needs of the new residential developments. The commercial area will be developed as described in the Upper Bracket scenario. Approximately 20 acres will be developed into an active recreational park as described in the Upper Bracket scenario.

The remainder of the property is developed with 157 units of single family residential on 53 acres (3 units/acre). This residential development density is similar to baseline conditions.

Lower Bracket

The Lower Bracket scenario represents a lower intensity of development than what may ultimately be adopted by the Chesterfield Township Local Redevelopment Planning Authority (LRA), and a lower intensity of development than the current use of the property. This scenario is intended to be less than the current density of development (residential only) at the site. As the Lower Bracket scenario, nearly half of the property is left in parkland/open space. This scenario falls within the lower range of the Medium-Low reuse intensity category.

The Lower Bracket considers requests for a public library and a park that were considered as possibilities by the LRA, whether or not they are implemented. The estimate of library building size and usage is based on the "Application for Public Benefit Allowance" submitted by the Chesterfield Township Library to the Department of Education (Chesterfield Township Library, 2006). Although the PBC has been withdrawn, a library is not unreasonable to expect over the long-term. The request made by the Township Parks and Recreation Department to the Department of the Interior included 46 acres of open space with community meeting space to accommodate both structured and non-structured recreational opportunities. While the Township has withdrawn the PBC, the metrics described in the request are used as they represent a likely scenario of future park development.

The remaining acreage would be redeveloped as single family residential consistent with the Township's R-1-A and R-1-B zoning district, assuming a "yield" of 95 units at 2.1 units/acre. The new housing is assumed to be single-family, not unlike the existing residential neighborhoods surrounding the property, which are generally zoned R-1-A.



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Table 3.3-2 Summary of Reuse Scenarios (Lower, Middle and Upper Brackets)

Areas	Acreage	Other Metrics	Comments
Lower Bracket			
Public Library	12	58,000 square feet 37-39 FTE employees	From PBC request. Includes demolition of 29 existing structures
Park/Recreational Area	46	50% active / 50% passive recreational use	From Chesterfield Township Parks and Recreation Department request. Includes existing Youth Services Bldg and several existing housing units for onsite storage, meeting rooms, public restrooms
Residential @ 2.1 units/acre	45	95 units	Assumes demolition of existing structures Assumes 2.5 residents/unit
Residential Population		~240	
Middle Bracket (Similar to the Reuse Plan)			
Commercial Uses	7.5	80,000 sf 267 FTE employees	Limited to neighborhood commercial establishments, medical offices, small restaurants and other similar uses
Assisted Living (Senior housing)	7.5	200 units 43 FTE	Assumes 1 resident/unit
55 and over Active Living	15	120 units 30 FTE	Assumes 2 residents/unit
Park/Recreational Area	20	100% active recreational use	Similar to PBC proposal without passive uses
Residential @ 3.0 units/acre	53	157 units	Assumes demolition of existing structures Assumes 2.5 residents/unit
Residential Population		~830	
Upper Bracket			
Commercial Uses	7.5	103,680 sf 345 FTE employees	Limited to neighborhood commercial establishments, medical offices, small restaurants and other similar uses
Assisted Living (Senior housing)	7.5	230 units 50 FTE	Assumes 1 resident/unit
55 and over Active Living	15	138 units 35 FTE	Assumes 2 residents/unit
Park/Recreational Area	20	100% active recreational use	Similar to PBC proposal without passive uses
Residential @ 3.4 units/acre	53	181 units	Assumes demolition of existing structures Assumes 2.5 residents/unit
Residential Population		~950	

No specific building or lot square footage or other metrics are provided other than as assumptions, but the scenarios are intended to bound a likely lower and higher level of development than the Reuse Plan, for impact assessment purposes exclusively.



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3.3.5 Alternatives Not to be Evaluated in Detail

Low Intensity Reuse

Low Intensity reuse of the property was determined not reasonable or foreseeable. The property will be conveyed and future land use is expected to increase to the medium intensity level based on information from the draft Reuse Plan. Demolition of existing structures without some level of redevelopment at a medium-low level is not reasonable to anticipate.

Medium-High Intensity Reuse

With a MHIR residential intensity of 12-20 dwelling units per acre (Table 3.3-1), reuse of the residential area (83 acres) to a medium high intensity would involve the creation of 636 units. Using an average person per household figure for the Region of Influence (ROI) of 2.52, the total number of residents in an MHIR alternative would be 2509 or 5.4 times greater than present conditions. In light of the elements in the draft Reuse Plan and surrounding land uses, this magnitude of redevelopment would represent an unrealistic outcome of reuse. Such an outcome would be unlikely and therefore is not further evaluated.

High Intensity Reuse

For reasons similar to those regarding MHIR, the HIR represents an unrealistic outcome of reuse and is not evaluated further.



4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 INTRODUCTION

This section contains a description of the current environmental conditions of the areas that would be affected should the proposed action be implemented. It also includes an analysis of potential effects arising from implementation of the proposed action or alternatives. Descriptions of the affected environment represent baseline conditions, or the “as is” or “before the action” conditions, at the installation property. The baseline for this document has been established as status quo environmental conditions assuming continuation of Army missions at the levels in November 2005, the time of the BRAC Commission decision. The baseline facilitates identification of changes in conditions that would result from disposal and reuse actions. The environmental consequences section provides the scientific and analytic basis for the comparison of alternatives, and presents an analysis of potential effects, as measured against the baseline, that could arise from implementation of the proposed action. Direct, indirect, and cumulative effects of the proposed action are addressed, as well as the anticipated effects of mitigation.

For clarity, the environmental consequences associated with each alternative follow the discussion of the affected environment for each resource. The discussion of environmental consequences is divided into four sections for each of the alternatives evaluated in the EA including, disposal, caretaker status, no-action, and reuse. Reuse is further divided into effects associated with lower, medium, and higher intensity reuse. As discussed in Sections 2.0 and 3.0, these reuse scenarios represent a range of possible reuses that encompass the lower to higher end of possible land use intensities reasonable for the Sebille Manor property.

Environmental effects are characterized with respect to direct and indirect effects, as well as minor, moderate, or significant beneficial and adverse effects. Cumulative effects and recommendation for mitigation are discussed at the end of this section.

When reviewing the environmental consequences discussion, it is important to consider that effects for each alternative are characterized relative to Army operational and management regimes in November 2005. The baseline conditions are described in the Affected Environment section for each resource. Beneficial or adverse effects were then estimated relative to the estimated condition expected of the resource under continuation of Army ownership (e.g., environmental management was assumed to continue as is under no action). It should also be noted that the effects associated with disposal are inherently linked to the effects that may occur under reuse. This change in ownership will also have reasonably foreseeable effects as a result of planned redevelopment after disposal. The low to high bracket reuse scenarios evaluated in this EA capture the potential short-term and long-term implications of disposal. Given that the Reuse Plan may change, the reuse scenarios bound the higher and lower ends of potential development.

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4.2 LAND USE

4.2.1 Affected Environment

4.2.1.1 Regional Geographic Setting

Macomb County is located in southeastern Michigan and is one of three counties that comprise the Detroit Metropolitan area. While it is one of the smallest counties in Michigan, Macomb contains one of the highest populations. The eastern edge of the county borders Lake St. Clair, the smallest lake of the Great Lakes system. Macomb is connected to the rest of the state through interstate highway I-94.

Chesterfield Township is located in east-central Macomb County, MI, about 30 miles northeast of Detroit. It is one of Macomb County's fastest growing communities with most of the growth occurring south of 24 Mile Road. Between 1980 and 2000, Chesterfield Township doubled its population to 37,405 residents (U.S. Census, 2000). In 2003, vacant (cultivated, grassland and shrub) (39%), single-family (28%) and woodland and wetlands (10%) were the most dominant forms of land use in the Township (Macomb County Department of Planning & Economic Development 2007).

4.2.1.2 Sebille Manor Setting

The Sebille Manor property lies in the center of Chesterfield Township, just one mile south of 23 Mile Road. The property is a 103-acre military housing area containing 352 single family and multi-family units. The units were constructed in 1961 from six different floor plans and have similar architectural styles. A teen center, Boy Scout meeting space, child care facility, and pump station are also located on the property.

As Army property Sebille Manor is not currently subject to zoning regulations. Following disposal, the property is expected to be zoned for one-family residential lots at medium low density (R-1-B). R-1-B allows 5 units per acre (9,750 square feet per lot) and allows lot sizes of 75 feet in frontage by 130 feet in depth. The land uses permitted by this zoning classification include one-family dwellings, township buildings, and agricultural ponds. Additionally, there are Special Land Uses which may be permitted at the discretion of the planning commission. Some of the Special Land Uses which may be considered for this property include Cluster Housing, Planned Unit Development, and Public Buildings & Recreation. Multi-family housing, such as town homes and apartments, and commercial uses are not permitted in this zoning district.

The existing road infrastructure on the housing complex is suitable to support continued residential use. The site includes water, sewer, gas, and electric infrastructure. Interstate 94 is the main highway serving the area and is located east of the property.

4.2.1.3 Airspace Use

There is no airspace use associated with Sebille Manor.



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4.2.1.4 Surrounding area land use

Sebille Manor is currently surrounded by residential areas and forested areas (Figure 4.2-1). Recent site clearing and construction has been occurring on all sides of Sebille Manor except the densely wooded areas on the northwestern and southwestern sections. The areas directly surrounding Sebille Manor are zoned for low-density residential development. An elementary school is located immediately east of the site.

4.2.1.5 State Coastal Management Program

The Coastal Zone Management Act (CZMA), originally passed in 1972, enables coastal states, including Great Lakes states, to develop a coastal management program. Michigan's Department of Environmental Quality posts coastal zone management area delineation maps on their website. The map shows Sebille Manor to be outside the Management Area, and therefore CZMA requirements are not applicable.

4.2.1.6 Current and Future Development

A site visit to these surrounding areas in August 2006 confirmed that construction is reaching maximum capacity for the available developable area that joins Sebille Manor. Chesterfield Township is expected to experience modest growth for the next 15 years. The population is expected to grow 2% per year up to 2020 for Chesterfield Township (Southeast Michigan Council of Governments [SEMCOG] 2001). The Chesterfield Township Master Plan (Master Plan) designates future use of the property to be single-family residential and public use (Chesterfield Township 2002). The Master Plan recognizes the very limited capacity of the site and market for office, commercial and industrial uses.

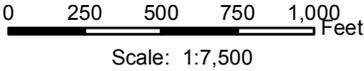


Seville Manor Site Location

Map Location



Orhtophoto: Airphoto USA 08/2003
 Projection: UTM Zone 17N, NAD 83, Meters.



**Aerial Map
 of the Seville Manor
 Site Location**

Figure 4.2-1
Date: March 2007
Project: 09000-401-226

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4.2.2 Consequences

4.2.2.1 Disposal Alternative

Direct. Moderate adverse effects would be expected to occur. Disposal of the property would result in the clearing of existing military units. Redevelopment of the property in accordance with the draft Reuse Plan would result in higher intensity of use than the current density of the property and would not be compatible with the surrounding neighborhood character. Negative impacts on nearby residential neighborhoods can be minimized by developing the area with features to provide for a continuity of appearance and function. No effects on the surrounding land uses or on airspace uses would be expected.

Indirect. Minor beneficial effects would be expected to occur. Redevelopment of the property in accordance with the draft Reuse Plan would likely result in the rise of property values due to their proximity to commercial areas and recreational areas.

4.2.2.2 Caretaker Status Alternative

Direct. Long-term minor adverse effect would be expected to occur. Placing Sebille Manor into caretaker status would have no effect on its land use designation. Sebille Manor would be underutilized under the caretaker status.

Indirect. No effects would be expected.

4.2.2.3 No Action Alternative

No direct or indirect effects would be expected under the no action alternative. For this alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, which would affect neither land use on Sebille Manor, nor land use patterns external to the installation. No effects would occur relative to continuation of the Army's mission and conditions from November 2005.

4.2.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Long-term moderate adverse effects would be expected. Under the Upper Bracket scenario, portions of the project site would be of a similar character as land uses adjacent to the site. However, the assisted living facility, over 55 active living facility, and the commercial land uses of the site would not be compatible with the residential character of the surrounding area nor with the allowable uses under the R-1-B zoning districts. These land uses would be accommodated through the Planned Unit Development (PUD) process, which allows for mixed-use developments and special land uses such as convalescent homes and housing for the elderly. This type of development can be considered within the current zoning district specified by the Chesterfield Township Zoning Ordinance (Chesterfield Township 2006). Negative impacts on nearby residential neighborhoods can be minimized by developing the area with features to provide for a continuity of appearance and function.



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Upper Bracket, Indirect. Long-term minor beneficial effects may be expected. Property values may rise due to their proximity to commercial areas and recreational areas.

Middle Bracket, Direct. Long-term moderate adverse effects would be expected. Effects similar to those discussed in the Upper Brackets would be expected to occur.

Middle Bracket, Indirect. Long-term minor beneficial effects may be expected. Effects similar to those discussed in the Upper Brackets would be expected to occur.

Lower Bracket, Direct. Long-term minor beneficial effects would be expected. The increased open space would be a less intensive form of land use than residential. The number of residents is expected to decrease slightly in this scenario, and residential use would be confined to 45 acres of the property. Forty acres of the property would be converted to a public park, and 12 acres would be converted to a library. The projected land uses would comply with the general character of the area and are allowable uses under the R-1-A and R-1-B municipal codes.

Lower Bracket, Indirect. Long-term minor beneficial effects would be expected. Property values may rise due to their proximity to recreational areas.



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4.3 AESTHETICS AND VISUAL RESOURCES

4.3.1 Affected Environment

4.3.1.1 Visual Environment

Street layout in the Sebille Manor housing community is a modified grid pattern that was aligned to accommodate for topography, pre-existing community roadways, and a drainage path. The area is landscaped with trees, and yards are well-maintained. The Sutherland Oemig drainage forms a natural open space and is arguably the most visually aesthetic component on the property. The drainage path divides the property into a smaller northwestern portion, and a larger southeastern portion. The topography of the area is generally flat with a gradual slope towards Lake St. Clair, which is located east of the property. There are no major scenic vistas from which Sebille Manor is clearly visible.

The 352 homes throughout the 103-acre community have a size of at least 1851 square feet of living space. The homes have similar exteriors and share the same light pastel blue exterior color with white low-pitched roofs. They were observed to be in good condition. Each unit is setback from the street at approximately 35 feet. Figure 4.3-1 depicts the character of Sebille Manor homes from a vantage point along Donner Road. The street and housing layout is depicted in Figure 4.3-2.

Figure 4.3-1 Sebille Manor Homes Viewed from Donner Road





Map Location



Figure: 4.3-2 Housing Layout
 Photo: Airphoto USA 2003; Projection UTM Zone 17N NAD 83 Meters
 Produced by: ENSR, November 2007



Scale: 1:5,000



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4.3.1.2 Visual Quality of the Surrounding Properties

Sebille Manor is surrounded by forested land south and west of the property. Single-family residential homes lie to the north and east of the site. These homes located near the property are newer, located on larger parcels, contain more open space, and are constructed of a mix of stone, wood, and vinyl materials, which may give them greater visual appeal than the homes of Sebille Manor.

4.3.1.3 Visually Sensitive Resources

Lake St. Clair is located approximately 0.75 mile from Sebille Manor but is not visible from the site because of the homes, trees, fences, and relatively flat terrain that lie between Sebille Manor and the lake. The view of the lake is also blocked by homes, fences and trees located on the shoreline of the lake.

4.3.2 Consequences

4.3.2.1 Disposal Alternative

Direct. Minor short-term adverse and long-term moderate beneficial effects would be expected. Homeowners in the surrounding neighborhoods would be the most affected group by the disposal of Sebille Manor housing area. Demolition and site clearing activities would result in a short-term adverse visual effect for surrounding neighborhoods. The much newer homes in those neighborhoods are vastly greater in home square footage and lot size. Build quality and aesthetics are also generally superior. Disposal will ultimately result in the demolition and removal or renovation of unsightly structures to comply with up-to-date architectural standards; this could lead to the enhancement of the built landscape with newer buildings that are more attractive than current structures.

Indirect. No effects would be expected.

4.3.2.2 Caretaker Status Alternative

Direct. Long-term minor adverse effects would be expected. The Army would manage the property with a minimal crew to assure that the grounds are maintained, the buildings are boarded-up, and water and sewer systems are shut down. Electricity usage would be reduced to the minimum level necessary for maintenance. Paint, gutters, and roofing of home exteriors would deteriorate in quality. While this alternative would prevent vegetation from becoming overgrown, homes would be unattractive due to boarding of the windows. However, leaving the windows of vacated homes unboarded would not be an option as this makes homes attractive to vandalism.

Indirect. Minor long-term beneficial effects would be expected. With time, the trees and shrubs surrounding the perimeter of the housing area would obscure or partially obscure the view from the surrounding neighborhoods into Sebille Manor.



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4.3.2.3 No Action Alternative

No direct or indirect effects would be expected. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission and relative to conditions in November 2005.

4.3.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Minor short-term adverse effects and moderate long-term beneficial effects would be expected. Increased construction, demolition, and site clearing activities would result in a short-term adverse visual effect that would likely be contained within the property. As redevelopment of the properties proceeds, older housing would be replaced by newer, more attractive buildings. The scenario also calls for a park, which will significantly benefit the visual quality of the area.

Upper Bracket, Indirect. Minor long-term adverse effects would be expected. The reuse scenario is expected to generate significantly more vehicle trips. An increase in the number of visible parked automobiles in parking lots and on-street parking would be expected.

Middle Bracket, Direct. Minor short-term adverse effects and moderate beneficial effects would be expected. Effects similar to those described in the Upper Bracket would occur.

Middle Bracket, Indirect. Minor long-term adverse effects would be expected. Effects similar to those described in the Upper Bracket would occur.

Lower Bracket, Direct. Minor short-term adverse effects and moderate beneficial effects would be expected. Effects similar to those described in the Middle Bracket scenario would occur, but to a greater degree. The park will be twice the acreage, and the public library has the potential to be a more aesthetically pleasing than an assisted living facility.

Lower Bracket, Indirect. Minor long-term adverse effects would be expected. There are expected to be fewer residents in this scenario, but the library and park are expected to generate a greater number of visible parked automobiles in parking lots and on street parking than baseline conditions.

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4.4 AIR QUALITY

4.4.1 Affected Environment

4.4.1.1 Local Meteorology

Sebille Manor is located in southeastern Michigan near Lake Huron. The climate of Macomb County is temperate with well-defined seasons. Average high temperatures range from 31°F in winter to 82°F in summer, and average low temperatures range from 18°F in winter to 62°F in summer (Midwest Regional Climate Center 2006). Detroit reports cloudy days approximately half of the year. Average annual precipitation is 32 inches of rain and 37 inches of snowfall (US Army 2002). Most of the rain falls in the spring and summer months due to thunderstorms and much of the precipitation in the winter falls as snow.

4.4.1.2 Regulatory Authorities and Air Quality Attainment Status

Macomb County, Michigan is under the jurisdiction of the Michigan Department of Environmental Quality (MDEQ), in the Southeast Air Quality District (AQD) and United States Environmental Protection Agency (USEPA) Air Quality Control Region (AQCR) 123. Under the CAA, each AQCR must be in compliance with the National Ambient Air Quality Standards (NAAQS). There are NAAQS for each of the criteria pollutants including carbon monoxide (CO), nitrogen oxides (NO_x), ozone (O₃), sulfur oxides (SO_x), particulates less than 10 microns (PM₁₀), particulates less than 2.5 microns (PM_{2.5}), and lead (Pb). Criteria pollutants are those upon which USEPA has placed the greatest emphasis and has developed health-based concentrations for ambient air. There are primary NAAQS for protection of public health and secondary NAAQS for the protection of public welfare (effects on soils, vegetation, climate, economic value, personal comfort).

Compliance with the NAAQS is determined through the use of ambient air monitoring stations located throughout the state, including monitors in the vicinity of Sebille Manor. Macomb County and several of the surrounding counties are designated as a marginal non-attainment area for 8-hour ozone and a non-attainment area for PM_{2.5} (USEPA 2007c). As of the date of this document, MDEQ is petitioning USEPA to redesignate southeast Michigan as a maintenance area for ozone. Macomb County is designated as an attainment area for all other criteria pollutants. Table 4.4-1 shows both the primary and secondary NAAQS. Michigan maintains a State Implementation Plan (SIP) for decreasing volatile organic compound (VOC) emissions to attain the ozone NAAQS by 2007 (MDEQ 2006).

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Table 4.4-1 National Ambient Air Quality Standards

Pollutant	Primary Standards	Averaging Times	Secondary Standards
Carbon Monoxide	9 ppm (10 mg/m ³)	8-hour ⁽¹⁾	None
	35 ppm (40 mg/m ³)	1-hour ⁽¹⁾	None
Lead	1.5 µg/m ³	Quarterly Average	Same as Primary
Nitrogen Dioxide	0.053 ppm (100 µg/m ³)	Annual (Arithmetic Mean)	Same as Primary
Particulate Matter (PM ₁₀)	Revoked ⁽²⁾	Annual ⁽²⁾ (Arith. Mean)	
	150 µg/m ³	24-hour ⁽³⁾	
Particulate Matter (PM _{2.5})	15.0 µg/m ³	Annual ⁽⁴⁾ (Arith. Mean)	Same as Primary
	35 µg/m ³	24-hour ⁽⁵⁾	
Ozone	0.08 ppm	8-hour ⁽⁶⁾	Same as Primary
	0.12 ppm	1-hour ⁽⁷⁾ (Applies only in limited areas)	Same as Primary
Sulfur Oxides	0.03 ppm	Annual (Arith. Mean)	-----
	0.14 ppm	24-hour ⁽¹⁾	-----
	-----	3-hour ⁽¹⁾	0.5 ppm (1300 µg/m ³)

Source: USEPA 2007(c)

(1) Not to be exceeded more than once per year.

(2) Due to a lack of evidence linking health problems to long-term exposure to coarse particle pollution, the agency revoked the annual PM₁₀ standard in 2006 (effective December 17, 2006).

(3) Not to be exceeded more than once per year on average over 3 years.

(4) To attain this standard, the 3-year average of the weighted annual mean PM_{2.5} concentrations from single or multiple community-oriented monitors must not exceed 15.0 µg/m³.

(5) To attain this standard, the 3-year average of the 98th percentile of 24-hour concentrations at each population-oriented monitor within an area must not exceed 35 µg/m³ (effective December 17, 2006).

(6) To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.08 ppm.

(7) (a) The standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above 0.12 ppm is ≤ 1

(b) As of 15 June 2005 USEPA revoked the 1-hour ozone standard in all areas except the fourteen 8-hour ozone nonattainment Early Action Compact (EAC) Areas

There are two air quality monitors in Macomb County (US EPA, AirData website), one in Warren and one in New Haven. The nearest PM₁₀ and NO_x monitors are in Wayne County. As shown in Table 4.4-2, monitored values for PM₁₀, SO₂, NO_x, and CO are well below the standard. PM_{2.5} monitored values are close to the 24-hour and annual standards. Ozone monitored values were above the standard in 2005.

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Table 4.4-2 Air Quality Monitoring Data ($\mu\text{g}/\text{m}^3$)

Pollutant	Averaging Period	2004	2005	2006	Standard
PM ₁₀ (Wayne Co.)	24-hour	51	85	42	150
PM _{2.5} (Macomb Co.)	24-hour ⁽¹⁾	32	42	34	35
	Annual	12.0	14.4	11.3	15
SO ₂ (Macomb Co.)	3-hour	154.6	214.8	110.0	1300
	24-hour	55.0	49.8	62.9	365
	Annual	7.9	7.9	7.9	80
NO _x (Wayne Co.)	Annual	28.2	32.0	26.3	100
CO (Macomb Co.)	1-hour	5287.4	5517.2	4023.0	40,000
	8-hour	2988.5	2873.6	3448.3	10,000
O ₃ (Macomb Co.)	8-hour ⁽²⁾	158.8	172.5	152.9	157
(1) 98 th Percentile value, average 3 years (2) 4 th Highest value (3) Source: USEPA 2006a					

4.4.1.3 Existing Air Quality Permits at Seville Manor

As a residential area, Seville Manor does not currently maintain, nor is required to maintain, any air quality permits.

4.4.1.4 Existing Emissions

Existing air emission sources consist of vehicle exhaust emissions and other residential activities such as lawn mowing, painting, and cleaning. As of November 2005, 185 housing units were occupied in Seville Manor. To quantify the exhaust emissions, it was assumed that each of the 185 housing units maintains two vehicles. It was assumed that 50% of the vehicles travel to Selfridge ANGB (an eight mile round trip) and that 50% of the vehicles travel locally or into Detroit (average of 20 miles round trip) every day. Table 4.4-3 lists the emissions estimate for the baseline period, November 2005.

Table 4.4-3 Seville Manor Air Emissions in Tons per Year (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Area Sources (Residential Activities) ¹	0.57	8.54	1.28	1.23	3.74	0.02
Operational Sources (Vehicles) ²	6.22	52.76	6.35	1.24	4.26	0.04
Total	6.79	61.30	7.63	2.47	8.00	0.06
Macomb County (2001)³	33,482	271,850	14,304	4,007	38,300	4,602
1 – Area source emissions calculated using URBEMIS V9.2 (Source: ENSR 2007) 2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3 (Source: ENSR 2007) 3 – Criteria Pollutant Emissions by Category Report (Source: USEPA 2007e)						

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4.4.2 Consequences

4.4.2.1 Disposal Alternative

Direct. Minor short-term adverse effects would be expected. Dust and exhaust emissions associated with demolition and construction vehicles would be expected. USEPA's General Conformity Rule requires a formal conformity determination document for federal actions occurring in non-attainment or maintenance areas (former non-attainment areas), though transfers of ownership and leases for similar activities are exempt from the General Conformity Rule. It is presumed that similar uses would occur following disposal; therefore, a General Conformity Determination would not be required.

Indirect. No effects would be expected to occur.

4.4.2.2 Caretaker Status Alternative

Direct. Long-term minor beneficial effects would be expected. Residential and vehicle emissions would cease as residents relocated from the military housing.

Indirect. No effects would be expected.

4.4.2.3 No Action Alternative

No direct or indirect effects would be expected. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.4.2.4 Intensity-based Probable Use Scenario

Macomb County is a marginal non-attainment area for ozone and a non-attainment area for PM_{2.5}. Any reuse alternative must be reviewed under EPA's General Conformity Rule to ensure that federal actions are not impeding local efforts to control air pollution in these areas. An action is exempt from the General Conformity Rule if it is covered by transportation conformity, the emissions are clearly at or below the *de minimis* levels (as shown in Table 4.4-4), listed as exempt, or covered by the presumed-to-conform approved list. Each reuse alternative described below will not cause emissions in excess of the *de minimis* levels; therefore a General Conformity Determination is not required.

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Table 4.4-4 *De minimis* Levels for Nonattainment Areas

Pollutant	Nonattainment Area Classification	Pollutant to be Controlled	Emission Rate Threshold (tons/year)
Ozone	Marginal Nonattainment	NO _x	100
		VOC	100
PM _{2.5}	Nonattainment	PM _{2.5} Direct	100
		SO ₂	100
		NO _x	100
		VOC	100

Source: USEPA 2007a

Upper Bracket, Direct. Long-term minor adverse effects would be expected. Reuse of the Sebille Manor property under this scenario would result in higher emissions as compared to 2005 levels. There will be an increase in vehicle traffic due to the addition of the commercial, assisted living and active living spaces. Demolition activities associated with this scenario would create temporary sources of fugitive dust and vehicle emissions. Demolition-related emissions are not expected to create any significant ambient air quality effects due to the temporary nature of the demolition and the fact that the demolition would be spread over a 12-month period. The exhaust emissions from a limited number of heavy equipment vehicles would not cause any violations of ambient air quality standards. Construction activities associated with this scenario would also create temporary sources of fugitive dust and vehicle emissions that would primarily be confined to immediate project areas. These emissions are not expected to create any significant ambient air quality effects for reasons similar to those discussed for the demolition activities. Table 4.4-5 shows the demolition and construction emissions estimates and Table 4.4-6 summarizes the emissions increase from the baseline for this scenario. It is expected that total on-site emissions will not affect regional air quality.

Table 4.4-5 Upper Bracket Demolition and Construction Emissions (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Demolition and Site Grading (2009)	15.16	8.18	86.24	18.56	1.82	0.00
Construction (2010-2012)	18.18	25.24	48.03	10.79	6.90	0.02
<i>De Minimis Threshold</i>	100	N/A	N/A	100	100	100

1 – Area source emissions calculated using URBEMIS V9.2
2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3
Source: ENSR 2007

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Table 4.4-6 Upper Bracket Reuse Emissions (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Area Sources (Residential/Commercial Activities) ¹	1.66	26.72	3.83	3.69	11.05	0.07
Operational Sources (Vehicles) ²	15.28	126.92	15.48	3.03	10.77	0.11
Upper Bracket Total	16.94	153.64	19.31	6.72	21.82	0.18
Baseline	6.79	61.30	7.63	2.47	8.00	0.06
Emissions Increase	10.15	92.34	11.68	4.25	13.82	0.12
<i>De Minimis Threshold</i>	100	N/A	N/A	100	100	100
1 – Area source emissions calculated using URBEMIS V9.2 2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3 Source: ENSR 2007						

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. Long-term minor adverse effects would be expected. Reuse of the Sebille Manor property under this scenario would result in higher emissions as compared to 2005 levels. There will be an increase in vehicle traffic due to the addition of the commercial, assisted living and active living spaces. Demolition activities associated with this scenario would create temporary sources of fugitive dust and vehicle emissions. Demolition-related emissions are not expected to create any significant ambient air quality effects due to the temporary nature of the demolition and the fact that the demolition would be spread over a 12-month period. The exhaust emissions from a limited number of heavy equipment vehicles would not cause any violations of ambient air quality standards. Construction activities associated with this scenario would also create temporary sources of fugitive dust and vehicle emissions that would primarily be confined to immediate project areas. These emissions are not expected to create any significant ambient air quality effects for reasons similar to those discussed for the demolition activities. Table 4.4-7 shows the demolition and construction emissions estimates and Table 4.4-8 summarizes the emissions increase from the baseline for this scenario. It is expected that total on-site emissions will not affect regional air quality.

Table 4.4-7 Middle Bracket Demolition and Construction Emissions (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Demolition and Site Grading (2009)	15.16	8.18	86.24	18.56	1.82	0.00
Construction (2010-2012)	17.89	23.68	42.65	9.65	6.26	0.02
<i>De Minimis Threshold</i>	100	N/A	N/A	100	100	100
1 – Area source emissions calculated using URBEMIS V9.2 2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3 Source: ENSR 2007						

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Table 4.4-8 Middle Bracket Reuse Emissions (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Area Sources (Residential/Commercial Activities) ¹	1.44	23.35	3.33	3.21	9.61	0.06
Operational Sources (Vehicles) ²	13.69	113.66	13.88	2.72	9.62	0.09
Middle Bracket Total	15.13	137.01	17.21	5.93	19.23	0.15
Baseline	6.79	61.30	7.63	2.47	8.00	0.06
Emissions Increase	8.34	75.71	9.58	3.46	11.23	0.09
<i>De Minimis Threshold</i>	100	N/A	N/A	100	100	100

1 – Area source emissions calculated using URBEMIS V9.2
2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3
Source: ENSR 2007

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. Long-term minor adverse effects would be expected. Reuse of the Sebille Manor property under this scenario would result in slightly higher emissions as compared to 2005 levels. There will be an increase in vehicle traffic due to the addition of the library. Demolition activities associated with this scenario would create temporary sources of fugitive dust and vehicle emissions. Demolition-related emissions are not expected to create any significant ambient air quality effects due to the temporary nature of the demolition and the fact that the demolition would be spread over a 12-month period. The exhaust emissions from a limited number of heavy equipment vehicles would not cause any violations of ambient air quality standards. Construction activities associated with this scenario would also create temporary sources of fugitive dust and vehicle emissions that would primarily be confined to immediate project areas. These emissions are not expected to create any significant ambient air quality effects for reasons similar to those discussed for the demolition activities. Table 4.4-9 shows the demolition and construction emissions estimates and Table 4.4-10 summarizes the emissions increase from the baseline for this scenario. It is expected that total on-site emissions will not affect regional air quality.

Table 4.4-9 Lower Bracket Demolition and Construction Emissions (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Demolition and Site Grading (2009)	15.16	8.18	86.24	18.56	1.82	0.00
Construction (2010)	41.88	56.32	2.29	1.89	20.04	0.08
Construction (2011)	41.88	56.32	2.29	1.89	20.04	0.08
<i>De Minimis Threshold</i>	100	N/A	N/A	100	100	100

1 – Area source emissions calculated using URBEMIS V9.2
2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3
Source: ENSR 2007

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Table 4.4-10 Lower Bracket Reuse Emissions (TPY)

Source Type	NO _x	CO	PM ₁₀	PM _{2.5}	VOC	SO ₂
Area Sources (Residential Activities) ¹	0.40	4.64	0.66	0.64	3.08	0.01
Operational Sources (Vehicles) ²	10.31	86.82	10.31	2.02	7.07	0.06
Lower Bracket Total	10.71	91.46	10.97	2.66	10.15	0.07
Baseline	6.79	61.30	7.63	2.47	8.00	0.06
Emissions Increase	3.92	30.16	3.34	0.19	2.15	0.01
<i>De Minimis Threshold</i>	100	N/A	N/A	100	100	100
1 – Area source emissions calculated using URBEMIS V9.2 2 – Vehicle exhaust emissions calculated using EMFAC2007 V2.3 Source: ENSR 2007						

Lower Bracket, Indirect. No effects would be expected.

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4.5 NOISE

4.5.1 Affected Environment

4.5.1.1 Residential noise

The primary measure for describing the general audible noise is the day-night sound level, symbolized as L_{dn} , measured in decibels (dB). The day-night sound level is a 24-hour equivalent sound level in which nighttime noise levels occurring between 10:00 pm and 7:00 am are increased by 10 dB before calculation of the 24-hour value. There is no well-defined source of noise at Sebille Manor.

General audible noise generated at Sebille Manor is typical of residential uses and includes lawn mowing and local automotive traffic. In the absence of specific measurements for noise in residential neighborhoods such as Sebille Manor, the EPA's Guidelines for Noise Impacts (USEPA 1982) indicates that the use of the yearly day-night sound level as estimated by the population density should be used as a baseline for comparison. Calculations for the yearly day-night sound level as estimated by the population density are given in Table 4.5-1, taken from the EPA guidelines.

Table 4.5-1 Yearly Day-Night Sound Level as Estimated by the Population Density

Description	Population Density (People/square mile)	L_{dn} in dB
Rural (undeveloped)	20	35
Rural (partially developed)	60	40
Quiet Suburban	200	45
Normal Suburban	600	50
Urban	2000	55
Noisy Urban	6000	60
Very Noisy Urban	20,000	65

Note: L_{dn} estimates for population densities lower than 1000 persons/sq mile are extrapolations.
Source: USEPA 1982

Approximately 463 people were living at Sebille Manor in November 2005, which equates to a population density of approximately 2896 people per square mile. Applying the values expressed in Table 4.5-1, the estimated yearly day-night sound level at Sebille Manor was between 55 and 60 dB at Sebille Manor. Qualitative observations of noise levels at Sebille Manor indicate that the area is closer in range of the normal suburban neighborhood range of 50 to 55 dB.



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The population density in the 27.6 square mile area of Chesterfield Township (population of approximately 37,405) is approximately 1,355 people per square mile which is extrapolated to an estimated yearly day-night sound level of between 50 and 55 dB (Macomb County Department of Planning & Economic Development 2007). Qualitative observations of noise levels in the area surrounding Sebille Manor indicate that the area is closer in range to the quiet suburban to normal suburban neighborhood yearly day-night sound level range of 45 to 50 dB.

4.5.1.2 Aircraft noise

Several airports are located in the Macomb County area including two small aircraft airports Macomb in Macomb Township, to the west of Chesterfield Township, and Romeo in Ray Township, to the northwest of Chesterfield Township. Noise exposure contour maps were not available for these airports; however, based on the size, use, and location of these airports, Sebille Manor is assumed to be outside of the region exposed to noise associated with these airports.

The USAG-M, Selfridge Airfield is located in Harrison Township, to the south of Chesterfield Township. An Air Installation Compatibility Use Zone (AICUZ) study was completed for the Selfridge Airfield. Noise contours from the AICUZ indicate that Sebille Manor is located outside the noise contour designated as a Day-Night Average A-Weighted Sound Level (DNL) area of 65 DNL produced by the operations of the Selfridge Airfield. According to the Land Use Compatibility guidelines, residential use is compatible in areas outside of noise zones of less than 65 DNL (Federal Interagency Committee on Urban Noise 1980).

Primary public air service to Macomb County is provided by Detroit Metropolitan Wayne County Airport. The Part 150 Noise Study noise exposure contour maps produced for the Detroit Metropolitan Wayne County Airport, dated July 2005, show that Sebille Manor is located outside of the region exposed to noise associated with the airport (Detroit Metropolitan Wayne County Airport 2005).

4.5.1.3 Sensitive Receptors

Observed in a 2006 aerial photograph, Sebille Manor is bounded to the north by a wooded area; to the northeast by a residential area, within 50 feet of the fenced boundary surrounding Sebille Manor; to the east by Sugarbush Road, a two lane road, beyond which is a residential area containing residences and a public elementary school, within 50 feet of the fenced boundary of Sebille Manor; to the southwest one residence, within 50 feet of the fenced boundary of Sebille Manor; to the west wooded area and open space were observed to 50 feet from the boundary of Sebille Manor; and to the northwest one residence and wooded area were observed within 50 feet of the fenced boundary surrounding Sebille Manor.

4.5.2 Consequences

4.5.2.1 Disposal Alternative

Direct. Minor short-term and moderate long-term adverse effects would be expected. Adverse impacts from demolition and construction activities to residential areas located near Sebille Manor would occur. Redevelopment of the property would result in an increase in traffic to the property and a greater number of residents and visitors to the property; thus increasing noise levels.



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Indirect. No effects would be expected.

4.5.2.2 Caretaker Status Alternative

Direct. Minor beneficial effects would be expected. Under this alternative, residential activities would cease at Sebille Manor, thereby reducing noise-generation at Sebille Manor. Accordingly, noise levels for this alternative would be lower than those for existing conditions or for other disposal alternatives.

Indirect. No effects would be expected.

4.5.2.3 No Action Alternative

No direct or indirect effects would be expected. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.5.2.4 Intensity-based Probable Use Scenario Consequences

Upper Bracket, Direct. Minor short-term and moderate long-term adverse effects would be expected. Noise levels associated with demolition and site clearing activities would increase; these impacts are expected to be short-term in duration and therefore minor. Noise from generated by activities on Sebille Manor would be greater than baseline due to the addition of commercial activities, as well as an increase in the number of residents. This scenario estimates the yearly day night sound level at Sebille Manor to be between 55 and 60 dB. This is within the same range as estimated for baseline conditions at Sebille Manor, thus the impact is not significant. The increase in traffic generated by this scenario would also add a long-term moderate adverse effect due to the increase in commuter trips on public roads accessing Sebille Manor.

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. Minor short- and long-term adverse effects would be expected. Effects similar to those described in the Upper Bracket would occur, but to a lesser degree due to the lower level of commercial development and commute trips.

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. Minor short- and long-term adverse effects would be expected. Noise levels associated with demolition and site clearing activities would increase; these impacts are expected to be short-term in duration and therefore minor. Increased traffic would add a long-term moderate adverse effect due to the increase in commuter trips on public roads accessing Sebille Manor.

Lower Bracket, Indirect. No effects would be expected.

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4.6 GEOLOGY AND SOILS

4.6.1 Affected Environment

4.6.1.1 Geologic and Topographic Conditions

Sebille Manor is situated within the Central Lowland Physiographic Province of the Interior Plains and its physiography is a result of the Pleistocene glaciation. The glaciated terrain of Macomb County, located in the Eastern Lake Section of the Central Lowland Province, is characterized by maturely dissected and glaciated knolls, lowlands, moraines, lakes, and lacustrine plains (USAEC 2006). According to the U.S. Geological Survey 7.5-minute topographic map series, specifically, the New Haven, Michigan quadrangle, 1983, the site is located at an elevation of approximately 587 feet above mean sea level (MSL). The land surface is generally flat with a gradual slope towards Lake St. Clair, located approximately 0.75 miles to the east of Sebille Manor.

4.6.1.2 Structure and Subsurface Strata

The area encompassing Sebille Manor lies on top of glacial lakebed deposits of the ancestral Lake St. Clair on the southeastern edge of the Michigan Basin. The basin consists of sedimentary rocks ranging from older Cambrian rocks around the edges to younger Jurassic rocks in the middle of the basin. Beneath the Cambrian rocks are igneous, metamorphic, and sedimentary rocks of Precambrian Age (USAEC 2006).

4.6.1.3 Soils

The dominant soil type at Sebille Manor is generally a clay loam, and the deeper soils consist of a silty clay loam. There may be relatively shallow bedrock at 5 feet below ground surface. According to the U.S. Department of Agriculture Soil Conservation Service soil survey of Macomb County, Michigan, the Oakville, Selfridge, and Toledo soil groups have been mapped within the site boundary. Oakville series soils are classified as well-drained, level to undulated, and sandy. Selfridge series soils are classified as level to gently sloping, sandy or loamy sands, and somewhat poorly drained. Toledo series soils are classified as poorly drained clay or silty clay. According to Quaternary Geology of Southern Michigan, (1982), the site area contains deposits mapped as Toledo-Paulding that consist of nearly level, poorly drained soils that have fine textured subsoils on lake plains (USAEC 2006).

4.6.1.4 Prime Farmland

Prime farmland soils are protected under the Farmland Protection Policy Act (FPPA) of 1981 (Code of Federal Regulations 1987). Prime or unique farmland is defined under 7 CFR Part 658.2 as farmland that is determined by the appropriate state or unit of local government agency or agencies with concurrence of the Secretary to be farmland of statewide or local importance. "Farmland" does not include land already in or committed to urban development or water storage. Farmland "already in" urban development includes all such land with a density of 30 structures per 40-acre area. Sebille Manor is located on 103 acres of land with 240



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structures equating to an average density of 192 structures per 40 acres; therefore, the FPPA does not apply to this property.

4.6.1.5 Seismic Activity

Michigan does not have a history of frequent and destructive seismic activity but has undergone some infrequent strong earthquakes. The strongest previous earthquake occurred in southern central Michigan. Little activity has been recorded on the eastern border near Sebille Manor.

4.6.2 Consequences

4.6.2.1 Disposal Alternative

Direct. Minor short-term adverse effects and minor long-term beneficial effects would be expected. Minor adverse direct effects would be expected as a result of construction and demolition activities. Demolition of the current structures and building construction activities for the proposed new buildings involving soil excavation, grading, removal, dust mitigation, and the clearing of vegetation could result in long-term minor adverse direct effects. Some soil loss due to erosion may result during clearing and strong rain and winds characteristic of the area may have an adverse effect on soil loss during clearing. Structures that would be renovated to comply with current building codes would result in land disturbances associated with new buildings, parking lots, walkways, and related structures. Expected redevelopment of the property into a park may have a direct beneficial effect on soil erosion.

Little seismic activity has been recorded on the eastern border near Sebille Manor, and adverse effects associated with the geologic setting are expected to be minor as a result of the proposed action

Indirect. No effects would be expected.

4.6.2.2 Caretaker Status Alternative

Minimal adverse effects would be expected. Under the Caretaker alternative, natural resource management programs and objectives will not be managed or continued. This could result in lower levels of existing erosion and vegetative controls. No direct or indirect effects to agricultural resources would be expected.

4.6.2.3 No Action Alternative

No direct or indirect effects to agricultural resources or geological resources would be expected by continuing to operate Sebille Manor as a military residential area. The property would continue to be classified as non-farmland, and therefore is not subject to FPPA.

4.6.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Minor short-term adverse effects and minor long-term beneficial effects would be expected. The demolition of buildings, roadways and associated utilities in the proposed area would involve soil excavation, dust mitigation, and the clearing of vegetation.



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These activities could result in minor adverse direct effects, including increased erosion. Compliance with sediment and erosion control measures and the implementation of best management practices (BMPs) during demolition would reduce or eliminate potential effects. Land disturbances could result in erosion associated with the construction of new buildings, parking lots, walkways, and related structures. Application of BMPs to reduce erosion during construction will reduce adverse effects to this resource. The conversion of a residential housing area into a park may have a direct beneficial effect on soil erosion.

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. Minor short-term adverse and long-term beneficial effects would be expected. Effects similar to those described in the Upper Bracket would occur, but to a lesser degree due to the lower level of residential development.

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. Minor short-term adverse and long-term beneficial effects would be expected. Effects similar to those described in the Upper Bracket would occur, but to a lesser degree due to the lower level of residential development.

Lower Bracket, Indirect. No effects would be expected.

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4.7 WATER RESOURCES

4.7.1 Affected Environment

4.7.1.1 Surface Water and Drainage

The ROI for water resources comprises the area of Sebille Manor and areas immediately adjacent. Sebille Manor is located on the eastern edge of Michigan in an area characterized by long cold winters and short warm summers. Annual precipitation averages approximately 27.6 inches per year and snowfall averages 30 inches per year (Selfridge ANGB 2001). Monthly precipitation data for Macomb County is presented in Table 4.7-1.

Table 4.7-1 Average Precipitation for Sebille Manor

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average Rainfall Equivalent	1.87	1.99	1.82	2.29	3.97	2.70	3.06	3.04	3.06	2.38	3.31	2.49

Note: Precipitation data collected from station New Baltimore 5SW, the closest station to Sebille Manor. Data is averaged over a 6-year period from 2000 to 2006. Data presented in inches.
Source : National Climatic Data Center 2007

Sebille Manor is located on Anchor Bay Watershed, part of the Lake St. Clair Drainage basin. Sebille Manor is located on the subwatershed Auvase Creek. Anchor Bay Watershed encompasses 171 square miles in Macomb and St. Clair counties and the topography of the watershed varies from level to gently sloping terrain.

Sebille Manor is approximately 0.75 miles from the shoreline of Lake St. Clair. Storm water is carried away from Sebille Manor by the Sutherland Oemig Drain, which begins at State Highway 29, about a half mile north of Sebille Manor. This drainage path trends southeast, bisects the property, and joins Harms Drain to form Auvase Creek. Auvase Creek flows into Anchor Bay, which is located in the northern part of Lake St. Clair. This drainage network is depicted in Figure 4.7-1.

Lake St. Clair is the smallest lake in the Great Lakes system. It is shallow, averaging three meters deep with a maximum depth of 6.4 meters. It covers a total of 430 square miles (162 square miles U.S., 268 square miles Canada) and has a drainage basin of 4,890 square miles. Water in Lake St. Clair has a retention/replacement time of about seven days, where it then flows to the Detroit River and to Lake Erie (St. Clair County 2007).

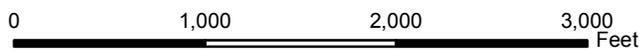
The Anchor Bay Watershed Project of St. Clair and Macomb Counties have created a management plan for the watershed (St. Clair County 2006). According to the management plan, 20.43% of Auvase Creek subwatershed is covered in impervious surfaces, and if the area is developed according to future land use plans, impervious surfaces will increase to 37.26%. Without sufficient storm water controls, the area would suffer from water degradation from storm water runoff. Currently, approximately 30 acres of Sebille Manor are covered in impervious surfaces.



Map Location



Figure: 4.7-1 Surface Drainage Map
 Data: ESRI 2006; Airphoto USA 2003; Projection UTM Zone 17N NAD 83 Meters
 Produced by: ENSR, November 2007



Scale: 1:20,000



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4.7.1.2 Groundwater

The use of groundwater resources as water sources in the immediate vicinity of Sebille Manor is uncommon. The central Lower Peninsula of Michigan has the potential for springs and artisans, or naturally flowing wells that, if present, are not currently used at Sebille Manor. There exists only one well within a 1.5 mile radius of Sebille Manor. According to Michigan State Groundwater Mapping Project, depth to groundwater at Sebille Manor is 0 to 15 meters with a glacial yield of 10 to 70 gallons per minute (gpm) (Groundwater Mapping Project 2006). No data on ground water recharge exists.

Sebille Manor lies on non-aquifer type bedrock. The outer edge of the Mississippian aquifer lies 40 miles west of Sebille Manor (USGS 2007a).

4.7.1.3 Floodplains

In the realignment and disposal of DoD property, the responsibility to protect sensitive resources is mandated by several statutes. EO 11988, Floodplain Management, was established in 1973 to avoid, to the extent possible, the adverse impacts associated with the occupancy and modification of floodplains. Sebille Manor is located $\frac{3}{4}$ mile from Lake St. Clair, and its proximity makes the lake the critical element in possible site flooding. If the lake level is low, rainwater will not impound, but will drain quickly into the lake. Sebille Manor is in danger of flooding if the lake rises above 584 feet (178 meters), which is the lower elevation on the Sebille Manor housing area. Average lake levels throughout the year (175 meters) do not reach this level (NOAA 2007). Historical records show that in more than 100 years of record keeping, the lake has never risen above 577 feet (176 meters). Sebille Manor is not considered to lie within a floodplain.

4.7.1.4 Water Usage

Lake St. Clair is the primary source of drinking water for Sebille Manor. The lake supplies water to more than 4.5 million people in southeastern Michigan and is one of the most heavily utilized by recreational users of the Great Lakes system. The lake has more than 200 marinas, and more than 150,000 boats are registered in the three counties adjacent to Lake St. Clair. The sport fishery industry on Lake St. Clair is substantial with 1.5 million fish taken from the lake annually with an annual value of \$30 million. Navigation channels in Lake St. Clair represent a vital link in the Great Lakes-St. Lawrence transportation system. In recent years, waterborne commerce on Lake St. Clair has ranged between 60 and 70 million tons spread over an average of 3,000 vessel movements.

4.7.1.5 Surface Water Quality

As of 2006, MDEQ has listed over 20 lakes and streams within the Lake St. Clair/St. Clair River watershed as impaired water bodies (CWA 303(d)) (Figure 4.7-2). Lake St. Clair is one of those water bodies that are required to set Total Maximum Daily Loads (TMDLs) to meet and maintain water quality standards (MDEQ 2002). The MDEQ cites PCBs and mercury as the main problems the lake faces. The TMDL for Lake St. Clair is scheduled to be developed by 2010/2011.

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The Anchor Bay Watershed Plan collects all available information about pollutants and impairments to determine actions needed to prevent further degradation of the watershed. The plan satisfies MDEQ requirements under the CWA. According to the Anchor Bay Watershed Plan (St. Clair County 2006), water quality data indicates that storm water runoff is contributing to elevated levels of nutrients and bacteria to Anchor Bay. The report stresses the need for environmentally sound land planning and remediation to prevent further decline of water quality. The main pollutant or impairment sources come from bacteria, soil erosion and sedimentation, nutrient loading, decreased flow rates, metals and toxic materials, illegal dumping and invasive species.



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Point source pollution from industrial facilities has impacted the water quality and ecosystem health of Lake St. Clair. Industrial facilities in Sarnia, Ontario and the Clinton River watershed, in particular, have contributed heavy metals, PCBs, and other toxic pollutants to the lake and its sediments.

One of the biggest threats to water quality in Lake St. Clair is non-point source pollution. Intensive agricultural activity in the Canadian portion of the watershed has led to elevated phosphorus levels and related impacts. Fish consumption advisories are in place for several species caught in U.S. and Canadian waters. Non-point pollution sources of Sebille Manor come from pesticides and fertilizer runoff from lawns, and oil and grease from roads and parking lots.

4.7.1.6 Coastal Zone Management

Sebille Manor is outside the Coastal Zone Management Area and the CZMA does not apply to actions at the installation.

4.7.2 Consequences

4.7.2.1 Disposal Alternative

Direct. Minor long-term adverse effects would be expected. Minor adverse impacts could occur if demolition and site clearing activities resulted in increased erosion and inputs of potentially contaminated materials to surface waters. Full compliance with all applicable federal and state laws and regulations would be required as part of construction plans and specifications. BMPs would be used from site preparation through completion of construction to assure minimal surface runoff from the Sutherland Oemig Drain into Auvase Creek and, subsequently, into Lake St. Clair. Redevelopment of the property in accordance with the Reuse Plan is expected to increase impervious areas, resulting in a minor adverse effect on storm water runoff. However, the increase in impervious areas will be offset through storm water design to ensure that post-construction runoff volumes will not exceed pre-construction volumes.

Indirect. No effects would be expected.

4.7.2.2 Caretaker Status Alternative

Direct. Minor long-term beneficial impacts would be expected. Traffic volume is expected to decrease, having a minor benefit on surface water quality. Water usage would also be expected to decrease.

Indirect. Minor long-term beneficial impacts would be expected. Caretaker activities would involve fewer vehicles as potential sources of contaminants that could be conveyed in storm water runoff. Caretaker activities would involve less use of fertilizers, fuels, and pesticides, which would also contribute to a reduction in storm water contaminant loads.



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4.7.2.3 No Action Alternative

No direct or indirect effects would be expected. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, including implementation of remedial programs required under CERCLA and RCRA. Thus, no effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

4.7.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Minor long-term adverse effects would be expected. Under this scenario, impervious surfaces are expected to increase by approximately 45 percent. A moderate adverse effect on surface water quality would be seen from an increase in storm water runoff. However, the increase in impervious areas will be offset during the redevelopment process, through storm water management design with treatment to minimize adverse effects on surface water quality.

Traffic volume is expected to increase; thus minor adverse effects on surface water quality from oil and grease would occur.

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. Minor long-term adverse effects would be expected. Under this scenario, impervious surfaces are expected to increase by approximately 25 percent. A moderate adverse effect on surface water quality would be seen from an increase in storm water runoff. Traffic volume is expected to increase; thus minor adverse effects on surface water quality from oil and grease would occur.

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. Minor long-term beneficial and adverse effects are expected to occur. The Lower Bracket scenario will experience a greater benefit to storm water runoff as there is less impervious area in this scenario. Traffic volumes are still expected to increase and minor adverse effects on water quality could be expected. The level of occupancy is lower than baseline levels; thus, there would be no adverse effects on water usage.

Lower Bracket, Indirect. No effects would be expected.

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4.8 BIOLOGICAL RESOURCES

4.8.1 Affected Environment

Information contained in this section was obtained from the Comprehensive Biological Survey Report (USAG-M 2004a), the Integrated Natural Resources Management Plan (USAG-M 2006) and an Environmental Baseline Survey (USAG-M 2004b) prepared for Selfridge ANGB to the south.

The site is located in the Eastern Broadleaf Forest (Continental) Province. This province is a deciduous forest stretching from Arkansas into Canada and encompasses approximately 270,000 square miles (Bailey 1995). Sebille Manor and the surrounding areas have been mostly developed; thus, little natural habitat remains on the site.

4.8.1.1 Vegetation

There are no natural plant communities on the property. Sebille Manor is maintained as a suburban residential area that is dominated by mowed lawns, houses, a relatively sparse population of mature native and non-native trees, ornamental shrubs and flowers, and paved roads. The site is surrounded by urban development (75%) and two small (<20 acre) forested tracts (25%) which are located off-site, adjacent to the northwest and southwest of the property line.

The Army has inventoried and mapped each tree on Sebille Manor as part of an emerald ash borer control program. A review of this inventory map identified approximately 800 mature trees on the property. These include ash (*Fraxinus sp.*), black oak (*Quercus velutina*), crabapple (*Malus spp.*), Norway spruce (*Picea abies*), eastern red cedar (*Juniperus virginiana*), red maple (*Acer rubrum*), Siberian elm (*Ulmus pumila*), sugar maple (*Acer saccharum*), sycamore (*Platanus occidentalis*), white poplar (*Populus alba*) and white spruce (*Picea glauca*). There is no critical or sensitive habitat on the site.

4.8.1.2 Wildlife

Mammals. Mammals found on Sebille Manor are typical of suburban residential developments in southeastern Michigan. Mammal populations at Sebille Manor are sparse and include eastern gray squirrels (*Sciurus carolinensis*), raccoons (*Procyon lotor*), cottontail rabbits (*Sylvilagus floridanus*), and a variety of bats, mice, voles, moles, and shrews. Whitetail deer (*Odocoileus virginianus*) inhabit adjacent wooded habitat and are likely to occasionally be seen within Sebille Manor.

Birds. Common birds are typical of those in suburban southeastern Michigan and may include American robin (*Turdus migratorius*), English (house) sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), dark-eyed junco (*Junco hyemalis*), black-capped chickadee (*Poecile atricapilla*), house wren (*Troglodytes aedon*), a variety of warblers, yellow-throated vireo (*Vireo flavifrons*), mourning dove (*Zenaida macroura*), blue jay (*Cyanocitta cristata*), ruby-throated hummingbird (*Archilochus solubris*), and other migratory birds. Common hawks and owls



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inhabit adjacent natural areas and may occasionally perch or feed within Sebille Manor though raptor habitat is generally very poor.

Fish. The Sutherland-Oemig Drain passes through Sebille Manor. There are no significant fish or other aquatic invertebrate populations within the drain because of intermittent standing and flowing water.

Amphibians and Reptiles. Reptile and amphibian habitat is extremely limited because of the manicured landscape and very poor cover. The American toad (*Bufo americanus*), northern leopard frog (*Rana pipiens*), and eastern garter snake (*Thamnophis sirtalis*) are likely to occur on the site. The Sutherland-Oemig Drain provides sparse vegetative cover for reptiles, amphibians and other suburban wildlife species.

4.8.1.3 Sensitive species

Army regulations require consideration of federal and state-listed species in all Army actions. A review of the U.S. Fish and Wildlife Service (FWS) Section 7 Consultation website for a list of species and critical habitat that “may be present” within the project area was conducted on May 7, 2007. The only species identified within Macomb County as potentially present were the endangered Indiana bat (*Myotis sodalis*) and the candidate species eastern massasauga (*Sistrurus catenatus catenatus*) and rayed bean (*Villosa fabalis*) (Appendix D).

Because of the lack of natural habitat on, and surrounding this urban environment, it is unlikely that there will be any adverse effect to the listed or candidate species identified above. According to the FWS database, the Indiana bat prefers “small to medium river and stream systems with well developed riparian woods; woodlots within one to three miles of small to medium rivers and streams; and upland forests. No such habitat exists on or adjacent to this site. Also, the tree inventory discussed in Section 4.8.2 does not include species typically used by the Indiana bat for summer roosting. However, the Sutherland-Oemig Drain running through Sebille Manor has limited potential as foraging habitat if the endangered bat were found in natural areas adjacent to Sebille Manor. Selfridge ANGB found no evidence of Indiana bats on their property, which is about 5 miles south of Sebille Manor, during a bat call survey on the nights of June 9, 10, and 12, 2003. They recorded three common bats (silver-haired, hoary, and red bats), but no Indiana bats. Selfridge ANGB concluded that it is highly unlikely that Indiana bats inhabit their property (Selfridge ANGB 2004). Similarly, there is no habitat present conducive to the presence of either of the federal candidate species identified on the FWS website (USFWS 2007a).

Additionally, the Sebille Manor residential landscape does not provide any suitable habitat to sustain populations of any State-listed endangered or threatened wildlife species. Table 4.8-1 lists sensitive plants, animals and habitats have been identified as potentially inhabiting Macomb County by the Michigan Natural Features Inventory web site as of April 5, 2007. While some of these species could be transient on the Sebille Manor property (e.g., Cooper’s hawk, *Accipiter cooperii*), none are expected to be resident in this urban setting. It is also noted that the state list includes one federal-listed species, the American burying beetle (*Nicrophorus americanus*), that was not recognized by the FWS as present in Macomb County. This species is not expected to be present on the Sebille Manor property. The state list does not include the Indiana bat as present in Macomb County.

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Table 4.8-1 Sensitive Plants, Animals and Habitats in Macomb County, Michigan

Scientific Name	Common Name	Federal Status	State Status
<i>Accipiter cooperii</i>	Cooper's Hawk		SC
<i>Acipenser fulvescens</i>	Lake Sturgeon		T
<i>Agalinis gattingeri</i>	Gattinger's Gerardia		E
<i>Alasmidonta marginata</i>	Elktoe		SC
<i>Alasmidonta viridis</i>	Slippershell Mussel		SC
<i>Ammocrypta pellucida</i>	Eastern Sand Darter		T
<i>Arabis missouriensis var. deamii</i>	Missouri Rock-cress		SC
<i>Armoracia lacustris</i>	Lake Cress		T
<i>Asio otus</i>	Long-eared Owl		T
<i>Buteo lineatus</i>	Red-shouldered Hawk		T
<i>Carex davisii</i>	Davis's Sedge		SC
<i>Carex lupuliformis</i>	False Hop Sedge		T
<i>Carex richardsonii</i>	Richardson's Sedge		SC
<i>Chlidonias niger</i>	Black Tern		SC
<i>Circus cyaneus</i>	Northern Harrier		SC
<i>Cirsium hillii</i>	Hill's Thistle		SC
<i>Clemmys guttata</i>	Spotted Turtle		T
Dry-mesic southern forest			
<i>Elaphe vulpina gloydi</i>	Eastern Fox Snake		T
<i>Fraxinus profunda</i>	Pumpkin Ash		T
<i>Galearis spectabilis</i>	Showy Orchis		T
<i>Gentiana puberulenta</i>	Downy Gentian		E
<i>Gentianella quinquefolia</i>	Stiff Gentian		T
Great Blue Heron Rookery	Great Blue Heron Rookery		
Great lakes marsh			
<i>Gymnocladus dioicus</i>	Kentucky Coffee-tree		SC
Hardwood-conifer swamp			
<i>Hieracium paniculatum</i>	Panicled Hawkweed		SC
<i>Hiodon tergisus</i>	Mooneye		T
<i>Hydrastis canadensis</i>	Goldenseal		T



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Scientific Name	Common Name	Federal Status	State Status
<i>Lampsilis fasciola</i>	Wavy-rayed Lampmussel		T
<i>Linum virginianum</i>	Virginia Flax		T
<i>Macrhybopsis storeriana</i>	Silver Chub		SC
Mesic southern forest	Rich Forest, Central Midwest Type		
<i>Mimulus alatus</i>	Wing-stemmed Monkey-flower		
<i>Monarda didyma</i>	Oswego Tea		
<i>Nicrophorus americanus</i>	American Burying Beetle	LE	E
<i>Notropis anogenus</i>	Pugnose Shiner		SC
<i>Noturus miurus</i>	Brindled Madtom		SC
<i>Nycticorax nycticorax</i>	Black-crowned Night-heron		SC
<i>Obovaria olivaria</i>	Hickorynut		SC
<i>Obovaria subrotunda</i>	Round Hickorynut		E
<i>Percina copelandi</i>	Channel Darter		E
<i>Percina shumardi</i>	River Darter		E
<i>Plantago cordata</i>	Heart-leaved Plantain		E
<i>Platanthera ciliaris</i>	Orange or Yellow Fringed Orchid		T
<i>Pleurobema coccineum</i>	Round Pigtoe		SC
<i>Protonotaria citrea</i>	Prothonotary Warbler		SC
<i>Quercus shumardii</i>	Shumard's oak		SC
<i>Rallus elegans</i>	King Rail		E
<i>Scirpus clintonii</i>	Clinton's Bulrush		SC
<i>Sistrurus catenatus catenatus</i>	Eastern Massasauga	C	SC
Southern floodplain forest			
<i>Sterna forsteri</i>	Forster's Tern		SC
<i>Sterna hirundo</i>	Common Tern		T
<i>Villosa iris</i>	Rainbow		SC

Source: Michigan State University Extension, Michigan Natural Features Inventory 2007
LE/E – Endangered, LT/T – Threatened, C – Candidate, SC – Special Concern

4.8.1.4 Wetlands and Sensitive Habitat

An engineered drain approximately 30 feet wide bisects the north third of the property from the south two thirds of Sebille Manor. This is the Sutherland-Oemig Drain that empties into Auvase Creek and drains to Lake St. Clair about 1 mile to the southeast. No wetlands exist on the

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property but several small wetlands are located adjacent to the property. An approximately one acre forested wetland is located off the property on the north side of the Sebille Manor property streets (USFWS 2007b). This wetland is classified as a palustrine deciduous forest wetland that floods occasionally and is drained by a ditch (USFWS wetlands code PEM1Cd).

A mixed hardwood wetland and man-made ditch are also located off the northwest boundary of Sebille Manor. This wetland, ditch, and connecting Sutherland-Oemig Drain are the subject of a June 19, 2006, U.S. Supreme Court Decision regarding Federal jurisdiction of isolated wetlands in United States v. Rapanos, 376 F.3d 629 (6th Cir. 2004), and Carabell v. United States Army Corps of Engineers, 391 F.3d 704 (6th Cir. 2004) (Connelly 2006) in which a proposed development of a large multi-family condominium development was halted due to unacceptable impacts to the ecology of the area. The man-made ditch is within 25 feet of the Sebille Manor property, and that ditch drains the adjacent wetland. It appears that this drainage flows into the Sutherland-Oemig Drain upstream from Sebille Manor. The Sutherland-Oemig Drain held standing water during site visits to Sebille Manor in 2004 (USAG-M 2004a) and 2006.

4.8.2 Consequences

4.8.2.1 Disposal Alternative

Direct. Minor long-term beneficial effects and minor short-term adverse effects would be expected. Noise from construction, demolition, and renovation activities may disturb wildlife in the short-term. Redevelopment of the property in accordance with the Reuse Plan would result in some open space, which would have a long-term benefit for the wildlife utilizing the resources on the property. No federal or state-listed species are known to occur on the parcels, thus effects to sensitive species or unique habitats are not expected from this alternative.

Indirect. Minor long-term adverse and beneficial effects would be expected. Disposal could result in a greater amount of open space, which could decrease soil loss and improve water quality, and decrease the likelihood of spills and other releases. Such actions could beneficially affect biological resources in the long-term.

4.8.2.2 Caretaker Status Alternative

Direct. Minimal adverse effects would be expected. Under caretaker status, natural resource management programs and objectives, while continued at a minimal level at Sebille Manor, would not be pursued.

Indirect. Long-term minor beneficial effects would be expected. Land use intensity would be below baseline levels, thereby resulting in long-term minor benefits to biological resources. Any extended caretaker management of the property would reduce the maintenance of the residential property. Grasses and herbaceous plants may grow taller, complete their flowering and fruit cycles, and remain natural longer than previously. Habitat would become slightly more attractive for birds common to the area and small mammals, such as mice, voles, moles, cottontail rabbits, and gray squirrels. Invertebrates and insects would increase slightly. Predators such as hawks, owls, shrews, snakes, and bats would increase habitat use very slightly.



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Existing rights-of-way for the drain would continue to be regulated by the Army under the caretaker status.

4.8.2.3 No Action Alternative

No direct or indirect effects would be expected. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC Commission's recommendations for closure and realignment. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.8.2.4 Intensity-Based Probable Use Scenario

Upper Bracket, Direct. Minor long-term beneficial effects and minor short-term adverse effects would be expected. This scenario would result in some open space, which would have a long-term benefit for the wildlife utilizing the resources on the property. The use of BMPs for erosion control will minimize any effect to adjacent wetlands from redevelopment.

Minor short-term impacts would be anticipated during redevelopment, including some alteration of the existing vegetative community. Noise from construction, demolition, and renovation activities may disturb wildlife in the short-term. Because these activities are expected to be of limited duration, the effects would be short-term. Wildlife may return to certain areas after construction is completed.

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. Long-term minor beneficial effects and short-term minor adverse effects would be expected. Effect similar to those discussed in the Upper Bracket would be expected to occur, but to a lesser degree.

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. Long-term minor beneficial effects and short-term minor adverse effects would be expected. This scenario would result in a greater amount of open space, than the Upper or Middle Bracket, and would provide a greater benefit for wildlife. Minor short-term impacts similar to those discussed under the Upper Bracket would be expected to occur, but to a lesser degree.

Lower Bracket, Indirect. No effects would be expected.

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4.9 CULTURAL RESOURCES

4.9.1 Affected Environment

This section addresses federal statutes, regulations, Executive Orders (EOs), and memoranda applicable to the management of historic properties and operation of Sebille Manor.

Section 106 and Section 110 of the National Historic Preservation Act (NHPA, P.L. 89-655) ensure that federal agencies consider cultural resources, defined as any prehistoric or historic district, site, building, structure or object eligible for inclusion on the National Register of Historic Places (NRHP) in their proposed programs, projects, and actions prior to initiation.

4.9.1.1 Prehistoric and Historic Background

Prehistoric Context

The prehistory of the area that is today Sebille Manor is divided by archeologists into three time periods: Paleo-Indian (ca. 10,000 BC to 7,600 BC), Archaic (ca. 7,600 BC to 500 BC), and Woodland (ca. 500 BC to AD 1600) (US Army 2002). During the Paleo-Indian period, people were nomads who relied on the wild plants and animals that lived during the terminal Pleistocene Period for subsistence. They most likely traveled in small kin-based groups. The Archaic was a period in which people adapted to what was a climate similar to the present. Archaic sites are identified in part by the change from the use of large spear points to smaller notched and bifurcated points, to indicate a shift from using spears to using bows and arrows. The Woodland Period is identified by the widespread use of ceramic vessels, and the introduction and spread of the bow and arrow. This period saw a substantial population increase, based on the increase in size and number of archeological sites. Large villages and the introduction of full-scale agriculture are also hallmarks of this time period. Woodland Period archeological sites, including prehistoric burials, have been identified in the vicinity of Sebille Manor (Bowen et al. 2002).

Historic Context

The main Native American groups that lived in or traversed in what is now Macomb County during the early historic period included the Ottawa, the Miami, the Potawatomi, and the Chippewa (Fitting 1970). The earliest Europeans in the area were French explorers, trappers, and Jesuit missionaries. In 1701, Antoine de la Mothe Cadillac selected the area that is now Detroit to establish a French settlement, Fort Ponchartrain. In 1760, at the end of the French and Indian War, the English took control of the area. In 1763, the Ottawa Indians, led by Chief Pontiac, lay siege to English Fort Detroit. The siege lasted from May through October, when a truce was reached. William Tucker settled the land that is now USAG-M Selfridge in 1783. He was the first English-speaking landowner in Macomb County. Michigan was part of the Northwest Territory, established in 1787, and in 1805, it became part of the Michigan Territory (Fitting 1970). Mount Clemens was originally platted in 1818 (Leeson 1882). Michigan became a state on January 26, 1837. The area was frontier territory for much of the 19th century. In the latter part of the 19th century, the area continued to be agricultural, with a rural society and

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economy. During the 20th century, the area grew and became suburbanized in the post-World War II era.

The area that is now Sebille Manor consisted of farms prior to acquisition by the Army. The owners immediately prior to purchase were Edward and Matilda Matejck, George and Sylvia Meldrum, and Carl and Margaret Hauswirth (USAG-M 2004b).

4.9.1.2 Military History

USAG-M Selfridge, originally known as Selfridge Field, was obtained by the War Department as a pilot training facility during World War I. The noted Detroit architecture firm Albert Kahn Associates designed Selfridge Field. Selfridge was declared a permanent base on July 1, 1922. Selfridge Field expanded during World War II, from 641 acres to 3,660 acres. Of note, training during World War II included the Tuskegee Airmen (the 332nd Fighter Group), the first African-American pilots in the U.S. Military.

Sebille Manor was purchased by the U.S. Government in 1959 under a declaration of taking (USAG-M 2004b). Three parcels were purchased in this manner in 1959. The site parcel was then leased to the Army in a 55-year lease agreement with Selfridge Air Force Base Housing, Inc. (USAG-M 2004b). Sebille Manor is a residential area for the local military community and was established in the 1960s. Residential housing was built as part of the Capehart Housing Act, which was passed on August 11, 1955. The Capehart Program ended in 1964. The Air Force transferred Sebille Manor to the U.S. Army in 1989 (Selfridge ANGB 2006).

4.9.1.3 Status of Cultural Resource Inventories and Section 106 Consultations

A Cultural Resources Management Plan (CRMP) was completed for USAG-M, Selfridge in 2002 (US Army 2002). An archaeological assessment, *Archaeological Assessment, U.S. Army Garrison-Selfridge, Selfridge Air National Guard Base, Macomb County, Michigan*, was also completed in 2002 (Bowen et al. 2002). Residences at Sebille Manor are subject to the 2002 Program Comment on Capehart Wherry Era family housing.

4.9.1.4 Prehistoric and Historic Archaeological Resources

No archaeological surveys have been completed at Sebille Manor. To date, there are no known archaeological sites that are potentially eligible for, eligible, or listed on the NRHP at Sebille Manor. The 2002 *Archaeological Assessment* determined that resource probabilities for Sebille Manor were medium for prehistoric sites and low for historic period sites and, due to extensive ground disturbance, no future archeological investigations were recommended for Sebille Manor. The Michigan State Historic Preservation Officer (SHPO) concurred with these findings (Bowen et al. 2002).

The Michigan SHPO has been sent a letter describing this proposed action (Appendix E).

4.9.1.5 Historic Buildings and Structures

There are approximately 352 housing structures on Sebille Manor (Selfridge ANGB 2006). All housing was constructed in 1961 as part of the post-World War II Era Capehart Program (Miller,

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pers. comm. 2006). A Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962) was approved by the Advisory Council on Historic Preservation on May 31, 2002. (The Program Comment is included as Appendix F of this document.) The Program Comment covers all undertakings to Capehart and Wherry buildings and landscape features, including maintenance and repair, rehabilitation, layaway and mothballing, renovation, demolition, demolition and replacement, and transfer, sale, or lease out of Federal control. Army installations are not required to follow the case-by-case Section 106 review process for individual management actions affecting Capehart and Wherry Era housing, associated structures and landscape features (Federal Register 2002). The 2002 CRMP identified five quarters at Sebille Manor that the Michigan SHPO determined as eligible for the NRHP. These are buildings 29507, 29601, 29615, 29695, and 29671. Because of the Program Comment and its associated studies, compliance with Section 106 for all Capehart structures is complete.

4.9.1.6 Cemeteries

There are no known cemeteries within Sebille Manor.

4.9.1.7 Disposition of Archeological Artifacts and Associated Documentation

To date there are no archeological artifacts and associated documentation at Sebille Manor.

4.9.1.8 Native American Resources

There are no Native American Resources or Traditional Cultural Properties identified on Sebille Manor. Native American tribes with an interest in Macomb County were found through the National Park Service's Native American Database and the 2006-2010 Detroit Arsenal Integrated Cultural Resources Management Plan. The following tribes or Native American organizations have an interest in Macomb County: the Forest County Potawatomi Community of Wisconsin Potawatomi Indians, Wisconsin; the Hannahville Indian Community; and the Saginaw Chippewa Indian Tribe of Michigan, Isabella Reservation. Also, two federally-listed tribes in Michigan are listed on the Native American Tribal Historic Preservation Office website list (Native American Tribal Historic Preservation Officers 2007). These are the Keweenaw Bay Indian Community, and the Lac Vieux Desert Band of Lake Superior Chippewa Indians. Native American groups that have an interest in the nearby Detroit Arsenal are Chippewa, Fox/Sauk, Ottawa, Ottawa/Chippewa, Potawatomi, and Wyandot (Miller, pers. comm., 2006). Interested federally-listed tribes and organizations have been sent a consultation letter regarding this proposed BRAC action (Appendix G). As of December 2007, two tribes responded. The Lac Vieux Desert Band of Lake Superior Chippewa Indians stated they have no interest in the project. The Ziibiwing Center in the Saginaw Chippewa Indian Tribe of Michigan stated they have no information on any archeological sites or significant properties in the project area. The remaining tribes that were contacted have not responded to the request to determine their interest in Sebille Manor, as of January 18, 2008.

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4.9.2 Consequences

4.9.2.1 Disposal Alternative

Direct. No effects would be expected. As stated previously, there are approximately 352 housing structures constructed in 1961 as part of the post-World War II Era Capehart Program on Sebille Manor. Impacts to these structures have been mitigated through a Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962), approved by the Advisory Council on Historic Preservation on May 31, 2002.

Indirect. No effects would be expected.

4.9.2.2 Caretaker Status Alternative

Direct. No effects would be expected.

Indirect. No effects would be expected.

4.9.2.3 No Action Alternative

No direct or indirect effects would be expected under the no action alternative. For this alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure and realignment. Thus, no effects would occur relative to continuation of the Army's mission as it was in November 2005.

4.9.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. No effects would be expected.

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. No effects would be expected.

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. No effects would be expected.

Lower Bracket, Indirect. No effects would be expected.

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4.10 SOCIOECONOMICS

4.10.1 Affected Environment

Sebille Manor is located in Macomb County, MI, part of the Detroit Metropolitan Statistical Area. Macomb County is a large, urban county of 829,453 persons (US Census 2005) and is considered Sebille Manor's Region of Influence (ROI). Sebille Manor is located on 103 acres in Chesterfield Township. In Nov 2005, 185 of the 352 housing the housing units were occupied. An estimate of the population living at Sebille Manor is 463 persons. This estimate was obtained by using the average persons per household figure for the ROI of 2.52. Forty civilian and contractor workers are primarily associated with Sebille Manor.

4.10.1.1 Economic Development

Regional Economic Activity

The civilian labor force within the ROI was approximately 423,477 in 2004 (BLS 2004a) with a total civilian employment of approximately 395,089 (BLS 2004a). From 2000 to 2004, the labor force within the ROI decreased by 2.4 percent, slightly greater than the statewide decrease. The labor force characteristics and per capita personal income are presented in Table 4.10-1.

Table 4.10-1 Selfridge ANGB ROI Labor Force, and Personal Income

	Labor Force		Per Capita Personal Income		
	2004	% Change 2000-2004	2004	State Rank	1994-2004 Average Annual Growth Rate
ROI	423,477	(2.4)	\$34,338	5	3.6%
State	5,073,174	(1.4)	\$32,079	22 (nationally)	3.5%

Source: Bureau of Economic Analysis (BEA) 2004

Manufacturing, retail trade, and health care and social assistance are the three largest industries in the ROI, reflecting both state and national trends. Within both Macomb County and the state of Michigan, these three industries account for nearly half of all employment (US Census 2004). As part of the Detroit metro area, the three largest employers in the ROI include General Motors, DaimlerChrysler Group, and Ford Motor Company. Other large employers include hospitals and health systems, a defense contractor and a community college.

Sebille Manor's Contributions to the Regional Economy

Sebille Manor is a very small contributor to the regional economy, retaining only 40 civilian and contractor employees. Wages of the civilian and contractor workforce averaged \$35,000 annually, comparable to a per capita personal income of \$34,338 in the ROI. Annual government expenditures for goods and services at Sebille Manor (not including payroll expenditures) were \$4.1 million in 2005. Using the average workforce wages for Sebille Manor,



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it can be assumed that approximately \$1.4 million is used for payroll expenses annually. Therefore, total annual expenditures at Sebille Manor totaled \$5.5 million in 2005.

4.10.1.2 Regional Demographics

Regional Population

The population of Macomb County has been growing at a faster rate than the state population. From 1990 to 2000, the population in the ROI increased by 9.9 percent while the state population increased by 6.9 percent during the same time period. Macomb County's current population (2005) is estimated at 829,453 persons, showing a 5.24 percent increase since 2000. Population projections for 2010 and 2020 show a continuation of similar growth rates.

Sebille Manor Population

In November 2005, Sebille Manor was home to approximately 185 families. The occupants included service members and their families. It is unknown exactly where the 40 civilian and contractor workers reside but presumably within the ROI.

4.10.1.3 Income, Unemployment and Poverty

The ROI average per capita income in 2004 was \$34,338 and ranked 5th in the state of Michigan, where the statewide average per capita income was \$32,079 (BEA 2004). From the period of 1994 to 2004, the average annual growth rate of per capita income in the ROI (3.6 percent) was marginally larger than the state of Michigan (3.5 percent) (BEA 2004). The unemployment rate in the ROI (6.7 percent) was slightly lower than the statewide average (7.0 percent) in 2004 (BLS 2004b).

Income is compared for Macomb County and the State of Michigan in Table 4.10-3. According to the 2003 U.S. Census, the percent of persons living below poverty in the ROI (7.4 percent) was lower than the population living below poverty statewide (11 percent). The 2003 median household income for the ROI (\$51,323) was larger than the median household income for Michigan (\$46,291).

Table 4.10-2 Selfridge ANGB ROI Unemployment, Personal Income, and Poverty

	Unemployment Rate (2004)	Per capita income (1994)	Per capital income (2004)	Median Household Income (2003)	Persons Below Poverty (2003)	Persons Below Poverty (%) (2003)
ROI	6.7%	\$24,157	\$34,338	\$51,742	58,323	7.4%
State	7.0%	\$22,694	\$32,079	\$46,291	1,093,229	11.0%
Source: U.S. Census 2004						

4.10.1.4 Housing

There were a total of 320,276 housing units in the ROI in 2000 (US Census Bureau 2000). The owner occupancy rate was 76.2 percent in Macomb County, higher than the statewide owner



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occupancy rate of 66 percent. Housing in Macomb County (\$139,000) is on average more expensive than housing statewide (\$115,600), and median rent (\$603) in Macomb is slightly more than the state's median rent (\$546). The renter occupancy rate for the ROI (20.3 percent) is lower than the state's renter occupied rate. While housing in Macomb is generally higher than the state average, the vacancy rate (3.5 percent) is significantly lower than the Michigan vacancy rate of 10.6 percent in 2000.

4.10.1.5 Quality of Life

Education. There are twenty-one school districts within the ROI. The children who reside in Sebille Manor principally attend schools in the Anchor Bay School District. In Nov 2005, USAG-M, Selfridge had a total of 519 military children who attended the school district, and 276 of these children resided in Sebille Manor. The Anchor Bay School District receives a total impact aid of \$150,000 per year for all of the Selfridge students. With this figure, it can be assumed that approximately \$79,764 in impact aid is given to the schools on behalf of the students from Sebille Manor.

Shops and Services. There are no shops or retail services on Sebille Manor. Shops and services for Sebille Manor installation personnel are found within the community and on-post at Selfridge ANG.

Law Enforcement. Law enforcement to Sebille Manor is provided by the USA Garrison. Chesterfield Township police department provides services to the surrounding areas.

Fire Protection. Fire protection and emergency medical services are provided by the Selfridge ANG Base Fire Department (SABFD). SABFD maintains a mutual aid agreement with Chesterfield Fire Department; when needed, SABFD receive or provide fire-fighting and emergency support from or to the surrounding communities.

Recreation. There is a teen center located in Sebille Manor for youths who live in on the property. One of the vacant houses in Sebille Manor is also used by a Boy Scout troop for meetings. There are four playgrounds located on the grounds.

Health/Medical. There are six hospitals located within Macomb County.

4.10.1.6 Environmental Justice

On February 11, 1994, President Clinton issued EO 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from Federal actions and policies on minority and low-income populations or communities.

It is the Army's policy to fully comply with EO 12898 by incorporating environmental justice concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on minority and/or low-income populations within the area affected by a proposed Army action.



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The median age of Macomb (36.9) is comparable to the median age of the state (35.5). The racial breakdown of the ROI shows that Macomb County has a higher percentage of white residents (92.7 percent), and a lower percentage of black residents (2.7 percent), compared to the state population (80.2 percent white, and 14.2 percent black). Within Macomb County, 96.77 percent of residents live in urban areas and 3.23 percent in rural areas, compared to the statewide population, which is 74.65 percent urban and 25.35 percent rural.

According to the 2003 U.S. Census, the percent of persons living below poverty in the ROI (7.4 percent) was lower than the population living below poverty statewide (11 percent). The minority population within the ROI was approximately 7.3 percent in 2000, significantly lower than the 19.8 percent minority population in Michigan. The 2003 median household income for the ROI (\$51,323) was larger than the median household income for Michigan (\$46,291).

The minority populations within the ROI do not exceed 50 percent of the total population and comprise a smaller share of the population than at the Michigan state levels.

4.10.1.7 Protection of Children

On April 21, 1997, President Clinton issued EO 13045, Protection of Children from Environmental Health Risks and Safety Risks. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. It is the Army's policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

4.10.1.8 Homeless, Special Concerns

Pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, property that is surplus to the federal government's needs is to be screened by means of an LRA's soliciting NOIs from state and local government, representatives of the homeless, and other interested parties. An LRA's outreach efforts to potential users or recipients of the property include working with the Department of Housing and Urban Development (HUD) and other federal agencies that sponsor public benefit transfers under the Federal Property and Administrative Services Act.

The LRA received two homeless assistance NOI's which included the following homeless provider organizations: Macomb Homeless Coalition, Family Youth Interventions, Perfecting Community Development Corporation, and Worldwide Crusade for Christ. The LRA has determined Sebille Manor inappropriate for homeless facilities and the LRA's draft Homeless Submission Application provides reasons for this determination (Chesterfield Township LRA 2007). The HUD will take this determination under consideration in its decision regarding homeless assistance.

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4.10.2 Consequences

4.10.2.1 Disposal Alternative

Economic Development

Direct. Minimal short-term adverse effects and minor long-term beneficial effects would be expected. The 40 persons currently employed at Sebille Manor would lose their current on-site employment. The change in employment of losing 40 workers relative to the ROI is 0.00009%. This change is very minimal; thus, an Economic Impact Forecast System (EIFS) model was not run. Sebille Manor's annual expenditures of \$5.5 million, which includes staff salaries, will also be lost to the ROI, having a minor adverse affect on the community. The school system would lose approximately \$79,764 in aid from the Army. According to the Reuse Plan, which most closely correlates to the Middle Bracket scenario, an estimated 340 full time jobs may be generated by the redevelopment of Sebille Manor. This would provide a minor long-term economic benefit to the ROI.

Indirect. Long-term minor beneficial effects would be expected. Increased employment and expenditures from closure and redevelopment would generate indirect increases in jobs, local sales volume, and income and tax revenues. The ROI could expect minor beneficial effects due to the job generation expected with the redevelopment of Sebille Manor.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minimal beneficial and adverse impacts would be expected. Following the disposal of the property the current population would relocate from the property; however, the on-site population is currently not at a maximum level. Public services, schools, and infrastructure might face a decreased demand in the short-term due to the departure of the residential population. However, schools would face a slight increase in demand in the long-term due to redevelopment of the property. Low-income populations would benefit from the creation of low-skill and unskilled jobs associated with economic redevelopment of the properties.

The disposal alternative is not expected to create impacts that disproportionately adversely affect homeless programs, minority communities, or children.

Indirect. Short-term and long-term minor adverse effects would be expected. Redevelopment of the property could stimulate population growth which would lead to increased demand for public services, schools, and infrastructure. The relocation of the current Sebille Manor population will create an increase in housing demand. However, due to the amount of vacant homes throughout the ROI, this increase in housing demand is not expected to create a rise in housing prices.

Quality of Life.

Direct. Short-term minor adverse impacts would be expected. Military personnel and their families would be required to relocate. Redevelopment of the property would increase the quality of life of neighborhood residents as the property would provide a recreational opportunities and a commercial area.



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Indirect. No effects would be expected.

4.10.2.2 Caretaker Status Alternative

Economic Development

Direct. Long-term minor adverse effects would be expected for the disposal of Sebille Manor. Sebille Manor's contribution to the regional economic activity would decrease, as would the number of civilian and contractor employees. The few workers on the site would lose their employment, which is undesirable for the local economy. However, there would be some employment in the form of a caretaker crew, which would provide safety and maintenance to the area.

Indirect. Long-term minor adverse effects would be expected for Sebille Manor. The loss of direct employment to the area would translate into reduced incomes, sales and expenditures volumes, and tax revenues for the local and ROI economies. Depending on how long the properties remain under caretaker status and the level of dilapidation the infrastructure suffers, facilities and local infrastructure could degrade over time, increasing costs for future development.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor adverse effects would be expected. Depending on how long the property remains in caretaker status and the ability of Sebille Manor employees to find other work, as many as 463 individuals (i.e. military and civilian personnel and their families) may move from the area in search of employment, resulting in a contraction in the population.

Caretaker status is not expected to create impacts that disproportionately affect homeless programs, or minority or low-income communities within the ROI. Furthermore, access control and security measures will continue under caretaker status; therefore, no disproportional risks to children are expected.

Indirect. Short-term and long-term minor adverse effects would be expected. Although security access would be controlled, reduced employee presence on Sebille Manor may decrease the level of on-site security to prevent trespassers on the site. This could create potentially hazardous conditions for the safety and well-being of children who may trespass into the buildings.

Quality of Life

Direct. Short-term minor adverse effects would be expected. Discontinuation of the daily presence of the residents of Sebille Manor could potentially create increased opportunity for vandalism, property theft, and other criminal activity. Reduced staffing could also result in less timely discovery of fire and longer fire-fighting response times, as well as longer response times for medical emergencies for the caretaker force or trespassers to the properties. Together these could result in adverse impacts for human safety and natural resources on the properties.

Caretaker status could also result in declined student population in local schools, if military families leave the area in search of work.



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Indirect. Short-term minor adverse impacts would be expected. Local school districts would no longer receive Federal Impact Aid support for children with parents in uniformed service who were affected by closure of Sebille Manor.

4.10.2.3 No Action Alternative

No direct or indirect effects would be expected under the no action alternative. For this alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, which would have no effect on any socioeconomic metrics in the immediate vicinity of Sebille Manor, nor within the ROI. Overall, no effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

4.10.2.4 Intensity-based Probable Use Scenario

Upper Bracket.

Economic Development

Direct. Short and long-term minor beneficial impacts would be expected. Short-term jobs would be created during demolition and redevelopment of the property. Approximately 430 long-term jobs would be generated according to the scenario. The change in employment of adding 430 workers relative to the ROI is 0.001%. This change is minor; thus, an Economic Impact Forecast System (EIFS) model was not run.

Indirect. Long-term minor beneficial impacts would be expected. Direct job creation, income generation, and spending related to redevelopment and reuse could also result in secondary job creation, income generation, sales and expenditures, and tax revenues. Additionally, approximately 950 residents would reside in Sebille Manor in this scenario, thus having a minor beneficial impact on local businesses.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial effects would be expected. In the long-term, the jobs created under this scenario or the new development could attract individuals and increase the local population. This reuse scenario would not create disproportional adverse human health or environmental impacts on minority or low-income populations of the surrounding communities.

Indirect. Minor adverse effects would be expected during construction activities. Security measures would be in place during construction in order to prevent children from accessing the potentially dangerous construction area.

Quality of Life

Direct. Long-term minor beneficial effects would be expected. One-hundred and eighty one single-family residential units would generate approximately 70 school age children. Naldrett Elementary School should be able to accept the student influx due to the declining occupancy at Sebille Manor and the decline in persons per household over the past 30 years (Homeless Submission Application). The recreational area and neighborhood commercial center would be beneficial to the community.



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Indirect. No effects would be expected to occur.

Middle Bracket

Economic Development

Direct. Short- and long-term minor beneficial impacts would be expected. Short-term jobs would be created during demolition and redevelopment of the property. Long-term jobs associated with this scenario would provide approximately 340 jobs to the area. This change is minor; thus, an Economic Impact Forecast System (EIFS) model was not run.

Indirect. Long-term minor beneficial impacts would be expected. Direct job creation, income generation, and spending related to redevelopment and reuse could also result in secondary job creation, income generation, sales and expenditures, and tax revenues. Additionally, approximately 825 residents would reside in Sebille Manor in this scenario, thus having a minor beneficial impact on local businesses.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial effects would be expected. Effects similar to those discussed under Upper Bracket would be expected to occur.

Indirect. Minor adverse effects would be expected during construction activities. Effects similar to those discussed under Upper Bracket would be expected to occur.

Quality of Life

Direct. Long-term minor beneficial effects would be expected. One-hundred and fifty seven single-family residential units would generate approximately 60 school age children. Naldrett Elementary School should be able to accept the student influx due to the declining occupancy at Sebille Manor and the decline in persons per household over the past 30 years (Homeless Submission Application).

Indirect. No effects would be expected.

Lower Bracket

Economic Development

Direct. Long-term minimal beneficial impacts would be expected. Short- and long-term jobs would be created during construction and operations of the library, which would provide approximately 37 to 39 long-term jobs to the area. This would offset the jobs loss due to the disposal of Sebille Manor. The redevelopment of housing would be single family, similar to that of surrounding areas and a park would be created. This could increase property values in the area.



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Indirect. Long-term minimal adverse impacts would be expected. Slightly fewer residents would reside in Sebille Manor in this scenario, thus having a minor adverse impact on local businesses.

Sociological Environment (Including Environmental Justice and Protection of Children)

Direct. Long-term minor beneficial effects would be expected. Effects similar to those discussed under the Upper Bracket would be expected to occur.

Indirect. Minor adverse effects would be expected. Effects similar to those discussed under the Upper Bracket would be expected to occur.

Quality of Life

Direct. Long-term minor beneficial effects would be expected. Effects similar to those discussed under the Middle Bracket would be expected to occur.

Indirect. Long-term minor adverse effects would be expected. The recreational area and library will cause an increase in traffic to the site and may also require upgraded road infrastructure. Open space for recreation and a library would have some public benefit value on the community.

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4.11 TRANSPORTATION

4.11.1 Affected Environment

4.11.1.1 Roadways and Traffic

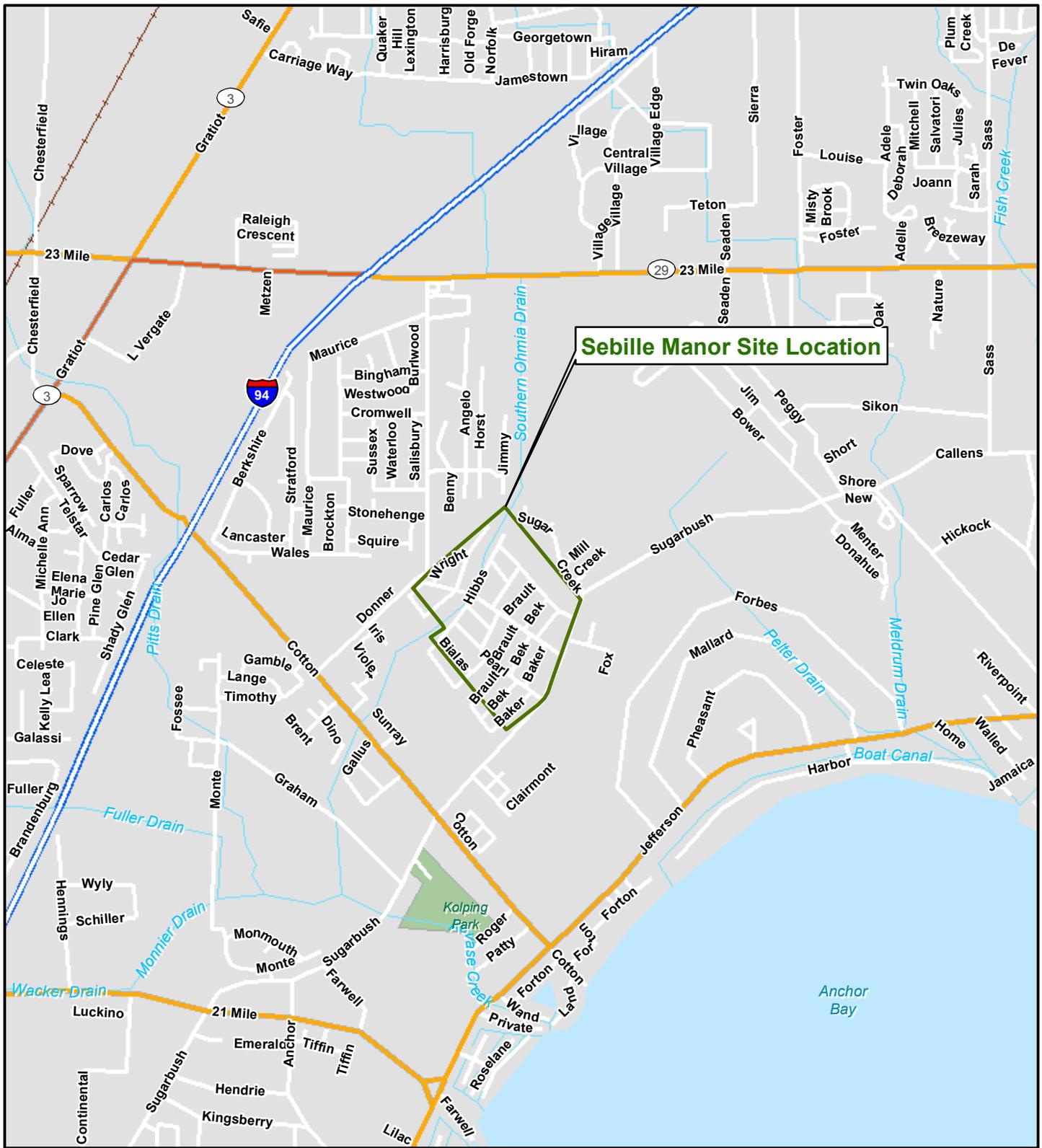
Interstate 94 runs north and south approximately 1 mile west of Sebille Manor, and State Highway 29 runs east and west approximately 0.75 miles north of the site. Average daily traffic (ADT) counts on Interstate 94 near the subdivision for 2004 were 80,000 vehicles per day. ADT counts for State Highway 29 were 5,500 trucks per day and 41,300 vehicles per day and 330 trucks (MDOT 2004). State Highway 29 is also called 23 Mile Road. Local paved roads border portions of the Sebille Manor property boundaries. The two main roads that border the property are Cotton Road to the southwest and Sugarbush Road to the southeast (Figure 4.11-1). ADT counts on Cotton Road between Gratiot Avenue (M-3) and Donner Road were 8,200 vehicles per day, and ADT bi-directional counts from Donner Road to Sugarbush Road were 6,300 vehicles per day on 12/07/2005 (SEMCOG 2006). ADT bi-directional counts on Sugarbush Road from Cotton Road to Callens Road were 7,043 vehicles per day on 12/07/2005 (SEMCOG 2006).

Sugarbush Road is currently a two-lane roadway. On Sugarbush Road, between Cotton and Callens Roads, the AM Peak hour is 7 AM to 8 AM, with a bi-directional count in December 2005 of 505 vehicles. Of these vehicles, 414 (82%) were westbound. The PM Peak hour is 4 PM to 5 PM, with a bi-directional count in December 2005 of 690 vehicles. Of those vehicles, 442 (64%) were eastbound. Assuming the roadway capacity is 2,000 vehicles/lane/hour (Road Commission of Macomb County (RCMC) [RCMC 2004]), and assuming that the roadway operates at a LOS D (0.800 v/c ratio) there is an available capacity of 1264 vehicles per hour during AM Peak Westbound; and 1235 vehicle trips per hour during PM Peak Eastbound.

4.11.1.2 Sebille Manor Transportation

Sebille Manor has approximately 4 miles of roads within its boundaries. All of the roads are aging and maintained with bituminous asphalt. There are four main entrance roads into the property. One of the entrance roads is located on the northern side off of Donner Road. The other three entrance roads are on the southern side off of Sugarbush Road.

As of November 2005, approximately 185 units were occupied within the subdivision. There are no traffic counts for Sebille Manor, but it is estimated that at that time, approximately 370 cars were present on the property during the evening hours and about half that many were present during normal working hours. Based on these assumptions, baseline traffic is estimated at 542 vehicle trips per day.



Seville Manor Site Location



Figure: 4.11-1 Transportation
 Data: ESRI 2006; Projection UTM Zone 17N NAD 83 Meters
 Produced by: ENSR, November 2007



Scale: 1:24,000





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4.11.1.3 Public Transportation

Chesterfield Township is served by the Suburban Mobility Authority for Regional Transportation (SMART). Route 560 runs north of the subdivision along 23 Mile Road and west along Gratiot Avenue. Service is provided from 5:30 am to 7:30 pm on weekdays. The Southeast Michigan Council of Governments (SEMCOG) provides a carpooling service for the Chesterfield Township area where interested individuals or groups of individuals are paired up through the agency.

4.11.1.4 Rail

There are no railways located within 1 mile of the site.

4.11.1.5 Airspace

Several airports are located in the Macomb County area including two small aircraft airports: Macomb in Macomb Township, to the west of Chesterfield Township, and Romeo in Ray Township, to the northwest of Chesterfield Township. The USAG-M, Selfridge Airfield is located in Harrison Township, to the south of Chesterfield Township. Primary public air service to Macomb County is provided by Detroit Metropolitan Wayne County Airport.

4.11.2 Consequences

4.11.2.1 Disposal Alternative

Direct. Minor short-term adverse and beneficial and moderate long-term adverse effects would be expected to occur. Short-term beneficial effects in traffic volumes on the local roads would be expected once the site has been vacated prior to redevelopment as a result of a reduction in passenger vehicle traffic volumes.

Short- and long-term minor adverse effects would occur during construction and demolition activities due to increased truck traffic in neighboring residential areas. Construction traffic would be temporary and would decrease as the site is redeveloped. Redevelopment of the property is expected to increase the number of daily trips to the site as existing residential structures are replaced by a mix of residential, commercial, retail, and recreational uses.

Indirect. Minor beneficial and adverse effects would be expected to occur. Regional transportation infrastructure would benefit over the short-term from decreased traffic and usage. Over the long-term, the redevelopment of the property may result in increased traffic and greater wear and tear on neighboring existing roadways, causing adverse effects both on- and off the site.

4.11.2.2 Caretaker Status Alternative

Direct. Short-term and long-term minor beneficial effects would be expected. Traffic congestion on the local roadways would be reduced due to a significant decrease in vehicles



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entering and leaving Sebille Manor. Traffic reduction on the property would also result in less wear and tear of the roads on the property.

Indirect. No effects are expected to occur.

4.11.2.3 No Action Alternative

No direct or indirect effects would be expected under the no action alternative. For this alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure, including implementation of road and other infrastructure maintenance. Thus, no effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

4.11.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Short-term minor adverse and long-term moderate adverse effects would be expected. Short-term minor beneficial effects in traffic volumes on the local roads would be expected while the site is being redeveloped. Traffic into and out of Sebille Manor would be limited to construction traffic only, which will result in a reduction in traffic volumes.

A short-term adverse effect would be increased pavement wear on the local roads leading to and from the site caused by the construction traffic.

Long-term moderate adverse effects in traffic volume would be expected; the addition of commercial properties, assisted living units, active living units and the increase in new housing developments will add to the traffic volumes on the local roads surrounding the site. Traffic volumes for Sugarbush Road, which is conservatively assumed to be the only access, are estimated at 336 total AM Peak hour trips and 365 total PM Peak hour trips, which are within the available capacity of Sugarbush Road. These trips represent approximately 27% of the available capacity during the AM Peak Westbound (assuming a LOS D) and 30% of the available capacity during the PM Peak Eastbound (assuming a LOS D). It is expected that roadway access will be provided from more than one location, but this analysis provides a conservative upper-bound condition.

Upper Bracket, Indirect. Short-term minor and long-term moderate adverse effects would be expected. Over the short-term, the increased wear on the pavement could shorten the designed life-span of the roadways, leading to more frequent maintenance and eventual failure of the pavement. Over the long-term, increased traffic congestion at the signalized intersections located at Sugarbush and Cotton Roads and at Donner and Cotton Roads may require changes in the signal timing design, which may affect the timing sequence elsewhere along Cotton Road and Sugarbush Road.

The RCMC has recommended that Sugarbush Road between 21 Mile and 23 Mile Road be widened to five lanes in the long term (2020-2030) (RCMC 2004). These improvements may be required sooner if the redevelopment is completed prior to that timeframe.



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Middle Bracket, Direct. Short-term minor adverse and long-term moderate adverse effects would be expected. Effects similar to those described in the Upper Bracket would be expected, but to a lesser degree.

Long-term moderate adverse effects in traffic volume would be expected; the addition of commercial properties, assisted living units, active living units and the increase in new housing developments will add to the traffic volumes on the local roads surrounding the site. Traffic volumes for Sugarbush Road, which is conservatively assumed to be the only access, are estimated at 292 total AM Peak hour trips and 317 total PM Peak hour trips, which are within the available capacity of Sugarbush Road. These trips represent approximately 23% of the available capacity during the AM Peak Westbound (assuming a LOS D) and 26% of the available capacity during the PM Peak Eastbound (assuming a LOS D). It is expected that roadway access will be provided from more than one location, but this analysis provides a conservative upper-bound condition.

Middle Bracket, Indirect. Long-term adverse effects would be expected. Effects similar to those discussed under Upper Bracket would be expected to occur, but to a lesser degree.

The Draft Reuse Plan includes the following recommendations which could further reduce the impacts of the proposed redevelopment.

- Acceleration/deceleration tapers and bypass lanes should be provided at any driveway connected to Sugarbush Road and Donner Road.
- Right-of-way to accommodate future RCMC requirements must be considered in the reuse plan.
- A street connecting Sugarbush Road to Donner Road should be considered to provide more convenient access to 23 Mile Road and I-94.

Lower Bracket, Direct. Short-term minor adverse and long-term moderate adverse effects would be expected. Effects similar to those discussed under Upper Bracket would be expected to occur, but to a lesser degree. Traffic volumes, although higher than existing conditions, are estimated at 15% of the trips generated by the Upper Bracket. The increase in traffic volume will be greatest along Sugarbush Road, which will provide direct access to the location of the proposed library.

Lower Bracket, Indirect. Long-term minor adverse effects would be expected. Effects similar to those discussed under Upper Bracket would be expected to occur, but to a much lesser degree.

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4.12 UTILITIES

4.12.1 Affected Environment

4.12.1.1 Potable Water Supply

The Sebille Manor potable water is drawn from Lake St. Clair into the City of Mount Clemens Water Treatment Plant (WTP) via a 30-inch steel pipe that extends approximately 0.75 mile into the lake. The WTP current treatment rate is between 3 and 4 million gallons per day. The current capacity of the system is approximately 6 million gallons per day. Potable water consumption is estimated to be approximately 55 percent residential and 45 percent industrial/commercial. The City of Mount Clemens has an agreement with the Detroit Water and Sewer District if supply shut-off is required in an emergency situation.

The WTP is located approximately 3 miles away and is delivered to Sebille Manor via an 8-inch diameter transite line. Potable water is supplied by the City of Mount Clemens to Selfridge ANGB and then to Sebille Manor. A 16" water main runs parallel to Sebille Manor along Donner Road and Sugarbush Road (USACE 2007). The underground line enters Sebille Manor at Sugarbush Road and Douglas Road adjacent to a water tower. The water tower was built in 1960 and is located on the property.

Water is distributed around Sebille manor via a network of piping. The major components of the water supply pipeline system include (1) mains constructed with transite pipe, considered in fair condition with an estimated 5 to 10 years of remaining useful life; and (2) copper pipe branch feeds, considered in good condition with an estimated 20+ years of remaining useful life. The service lines within Sebille Manor have not been sampled or surveyed for transite pipe (USACE 2007). However, as new fire hydrants and leads were installed, transite pipe was observed. Over the years, approximately 10 percent of the system has been replaced with non-transite pipe. It is highly likely that the remaining site potable mains and leads are constructed of transite.

Water consumption is typical of residential areas and is dependent on housing population. A general summary of annual water consumption compiled from utility invoice records is listed in Table 4.12-1.

Table 4.12-1 Annual Water Consumption at Sebille Manor

	FY05	FY04	FY03	FY02	FY01
1000 GAL	26,263	30,625	32,674	36,917	38,730
Source: USAEC 2006					



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4.12.1.2 Sanitary Wastewater System

The sanitary sewer system on the property is maintained by the Army. Off site, the sewer system connects to and is maintained by Chesterfield Township's sewer system. Wastewater from the houses at Sebille Manor is collected via gravity piping to a collection sump. The gravity piping is comprised of vitreous clay pipe (VCT) and plastic polyvinyl chloride (PVC) pipe buried in the roadways at approximately 8 to 10 feet below grade. The pipeline is considered to be in fair condition with an estimated 5 to 10 years of useful life remaining (USACE 2007). The vitrified clay piping was installed in the 1960s and improvement projects occurred in 1990 and 1998 (USAEC 2006). Storm and sewer pipes were dye and smoke tested in 2005 and did not show leakage.

The wastewater collected in the sump was originally carried via a 6-inch force main to the USAG-M Selfridge, which at one time operated its own treatment facility. The Army abandoned this force main in-place in 1986 and connected Sebille Manor to the Chesterfield Township sewer system. The collection sump currently discharges wastewater via a metered force main into the Chesterfield Township manhole at the intersection of Sugarbush Road and Douglas Road. The annual discharge of wastewater from Sebille Manor from 2000 to 2005 was between 31 and 48 million gallons.

Sebille Manor is part of the CH-S-5-A Water Meter District of Macomb County that covers 11,134 acres and includes Chesterfield Township. The sanitary discharge heads to 21 Mile Road via piping from the manhole at the intersection of Sugarbush Road on Douglas Road. The 21 Mile Road piping discharges into the lakeshore interceptor, an 11-foot diameter barrel pipe. The lakeshore interceptor discharges to the Clinton Pump Station where it is pumped to a Detroit Water and Sewer Treatment Plant.

In 2005, USAG-M Selfridge conducted an illicit connection survey of both the sanitary and storm sewers at Sebille Manor. The investigation included review of maps and as-built drawings; visual inspection of ditches, manholes, inlets, outfalls; dye and smoke testing of the storm sewer; water quality sampling; and televising of the system as necessary. The purpose was to ensure no direct illicit connections between the sanitary and the storm sewers. The intent was not to assess the condition or composition of the mains. No direct illicit connections were found. However, it is known during rainfall events that the Sebille Manor sanitary lift station consistently gives a high water alarm. Storm water intrusion is likely but the source has not been identified (USAEC 2006).

4.12.1.3 Storm Water System

Storm sewer water is collected by a series of catch basins and inlets at the streets and yards and is discharged into the Southerland Oemig Drain. Sebille Manor is an Army nested jurisdiction under the Chesterfield Township Municipal Separate Storm Sewer System (MS4) permit. The Army storm water MS4 permit coverage will terminate with the disposition of the property. An illicit connection survey conducted by USAG-M Selfridge in 2005 did not identify any direct connections between the storm and sanitary sewers (USAEC 2006).

As stated in 4.7.1.1 Surface Water and Drainage, impervious surfaces will increase greatly in the Auvase Creek subwatershed if the area is developed according to future land use plans.



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Without sufficient storm water controls, the area would suffer from water degradation due to increases in storm water runoff. The Anchor Bay Watershed Management Plan provides storm water ordinance recommendations and states that the watershed would benefit from the incorporation of low impact development techniques to reduce runoff volume and size of water quality controls. Chesterfield Township currently does not implement storm water and water resource protection ordinances but does maintain storm water controls. Macomb County has current and long-term storm water and water resource protection ordinances in place (St. Clair County 2006). Additionally, state storm water Phase II law requires that communities or watersheds ensure that the loss of permeable space is mitigated so that there is no increase in storm water runoff volumes.

4.12.1.4 Energy Sources

Electricity

Electricity for Sebille Manor is purchased from DTE Energy. Detroit Edison generates, transmits and distributes electricity to 2.2 million customers in southeastern Michigan, including the Sebille Manor property. Detroit Edison has an 11,080-megawatt system capacity and uses coal, nuclear fuel, natural gas, and hydroelectric pumped storage to generate its electrical output.

Power to the Sebille Manor property is supplied via overhead lines to the Donner Road gate where it is distributed to the transformers. These transformers feed an electrical network supplying power to the houses on the property. Electricity also provides power to the Youth Center and a sanitary sewer sump lift pump at Sugarbush Road. Electricity comes from the DTE Energy Substation located at Selfridge ANGB.

The annual consumption of electricity at Sebille Manor from 2000 to 2005 was between 9 million and 12 million kilowatt hours.

Gas

Natural Gas is fed to the Youth Center from an underground line at Sugar Bush Road owned by Southern Gas Company (USACE 2007). Gas is used for forced air furnaces that heat the Youth Center during the winter months. None of the other buildings on the Sebille Manor property are supplied with gas.

Communications

Telephone service is provided by AT&T; however, each resident at Sebille contracts their own service provider.

4.12.1.5 Solid Waste

Solid wastes at Sebille Manor are disposed of by Waste Management Inc. which is contracted to provide waste disposal services for both Selfridge and Sebille Manor. The facility does not hold a solid waste permit. In November 2005, Selfridge ANGB and Sebille Manor generated 101 tons of solid waste.

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4.12.2 Consequences

4.12.2.1 Disposal Alternative

Direct. Long-term moderate beneficial effects to the site utilities are anticipated under the disposal alternative. Sewer and water line materials are inadequate and do not meet the Township standards. Redevelopment of the property would result in the repair and replacement of utilities. The water main and electricity would need to be disconnected from the supply at Selfridge ANGB. The Army storm water MS4 permit coverage will terminate with the disposition of the property.

Indirect. No effects would be expected.

4.12.2.2 Caretaker Status Alternative

Direct. Long-term minor adverse effects would be expected. Caretaker status would result in decreased utility demands, which could extend the life of some utility systems, particularly landfills. However, most utility systems (water treatment, wastewater treatment, electricity distribution) are designed to be continually used over the life of the system and suspending use of the system would likely do more harm than good. Reduced use and maintenance of utility systems could result in gradual deterioration over time, resulting in a long-term adverse effect. In addition, utility problems may occur, but not be noticed during the caretaker period, only to be later exposed during increased usage.

Indirect. Short- and long-term minor adverse effects to the condition of buildings and appliances supplied by utilities may result due to reduced utility usage. Low usage of heating may promote temperature extremes in the building causing deterioration in the buildings due to mold or dampness.

4.12.2.3 No Action Alternative

No direct or indirect effects would be expected. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure; thus, no effects would occur relative to the continuation of the Army's mission relative to conditions in November 2005.

4.12.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Moderate long-term beneficial effects would be expected. The existing sewer and water systems may be in need of repairs, replacement, or upgrade for reuse. Existing materials such as transite, would be removed from the property, and long-term benefits would be realized by the installation of new water and sewer utilities. The reuse of the site is at a slightly higher intensity than baseline, and a slight adverse effect to the existing water utility supply demand and sanitary sewer outflow may occur. However, the existing system is oversized and can likely provide services for this scenario.

If redevelopment of the site changed the source of heat and hot water from electric to natural gas, then changes to the existing on-site electrical and gas utility networks would be required.



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Any repairs or replacement of on-site utilities would need to be performed in accordance with current building codes and construction standards. Most of the electrical lines are likely unsuitable for use in a privatized utility system due to age. These electrical lines and circuits may contain hazardous materials that would need to be removed and disposed of in accordance with federal and state laws.

Minor adverse effects may occur if redevelopment outpaces the infrastructure upgrades that are needed. Through careful planning, stressors to system capacity will be minimized to ensure that sufficient utility service is provided to current and new tenants into the future.

In this scenario, the residential population would approximately be more than double the baseline conditions and 300 full time jobs would be generated. Additionally, uses such as an assisted living facility, and neighborhood commercial uses would be expected to place greater demands on utility systems than single-family residential homes. Thus, potable water demand and wastewater and solid waste generation would be greater than baseline conditions. The capacity of Mount Clemens WTP and the Detroit WTP are expected to be sufficient to address growing needs.

Upper Bracket, Indirect. Long-term negligible adverse effects would be expected. Economic growth generated from redevelopment at Sebille Manor could generate additional infrastructure and utility demands for the areas, but the long-term change and capacity of the regional systems are expected to be sufficient to address growing needs.

Middle Bracket, Direct. Moderate long-term beneficial effects would be expected. Effects similar to those described in the Upper Bracket would be expected to occur.

Middle Bracket, Indirect. Long-term negligible adverse effects would be expected. Effects similar to those described in the Upper Bracket would be expected to occur.

Lower Bracket, Direct. Moderate long-term beneficial effects would be expected. Effects similar to those described in the Upper Bracket would be expected to occur.

Lower Bracket, Indirect. Long-term negligible adverse effects would be expected. Effects similar to those described in the Upper Bracket would be expected to occur.

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4.13 HAZARDOUS AND TOXIC SUBSTANCES

4.13.1 Affected Environment

4.13.1.1 Community Environmental Response Facilitation Act Designation

The Environmental Condition of Property (ECP) Report (USACE 2006) identified Sebille Manor as a Category 1 parcel in accordance with the criteria described in the Community Environmental Response Facilitation Act (CERFA – PL102-426) and the DoD BCP Guidebook (DoD 1995).

4.13.1.2 Storage, Handling, and Uses of Hazardous Materials

Use of hazardous materials at Sebille Manor is limited to residential, general landscaping, and utility maintenance uses (cleaning supplies, soaps, spray paints, fuels, oil, herbicide, and pesticides). Maintenance services, provided through contracts with TECOM, uses a variety of hazardous materials, including cleaning supplies, soaps, spray paints and other paints, fuel, oil, herbicides, pesticides, and various other lubricants and coolants associated with general maintenance of facilities and grounds. Residents at Sebille Manor generally store de minimis amounts of household type hazardous materials in garages and sheds. No hazardous materials are stored on site by TECOM.

4.13.1.3 Waste Disposal

Limited quantities of lubricant, coolant, and oil wastes are generated by maintenance staff. The maintenance staff properly disposes of the wastes according to federal, state and local regulations under a USAG-M, Selfridge managed program. Potentially hazardous wastes generated by the residents of Sebille Manor are managed through the Macomb County Health Department (MCHD) Household Hazardous Waste Program.

Other solid wastes generated at Sebille Manor are disposed of by Waste Management Inc., a contracted solid waste disposal service

4.13.1.4 Site Contamination and Cleanup

There are no other known environmental cleanup projects or contaminated sites related to the property at Sebille Manor (USACE 2006).

No adjacent properties were identified that pose a risk to the property at Sebille Manor. No landfills or dumps were identified on the property or adjacent sites (USACE 2006).

4.13.1.5 Special Hazards

Asbestos: An asbestos inspection of buildings located in Sebille Manor in 2006 identified non-friable ACM in joint compounds, mastics, floor tiles, walls, and caulking/crack sealant throughout Sebille Manor. In addition, portions of the approximately 3 mile long, 8-inch transite water main that leads to the Sebille Manor property is documented to contain 12-50% asbestos (USACE 2006). An Asbestos Operations and Maintenance (O&M) Plan is in place for management of ACM at Sebille Manor.



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Lead and Lead-Based Paint (LBP): No deteriorated LBP hazards have been found consistently throughout Sebille Manor (USACE 2006). A Lead Inspection and Risk Assessment was performed for Sebille Housing Units (inspection dates December 2004 to March 2005) in June 2006 and all family housing units at Sebille Manor were determined to contain LBP. Based on random sampling of 52-housing units to test soil in composite samples of drip line areas (within 3-feet surrounding the building perimeter regardless of bareness) as part of the Lead Inspection and Risk Assessment at Sebille Manor, lead was measured in 3 composite samples at concentrations greater than 400 parts per million (ppm), one of those being greater than 1,200 ppm. Toxic Substance Control Act (TSCA) soil hazard levels are 400 ppm (play areas) and an average 1,200-ppm (rest of yard) where bare soil is present. The existing condition of lead in soil is not considered to require remediation or response action for the property to be suitable for transfer or intended use. However, whereas the intended use of the property can be redevelopment for residential use, the terms of the sale will include a requirement that the purchaser evaluate the soils and abate any soil-lead hazards prior to the occupancy of any newly constructed housing. The water tower structure and exposed pipelines are expected to have been painted with LBP; however, no survey has been completed. Interim Lead Hazard Controls (ILHC) have been implemented where LBP hazards were identified in certain occupied buildings at Sebille Manor, but not implemented for unoccupied building. A LBP O&M Plan is in place for the management of LBP at Sebille.

Polychlorinated Biphenyls (PCBs): There are no transformers or equipment at Sebille Manor containing PCB concentrations high enough to be considered hazardous (USACE 2006). Household items containing limited quantities of PCBs such as microwave ovens and fluorescent light ballasts and fixtures may have been used at Sebille Manor.

Mold: No evidence of mold growth was observed in the residences viewed and no indication of a continuous mold growth issue was identified at Sebille Manor. A Mold Response Protocol is followed for suspected areas of mold at Sebille Manor.

Radon: Since the residences at Sebille Manor were constructed on slab with no basements, radon accumulation is unlikely. Radon surveys were conducted in all family housing units from approximately December 1989 to April 1990. Radon was not detected above the EPA residential action level of 4 picocuries per liter (pCi/L) (Austin 2006).

Storage Tanks Underground and Aboveground: There are no underground or aboveground storage tanks in use at Sebille Manor.

Pesticides and Herbicides: Pesticide and herbicide management at Sebille Manor is conducted under the USAG-M, Selfridge Integrated Pest Management Plan, and further detail is provided in the ECP.

Medical and Biohazardous Waste: No medical or biohazardous waste has been identified as stored at Sebille Manor.

Radionuclides: There is no evidence of any releases of radiological materials, at Sebille Manor.



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Spills: Stained concrete and asphalt was observed on residential driveways, which appeared to be associated with petroleum products leaked from parked automobiles during the reconnaissance associated with the ECP. No other spills were identified at the Sebille Manor site.

4.13.1.6 Ongoing Remedial Actions

There are no environmental remediation orders or agreements applicable to the property at Sebille Manor.

4.13.2 Consequences

4.13.2.1 Disposal Alternative

Direct. Minor short- and long-term adverse effects would occur. Because Sebille Manor is designated an Environmental Condition of Property Category 1 property, it can be disposed of without restrictions. Transfer or conveyance documents would notify the property occupants that they would be responsible for any future abatement of LBP and ACM found to be necessary.

A short-term adverse effect would be expected related to the generation of LBP and ACM wastes during demolition or renovation of buildings containing LBP and ACM following disposal of the property. These wastes would be managed by the transferee according to federal, state, and local regulations.

A potential long-term adverse effect would be expected based on the removal of the hazardous materials and waste management program managed by the Army. Removal of the hazardous materials and waste management program would result in a lack of direct oversight of usage of hazardous materials, including pesticides, herbicides, oils, fuels, and other household hazardous materials, and storage of hazardous and universal wastes at Sebille Manor; however, the federal, state and local regulations would apply to the property after disposal. No adverse effects would be expected associated with solid waste disposal due to the disposal of the property.

Indirect. No effects would be expected.

4.13.2.2 Caretaker Status Alternative

Direct. Minor beneficial and adverse effects may be expected. Deterioration of building materials is expected to be limited during caretaker status as the Army will be performing limited maintenance activities at Sebille Manor. These maintenance activities would be expected to include some upkeep of the buildings and building materials. Use of hazardous materials would decline to a minimal level and minimal amounts of solid waste would be expected to be produced; therefore, minor beneficial effects would be expected related to usage of hazardous materials and management of solid wastes.

Indirect. Minimal adverse effects would be expected. ACM and LBP are located in structures. Certain studies and renovations that would have otherwise taken place may not be initiated for idle production and support facilities.



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4.13.2.3 No Action Alternative

No direct or indirect adverse effects would be expected if the Army continued to operate Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure and realignment, including implementation of hazardous materials and waste management programs by the Army. Thus, no effects would occur relative to continuation of the Army's mission and conditions in November 2005.

4.13.2.4 Intensity-based Probable Use Scenario

Upper Bracket, Direct. Minor short-term and long-term adverse effects would be expected. In the short-term, the demolition of buildings that contain ACM and/or LBP will need to follow applicable federal, state, or local requirements for disposal of ACM and LBP. During demolition and redevelopment, the potential for minor spills of petroleum products would increase; implementing a spill prevention program would minimize this potential.

Possible commercial uses of the property include medical and dental offices. These facilities as well as the assisted living facility would store and use medical hazardous waste. Proper storage for these quantities would be planned for in the building to avoid hazards to people and the environment. The use of these materials would be subject to federal, state, and local regulation; therefore, potential adverse effects associated with its use would be minimized.

Minimal amounts of hazardous materials, including cleaning materials and limited quantities of gasoline, and potential hazardous wastes are expected to be stored in small quantities at the residences and commercial properties. Possible materials stored on site would include small quantities of cleaning liquids and small quantities of gasoline for use in snow removal and lawn maintenance equipment. Herbicides and pesticides associated with maintenance of the landscaping in the park, commercial center, and residential areas would be expected to be used. Municipal programs are adequate in the area to accept the quantities of hazardous waste expected from the potential reuse of the property.

Upper Bracket, Indirect. No effects would be expected.

Middle Bracket, Direct. Minor short-term and long-term adverse effects would be expected. Effects similar to those described in the Upper Bracket would be expected, but to a lesser degree.

Middle Bracket, Indirect. No effects would be expected.

Lower Bracket, Direct. Minor short-term and long-term adverse effects would be expected. Effects similar to those discussed in the Upper Bracket would occur, but to a lesser degree.

Lower Bracket, Indirect. No effects would be expected.

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4.14 CUMULATIVE EFFECTS SUMMARY

Cumulative impacts are considered those which result from the incremental effects of an action when considering past, present or reasonably foreseeable future actions, regardless of the agencies or parties involved. In other words, cumulative impacts can result from individually minor, but collectively significant, factors occurring over time as they may relate to Sebille Manor and the entire ROI.

The following sections summarize potential cumulative impacts for each alternative and within each resource area as appropriate. For most resources, the analysis area is the same as introduced in the resource-specific consequences section. The geographic boundaries of the analysis vary, depending on the resource and potential effects. If different, the analysis area is specifically defined under each resource section. Cumulative impacts are considered for a 10-year period, the estimate time frame for implementing redevelopment at Sebille Manor.

4.14.1 Cumulative Actions

The area around Sebille Manor has recently experienced residential development. Three housing developments have been constructed to the north and west of Sebille Manor and one east of the elementary school. Chesterfield Township is expected to experience modest growth (~2 percent/year) until 2020 (SEMCOG 2001). However, construction is reaching the maximum capacity for the available space around Sebille Manor. Two open space parcels zoned for low density residential development exists on the northwest and southwest sides of Sebille. The 19.61 acre parcel located directly northwest of Sebille Manor was the subject of a Supreme Court case Carabell v. United States Army Corps of Engineers, No. 04-1384 (2006) in which a proposed development of a large multi-family condominium was halted due to unacceptable impacts to the ecology of the area. However, limited development in that area may still be considered a reasonable foreseeable future action, especially in the upland areas or with modifications to the residential layout. Development of the southwest parcel into low-density single residential homes in the next 10 years is also a reasonable and foreseeable action.

The Upper and Middle Bracket scenario assumes a higher residential occupancy rate than baseline conditions. Cumulative impacts come from the addition of commercial properties, higher density assisted living, over 55 active living facilities, and a park, which would increase the traffic flow in the area. Cumulative impacts for the Middle Bracket scenario would be expected to be similar to the Upper Bracket, but to a lesser degree. For the Lower Bracket scenario, cumulative impacts would come from the addition of the park and library, which would increase the traffic flow to the area to a lesser extent than either the Upper or the Middle Bracket scenarios.



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4.14.2 Alternatives Overview

4.14.2.1 Disposal

Under the disposal alternative, minor cumulative adverse effects are anticipated for land use, air quality, noise, water resources, socioeconomics, transportation, and utilities. Minor cumulative beneficial effects are anticipated for land use, water resources, socioeconomics, transportation, and utilities. These effects are a result of the redevelopment of the property and are further discussed in Section 4.14.2.4.

4.14.2.2 Caretaker Status

Under caretaker status, minor cumulative beneficial effects would occur with respect to air quality, noise, biological resources, water resources, and transportation. Minor cumulative adverse effects would occur with respect to utilities. Closing of the residential area will result in decreased vehicular trips; reduced water, electricity, and household chemical usage; reduced wastewater generation; and deterioration of utilities and affected facilities.

4.14.2.3 No Action Alternative

The no action alternative would result in no cumulative effects. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur relative to continuation of the Army's mission relative to conditions in November 2005.

4.14.2.4 Intensity based Probable Use Scenario

Under the Upper and Middle Bracket scenarios, cumulative effects would be anticipated for land use, air quality, noise, water resources, socioeconomics, transportation, and utilities. Under the Lower Bracket scenario, cumulative effects would be anticipated for air quality, noise, and transportation. These cumulative effects, under any scenario, would not be considered to be significant.

Land use. For the Upper and Middle Bracket scenarios, moderate adverse cumulative impacts would be expected. Land use patterns on the subject property would be altered to contain commercial and higher density residential developments. Development of the open space around Sebille Manor and elsewhere in the ROI would result in a higher intensity of land use than baseline conditions in the ROI. For the Lower Bracket scenario, no cumulative impacts would be expected.

Aesthetics. Minor adverse and beneficial cumulative effects are expected on aesthetics and visual resources under all three scenarios. Development of the open space around Sebille Manor and elsewhere in the ROI would result in adverse effects on aesthetics. However, redevelopment would also result in replacement of unsightly, outdated structures with newer, more attractive buildings. Preservation of aesthetic resources would depend on factors such as the number of mature trees preserved, the amount of surface disturbance, and the design of new facilities.



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Air quality. Long-term minor adverse effects would be expected for all three scenarios. Reuse of the Sebille Manor property would result in higher emissions as compared to 2005 levels. There would be an increase in vehicle traffic due to the higher number of residences and the addition of the park and commercial center. As the ROI is expected to grow modestly, increased traffic on roadways will have a cumulative adverse impact on air quality.

Noise. For the Upper and Middle Bracket, moderate adverse cumulative effects would be expected from noise impacts to residential areas located along public roads serving Sebille Manor due to increases in construction and other employment and visitor traffic from the redevelopment of Sebille Manor and the development of surrounding parcels. For the Lower Bracket, minor adverse cumulative effects would be expected from noise impacts to residential areas located along public roads serving Sebille Manor due to increases in construction and other employment and visitor traffic from the redevelopment of Sebille Manor and the development of surrounding parcels.

Geology and Soils. No cumulative effects are expected.

Water Resources. For the Upper and Middle Bracket, moderate long-term adverse cumulative effects would be expected for water quality of surface runoff. The redevelopment of Sebille Manor in conjunction with development of surrounding parcels would increase the amount of impervious surface within the watershed; thus, a detriment to surface water quality due to storm water runoff. However, the state storm water Phase II law requires that communities or watersheds ensure that the loss of permeable space is mitigated so that there is no increase in storm water runoff volumes. No cumulative effects would be expected for the Lower Bracket scenario.

Biological Resources. Minor beneficial and adverse effects would be expected under all three scenarios. Redevelopment would include some open space which would benefit wildlife utilizing resources on the property. Noise from construction at Sebille Manor and elsewhere in the ROI may disturb wildlife in the short-term.

Cultural Resources. No cumulative effects would be expected.

Socioeconomics. For the Upper and Middle Bracket, minor long-term beneficial impacts would be expected due to short-and long-term job creation during the redevelopment and usage of the property. The park and neighborhood commercial facilities proposed in the reuse scenarios would increase the quality of life to residents in the ROI. The addition of new residents and long-term creation of jobs is likely to benefit the ROI economy. No cumulative effects would be expected for the Lower Bracket scenario.

Transportation. For all three scenarios, moderate long-term cumulative adverse impacts on traffic congestion are expected. The traffic generated from the scenarios is predicted to be greater than the existing conditions, but within the available capacity of the existing roadway serving the site. Development of surrounding areas will also increase traffic in the area, which could result in deterioration of nearby road networks and increased traffic congestion. To accommodate cumulative growth in the region, the RCMC recommends the widening of Sugarbush Road from two to five lanes by 2030.



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Utilities. In the Upper and Middle Bracket scenarios, a long-term minor adverse effect on sewage systems, solid waste generation, and potable water demand would occur as development of surrounding areas also impact those systems. No cumulative effects are expected for the Lower Bracket scenario.

Hazardous and Toxic Substances. No cumulative effects are expected.

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4.15 MITIGATION SUMMARY

Recommendations for Planning and Management

The disposal of Sebille Manor is not expected to result in significant adverse impacts. Therefore, no specific mitigation is required of the Army. Federal, state, and local regulations and policies that apply to entities that receive properties at Sebille Manor will govern to a large extent the proper use and conservation of the environment, including air quality, water quality, and other resources. Beyond such measures, optional management measures may be implemented by the Army or the Chesterfield Township LRA to successfully manage the disposal and redevelopment of Sebille Manor according to the principles of sound and sustainable planning. These suggested management measures are outlined below for each alternative.

Disposal. To avoid, reduce, or compensate for adverse effects that might occur as a result of disposal, until final disposal the Army will:

- Continue to work with the Chesterfield Township LRA so that disposal transactions are consistent with the adopted community Reuse Plan.
- Continue to manage BRAC property in accordance with Army policies that require the identification, delineation, and, where appropriate, abatement of hazardous conditions.
- Maintain installation buildings, infrastructure, and natural resources in caretaker status to the extent provided by Army policy and regulations.
- Prior to transfer, inform the transferee of the presence of ACM and LBP and the need for abatement prior to redevelopment.

Caretaker Status Alternative. Beyond adherence to Army policy and procedures relative to long-term caretaker conditions, no specific mitigation is required of the Army to avoid significant adverse effects. The longer Sebille Manor was to remain in caretaker status, the greater the potential would be for adverse effects on various resources. The Army could implement the following measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by federal policies and regulations.
- Maintain necessary natural resources management measures consistent with federal laws, regulations and executive orders associated with stewardship of federal property.

No Action Alternative. Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Thus, no effects would occur as a result of continuing the Army's mission relative to conditions in November 2005. Therefore, no mitigation or management measures would be necessary to reduce adverse effects.



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Intensity-based Probable Use Scenarios. Under the Upper Bracket, Middle Bracket, and Lower Bracket reuse scenarios, non-Army entities assume reuse planning and execution of redevelopment actions. The following identifies general management measures that could be implemented by other parties for the reduction, avoidance, or compensation of effects resulting from their actions. Management measures that are most important for reducing adverse effects from reuse are outlined below.

Air quality. The permit process established by the CAA provides effective controls over potential stationary air emission sources. Adherence to Michigan's State Implementation Plan's provisions for mobile sources could address that source category. Additional mechanisms, such as application of traffic controls to minimize mobile air emission sources and best management practices to control fugitive dust during construction and demolition, could be used to control airborne chemicals. Adherence to permit limits would ensure that only minor adverse direct effects on air quality would result from reuse activity. Dust mitigation should be performed during construction and demolition.

Geology and soils. Erosion control measures would be implemented during demolition and construction periods to reduce soil erosion.

Water resources. Redevelopment of the site requires application of BMPs to protect water resources (i.e. establishing buffer zones around drains to reduce sediment loading to surface waters). BMPs are enforced through county and state construction storm water permits.

Biological resources. Erosion and sediment controls, storm water controls, buffer zones, physical barriers (i.e., fences), and other appropriate best management practices would be implemented to reduce or even avoid any potentially adverse effect to adjacent wetlands and other natural resources from construction activities. Additionally, the USACE would be consulted to discuss avoidance or mitigation measures if there would be impacts to adjacent jurisdictional wetlands.

Cultural resources. The Army has complied with Section 106 of the National Historic Preservation Act through the Program Comment for Capehart Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962) as approved by the Advisory Council on Historic Preservation on May 31, 2002.

Socioeconomic. Mitigation to the adverse effects on the region's socioeconomics can include hiring local citizens to perform any work on the site.

Transportation. The Reuse Plan estimates traffic flow to increase, leading to increased wear on pavement and traffic congestion. Bordering roads such as Sugarbush, Cotton and Donner Roads may have to be more frequently maintained and replaced. Additionally, signal timing at the intersection of Sugarbush and Cotton Roads and Donner and Cotton Roads may mitigate traffic congestion. The Draft Reuse Plan includes the following recommendations, which could further reduce the impacts of the proposed redevelopment.

- Acceleration/deceleration tapers and bypass lanes should be provided at any driveway connected to Sugarbush Road and Donner Road.



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- Right-of-way to accommodate future RCMC requirements must be considered in the Reuse Plan.
- A street connecting Sugarbush Road to Donner Road should be considered to provide more convenient access to 23 Mile Road and I-94.

Over the long term, the proposed widening of Sugarbush Road to five lanes will mitigate the cumulative increases in traffic projected for 2030.

Utilities. Depending on the proposed layout of the Reuse Plan, significant alterations to the existing utility network may be necessary. Redevelopment will require disconnection from existing water supply and electrical lines coming from the base and the replacement/upgrade of pipelines in Sebille Manor's current water supply and sewer network.

Hazardous and toxic substances. During demolition, construction, and renovation activities, the potential for minor spills of petroleum products would increase and would include fuels and oils; implementing a spill prevention program would minimize this potential. Proper disposal in accordance with federal, state, or local laws would be required for the removal of the ACM and/or LBP generated during renovation or demolition.

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5.0 FINDINGS AND CONCLUSIONS

5.1 FINDINGS

The following subsections provide summaries of the potential effects on the human and natural environment resulting from implementation of each type of action – disposal, caretaker, no action, and reuse. Resource areas for which no effects were identified are not discussed. Table 5.1-1 summarizes the potential environmental and socioeconomic effects of the No Action Alternative, Disposal, Caretaker Status Disposal, and three intensity-based reuse scenarios. For a more detailed discussion of the analyses, refer to the appropriate subsections in Section 4.0, Affected Environment and Consequences.

Table 5.1-1 No Action, Disposal, and Reuse Effects Summary

Resource Areas	No Action			Caretaker Disposal			Disposal			Reuse Effects							
	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Upper Bracket Direct	Upper Bracket Indirect	Middle Bracket Direct	Middle Bracket Indirect	Lower Bracket Direct	Lower Bracket Indirect	Cumulative	
Land Use				■			⊙	○	□	⊙	○	⊙	○	○	○	○	⊙
Aesthetic/Visual Resources				■	○		⊕			⊕	■	⊕	■	⊕	■	○	□
Air Quality				○		○	■		■	■		■		■			■
Noise				○		○	⊙		■	⊙		■		■			⊙
Geology and Soils				■			■			○		○		○			
Water Resources				○	○	○	■		○	■		■		○			⊙
Biological Resources				■	○	○	○	○		○		○		○			○
Cultural Resources																	
Socioeconomics				■	■		○	○	○	○	○	○	○	○	○	■	○
Transportation				○		○	⊙	○	○	⊙	⊙	⊙	⊙	⊙	⊙	■	⊙
Utilities				■	■	■	⊕		○	⊕	■	⊕	■	⊕	■	■	■
Hazardous/Toxic Substances				○	■		■			■		■		■			

○ Beneficial Effect (Minor)

⊕ Beneficial Effect (Moderate)

⊙ Beneficial Effect (Significant)

NOTE: No significant beneficial effects were identified.

[BLANK] No Effects Expected

■ Adverse Effects (Minor)

⊙ Adverse Effects (Moderate)

■ Adverse Effects (Significant)

NOTE: No significant adverse effects were identified.



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5.1.1 Consequences of the Disposal Alternative

For the disposal alternative, adverse effects would be expected on all resource areas except for cultural resources. All adverse effects would be minor, except moderate adverse effects would be expected for land use, noise, and transportation as a result of redevelopment of the property. Minor beneficial effects would occur for land use, geology and soils, biological resources, and socioeconomics. Moderate beneficial effects are expected for aesthetics and visual resources and utilities. Cumulative effects related to the redevelopment of the property would occur for land use, air quality, noise, water resources, socioeconomics, transportation, and utilities.

5.1.2 Consequences of the Caretaker Status Alternative

For the caretaker status alternative, minor adverse effects would occur for land use, aesthetics and visual resources, geology and soils, biological resources, socioeconomics, utilities, and hazardous and toxic substances. Minor adverse effects may occur for cultural resources. Minor beneficial effects would occur for air quality, aesthetics and visual resources, noise, water resources, biological resources, and transportation. Minor cumulative effects would occur in the context of air quality, noise, water resources, biological resources, transportation, and utilities.

5.1.3 Consequences of the No Action Alternative

Under the no action alternative, the Army would continue operations at Sebille Manor at levels similar to those occurring prior to the BRAC 2005 Commission's recommendations for closure. Analysis of the no action alternative is included in this EA as a basis for comparing the effects of disposal and reuse. No beneficial, adverse, or cumulative effects were identified for the no action alternative as this alternative represents status quo conditions relative to the continuation of the Army mission in November 2005.

5.1.4 Consequences of the Upper, Middle and Lower Bracket scenarios

The Upper Bracket scenario would result in minor adverse impacts on all resource areas except for cultural resources. Moderate adverse effects would be expected for land use as the property is developed to a higher level of intensity than surrounding residential neighborhoods and as specified by the underlying zoning. Moderate adverse effects would be expected for transportation, primarily as a result of increased vehicular traffic to the commercial areas and the park. Moderate adverse effects would be expected for noise as a result of the increase in traffic and the increase in intensity of reuse of the property. Analysis of potential air emissions and water usage was found to be below significance thresholds. Minor beneficial effects would occur for land use, geology and soils, biological resources, and socioeconomics. Moderate beneficial effects would be expected for aesthetics and visual resources and utilities. Reuse of Sebille Manor at such an intensity level would result in a greater amount of open space, more residents, and higher levels of employment and increased vehicular traffic.

Reuse of the installation at the Middle Bracket intensity would result in similar effects to those described in the Upper Bracket, and in some resource areas, the effects would be to a lesser degree.



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Reuse of the installation at the Lower Bracket intensity, would result in minor beneficial or adverse effects to all resource areas, with the exceptions of transportation and utilities, where moderate adverse effects would occur; and aesthetics and visual resources, where moderate beneficial effects would occur. The Lower Bracket scenario would result in fewer effects than the Upper Bracket scenario. Reuse of Sebille Manor at such an intensity level would result in a greater amount of open space, slightly fewer residents, and similar levels of employment compared to baseline conditions.

Cumulative effects related to reuse would be most noticeable through the implementation of the Upper Bracket reuse scenario. Cumulative minor beneficial changes in economic development, socioeconomic conditions, and quality of life would occur as more jobs are created and the tax base is increased. Net increases in air emissions from mobile sources would occur at Sebille Manor and throughout the region. Implementation of the Upper Bracket scenario would also have cumulative effects on land use, noise, water resources, transportation, and utilities. Cumulative effects under the Middle Bracket scenario would be similar to those under the Upper Bracket scenario. For the Lower Bracket scenario, cumulative effects would be seen for air quality, noise, and transportation.

5.2 CONCLUSIONS

Analysis in the EA shows that implementation of the proposed action would not result in significant environmental effects. Redevelopment of Sebille Manor would result in moderate beneficial effects related to aesthetics and visual resources and utilities areas, and moderate adverse effects related to the transportation area. Thus, issuance of a FNSI would be appropriate, and an EIS is not required prior to implementation of the proposed action.



PREPARER'S LIST

Environmental Assessment for Disposal and Reuse of
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6.0 PREPARER'S LIST

Key personnel involved in the development of this EA are presented below:

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Elizabeth Copley, AICP	B.A. Urban Studies; M.U.P. Urban Planning; a certified planner with over 25 years experience in federal and state environmental planning and impact assessment, particularly associated with BRAC actions.	Project Manager; description of proposed action and alternatives; alternatives analysis; technical approach and review and Resource Area Leader/Land Use and Visual Impact Assessment
Paula Bienenfeld	B.A. Anthropology, M.A. Anthropology, Ph.D. Anthropology; 25 years experience in cultural resources management; 12 years experience in NEPA and Army planning, including BRAC '95.	Resource Area Leader, Cultural Resources
Sharon Crowland	B.S. Civil and Environmental Engineering with 14 years of environmental engineering, environmental planning, and project management experience including 10 years of experience with the federal government	Resource Area Leader Transportation and Utilities.
Mark Dunning	Ph.D. in Sociology. 30 Years of experience in social effects analysis, water resources planning, regional economics analysis, and NEPA analysis.	Resource Area Leader, Socioeconomic Resources
John Esson	B.S. Wildlife Ecology; graduate work in Wildlife Biology; MBA Candidate. 29 years experience in NEPA, wildlife management, environmental and sustainability planning. LEED Accredited Professional.	Resource Area Leader, Biology Lead
Mary Kaplan	B.S. Meteorology, M.S. Environmental Science (Atmospheric Concentration), 7 years experience in air quality modeling and emissions inventories	Air Quality Resource Area Leader (RAL), responsible for collecting and summarizing emissions inventories, discussing regional air quality and applicable regulations, and summarizing the regional climate.
George Luz	Luz Social & Environmental Associates, Ph.D. in Psychology. 39 yrs experience with the effects of military noise on health, safety & welfare of individuals, animals and communities	Senior Noise Consultant. Analysis of affected acoustic environment and psychoacoustic implications of proposed actions



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Rich Muller	B.S. in Biology; M.S. in Oceanography; 35 years experience in environmental impact assessment and environmental management for all branches of the military, FEMA, NOAA, and FBOP.	Resources Area Leader, data gathering, analysis, report writing, response to comments for Water Resources, Land Use and Aesthetics Section
Darlene Stringos-Walker	B.S. Civil/Mining Engineering, M.S. Environmental Engineering, 21 years experience in environmental engineering, site assessments and investigations, remedial design of waste sites, ISO 14001 Lead Auditor Certified.	Resource Area Leader; Geology and Hazardous and Toxic Substances
Amanda Beck	B.S. in Biochemistry 6 years experience with environmental chemistry, environmental assessments, CEQA and NEPA analysis, and environmental compliance assessments.	Support/ Hazardous and Toxic Substances and Geology; data collection; preparation of supporting sections
Holly Bisbee	B.A. Anthropology; 10 years experience in archaeological field work; 5 years experience in cultural resources management and 2 years experience in environmental issues, including BRAC '05.	Support/ Cultural Resources and Socioeconomics; data collection; preparation of supporting sections
David de Courcy-Bower	B.Eng., Environmental Engineering and Resource Management with 7 years of environmental engineering, remedial design, and project management experience.	Support Transportation and Utilities.
Leigh Goldstein	B.A. Environmental Biology and Anthropology, M.S. Health Evaluation Sciences; 5 years experience in environmental and land use issues, including those related to BRAC properties	Environmental scientist, preparation of supporting sections
Steve Laube	B.S. Civil Engineering with 14 years of experience in environmental and transportation engineering including design and construction management	Support/ Transportation sections
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Elizabeth Pratt	B.S. Business Administration; 1 year experience in socioeconomic data gathering and environmental issues including BRAC properties	Support/ Socioeconomics; data collection; preparation of supporting sections
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Stefanie Smith	B.S. in Environmental Studies, 3 years experience with environmental assessments and 1 year experience with NEPA analysis.	Support/data collection; preparation of supporting sections

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ACRONYMS AND ABBREVIATIONS

Environmental Assessment for Disposal and Reuse of
Sebille Manor, Chesterfield Township, MI



10.0 ACRONYMS AND ABBREVIATIONS

AAFES	Air to Army Force Exchange Services
ACHP	Advisory Council on Historic Preservation
ACM	Asbestos-containing Material
ADT	Average Daily Traffic
AHERA	Asbestos Hazard Emergency Response Act
AICUZ	Air Installation Compatibility Use Zone
AQD	Air Quality District
ATM	Alpha Track Monitors
BEA	Bureau of Economic Analysis
BMP	Best Management Practices
BRAC	Base Realignment and Closure
BRAC Commission	Base Realignment and Closure Commission
BRRM	Base Redevelopment and Realignment Manual
BTC	Base Transition Coordinator
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CO	Carbon Monoxide
CRMP	Cultural Resources Management Plan
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
dB	Decibel
DNL	Day-Night Average A-Weighted Sound Level (DNL)
DoD	Department of Defense
DOT	Department of Transportation
EA	Environmental Assessment



ACRONYMS AND ABBREVIATIONS

Environmental Assessment for Disposal and Reuse of
Sebille Manor, Chesterfield Township, MI

ECP	Environmental Condition of Property
EDC	Economic Development Conveyance
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order
EPA	US Environmental Protection Agency
ESA	Endangered Species Act
ESSD	Environmental Science and Services Division
FOST	Finding of Suitable Transfer
FNSI	Finding of No Significant Impact
GPM	Gallons Per Minute
HUD	US Department of Housing and Urban Development
ICRMP	Integrated Cultural Resources Management Plan
ILHC	Interim Lead Hazard Controls
LBP	Lead-based Paint
LRA	Local Redevelopment Authority
LWMD	Land and Water Management Division
MCHD	Macomb County Health Department
MDEQ	Michigan Department of Environmental Quality
MDLEG	Michigan Department of Labor and Economic Growth
MS4	Municipal Separate Storm Sewer System
MSL	Mean Sea Level
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NEPA	National Environmental Policy Act
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NHPA	National Historic Preservation Act
NO ₂	Nitrogen dioxide
NO _x	Nitrogen oxide
NOI	Notice of Interest



ACRONYMS AND ABBREVIATIONS

Environmental Assessment for Disposal and Reuse of
Sebille Manor, Chesterfield Township, MI

NRCS	Natural Resource Conservation Service
NRHP	National Register of Historic Places
O ₃	Ozone
O&MA	Operations and Maintenance, Army
OSHA	Occupational Safety and Health Administration
Pb	Lead
PBC	Public Benefit Conveyance
PCBs	Polychlorinated biphenyls
PM ₁₀	Particulate matter measuring less than 10 microns in diameter
PM _{2.5}	Particles with a diameter less than or equal to a nominal 2.5 micrometers
PVC	Polyvinyl chloride
RCRA	Resource Conservation and Recovery Act
REC	Record of Environmental Consideration
RCMC	Road Commission of Macomb County
ROI	Region of Influence
SEMCOG	Southeast Michigan Council of Governments
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SQ FT	Square Feet
SO ₂	Sulfur Dioxide
SO _x	Sulfur Oxides
TPY	Tons per year
TSCA	Toxic Substances Control Act
USACE	US Army Corps of Engineers
USAF	US Air Force
USAG-M	US Army Garrison Michigan
USARC	United States Army Reserve Center
US Census	US Census Bureau
USEPA	US Environmental Protection Agency

ACRONYMS AND ABBREVIATIONS

Environmental Assessment for Disposal and Reuse of
Sebille Manor, Chesterfield Township, MI



USFWS	US Fish and Wildlife Service
USGS	United States Geological Survey
VCT	Vitreous Clay Pipe
VOC	Volatile Organic Compound
WTP	Water Treatment Plant



Appendix A

Sebille Manor Draft Reuse Plan

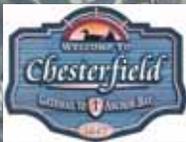


SEBILLE MANOR PROPERTY

U.S. Army Garrison Selfridge

U.S. ARMY BASE REALIGNMENT AND CLOSURE (BRAC) REUSE PLAN

DRAFT 11.09.07



SEBILLE MANOR PROPERTY

U.S. Army Garrison Selfridge

**U.S. ARMY
BASE REALIGNMENT AND CLOSURE (BRAC)
REUSE PLAN**

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REUSE PLAN SYNOPSIS AND IMPLEMENTATION

INTRODUCTION

In 2005, United States Army Garrison-Selfridge (USAG-S) Seville Manor was listed for closure and disposition pursuant to the Department of Defense Base Realignment and Closure (BRAC) Report. Seville Manor serves as a military housing complex for Selfridge Air National Guard Base (SANG). During the production of this document, Seville Manor is still functioning as a military housing complex. As residents of the units are relocated, the units are considered permanently vacated for military housing purposes.

The Seville Manor Reuse Plan (Plan) provides a conceptual basis for redevelopment and reuse of the Seville Manor property that balances fiscal and market reality with community goals and objectives. This Plan, including all homeless assistance submissions and all public comments garnered during the planning process, is required to be approved by the Department of Defense (DOD) and the Department of Housing and Urban Development (HUD) prior to conveyance of the property to the Charter Township of Chesterfield (Township).

REUSE PLANNING PROCESS

On December 19, 2005, the Charter Township of Chesterfield adopted a resolution to create a Local Redevelopment Authority (LRA) to coordinate the Base property conveyance. The membership of the LRA was appointed by the Township Board on January 3, 2006. This LRA is recognized by the DOD as the official governmental body responsible for redevelopment planning and property conveyance strategies for the Seville Manor site.

Based on DOD recommendations and the LRA's internal policy, a LRA Community Work Study Committee (a.k.a. LRA Advisory Committee) was created on July 25, 2006. The Committee is comprised of a wide variety of interested residents of the Township. On March 16, 2006, the LRA and the Community Work Study Committee convened in a formal meeting held at Chesterfield Township Hall. At the meeting, the LRA educated the Committee on the BRAC process and discussed the need and rationale for a Reuse Plan. The LRA gave a general introduction of the types of applicants who requested a Public Benefit Conveyance. The Advisory Committee then brainstormed on potential use scenarios for the site. Ideas ranged from up-scale residential housing to a 9-hole golf course, to parks, to libraries and someone even suggested a cemetery. A summary of the ideas presented during this meeting is included in Appendix A.

On March 29, 2007, the LRA introduced the Seville Manor Reuse Consultant Team. The LRA then opened a public hearing aimed at educating the public on the reuse planning process. The public hearing also allowed residents the opportunity to provide comments on use of the property. Much of the discussion focused on the merits of supporting a library, whether areas devoted to park should be active or passive, and the utilization of the property for homeless assistance uses. Much of the homeless concerns were based on housing value diminution, proximity to the elementary school and proximity to higher value homes to the north, south and east.

Based on the input of the public, continued internal discussions with the Army, findings of the re-use team and new information introduced through other studies, the LRA decided that another public hearing would be necessary to further educate the public on issues associated with the acquisition and development of this piece of property. This second public hearing was held on _____, 2007. The meeting minutes are attached in the Appendices.

MEETING WILL BE SUMMARIZED AFTER PUBLIC HEARING IS CONDUCTED

REUSE VISION

Sebille Manor is located centrally in Chesterfield Township near the Township Hall, several schools, a planned pathway, and many residential neighborhoods. The property is relatively flat and has a county drain traversing the site. While the site has many positive attributes, it also offers many challenges to development. The site lacks direct access from any major roadways, has no access to public transit, lacks any environmental assets (wetlands or woodlands), has a closed landfill nearby and is limited in terms of proposed land use intensity by its surrounding residential uses and lack of non-residential market.

The Chesterfield Township LRA envisions this site utilized primarily for residential, recreational and educational purposes. It does not, however, dismiss the potential for office and limited neighborhood commercial uses developed as a cohesive part of the overall development. It is with these uses in mind that the Township desires to:

- ❖ Respect the abutting residential uses by placing compatible uses on their borders.
- ❖ Allow uses which can reasonably be accommodated by existing service roads.
- ❖ Create recreational and open space opportunities for the Township as a whole.
- ❖ Add an educational and congregational component to the Community which
- ❖ Improve the quality of life for Chesterfield residents.

Thematic concepts for the reuse of Sebille Manor were established at two different Visioning Workshops on March 29, 2007 and _____ (Appendix A). These themes have been incorporated into the conceptual plan for Sebille Manor. These include:

- ❖ Unique Residential Development that Add Value to the Community
- ❖ Recreational and Open Space Uses
- ❖ Education and Community Meeting Space
- ❖ Arts and Cultural Uses
- ❖ Removal of Existing Structures

GOALS AND OBJECTIVES

The major goals and objectives developed by the Community Work Study Committee to guide this Plan can be generally grouped into three categories: public benefit, development compatibility, environmental compatibility, and fiscal responsibility. The goals and objectives are summarized below:

Public Benefit

- Include parkland in an area of the Township determined by the Parks and Recreation Master Plan to be deficient of such opportunity.
- Provide a park on the site that includes nodes of interest such as sculpture, gardens, picnic areas and natural walks.
- Create a library that blends architecturally and functionally within the park, if funding can be secured.
- Include a fitness trail with multiple exercise stations to provide an active component to the park.
- Appropriately balance homeless needs in the vicinity of Seville Manor (Chesterfield Township) with the economic development needs of Chesterfield Township.

Development Compatibility

- Ensure compatibility with surrounding residential and school uses.
- Improve the aesthetic, cultural and recreational value of the area.
- Promote quality residential development that will enhance values of surrounding areas.
- Recognize the limited potential for the site with regard to commercial operations.

Environmental Compatibility

- Minimize impacts of future development on the natural features within the development.
- Ensure adequate and safe clean-up of any site contaminates.
- Preserve existing trees when practical and require replanting plans for new development.
- Provide open space for outdoor recreation.

Fiscal Responsibility

- Recognize the poor economic state of Michigan and, specifically, Macomb County when planning the site.
- Balance fiscal responsibility with ambitious development plans and the needs of the homeless.
- Provide development timeframes within the context of realistic spending and growth.

REUSE PLAN ANALYSIS

The Reuse Plan started with development of numerous concept plans which were introduced to the residents of Chesterfield Township via the public hearing process. Ideas within the plan were then mixed and matched to balance the desires of the residents, the goals and objectives of the LRA and the fiscal realities associated with developing the site. This section is intended to provide a snap shot of the plan development from concept plans to final plan.

Conceptual Plan Development

Based on the background information compiled, as well as generally accepted planning land use strategies, concept plans for the site were developed. The concept plans were continually refined through the process as new information became available. The concept plans were built around the following findings:

Existing Site Conditions

Sebille Manor infrastructure including roads, water lines, sewer lines and storm drains are inadequate and inconsistent with established Township standards and cannot be utilized to support new development for the short or long-term.

Master Plan and Surrounding Land Use

The Re-use Plan must conform to the Township Master Plan and must be compatible with surrounding land uses. The Township Master Plan calls for Single-family Residential development at a density range of 2.2 to 3.4 units per acre and also indicates a need for park land in this area. The surrounding land uses are residential and a public elementary school.

Community Goals and Objectives

Community Goals and Objectives are generally compatible with the Master Plan. The desires of the community center around creating parks and, if necessary, quality residential development. The residents gave a clear indication that multi-family residential uses were not desired at the public hearing. While residents voiced both support and opposition to a new library, a vote to fund a new library failed in the 2007 Township-wide election. While the funding proposal failed, the LRA will still attempt to provide for the use in hopes of the Library District finding another funding source.

Fiscal Limitations and Economic Expectations

Chesterfield Township is facing budgetary constraints which were considered during the development of the Reuse Plan. The Township has very limited liquid assets to commit to the acquisition or development of this site. As with the private side of the market, the U.S. Army is also struggling with budgetary constraints. They desire to maximize the return on the sale of their property.

Marketability of Uses

The market study and land appraisal conducted by Gilbert A. Zook SRPA and Associates and the Reuse Team indicate the following:

- The property is not conducive for intense office or commercial uses.
- The property is inappropriate for industrial use
- Residential property absorption rates are extremely slow (>.5 units per month).

Concept Plans #1, #2, and #3

These concept plans were originally conceived by the LRA Community Work Study Committee. The plans generally embraced uses that were being entertained through Public Benefit Conveyance requests. Each concept included one or more of the following uses:

- Township District Library
- Large Township Park (roughly equivalent to PBC request 46 acres)
- Golf Course

Each of the concept plans were removed from consideration due to the inclusion of one or more of these uses:

Chesterfield Township District Library

The Library District was depending on the approval of a millage increase to pay for a new building and associated improvements. The millage was defeated in the 2007 election and the District's PBC request was no longer financially feasible.

Large Township Park (Approximately 46 acres)

The Chesterfield Township Board requested a PBC for approximately 46 acres of parkland. The Board request for this property was conditioned upon the U.S. Army removing the existing structures from the property. The removal cost estimates for structures and roads were in excess of \$2,000,000. Costs of this magnitude could not be absorbed by the Township due to budgetary constraints. The park would also require expenditures for capital improvements such as parking lots, playgrounds and fields, restroom structures, and pathways. Further, with undeveloped parks in the Township already awaiting funding for these types of improvements, the Township had to reconsider their ability to fund the demolition and park improvements. Based on the above, the Township rescinded the PBC request and opted for the inclusion of a requirement with the purchase/development agreement which requires the purchaser to provide a 20 acre open space area and start-up capital.

9-Hole Executive Golf Course

The Township's Community Work Study Committee agreed that a golf course might provide both a revenue stream and a means of creating aesthetic green space. The public overwhelmingly spoke against the creation of a golf course on the property and the LRA, in turn, removed the use from consideration.

Illustration 1
Concept Plan #1

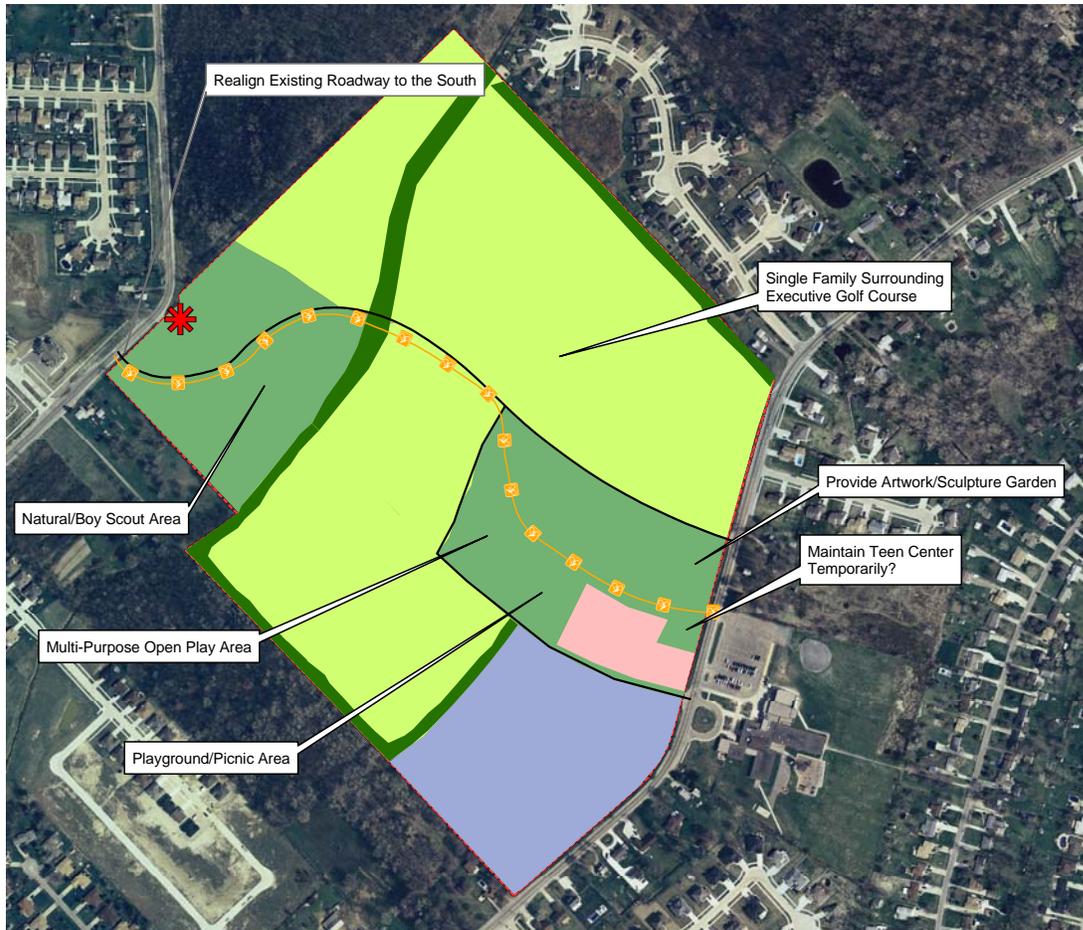


SEVILLE MANOR
REUSE PLAN



	Single Family	55 Acres
	Greenways	
	Park	35 Acres
	Library	13 Acres

Illustration 2
Concept Plan #2



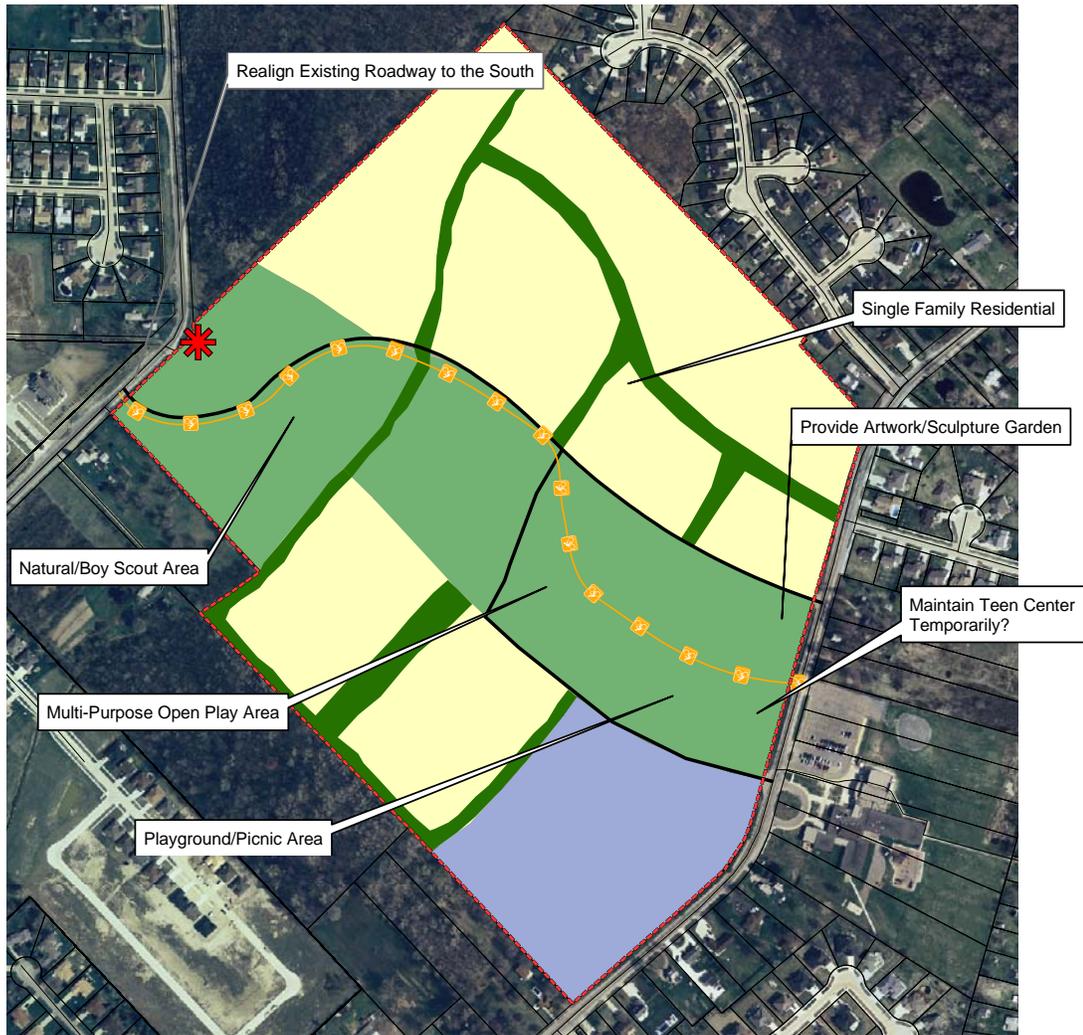
SEVILLE MANOR
REUSE PLAN



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

	Golf Course Residential	63 Acres
	Greenways	
	Park	25 Acres
	Library	13 Acres
	Day Care/Coffee Shop Use	2 Acres

Illustration 3
 Concept Plan #3



SEVILLE MANOR
 REUSE PLAN



	Golf Course Residential	63 Acres
	Greenways	
	Park	25 Acres
	Library	13 Acres

Concept 4 & 5 Assessment

Use Description:

Concept 4 is based on a single-family residential development with approximately 27.5 acres of parkland. Upon reviewing negative returns for the development, the LRA decided to appraise a build-out of single-family homes (as depicted in concept 5). Neither concept was financially feasible.

	<u>Concept 4</u>	<u>Concept 5</u>
Estimated Value:	\$14,871,000	\$20,230,000
Overhead & Profit:	\$8,551,000 (57.5%)	\$14,565,500 (72%)
Est. Development Costs Including Land:	\$6,320,000	\$5,664,500
Estimated Development Cost:	\$4,498,000	\$6,338,600
Market Value:	\$1,822,000	\$0
Years for Absorption:	11.5	14.4
Est. Market/Bulk Value (NPV 20%):	\$4,200,000	\$5,400,000
Estimated Development Costs:	(\$4,498,000)	(\$6,338,600)
As Is Value:	0	0

Source: Property Appraisal completed by Gilbert A. Zook, SRPA, SRA & Adapted by the LRA Consulting Team for the purposes of this study

Illustration 4
 Concept Plan #4

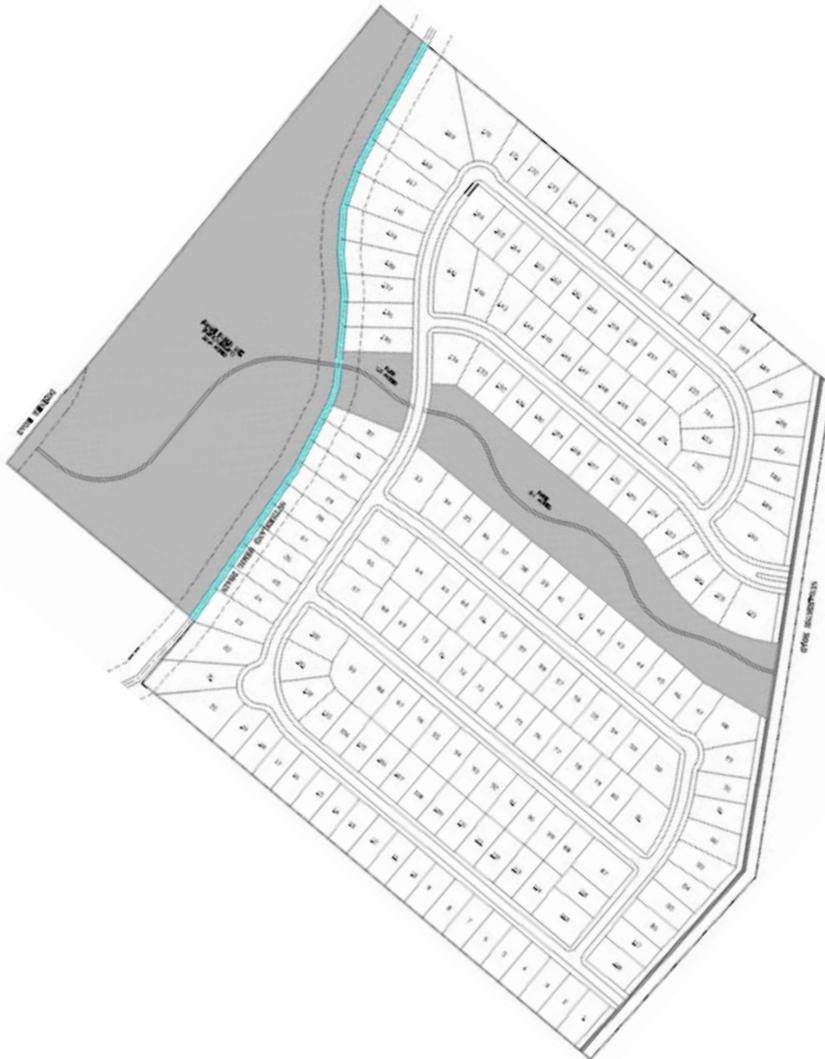


SEVILLE MANOR
 REUSE PLAN



- Park
- Public Use/Park
- R-11 Single Family Residential

Illustration 5
Concept #4 Detailed Plan



SEVILLE MANOR
REUSE PLAN 



Illustration 6
Concept #5 Detailed Plan



SEVILLE MANOR
REUSE PLAN 



Concept #6 “THE REDEVELOPMENT PLAN”

The Redevelopment Plan selected by the LRA is a market driven design. More specifically, it is a plan conceived under the goals established in the LRA's Public Hearings and then modified to recognize the market realities.

Principles Guiding the Plan

- All structures will be removed from the site.
- Land use development allowances have been broadened to provide sufficient revenue potential to attract developers.
- Enough revenue has to be anticipated to allow for development of a Township Park and to ensure equivalent value payments to the homeless providers.
- Residential densities have increased, without overburdening the limited capacity roadways.
- Land uses have to be generally consistent with Master Plan Visions and Strategies and the Visions and Strategies of this planning document.
- Additional funding must be allotted to fill gaps in the continuum of care for homeless in the vicinity.

The Redevelopment Plan

Use Designation	Acres	Yield
Single-family Residential (R-11)	43-63 acres	107 - 157 units
Township Park	20 acres	—
Assisted Living (Senior Housing)	5-10 acres	100-200 units
55 and over Active Living	15-20 acres	90-120 units
Commercial Uses	0-10 acres	0-80,000 square feet

Major Components of the Redevelopment Plan

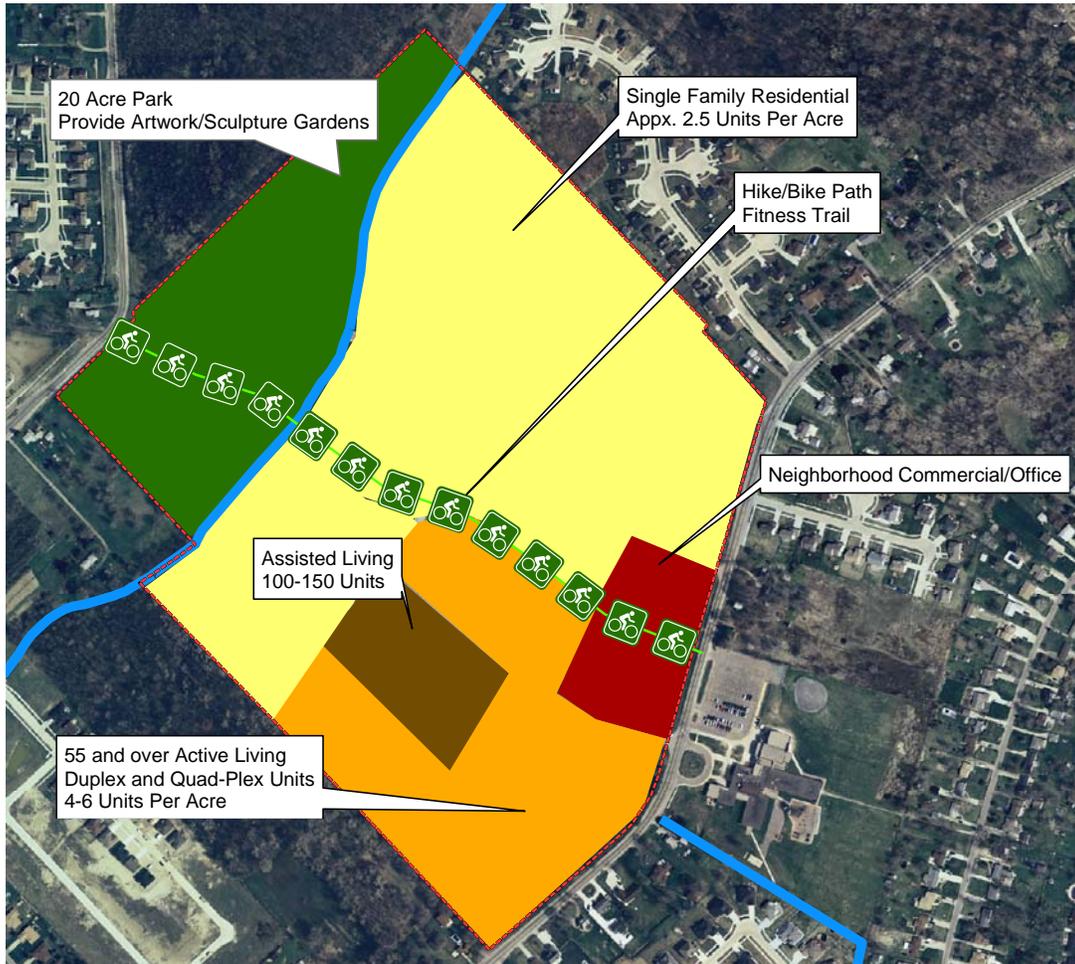
Removal of Existing Structures and Equivalent Funding for Homeless Providers

The plan requires the immediate removal of all buildings and roads from the site for the following reasons:

- Roads do not meet current standards.
- The bridge spanning the Sutherland Drain is inadequate for long-term vehicular travel.
- Buildings are substandard and are subject to quick degradation.
- Sewer and water line materials are inadequate to meet Township standards.
- The development as a whole is inconsistent with the Master Plan and Zoning.

Because the buildings must be removed, the Redevelopment Plan proposes equivalent funding for the homeless providers. The funding equates to a value equal to the amount of units necessary to house unsheltered homeless in the Township of Chesterfield. This number equated to 22 based on a point-in-time survey conducted by the Macomb Homeless Coalition. The unit equivalent would then be 2.5 units. The LRA project team estimated the value of such units at 63,000 per unit. Therefore, the equivalent value of 2.5 units resulted in an agreed reimbursement of \$157,500. The purchaser of the property shall be responsible for all removal costs and reimbursement to the homeless providers.

Illustration 7
 Concept #6
 Re-Use Plan Draft



SEVILLE MANOR
 REUSE PLAN





- Active Living
- Assisted Living
- Commercial
- Park
- Single Family

No Connection Between Donner and Sugarbush Roads

An assessment of the bridge reveals that maintenance would likely be required within five (5) years. In addition, a concern was expressed as to the anticipated lifespan of the bridge under increased public use. Further, the Road Commission of Macomb County's (RCMC) willingness to accept dedication and assume operational, maintenance and replacement responsibilities for the structure is unlikely. All things considered, the cost of replacing such a bridge is an expense that the Township could not incur as part of this project and would not be economically feasible to place on the developer.

Commercial Component

While the LRA determined that the site does not lend itself to commercial development, the LRA does see limited neighborhood commercial opportunities available on the site. Much of the market for these uses will be the new residential created as part of this project. The potential is even greater that the commercial uses may well be a part of the residential uses. For instance, the assisted living area may include hair care facilities and/or medical offices.

The development will be limited to the following types of uses:

- Medical Offices
- Dental Offices
- Chiropractor Office
- Small Urgent Care
- Various General Office
- Small Restaurant
- Carry-out Restaurant
- Neighborhood Commercial Establishments:
 - Greeting Card Shop
 - Hair and/or Nail Salon
 - Dry Cleaners
 - Laundromat
 - Butcher Shop
 - Fruit and Vegetable Shop
 - Ice Cream Shop
 - Dance School
 - Exercise/Fitness Facility
- Similar Uses

Active Living Residential Center

This type of use provides housing and recreational activities for the over 55 years of age resident. The uses would include duplex and quad-plex attached housing units with densities ranging from 4-6 dwelling units per acre. Amenities would include a club house, swimming pool, tennis courts, walking paths and similar recreation opportunities.

Township Park

The developer of this project will be required to turn 20 acres of the property over to the Township for the development of a park. Specific development features of the park will be determined by the Recreation Commission. At a minimum, the park will contain a parking lot, restroom facility and pathway. The developer must also provide funding which can be used by the Township exclusively for developing the park.

Project Valuation

	Low-End	High-End
Commercial (5 acre low end – 10 acre) =	\$1,525,000	\$3,050,000
Senior Housing 217,800 sq. ft. x \$6.00 sq. ft. =	1,300,000	1,300,000
Senior Housing 20 acres x \$100,000 per acre =	2,000,000	2,000,000
Park 20 acres x \$15,000 per acre =	300,000	300,000
Residential 53 acres x \$75,000 per acre =	3,975,000	3,975,000
Total	\$9,100,000	\$10,625,000

The previously estimated values assume a strong market and do not take into account current economic conditions, wherein little or no demand exists, particularly for residential properties. It is expected that it would take at least five (5) years before the market will return to a level where the concluded prices might be obtained. In order to take into account expenses that would be incurred during this extended five-year holding period, plus offer the investor a reasonable rate of return (profit) on his investment, the Plan concludes that \$9,100,000 should be brought to a present worth over the five (5) year holding period by application of a 20% discount rate. Application of said discount rate indicates a discounted market value of roughly \$3,700,000. Obviously, this amount would increase on the high end assuming additional commercial demand.

Discounted Market Value =	\$ 3,700,000
<u>Demolition Cost =</u>	<u>(\$3,500,000)</u>
Remaining Value =	\$200,000

With the expenses noted above, and equivalent funding for homeless and park development funds, the project presents some challenges to the development community. It does however, project well over the long-term under favorable economic conditions. Based on the marginal results of the above analysis, a successful sale and development of the property would largely depend on the Army discounting the sale price of the property by an amount equal to the demolition costs noted above.

PROPERTY CONVEYANCE/DISPOSAL

Introduction

This section provides an overview of the land conveyance and disposal processes available for the Seville Manor property. Generally, the conveyance methods fall into two major categories. The first are transfers of property at no cost or reduced cost and the other category includes acquisition at market value.

The methods of conveyance are derived from the 2005 BRAC evaluation process. These criteria emphasize, among other factors, the DoD's intent to expedite the transfer process and to maximize a return on investment for the federal government as part of that process. It is the focus of the military to "rely on and leverage market forces" to the greatest extent possible, as noted in the Base Realignment and Closure Manual (BRRM). All of these factors have ramifications for the LRA's preparation of a final reuse plan which will be discussed in this and subsequent sections of the redevelopment plan.

Screening Process

Under the 1949 Property Act, and applicable base closing laws, closed military facilities must first be "screened" within DoD for other military uses and then with other federal agency for possible reuse. Properties no longer needed within DoD are considered "excess," while properties not useful to other federal agencies are declared "surplus."

Until October of 1994, the second priority for surplus base closure property was accorded to providers of housing for the homeless under the Stuart B. McKinney Homeless Assistance Act of 1987. While the McKinney Act priority still applies to all other surplus federal property, the impact on base closure communities has been changed. In the waning hours of the 103rd Congress, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 was approved. This Act directs all housing requests by homeless assistance groups to the community's Local Redevelopment Authority (LRA). The LRA, which is the official reuse planning organization, recognized by DoD, must initiate an outreach effort, among other requirements, that addresses homeless housing issues both-on base and off-base.

The final surplus property screening priority is accorded to state and local governments, homeless providers, as well as federally recognized Native American Indian Tribes.

Property Conveyance Methods

Overview of Transfer Options

Seville Manor's transfer objective is to create a long-term strategy that is consistent with the most current Federal Laws regarding property transfer and to attain the highest returns for Chesterfield Township in terms of economic revitalization, public and social benefit, and consistency with the visions and goals set forth by the Chesterfield Township LRA. The purpose of this section is to generally outline the available options for the acquisition of real property at the Seville Manor facility, and not to provide a definitive explanation of all disposition authorities. The methods available for different types of property transfer to Local Redevelopment Authorities are summarized in Table 1.

Once the decision has been made through the BRAC process to close a military installation, federal law provides for a number of alternative transfer methods that can be employed by the Department of Defense (DoD) to dispose of the property. One of the first steps in the disposal process is the “screening” of the property to determine if other federal agencies have use for any or all of the facility. In the case of Seville Manor, no other federal users identified an interest in the facility within the allotted time-frame which resulted in it’s designation by the DoD as “surplus” property. In light of this fact, disposal of the subject properties can potentially occur under one or more alternative methods of transfer that will be dependent upon the type of end user (i.e. public or private) and the intended use.

The primary methods of transfer most likely to be considered by the Army for the Seville Manor property are outlined in the following table and discussed in more detail in the subsequent portions of this section. These methods are based on information presented in the Base Redevelopment & Realignment Manual (BRRM) 2006, which contains the DoD’s primary guidelines for reuse of BRAC facilities.

Public Benefit Conveyance

One of the more useful methods of property transfer for a variety of public uses is the Public Benefit Conveyance (PBC). A PBC can be used to convey real or personal property to state and local governments, and certain non-profit organizations, for public purposes at no cost or reduced cost. These purposes include schools, parks, public health facilities, law enforcement, emergency management response, correctional facilities, historic monuments, self-help housing, and wildlife conservation. If this method is selected by the LRA, and approved by the DoD, a federal sponsoring agency may request assignment of the property for purposes of conveying the property to a designated eligible recipient. The sponsoring agencies are responsible for selecting applicants and determining the amount of the discount from the fair market value of the property. It should be noted that some uses, such as law enforcement, emergency management response, correctional facilities, historic monuments, and wildlife conservation, do not require a sponsoring agency and can be directly transferred from the DoD to an approved recipient. The primary PBC approaches that are potentially useful in redeveloping the Seville Manor facility are summarized below.

Conservation Conveyance – The Secretary of the Army may also convey surplus property that is considered “suitable and desirable” for conservation purposes to a state or local government, or to a non-profit organization that exists primarily for the purpose of natural resource conservation. Such a conveyance may, if noted in the deed, permit the recipient to convey the property for the same purpose and conduct incidental revenue-producing activities. If a property transferred in this manner ceases to be used for conservation purposes, ownership shall revert back to the federal government.

Economic Development Conveyance

Transfer of portions of the Seville Manor property could potentially occur by means of an Economic Development Conveyance (EDC) from the Army. However, only an LRA is eligible to acquire property under an EDC. The LRA must demonstrate that the proposed uses for the property will generate sufficient jobs to justify an EDC conveyance, and that the proposed land uses are realistically achievable given current and projected market conditions. In most cases, the Army will be required to seek fair market value consideration for the EDC conveyance although it is authorized, on a case-by-case basis, to grant an EDC for no consideration.

Under this scenario, an Implementation LRA, or other comparable entity, would have to be established to oversee redevelopment of the site once the existing LRA has fulfilled its responsibilities for preparing this reuse plan. The Implementation LRA would have title to the property within a “reasonable time” after the Army makes its surplus property determination. In addition, the LRA must agree that the proceeds of sale or lease of the property received during the first seven years after initial conveyance shall be used to support the economic development of the installation.

Table 1
Federal Property Conveyance

Conveyance Method	Conditions	Community Planning Considerations
Public Benefit Conveyance (PBC)	<ul style="list-style-type: none"> The property is conveyed at market value unless a sponsoring agency determines a discount is warranted The property must be used for public purposes (schools, healthcare, recreation, etc.) Sponsoring agencies may impose additional land use controls 	<ul style="list-style-type: none"> Market value is an objective of the sponsoring agency – an appraisal will most likely be needed Consideration should be given to how the reuse plan will affect market value and ultimately the price paid to the sponsoring agency
Economic Development Conveyance (EDC)	<ul style="list-style-type: none"> The military department is required to seek market value However, the military can grant an EDC without consideration if proceeds support economic development for 7 years Proceeds not used for economic development can be recouped by the military 	<ul style="list-style-type: none"> Market value will need to be determined – an appraisal must be completed If LRA develops property it must determine there are enough qualified investors to warrant a discount A lower market value may be arrived at if reuse plans are more generalized and do not assume high densities of development
Negotiated Sale to Public Entities	<ul style="list-style-type: none"> Property can only be conveyed to public entity for a public benefit Same benefit cannot be obtained from sale or PBC conveyance Congress must approve transaction If property is sold within 3 years all profits revert to the military 	<ul style="list-style-type: none"> Market value will determine final sale price for LRPA or other public body – an appraisal must be completed A very detailed reuse plan may result in higher market value than a more generalized plan
Advertised Public Sale	<ul style="list-style-type: none"> Property is conveyed by the military through public bidding process Military will consult with LRPA before taking this approach The military's objective will be to seek sale to highest responsible bidder 	<ul style="list-style-type: none"> Because this process requires a bid process, market value is assumed to be part of this process The establishment of minimal land use controls in the reuse plan may encourage more rapid, market-driven redevelopment, if so desired by the LRPA
Conservation Conveyance	<ul style="list-style-type: none"> Similar to a public benefit conveyance but property must be used for conservation oriented purposes Management of property must involve state or local government, or non-profit conservation organization Property reverts to United States if use ceases to be for conservation purposes 	<ul style="list-style-type: none"> If conveyance is for no cost – market value is not an issue The community plan should still examine highest and best use since conservation conveyances can severely limit the development potential of an otherwise economically viable site
Environmental Responsibilities Transfer/Sale (Early Transfer)	<ul style="list-style-type: none"> Property is conveyed through two-step bid process The military then requests a covenant deferral from state governor After deferral is approved military can enter into a binding purchase agreement 	<ul style="list-style-type: none"> Because this process requires a bid process, market value is assumed to be part of this process State will assume responsibility for oversight of remedial actions for contaminated sites The establishment of minimal land use controls in the reuse plan may encourage more rapid, market-driven redevelopment, if so desired by the LRPA Consideration should be given to acquiring additional environmental insurance to protect involved parties from future liability

Source: Understanding Key Issues in DoD's Base Redevelopment & Realignment Manual, An Infobrief from the Association of Defense Communities, May 2006

Negotiated Sale or Public Sale

There are a number of other methods that the Army can use to dispose of the surplus property, two of which, negotiated sale to a public entity or an advertised public sale, have reasonable potential for use related to the subject properties. A negotiated sale can only be transacted with a public body if a public benefit, which would not be realized from a competitive advertised sale or authorized public benefit conveyance, will result from the negotiated sale. The grantee may not pay less than fair market value based upon a highest and best use appraisal of the property and final approval of the sale must be authorized by Congress. If the property is sold within three years following a negotiated sale, the grantee will be required to remit all proceeds in excess of its initial acquisition costs.

If the LRA, after preparing a reuse plan, determines it is in the best interest of the community not to be directly involved in redeveloping the site, it can recommend that the Army dispose of the property through a public sale. The actual method of sale could be one of a number including sealed bid, Internet auction, or on-site auction to the highest bidder. Under such an approach, the DoD would make a determination whether to sell the entire parcel or as subdivided parcels. Property acquired by a private organization or individual is not subject to any restrictions on the use or resale of the property. However, it would be subject to local land use and zoning controls.

Disposal of Property for Use by Homeless

As part of the initial screening process for reuse and disposal of a BRAC property, consideration must be given to potential use for the homeless. Property that has been identified for potential use to the homeless must be conveyed to either an organization that is a representative homeless provider, as approved by the U.S. Department of Housing and Urban Development (HUD) or the LRA. If the property is conveyed to the LRA it must then make it available to the homeless provider for no cost. The LRA is also responsible for monitoring the use of the property and ensuring that the homeless provider complies with the legally binding agreement that must accompany all such conveyances.

In accordance with base closure law, the Chesterfield Township LRA must solicit Notices of Interest (NOI) from state and local governments, representatives of the homeless, and other interested parties in the vicinity of the installation that may be eligible for conveyance of property to meet the needs of the homeless or a public benefit conveyance of Seville Manor property. The LRA must give notice as to the timeframe in which NOIs will be accepted for submittal and hold hearings to allow interested parties to provide input into the reuse planning process. On June 7, 2006 the LRA published a public notice soliciting interest from the types of organizations noted above with a deadline for receipt of said notices by September 7, 2006. During this time period the LRA received notices of interest from two homeless assistance groups. The Macomb Homeless Coalition submitted a NOI. They are located locally in Macomb County and coordinate/assist homeless care efforts in the area. The second group was the World Wide Crusade for Christ. This group is headquartered in California and has an office in Wayne County, Michigan. As previously noted, the LRA received PBC's from the Chesterfield Township Library and the Chesterfield Township Parks and Recreation Department.

REUSE & DEVELOPMENT STRATEGY

This section will provide the recommended program for the implementation of the proposed development plan.

Planning Related Procedures

Due to the mixture of uses on the proposed plan, the selected development concept is best suited to occur under the Township's Planned Unit Development (PUD) process. The PUD process requires a two-phased approval procedure - a pre-application phase and an application phase. The approval of a Development Agreement associated with this redevelopment plan shall be considered an approval by the Township of the pre-application phase of the PUD.

Final approval of the PUD will be granted by the Township Board during the application phase of the PUD process. In approving this plan for the redevelopment of the Seville Manor site, the Township Board shall determine that the proposed development is consistent with the Goals & Objectives of the Master Plan. Following the approval of the PUD, individual site plans for each phase of the proposal will be submitted to the Planning Commission for review and approval.

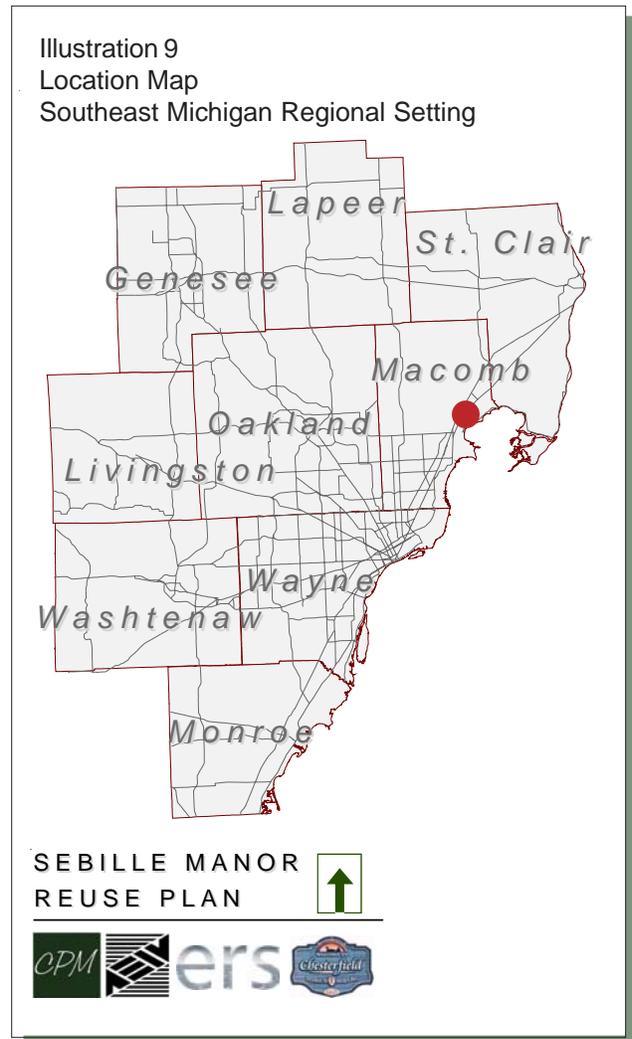
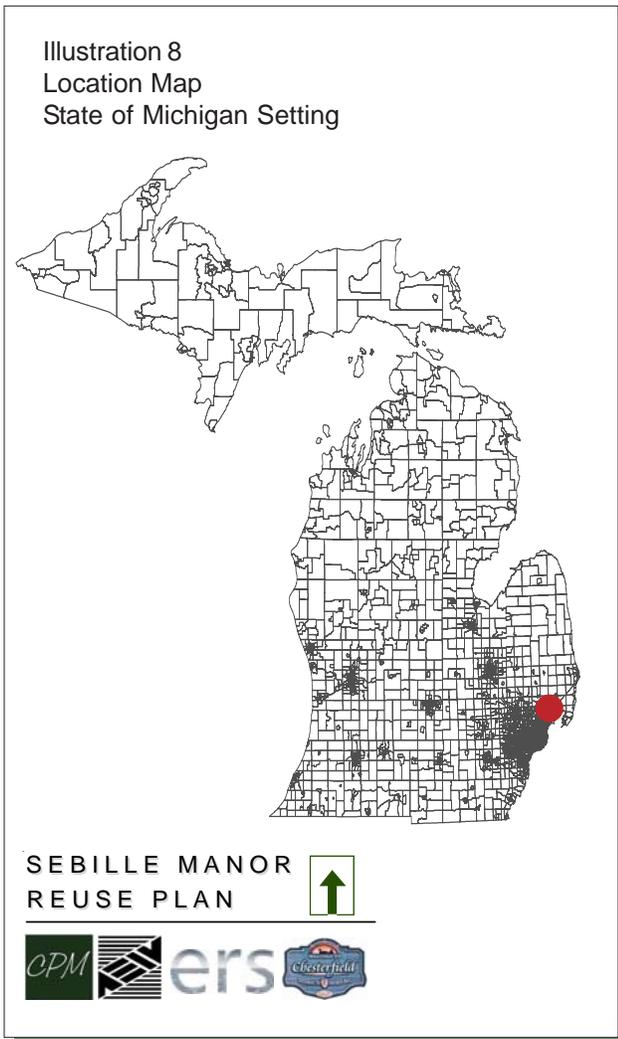
BACKGROUND CONDITIONS

GENERAL SITE INFORMATION

Location and Setting

Sebille Manor is located in Southeast Michigan approximately 24 miles north of Downtown Detroit in the Charter Township of Chesterfield. The military housing complex lies approximately two miles north of the base for which it provides housing (Selfridge Air National Guard Base). Sebille Manor is centrally located in Chesterfield Township between Sugarbush Road and Donner Road, north of Cotton Road.

Interstate 94 (I-94) is the principle thoroughfare in the area. The site is approximately one-half mile from this freeway. Access to the freeway can be gained from 21 Mile Road to the south and 23 Mile Road to the north. Michigan Highway 59 (M-59) lies approximately two miles to the south and is the principle east-west corridor.



Sebille Manor is abutted by single-family residential uses to the north and the south. To the east an elementary school and residential uses are located across Sugarbush Road. A mix of single family residential uses and multiple-family uses are located across Donner Road to the west.

History of the Site

Previously utilized for farming, this site was acquired under a Declaration of Taking in 1959 by the United States Government and permitted for use to the Air Force. Subsequently, the Air Force licensed use of the facility to the Michigan Air National Guard. The property was transferred into its current ownership (USAG-S, formerly part of U.S. Army TACOM) in 1989 by the U.S. Property and Fiscal Office for Michigan.

Sebille Manor was developed for housing from 1959 through 1961. The base housing has changed little since that time. Of note, Sebille Manor was the last post war housing project developed under the Capehart program. This program was one (1) of two (2) federal programs designed to privatize the construction of military housing.

Study Area

For the purpose of providing an overview of existing conditions associated with the site, a portion of the Township was analyzed. This area within the Township is bounded by Jefferson Road, 23 Mile Road, I-94 and 21 Mile Road. This study area was chosen based on the location of the major roads within close proximity of the Sebille Manor site.

Illustration 10
Location Map
Chesterfield Township Setting

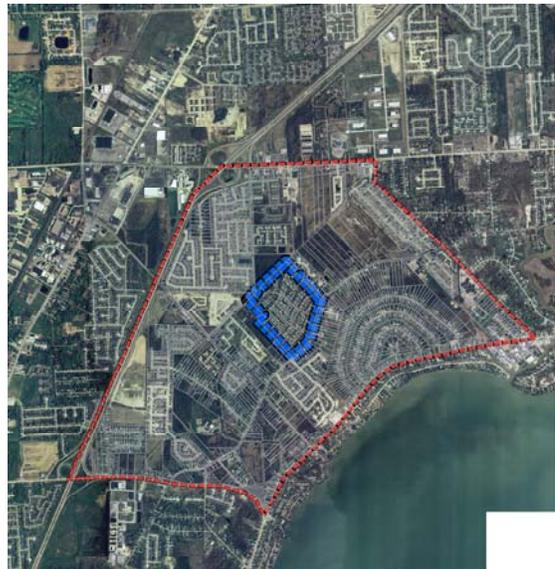


SEBILLE MANOR
REUSE PLAN 



1 0.5 0 0.5 1 Miles

Illustration 11
Aerial Photograph



SEBILLE MANOR
REUSE PLAN 



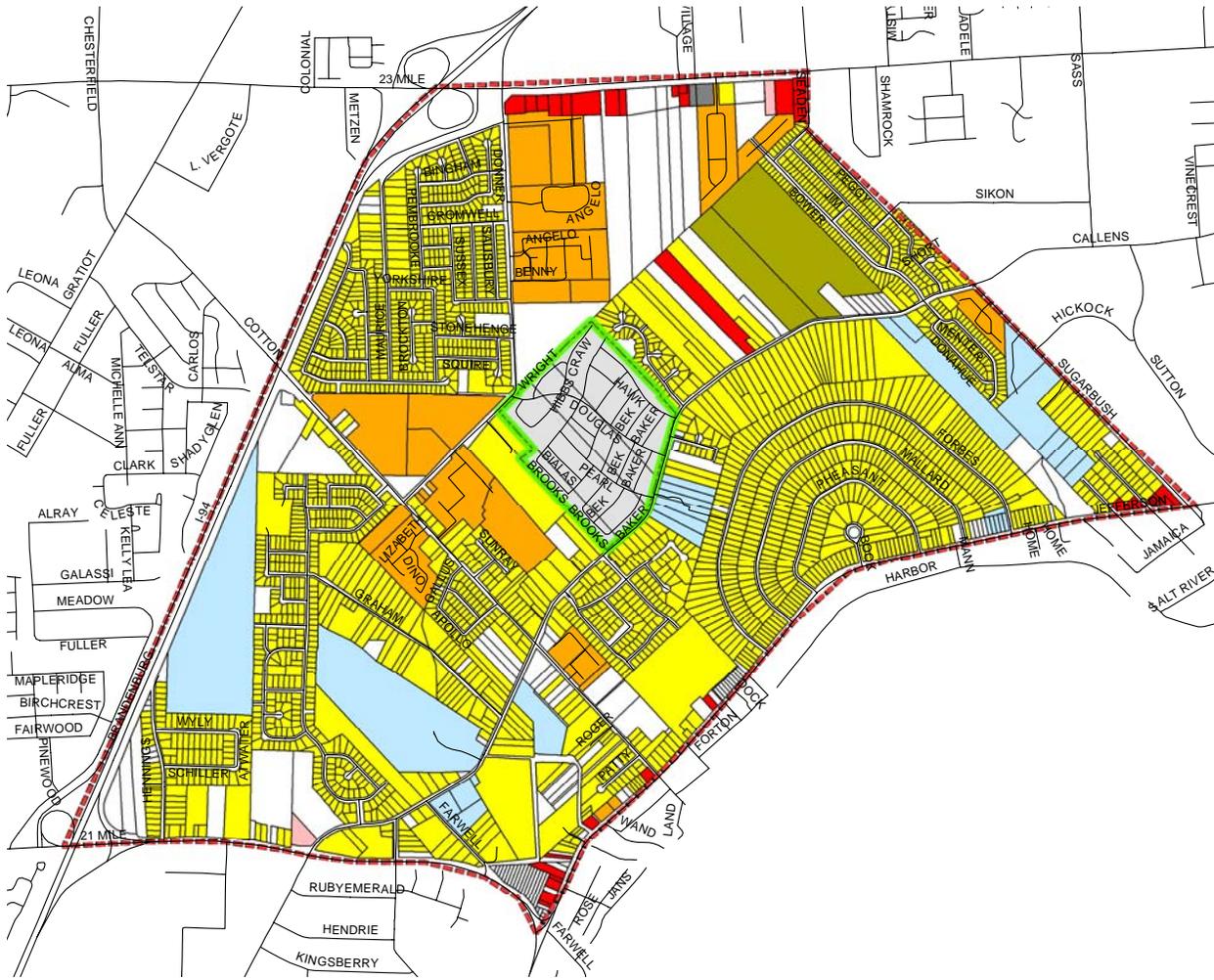
2,500 1,250 0 2,500 5,000 7,500 Feet

LAND USE ANALYSIS

Surrounding Land Use

Seville Manor is generally surrounded by single-family residential development with a couple of exceptions. One site to the north remains vacant, a site to the east is occupied with Naldrett Elementary School and a site to the west across Donner Road is currently used for multiple-family residential purposes.

Illustration 12
Existing Land Use Excerpt -2007



SEVILLE MANOR
REUSE PLAN



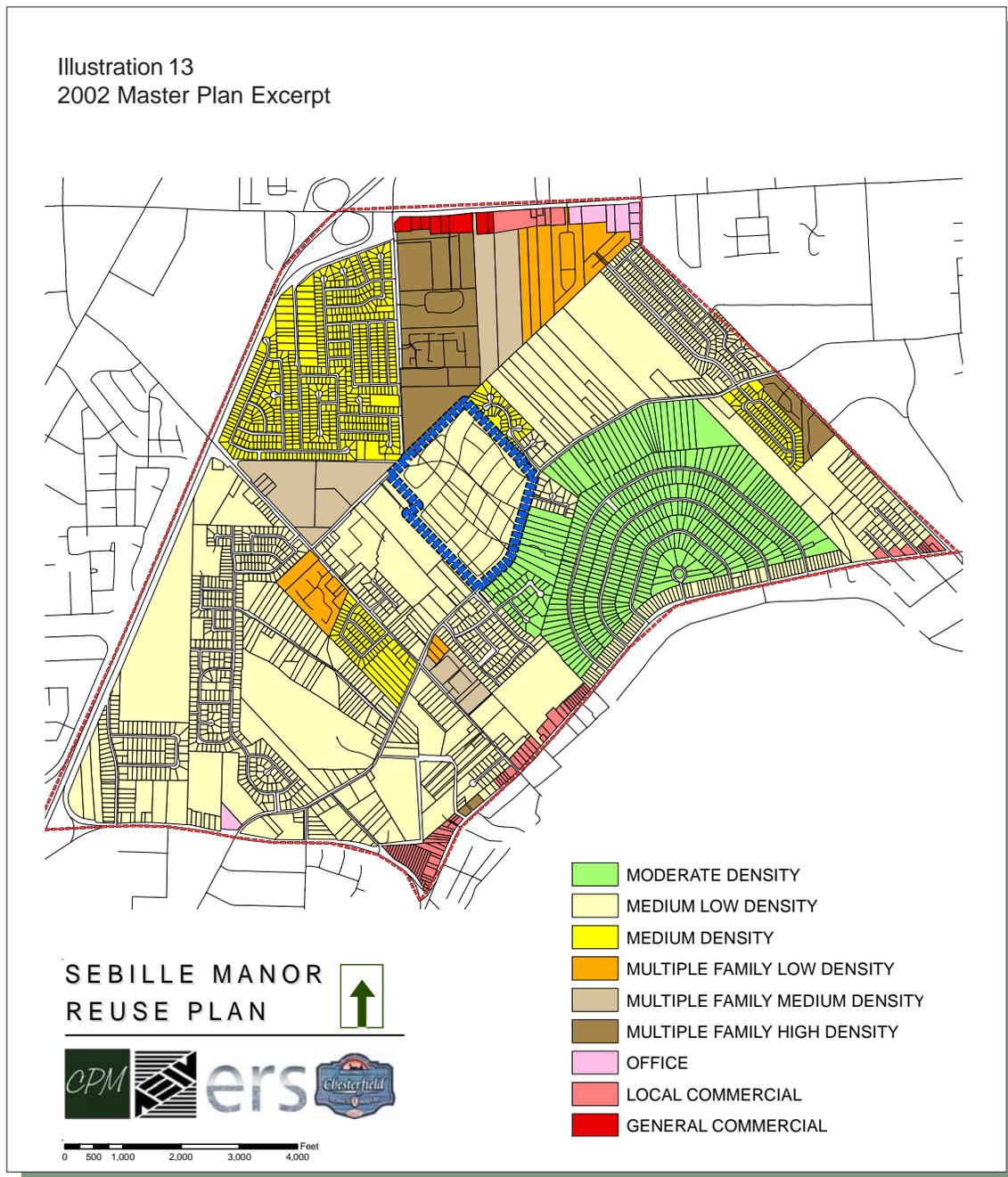
0 500 1,000 2,000 3,000 4,000 Feet

- | | |
|---------------------------|-----------------|
| VACANT | COMMERCIAL |
| SEVILLE MANOR | INDUSTRIAL |
| SINGLE FAMILY RESIDENTIAL | CLOSED LANDFILL |
| MULTIPLE FAMILY | PUBLIC |
| OFFICE | |

Chesterfield Township Master Plan

Chesterfield Township adopted a Master Plan to guide land use decision-making on December 10, 2002. The Master Plan identifies the Seville Manor site for future single-family residential use (Medium Low Density 2.2 to 3.4 units per acre). Based on the Master Plan, the appropriate zoning for the site is R-1-B or R-11. This matches the current zoning designation.

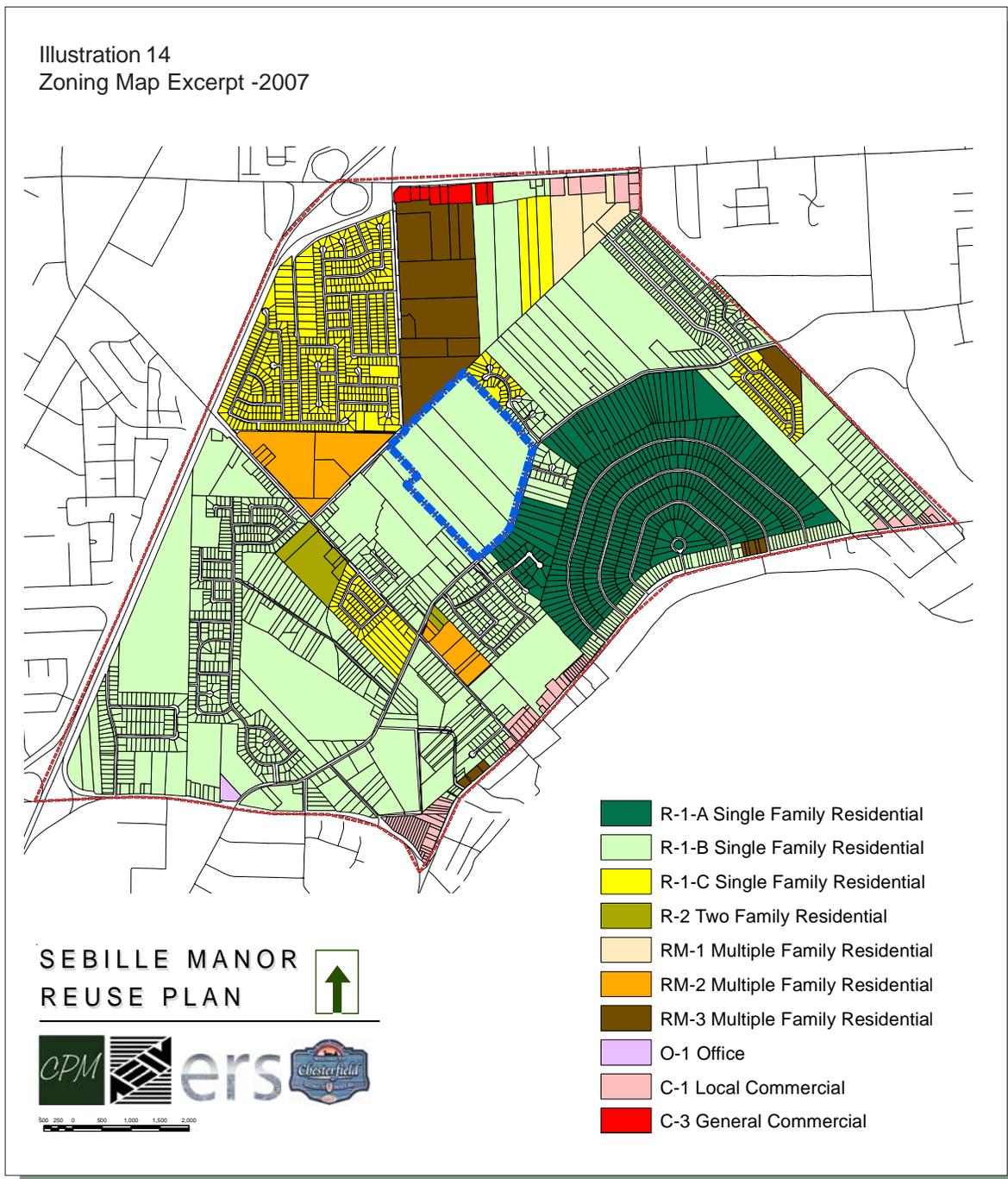
The Master Plan supports recreational uses in this area on page 97. "In general, the area of land between 21 Mile Road and 23 Mile Road contains a high density of residential development. The problem lies in the fact that this area is virtually devoid of recreation opportunities for these residents. The Township should explore the possibility of obtaining land to create neighborhood parks and other recreation facilities in this area."



Chesterfield Township Zoning Ordinance

Consistent with the goals and map of the Master Plan, the Chesterfield Township Zoning Ordinance designates the zoning for this property as R-1-B (single-family residential). The principle permitted use for this district is single-family homes located on lots that are seventy-five (75') feet wide and one hundred and thirty (130') feet deep. Township buildings and uses are also permitted within the district.

The Ordinance also allows for uses under a special land use category. These uses may or may not be approved by the Planning Commission based on site conditions, surrounding conditions and any other impacts the use may have on the Community. Examples of these uses include cemeteries, day-care facilities, churches, various recreational uses, and public utility buildings.



EXISTING BUILDING ANALYSIS

The base contains 352 housing units (220 residential buildings), which are comprised of single-family units and duplex units. In addition, the site also has a youth center facility located on the eastern edge of the site. The units, except the youth center, are all three or four bedroom, 1½ bath, wood frame houses on cement slabs.

As mentioned previously in the report, these buildings are Capehart Era structures. For historic preservation consideration, the buildings are reviewed under Section 106 of the National Historic Preservation Act through Program Comment of the Advisory Council on Historic Places (May 31, 2002). Through this Program Comment, building renovations, demolitions, rehabilitations, sales, repairs and mothballing are exempt from compliance with the National Historic Preservation Act or from consultation with the State Historic Preservation Office unless such buildings are determined to be a "Property of Particular Importance." Seville Manor is not designated as such.

Base personnel allowed the inspection of several of the Seville Manor housing units. Due to time constraints, the number of units that could be inspected was limited. However, because the units inspected were generally consistent in condition, time of construction and appearance to the other units throughout the housing complex, the six of the seven units inspected adequately reflect the condition of the majority of units in Seville Manor. Additionally, Army commissioned reports were reviewed in conjunction with the inspection to obtain an understanding of the existing housing conditions.

All of the homes inspected, whether single units or duplexes, were built using the same materials, support method and layout. More specifically, all units had the following attributes:

- Slab foundation
- Structural support system consisting of columns and a single beam at the center of each unit
- Exposed beams on the exterior of each unit
- One car garages, fashioned by enclosing carports
- Aluminum siding and brick veneer exterior
- Newer vinyl windows
- Small attic above the closet near the front door of each unit
- Thin attic insulation
- Hot water heater in the closet near the front door of each unit
- Vinyl composite tile flooring, containing asbestos, throughout each unit
- Electric heat

One unit, which should not be considered a representative unit, was uninhabitable. According to Base personnel, black mold had been discovered inside the unit. The mold had been caused by a water leak. In response, the Base had undertaken a cleanup effort, which included tearing out drywall inside the unit and disposing of the contaminated material. Black mold was not found in any of the other units inspected.

Table 2
House Inspection Summary

Address	Condition	Comments
48574 Hawk	Fair	Minor settlement, Driveway pavement poor, Roof poor, Grading issues, Signs of infestation
29455 Bek	Fair	Roof poor, Driveway cracking, Grading issues, Loose masonry
29065 Baker	Good	
29604 Wright	Poor	Foundation cracking & settlement, Roof poor, Visible water damage, Signs of infestation
29320 Craw	Fair	Foundation heaving & settlement, Driveway poor, Grading issues
29094 Pearson	Fair	Minor settlement, Signs of infestation
29758 Craw	Poor	Uninhabitable. Walls partially removed due to black mold, Signs of water damage, Loose masonry, Footing separating at back door.

The table below summarizes observations made at each unit. Observations are discussed in additional detail later in this section.

Structural Elements

The foundations for most of the units inspected exhibited settlement, the severity of which varied from mild to moderate. Five (5) of the units had noticeable foundation settlement, cracking or separation.

According to Base personnel, roofs have recently been replaced on approximately 70% of the units in Seville Manor. It was evident, by driving around the complex, the roofs that had not been replaced were in need of replacement. In one of the units inspected, which clearly had not had its roof replaced, evidence of leaking (bubbling paint) was noticed at one of the interior walls.

The beams for each unit are made of wood and are exposed at each side of the building. Although the beams are painted or stained, several had the paint flaking off of the beam. The beam exposure could pose a concern for long term life, due to water infiltration or insect infestation.

Interior Elements

Three (3) units within Seville Manor are heated and cooled using geothermal technology, according to Base personnel. Those units are located at 29517 Baker, 29503 Brault, and 47851 S. Brooks. All other units are heated with electric heat.

Three (3) of the units inspected showed signs of infestation. In two (2), it was clear that insects were attacking the wood within the walls, as evidenced by wood shavings near each wall throughout the units. In the third unit, infestation was more obvious. Not only were the wood shavings present, but many carcasses of spiders and two different kinds of beetle were present in every room.

Lead based paint (LBP) and asbestos are present in every unit within the complex, and will need to be addressed if the Township is to reuse the existing housing units. In the “Environmental Baseline Survey, U.S. Army Garrison – Michigan, Seville Manor” as prepared by Tetra Tech EM, Inc. in 2004, Tetra Tech referenced:

- “Lead Based Paint and Risk Assessment,” Advanced Environmental Systems, 1994
- “Draft Asbestos Survey Report of Family Housing at Selfridge Air National Guard Base, Michigan,” Roy F. Weston, 1993

Upon review of the aforementioned studies, Tetra Tech noted the following within their report:

“According to the LBP survey report, “solid type doors” including exterior doors and doors to the garage contained LBP. According to the asbestos survey, floor tiles and pipe fittings contained asbestos. During Tetra Tech’s site reconnaissance, suspected asbestos-containing floor and ceiling tile were observed.”

According to Base personnel, all of the units contain a small amount of lead based paint. There is lead paint on the doors and door jambs of each unit and on the garage ceiling. The solution in the garages was to cover the lead paint with wood sheathing. Every unit inspected contained the wood sheathing in each garage.

The wood sheathing cover-up was discussed with the Michigan Department of Community Health (MDCH). The following information was provided via e-mail from Daniel Lince of MDCH:

“Enclosing the lead-based paint (LBP) with wood sheathing or other durable and rigid material is a viable option for addressing existing LBP hazards as it makes the paint unavailable to occupants. As I mentioned, this method is called enclosure, for obvious reasons. State and federal law recognize enclosure and it is widely practiced in residential settings. Enclosures should be designed to last at least 20 years—so opt for thicker sheathing than thinner. The sheathing must be mechanically fastened to the paint—screws and nails—and typically sealed with caulk to ensure that no LBP dust or chips can escape. It is also a good idea for the sheathing to be painted to ensure that it stands up to conditions and weathering—the lead is still behind there so it will be important that the wood sheathing be periodically inspected to make sure it is holding up and doing the job it is intended, namely being a barrier between lead and people.

State law requires enclosure to be conducted using a lead abatement contractor. After that work is done, it needs to be cleared for re-occupancy. The lead abatement firm that did the work has nothing to do with the clearance or providing of any certificate. Indeed, it is a violation of our conflict of interest statute if they do. Instead, an independent certified risk assessor will do the clearance sampling.

If you do this work with a lead abatement contractor and then have it cleared you will go a long way toward reducing Chesterfield’s future liability or regulatory risk, which can be substantial if done wrong... Be also certain that the interior of the units were tested and not just the attached garages. Missing lead paint will also increase your liability risk.”

Exterior Elements

Most of the units inspected had grading and drainage issues adjacent to each building. In some cases, the exterior grade clearly sloped toward each building, especially in the rear yards. This was evidenced by water damage to the man-doors from the garages to the rear yards. The grading issues were sometimes exacerbated by building settlement. Given the flat nature of the property, these grading issues are not easily corrected.

All of the units had roof downspouts which discharged to the ground surface below. Downspout drainage also appears to be adding to the water damage noted at some of the units. At all units inspected, rain water from the downspouts is not properly directed away from the building foundation. In the front yards, the downspouts discharge directly to elevated planters, thereby trapping the water against the building.

At two of the units, where the grading and drainage issues were most severe, the bricks were becoming loose at ground level, the man-doors to the garage were rotting at the bottom, and the garage wall exhibited staining due to water damage.

Three of the units had driveways and/or sidewalks that were in need of maintenance or full replacement. At these units, the driveway pavement was cracked or had settled, which is likely due to underground utility trenches. The sidewalk at one of the units exhibited differential settlement, and has become a trip hazard.

Findings

In regard to the Seville Manor housing, the majority of the existing dwelling units are in fair to poor condition structurally, however:

- Buildings with known issues, such as the unit in which black mold was discovered, should be demolished.
- Buildings with excessive settlement should be demolished.
- Lead paint must be removed or enclosed by a lead abatement contractor and cleared for re-occupancy by a certified risk assessor.
- All units contain the same vinyl composite tiling, which contain asbestos. The tiling, and any other asbestos containing material within the units, must be properly removed and replaced.
- An effort must be undertaken to correct grading and drainage issues throughout the site. Given the flat nature of the site, this may prove difficult and expensive.
- Approximately 50% of the units may require driveway and sidewalk repair or replacement, based on the small sample of units inspected.
- Approximately 30% of the units require new roofs.
- Those units in which there is visible water damage should be inspected for mold and wood rot.
- Additional insulation should be provided for each unit.
- As many as 50% of the units may require pest control and/or repair of insect damage, based on the small sample of units inspected.
- The exposed structural beams should be inspected and painted or repaired as necessary.
- All of the buildings require interior and exterior updating.
- The Youth Center building lacks exterior aesthetic quality.

INFRASTRUCTURE

This section describes the plan for providing essential utility and community services which will support reuse of Seville Manor. Utilities include the potable and fire protection water distribution system, sanitary sewer, storm sewer, and other utilities, such as electricity and natural gas.

Water Main

Selfridge ANG Base currently purchases their water from the City of Mount Clemens. Seville Manor is currently served by an 8" asbestos cement (transite) water main extending along Sugar Bush Road from the Base. The distribution system on site consists primarily of 6" transite pipe and is approximately 50 years old. According to the "Environmental Condition of Property Report" prepared by the US Army BRAC, approximately 10% of the water main in Seville Manor has been replaced with non-transite pipe. Although the overall condition of the water main is unknown, the Base reports minimal breaks each year.

Chesterfield Township's current standards require new water main material to be ductile iron, Class 54, with a minimum diameter of 8". Consideration may be given to C900 PVC, with written permission from the Department of Public Works (DPW). Asbestos cement water main is prohibited.

A 150,000 gallon water tower exists on the Seville Manor property. Like the water system, the tower is approximately 50 years old. The use of lead based paint was common when this tower was constructed. Further testing will be required to verify the presence of lead based paint. Additionally, the tower provides no benefit to the Township's water distribution system, because the system is well-looped, adequately sized and includes five separate connections to the DWSD system.

There is a water meter pit located near Sugar Bush Road, installed for a potential future connection to Chesterfield's system. Although the condition of the meter pit is unknown, it is not currently in use and is not necessary for the development of this site.

Seville Manor Water Main Conclusions:

- The 8" transite water main which connects Seville Manor to the Base must be removed or abandoned in a manner acceptable to the Township, Macomb County Health Department (MCHD) and Michigan Department of Environmental Quality (MDEQ).
- The existing water main does not meet the size and material requirements of Chesterfield Township and will not be accepted for reuse within their system.
- The age of the existing water main indicates it has reached the end of its useful life, and is not appropriate for long term reuse.
- The configuration of the existing transite water main does not match the reuse plan and must be removed or abandoned in a manner acceptable to the Township, MCHD and MDEQ.
- The water tower provides no benefit to the Township's water distribution system. Further, its condition and potential use of lead paint could be a detriment to the Township's system. The tower and its foundation must be removed.
- New water main constructed to facilitate the reuse plan shall conform to Township standards. A 12" main shall loop the main on Sugar Bush Road to the main on Donner Road.

Sanitary Sewer

The sanitary sewer system throughout Seville Manor is vitrified clay pipe, primarily 8" in diameter. As with the water main, the sewer is approximately 50 years old. Chesterfield Township's current standards require new sanitary sewer material to be gasketed PVC composite truss, with a minimum diameter of 10". Vitrified clay sewer is prohibited.

According to the "Environmental Condition of Property Report" prepared by the US Army BRAC, Seville Manor sewage flowed to a pump station and was pumped to the Base. When Chesterfield Township constructed a 30" gravity sewer along Sugar Bush Road, Seville Manor was connected directly into Chesterfield's sewer and metered. Review of Chesterfield Township's master sanitary sewer plan and zoning indicates the 30" sewer will be undersized for ultimate development upstream. As such, the LRA should consider a reuse plan that is less dense than the existing density at Seville Manor.

According to the "Environmental Condition of Property Report" prepared by the US Army BRAC, no illicit connections between the storm and sanitary sewers have been found. However, the sanitary system exhibits a marked wet weather response (storm water infiltration and inflow) and the abandoned pump station routinely experiences a high water alarm during rain events.

In the 1980's, the MDEQ and Chesterfield Township entered an administrative consent order (ACO) which mandated that the Township remove extraneous sources of infiltration and inflow (I/I) from their system. As it appears the Seville Manor system has significant wet weather response, it is our opinion that utilizing the existing would likely be in direct conflict with the ACO.

Seville Manor Sanitary Sewer Conclusions:

- The existing sanitary sewer does not meet the size and material requirements of Chesterfield Township and should not be reused.
- The age of the existing sanitary sewer indicates it has reached the end of its useful life, and is not appropriate for long term reuse.
- The wet weather response exhibited by the existing sanitary sewer will become a problem for the Township, given downstream capacity concerns. Therefore, the sanitary sewer should be removed or abandoned in a manner acceptable to the Township, MCHD and MDEQ.
- Utilizing the existing system could be in direct conflict with the aforementioned ACO.
- The configuration of the sanitary sewer does not match the reuse plan and must be removed or abandoned in a manner acceptable to the Township, MCHD and MDEQ.
- To ease downstream capacity concerns, the reuse plan should provide for a less dense development than what currently exists, thereby decreasing sewer discharge from the site.

Storm Sewer and Drainage

Seville Manor's topography is generally flat, with less than 5' of grade difference between one end of the property and the other. The storm sewer is made of vitrified clay. **Chesterfield Township standards require concrete storm sewer.**

Chesterfield Township's ordinance requires that each unit have direct access to a rear yard storm sewer and catch basin. The existing storm sewer system does not comply with that requirement. Further, based on visual inspection, it is apparent that significant grading and drainage issues exist throughout the development. It was noted that, in some instances, grade sloped toward buildings, and water damage to buildings was evident.

The Sutherland-Oemig Drain, a county drain, traverses the property. According to the “Environmental Condition of Property Report” prepared by the US Army BRAC, the Seville Manor storm sewer outlets to the Sutherland Oemig- Drain. If the drain must be improved to accommodate the new development, Macomb County Office of Public Works (MCOPW) typically requires a 120’ right-of-way with a double trapezoidal drain cross section.

Seville Manor Storm Sewer Conclusions:

- The existing storm sewer does not meet the material requirements of Chesterfield Township and should not be reused.
- The age of the existing storm sewer indicates it has reached the end of its useful life, and is not appropriate for long term reuse.
- The configuration of the storm sewer does not match the reuse plan and must be removed.
- Flat topography.
- No rear yard storm with access to catch basins for each unit.
- Grades slope toward buildings.
- Water damage to units.

Other Utilities

Electric power is the sole energy source for the residences at Seville Manor, and is provided by DTE Energy. As such, all but three housing units use electric heat. The other three units are heated and cooled using geothermal technology. Natural gas exists along Sugar Bush and Donner Roads. However, there is no gas service on site, except for the youth center building.

THOROUGHFARE ANALYSIS AND CIRCULATION

External Thoroughfare Analysis

Sugarbush Road is a two-lane asphalt road with a posted speed limit of 40 miles per hour. Along much of the Seville Manor frontage, there is a school zone which requires 25 miles per hour during posted times on school days. The Road Commission for Macomb County Master Thoroughfare Plan proposes that Sugarbush Road maintain a future right-of-way width of 120’. This differs from the Chesterfield Township Master Plan which identifies Sugarbush Road as a collector road with a proposed right-of-way of eighty-six (86) feet.

Traffic counts for Sugarbush Road were obtained from the Southeast Michigan Council of Governments (SEMCOG). The count on Sugarbush Road between Cotton Road and Callens Road was taken in December, 2005. At that time, the 24-hour bi-directional count totaled 7,043 vehicles. The AM peak hour is 7 AM to 8 AM, with a bi-directional count of 505 vehicles. Of those vehicles, 414 (82%) were westbound. The PM peak hour is 4 PM to 5 PM, with a bi-directional count of 690 vehicles. Of those vehicles, 442 (64%) were eastbound.

Donner Road is a two-lane asphalt road with a posted speed limit of 40 miles per hour. The Road Commission for Macomb County master plan offers no recommendation for this road. Future right-of-way will be 120’ in width.

Traffic counts for Donner Road were obtained from the Southeast Michigan Council of Governments (SEMCOG). The count on Donner Road between Cotton Road and 23 Mile Road was taken in November, 2005. The 24-hour bi-directional count totaled 3,810 vehicles. The AM peak hour is 7 AM to 8 AM, with a bi-directional count of 253 vehicles. Of those vehicles, 143 (56%) were northbound. The PM peak hour is 4 PM to 5 PM, with a bi-directional count of 400 vehicles. Of those vehicles, 219 (55%) were northbound.

In regard to transportation around and through the new development, we find the following:

- Acceleration/deceleration tapers and bypass lanes should be provided at any driveway connected to Sugarbush Road and Donner Road.
- Right-of-way to accommodate future RCMC requirements must be considered in the reuse plan.
- A street connecting Sugarbush Road to Donner Road should be considered to provide more convenient access to 23 Mile Road and I-94.

Internal Thoroughfare Analysis

The Road Commission for Macomb County (RCMC) requires public residential streets to have a cross-section of 8" of asphalt on 6" of aggregate base or 7" of concrete on 6" of aggregate base. According to an investigation performed by McDowell & Associates in 1989, the asphalt pavement thickness of the roads within Seville Manor varies from one and one-half inch (1 ½") to three inches (3") thick. The crushed stone base varies from five inches (5") to eleven and one-half inches (11 ½") thick.

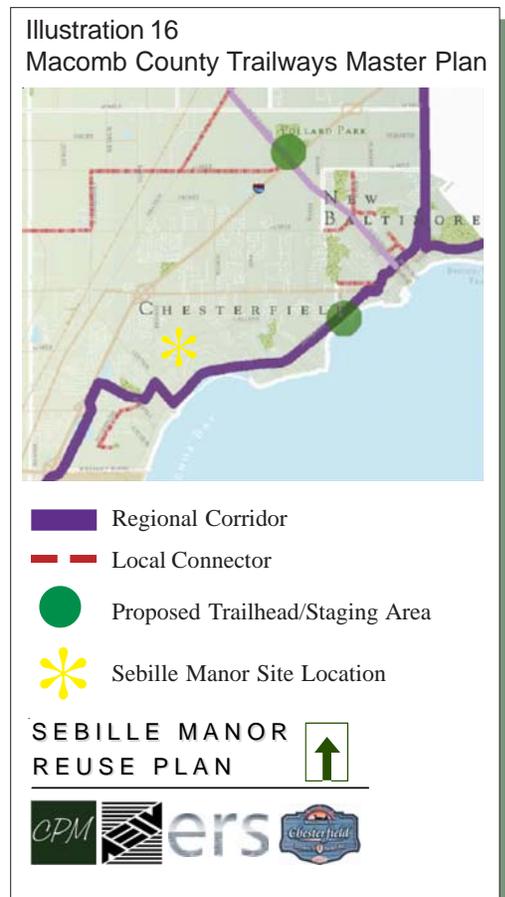
In regard to the existing Seville Manor streets, the following issues apply:

- The existing pavement does not meet RCMC or Township standards and must be replaced.
- The existing road layout does not match the proposed layout of the reuse plan and, therefore, must be completely removed to accommodate the new development.

Pedestrian Circulation

The ability for pedestrians to access the Seville Manor site should be an important part of any plan developed. Currently, there are existing sidewalks within the Seville Manor site. These sidewalks will be removed with any newly proposed development. None of the roads abutting the site (Sugarbush and Donner Road) maintain sidewalks. The Chesterfield Township Zoning Ordinance now requires the installation of five (5) foot wide sidewalks along all roadways that abut a proposed development. Any new development should provide for a complete sidewalk system within the development. This sidewalk system should connect to both a Sugarbush and Donner Road sidewalk.

In addition to the Township requirements for pedestrian connections, the Macomb County Trailways Master Plan is proposing a regional corridor pathway in close proximity to the site. This pathway could be accessed by pedestrians at the corner of Cotton and Sugarbush Road and taken to Jefferson Avenue. Ultimately, this proposed pathway would connect to the Bridge to Bay Trail which runs along the St. Clair River in St. Clair County.



Bridge

The Douglas Drive bridge crossing the Sutherland-Oemig Drain inside the Seville Manor Housing complex was inspected. The structure consists of a multi-plate metal arch with a span of 20 feet and a total length of 38'-0. According to the existing drawing provided by the Army, the structure was built in 1960.

The roadway surface, curb and gutter, and sidewalks are in good condition. The bridge rail and approach guardrails do not meet current bridge design standards for a public roadway. It is recommended the railing system be upgraded to meet current design standards. The construction cost for this work could range between \$30,000 to \$50,000.

The inspection included the visual observation of the underside of the bridge. There were significant corroded areas at five locations where the multi-plate arch lap joints occur. Dripping water was observed infiltrating through one of the corroded joints. This condition doesn't appear to be a problem currently, however, further corrosion will make this condition worse over the next several years, at which time corrective action will be necessary.

There has been some sediment buildup along the south side of the drain inside the structure and extending to the west along the south half of the channel for about 30 feet. This is causing the normal flow of water to be diverted to use only one-half of the channel width. It is recommended the sediment be cleaned out to prevent the restriction of normal water flow.

Upon transfer of ownership to Chesterfield Township or the Road Commission for Macomb County (RCMC), federal law requires that it be placed on the National Bridge Inventory System (NBIS) and load rated. In addition, the public agency is required to perform a routine bridge inspection every 2 years by a qualified licensed professional engineer.

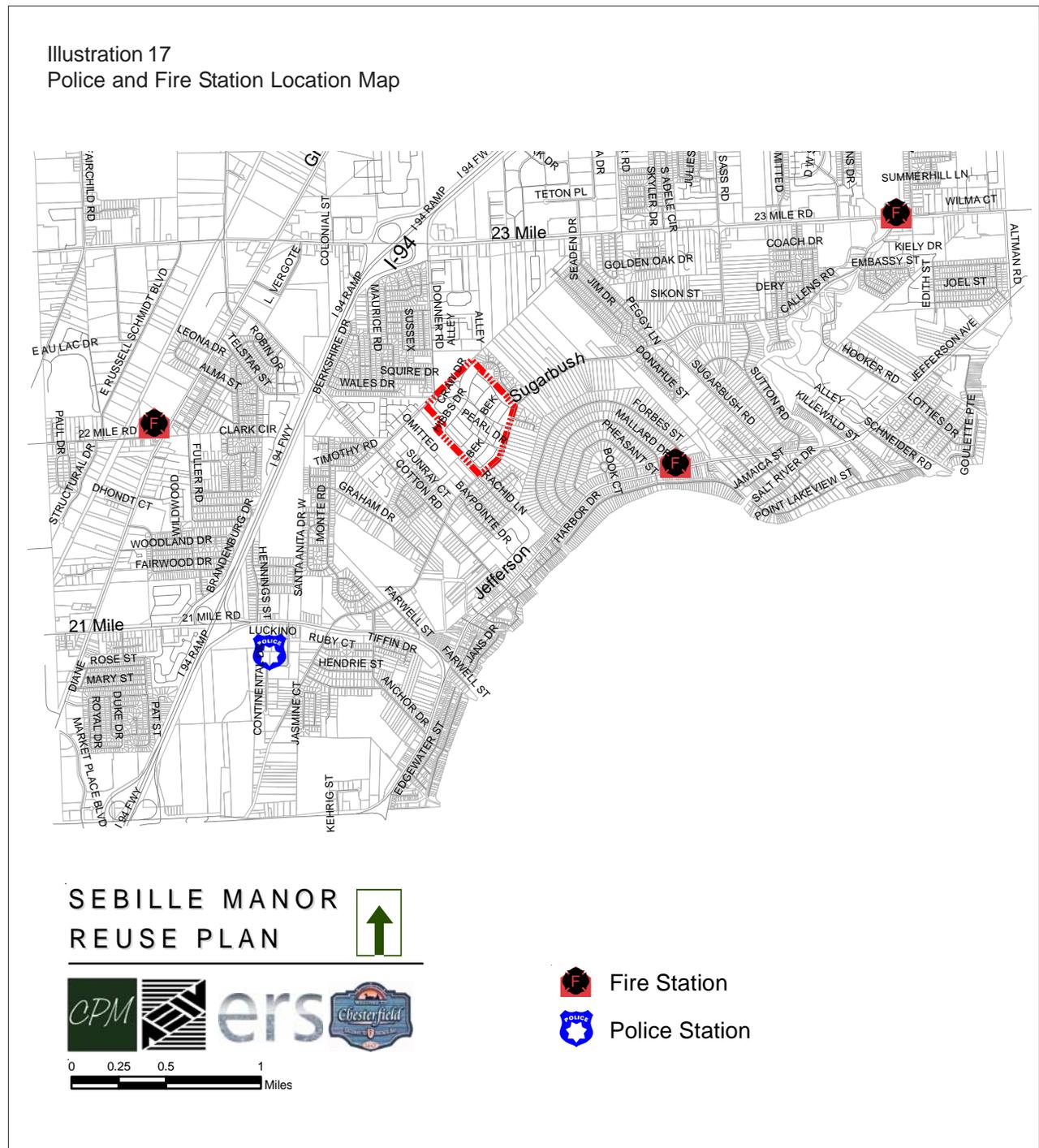
In regard to the Seville Manor bridge, the following issues apply:

- If the structure is proposed to be utilized for a public road crossing of the Sutherland-Oemig Drain, it would have to be improved to comply with all RCMC requirements.
- Since the pavement does not meet Township of RCMC standards, and should be replaced, there will be an opportunity to repair or replace corroded sections of the multi-plate arch or enhance drainage during roadway replacement.
- The safety railing requires an upgrade to meet current standards.
- Sediment build-up should be removed.

EMERGENCY SERVICES

The Township operates its own Police Department and Fire Department. The Seville Manor site is located in proximity to the Police Station (approximately 1.5 miles south of the site). The site is located centrally between the Township's three fire stations, with the closest station being station #2 on Jefferson Avenue and Forbes Road. Ambulatory services are privately contracted.

Illustration 17
Police and Fire Station Location Map



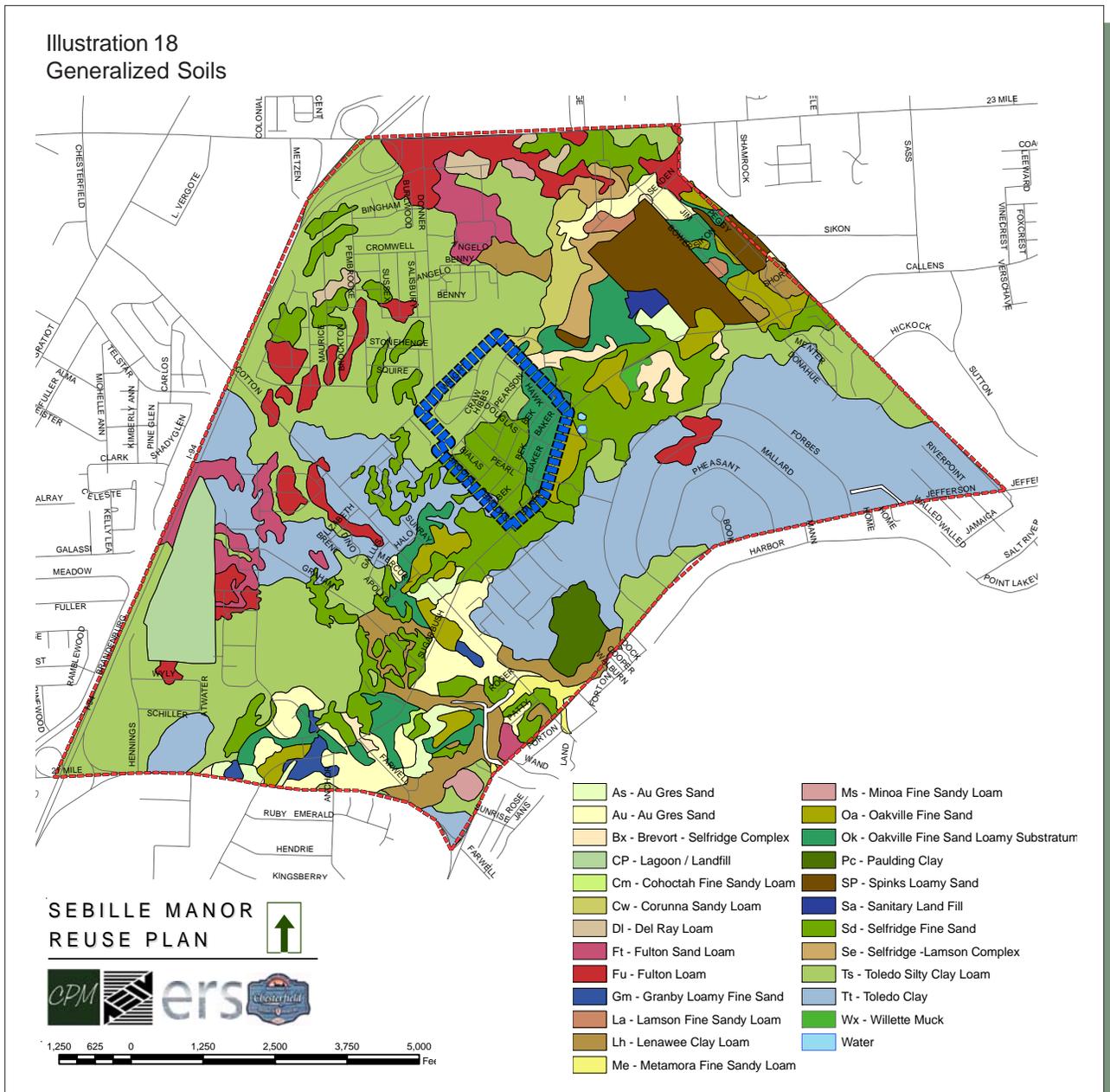
ENVIRONMENTAL CONDITIONS

Soils

The Seville Manor property is comprised of three (3) main soil types.

- Selfridge Fine Sand (SdA)
- Oakville Fine Sand Loamy Substratum (OkB)
- Toledo Silty Clay Loam (Ts)

Illustration 18
Generalized Soils

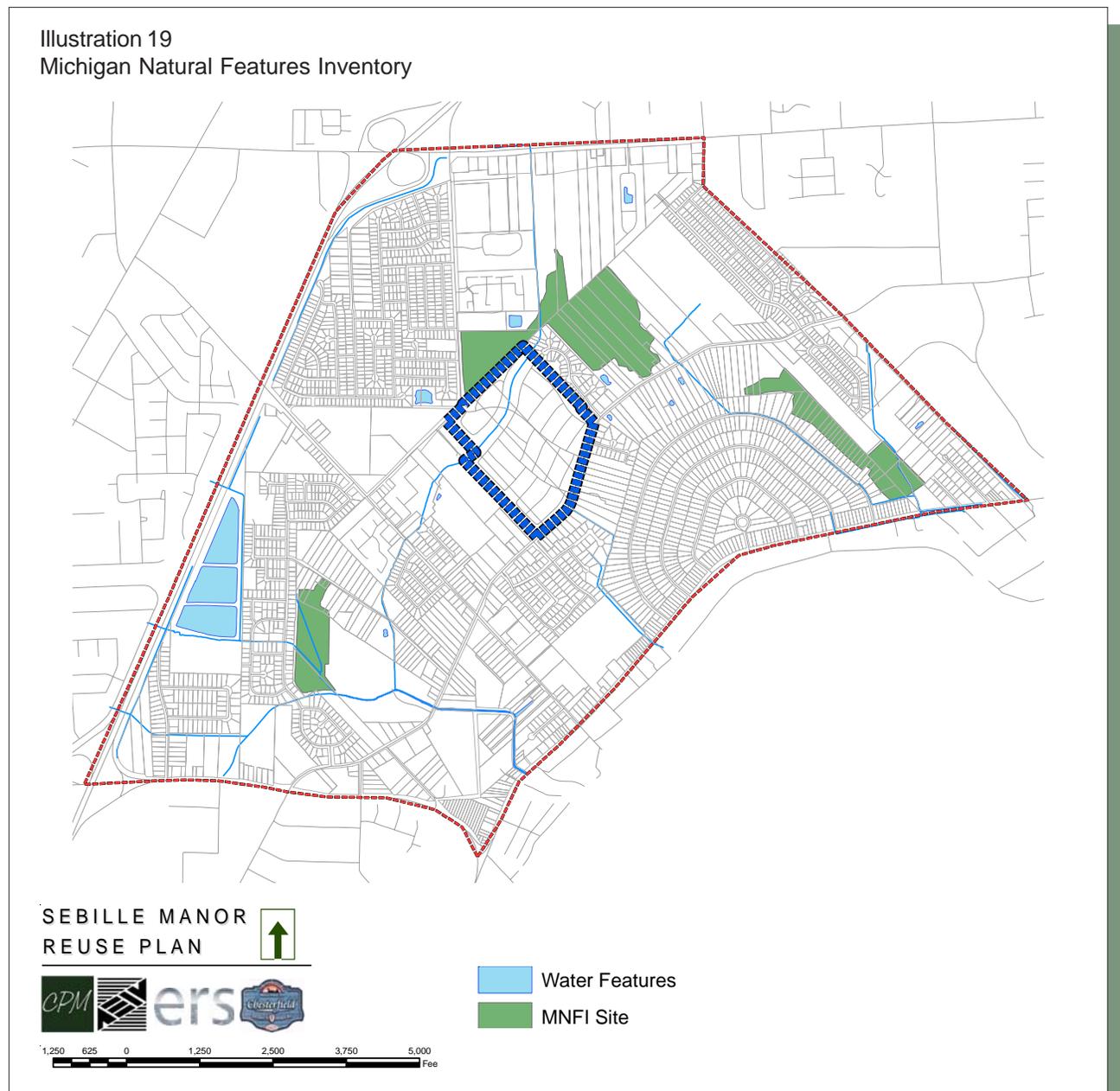


The southern portion of the site is comprised of Selfridge Fine Sand. The storm run-off characteristic for this type of sand is very slow. These are somewhat poorly drained soils, typically have a seasonal high water table, and usually require artificial drainage for building purposes.

Oakville Fine Sand Loamy Substratum makes up the soils on the eastern part of the site. This soil also lends itself to slow storm water run-off. Permeability is rapid in the sandy portion of the soil and slow in the loam. These soils are also poorly drained, generally have a seasonal high water table, and artificial drainage is required for building purposes.

The remainder of the site is comprised of Toledo Silty Clay Loam. High water tables, very slow permeability and high shrink-swell potentials are characteristic of this soil type.

Wetlands



Based on a review of the site by a qualified wetlands scientist, there are no regulated wetlands on the Seville Manor property. The Michigan Natural Features Inventory Map and the Macomb County Wetlands Indicator Map both support this conclusion.

Floodplains

The 100 year floodplain is located entirely within the drain as represented below and further confirmed with the Federal FIRM Maps produced by FEMA. With regard to Seville Manor, the floodplain location is confined to the banks of the drain.

Topography

The site reaches its lowest levels along the banks of the drain at 585 feet. Generally, the site falls towards the drain from east to west with a high point of 590 feet at the northeast corner of the site.

Habitat and Plant Species

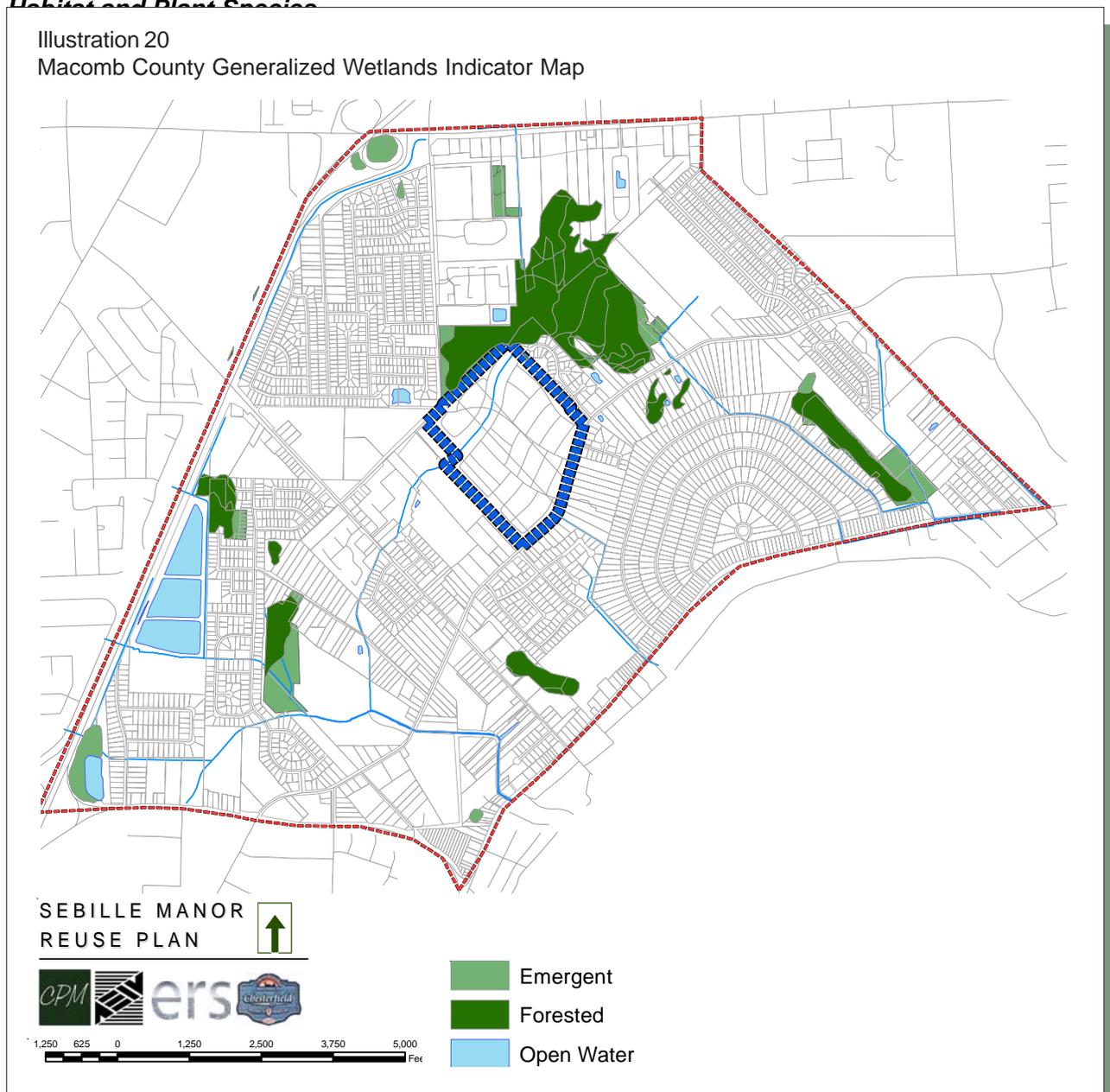
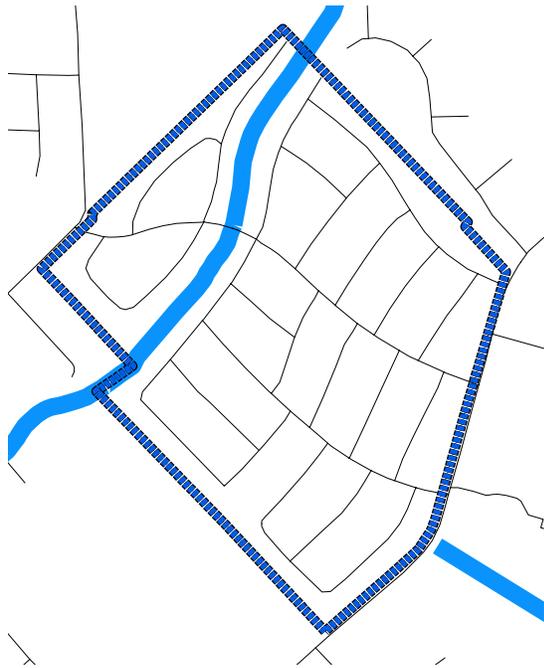


Illustration 21
100 Year Floodplain



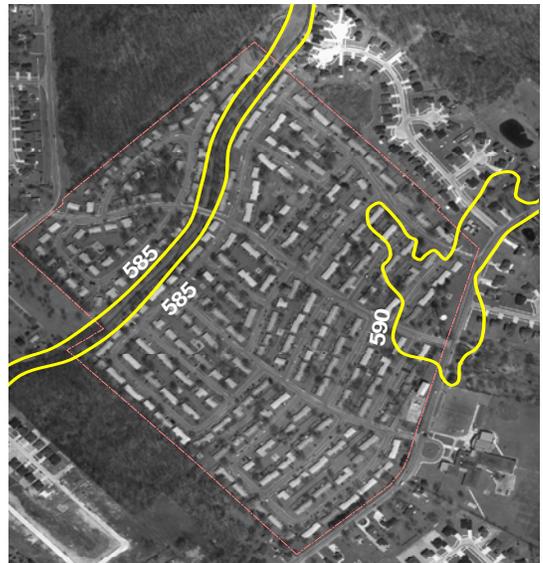
SEVILLE MANOR
REUSE PLAN



Floodplain



Illustration 22
Topography



SEVILLE MANOR
REUSE PLAN



No protected wildlife habitat or endangered plant species were found on the site during on-site field inspections.

DEMOGRAPHIC AND MARKET ANALYSIS

Demographics

Population

During a 50year period between 1950 and 2000, the Township’s population increased from 3,722 persons to 37,405 persons, for an increase of 33,683 residents, or an average of 6,737 persons per

Table 3
Comparative Population Growth 1950-2000

Community	1950	1960	1970	1980	1990	2000	4/2007 est.
Chesterfield Township	3,722	5,888	9,378	18,276	25,905	37,405	45,545
Macomb County	184,961	405,804	625,309	694,600	717,400	788,149	845,143

decade. The smallest increase occurred during the 1950’s, when the Township’s population grew by 2,166 persons. This growth reached a peak during the last census decade (1990-2000), when the population increased by 11,500 persons.

To more fully understand the dimensions and extent of the Township’s population growth over the past 50 years and on, the pattern of population change needs to be examined in relation to County and local trends. In 1960 and 1970, Chesterfield Township contained 1.5 percent of Macomb County’s total population. This proportion increased in each subsequent decade to 2.6 percent in 1980, 3.6 percent in 1990 and 4.7 percent in 2000. According to SEMCOG estimates, in 2007 the Township contained 5.4 percent of the County’s total population.

Population projections for the Township anticipate a continuation of this growth trend through the year 2030. The population forecast by SEMCOG for the Township for the year 2030 is 62,149 persons. The average household size for this same year is 2.46.

Housing

Housing development in Macomb County has been steadily progressing in a north direction and commenced in the south end of the County during the 1940’s. The majority of development in the north ends of the Cities of St. Clair Shores, Roseville, and Warren plus the south ends of Clinton Township and the City of Sterling Heights took place during the 1960’s. During the 1970’s and through the end of the 1980’s the majority of development took place south of Hall Road, within the north ends of Clinton Township and Sterling Heights. Today, the newly emerging markets lie north of Hall Road and within the south and central portions of Shelby, Macomb, and Chesterfield Townships. It appears that the majority of future development will take place south of 26 Mile Road and within the north ends of Shelby, Macomb, and Chesterfield Township, as well as the south end of Washington Township.

Table 4
Building Permits 2003-2007 (* through April of 2007)

Area	Year	Single Family	Two Family	Attach Condo	Multi Family	New Units	Demo Units	Net Total
<i>Chesterfield Twp</i>	2003	196	0	438	0	634	18	616
<i>Chesterfield Twp</i>	2004	243	0	420	0	663	18	645
<i>Chesterfield Twp</i>	2005	183	0	334	0	517	13	504
<i>Chesterfield Twp</i>	2006	87	0	34	0	121	11	110
<i>Chesterfield Twp*</i>	2007	19	0	4	0	23	0	23
<i>Macomb County</i>	2003	3,133	2	1,932	203	5,270	204	5,066
<i>Macomb County</i>	2004	3,021	72	2,066	230	5,389	185	5,204
<i>Macomb County</i>	2005	2,291	60	1,742	120	4,213	213	4,000
<i>Macomb County</i>	2006	1,435	20	1,017	240	2,712	197	2,515
<i>Macomb County*</i>	2007	162	4	54	0	220	13	207

The number of housing permits issued in Macomb County for 2006 fell to 2,515, a decrease of over 50% from 2003 and the lowest number of permits issued in a year since 1983. The housing slowdown in Macomb County is largely due to the decline of the automotive industry in Michigan and is representative of the State as a whole.

Market Analysis

A market study investigates how a particular piece of property will be absorbed, sold, or leased under current or anticipated market conditions. Typically such a study includes an analysis of the general class of property being studied.

For purposes of this study, the study recognizes the property use for single-family residential purposes with lot sizes consistent with the Township zoning designation of R-1-B (75' wide x 130' deep). This lot size and anticipated density is also consistent with the Township Master Plan. Historical data indicates average density yields of approximately 2.7 units per acre within the R-1-B Zoning District.

Outlook

Following years of strong growth, permits issued for construction of singlefamily homes and condos in nine counties in the region plummeted by over 75% in 2006. This is very much a reflection of the troubles in the auto industry, and how those concerns ripple from one sector to the next.

Each of the nine counties that make up southeastern Michigan saw double digit declines in new construction. Further compounding problems, rates on 30-year fixedrate mortgages reached their highest U.S. average since 2002. Data shows that the value of Michigan homes increased just 4% in 2005 compared to the national rate of 10% to 12%.

There is nothing on the horizon that would indicate that the economy will get back to its status in 1999. Local economists are of the opinion that in the short term there is no relief. In most areas the new housing markets have come to a standstill, developers are not moving forward with new subdivisions, purchase options on vacant land and improved building sites are being withdrawn and substantial amounts of money are being left on the table. Smaller builders are experiencing a limited number of sales, the price of new homes is falling, the used market is experiencing the highest level of available

homes in years, there are a limited number of buyers, and there is an overabundance of speculative homes.

Housing absorption rates, an indicator of the housing market, obviously have fallen dramatically in Chesterfield, as they have throughout the State.

Absorption Rates

Seville Manor is located in an area along the east and west side of Sugar Bush Road, north of 21 Mile Road. The area includes the subdivisions of Anchor Point, Baycourt, Keegan, Ruby, Sugar Bush Estates, and Sugar Creek. These subdivisions have lots with 65 to 80 feet of frontage, depths of 120 to 295 feet in depth, and generally lack site amenities seen in many of the other subdivisions within the Township. Home pricing within this area ranges from \$170,000 to \$220,000 with absorption rates ranging from two (2) to four (4) lots per month over the past 6 years.

The overall market evidence highlights absorption rates in ten subdivision/site condominium developments found in Chesterfield Township, eight of which were actively selling at the time of the study. Within the eight active subdivisions, absorption rates range from a low of .1 lots per month to a high of 2.4 lots per month. More specifically, when a study was made from closed sales that appear on the public records, the absorption rates range from .1 to 2.3 lots per month with the average being .7 lots per month. When the subdivisions were inspected and a count was made of the lots that were in the process of being or had been improved, the absorption rates ranged from .2 to 2.4 lots per month with the average at .9 lots per month.

When compared to the market data collected some six years ago, it is clear that growth within the Township has slowed significantly. In May 2000, these subdivisions had absorption rates ranging from 1.1 to 5.8 lots per month averaging 2.8 per month. The market evidence collected in June 2006 shows absorption rates at .1 to 2.4 lots per month averaging at .7 to .9 per month.

Even with amenities, many existing subdivisions are demonstrating poor absorption rates. This is a direct reflection of the downturn in the residential housing markets in Southeast Michigan combined with increased interest rates and massive layoffs, bankruptcy, and corporate downsizing. Further compounding the decline, were developers who acquired land at prices far too high to be justified. The high land price forced increases in lot prices by \$10,000 to \$20,000 per year. Builders could not increase the price of their homes in direct correlation with the increase in the lot prices and so it was only a matter of time before lots were being returned to the developers and/or home sales dropped significantly.

Using the "Sales Comparison Approach", estimating pricing of the homes, and assuming the builder would be able to create a completely unique, high demand, and affordable home, the subject property would fall in line with a majority of the market and obtain a rather unremarkable absorption rate. Based on these circumstances, the absorption rate for a single-family subdivision is estimated at one lot every other month (.5 lots per month).

Based on this information, nothing in the market evidence would support a higher absorption rate than .5 lots per month. Again, unless a very unique or very affordable home is proposed that would have an above normal market appeal, there is no apparent reason to conclude that the subject would gain an upper hand on the existing developments that are or will be in direct competition with the subject.

Absorption Rate

.5 Lots per Month

Market Value

~~Market value for the property has been appraised, for purposes of this study, on the basis of residential use. The team producing this study, as well as the Malcolm Pirnie study, determined that industrial and office uses are not legitimate market considerations for this property and for the area in general. The~~

APPENDICES

**SEBILLE MANOR LRA SUB-COMMITTEE
MEETING MARCH 16, 2007**

- Parks and Recreation presentation
- Historical plaque to be removed and placed elsewhere in Chesterfield
- Library presentation / 58,000 sq ft building and parking = 10 – 12 acres
- Playgrounds / natural park
- Upset with homeless, suppress to a small area if we need to accommodate
- Do a class action because it will drive down property values
- Scouting needs
- Coffee shop / sculpture garden / destination place!!!
- Buffer existing housing with more houses. No wholesale demolition
- Road access? Street connection between Donnor and Sugarbush should occur
- Low end housing near existing facilities
- Current master planning and zoning must be considered. Military housing does not conform with R1-B and R1-A. 90' x 150' lots
- Blend housing / parks/ library
- No low income housing!
- Do not save buildings
- Want high end homes!
- 9-hole golf course!
- Keep private sector out. Concerned about congestion!
- Baseball stadium!
- No police department!
- Swimming pool
- Cemetery!
- Homeless representative
- Education PBC

NOTICE OF PUBLIC HEARING
CHARTER TOWNSHIP OF CHESTERFIELD
LOCAL REDEVELOPMENT AUTHORITY
SEBILLE MANOR BASE REUSE PLAN

* * *

Notice is hereby given that the Chesterfield Township Local Redevelopment Authority (LRA) will hold a public hearing on Thursday, March 29, 2007, at 7p.m. in the Chesterfield Township Municipal Offices located at 47275 Sugarbush Road, Chesterfield Township, Michigan.

The purpose of the public hearing is to begin the process of preparing a comprehensive redevelopment plan in a manner that will improve the recreational, cultural, educational and housing opportunities in Chesterfield Township. The redevelopment plan will evaluate Seville Manor's redevelopment potential after implementation of a coordinated, environmentally sound plan of conversion and development.

All interested persons attending the hearing will be given an opportunity to comment on the Seville Manor Base Reuse Plan. If you are unable to attend this meeting, you may submit comments in writing to the Chesterfield Township Clerk's Office at the address above by 4 p.m. March 28, 2007.

Kelly Jo Smolarek
Township Clerk
LRA Chairperson

Publish; March 6, 2007

**CHARTER TOWNSHIP OF CHESTERFIELD
COUNTY OF MACOMB, MICHIGAN
RESOLUTION NO. 2005-26**

SEBILLE MANOR PROPERTY

A regular meeting of the Township Board of the Charter Township of Chesterfield, County of Macomb, Michigan held on December 19TH, 2005, at 7:00 p.m. Eastern Daylight Saving Time, in the Township Complex, located at 47275 Sugarbush Road, Chesterfield Michigan.

PRESENT: Supervisor Ellis, Clerk Smolarek, Treasurer Harris, Trustees: DeMuynck, Grivas, Hartman, Printz

ABSENT: None

The following preamble and resolution were offered by Harris and supported by Ellis .

WHEREAS, THE BRAC commission has recommended that Seville Manor Apartments be made available to local communities for low-income housing developments or to local communities for recreational purposes. The Department of Defense would be handling the phase out of Seville Manor.

WHEREAS, the Charter Township of Chesterfield establish by Board action an LRA Committee that would be responsible for working out the transfer of the land.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Chesterfield Board of Trustees adopt a Resolution to establish the LRA COMMITTEE AND MAKE A RECOMMEDATION TO THE BOARD THE FIRST MEETING IN JANUARY FOR THE THREE MEMBER COMMITTEE.

RESOLUTION DECLARED ADOPTED.

AYES: Ellis, Smolarek, Harris, DeMuynck, Grivas, Hartman, Printz

NAYS: None

Jim Ellis, Supervisor

Kelly Jo Smolarek, Clerk

**State and Local Screening Process Workshop for Homeless Providers –
Chesterfield Township**
32 CFR 176 · 20 (c)(2)(ii)

- (ii) The notices of interest from representatives of the homeless must include:
- (A) A description of the homeless assistance program proposed, including the purposes to which the property or facility will be put, which may include uses such as supportive services, job and skills training, employment programs, shelters, transitional housing or housing with no established limitation on the amount of time of residence, food and clothing banks, treatment facilities, or any other activity which clearly meets an identified need of the homeless and fills a gap in the continuum of care;
 - (B) A description of the need for the program;
 - (C) A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the installation;
 - (D) Information about the physical requirements necessary to carry out the program including a description of the buildings and property at the installation that are necessary to carry out the program;
 - (E) A description of the financial plan, the organization, and the organizational capacity of the representative of the homeless to carry out the program; and,
 - (F) An assessment of the time required to start carrying out the program.

EXTENSION
Notice of Interest (NOI)
Regarding Seville Manor Property

**Availability of Surplus Federal Property to State and Local
Eligible Parties, including Homeless Service Providers.**

An extension was granted regarding State and Local governments, homeless service providers and other interested parties for the submittal of NOIs to the Charter Township of Chesterfield Local Redevelopment Authority. The original date of August 31, 2006 no later than 4 p.m. (as published in the Macomb Daily, May 25, 2006) was extended to **September 7, 2006 no later than 4 p.m. Eastern daylight savings time.**

NOIs for homeless assistance may be submitted by any State or Local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and /or families residing in Chesterfield Township and the County of Macomb.

NOIs from homeless service providers must include; (i) a description of the homeless assistance program that the homeless service provider proposes to carry out in Chesterfield Township; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of Seville Manor; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Seville Manor that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

NOIs for Public Benefit Conveyance (PBC) must include; (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

NOIs must be received by the Charter Township of Chesterfield Local Redevelopment Authority, Kelly Jo Smolarek, LRA Chairperson, 47275 Sugarbush Road, Chesterfield Township, MI 48047 **no later than 4:00 p.m. daylight savings time on September 7, 2006.**

For additional information contact Kelly Jo Smolarek at 586-949-0400 ext. 1112 or kjsmolarek@chesterfieldtp.org.

Published **August 14, 2006**

EXTENSION
Notice of Interest (NOI)
Regarding Seville Manor Property

**Availability of Surplus Federal Property to State and Local
Eligible Parties, including Homeless Service Providers.**

An extension was granted regarding State and Local governments, homeless service providers and other interested parties for the submittal of NOIs to the Charter Township of Chesterfield Local Redevelopment Authority. The original date of August 31, 2006 no later than 4 p.m. (as published in the Bay Voice, May 25, 2006) was extended to **September 7, 2006 no later than 4 p.m. Eastern daylight savings time.**

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NOIs must be received by the Charter Township of Chesterfield Local Redevelopment Authority, Kelly Jo Smolarek, LRA Chairperson, 47275 Sugarbush Road, Chesterfield Township, MI 48047 **no later than 4:00 p.m. daylight savings time on September 7, 2006.**

For additional information contact Kelly Jo Smolarek at 586-949-0400 ext. 1112 or kjsmolarek@chesterfieldtwp.org.

Published **August 16, 2006**

EXTENSION
Notice of Interest (NOI)
Regarding Seville Manor Property

**Availability of Surplus Federal Property to State and Local
Eligible Parties, including Homeless Service Providers.**

An extension was granted regarding State and Local governments, homeless service providers and other interested parties for the submittal of NOIs to the Charter Township of Chesterfield Local Redevelopment Authority. The original date of August 31, 2006 no later than 4 p.m. (as published in the Detroit News, June 4, 2006) was extended to **September 7, 2006 no later than 4 p.m. Eastern daylight savings time.**

NOIs for homeless assistance may be submitted by any State or Local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and /or families residing in Chesterfield Township and the County of Macomb.

NOIs from homeless service providers must include; (i) a description of the homeless assistance program that the homeless service provider proposes to carry out in Chesterfield Township; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of Seville Manor; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Seville Manor that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

NOIs for Public Benefit Conveyance (PBC) must include; (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

NOIs must be received by the Charter Township of Chesterfield Local Redevelopment Authority, Kelly Jo Smolarek, LRA Chairperson, 47275 Sugarbush Road, Chesterfield Township, MI 48047 **no later than 4:00 p.m. daylight savings time on September 7, 2006.**

For additional information contact Kelly Jo Smolarek at 586-949-0400 ext. 1112 or kjsmolarek@chesterfieldtwp.org.

Published **August 20, 2006**



UNITED STATES DEPARTMENT OF EDUCATION

OFFICE OF MANAGEMENT

**NOTICE OF POTENTIAL AVAILABILITY OF SURPLUS FEDERAL PROPERTY
FOR EDUCATIONAL UTILIZATION**

U. S. ARMY GARRISON - SEBILLE MANOR
MACOMB COUNTY, CHESTERFIELD TOWNSHIP, MICHIGAN

July 31, 2006

Please be advised that the U. S. Army Garrison Seville Manor located in Chesterfield Township, Michigan has been determined surplus to the needs of the federal government under authority of the Defense Base Realignment and Closure Act of 1990 (BRAC) and may be available for acquisition by eligible educational organizations at substantial Public Benefit Allowance discount.

The U. S. Army Garrison Seville Manor property consists of a 103-acre housing complex with approximately 352 units. Other specific property information may be obtained by contacting the designated Local Redevelopment Authority: Mr. Jim Ellis, Supervisor, Chesterfield Township Local Redevelopment Authority, 47275 Sugarbush Road, Chesterfield Township, Michigan 48047. Phone (586) 949-0400.

The U.S. Department of Education has authority under the Federal Property and Administrative Services Act of 1949, as amended, to award surplus federal real estate to educational institutions as grants-in-aid at Public Benefit Allowance discounts ranging from 40 to 100 percent off the current fair market value of property in return for an organization's contractual commitment to utilize the land and buildings for approved educational programs. Potential educational uses include construction of schools, college and university facilities; school administrative and support facilities such as bus garages and school board headquarters; vocational and adult education facilities; public libraries; and similar educational uses. A brochure describing the Federal Real Property Assistance Program in more detail is enclosed with this notice.

If your organization has an interest in acquiring any of the U. S. Army Garrison Seville Manor property, please advise me in writing no later than **August 30, 2006**. You may also provide your expression of interest via fax at (202) 401-0828 or e-mail at Mary.Hughes@ed.gov. I would be pleased to furnish you appropriate application materials and further guidance upon receipt of your expression of interest.

Since the U. S. Army Garrison Seville Manor property is being disposed of under BRAC regulations, the U.S. Department of Education intends to give strongest consideration to proposals that are supported by the Local Redevelopment Authority. Appropriate arrangements should be made to also coordinate your plans with the Local Redevelopment Authority, but please recognize that final decisions on applications to acquire property for educational purposes under Public Benefit conveyance authorities and the amount of Public Benefit Allowance discount that applications qualify for, are reserved under federal law to the U.S. Department of Education.

If you have any questions, please feel free to call me at (202) 401-3587 or contact me via e-mail.

A handwritten signature in cursive script, appearing to read "Mary E. Hughes".

Mary E. Hughes
Federal Real Property Assistance Program

Enclosure

cc: Chesterfield Township Local Redevelopment Authority

time limits are not met, or the property is not utilized at any period of time, the titleholder may be required to pay, for each such month of nonuse, the percentage of the current value of the property which otherwise would have been earned through educational use. Payments will cease when the property is used for the approved educational purposes. Upon breach of any of these conditions, title to the property may revert to the United States.

Educational use restrictions on the property may be abrogated and released with the consent of the Department upon payment of the unearned Public Benefit Allowance discount that was granted prospectively at the time of conveyance based upon the current fair market value of the property at the time of request for release.

In all cases, the titleholder is required to pay all external administrative costs incidental to transfer, which may include, but not be limited to, surveys, appraisals, legal fees, title searches and closing fees.

The Department's regulations governing the program are found in Title 34, *Code of Federal Regulations*, Subtitle A, Part 12.

BRAC

The Department works closely with the military services in assisting eligible educational organizations acquire real property that is being disposed of at military installations designated for closure under BRAC regulations. BRAC regulations differ from conventional surplus federal real property disposal regulations in several respects. Most importantly, BRAC regulations provide Local Redevelopment Authorities (LRAs) authority to develop master plans that guide redevelopment efforts. The Department honors local redevelopment plans but must reach its own decisions on the acceptability of applications and requests for BRAC properties in accordance with criteria established in Department regulations that govern acquisition of real property for educational program purposes under Public Benefit laws. It is usually advisable for LRAs and educational organizations interested in acquiring BRAC property to maintain close contact and coordinate their respective interests with the Department to assure that the proposed redevelopment is consistent with the regulations of all governing authorities.

Detailed Advice for Acquiring Surplus Federal Real Property

Interested parties may contact the Federal Real Property Assistance Program at the U.S. Department of Education.

U.S. Department of Education
Federal Real Property Assistance Program
Office of Management
400 Maryland Ave., S.W., Rm. 2E117
Washington, DC 20202-4553

(202) 260-4558
FAX: (202) 401-0828

E-MAIL: FRPA@ed.gov

How To Acquire Surplus Federal Real Property For Educational Purposes



U.S. Department of Education
Federal Real Property Assistance Program
Washington, D.C.

Agencies and departments of the federal government may find that they own property that they no longer require. This may occur because of a change in their program requirements, a reduction in their operations or the relocation of programs to other sites. These properties are reported to the General Services Administration as excess. Military installations may also be determined excess but are disposed of under the *Base Realignment and Closure Acts* (BRAC).

The Law

The *Federal Property and Administrative Services Act of 1949* (P.L. 81-152), as amended, provides statutory authority for the disposal of excess real property to another executive agency having a need for the property, or, if there is no such need, for its disposal as surplus property in accordance with federal laws and regulations. This act gives to the Secretary of Education the authority to sell surplus federal real property to eligible applicants who have demonstrated a need for the property at a Public Benefit Allowance discount, which takes into consideration benefits that may accrue to the United States as a result of its use for educational purposes.

Most real properties acquired and developed by the United States for federal activities are covered by the above legislation. Some properties are exempt, such as public domain lands, forest reserves, national park properties, Indian lands, lands securing federal loans and property owned by the U.S. Postal Service or other agencies which by law require reimbursement.

BRAC properties are also made available during disposal through the U.S. Department of Education and may be acquired for needed educational purposes. BRAC laws and regulations differ in some respects with regard to the disposal of property and additionally require that potentially interested parties also coordinate their plans with Local Redevelopment Authorities (LRAs) to assure that their proposed programs are consistent with master redevelopment plans that have been developed by communities for the future of the closed installations.

Real Property

Real property may consist of land, land and buildings and other improvements, or buildings only, with or without related personal property. It may be a portion or all of a surplus government installation.

On-site real property refers to land and to buildings such as federal buildings, courthouses, reserve centers, hospitals, barracks or any of many other types of structures or improvements, which may be transferred with land for use in place. Structures and improvements may be demolished to provide for new construction or other land use.

Related personal property, which is located on and is an integral part of the real property or is essential to its productive operation, may be conveyed either with off-site improvements or with property for on-site use.

Eligibility

Real and related personal property may be acquired for educational use by states and their political subdivisions and instrumentalities, by tax-supported institutions, and by nonprofit institutions that have been held exempt from taxation under Section 501(c)(3) of the Internal Revenue Code.

Institutions that meet the organizational eligibility requirements of the law must also demonstrate a need for surplus federal real property for an eligible educational program. To

meet this requirement, and qualify for a Public Benefit Allowance in lieu of full cash payment of the purchase price of the property desired, the program must clearly establish that it is fundamentally educational under federal regulations. An applicant must demonstrate organizational and financial ability to acquire the property and carry out the proposed program within prescribed time frames. The amount of property applied for must be limited to that which is necessary to and useful for the applicant's program immediately and the applicant must use all of the requested property. The property applied for must be for a purpose that the eligible organization is authorized to carry out and title must be conveyed to the organization that will be delivering the proposed program.

Potentially eligible educational programs, in addition to schools and college campuses, may include public libraries, vocational training and rehabilitation of mentally or physically handicapped, alternative schools, school administration and maintenance facilities, athletic fields and similar educational programs.

Establishing Requirements

The Department notifies known or potentially eligible institutions of the availability of surplus federal real property and affords eligible institutions an opportunity to make application for all or a portion of the property. The Department is given 30 days from the date of the surplus determination to advise the federal property disposal agency of a potential interest in the property for educational purposes and 60 days from that same date within which to approve applications and request assignment of such property for transfer. Information concerning a formal application can be obtained by contacting the Federal Real Property Assistance Program office, which will supply the proper guidelines and materials and assist with any questions. Applications must establish eligibility of the institution and its program, and must contain all required information and assurances requested in the guidelines.

In order to meet the Department's responsibilities under the *National Environmental Policy Act*, the applicant is also required to furnish information regarding the reasonable and probable impacts of the proposed educational program upon the environment. The applicant may also have to demonstrate that it will comply with the provisions of the *National Historic Preservation Act*, the *Endangered Species Act* and other federal laws and regulations, as necessary.

Conditions and Restrictions

Transfers of federal surplus real property at Public Benefit Allowance discount are legally accomplished in the form of a sale in return for the contractual commitment of the applicant to deliver educational programs and services upon the property rather than pay for acquisition with monetary consideration. All conveyances are made by deeds, which require that the property must be utilized solely and continuously for a period of 30 years from the date of the deed for the educational programs set forth and approved in the application and for no other purposes. Other deed conditions also provide that titleholders may not sell, lease, mortgage, encumber or otherwise dispose of, or grant any right or interest in the property to other parties without the advance written consent of the U.S. Department of Education.

The Public Benefit Allowance discount varies from 40 to 100 percent, depending on the proposed program, but classroom facilities usually qualify for a 100 percent discount. Titleholders must agree to comply with nondiscrimination acts and must submit periodic reports on utilization of the acquired property. Property will not be approved for transfer unless it is needed at the time of application. The property must be placed into use within 12 months after conveyance or 36 months where major construction or renovation is contemplated. If applicable

Availability of Surplus Federal Property to State and Local Eligible Parties,
Including Homeless Service Providers.
CHARTER TOWNSHIP OF CHESTERFIELD
LOCAL REDEVELOPMENT AUTHORITY

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the **Charter Township of Chesterfield Local Redevelopment Authority**, (the LRA) for **Seville Manor Property** is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 4 p.m. on August 31, 2006. A listing of surplus property at **Seville Manor** was published by the Department of the Army in the Federal Register on May 9, 2006. The complete listing can be obtained by calling the LRA contact person **Kelly Jo Smolarek, Clerk for the Charter Township of Chesterfield at 586-949-0400 extension 1112.**

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Chesterfield Township and the County of Macomb.

A workshop will be held at the Chesterfield Township Hall at 47275 Sugarbush Road on **Thursday July 6, 2006 at 1:00 p.m.** which will include an overview of the base redevelopment planning process, a tour of the installation information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person **Kelly Jo Smolarek by Thursday 4 p.m. June 29, 2006.** Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include; (i) a description of the homeless assistance program that the homeless service provider proposes to carry out in Chesterfield Township. (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of **Seville Manor**; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at **Seville Manor** that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the

following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

For Park and Recreation uses;

Wendy Ormont
National Center for Recreation & Conversation
Federal Lands to Parks Program
U.S. Department of the Interior
National Park Service
1849 C Street, NW
Washington, DC 20240
Telephone: 202-354-6915
E-mail: wendy_ormont@nps.gov

For Education Uses:

Peter Wieczorek
Director
Federal Real Property Group
U.S. Department of Education
33 Arch Street, Suite 1140
Boston, MA 02110
Telephone 617-289-0172
E-Mail: peter.wieczorek@ed.gov

For Health Care:

Heather Ransom
Director
Division of Property Management/PSC
Department of Health & Human Services
Parklawn Building, Room 5B-41
5600 Fishers Lane
Rockville, MD 20857
Telephone: 301-443-2265
E-mail: hransom@psc.gov

For corrections and Law Enforcement

Janet Quist
Special Projects Manager
Bureau of Justice Assistance
Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW, Room 4413
Washington, DC 20531
Telephone; 202-353-2392
E-Mail: janet.quist@usdoj.gov

Self Help Housing:

Janet Golrick
Assistant Deputy-Assistant Secretary
Office of Multi-Family Housing
Department of Housing and Urban Development
451 7th Street, SW, Room 6110
Washington, DC 20410
Telephone: 202-708-2495
E-mail: janet_m_golrick@hud.gov

Airports:

Jim Motley
Military Airport Program
Federal Aviation Administration
800 Independence Ave., SW
Washington, DC 20591
Telephone: 202-267-8780
E-mail: james.motley@faa.gov

Seaports;

Keith Lesnick
U.S. Department of Transportation
Maritime Administration
400 7th Street, SW, Room 7206
Washington, DC 20590
Telephone: 202-366-4357, ext. 1624

E-mail: keith.lesnick@marad.dot.gov

NOIs for PBCs must include; (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact **Kelly Jo Smolarek** at (586) 949-0400 ext. 1112 or kjsmolarek@chesterfieldtwp.org

Publish

AVAILABILITY OF SURPLUS FEDERAL PROPERTY TO STATE AND LOCAL
ELIGIBLE PARTIES, INCLUDING HOMELESS SERVICE PROVIDERS
CHARTER TOWNSHIP OF CHESTERFIELD
LOCAL REDEVELOPMENT AUTHORITY

NEWSPAPERS MACOMB DAILY
PUBLISHED MAY 25, 2006

NEWSPAPERS BAY VOICE (DISTRIBUTED TO ALL RESIDENTS IN
PUBLISHED MAY 25, 2006 CHESTERFIELD)

NEWSPAPERS DETROIT NEWS
PUBLISHED JUNE 4, 2006

MEMORANDUM

Date: July 20, 2007

To: Patrick Meagher

From: Steve Rumble

Subject: SEBILLE MANOR WETLAND VERIFICATION

Per your request I have conducted a wetland verification of the Seville Manor military housing development on Sugarbush Road in Chesterfield Township. The majority of the site is upland excluding the drain that runs through the back portion of the development. The drain itself has characteristics that likely meet the designation of a stream in the State of Michigan and is likely regulated by the Michigan Department of Environmental Quality. In addition, County drain agencies may also regulate this as an established drain.

The banks adjacent the drain are planted with turf grass and maintained (mowed) right up to water's edge. Because of this, no signs of wetland vegetation, and therefore wetland characteristics, were found to exist.

I do note that there appears to be signs of wetland vegetation off-site (adjacent the perimeter fence) in some locations. Because these were located off-site, a determination of their status was not conducted. It is my opinion, that outside of the drain limits, no regulated wetlands exist on site at this time.

This assessment is that of my professional opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the MDEQ, local municipalities (where applicable), and in some cases, the Federal government. As a result, there may be adjustments to boundaries based upon review of a regulatory agency. Additionally, physical characteristics of the site can change with time, depending on weather, vegetation patterns, drainage, activities on adjacent parcels or other events.

Report on a Survey for Rare Plant Species at the Seville Manor Property
Macomb County, Michigan
7/10/07

King & MacGregor Environmental Inc. conducted a site investigation of the Seville Manor Military housing facility site on June 29, 2007 to look for any endangered, threatened, or special concern plant species that might occur on the property. The procedure utilized in this investigation was the *Guidelines for Conducting Endangered and Threatened Species Surveys* published by the Michigan Department of Natural Resources. Using the guidelines the site was thoroughly surveyed, a plant list was compiled, and photographs were taken.

The facility has served as a subdivision for military personnel and their families stationed at the Selfridge joint use military base for the past 50 years or so. The facility consists of single-story two unit homes with mowed lawns and ornamental plantings. No natural or un-maintained areas were observed. A county drain bisects the property. This drain was fenced off and all vegetation was maintained in a mowed condition.

The county drain had several inches of water at the time of the site visit. The flow was very slow. Minnows, green frogs, and turtles were present. The dominant plant species in the drain was leafy pondweed (*Potamogeton foliosus*). Also common were stonewort algae (*Chara* sp.) and filamentous green algae. The gradually sloping banks of the drain were mowed almost to the water's edge. Among the native plants growing at the edge were spikerush (*Eleocharis erythropoda*), rice cut-grass (*Leersia oryzoides*), water-plantain (*Alisma plantago-aquatica*), duck-potato (*Sagittaria latifolia*).

The attached plant list is divided into a) the county drain; b) the mowed embankments of the drain; and c) the trees and shrubs growing around the houses.

None of the 21 state-listed endangered, threatened, and special concern plant species reported by the Michigan Natural Features Inventory to occur in Macomb County was found on this site. This is to be expected, since the site lacks suitable habitats for rare plants.

William Brodovich
King & MacGregor Environmental, Inc.

Attachments: photographs and plant list

PLANT SPECIES LIST FOR SEBILLE MANOR

June 29, 2007

DESCRIPTION	SCIENTIFIC NAME	ENGLISH NAME	NATIVE?	WETL. IND.	WETL. IND. NO.	RELATIVE ABUNDANCE	GROWTH HABIT	COEFF. OF CONSERV.
County drain.	Algae	Filamentous Green Algae	Yes	[OBL]	-5	Locally Common	Herb	0
	Alisma plantago-aquatica (A. subcordatum)	Water-plantain	Yes	OBL	-5	Uncommon	Herb	1
	Chara sp.	Stonewort	Yes	[OBL]	-5	Common	Herb	2
	Eleocharis erythropoda	Red-foot Spikerush	Yes	OBL	-5	Frequent	Herb	4
	Leersia oryzoides	Rice Cut-grass	Yes	OBL	-5	Common	Herb	3
	Lythrum salicaria	Purple Loosestrife	No	OBL	-5	Uncommon	Herb	0
	Poa pratensis	Kentucky Bluegrass	No	FAC-	1	Occasional	Herb	0
	Polygonum persicaria	Lady's-Thumb	No	FACW	-3	Occasional	Herb	0
	Potamogeton foliosus	Leafy Pondweed	Yes	OBL	-5	Abundant	Herb	4
	Rumex crispus	Curly Dock	No	FAC+	-1	Uncommon	Herb	0
	Sagittaria latifolia	Broad-leaved Arrowhead	Yes	OBL	-5	Uncommon	Herb	1
Count: 11				Average: -3.91		Average: 1.4		
Mowed embankment of county drain.	Plantago lanceolata	English Plantain	No	FAC	0	Occasional	Herb	0
	Plantago major	Common Plantain	No	FAC+	-1	Frequent	Herb	0
	Poaceae	Grass				Abundant	Herb	
	Prunella vulgaris	Self-Heal	No	FAC	0	Occasional	Herb	0
	Salix discolor	Pussy Willow	Yes	FACW	-3	Uncommon	Shrub	1
	Solanum dulcamara	Bittersweet Nightshade	No	FAC	0	Uncommon	Herb	0

PLANT SPECIES LIST FOR SEBILLE MANOR

June 29, 2007

DESCRIPTION	SCIENTIFIC NAME	ENGLISH NAME	NATIVE?	WETL. IND.	WETL. IND. NO.	RELATIVE ABUNDANCE	GROWTH HABIT	COEFF. OF CONSERV.
Mowed embankment of county drain.	Taraxacum officinale	Common Dandelion	No	FACU	3	Uncommon	Herb	0
	Trifolium hybridum	Alsike Clover	No	FAC-	1	Occasional	Herb	0
	Trifolium repens	White Clover	No	FACU+	2	Common	Herb	0
	Ulmus americana	American Elm	Yes	FACW-	-2	Uncommon	Tree	1
	Vitis riparia	Riverbank Grape	Yes	FACW-	-2	Uncommon	Vine	3
	Count: 11			Average:	-0.20		Average:	0.5
Trees, shrubs, and herbaceous ornamentals growing around houses.	Acer platanoides	Norway Maple	No	[UPL]	5	Occasional	Tree	0
	Acer rubrum	Red Maple	Yes	FAC	0	Occasional	Tree	1
	Acer saccharinum	Silver Maple	Yes	FACW	-3	Occasional	Tree	2
	Acer saccharum	Sugar Maple	Yes	FACU	3	Uncommon	Tree	5
	Amelanchier arborea	Serviceberry	Yes	FACU	3	Uncommon	Tree	4
	Cercis canadensis	Redbud	Yes	FACU	3	Uncommon	Tree	8
	Cornus florida	Flowering Dogwood	Yes	FACU-	4	Uncommon	Tree	8
	Fagus grandifolia	Beech	Yes	[FACU+]	2	Uncommon	Tree	6
	Forsythia suspensa	Forsythia	No	[UPL]	5	Occasional	Shrub	0
	Fraxinus pennsylvanica	Red Ash	Yes	FACW	-3	Occasional	Tree	2
	Gleditsia triacanthos	Honey Locust	Yes	FAC	0	Occasional	Tree	8
	Juniperus scopulorum	Rocky Mountain Juniper	No	[UPL]	5	Uncommon	Tree	0
	Larix laricina	Tamarack	Yes	FACW	-3	Occasional	Tree	5

PLANT SPECIES LIST FOR SEBILLE MANOR

June 29, 2007

DESCRIPTION	SCIENTIFIC NAME	ENGLISH NAME	NATIVE?	WETL. IND.	WETL. IND. NO.	RELATIVE ABUNDANCE	GROWTH HABIT	COEFF. OF CONSERV.
Trees, shrubs, and herbaceous ornamentals growing around houses.	<i>Malus pumila</i>	Apple	No	[UPL]	5	Occasional	Tree	0
	<i>Parthenocissus inserta</i>	Thicket Creeper	Yes	FACU	3	Uncommon	Vine	4
	<i>Picea abies</i>	Norway Spruce	No	[UPL]	5	Uncommon	Tree	0
	<i>Pilea pumila</i>	Dwarf Clearweed	Yes	FACW	-3	Occasional	Herb	5
	<i>Pinus nigra</i>	Austrian Pine	No	[UPL]	5	Uncommon	Tree	0
	<i>Pinus sylvestris</i>	Scotch Pine	No	[UPL]	5	Uncommon	Tree	0
	<i>Platanus occidentalis</i>	Sycamore	Yes	FACW	-3	Uncommon	Tree	7
	<i>Populus alba</i>	White Poplar	No	[UPL]	5	Uncommon	Tree	0
	<i>Populus deltoides</i>	Cottonwood	Yes	FAC+	-1	Occasional	Tree	1
	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	Yes	FACW	-3	Occasional	Shrub	10
	<i>Prunus cerasifera</i>	Cherry Plum	No	[UPL]	5	Occasional	Tree	0
	<i>Prunus serotina</i>	Black Cherry	Yes	FACU	3	Uncommon	Tree	2
	<i>Pyrus calleryana</i>	Callery Pear	No	[UPL]	5	Uncommon	Tree	0
	<i>Quercus bicolor</i>	Swamp White Oak	Yes	FACW+	-4	Occasional	Tree	8
	<i>Quercus palustris</i>	Pin Oak	Yes	FACW	-3	Uncommon	Tree	8
	<i>Quercus velutina</i>	Black Oak	Yes	[UPL]	5	Uncommon	Tree	6
	<i>Robinia pseudoacacia</i>	Black Locust	No	FACU-	4	Uncommon	Tree	0
	<i>Syringa vulgaris</i>	Common Lilac	No	[UPL]	5	Occasional	Shrub	0
	<i>Taxus xmedia</i>	Hybrid Yew	No	[UPL]	5	Uncommon	Tree	0
	<i>Thuja occidentalis</i>	White Cedar	Yes	FACW	-3	Occasional	Tree	4

PLANT SPECIES LIST FOR SEBILLE MANOR

June 29, 2007

DESCRIPTION	SCIENTIFIC NAME	ENGLISH NAME	NATIVE?	WETL. IND.	WETL. IND. NO.	RELATIVE ABUNDANCE	GROWTH HABIT	COEFF. OF CONSERV.
Trees, shrubs, and herbaceous ornamentals growing around houses.	Tilia americana	Basswood	Yes	FACU	3	Occasional	Tree	5
	Ulmus parvifolia	Chinese Elm	No	[UPL]	5	Uncommon	Tree	0
Count: 35				Average: 1.97		Average: 3.1		



Appendix B

CERFA Report Sebille Manor Property





U.S. Army Base Realignment and Closure

CERFA Report SEBILLE MANOR PROPERTY U.S. Army Garrison Selfridge

**Assistant Chief of Staff
For Installation Management**

September 2006

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Appendix A. References

A-1

1 Executive Summary

The U.S. Army completed an Environmental Condition of Property (ECP) in September 2006 for the U.S. Army Garrison-Selfridge (USAG-S) Seville Manor Property located in Chesterfield Township, Michigan. Seville Manor covers 103 acres and is a housing complex which is part of the USAG-S. Seville Manor currently has 352 housing units as part of 240 permanent structures including single-family and duplex units. In addition to residential housing units, the site also contains a youth center. Seville Manor is non contiguous with the main USAG-S Garrison property and is located approximately 3 miles northeast of the Garrison and northwest of Anchor Bay of Lake St. Clair. Since its construction in 1960-1961, Seville Manor has served as a military housing complex and prior to construction consisted of privately owned farm land.

This letter report presents the results of the Community Environmental Response Facilitation Act (CERFA) evaluation conducted by the Army for the Seville Manor Property. The Seville Manor property as part of the USAG-S is a Government property that was selected for closure in 2005 by the Base Realignment and Closure (BRAC) Commission. Under CERFA (Public Law 102-426, 42 U.S.C. 9620(h)(4), Federal agencies are required to expeditiously identify real property on which no hazardous substance and no petroleum products or their derivatives has been released or disposed of . This is referred to as the uncontaminated property identification, which is given an Environmental Condition of Property (ECP) Category 1 designation.

A summary of actions taken to identify clean parcels at Seville Manor included:

- Completion of the 2004 Environmental Baseline Survey (EBS) for Seville Manor **(Tetra Tech, 2004)**.
- Completion of the 2006 Environmental Condition of Property (ECP) Report for Seville Manor **(USAEC, 2006)**.

Information presented in this report was obtained from the 2004 EBS and updated and presented in the 2006 ECP Report. The ECP Report provides the relevant environmental history to substantiate the ECP Category 1 designation for Seville Manor and should be used as a primary document when reading this CERFA Report. During the conduct of the 2004 EBS and 2006 ECP, the Army fulfilled the information review requirements outlined in 42 U.S.C. 9620(h) (4) (A). This included a review of the following sources of information:

- (i) A detailed search of Federal Government records pertaining to the property.
- (ii) Recorded chain of title documents regarding the real property.

(iii) Aerial photographs that may reflect prior uses of the real property and that are reasonably obtainable through State or local government agencies.

(iv) A visual inspection of the real property and any buildings, structures, equipment, pipe, pipeline, or other improvements on the real property, and a visual inspection of properties immediately adjacent to the real property.

(v) A physical inspection of property adjacent to the real property, to the extent permitted by owners or operators of such property.

(vi) Reasonably obtainable Federal, State, and local government records of each adjacent facility where there has been a release of any hazardous substance or any petroleum product or its derivatives, including aviation fuel and motor oil, and which is likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product or its derivatives, including aviation fuel and motor oil, on the real property.

(vii) Interviews with current or former employees involved in operations on the real property.

This letter report contains a map (**Figure 3-1**) that presents the ECP Category 1 property which has been applied to the entire Seville Manor Property. A summary description of the ECP process is described in Section 2 of this report. The clean parcel designation resulting from the ECP process is fully identified in Section 3.

2 Methodology

2.1 Environmental Condition of Property

The U.S. Army's Environmental Condition of Property (ECP) process characterizes the existing environmental conditions at a given site. It details the nature and magnitude of contamination; identifies potential liabilities associated with remediation and property disposal; provides information to assess health and safety risks; and serves as the basis for notification of any hazardous substance that was stored for one year or more, or known to have been released or disposed of at the site, as required under §120 (h)(1) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9620(h)(1). A factual environmental characterization of the BRAC property is documented within the ECP Report. Consequently, the ECP Report documents the assessments and studies which support the assignment of CERFA categories to installation parcels.

In 2004, the USAG-S completed an EBS for Seville Manor which was designed to determine the environmental conditions of the property (**Tetra Tech, 2004**). Information gathered and presented in the 2004 EBS Report was reviewed/updated where required and used as a primary source of information for the 2006 ECP document (**USAEC, 2006**).

2.2 Summary of Assessments

The U.S. Army's ECP process is a systematic process that identifies the scope of investigative effort required, and evaluates and documents the potential for environmental contamination and liability in three distinct stages. The first two stages culminate in the preparation of the ECP Report which is the basis for preparation of this CERFA Report:

- **Programmatic Environmental Review (PER)** - A data gap analysis used to determine the extent and quality of available environmental information for the site. The U.S. Army Environmental Center conducted the PER for USAG-S including the Seville Manor Property in July 2005.
- **Phase I (Assessment)** – An assessment of the environmental condition of real property, to include potential contamination and/or natural and cultural resource conditions that may impact real property disposal and/or reuse. The 2004 EBS conducted for the Seville Manor Property consisted of site visits, interviews, records reviews, and regulatory reviews of materials that documented the environmental condition of the property. Further review and

update of the 2004 EBS was conducted by the Army and documented in the 2006 ECP. Documents reviewed as part of the EBS and ECP process, included:

Archive Search Report (MEC Evaluations / Munitions Response Investigations)

Environmental Baseline Survey

LBP and ACM Surveys

Installation Infrastructure Knowledge

Hazardous and Toxic Waste (HTW) Evaluations

Natural and Cultural Resource Reviews

This sum of this information has been analyzed and integrated to prepare the ECP Report.

3 Clean Parcel Determinations

Figure 3-1 identifies the general location of Seville Manor and **Figure 3-2** displays the entire property. The entire Seville Manor property has been determined to constitute an ECP Category 1 property and is briefly described in Table 3-1.

The ECP Category 1 represents property where no release or disposal of hazardous substances or petroleum products has occurred, including any migration of these substances from adjacent areas.

Table 3-1 USAG-S Seville Manor ECP Category 1 Property (Source of Evidence: 2004 EBS, 2006 ECP Seville Manor Property)	
Description/Basis	Acreage
<p>ECP Category 1 applies to the entire USAG-S property designated as Seville Manor. Seville Manor covers 103 acres and is a housing area which is part of the USAG-S. The housing complex contains 352 units as part of 240 permanent structures including single-family and duplex units. In addition to residential housing units, the site also contains a youth center. Seville Manor is non contiguous with the main USAG-S Garrison property and is located approximately 3 miles northeast of the Garrison and northwest of Anchor Bay of Lake St. Clair.</p> <p>In accordance with CERCLA 120(h) (4), this ECP recommends that 103 acres of USAG-S constituting Seville Manor can be identified as ECP Category-1 Uncontaminated Property based on investigation of the real property that does not find obvious presence or likely presence of a release or threatened release of any hazardous substance or any petroleum product or its derivatives, including aviation fuel and motor oil, on the real property.</p> <p>This identification of Uncontaminated Property is based on a review of the following sources of information concerning the current and previous uses of the real property as reported in the 2004 Environmental Baseline Survey and ECP:</p> <ul style="list-style-type: none"> (i) A detailed search of Federal Government records pertaining to the property (ii) Recorded chain of title documents regarding the real property. (iii) Aerial photographs that reflect prior uses of the real 	<p>Total Acreage :</p> <p>103 Acres</p>

Table 3-1

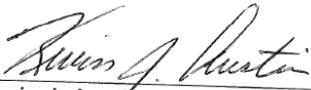
USAG-S Seville Manor ECP Category 1 Property

(Source of Evidence: 2004 EBS, 2006 ECP Seville Manor Property)

Description/Basis	Acreage
<p>property.</p> <p>(iv) A visual inspection of the real property and buildings, structures, equipment, and other improvements on the real property, and a visual inspection of properties immediately adjacent to the real property.</p> <p>(v) A physical inspection of residential property adjacent to the real property has not been conducted.</p> <p>(vi) Reasonably obtainable Federal, State, and local government records of each adjacent facility where there has been a release of any hazardous substance or any petroleum product or its derivatives, including aviation fuel and motor oil, and which is likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product or its derivatives, including aviation fuel and motor oil, on the real property.</p> <p>(vii) Interviews with current or former employees involved in operations on the real property.</p>	

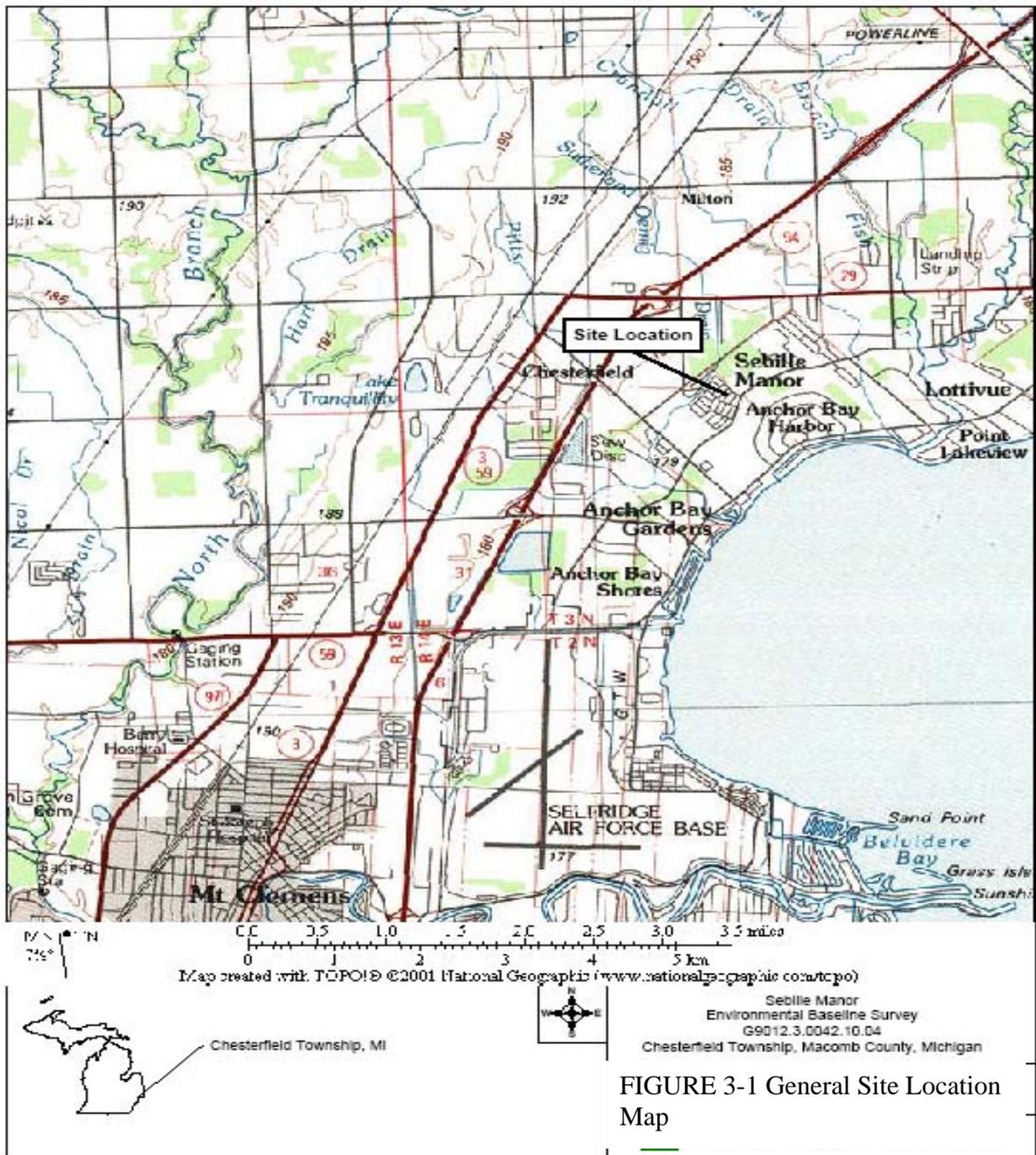
4 Approval

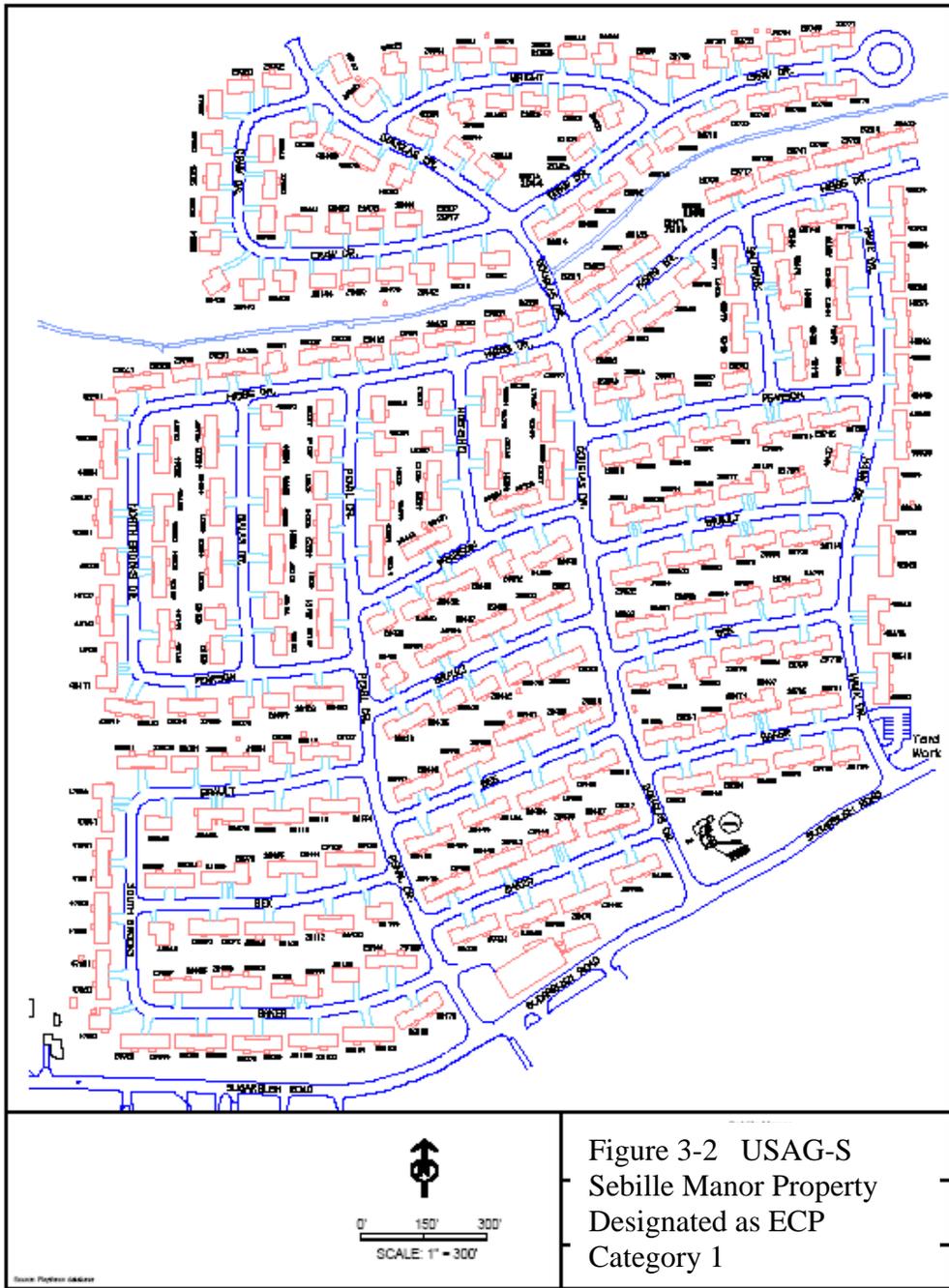
The contents of this CERFA Report are based on the information obtained from the Environmental Condition of Property Report and meet the legislative requirements and DoD polices for the completion of an Environmental Condition of Property review.



Kevin J. Austin
Lieutenant Colonel, U.S. Army
Commanding

OCT 04 2006





Appendix A – References

Tetra Tech, 2004. Environmental Baseline Survey, U.S. Army Garrison – Michigan Seville Manor, *Mt. Clemens, Michigan 48045, Prepared for the U.S. Army Garrison – Michigan, May 2004.*

USAEC 2006, ECP Seville Manor Property, Prepared by USAEC for the U.S. Army BRAC Division and U.S. Army Garrison-Selfridge, September 2006



STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



JENNIFER M. GRANHOLM
GOVERNOR

STEVEN E. CHESTER
DIRECTOR

October 25, 2006

Kevin J. Austin
Lieutenant Colonel, United States Army
Commanding
Installation Management Agency
Headquarters, United States Army Garrison-Michigan
44370 North Jefferson
Selfridge ANGB, Michigan 48045-4941

Dear Colonel Austin:

SUBJECT: Seville Manor Under Base Realignment and Closure
Chesterfield Township, Macomb County, Michigan

The Department of Environmental Quality (DEQ) has reviewed the information you provided to this office regarding the Community Environmental Response Facilitation Act (CERFA) Report, received by this office on October 6, 2006, and the Environmental Condition of Property (ECP) Report, received by this office on October 18, 2006. These reports do not provide analytical chemistry data to support that this property is not a facility. However, based on our review of information you provided, the DEQ agrees with the identification of the Seville Manor appearing to be uncontaminated property.

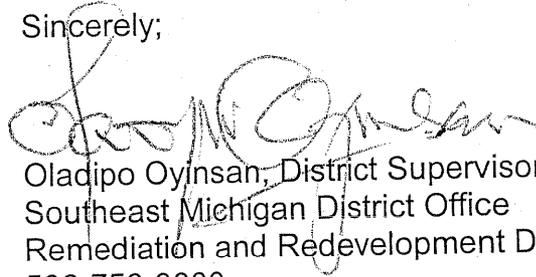
This document is provided at your request pursuant Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. It does not convey or imply any other position of the DEQ regarding known or potential environmental conditions and compliance with environmental protection laws and regulations at this location.

In providing this document, the DEQ makes no warranty or guarantee as to the fitness of this site for any general or specific use.

Thank you for providing this office with the CERFA and ECP reports and your cooperation in this matter.

If you have any further questions or concerns please do feel free to call me or the DEQ project manager, Mr. Gregory Barrows, at 586-753-3807.

Sincerely;



Oladipo Oyinsan, District Supervisor
Southeast Michigan District Office
Remediation and Redevelopment Division
586-753-3800

cc: Ms. Cheryl Neades, Selfridge ANGB
Ms. Patricia Tobianski, Selfridge ANGB
Ms. Cheryl Wilson, DEQ
Mr. Gregory Barrows, DEQ



Appendix C

Finding of Suitability to Transfer

USAG-M, Selfridge, Sebille Manor





FINDING OF SUITABILITY TO TRANSFER

U.S. ARMY GARRISON-SELFRIDGE

SEBILLE MANOR, INSTALLATION NUMBER 26735

APRIL 2007

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 SEBILLE MANOR, INSTALLATION NUMBER 26735

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LIST OF ACRONYMS
FINDING OF SUITABILITY TO TRANSFER
SEBILLE MANOR, INSTALLATION NUMBER 26735

ACRONYM	DESCRIPTION
ACM	Asbestos Containing Material
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
DOD	Department of Defense
EBS	Environmental Baseline Survey
ECP	Environmental Condition of Property
EPA	Environmental Protection Agency
FOST	Finding of Suitability to Transfer
LBP	Lead Based Paint
LRA	Local Redevelopment Authority
MDEQ	Michigan Department of Environmental Quality
MEC	Munitions and Explosives of Concern
NEPA	National Environmental Policy Act
PCB	Polychlorinated Biphenyl
pCi/L	picocuries per liter
USACE	U.S. Army Corps of Engineers
USAEC	U.S. Army Environmental Center
USAG-M	U.S. Army Garrison-Michigan
USAG-S	U.S. Army Garrison-Selfridge

FINDING OF SUITABILITY TO TRANSFER
U.S. ARMY GARRISON-SELFRIDGE
SEBILLE MANOR, INSTALLATION NUMBER 26735
APRIL 2007

1. PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of property at the U.S. Army Garrison-Selfridge (USAG-S) for transfer to an as yet unidentified purchaser consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense policy. In addition, the FOST includes the CERCLA Covenant and Access Provisions, and other Deed Provisions and Environmental Protection Provisions necessary to protect human health or the environment after such transfer.

2. PROPERTY DESCRIPTION

The property, hereinafter referred to as the Seville Manor Property, consists of 102.69 acres, which includes 352 housing units in 220 housing facilities, one building identified as a Youth Center, a water tower reservoir, and various playgrounds and personal storage sheds. The Seville Manor Property is intended to be transferred consistent with the intended reuse of the property as set forth in the Chesterfield Township Local Redevelopment Authority Reuse Plan. A site map of the property is attached. A list of buildings is presented in Table 1.1 after the site map (Enclosure 1).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the property has been made based on an investigation of the real property through environmental surveys and a complete search of agency files during the development of these environmental surveys. The following documents provided information to determine the environmental condition of the property:

- 3.1. USAEC 2006. Environmental Condition of Property - Seville Manor Property, Prepared by U.S. Army Environmental Center for the U.S. Army BRAC Division and U.S. Army Garrison-Selfridge, September 2006
- 3.2. USAEC 2006. Community Environmental Response Facilitation Act (CERFA) Report, Seville Manor Property, U.S. Army Garrison-Selfridge, Prepared by U.S. Army Environmental Center for the U.S. Army Garrison-Selfridge, September 2006; and Michigan Department of Environmental Quality letter of concurrence with determination of uncontaminated property, October 2006.
- 3.3. USAG-S 2006. Multi-Family Lead Inspection and Risk Assessment for Seville Housing Units, Dates of Inspection December 2004 to March 2005, TECOM Inc, June 2006
- 3.4. USAG-S 2006. Asbestos Inspection Report, USAG-M Seville Manor, Dates of Inspection April 2005 to May 2006, TECOM Inc, June 2006
- 3.5. USAG-S 2006. Preventive Maintenance Inspection at TECOM, Inc. Seville Manor, Transformer Inspection Retrofill Corporation, April 2006.

- 3.6. USACE 2006, Final Historical Records Review, U.S. Army Garrison – Michigan (Selfridge), January 2006
- 3.7. Tetra Tech, 2004. Environmental Baseline Survey, U.S. Army Garrison – Michigan, Seville Manor, Mt. Clemens, Michigan 48045, Prepared for the U.S. Army Garrison–Selfridge, May 2004.
- 3.8. USAG-S 1992, AMSTA-QRA, Memo for C, Facilities Management Branch (AMSTA-XEM), Subject: Analysis of ATM Radon Samples, 17-Dec-1991

4. ENVIRONMENTAL CONDITION OF THE PROPERTY

The Department of Defense Environmental Condition of Property (ECP) Category 1 applies to the entire 102.69 acres of the Seville Manor Property. ECP Category 1 is the condition where no release or disposal of hazardous substances or petroleum products has occurred, including migration of these substances from adjacent areas. (Refer to Table 2.1, Description of Property, in Enclosure 2).

The identification of uncontaminated property is based on an investigation of the real property through review of environmental surveys and a complete search of agency files regarding the current and previous uses of the real property. A CERFA Report for the Seville Manor Property with a determination of uncontaminated property was submitted to the Michigan Department of Environmental Quality (MDEQ). MDEQ responded with a written affirmation of the uncontaminated property determination dated October 2006.

4.1. Environmental Remediation Sites

There are no environmental investigation/remediation sites and no evidence of groundwater contamination on the Seville Manor Property.

4.2. Storage, Release, or Disposal of Hazardous Substances

There is no evidence that hazardous substances were stored, released, or disposed on the property in excess of the reportable quantities listed in 40 CFR 373.

Accordingly, a CERFA Report was submitted to MDEQ as described above and the CERCLA 120(h)(4)(D) Covenant will be included in the Deed (See Enclosure 3).

4.3. Petroleum and Petroleum Products

4.3.1. Underground and Above Ground Storage Tanks

There is no evidence that petroleum products were stored in underground or above ground storage tanks on the property.

4.3.2. Storage, Release, or Disposal of Petroleum Products

There is no evidence that any petroleum products in excess of 55 gallons at one time were stored on the property. There is also no evidence that any petroleum products were released or disposed on the property. Accordingly, a CERFA Report was submitted to MDEQ as described above.

4.4. Polychlorinated Biphenyl (PCB) Equipment

There are no PCB-containing transformers or other PCB-containing equipment located on the property and there is no evidence of any releases from PCB equipment.

4.5. Asbestos Containing Material (ACM)

Based on the findings of the Asbestos Inspection Report, USAG-M Seville Manor, Dates of Inspection April 2005 to May 2006, TECOM Inc, June 2006, there is asbestos containing material in buildings on the Seville Manor Property. The ACM includes: transite water supply lines, joint compound on seams and nail heads of drywall walls and ceilings, black mastic on underside of kitchen sink, resilient floor coverings (e.g., sheet flooring, 9 x 9-inch & 12 x 12-inch floor tile, and underlying mastic), cove base and mastic, tan/grey wall coverings and mastic in bathrooms, and exterior caulking/crack sealant. The ACM does not currently pose a threat to human health or the environment because none is considered friable asbestos that poses an unacceptable risk to human health. The 2005-2006 asbestos inspection of accessible areas did not include destructive methods of inspection to confirm the presence or absence of asbestos containing material inside inaccessible spaces behind intact walls and/or ceilings. Additionally, to prevent unnecessary damage and voiding of roof warranties, the inspection did not include asphalt-based roofing materials.

An asbestos warning and covenant is included in the Environmental Protection Provisions which will be made an exhibit and incorporated by reference into the Deed (Enclosure 4).

4.6. Lead-Based Paint (LBP)

Based on the age of the buildings (1961 in majority) and the USAG-S Multi-Family Lead Inspection and Risk Assessment for Seville Housing Units, Dates of Inspection December 2004 to March 2005, TECOM Inc, June 2006, all family housing units at the Seville Manor Property are determined to contain lead-based paint.

Based on random sampling of 52 housing units to test soil in composite samples of drip line areas (within 3-ft surrounding the building perimeter regardless of bareness) as part of the Lead Inspection and Risk Assessment at Seville Manor, lead was measured in 3 composite samples at concentration greater than 400 ppm, one of these being greater than 1,200 ppm. TSCA soil hazard levels are 400 ppm (play areas) and an average 1,200 ppm (rest of yard) where bare soil is present.

The existing condition of lead in soil is not considered a hazardous condition that requires remediation or response action for the property to be suitable for transfer for the intended use. However, whereas the intended use of the Property can be redevelopment for residential use, the terms of the sale will include a requirement that the purchaser evaluate the soils and abate any soil-lead hazards prior to the occupancy of any newly constructed housing.

A lead-based paint warning and covenant is included in the Environmental Protection Provisions (Enclosure 4).

4.7. Radiological Materials

There is no evidence that radioactive materials were used or stored on the property.

4.8. Radon

Radon surveys were conducted in all family housing units from approximately December 1989 to April 1990. Radon was not detected above the EPA residential action level of 4 picocuries per liter (pCi/L) in these buildings.

4.9. Unexploded Ordnance

Based on a review of existing records and available information, there is no evidence that Munitions and Explosives of Concern (MEC) are present on the property. The property has been used as residential property, no MEC has been discovered on the property, and there is no record that munitions-related activities occurred. The term "MEC" means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance, as defined in 10 U.S.C. §101(e)(5); (B) discarded military munitions, as defined in 10 U.S.C. §2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

4.10. Other Property Conditions

There are no other hazardous conditions on the property that present an unacceptable risk to human health and the environment.

5. ADJACENT PROPERTY CONDITIONS

There are no conditions adjacent to the property that present an unacceptable risk to human health and the environment or that present a migration hazard to the Seville Manor Property.

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

There are no environmental remediation orders or agreements applicable to the Seville Manor Property. The deed will include a provision reserving the Army's right to conduct remediation activities if necessary in the future (Enclosure 3).

7. REGULATORY / PUBLIC COORDINATION

The Michigan Department of Environmental Quality and the public have been notified of the initiation of this FOST that was posted in The Macomb Daily newspaper on March 1, 2007. No regulatory or public comment was received during the public comment period from March 1 to 31, 2007. A statement regarding no comment from the regulatory agency and the general public is included at Enclosure 5.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE AND CONSISTENCY WITH LOCAL REUSE PLAN

The environmental impacts associated with the proposed property will be analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis will be documented, as necessary, in an Environmental Assessment for Disposal and Reuse of Seville Manor Property. Any encumbrance or condition identified in such analysis as necessary to protect human health or the environment will be included in the deed restrictions.

9. FINDING OF SUITABILITY TO TRANSFER

Based on the above information, I conclude that the Seville Manor Property qualifies as CERCLA 120 (h)(4) uncontaminated property, is transferable under that section, and that all Department of Defense requirements to reach a Finding of Suitability to Transfer the property have been met, subject to the terms and conditions in the attached Deed Provisions and Environmental Protection Provisions (Enclosures 3 and 4). In addition, the deed for this transaction will contain:

- 9.1. The covenant under CERCLA 120(h)(4)(D)(i) warranting that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United States (Enclosure 3).
- 9.2. A clause as required by CERCLA 120(h)(4)(D)(ii) granting the United States access to the Property in any case in which a response action or corrective action is found to be necessary after the date of transfer for the Property, or such access is necessary to carry out a response action or corrective action on an adjacent property (Enclosure 3).

Whereas no hazardous substances or petroleum products were stored for one year or more, known to have been released, or disposed of on the Seville Manor Property, notification of hazardous substance or petroleum product storage, release, or disposal is not required.



Kevin J. Austin
Lieutenant Colonel, U.S. Army
Commanding

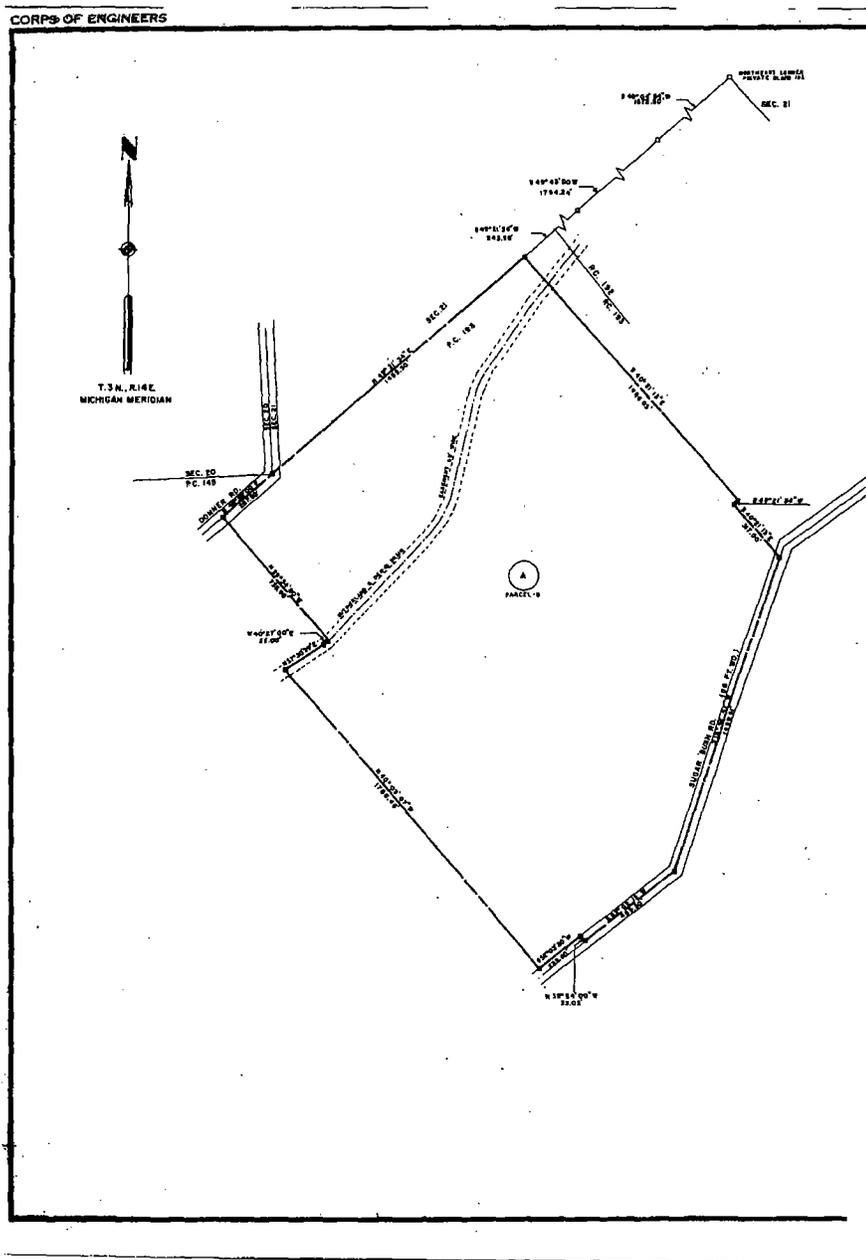
5 Enclosures:

1. Site Map of Property and List of Buildings
2. Description of Property-ECP Category
3. CERCLA 120(h)(4)(D) Covenant and Access Provisions, and Other Deed Provisions
4. Environmental Protection Provisions
5. Regulatory and Public Comments and Army Responses

ENCLOSURE 1

SITE MAP OF SEBILLE MANOR AND LIST OF BUILDINGS

Reference: US Army Corps of Engineers, Louisville, Description of Property Drawing, SECTION 2, USAG-Selfridge Capehart Housing Area, Project LOUV-1-0041



ENCLOSURE 1
SITE MAP OF SEBILLE MANOR AND LIST OF BUILDINGS

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2001	29302	Craw	71113	FH LTC/MAJ	1851	SF	1961
2002	29320	Craw	71113	FH LTC/MAJ	1851	SF	1961
2003	29328	Craw	71113	FH LTC/MAJ	1851	SF	1961
2004	29346	Craw	71113	FH LTC/MAJ	1838	SF	1961
2005	29364	Craw	71113	FH LTC/MAJ	1981	SF	1961
2006	29380	Craw	71113	FH LTC/MAJ	1851	SF	1961
2007	29394	Craw	71113	FH LTC/MAJ	1968	SF	1961
2008	29402	Craw	71113	FH LTC/MAJ	1838	SF	1961
2009	29410	Craw	71113	FH LTC/MAJ	1968	SF	1961
2010	29426	Craw	71113	FH LTC/MAJ	1968	SF	1961
2011	29444	Craw	71113	FH LTC/MAJ	1851	SF	1961
2012	29460	Craw	71113	FH LTC/MAJ	1981	SF	1961
2013	29476	Craw	71113	FH LTC/MAJ	1981	SF	1961
2020	29459	Craw	71113	FH LTC/MAJ	1968	SF	1961
2021	29441	Craw	71113	FH LTC/MAJ	1851	SF	1961
2022	29425	Craw	71113	FH LTC/MAJ	1851	SF	1961
2023	29365	Craw	71113	FH LTC/MAJ	1981	SF	1961
2024	29345	Craw	71113	FH LTC/MAJ	1981	SF	1961
2025	29325	Craw	71113	FH LTC/MAJ	1851	SF	1961
2026	48695	Douglas	71113	FH LTC/MAJ	1851	SF	1961
2027	48675	Douglas	71113	FH LTC/MAJ	1981	SF	1961
2028	48665	Douglas	71113	FH LTC/MAJ	1838	SF	1961
2029	48740	Douglas	71113	FH LTC/MAJ	1851	SF	1961
2030	29515	Wright	71113	FH LTC/MAJ	1851	SF	1961
2032	29541	Wright	71113	FH LTC/MAJ	1851	SF	1961
2034	29579	Wright	71113	FH LTC/MAJ	1981	SF	1961
2036	29623	Wright	71113	FH LTC/MAJ	1981	SF	1961
2037	29641	Wright	71113	FH LTC/MAJ	1838	SF	1961
2040	29721	Craw	71113	FH LTC/MAJ	1968	SF	1961
2041	29735	Craw	71113	FH LTC/MAJ	1851	SF	1961
2047	29650	Wright	71113	FH LTC/MAJ	1968	SF	1961
2048	29626	Wright	71113	FH LTC/MAJ	1851	SF	1961
2049	29604	Wright	71113	FH LTC/MAJ	1851	SF	1961
2050	29580	Wright	71113	FH LTC/MAJ	1851	SF	1961
2051	29558	Wright	71113	FH LTC/MAJ	1968	SF	1961
2052	48660	Douglas	71113	FH LTC/MAJ	1851	SF	1961
2056	29636	Craw	71114	FH COW0	3592	SF	1961
2056	29652	Craw					
2057	29672	Craw	71113	FH LTC/MAJ	1968	SF	1961
2058	29696	Craw	71113	FH LTC/MAJ	1981	SF	1961

Table 1.1
SÉBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2059	29710	Craw	71114	FH CO/W0	3508	SF	1961
2059	29724	Craw					
2060	29742	Craw	71114	FH CO/W0	3508	SF	1961
2060	29758	Craw					
2062	29819	Hibbs	71115	FH SR NCO	3592	SF	1961
2062	29835	Hibbs					
2063	29767	Hibbs	71115	FH SR NCO	3581	SF	1961
2063	29781	Hibbs					
2064	29735	Hibbs	71115	FH SR NCO	3462	SF	1961
2064	29747	Hibbs					
2065	29703	Hibbs	71115	FH SR NCO	3462	SF	1961
2065	29717	Hibbs					
2067	29637	Hibbs	71115	FH SR NCO	3581	SF	1961
2067	29653	Hibbs					
2068	29611	Hibbs	71115	FH SR NCO	3462	SF	1961
2068	29625	Hibbs					
2069	29539	Hibbs	71114	FH CO/W0	1851	SF	1961
2070	29523	Hibbs	71114	FH CO/W0	1851	SF	1961
2071	29443	Hibbs	71114	FH CO/W0	3462	SF	1961
2071	29505	Hibbs					
2072	29431	Hibbs	71114	FH CO/W0	1981	SF	1961
2073	29415	Hibbs	71114	FH CO/W0	1851	SF	1961
2074	29337	Hibbs	71114	FH CO/W0	3722	SF	1961
2074	29353	Hibbs					
2075	29321	Hibbs	71114	FH CO/W0	1838	SF	1961
2075	29267	Hibbs					
2076	29309	Hibbs	71114	FH CO/W0	3462	SF	1961
2077	29251	Hibbs	71114	FH CO/W0	1851	SF	1961
2078	29221	Hibbs	71114	FH CO/W0	3462	SF	1961
2078	29239	Hibbs					
2079	48281	N. Brooks	71114	FH CO/W0	1838	SF	1961
2080	48251	N. Brooks	71114	FH CO/W0	3462	SF	1961
2080	48265	N. Brooks					
2081	48221	N. Brooks	71114	FH CO/W0	3462	SF	1961
2081	48237	N. Brooks					
2082	48205	N. Brooks	71114	FH CO/W0	1851	SF	1961
2083	48141	N. Brooks	71114	FH CO/W0	3462	SF	1961
2083	48157	N. Brooks					
2084	48111	N. Brooks	71114	FH CO/W0	3537	SF	1961
2084	48131	N. Brooks					
2085	29016	Pearson	71114	FH CO/W0	3462	SF	1961
2085	29034	Pearson					
2086	29046	Pearson	71114	FH CO/W0	3462	SF	1961
2086	29064	Pearson					
2087	29076	Pearson	71114	FH CO/W0	1838	SF	1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2088	29094	Pearson	71114	FH CO/W0	1851	SF	1961
2089	29108	Pearson	71114	FH CO/W0	3592	SF	1961
2089	29124	Pearson					
2090	48128	N. Brooks	71114	FH CO/W0	3638	SF	1961
2090	48144	N. Brooks					
2091	48156	N. Brooks	71114	FH CO/W0	3462	SF	1961
2091	48208	N. Brooks					
2092	48222	N. Brooks	71114	FH CO/W0	3768	SF	1961
2092	48236	N. Brooks					
2093	48252	N. Brooks	71114	FH CO/W0	3462	SF	1961
2093	48270	N. Brooks					
2094	48305	Bialas	71114	FH CO/W0	3638	SF	1961
2094	48327	Bialas					
2095	48237	Bialas	71114	FH CO/W0	3571	SF	1961
2095	48249	Bialas					
2096	48207	Bialas	71114	FH CO/W0	3462	SF	1961
2096	48221	Bialas					
2097	48145	Bialas	71114	FH CO/W0	1968	SF	1961
2098	48133	Bialas	71114	FH CO/W0	1968	SF	1961
2099	48136	Bialas	71114	FH CO/W0	1851	SF	1961
2100	48154	Bialas	71114	FH CO/W0	1851	SF	1961
2101	48212	Bialas	71114	FH CO/W0	3592	SF	1961
2101	48222	Bialas					
2102	48236	Bialas	71114	FH CO/W0	3462	SF	1961
2102	48250	Bialas					
2103	48300	Bialas	71114	FH CO/W0	1851	SF	1961
2104	48330	Bialas	71114	FH CO/W0	1838	SF	1961
2105	48339	Pearl	71114	FH CO/W0	1851	SF	1961
2106	48319	Pearl	71114	FH CO/W0	1851	SF	1961
2107	48301	Pearl	71114	FH CO/W0	1851	SF	1961
2108	48227	Pearl	71114	FH CO/W0	3581	SF	1961
2108	48243	Pearl					
2109	48211	Pearl	71114	FH CO/W0	1981	SF	1961
2110	48135	Pearl	71114	FH CO/W0	3592	SF	1961
2110	48151	Pearl					
2111	48214	Pearl	71114	FH CO/W0	3462	SF	1961
2111	48230	Pearl					
2112	48244	Pearl	71114	FH CO/W0	3592	SF	1961
2112	48304	Pearl					
2113	48324	Pearl	71114	FH CO/W0	1838	SF	1961
2114	48342	Pearl	71114	FH CO/W0	1851	SF	1961
2115	48347	Hoenshell	71114	FH CO/W0	1851	SF	1961
2116	48327	Hoenshell	71114	FH CO/W0	1838	SF	1961
2117	48251	Hoenshell	71114	FH CO/W0	3592	SF	1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2117	48315	Hoenshell					
2118	29443	Pearson	71114	FH CO/W0	3462	SF	1961
2118	29461	Pearson					
2119	29521	Pearson	71114	FH CO/W0	3462	SF	1961
2119	29533	Pearson					
2120	48308	Hoenshell	71114	FH CO/W0	3592	SF	1961
2120	48326	Hoenshell					
2121	48342	Hoenshell	71114	FH CO/W0	3462	SF	1961
2121	48354	Hoenshell					
2122	29522	Hibbs	71114	FH CO/W0	3592	SF	1961
2122	29537	Hibbs					
2123	48405	Douglas	71114	FH CO/W0	3462	SF	1961
2123	48421	Douglas					
2124	48321	Douglas	71114	FH CO/W0	3592	SF	1961
2124	48339	Douglas					
2125	29526	Pearson	71114	FH CO/W0	3592	SF	1961
2125	29540	Pearson					
2126	29512	Pearson	71114	FH CO/W0	1838	SF	1961
2127	29452	Pearson	71114	FH CO/W0	3508	SF	1961
2127	29468	Pearson					
2128	29440	Pearson	71114	FH CO/W0	1851	SF	1961
2129	29420	Pearson	71114	FH CO/W0	1851	SF	1961
2130	29421	Brault	71115	FH SR NCO	1838	SF	1961
2131	29439	Brault	71115	FH SR NCO	3462	SF	1961
2131	29459	Brault					
2132	29467	Brault	71115	FH SR NCO	3581	SF	1961
2132	29489	Brault					
2133	29503	Brault	71115	FH SR NCO	3638	SF	1961
2133	29521	Brault	82187	HEAT PLT GEO	0		1961
2134	29500	Brault	71115	FH SR NCO	3581	SF	1961
2134	29520	Brault					
2135	29478	Brault	71115	FH SR NCO	1851	SF	1961
2136	29462	Brault	71115	FH SR NCO	1851	SF	1961
2137	29448	Brault	71115	FH SR NCO	1851	SF	1961
2138	29418	Brault	71115	FH SR NCO	3462	SF	1961
2138	29436	Brault					
2139	29115	Brault	71115	FH SR NCO	3592	SF	1961
2139	29127	Brault					
2140	29099	Brault	71115	FH SR NCO	1838	SF	1961
2141	29063	Brault	71115	FH SR NCO	3462	SF	1961
2141	29081	Brault					
2142	29061	Brault	71115	FH SR NCO	1851	SF	1961
2143	29021	Brault	71115	FH SR NCO	3462	SF	1961
2143	29039	Brault					
2144	47941	S. Brooks	71115	FH SR NCO	3537	SF	1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2144	47955	S. Brooks					
2145	47911	S. Brooks	71115	FH SR NCO	3462	SF	1961
2145	47931	S. Brooks					
2146	47861	S. Brooks	71115	FH SR NCO	3841	SF	1961
2146	47901	S. Brooks					
2147	47833	S. Brooks	71115	FH SR NCO	3462	SF	1961
2147	47851	S. Brooks	82187	HEAT PLT GEO	0		1961
2148	47821	S. Brooks	71115	FH SR NCO	1838	SF	1961
2149	29028	Baker	71115	FH SR NCO	3581	SF	1961
2149	29044	Baker					
2150	29050	Baker	71115	FH SR NCO	3462	SF	1961
2150	29068	Baker					
2151	29078	Baker	71115	FH SR NCO	3462	SF	1961
2151	29094	Baker					
2152	29106	Baker	71115	FH SR NCO	3592	SF	1961
2152	29128	Baker					
2153	29136	Baker	71115	FH SR NCO	3581	SF	1961
2153	29152	Baker					
2154	29160	Baker	71115	FH SR NCO	3462	SF	1961
2154	29178	Baker					
2155	29141	Baker	71115	FH SR NCO	3462	SF	1961
2155	29165	Baker					
2156	29129	Baker	71115	FH SR NCO	1851	SF	1961
2157	29095	Baker	71115	FH SR NCO	3531	SF	1961
2157	29111	Baker					
2158	29065	Baker	71115	FH SR NCO	3592	SF	1961
2158	29083	Baker					
2159	29037	Baker	71115	FH SR NCO	3462	SF	1961
2159	29055	Baker					
2160	29040	Bek	71115	FH SR NCO	1838	SF	1961
2161	29058	Bek	71115	FH SR NCO	3462	SF	1961
2161	29072	Bek					
2162	29086	Bek	71115	FH SR NCO	3581	SF	1961
2162	29100	Bek					
2163	29112	Bek	71115	FH SR NCO	3462	SF	1961
2163	29130	Bek					
2164	29144	Bek	71115	FH SR NCO	1851	SF	1961
2165	29125	Bek	71115	FH SR NCO	3462	SF	1961
2165	29139	Bek					
2166	29093	Bek	71115	FH SR NCO	3592	SF	1961
2166	29111	Bek					
2167	29065	Bek	71115	FH SR NCO	3537	SF	1961
2167	29079	Bek	87210	FENCING/WALLS	0		1961
2168	29035	Bek	71115	FH SR NCO	3581	SF	1961
2168	29053	Bek					

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2169	29042	Brault	71115	FH SR NCO	1851	SF	1961
2170	29062	Brault	71115	FH SR NCO	3407	SF	1961
2170	29078	Brault					
2171	29092	Brault	71115	FH SR NCO	3462	SF	1961
2171	29110	Brault					
2172	29118	Brault	71115	FH SR NCO	3462	SF	1961
2172	29134	Brault					
2173	29417	Bek	71115	FH SR NCO	3592	SF	1961
2173	29435	Bek					
2174	29445	Bek	71115	FH SR NCO	3462	SF	1961
2174	29455	Bek					
2175	29465	Bek	71115	FH SR NCO	3581	SF	1961
2175	29481	Bek					
2176	29499	Bek	71115	FH SR NCO	3592	SF	1961
2176	29519	Bek					
2177	29498	Bek	71115	FH SR NCO	3462	SF	1961
2177	29518	Bek					
2178	29464	Bek	71115	FH SR NCO	3581	SF	1961
2178	29480	Bek					
2179	29444	Bek	71115	FH SR NCO	3592	SF	1961
2179	29454	Bek					
2180	29416	Bek	71115	FH SR NCO	3592	SF	1961
2180	29434	Bek					
2181	29415	Baker	71115	FH SR NCO	3462	SF	1961
2181	29433	Baker					
2182	29443	Baker	71115	FH SR NCO	3581	SF	1961
2182	29453	Baker					
2183	29463	Baker	71115	FH SR NCO	3407	SF	1961
2183	29479	Baker					
2184	29497	Baker	71115	FH SR NCO	3508	SF	1961
2184	29517	Baker	82187	HEAT PLT GEO	0		1961
2185	29422	Baker	71114	FH CO/W0	3462	SF	1961
2185	29438	Baker					
2186	29446	Baker	71115	FH SR NCO	3592	SF	1961
2186	29458	Baker					
2187	29470	Baker	71115	FH SR NCO	3581	SF	1961
2187	29482	Baker					
2188	29496	Baker	71115	FH SR NCO	3462	SF	1961
2188	29522	Baker					
2189	29626	Baker	71115	FH SR NCO	3462	SF	1961
2189	29648	Baker					
2190	29664	Baker	71115	FH SR NCO	3462	SF	1961
2190	29680	Baker					
2191	29696	Baker	71115	FH SR NCO	3711	SF	1961
2191	29708	Baker					

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2192	29724	Baker	71115	FH SR NCO	1851	SF	1961
2193	29705	Baker	71115	FH SR NCO	3711	SF	1961
2193	29721	Baker					
2194	29671	Baker	71115	FH SR NCO	3537	SF	1961
2194	29687	Baker					
2195	29659	Baker	71115	FH SR NCO	1851	SF	1961
2196	29625	Baker	71115	FH SR NCO	3462	SF	1961
2196	29641	Baker					
2197	29624	Bek	71115	FH SR NCO	3462	SF	1961
2197	29640	Bek					
2198	29660	Bek	71115	FH SR NCO	1838	SF	1961
2199	29670	Bek	71115	FH SR NCO	3638	SF	1961
2199	29686	Bek					
2200	29700	Bek	71115	FH SR NCO	3592	SF	1961
2200	29710	Bek					
2201	29701	Bek	71115	FH SR NCO	3462	SF	1961
2201	29711	Bek					
2202	29683	Bek	71115	FH SR NCO	1851	SF	1961
2203	29649	Bek	71115	FH SR NCO	3508	SF	1961
2203	29665	Bek					
2204	29623	Bek	71115	FH SR NCO	3592	SF	1961
2204	29637	Bek					
2205	29622	Brault	71115	FH SR NCO	3581	SF	1961
2205	29634	Brault					
2206	29644	Brault	71115	FH SR NCO	3462	SF	1961
2206	29660	Brault					
2207	29676	Brault	71115	FH SR NCO	3407	SF	1961
2207	29690	Brault					
2208	29702	Brault	71115	FH SR NCO	3462	SF	1961
2208	29714	Brault					
2209	48437	Hawk	71115	FH SR NCO	1851	SF	1961
2210	29703	Brault	71115	FH SR NCO	1851	SF	1961
2211	29677	Brault	71115	FH SR NCO	3407	SF	1961
2211	29691	Brault					
2212	29645	Brault	71115	FH SR NCO	3592	SF	1961
2212	29661	Brault					
2213	29621	Brault	71115	FH SR NCO	3537	SF	1961
2213	29635	Brault					
2214	29618	Pearson	71115	FH SR NCO	3722	SF	1961
2214	29632	Pearson					
2215	29646	Pearson	71115	FH SR NCO	1838	SF	1961
2216	29662	Pearson	71115	FH SR NCO	3462	SF	1961
2216	29678	Pearson					
2218	29716	Pearson	71115	FH SR NCO	3462	SF	1961
2218	29726	Pearson	87210	FENCING/WALLS	0		1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2219	29683	Pearson	71115	FH SR NCO	1851	SF	1961
2221	29647	Pearson	71115	FH SR NCO	1851	SF	1961
2222	29625	Pearson	71115	FH SR NCO	3407	SF	1961
2222	29635	Pearson					
2223	29606	Hibbs	71115	FH SR NCO	3462	SF	1961
2223	29620	Hibbs					
2224	29626	Hibbs	71115	FH SR NCO	3592	SF	1961
2224	29648	Hibbs					
2225	29660	Hibbs	71115	FH SR NCO	1851	SF	1961
2226	48477	Salitrnik	71115	FH SR NCO	3462	SF	1961
2226	48483	Salitrnik					
2227	48451	Salitrnik	71115	FH SR NCO	3592	SF	1961
2227	48465	Salitrnik					
2228	48448	Salitrnik	71115	FH SR NCO	3508	SF	1961
2228	48462	Salitrnik					
2229	48468	Salitrnik	71115	FH SR NCO	3407	SF	1961
2229	48474	Salitrnik					
2230	48494	Salitrnik	71115	FH SR NCO	1851	SF	1961
2231	29746	Hibbs	71115	FH SR NCO	3462	SF	1961
2231	29768	Hibbs					
2232	48479	Hawk	71115	FH SR NCO	1851	SF	1961
2233	48475	Hawk	71115	FH SR NCO	3638	SF	1961
2233	48493	Hawk					
2234	48453	Hawk	71115	FH SR NCO	3462	SF	1961
2234	48461	Hawk					
2235	48628	Hawk	71115	FH SR NCO	3592	SF	1961
2235	48634	Hawk					
2236	48596	Hawk	71115	FH SR NCO	3462	SF	1961
2236	48604	Hawk					
2237	48562	Hawk	71115	FH SR NCO	3462	SF	1961
2237	48574	Hawk					
2238	48548	Hawk	71115	FH SR NCO	3462	SF	1961
2238	48552	Hawk					
2239	48538	Hawk	71115	FH SR NCO	3462	SF	1961
2239	48542	Hawk					
2240	48532	Hawk	71115	FH SR NCO	3508	SF	1961
2240	48534	Hawk					
2241	48526	Hawk	71115	FH SR NCO	3581	SF	1961
2241	48528	Hawk					
2242	48518	Hawk	71115	FH SR NCO	3407	SF	1961
2242	48522	Hawk					
2243	48502	Hawk	71115	FH SR NCO	3462	SF	1961
2243	48512	Hawk					
2245			84210	WATER DIST POT	0		1960
2245			89141	WTR SUP/TRT BLD	544	SF	1960

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2250			74066	YOUTH CENTER	5300	SF	1990
2300			87210	FENCING/WALLS	0		1961
2301			76020	MON/MEMORIALS	0		1961
2302				PLAYGROUND GP			1968
2303			69030	FAC INFO SIGN	0		1984
2304			87210	FENCING/WALLS	0		1968
2306			73070	MISC SHED	634	SF	1968
2400			85120	VEHICLE BRIDGE	124	SY	1960
2402			85110	ROADS, PAVED	54782	SY	1960
2405			85215	NONORG PK PAVD	16849	SY	1961
2408			85220	SIDEWALKS PVD	8764	SY	1961
2500			89131	SEW/WST WTR TRT	200	SF	1960
2500			83110	PRIMARY TREAT	0		1960
2501			84610	WAT STR TK POT	0		1960
2504			84210	WATER DIST POT	0		1960
2508			83210	SANITARY SEWER	0		1960
2512			87110	STORM SEWER	0		1960
2515			81241	OH ELECT LINES	0		1960
2518			81230	EXT LIGHTING	0		1961
2519			81242	UNG ELECT LINES	0		1994
90003			91110	LAND HELD PUR	103	AC	1960
BB001			69030	FAC INFO SIGN	0		2002
CB001			89520	POLL CATCH BAS	0		1960
FRHYD			89240	FIRE HYDRANTS	0		1960
PG212	48212	Bialas	75018	PLAYGROUND GP	0		2003
PG365	29365	Craw	75018	PLAYGROUND GP	0		2003
PG436	29436	Brault	75018	PLAYGROUND GP	0		2003
PG648	29648	Hibbs	75018	PLAYGROUND GP	0		2003
POLES			81230	EXT LIGHTING	0		1960
TRANS			81360	TRANSFORMERS	0		1960
WS001			73070	MISC SHED	80	SF	1995
WS002			73070	MISC SHED	80	SF	1994
WS003			73070	MISC SHED	80	SF	1994
WS004			73070	MISC SHED	80	SF	1994
WS005			73070	MISC SHED	80	SF	1994

ENCLOSURE 2
ENVIRONMENTAL CONDITION OF PROPERTY

TABLE 2.1
Description of Property
Specific to the Seville Manor Property under Consideration

Building Number and Property Description	EBS Parcel Designation	Condition Category	Remedial Action
Seville Manor	102.69 ac	1	Uncontaminated property, no remedial action

Department of Defense Environmental Condition of Property Categories

CONDITION CATEGORY	DESCRIPTION
1	Areas where no release or disposal of hazardous substances or petroleum products has occurred (including migration of these substances from adjacent areas)
2	Areas where only release or disposal of petroleum products has occurred
3	Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response
4	Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken
5	Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions are underway, but all required remedial actions have not yet been taken
6	Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented
7	Areas that are not evaluated or require additional evaluation

ENCLOSURE 3

CERCLA COVENANT AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

The following CERCLA Covenant and Access Provisions and Other Deed Provisions will be placed in the deed in a substantially similar form to ensure protection of human health and the environment and to protect human health or the environment after property transfer.

CERCLA COVENANT

Pursuant to section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(4)(D)(i)), the United States warrants that any response action or corrective action found to be necessary after the date of this deed for hazardous substances existing on the property prior to the date of this deed shall be conducted by the United States. This warranty shall not apply in any case in which the person or entity to whom the property is transferred is a potentially responsible party with respect to such property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to a hazardous substance remaining on the property on the date of this instrument, provided that Grantee has not caused or contributed to a release of such hazardous substance or petroleum product or its derivatives.

RIGHT OF ACCESS

A. Pursuant to section 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(4)(D)(ii)), the United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the property, to enter upon the property in any case in which an environmental response action or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

B. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this covenant, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the property. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the

reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

C. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this covenant. In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

“AS IS”

A. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Grantee understands and agrees that the Property and any part thereof is offered “AS IS” without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

B. No warranties either express or implied are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

C. Nothing in this “As Is” provision will be construed to modify or negate the Grantor’s obligation under the CERCLA Covenant or any other statutory obligations.

HOLD HARMLESS

A. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed by the Grantee, its successors and assigns, and (2) any and all claims, damages, and judgments arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.

B. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed, including without

limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

C. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

POST-TRANSFER DISCOVERY OF CONTAMINATION

A. If an actual or threatened release of a hazardous substance or petroleum product is discovered on the Property after the date of conveyance, Grantee, its successors or assigns, shall be responsible for such release or newly discovered substance unless Grantee is able to demonstrate that such release or such newly discovered substance was due to Grantor's activities, use, or ownership of the Property. If the Grantee, its successors or assigns believe the discovered hazardous substance is due to Grantor's activities, use or ownership of the Property, Grantee will immediately secure the site and notify the Grantor of the existence of the hazardous substances, and Grantee will not further disturb such hazardous substances without the written permission of the Grantor.

B. Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring after the date of the delivery and acceptance of this Deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, after the conveyance. This paragraph shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, or the Grantor's indemnification obligations under applicable laws.

ENVIRONMENTAL PROTECTION PROVISIONS

The Environmental Protection Provisions are at Enclosure 4, which is attached hereto and made a part hereof. The Grantee shall neither transfer the property, lease the property, nor grant any interest, privilege, or license whatsoever in connection with the property without the inclusion of the Environmental Protection Provisions contained herein, and shall require the inclusion of the Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

ENCLOSURE 4

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be attached, in a substantially similar form, as an exhibit to the deed and will be incorporated therein by reference to ensure protection of human health and the environment.

NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

A. The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing material (ACM) has been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

B. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or ACM hazards or concerns.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE

A. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any lead-based paint hazards or concerns.

ENCLOSURE 5

PUBLIC NOTICE OF INTENT TO SIGN THE FOST

A public notice of the intent to sign the Finding of Suitability to Transfer 102.69 acres of real property known as Seville Manor located in Chesterfield Township, MI, pursuant to the 2005 Defense Base Closure and Realignment (BRAC) Report was posted in The Macomb Daily newspaper on March 1, 2007. No comment was received from any regulatory agency or the public during the period of March 1 to 31, 2007.



Appendix D

Biological Resources Agency Consultation Letters

March 22, 2007

Craig Czarnecki, Field Supervisor
U.S. Fish and Wildlife Service
Ecological Services Field Office
2651 Coolidge Road
East Lansing, MI 48823

Dear Mr. Czarnecki:

In compliance with the National Environmental Policy Act (NEPA), the Department of the Army is conducting an Environmental Assessment (EA) for the disposal and reuse of the Seville Manor Army residential housing area in Chesterfield Township just north of Detroit, Michigan. This 103-acre Army housing area is associated with US Army Garrison-Michigan (USAG-M) Selfridge and will be excessed in conformance with decisions of the Base Closure and Realignment Act of 2005 (BRAC 2005) to close USAG-M Selfridge.

This EA will address the environmental and socioeconomic effects of the disposal of real property interests. Various property disposal alternatives are being evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of this property is considered a secondary action resulting from disposal.

Seville Manor contains 362 housing units on approximately 103 acres. It is fully developed and has been a residential area since the 1960s. A map showing the location of the area is attached for your reference.

We respectfully request a list of federally listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring on or in the vicinity of Seville Manor. Also, we would appreciate information on any other sensitive natural resources that could be impacted by the proposed action.

If your office has any information available on this issue, please send it to:

Marstel-Day, LLC
(Attn: Elizabeth Copley)
509-1 Jackson Street
Fredericksburg, VA 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at 510-879-4519, or by email at ECopley@ensr.aecom.com.

Sincerely,



Elizabeth C. Copley, AICP
Project Manager

509-1 Jackson St., Fredericksburg, VA 22401 540-371-3338

218 North Lee Street, Suite 300, Alexandria, VA 22314 703-519-3777

1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936

March 22, 2007

Lori Sargent
Natural Heritage Program
Wildlife Division
Michigan Dept. of Natural Resources
PO Box 30180
Lansing, MI 48909

Dear Ms Sargent:

In compliance with the National Environmental Policy Act (NEPA), the Department of the Army is conducting an Environmental Assessment (EA) for the disposal and reuse of the Seville Manor Army residential housing area in Chesterfield Township just north of Detroit, Michigan. Seville Manor will close under the Base Closure and Realignment Act (BRAC) of 2005.

This EA will address the environmental and socioeconomic effects of the disposal of real property interests at these installations. Various property disposal alternatives are being evaluated in the EA. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of this property is considered a secondary action resulting from disposal.

Seville Manor contains 362 housing units on approximately 103 acres. It is fully developed and has been a residential area since the 1960s. A map showing the location of the area is attached for your reference.

We respectfully request a list of any state listed threatened, endangered, or candidate species, as well as sensitive species known to occur, or potentially occurring on or in the vicinity of Seville Manor. Also, we would appreciate information on any other sensitive natural resources that could be impacted by the proposed action.

If your office has any information available on this issue, please send it to:

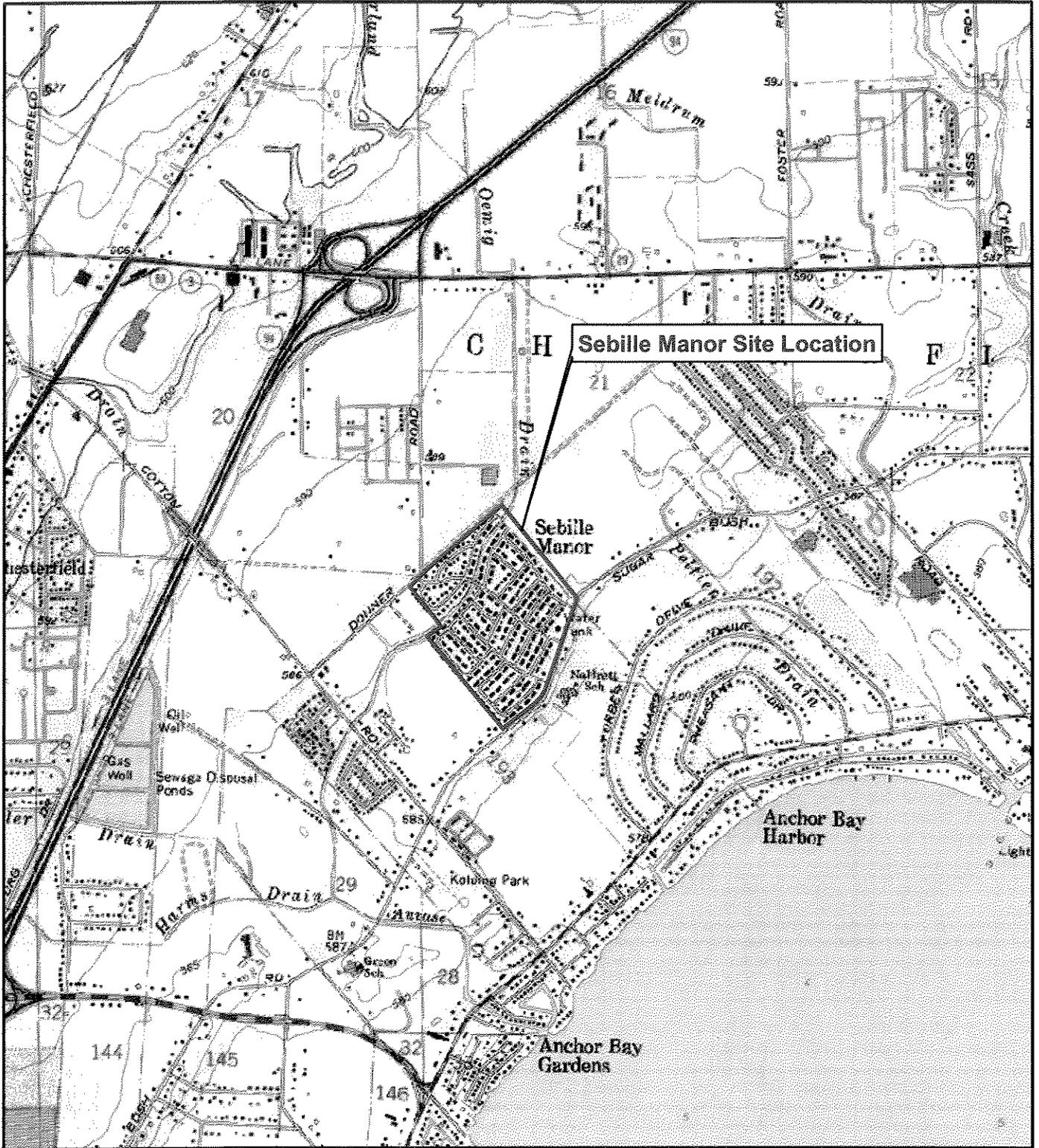
Marstel-Day, LLC
(Attn: Elizabeth Copley)
509-1 Jackson Street
Fredericksburg, VA 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at 510-879-4519, or by e-mail at ECopley@ensr.aecom.com.

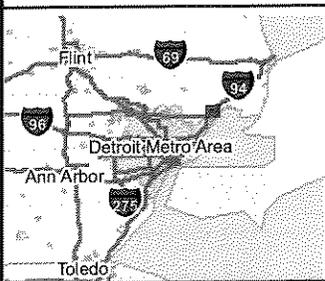
Sincerely,


Elizabeth Copley, AICP
Project Manager

509-1 Jackson St., Fredericksburg, VA 22401 540-371-3338
218 North Lee Street, Suite 300, Alexandria, VA 22314 703-519-3777
1736 Franklin Street, Suite 500, Oakland, CA 94612 510-663-0936



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226

June 7, 2007

RE: U.S. Fish and Wildlife Service Concurrence Request
U.S. Army Base Closure, Seville Manor Housing Area
Macomb County, Michigan

Craig Czarnecki, Field Supervisor
U.S. Fish and Wildlife Service
Ecological Services Field Office
2651 Coolidge Road
East Lansing, MI 48823

Dear Mr. Czarnecki:

We request concurrence from the U.S. Fish and Wildlife Service that the proposed project referenced above is *not likely to adversely affect* the endangered Indiana bat (*Myotis sodalis*) or Candidate species eastern massasauga (*Sistrurus catenatus catenatus*) and rayed bean (*Villosa fabalis*). The proposed project is located in Macomb County, Michigan on U.S. Army property.

In compliance with the National Environmental Policy Act (NEPA); the Department of the Army is conducting an Environmental Assessment (EA) for the disposal and reuse of the Seville Manor Army residential housing area in Chesterfield Township just north of Detroit, Michigan. Seville Manor will close under the Base Realignment and Closure Act (BRAC) of 2005. The BRAC act mandates closure of Seville Manor not later than 2011.

We carefully reviewed your agency's Section 7 Consultation website for a list of species and critical habitat that "may be present" within the project area on 7 May 2007. Only the species identified above were listed for Macomb County.

Seville Manor contains 352 housing units on approximately 103 acres. It is fully developed and has been a residential area since the 1960s. A map showing the location of the area is attached for your reference. Seville Manor is maintained as a suburban residential area. The site is surrounded by urban development (75%) and two small (<20 acre) forested tracts (25%) adjacent to the northwest and southwest property line.

There is no natural plant community on the property. Seville Manor is maintained as a suburban residential area that is dominated by mowed lawns, houses, a relatively sparse population of mature native and non-native trees, ornamental shrubs and flowers, and paved roads. Because of the lack of natural habitat on, and surrounding this urban environment we do not believe there will be any adverse affect to the listed or candidate species identified above. Your website identified requirements for the Indiana bat as including "small to medium river and stream systems with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland

forests. No such habitat exists on this site. Similarly, there is no habitat present conducive for the presence of either of the candidate species identified on your website.

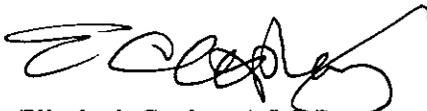
The EA will address the environmental and socioeconomic effects of the disposal of real property interests at these installations. Specific plans for reuse are currently being developed by the Local Reuse Authority (LRA). Future redevelopment of this property is considered a secondary action resulting from disposal. Though the Army does not have control over potential reuse plans following disposal of this property, initial reuse plans reflect a redevelopment not significantly different in intensity than the level of development that currently exists. For these reasons, we conclude that the disposal and reuse of Seville Manor is not likely to adversely affect any of the identified species. We request your concurrence with our determination.

If your office has any information available on this issue, please send it to:

Marstel-Day, LLC
(Attn: Elizabeth Copley)
509-1 Jackson Street
Fredericksburg, VA 22401

Thank you in advance for your assistance in this matter. If you have any questions, or require additional information, please contact me at 510-350-9981 x4519, or by e-mail at ECopley@ensr.aecom.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth Copley', written over a horizontal line.

Elizabeth Copley, A.I.C.P.
Project Manager

Sebille Manor FWS Consultation - Message (HTML)

From: Tom Stierhoff [tomstierhoff@ecwenvironmental.com] Sent: Thu 7/19/2007 1:12 PM
To: Copley, Elizabeth
Cc: 'J'Esson (ECW Environmental); 'Tom Stierhoff'
Subject: Sebille Manor FWS Consultation
Attachments: Sebille Manor FWS Consultation.pdf

Elizabeth: Here is the On-line FWS consultation package for Sebille. We confirmed from Region 3 that we do not need a formal "no effect" letter for this region provided we consult their site and that our rationale is logical.

Hope this answers the mail on our end for the Admin Record.

Tom

Thomas Stierhoff
Senior Scientist
ECW Environmental Group, LLC
2 Eaton Street
Suite 711
Hampton, Virginia 23669
Phone: 757-727-7897
Fax: 757-727-7904



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

April 30, 2007

Ms. Elizabeth Copley
Marstel Day
509-1 Jackson Street
Fredericksburg, VA 22401

Dear Ms. Copley:

SUBJECT: Seville Manor Army Housing Area – Chesterfield Township

The location of the proposed project was checked against known localities for rare species and unique natural features, which are recorded in a statewide database. This continuously updated database is a comprehensive source of existing data on Michigan's endangered, threatened, or otherwise significant plant and animal species, natural plant communities, and other natural features. Records in the database indicate that a qualified observer has documented the presence of special natural features at a site. The absence of records in the database for a particular site may mean that the site has not been surveyed. The only way to obtain a definitive statement on the status of natural features is to have a competent biologist perform a complete field survey.

Under Act 451 of 1994, the Natural Resources and Environmental Protection Act, Part 365, Endangered Species Protection, "a person shall not take, possess, transport, ...fish, plants, and wildlife indigenous to the state and determined to be endangered or threatened," unless first receiving an Endangered Species Permit from the Department of Natural Resources, Wildlife Division. The presence of threatened or endangered species does not preclude activities or development, but may require alterations in the project plan. *Species may be present that have not been recorded in the database.*

The following is a summary of the results for the project in Macomb County, T3N R14E sections 21, 28:

The project should have no impact on rare or unique natural features at the location specified above if it proceeds according to the plans provided. Please contact me for an evaluation if the project plans are changed.

Thank you in for your coordination in addressing the protection of Michigan's natural resource heritage. Responses and correspondence can be sent to: Michigan Department of Natural Resources, Wildlife Division – Natural Heritage Program, PO Box 30180, Lansing, MI 48909. If you have further questions, please call me at 517-373-1263 or e-mail at SargentL2@michigan.gov.

Sincerely,

Lori G. Sargent
Endangered Species Specialist
Wildlife Division

NATURAL RESOURCES COMMISSION

Kelth J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheallake

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U.S. Fish & Wildlife Service

Ecological Services

Illinois Indiana Iowa Michigan Minnesota Missouri Ohio Wisconsin

 Search

Endangered Species

Section 7(a)(2) Consultation Process

Step-by-Step Instructions - Step 1

Step 1. Determine whether a listed or proposed species or designated or proposed **critical habitat** may be present within the action area.

There are two possible determinations: "no species/critical habitat present" and "may be present." To determine whether a protected resource may be present we recommend the following:

- Check [species list](#) to determine whether species or critical habitat **may be present** in the county(ies) of the proposed project.
 - If no species or critical habitat is listed, conclude "no species present" and **document your finding**. No further consultation required.
 - If species or critical habitat is listed, continue. **(Be sure to print your species list.)**
- If your project is a HUD, Pipeline, or Telecommunications project please [click here](#) to go to instructions specific to those types of projects. If not, continue.
- Go to the pertinent [species information pages](#), define your **action area**, and cross-reference the species information with your knowledge of the project site.
 - If suitable habitat is not present in the action area, conclude "species and critical habitat not present" and document your finding. No further consultation is required.
 - If suitable habitat is present, but data (e.g., surveys) indicate species and critical habitat are absent from the action area, conclude "species and critical habitat not present" and document your finding. No further consultation required.
 - If suitable habitat is present, and no other data indicate species or critical habitat are absent, conclude "species or critical habitat may be present" and proceed to Step 2.

[Previous - Next \(Step 2\)](#)

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**U.S. Fish & Wildlife Service**

Ecological Services

Illinois Indiana Iowa Michigan Minnesota Missouri Ohio Wisconsin

Endangered Species

Section 7(a)(2) Consultation Process

Step-by-Step Instructions

Context

The Endangered Species Act of 1973 (ESA) mandates all Federal departments and agencies to conserve listed species and to utilize their authorities in furtherance of the purposes of the ESA. The ESA provides specific mechanisms to achieve its purposes and Section 7 is one of those. Section 7 requires that Federal agencies develop a conservation program for listed species (i.e., Section 7(a)(1)) and that they avoid actions that will further harm species and their critical habitat (i.e., Section 7(a)(2)). The section 7 consultation process described here applies to the second requirement - Section 7(a)(2).

Section 7(a)(2) Mandate

Section 7(a)(2) directs all Federal agencies to insure that any action they authorize, fund, or carry-out does not jeopardize the continued existence of an endangered or threatened species or designated or proposed critical habitat (collectively, referred to as protected resources). The implementing regulations, 50 CFR 402, specify how Federal agencies are to fulfill their section 7 consultation requirements.

Section 7(a)(2) Responsibilities

Under the implementing regulations (50 CFR 402), Federal agencies must review their actions and determine whether the action may affect federally listed and proposed species or proposed or designated critical habitat. To accomplish this, Federal agencies must request from the Service a list of species and critical habitat that may be in the project area or they can request our concurrence with their species list. The Service must respond to either request within 30 days.

Once a species list is obtained or verified as accurate, Federal agencies need to determine whether their actions may affect any of those species or their critical habitat. If no species or their critical habitat are affected, no further consultation is required. If they may be affected, consultation with the Service is required. This consultation will conclude either informally with written concurrence from the Service or through formal consultation with a biological opinion provided to the Federal agency.

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U.S. Fish & Wildlife Service

Ecological Services

Illinois Indiana Iowa Michigan Minnesota Missouri Ohio Wisconsin

 Search

Endangered Species in Michigan

County Distribution of Federally-Listed Threatened, Endangered, Proposed, and Candidate Species

[PDF Version](#)

For more information about threatened and endangered species in Michigan, contact the U.S. Fish & Wildlife Service office at 2651 Coolidge Road, East Lansing, Michigan 48823 (517/351-6274)

County	Species	Status	Habitat
Alcona	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young jack pine
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Alger	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Allegan	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Karner blue butterfly		Pine barrens and oak savannas

	<i>(Lycaeides melissa samuelis)</i>	Endangered	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
Alpena	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Piping plover <i>(Charadrius melodus)</i>	Endangered	Beaches along shorelines of the Great Lakes
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Hine's emerald dragonfly <i>(Somatochlora hineana)</i>	Endangered	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
	Dwarf lake iris <i>(Iris lacustris)</i>	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
Antrim	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
Arenac	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
Baraga	Canada lynx <i>(Lynx canadensis)</i>	Threatened	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.
	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Kirtland's warbler <i>(Dendroica kirtlandii)</i>	Endangered	Nests in young stands of jack pine
Barry	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
Bay	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Benzie	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	Michigan monkey-flower (<i>Mimulus glabratus</i> var. <i>michiganensis</i>)	Endangered	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Berrien	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
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
	Small whorled pogonia (<i>Isotria medeoloides</i>)	Threatened	Dry woodland; upland sites in mixed forests (second or third growth stage)

Branch	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.
	Copperbelly water snake (<i>Nerodia erythrogaster neglecta</i>)	Threatened	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
Calhoun	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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.
	Copperbelly water snake (<i>Nerodia erythrogaster neglecta</i>)	Threatened	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
Cass	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.
	Copperbelly water snake (<i>Nerodia erythrogaster neglecta</i>)	Threatened	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
Charlevoix	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Sandy flats along Great Lakes shores

	Michigan monkey-flower (<i>Mimulus glabratus</i> var. <i>michiganensis</i>)	Endangered	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Cheboygan	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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	
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
	Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Sandy flats along Great Lakes shores
	Michigan monkey-flower (<i>Mimulus glabratus</i> var. <i>michiganensis</i>)	Endangered	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
	Chippewa	Canada lynx (<i>Lynx canadensis</i>)	Threatened
Bald eagle (<i>Haliaeetus leucocephalus</i>)		Threatened	Mature forest near water
Kirtland's warbler (<i>Dendroica kirtlandii</i>)		Endangered	Nests in young jack pine
Piping plover (<i>Charadrius melodus</i>)		Endangered	Beaches along shorelines of the Great Lakes
Piping plover (<i>Charadrius melodus</i>)		Critical Habitat Designated	
American hart's tongue fern (<i>Asplenium scolopendrium</i> var. <i>americanum</i>)		Threatened	Cool limestone sinkholes in mature hardwood forest
Dwarf lake iris (<i>Iris lacustris</i>)		Threatened	Partially shaded sandy-gravelly soils on lakeshores
Houghton's goldenrod (<i>Solidago houghtonii</i>)		Threatened	Sandy flats along Great Lakes shores
Pitcher's thistle (<i>Cirsium pitcheri</i>)		Threatened	Stabilized dunes and blowout areas
Clare		Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened
	Kirtland's warbler	Endangered	Nests in young stands of jack

	(<i>Dendroica kirtlandii</i>)		pine
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
Clinton	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Crawford	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Sandy flats along Great Lakes shores
Delta	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Dickinson	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
Eaton	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.
	Copperbelly water snake <i>(Nerodia erythrogaster neglecta)</i>	Threatened	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Eastern prairie fringed orchid <i>(Plantathera leucophaea)</i>	Threatened	Mesic to wet prairies and meadows
Emmett	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	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	
	Hungerford's crawling water beetle <i>(Brychius hungerfordi)</i>	Endangered	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan
	Dwarf lake iris <i>(Iris lacustris)</i>	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Houghton's goldenrod <i>(Solidago houghtonii)</i>	Threatened	Sandy flats along Great Lakes shores
	Michigan monkey-flower <i>(Mimulus glabratus var. michiganensis)</i>	Endangered	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
Genesee	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.
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Eastern prairie fringed orchid <i>(Plantathera leucophaea)</i>	Threatened	Mesic to wet prairies and meadows
Gladwin	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
Gogebic	Canada lynx <i>(Lynx canadensis)</i>	Threatened	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.
	Bald eagle	Threatened	Mature forest near water

	<i>(Haliaeetus leucocephalus)</i>		
Grand Traverse	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Kirtland's warbler <i>(Dendroica kirtlandii)</i>	Endangered	Nests in young jack pine
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
Gratiot	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.
	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Eastern prairie fringed orchid <i>(Plantathera leucophaea)</i>	Threatened	Mesic to wet prairies and meadows
Hillsdale	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.
	Copperbelly water snake <i>(Nerodia erythrogaster neglecta)</i>	Threatened	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Clubshell <i>(Pleurobema clava)</i>	Endangered	Found in coarse sand and gravel areas of runs and riffles within streams and small rivers
	Rayed Bean <i>(Villosa fabalis)</i>	Candidate	
Houghton	Canada lynx <i>(Lynx canadensis)</i>	Threatened	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.
	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
Huron	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.
	Bald eagle		

	<i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
	Eastern prairie fringed orchid <i>(Plantathera leucophaea)</i>	Threatened	Mesic to wet prairies and meadows
Ingham	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.
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
Ionia	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.
	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	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.
Iosco	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
	Piping plover <i>(Charadrius melodus)</i>	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover <i>(Charadrius melodus)</i>	Critical Habitat Designated	
	Kirtland's warbler <i>(Dendroica kirtlandii)</i>	Endangered	Nests in young stands of jack pine
	Eastern massasauga <i>(Sistrurus catenatus catenatus)</i>	Candidate	
	Pitcher's thistle <i>(Cirsium pitcheri)</i>	Threatened	Stabilized dunes and blowout areas
Iron	Canada lynx <i>(Lynx canadensis)</i>	Threatened	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.
	Bald eagle <i>(Haliaeetus leucocephalus)</i>	Threatened	Mature forest near water
Jackson	Indiana bat		Summer habitat includes small

	(<i>Myotis sodalis</i>)	Endangered	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
Kalamazoo	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
Kalkaska	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Sandy flats along Great Lakes shores
Kent	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Karner blue butterfly (<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.
Keweenaw	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.

	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
Lake	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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.
Lapeer	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
Leelanau	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	Michigan monkey-flower (<i>Mimulus glabratus</i> var. <i>michiganensis</i>)	Endangered	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Lenawee	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Rayed Bean Mussel (<i>Villosa fabalis</i>)	Candidate	
Livingston	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Luce	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young jack pine
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
Mackinac	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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	
	Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Endangered	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
	American hart's tongue fern (<i>Asplenium scolopendrium</i> var. <i>americanum</i>)	Threatened	Cool limestone sinkholes in mature hardwood forest
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Houghton's goldenrod (<i>Solidago houghtonii</i>) E	Threatened	Sandy flats along Great Lakes shores
	Lakeside daisy (<i>Hymenoxys herbacea</i>)	Threatened	Dry gravelly or sandy thin-soiled fields and alvars with dolomitic or limestone bedrock at or near the surface
	Michigan monkey-flower		Soils saturated with cold

	(<i>Mimulus glabratus</i> var. <i>michiganensis</i>)	Endangered	flowing spring water; found along seepages, streams and lakeshores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Macomb	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Rayed bean (<i>Villosa fabalis</i>)	Candidate	Clinton River
Manistee	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Marquette	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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
Mecosta	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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.
Menominee	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
Midland	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
Missaukee	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
Monroe	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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.
	Northern riffleshell (<i>Dysnomia torulosa rangiana</i>)	Endangered	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
	Rayed Bean Mussel (<i>Villosa fabalis</i>)	Candidate	
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Montcalm	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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.
Montmorency	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Hungerford's crawling water beetle (<i>Brychius hungerfordi</i>)	Endangered	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan.
Muskegon	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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
Newaygo	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	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.
Oakland	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Rayed Bean (<i>Villosa fabalis</i>)	Candidate	Clinton River
Oceana	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Karner blue butterfly (<i>Lyciaides 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
Ogemaw	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
Ontonagon	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
Osceola	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
Oscoda	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
Otsego	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
Ottawa	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.

	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Presque Isle	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	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	
	Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Endangered	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
	Hungerford's crawling water beetle (<i>Brychius hungerfordi</i>)	Endangered	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan.
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Sandy flats along Great Lakes shores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
	Roscommon	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened
Kirtland's warbler (<i>Dendroica kirtlandii</i>)		Endangered	Nests in young stands of jack pine
Saginaw	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Sanilac	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.
	Northern riffleshell (<i>Dysnomia torulosa rangiana</i>)	Endangered	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie

Schoolcraft	Canada lynx (<i>Lynx canadensis</i>)	Threatened	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Piping plover (<i>Charadrius melodus</i>)	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover (<i>Charadrius melodus</i>)	Critical Habitat Designated	
	Kirtland's warbler (<i>Dendroica kirtlandii</i>)	Endangered	Nests in young stands of jack pine
	Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Partially shaded sandy-gravelly soils on lakeshores
	Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Sandy flats along Great Lakes shores
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
St. Clair	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Rayed Bean (<i>Villosa fabalis</i>)	Candidate	Belle, Black, and Pine Rivers
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
St. Joseph	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.
	Copperbelly water snake (<i>Nerodia erythrogaster neglecta</i>)	Threatened	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Shiawassee	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
Tuscola	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Van Buren	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
	Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Stabilized dunes and blowout areas
Washtenaw	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.
	Eastern massasauga (<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Wayne	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.
	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water
	Eastern massasauga		

	(<i>Sistrurus catenatus catenatus</i>)	Candidate	
	Northern riffleshell (<i>Dysnomia torulosa rangiana</i>)	Endangered	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
	Rayed Bean Mussel (<i>Villosa fabalis</i>)	Candidate	
	Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows
Wexford	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Mature forest near water

Revised March 2007



Appendix E

Cultural Resources Agency Consultation Letters





DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
8501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

12 DEC 2007

Ms. Sharron Detz/NAGPRA
Grand River Bands of
Ottawa Indians
549 Lydia NE
Grand Rapids, Michigan 49503

Dear Ms. Detz:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

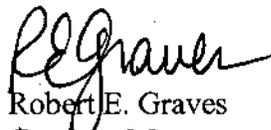
To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104860
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

February 29, 2008

REPLY TO
ATTENTION OF:

Public Works Directorate

Ms. Sharron Detz/NAGPRA
Grand River Band of
Ottawa Indians
194 Quincy Street
Manistee, Michigan 49550

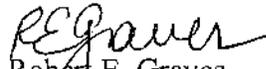
Dear Ms. Detz:

On January 23, 2008 the U.S. Army Garrison sent a notice of the Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex (enclosed). The letter provided notice and invited federally recognized Indian Tribes to initiate the consultation process between the Tribe and the United States. A response was requested within 30 days of receipt of the letter.

We have received no response to our January 23, 2008 letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

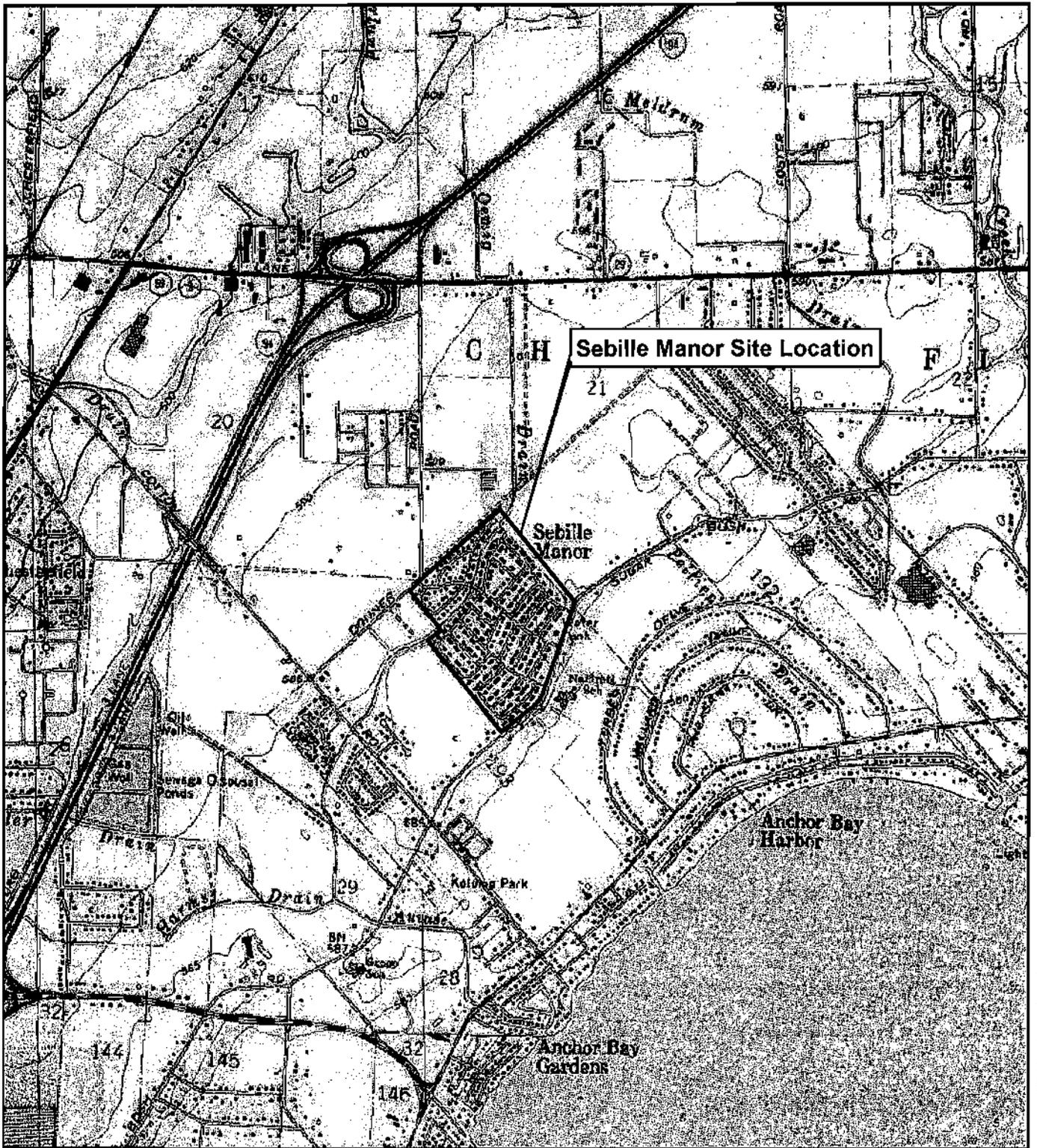
Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

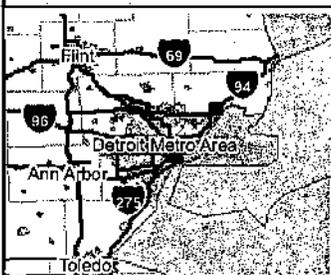
Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

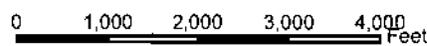
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

12 DEC 2007

Mr. Dale Anderson/NAGPRA
Nottawaseppi Band of Huron
Potawatomi Indians
2221 1- 1/2 Mile Road
Fulton, Michigan 49052

Dear Mr. Anderson:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104863
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

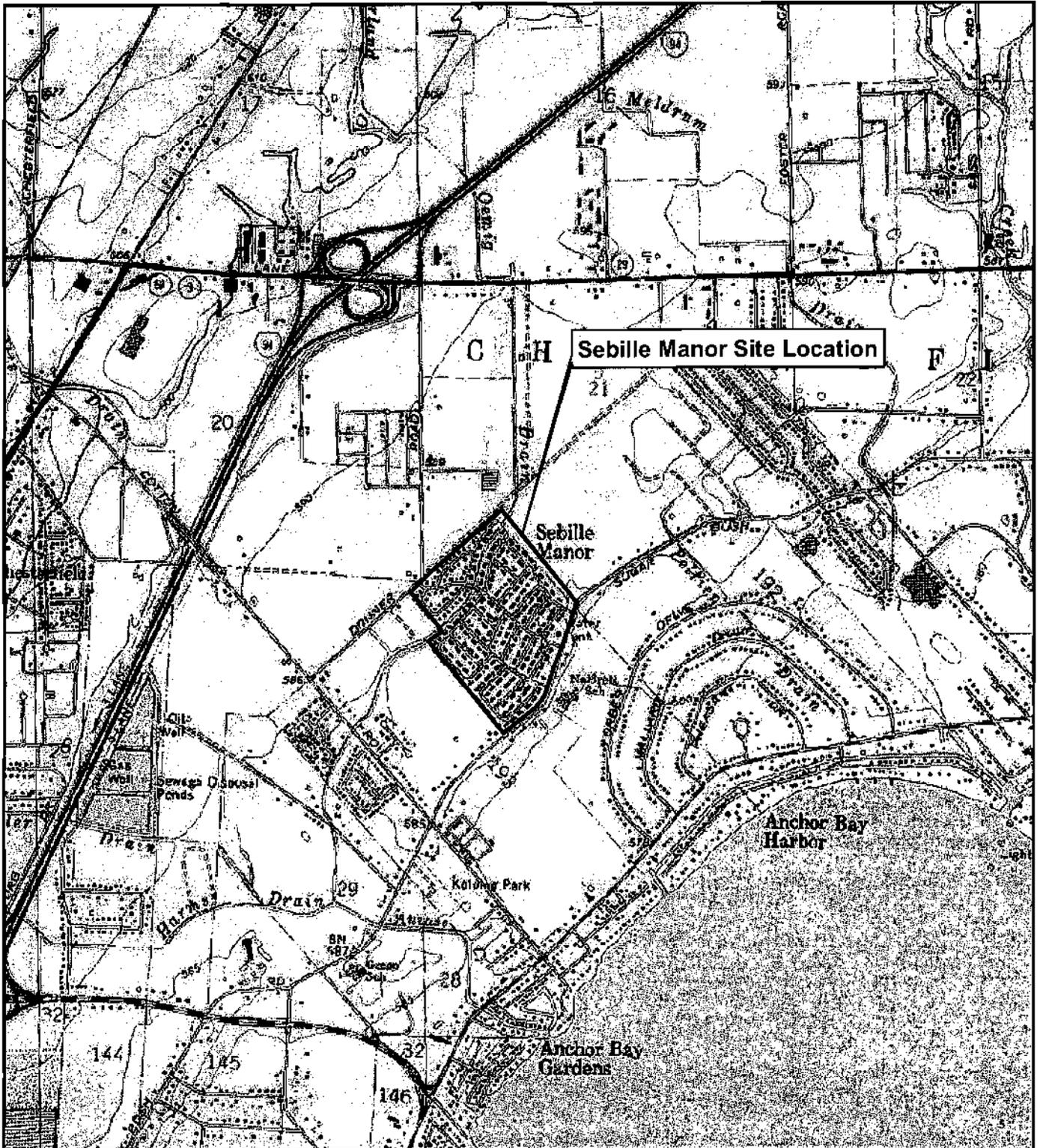
Sincerely,


Robert E. Graves
Garrison Manager

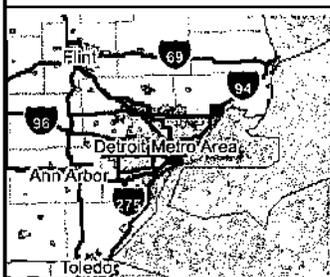
Enclosure

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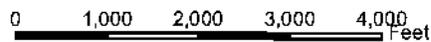
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

Mr. Dale Anderson/NAGPRA
Nottawaseppi Band of Huron
Potawatomi Indians
2221 1- 1/2 Mile Road
Fulton, Michigan 49052

Dear Mr. Anderson:

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Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

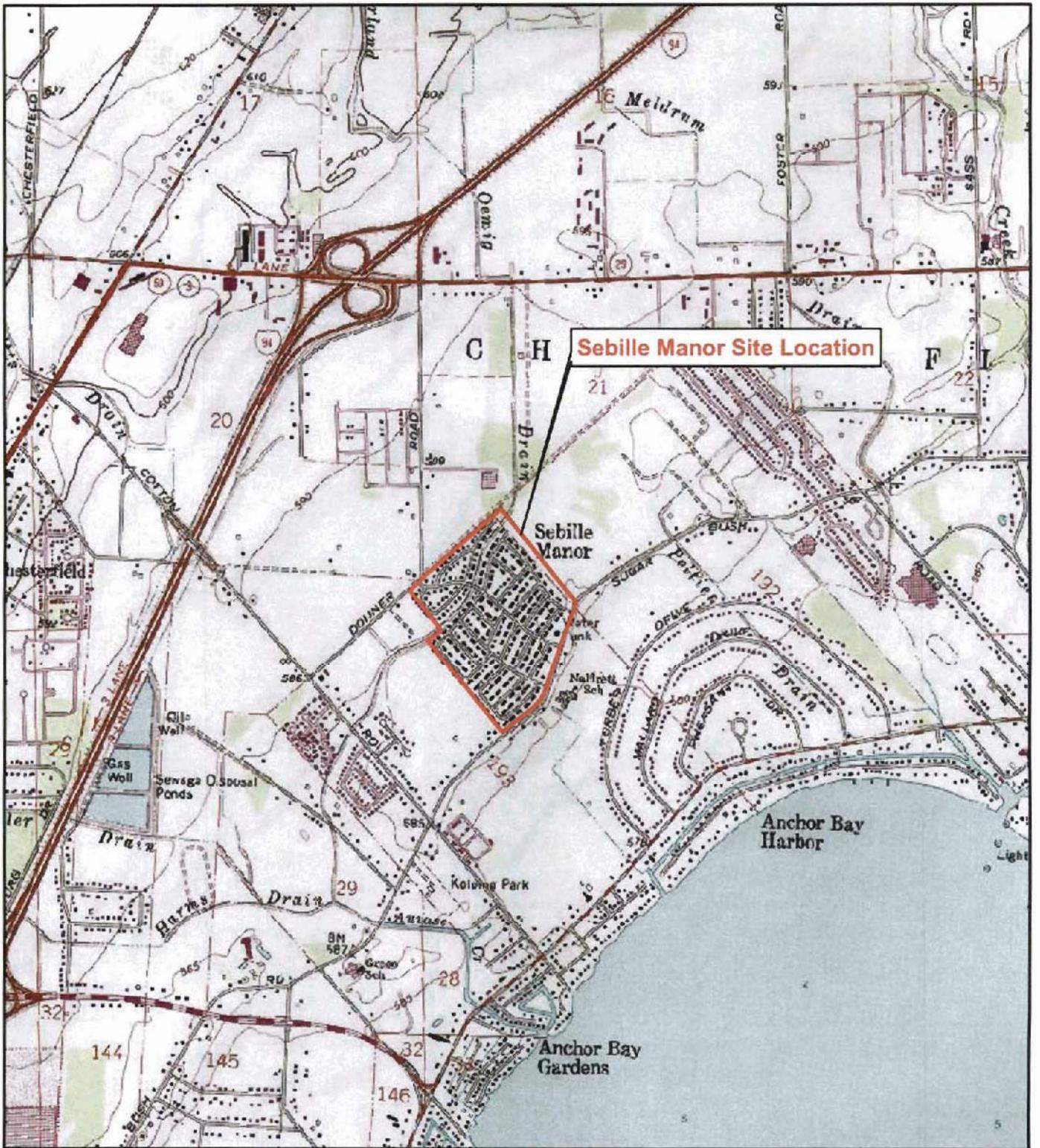
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Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

12 DEC 2007

Mr. Curt Chambers
Chairperson
Burt Lake Band of Ottawa &
Chippewa Indians
6461 Brutus Road
Brutus, Michigan 49716

Dear Chairperson Chambers:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104864
RECORDS MGMT,

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

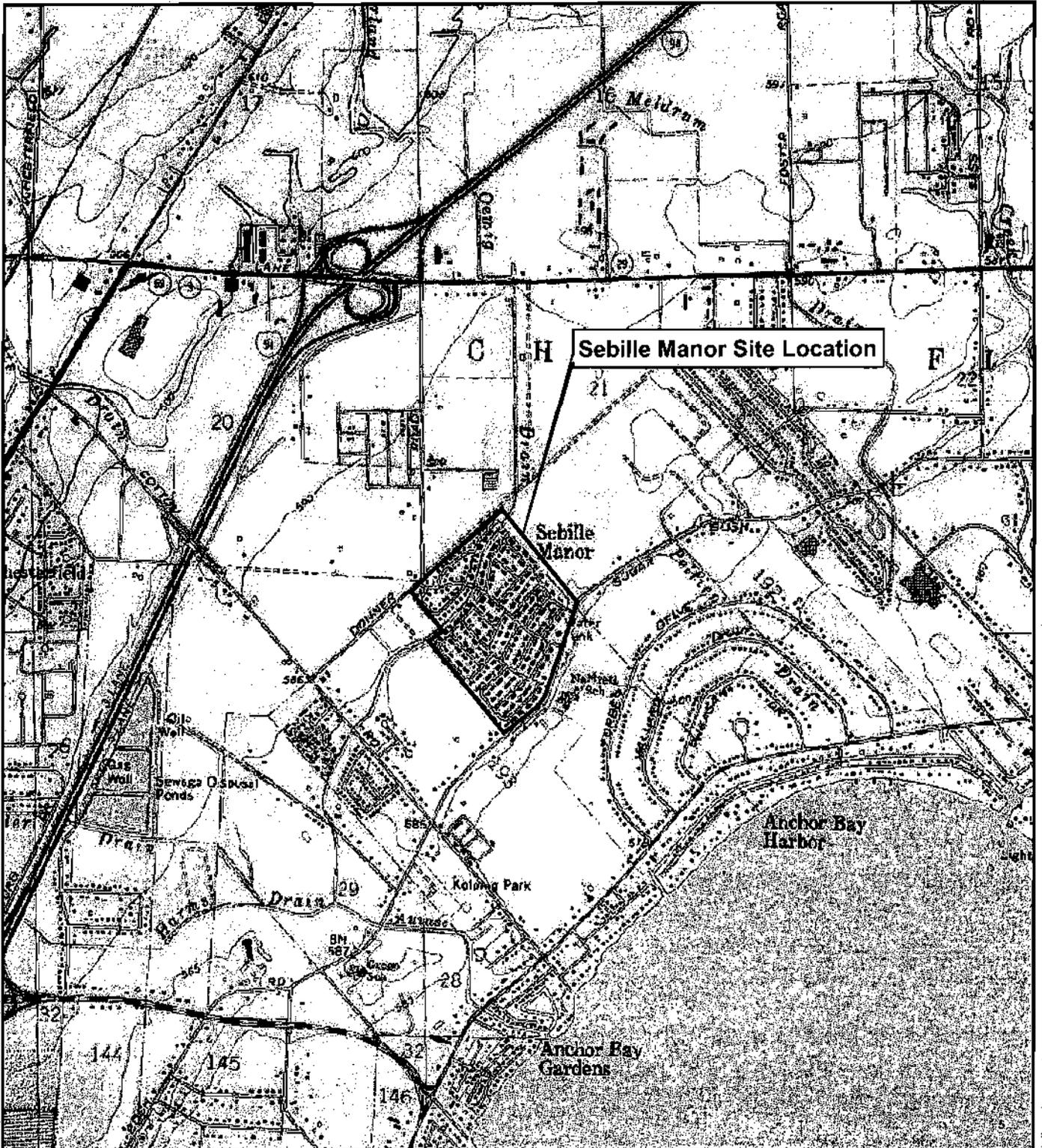
Sincerely,


Robert E. Graves
Garrison Manager

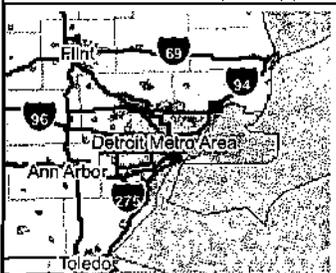
Enclosure

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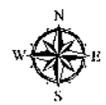
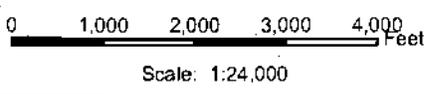
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



**Topographic Map
 of the Seville Manor
 Site Location**

Date: March 2007
 Project: 09000-401-226

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

Mr. Curt Chambers
Chairperson
Burt Lake Band of Ottawa &
Chippewa Indians
6461 Brutus Road
Brutus, Michigan 49716

Dear Chairperson Chambers:

On November 9, 2007 the U.S. Army Garrison sent a notice of the Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex (enclosed). The letter provided notice and invited federally recognized Indian Tribes to initiate the consultation process between the Tribe and the United States. A response was requested within 30 days of receipt of the November 9th letter.

We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "R E Graves".

Robert E. Graves
Garrison Manager

Enclosure

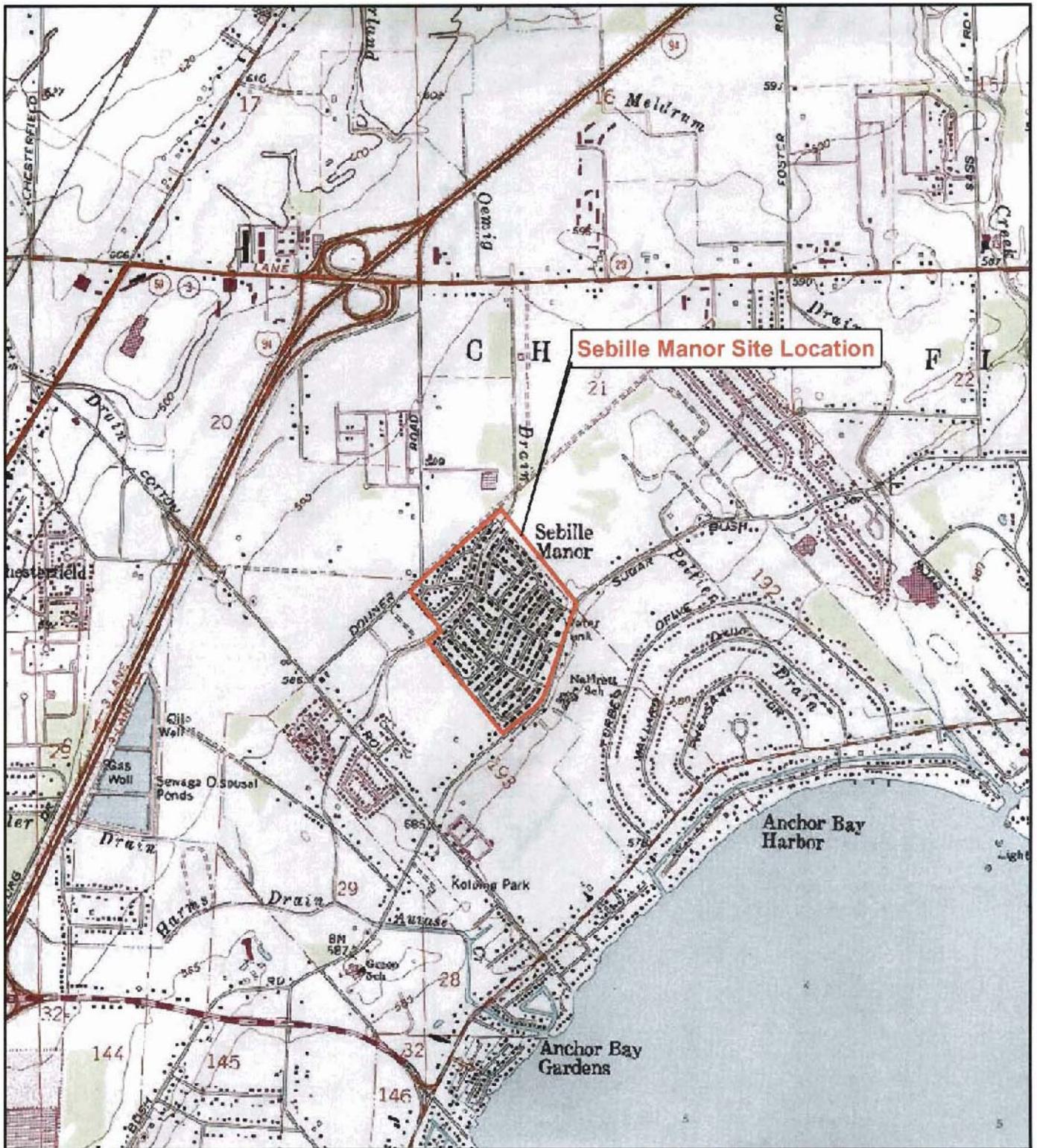
Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226

Neades, Cheryl L CIV USA IMCOM

From: Moore, Rick CIV USA IMCOM
Sent: Wednesday, November 28, 2007 8:28 AM
To: Willie Johnson
Cc: Graves, Robert E CIV USA IMCOM; Riparip, Robert D Mr CIV USA IMCOM; Tighe, Terry CIV USA IMCOM; Neades, Cheryl L CIV USA IMCOM
Subject: Tribal Contact Letters - RE: Base Realignment and Closure 2005/Seville Manor Housing Complex (UNCLASSIFIED)

Classification: **UNCLASSIFIED**

Caveats: NONE

Thank you, Mr. Johnson,

I appreciate you sending me the contact list for the Tribes listed below. We have sent letters to most of them (although not necessarily to the points of contact named) plus those other Federally Recognized Tribes located in Iowa, Oklahoma, Minnesota and Wisconsin from the list I have. To let you know, I have received the return mail receipts from all but three of them from your list.

That brings up a few questions. Willie, if you would give me your guidance, I need to find out if the two Tribes represented by Mr. Pavlat (#'s 11 and 14 below) are related or do I need to send an additional letter to the Nottawaseppi? And are the two Tribes, the Burt Lake and the Grand River Bands (#'s 2 and 3), Federally listed? If so, I'll need to send out three additional letters. I'd like to reconcile our lists as soon as possible.

The Tribes that we have contacted are:

#'s 1, 4, 5, 6, 7, 8, 9, 10, 12, 13 and 14 from your list and for your information I have sent letters to the following Tribes on my list;

The Sac and Fox Tribe of Mississippi in Iowa, Tama, IA
 The Ottawa Tribe of Oklahoma - Miami, OK
 The Lac Courtes Oreilles Band of Lake Superior Chippewa Indians, Hayward, WI
 The St. Croix Chippewa Indians of Wisconsin, Webster, WI
 The Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin, Bayfield, WI
 The Forest County Potawatomi Nation and the Sokaogon Chippewa Community, both located in Crandon, WI
 The Minnesota Chippewa Tribe of Minnesota, Cass Lake, MN
 The Bad River Band of the Lake Superior Tribes of Chippewa Indians, Odanah, WI
 The Wyandotte Nation, Wyandotte, OK
 The Citizen Potawatomi Nation, Shawnee, OK

Respectfully,

Rick

Richard W. Moore, Jr.
 Cultural Resources Manager
 Environmental Protection Specialist

U.S. Army Garrison-Detroit Arsenal

1/4/2008

USAG-M
 104865
 RECORDS MGMT.

IMWE-MIG-PWE, MS#117, B205
 6501 E. Eleven Mile Road
 Warren, MI 48397-5000

586-574-5154
 DSN 786
 Fax - 6374

From: Willie Johnson [mailto:WJohnson@sagchip.org]
Sent: Tuesday, November 27, 2007 5:14 PM
To: Moore, Rick CIV USA IMCOM
Subject: Base Realignment and Closure 2005/Seville Manor Housing Complex

Richard, my name is William Johnson and I am the Curator/Historic Preservation Contact for the Ziibiwing Center and the Saginaw Chippewa Indian Tribe of Michigan. This e-mail is in reference to the Base Realignment and Closure 2005/Seville Manor Housing Complex.

At this time we do not have any information concerning the presence of any Archaeological Sites or Deposits, Sacred Sites, Traditional or Cultural Properties or other Significant Properties to the projected project area(s). This is not to say that such a site may not exist, just that this office does not have any available information of the area(s) at this time. This office would be willing to assist if in the future if there is a discovery of Native American human remains or burial objects. Feel free to call my office if you have any questions or requests at 1-989-775-4730. Thank you for including this Tribe in your plans, William Johnson.

The following Tribes should be contacted when you have information requests in the following Counties in the State of Michigan:

Genesee, Lapeer, Lenawee, Livingston, Macomb, Monroe, Oakland, Shiawassee, St. Clair, Washtenaw, Wayne.

Please contact the following Tribes:

1. Bay Mills Indian Community- Wanda Perron, 12214 W. Lakeshore Drive, Brimley, Michigan, 1-906-248-3354, ext. 4212, history@baymills.org
2. Burt Lake Band of Ottawa and Chippewa Indians- Curtis Chambers, 6461 Brutus Rd., P.O. Box 206, Brutus, Michigan 49716, 1-231-529-6113, blbtc@burtlakeband.org
3. Grand River Band of Ottawa Indians- Sharon Detz, 549 Lydia, NE Grand Rapids, Michigan 49503, 1-616-456-5091, grbottawa@yahoo.com
4. Grand Traverse Band of Ottawa and Chippewa Indians- Robert Kewaygoshkum, 2605 NW Bayshore Drive, Peshawbetown, Michigan 49682, 1-231-271-3538, gtb@gtb.nsn.us
5. Hannahville Potawatomi Indian Community- Earl Meshigaud, 14911 Hannahville B-1 Road, Bark River, Michigan 49896, 1-906-466-2932, ext. 124, earlmeshigaud@hannahville.org
6. Keweenaw Bay Indian Community- Summer Sky Cohen, 107 Beartown Road, Baraga, Michigan 49908, 1-906-353-6272, scohen@kbic-nsn.gov
7. Lac Vieux Desert Band of Lake Superior Chippewa Indians- Giiwegiizhigookway Martin, P.O. Box 249, Watersmeet, Michigan 49969, 1-906-358-4577, ext. 135, gmartin@lvdtribal.com
8. Little River Band of Ottawa- Dan Shepard, Planning Department, 375 River Street, Manistee, Michigan 49660, 1-231-723-8288, dshepard@lrboi.com
9. Little Traverse Bay Band of Odawa- Winnay Wemigwase, 7500 Odawa Circle, Harbor Springs, Michigan 49740, 1-231-242-1453, wwemigwase@lbbodawa.org
10. Match-e-be-nash-shee-wish Band of Potawatomi Indians- Ed Pigeon, 658 128th Ave., Shelbyville, Michigan 49344, 1-616-681-8830, espigeon@mbpi.org
11. Nottawaseppi Band of Huron Potawatomi- Please call Cecil Pavlat for contact information at 1-906-632-

7480

12. Pokagon Band of Potawatomi- Tom Topash & Jason Wesaw, 212 ½ High St. Dowagiac, Michigan 49047, 1-269-782-0277, tom.topash@pokagon.com and Jason.wesaw@pokagon.com
13. Saginaw Chippewa Indian Tribe of Michigan- William Johnson, 6650 E. Broadway, Mt. Pleasant, Michigan 48858, 1-989-775-4730, wjohnson@sagchip.org.
14. Sault Ste. Marie Tribe of Chippewa- Cecil E. Pavlat Sr., 206 Greenough St., Sault Ste. Marie, Michigan 49783, 1-906-632-7480, cpavlat@saulttribe.net

William Johnson, Curator
Ziibiwing Center of Anishinabe Culture & Lifeways
6650 E. Broadway
Mt. Pleasant, Michigan 48858
Phone: (989) 775-4730
Toll Free: 1-800-225-8172 Ext. 1-54730
Fax: (989) 775-4770
Email: wjohnson@sagchip.org
Website: www.sagchip.org/ziibiwing

Classification: **UNCLASSIFIED**

Caveats: NONE



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Giiwe Martin
Tribal Historic Preservation Officer
Lac Vieux Desert Band of Lake Superior Chippewa Indians
E23857 Poplar Circle
P.O. Box 249
Watersmeet, Michigan 49969

Dear Officer Martin:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104866
RECORDS MGMT.

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Sincerely,

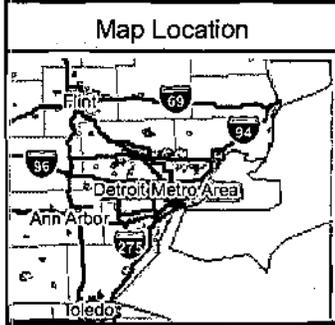
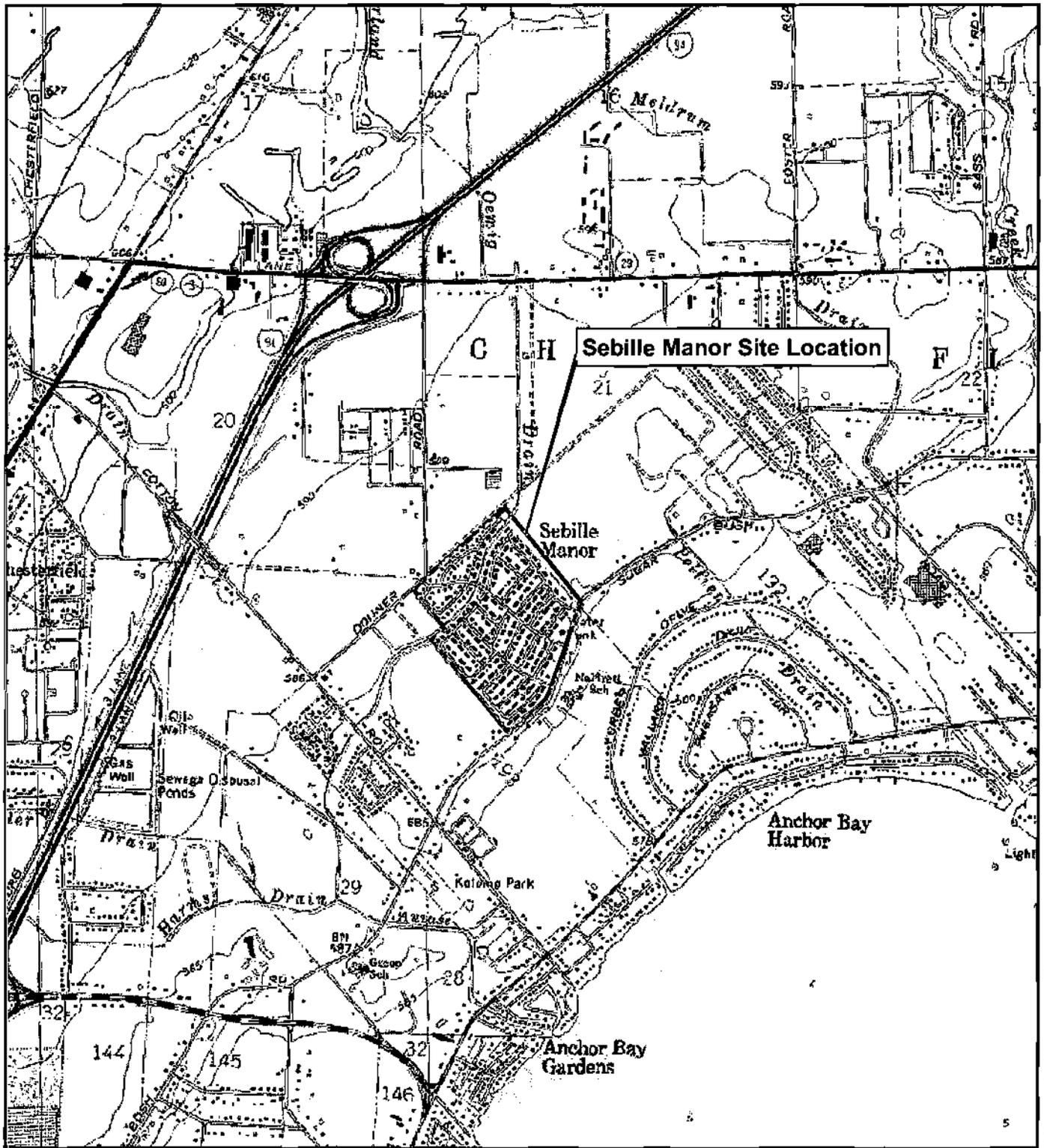


Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet
 Scale: 1:24,000

Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Giiwe Martin
Tribal Historic Preservation Officer
Lac Vieux Desert Band of Lake Superior Chippewa Indians
E23857 Poplar Circle
P.O. Box 249
Watersmeet, Michigan 49969

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USAG-M
104890
RECORDS MGMT.

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If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,



Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612

**The Lac Vieux Desert Band of Lake Superior
Chippewa Indians have no interest in**

Project #: Seville Manor Housing

Martin THPO
giiwegiizhigookway Martin/THPO/NAGPRA

11-15-07
Date



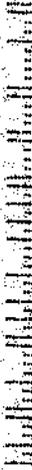
Lac Vieux Desert Band
of
Lake Superior Chippewa Indians
Tribal Government
P.O. Box 249
Watersmeet, Michigan 49969



Robert
Graves MS 502

Dept. of the Army
US Army Garrison-Detroit Arsenal
6501 E. 11 Mile Road
Warren, MI 48397-5000

483975000





DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

09 2007

The Honorable Eugene Bigboy, Sr.
Chairman
Bad River Band of the Lake Superior Tribes of Chippewa Indians
of the Bad River Reservation, Wisconsin
Chief Blackbird Center
P.O. Box 39
Odanah, Wisconsin 54861

Dear Chairman Bigboy:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104868
RECORDS MUM

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If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

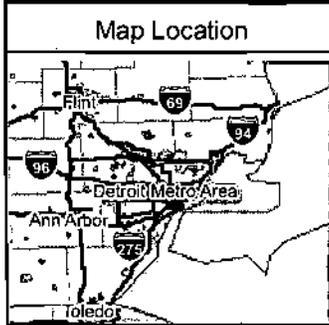
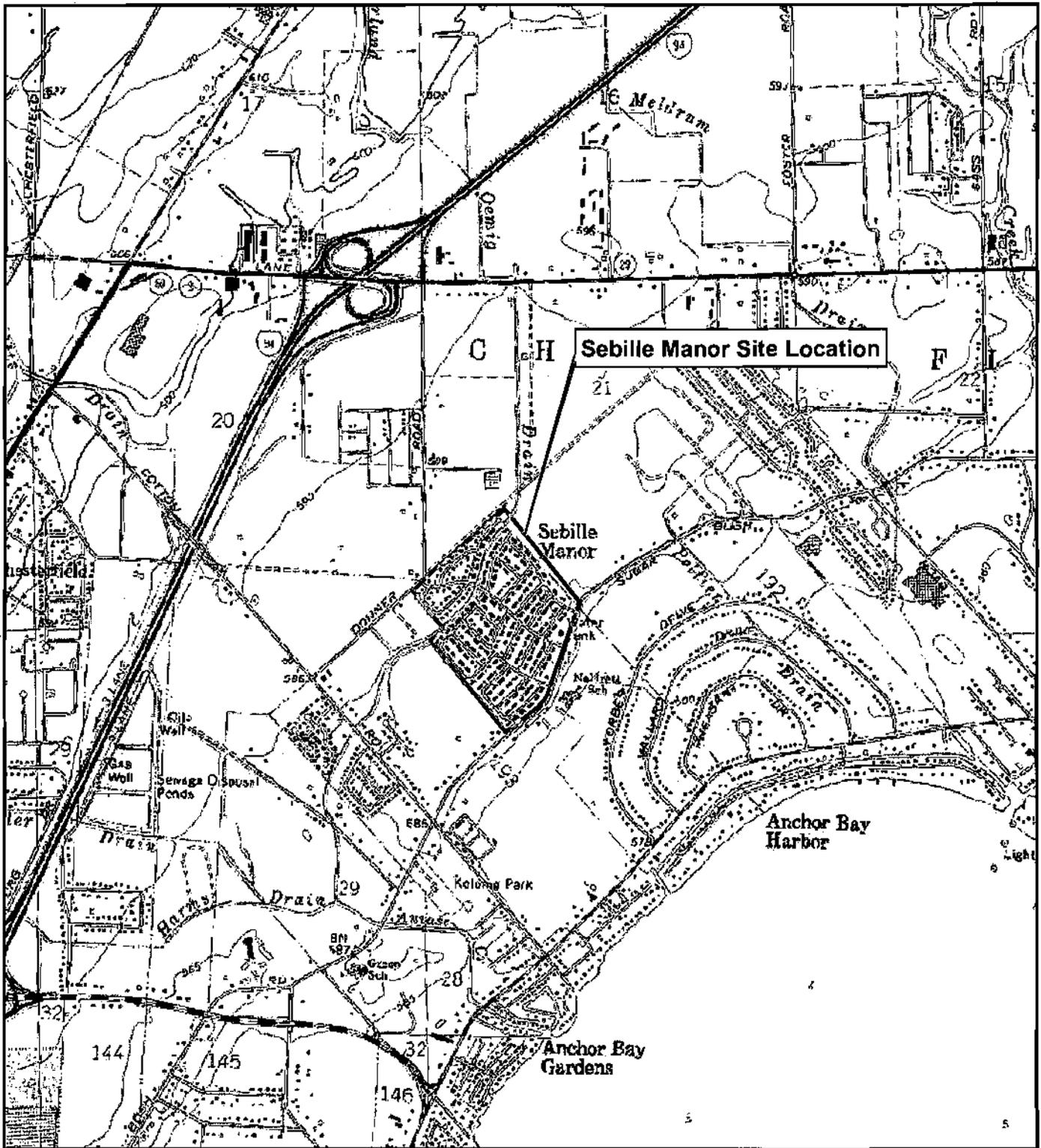


Robert E. Graves
Garrison Manager

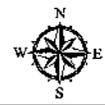
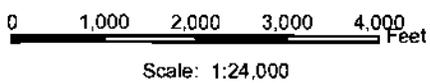
Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



**Topographic Map
 of the Seville Manor
 Site Location**

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Eugene Bigboy, Sr.
Chairman
Bad River Band of the Lake Superior Tribes of Chippewa Indians
of the Bad River Reservation, Wisconsin
Chief Blackbird Center
P.O. Box 39
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If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "REGraves".

Robert E. Graves
Garrison Manager

Enclosure

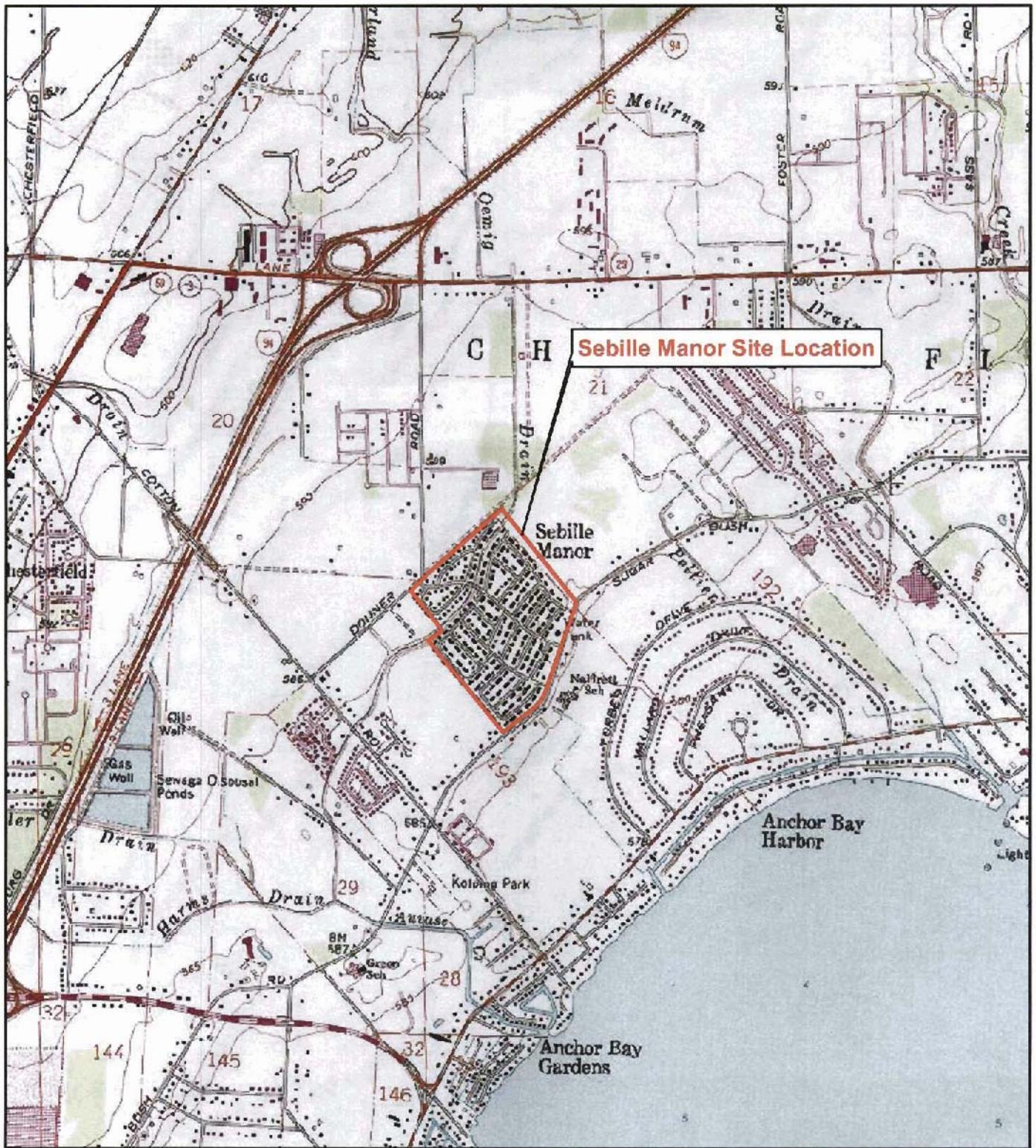
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Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Jonathan Buffalo
Historical Preservation Coordinator
Sac and Fox Tribe of the Mississippi in Iowa
349 Meskwaki Road
Tama, Iowa 52339-9629

Dear Coordinator Buffalo:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104869
RECORDS MGMT.

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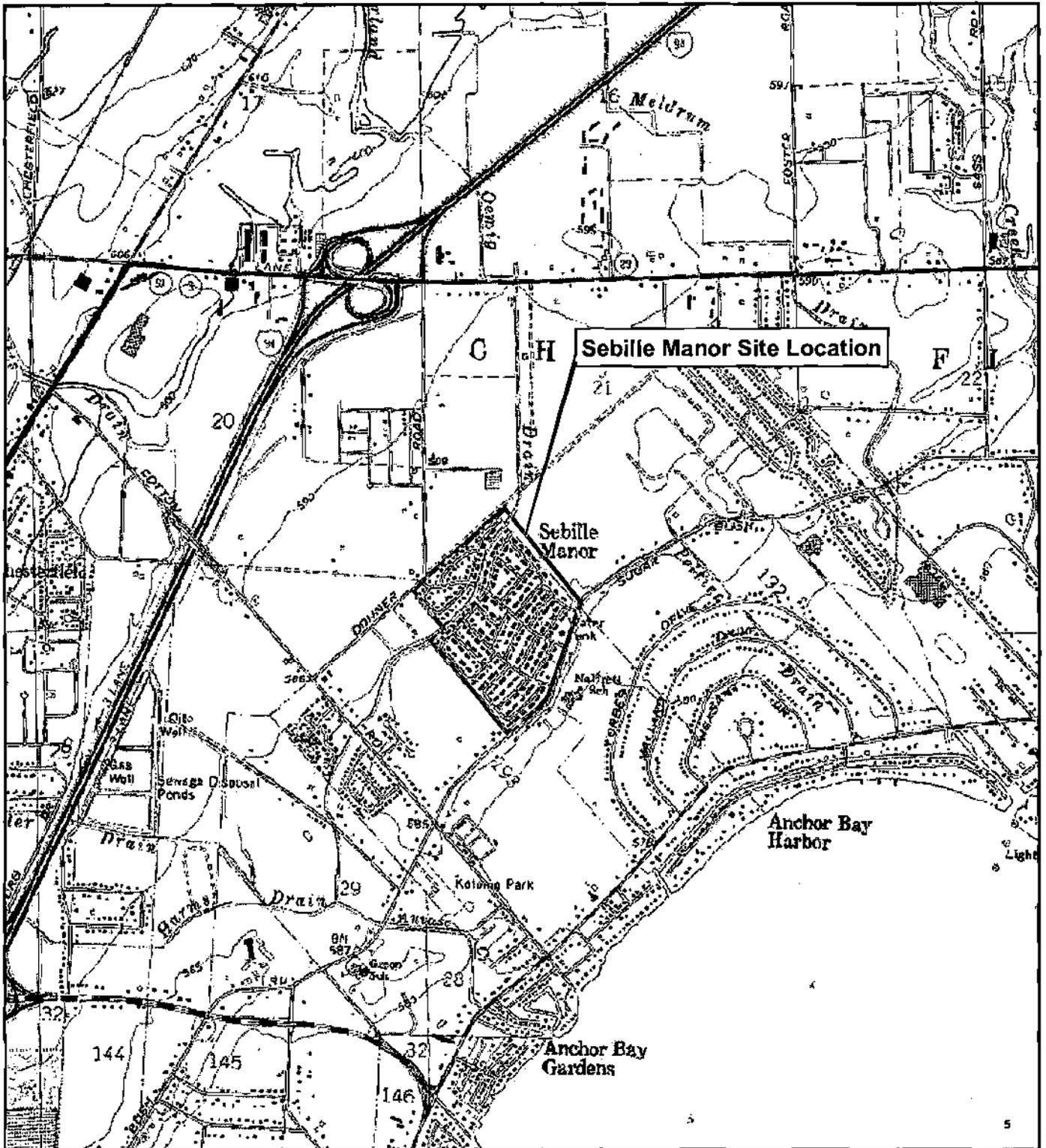


Robert E. Graves
Garrison Manager

Enclosure

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Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet

Scale: 1:24,000

**Topographic Map
 of the Seville Manor
 Site Location**

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Jonathan Buffalo
Historical Preservation Coordinator
Sac and Fox Tribe of the Mississippi in Iowa
349 Meskwaki Road
Tama, Iowa 52339-9629

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Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

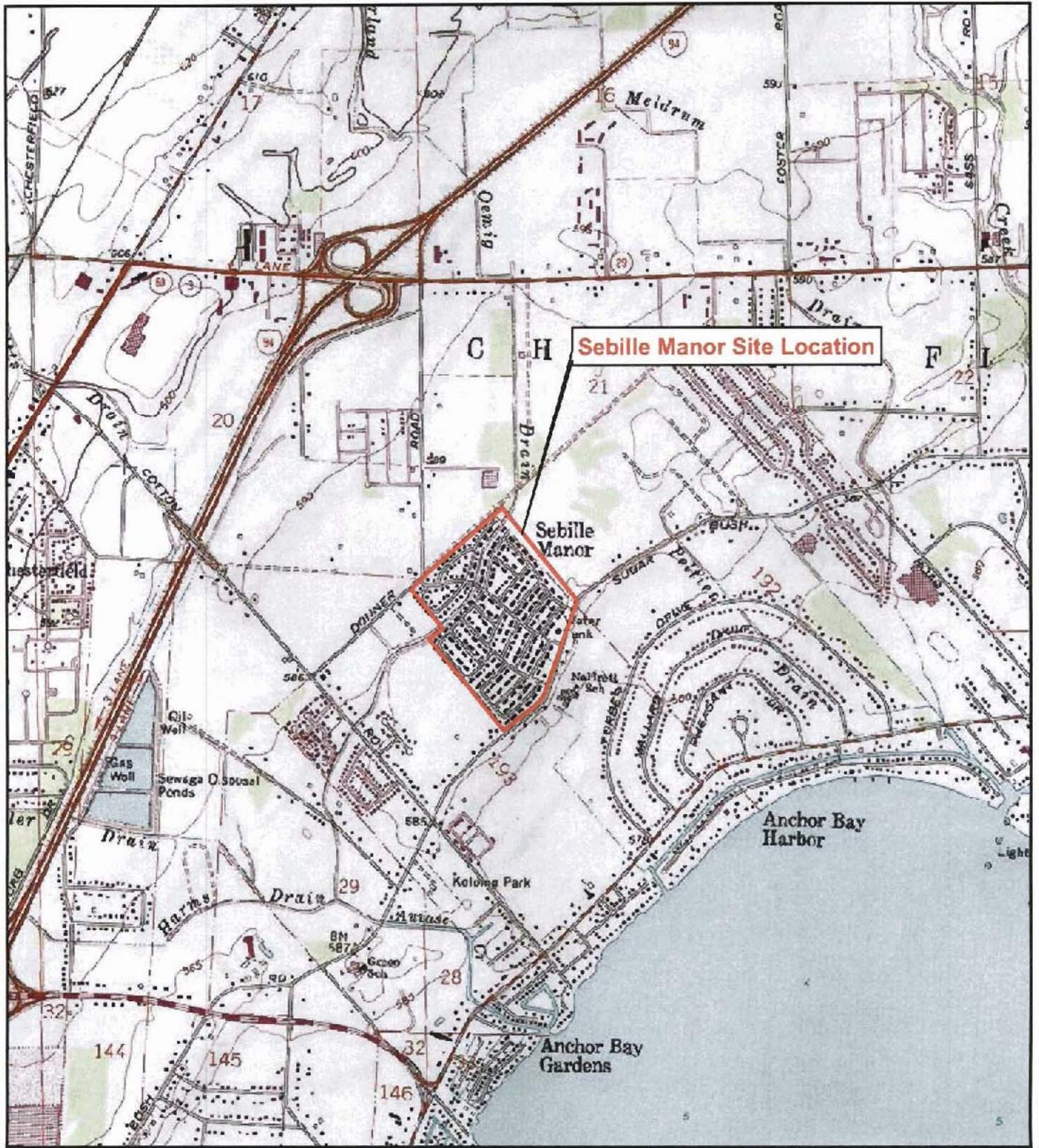
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Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Seville Manor Site Location

Seville Manor

Anchor Bay Harbor

Anchor Bay Gardens

Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Susan J. LaFernier
President
Keweenaw Bay Indian Community, Michigan
107 Beartown Road
Baraga, Michigan 49908

Dear President LaFernier:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104871
RECORDS MGMT.

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If you have questions or request further information, please do not hesitate to contact Mr. Moore.

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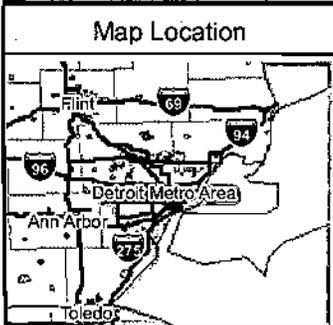
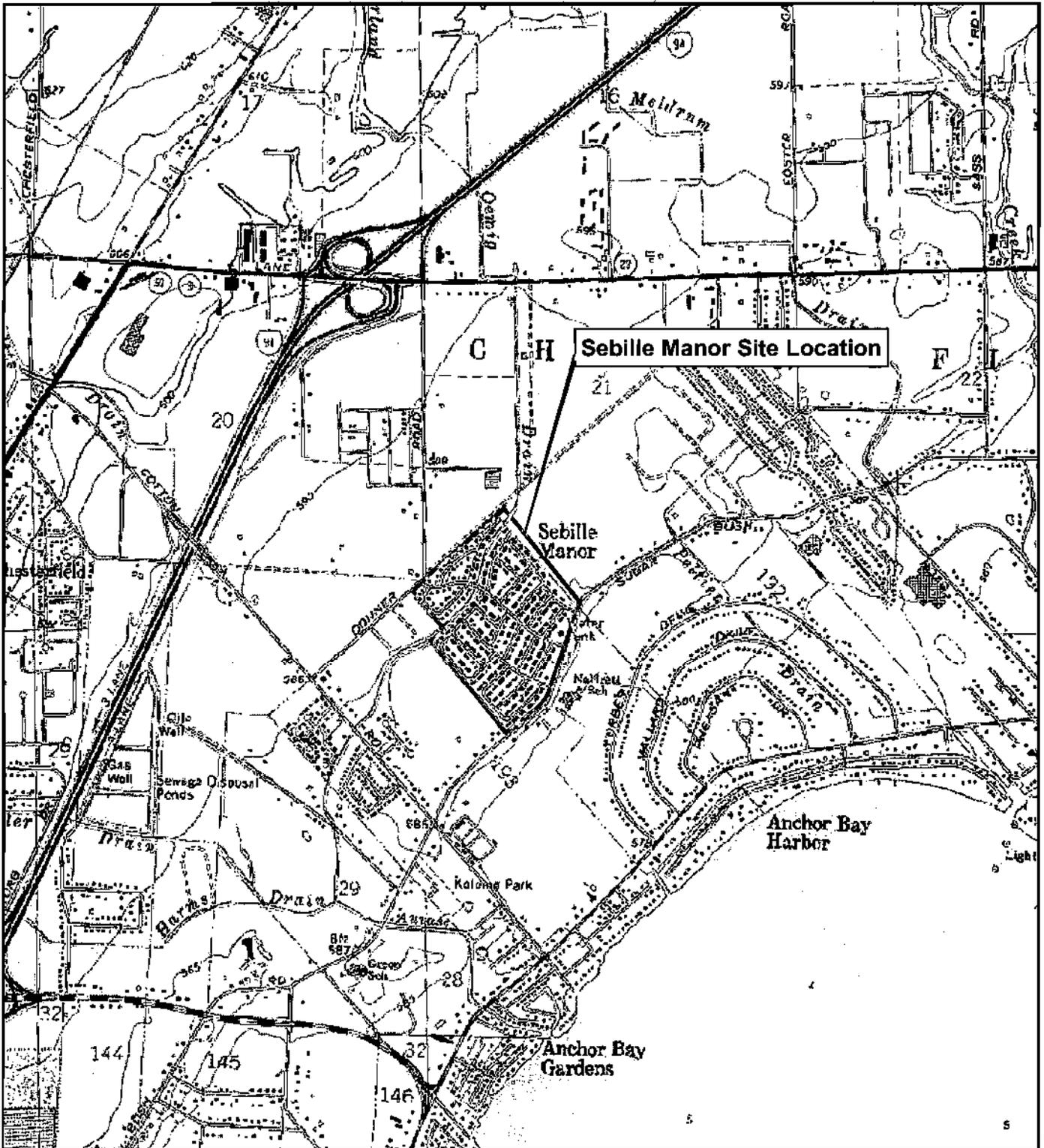


Robert E. Grayes
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet

Scale: 1:24,000

Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Susan J. LaFerner
President
Keweenaw Bay Indian Community, Michigan
107 Beartown Road
Baraga, Michigan 49908

Dear President LaFerner:

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Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

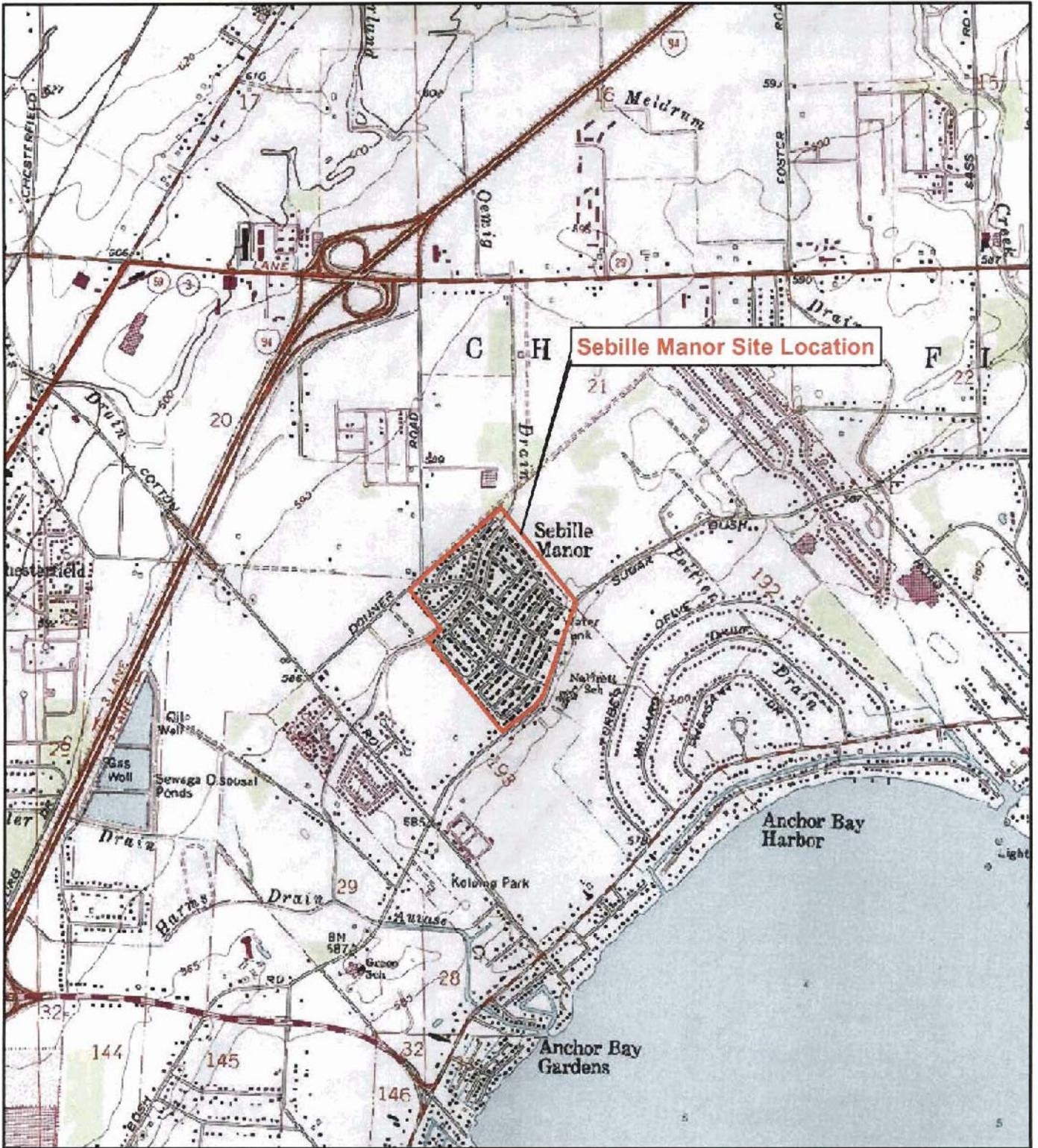
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Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

NOV 09 2007

Public Works Directorate

The Honorable Charles Todd
Chief
Ottawa Tribe of Oklahoma
P.O. Box 110
Miami, Oklahoma 74355

Dear Chief Todd:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M

104872

RECORDS MUMI.

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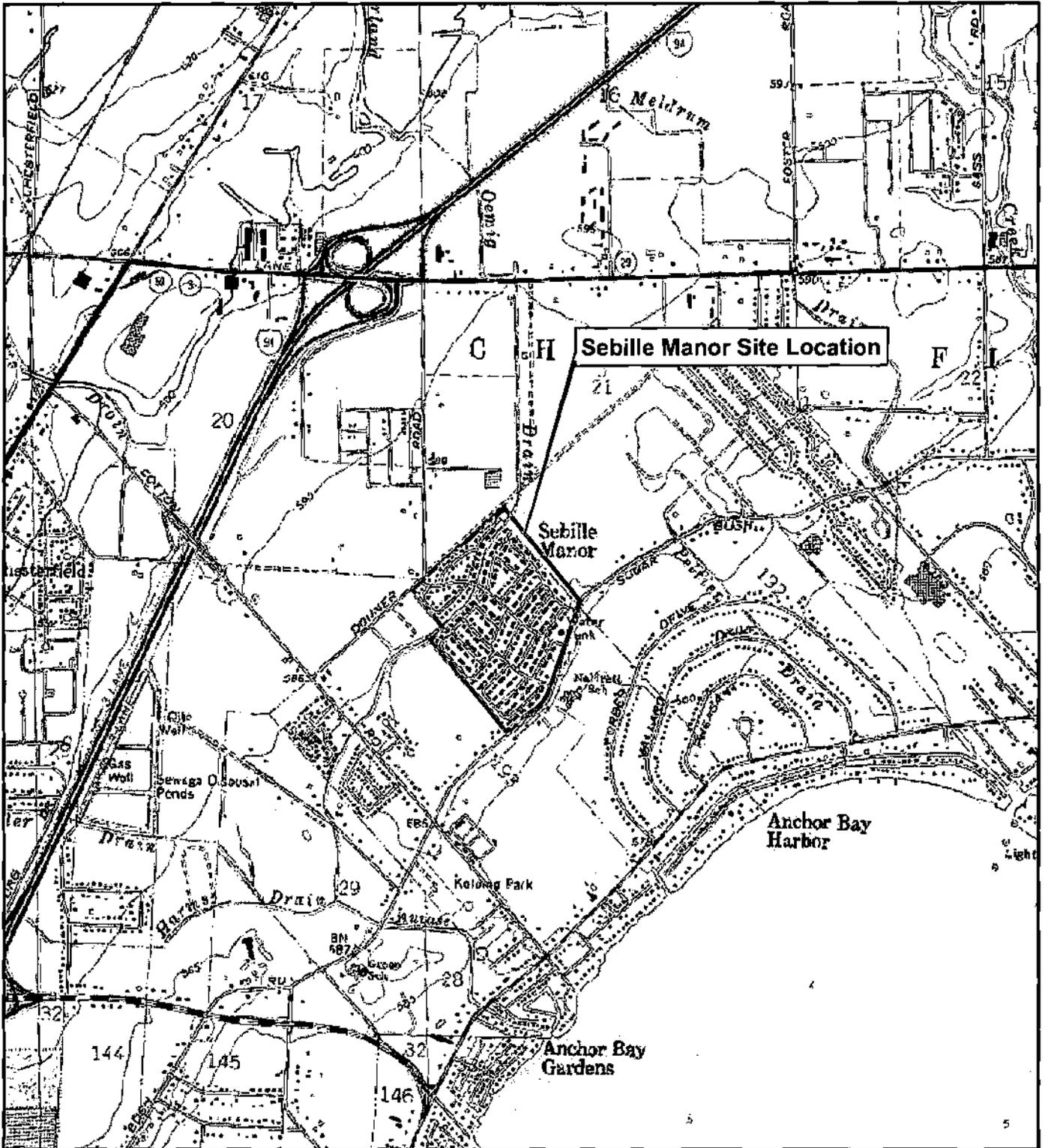


Robert E. Graves
Garrison Manager

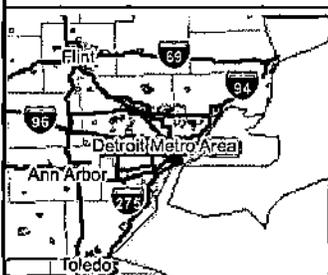
Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve
Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Charles Todd
Chief
Ottawa Tribe of Oklahoma
P.O. Box 110
Miami, Oklahoma 74355

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Garrison Manager

Enclosure

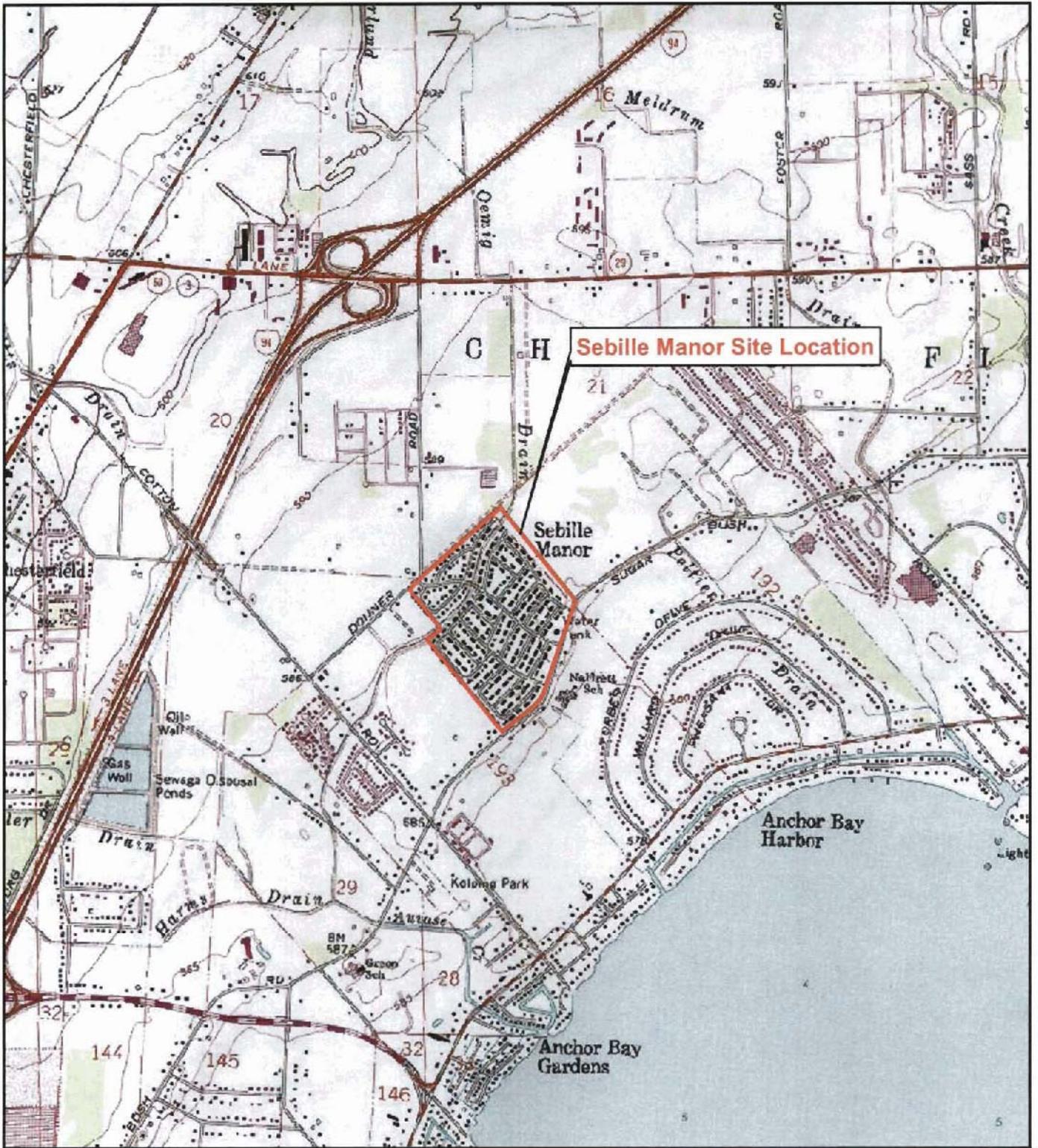
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94612



Map Location



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 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Louis Taylor
Chairman
Lac Courte Oreilles Band of Lake Superior
Chippewa Indians of Wisconsin
13394 West Trepania Road
Building No. 1
Hayward, Wisconsin 54843

Dear Chairman Taylor:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104873
RECORDS MGA J.

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Robert E. Graves
Garrison Manager

Enclosure

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Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Louis Taylor
Chairman
Lac Courte Oreilles Band of Lake Superior
Chippewa Indians of Wisconsin
13394 West Trepania Road
Building No. 1
Hayward, Wisconsin 54843

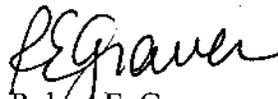
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Robert E. Graves
Garrison Manager

Enclosure

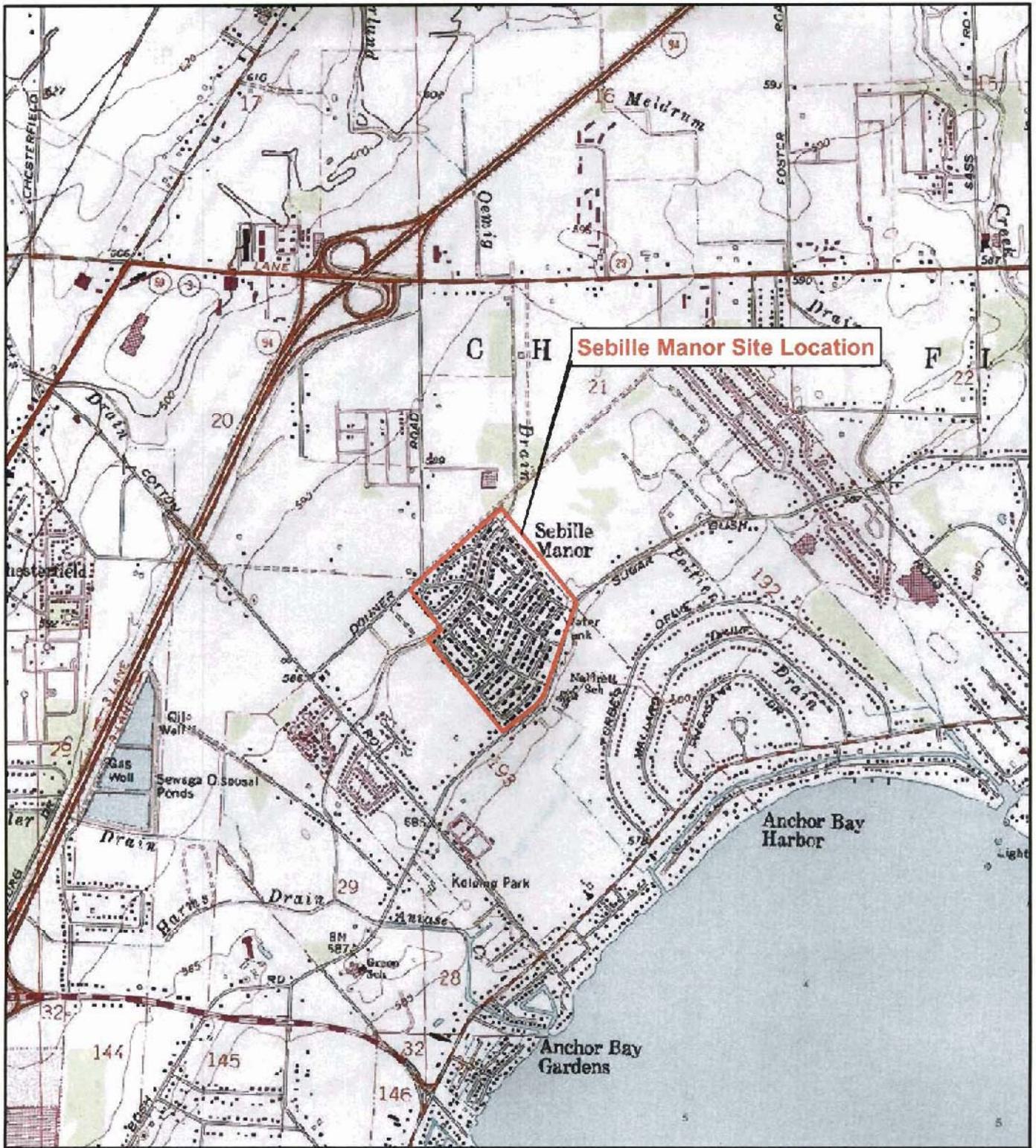
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Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

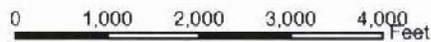
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Hazel Hindsley
Tribal President
St. Croix Chippewa Indians of Wisconsin
24663 Angeline Avenue
Webster, Wisconsin 54893

Dear President Hindsley:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104874
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,



Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Hazel Hindsley
Tribal President
St. Croix Chippewa Indians of Wisconsin
24663 Angeline Avenue
Webster, Wisconsin 54893

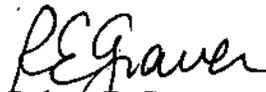
Dear President Hindsley:

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We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

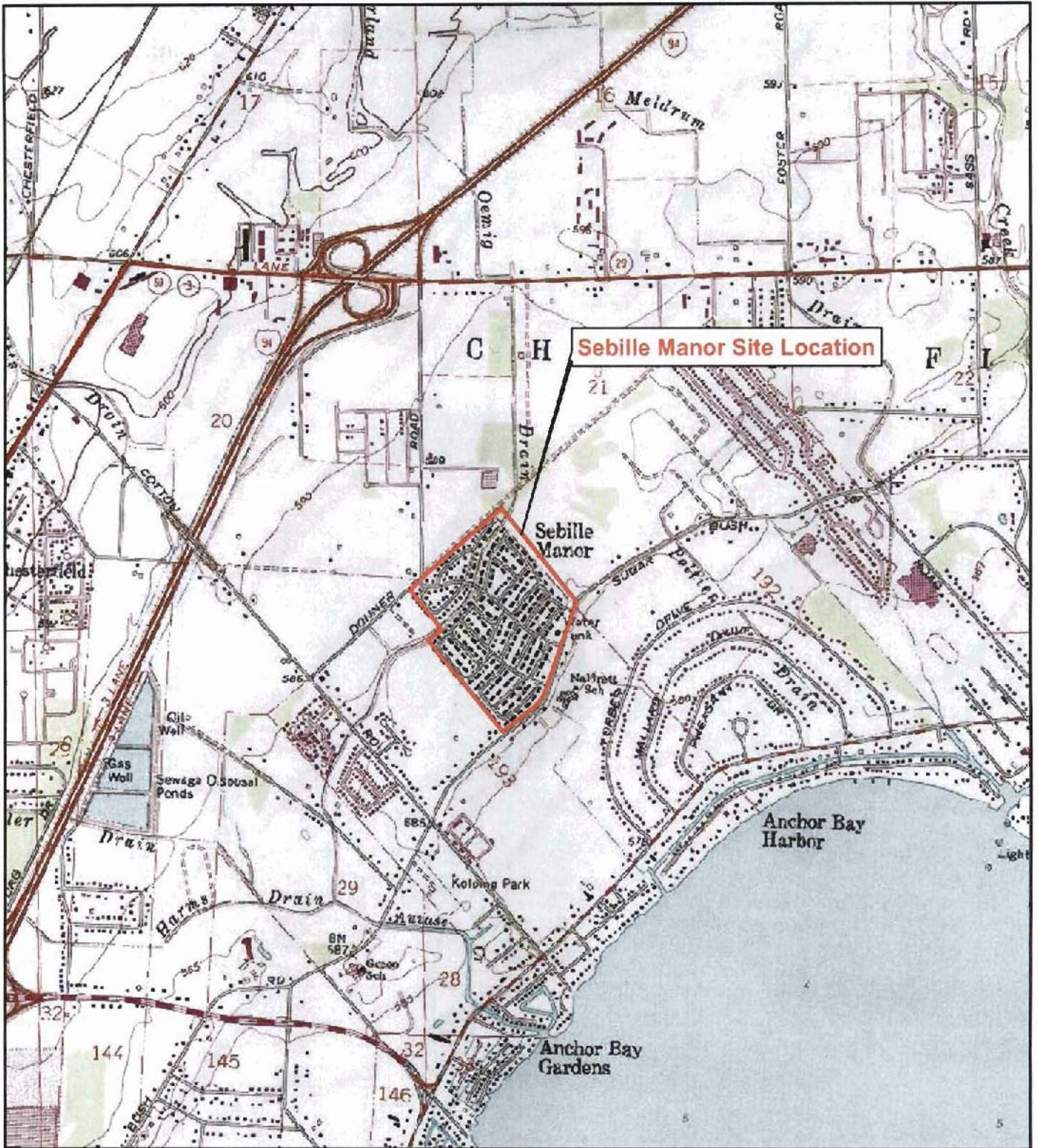
Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Rose Gurnoe-Soulier
Tribal Chairperson
Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
88385 Pike Road, Highway 13
Bayfield, Wisconsin 54814

Dear Chairperson Gurnoe-Soulier:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104875
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

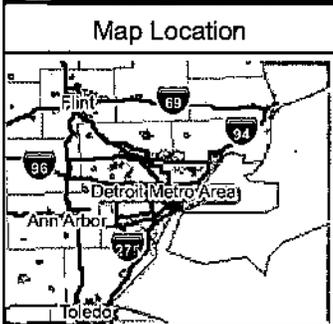
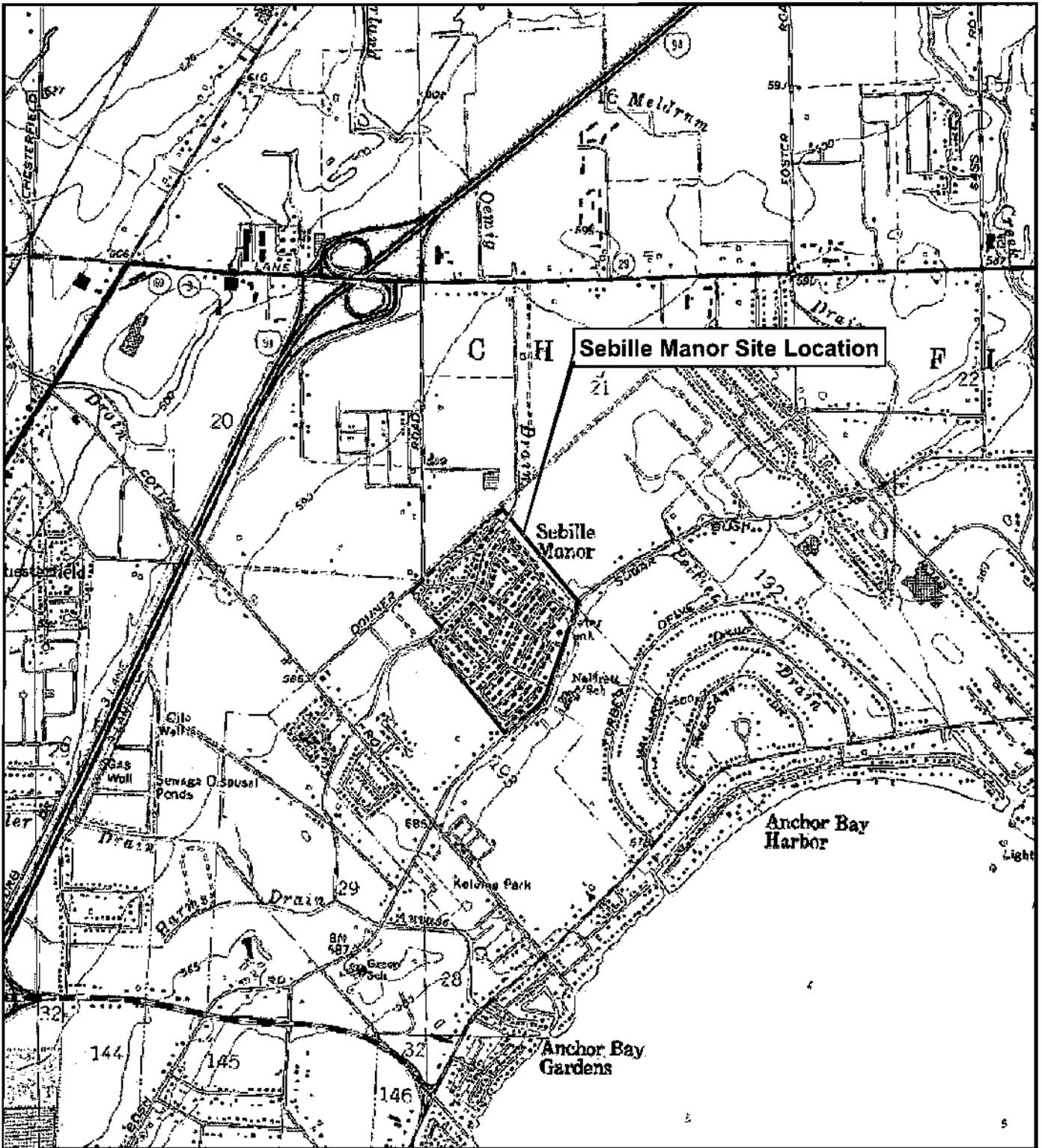


Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet
 Scale: 1:24,000

Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Rose Gurnoe-Soulier
Tribal Chairperson
Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
88385 Pike Road, Highway 13
Bayfield, Wisconsin 54814

Dear Chairperson Gurnoe-Soulier:

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We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Sebille Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

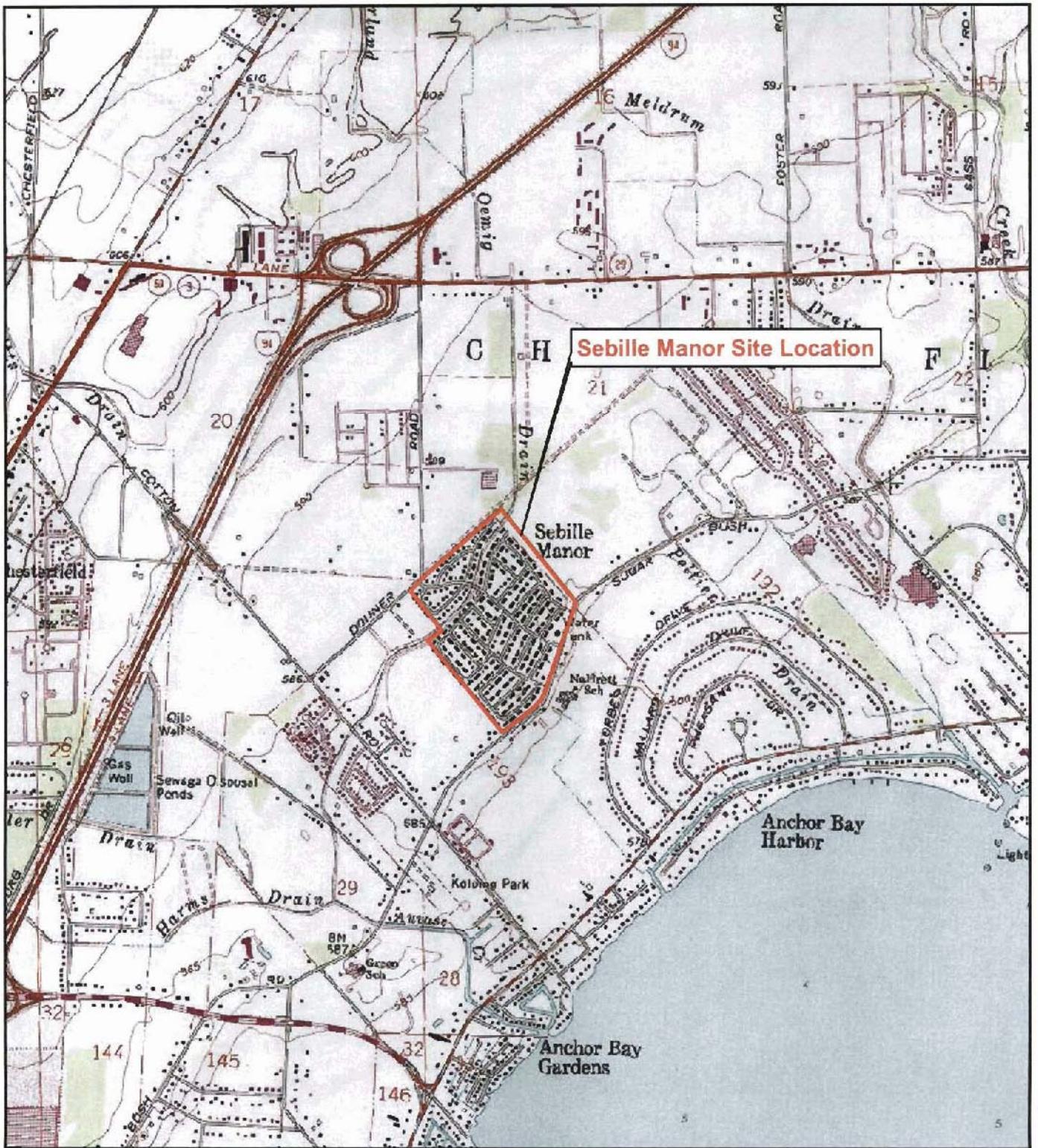
Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

09 2007

The Honorable Harold G. Frank
Chairman
Forest County Potawatomi Nation, Wisconsin
P.O. Box 340
Crandon, Wisconsin 54520

Dear Chairman Frank:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104876
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

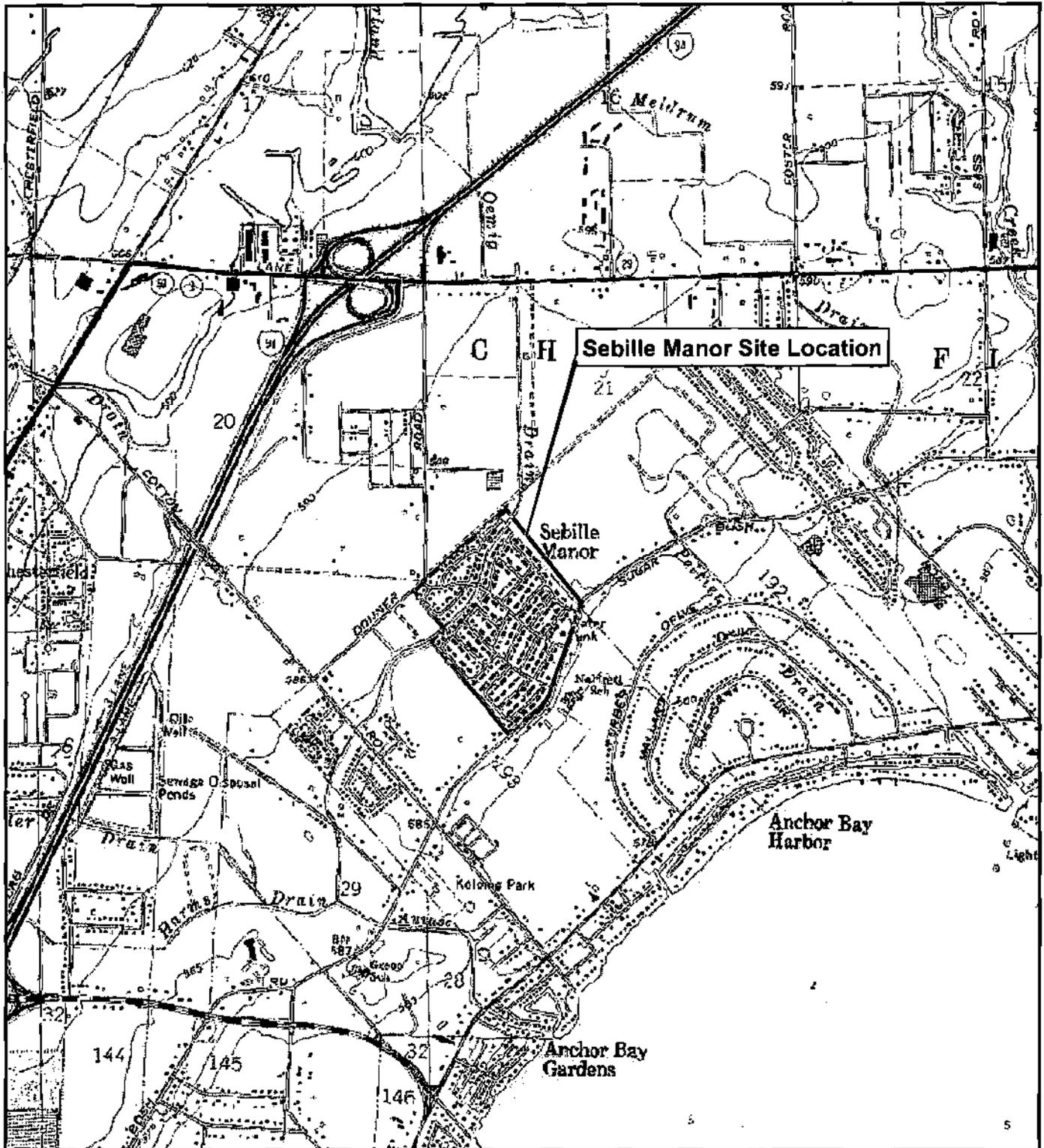


Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Harold G. Frank
Chairman
Forest County Potawatomi Nation, Wisconsin
P.O. Box 340
Crandon, Wisconsin 54520

Dear Chairman Frank:

On November 9, 2007 the U.S. Army Garrison sent a notice of the Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex (enclosed). The letter provided notice and invited federally recognized Indian Tribes to initiate the consultation process between the Tribe and the United States. A response was requested within 30 days of receipt of the November 9th letter.

We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "RE Graves".

Robert E. Graves
Garrison Manager

Enclosure

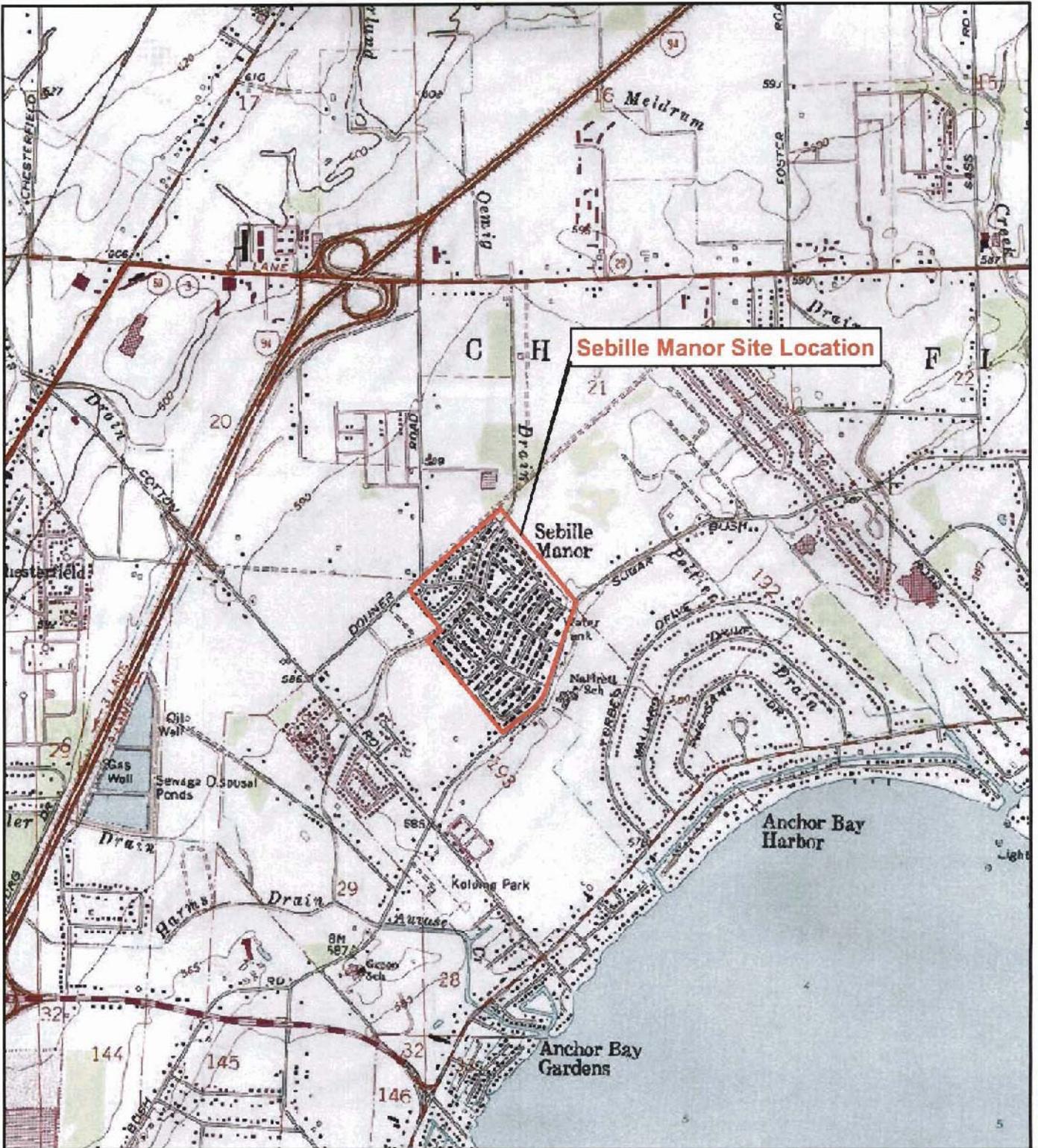
Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Norman Deschampe
President
Minnesota Chippewa Tribe of Minnesota
P.O. Box 217
Building No. 1
Cass Lake, Minnesota 56633

Dear President Deschampe:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

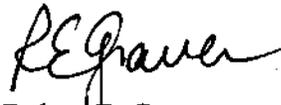
To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104877
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,



Robert E. Grayes
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Norman Deschampe
President
Minnesota Chippewa Tribe of Minnesota
P.O. Box 217
Building No. 1
Cass Lake, Minnesota 56633

Dear President Deschampe:

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We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

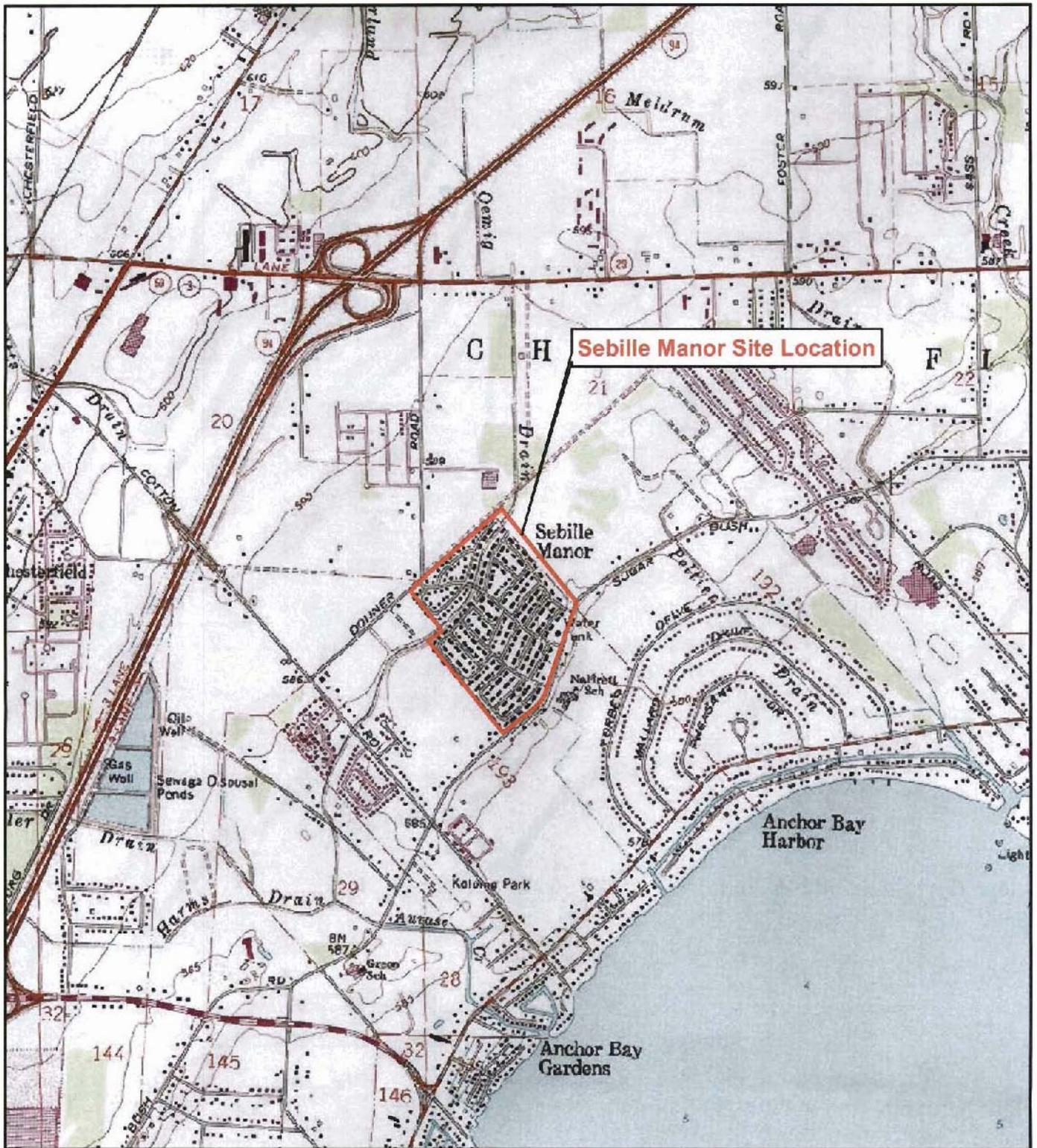
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Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Leaford Bearskin
Chief
Wyandotte Nation
64700 East Highway 60
Wyandotte, Oklahoma 74370

Dear Chief Bearskin:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USA6-M
104878
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

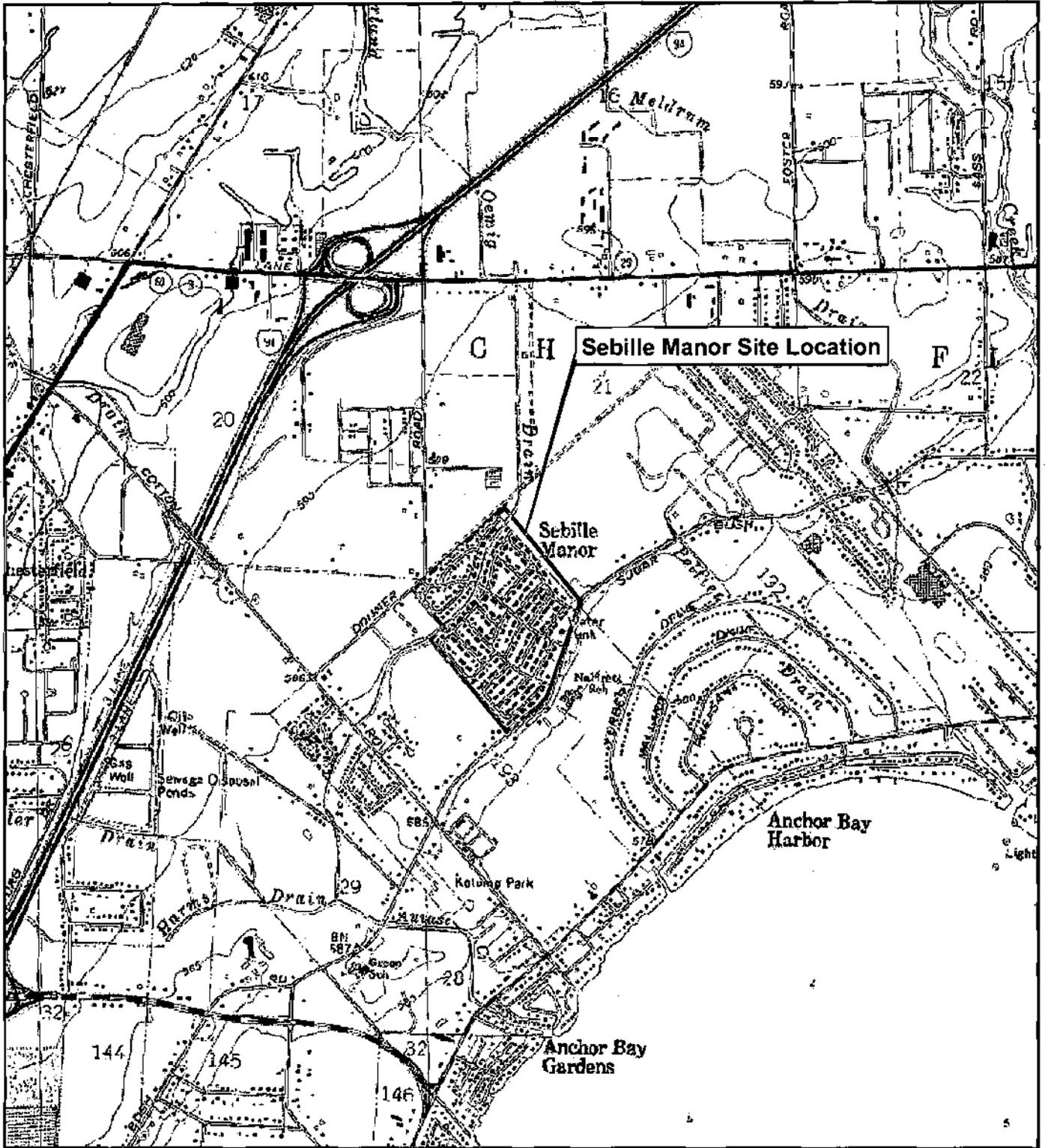


Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet
 Scale: 1:24,000

**Topographic Map
of the Seville Manor
Site Location**

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Leaford Bearskin
Chief
Wyandotte Nation
64700 East Highway 60
Wyandotte, Oklahoma 74370

Dear Chief Bearskin:

On November 9, 2007 the U.S. Army Garrison sent a notice of the Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex (enclosed). The letter provided notice and invited federally recognized Indian Tribes to initiate the consultation process between the Tribe and the United States. A response was requested within 30 days of receipt of the November 9th letter.

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If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

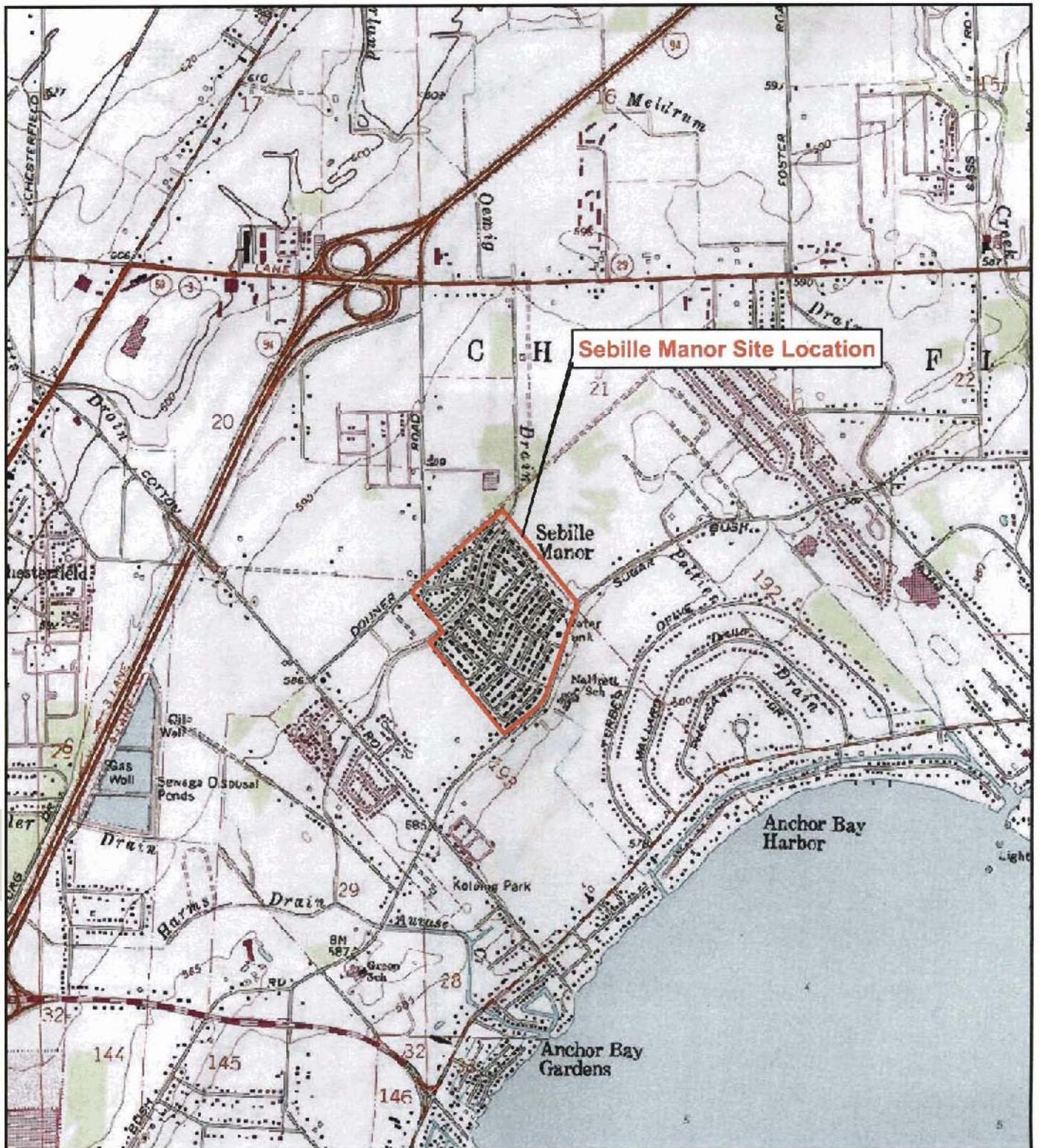
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Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable John Barrett
Chairman
Citizen Potawatomi Nation
1601 South Gordon Cooper Drive
Shawnee, Oklahoma 74801

Dear Chairman Barrett:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104899
RECORDS MGMT.

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Sincerely,

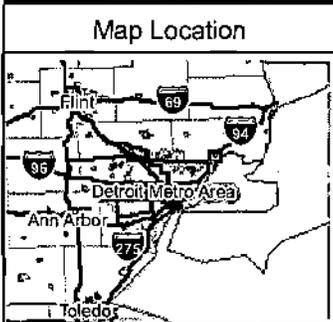
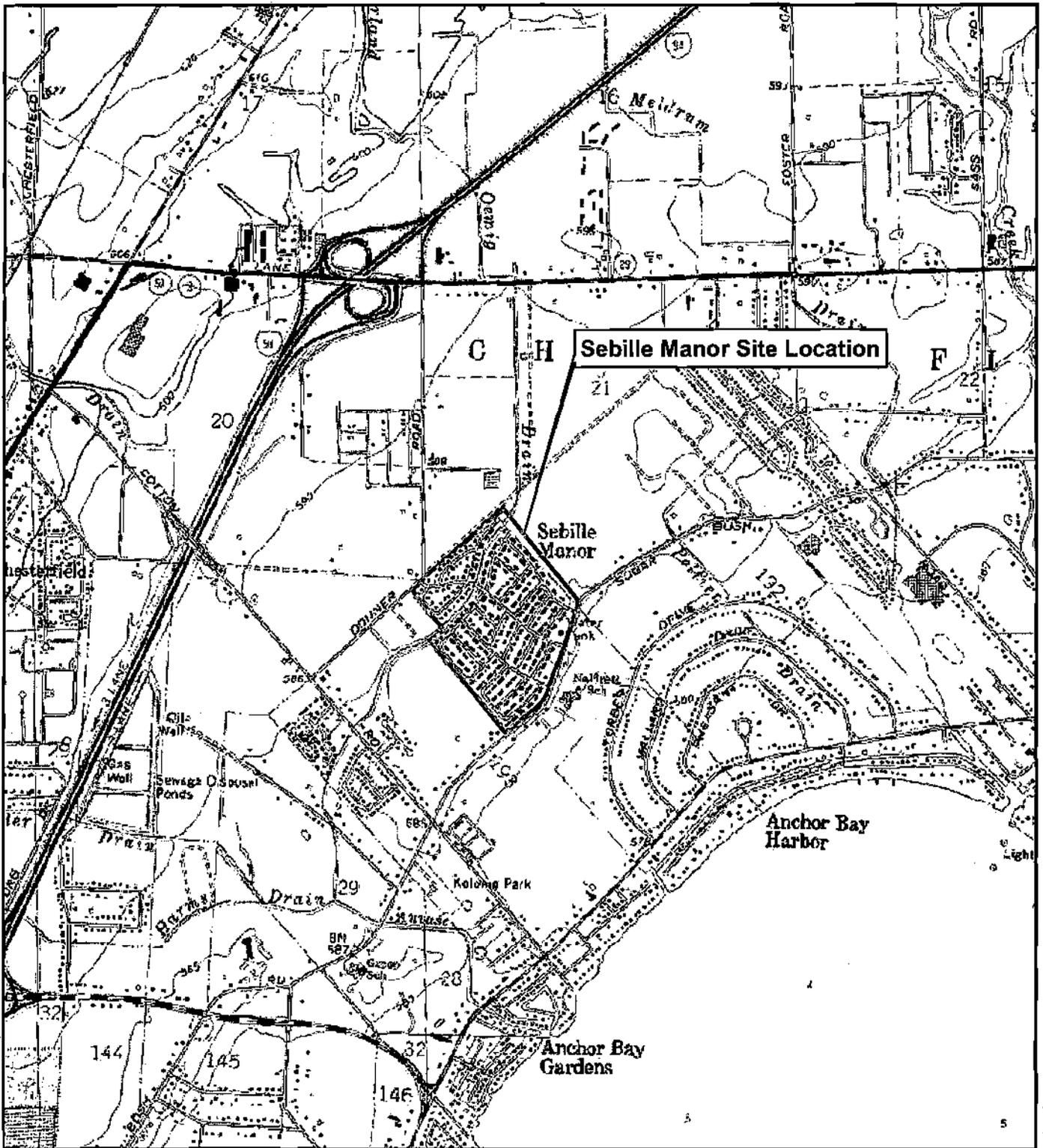


Robert E. Graves
Garrison Manager

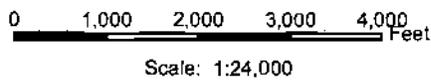
Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable John Barrett
Chairman
Citizen Potawatomi Nation
1601 South Gordon Cooper Drive
Shawnee, Oklahoma 74801

Dear Chairman Barrett:

On November 9, 2007 the U.S. Army Garrison sent a notice of the Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex (enclosed). The letter provided notice and invited federally recognized Indian Tribes to initiate the consultation process between the Tribe and the United States. A response was requested within 30 days of receipt of the November 9th letter.

We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

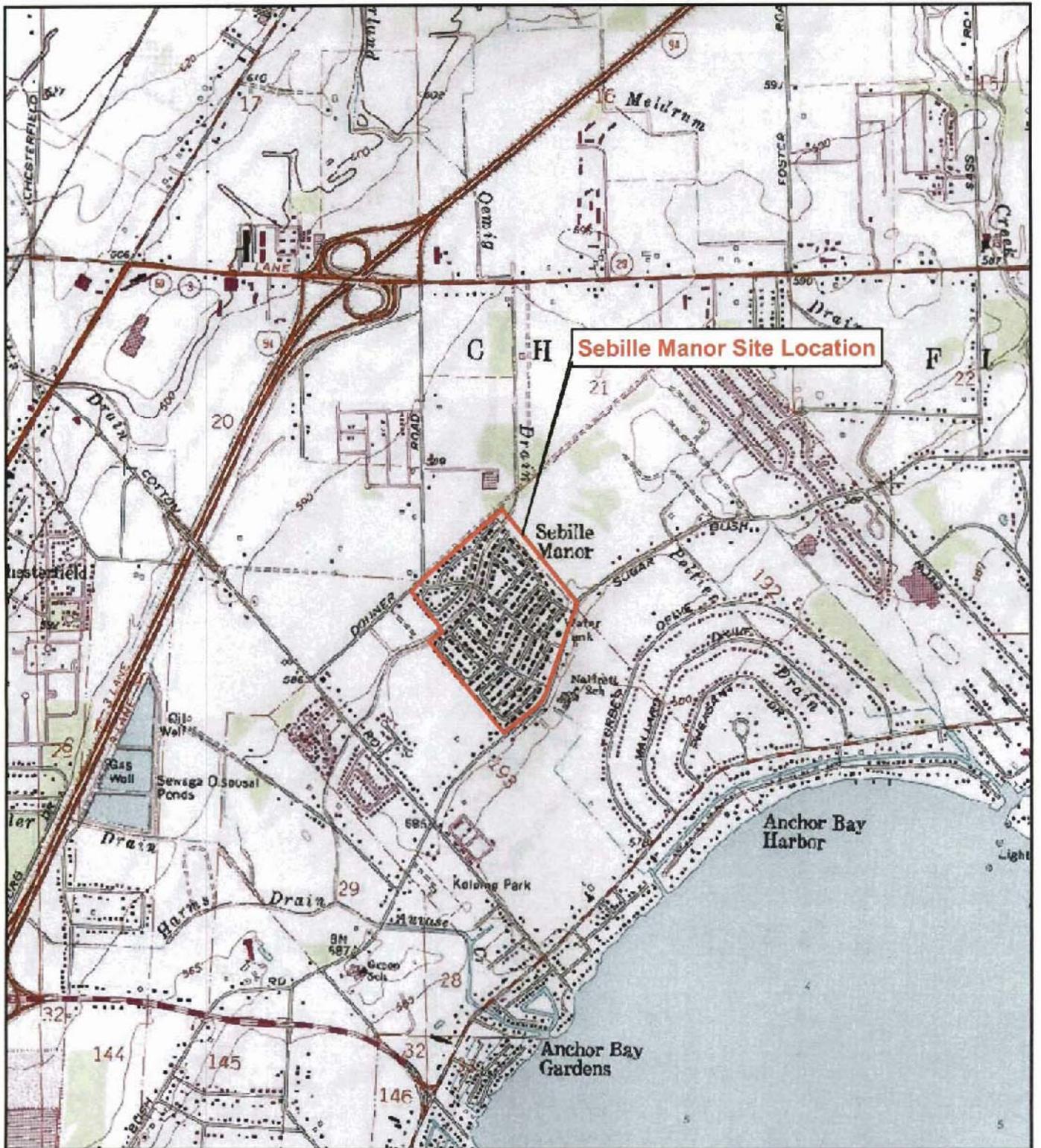
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Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters
 Source: USGS, ENSR



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 08000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Arlyn D. Ackley
Chairperson
Sokaogon Chippewa Community, Wisconsin
3051 Sand Lake Road
Crandon, Wisconsin 54520

Dear Chairperson Ackley:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

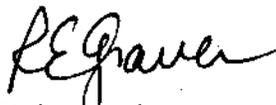
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USAG-M
104880
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

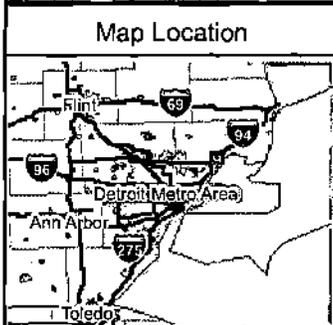
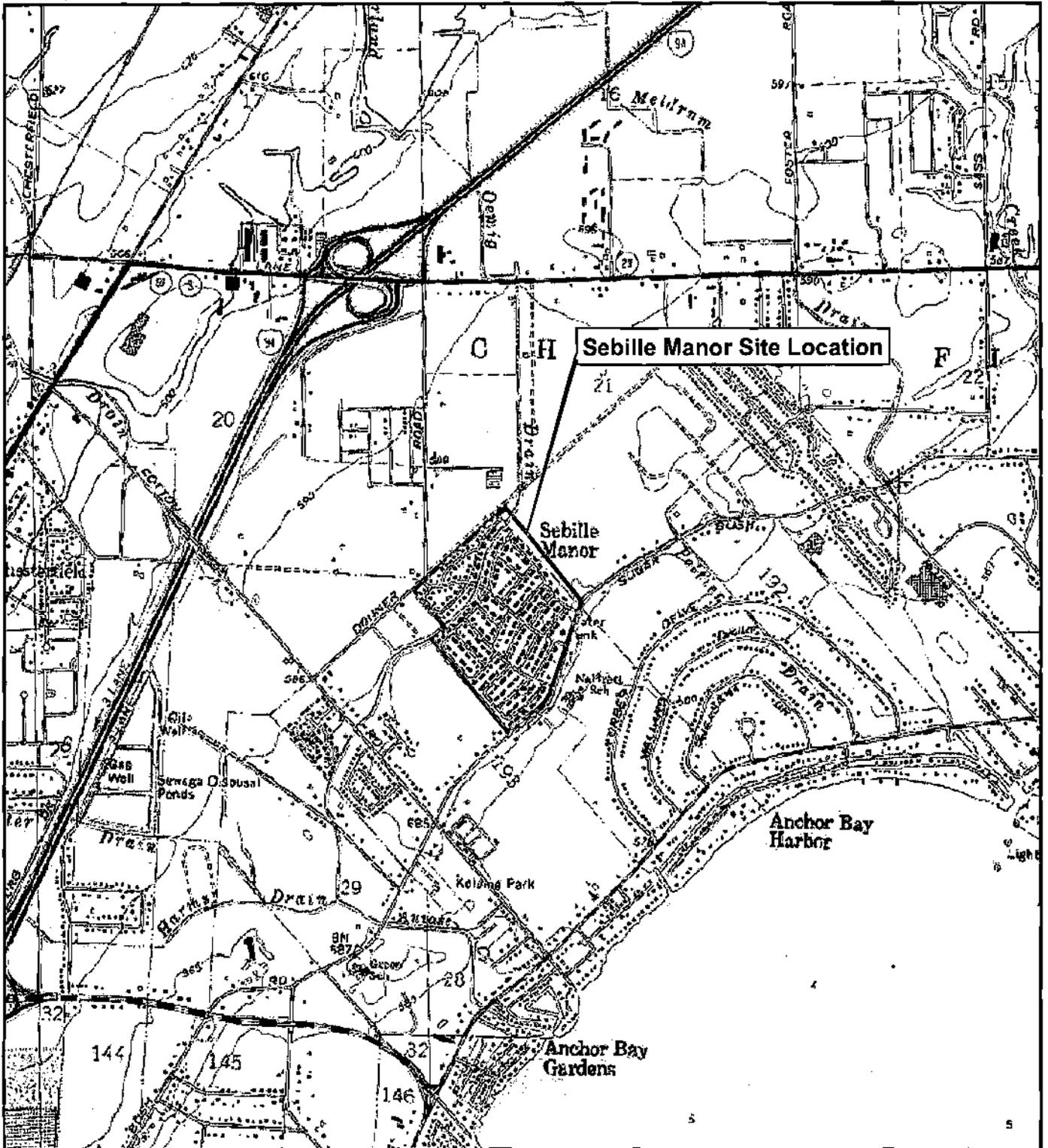


Robert E. Graves
Garrison Manager

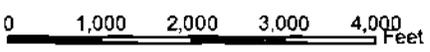
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Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Arlyn D. Ackley
Chairperson
Sokaogon Chippewa Community, Wisconsin
3051 Sand Lake Road
Crandon, Wisconsin 54520

Dear Chairperson Ackley:

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If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "RE Graves".

Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Laura Spurr
Chairperson
Huron Potawatami, Inc.
2221- 1-1/2 Mile Road
Fulton, Michigan 49502

Dear Chairperson Spurr:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104881
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,



Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Laura Spurr
Chairperson
Huron Potawatami, Inc.
2221- 1-1/2 Mile Road
Fulton, Michigan 49502

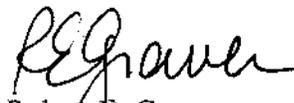
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Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

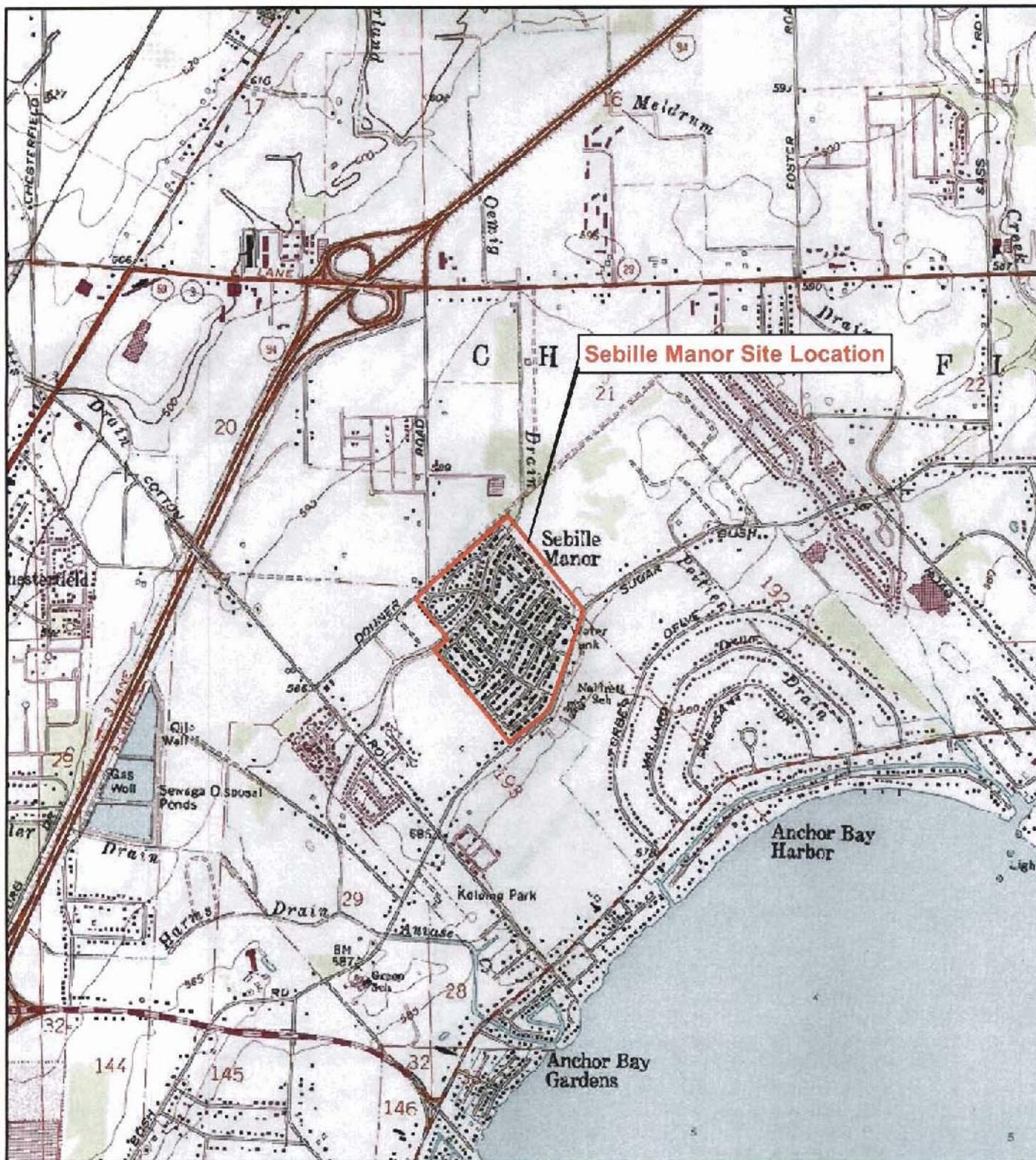
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Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Seville Manor Site Location

Seville Manor

Anchor Bay Harbor

Anchor Bay Gardens

Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Jeffrey D. Parker
Bay Mills Indian Community, Michigan
12140 Lakeshore Drive
Brimley, Michigan 49715

Dear President Parker:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104882
RECORDS MGMT.

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If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

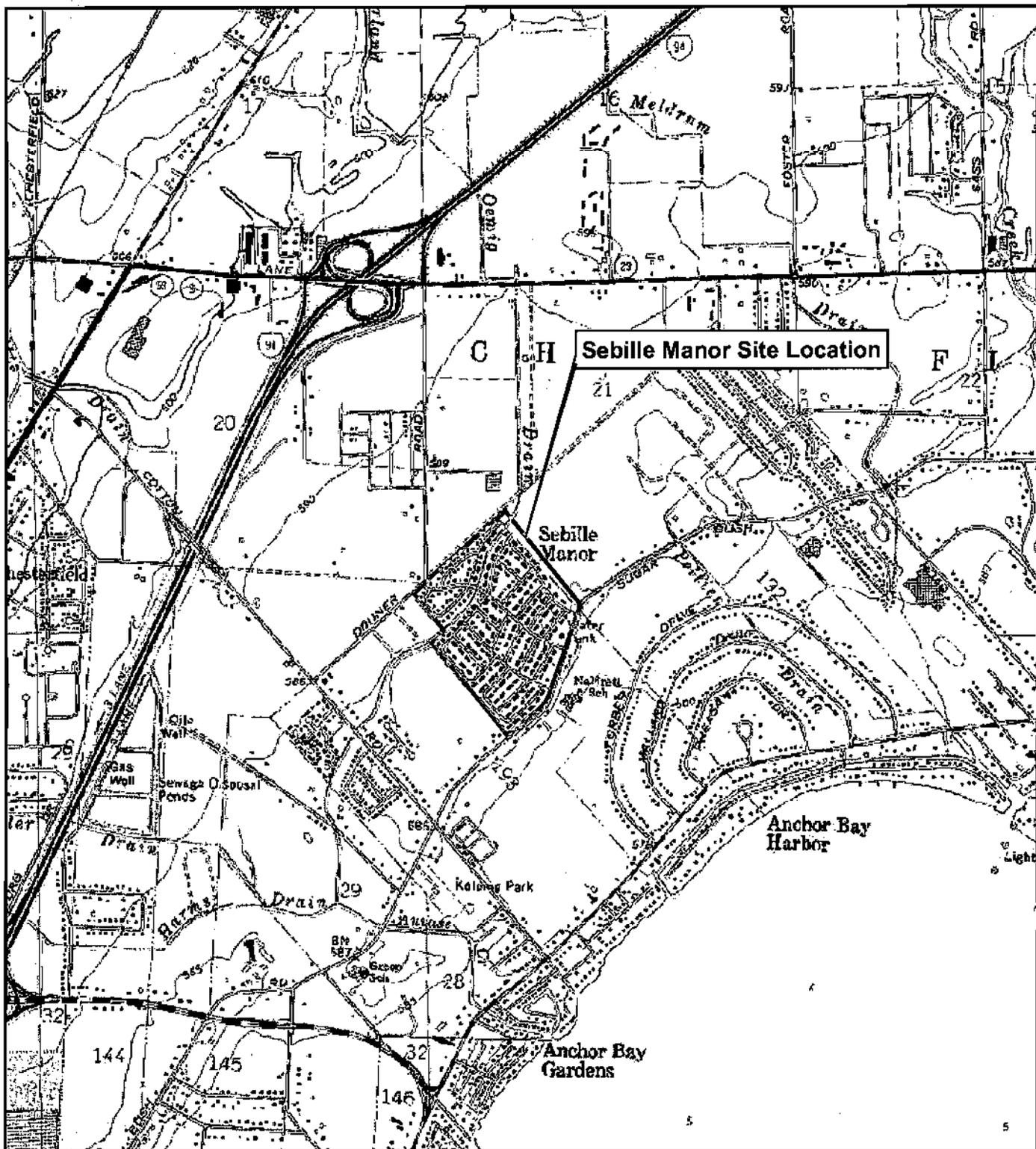


Robert E. Graves
Garrison Manager

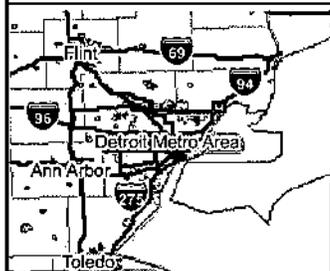
Enclosure

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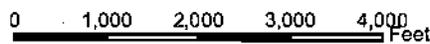
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
8501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Jeffrey D. Parker
Bay Mills Indian Community, Michigan
12140 Lakeshore Drive
Brimley, Michigan 49715

Dear President Parker:

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Sincerely,


Robert L. Graves
Garrison Manager

Enclosure

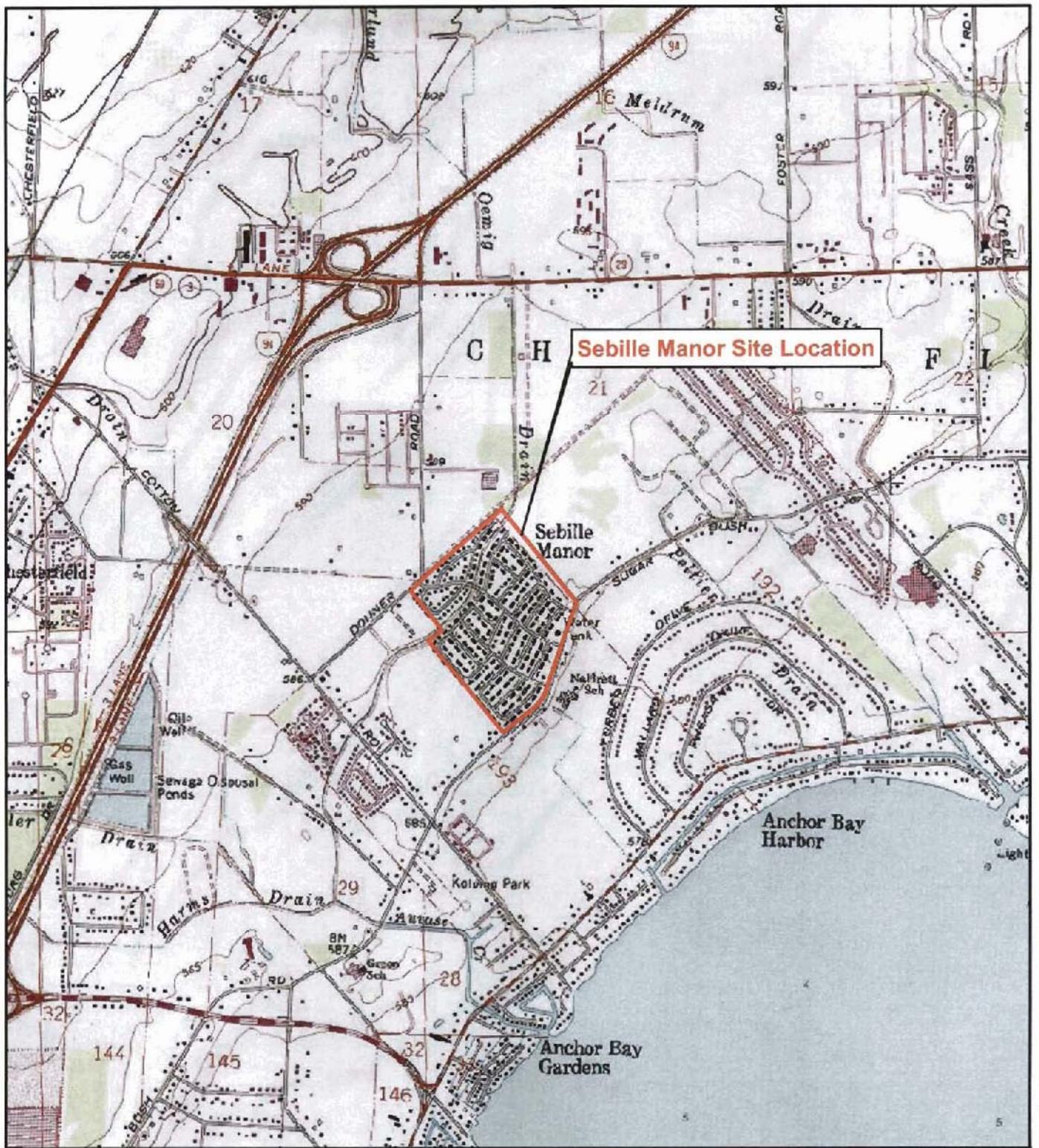
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Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

**Topographic Map
 of the Seville Manor
 Site Location**



Scale: 1:24,000



Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable John Miller
Chairperson
Pokagon Band of Potawatomi Indians, Michigan and Indiana
58620 Sink Road
P.O. Box 180
Dowagiac, Michigan 49047

Dear Chairperson Miller:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104883
RECORDS MGMT.

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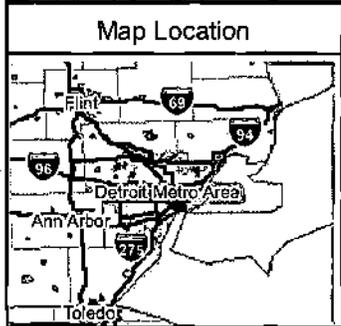
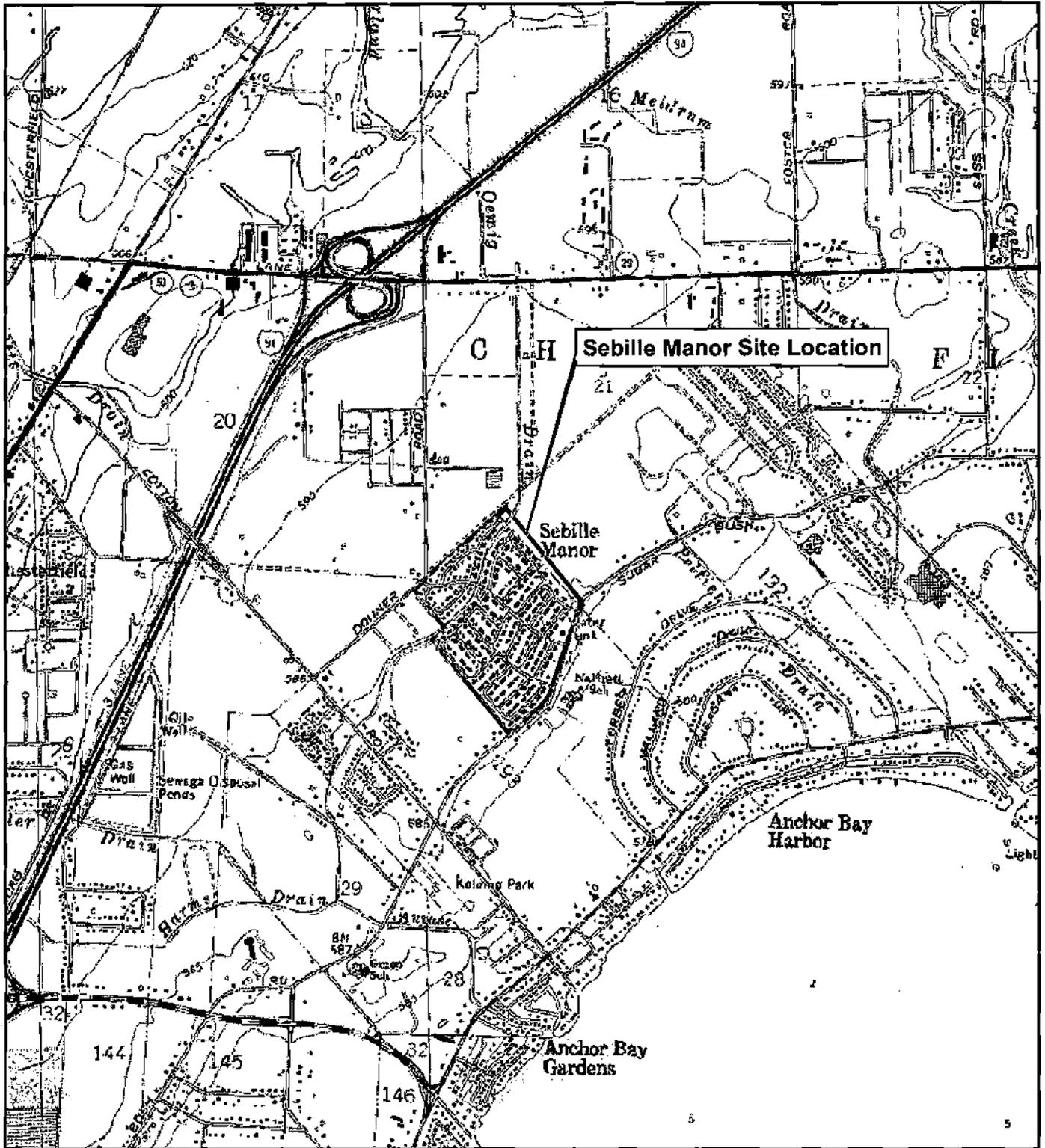


Robert E. Grayes
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet
 Scale: 1:24,000

**Topographic Map
 of the Seville Manor
 Site Location**

Date: March 2007
 Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable John Miller
Chairperson
Pokagon Band of Potawatomi Indians, Michigan and Indiana
58620 Sink Road
P.O. Box 180
Dowagiac, Michigan 49047

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Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

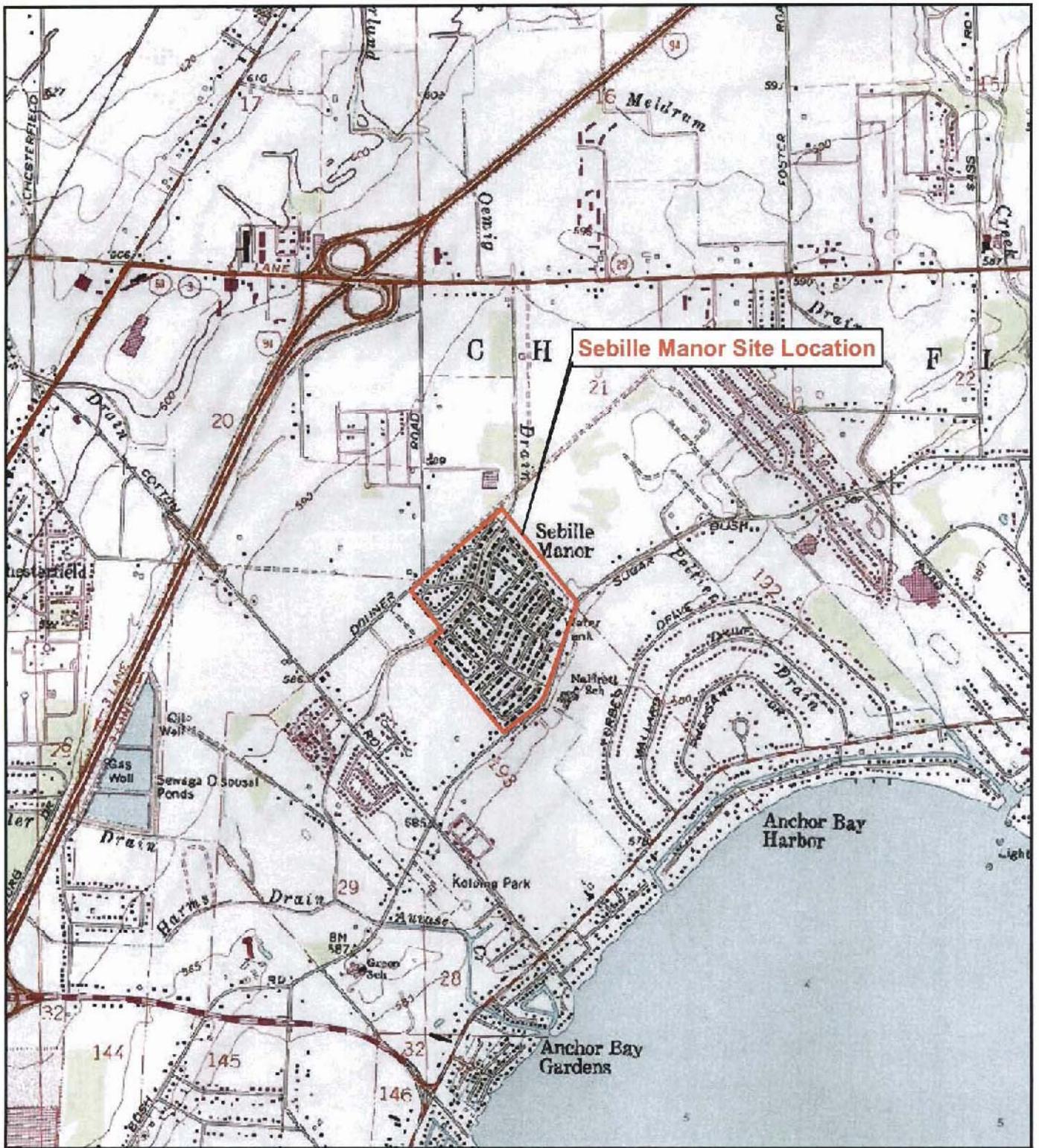
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Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
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Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

NOV 09 2007

REPLY TO
ATTENTION OF:

Public Works Directorate

The Honorable Fred Cantu, Jr.
Chief
Saginaw Chippewa Indian Tribe of Michigan
7070 East Broadway Road
Mt. Pleasant, Michigan 48858

Dear Chief Cantu:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104884
RECORDS MGMT.

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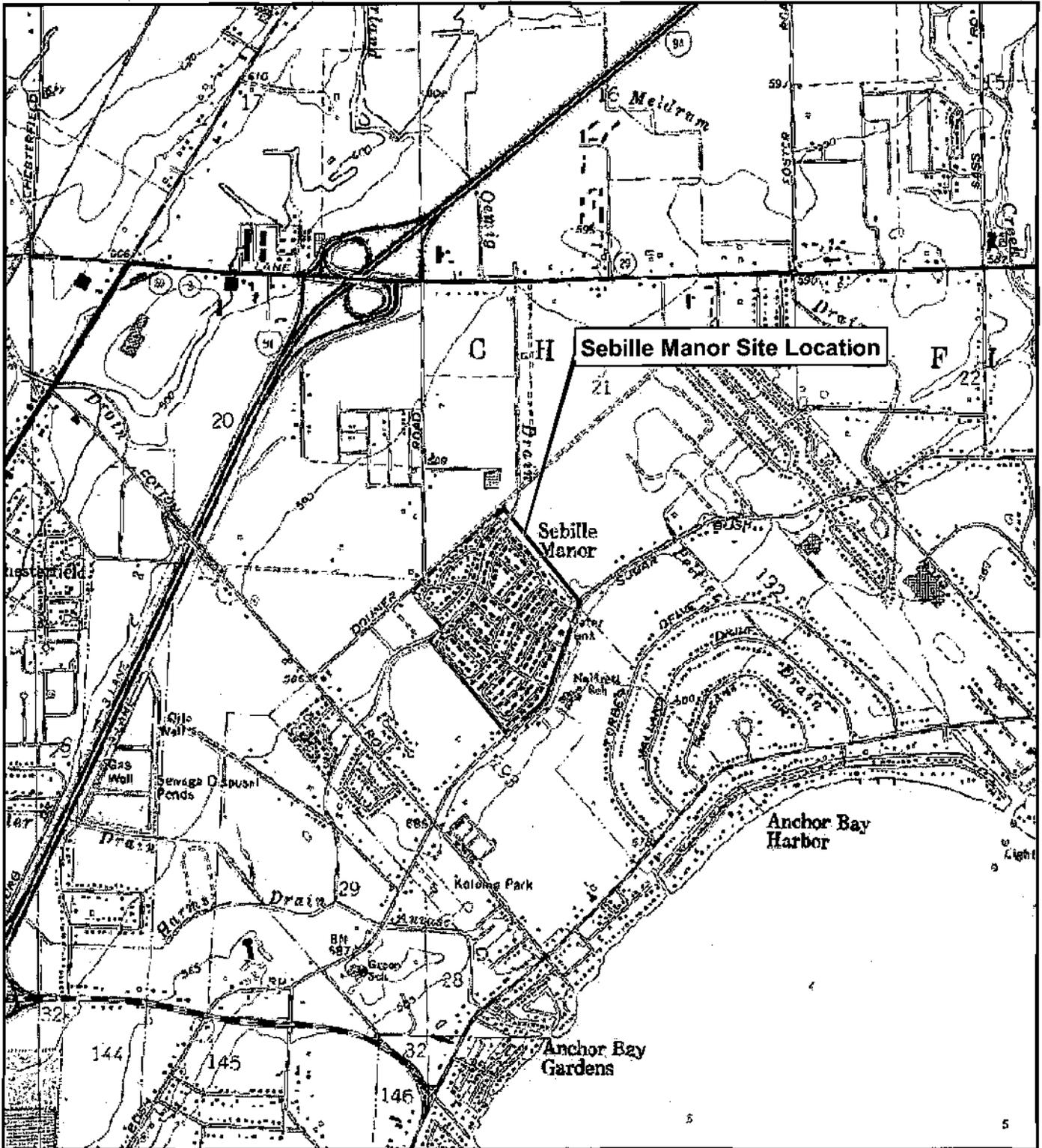


Robert E. Graves
Garrison Manager

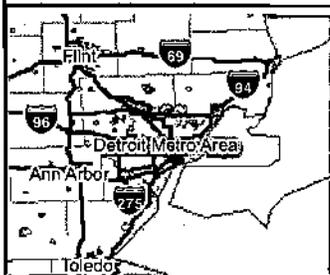
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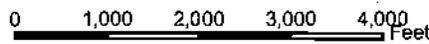
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Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

NOV 09 2007

REPLY TO
ATTENTION OF:

Public Works Directorate

The Honorable Winnay Wemigwase
Director
Little Traverse Bay Bands of Odawa Indians, Michigan
7500 Odawa Circle
Harbor Springs, MI 49740

Dear Director Wemigwase:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

USAG-M
104885
RECORDS MGMT.

If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

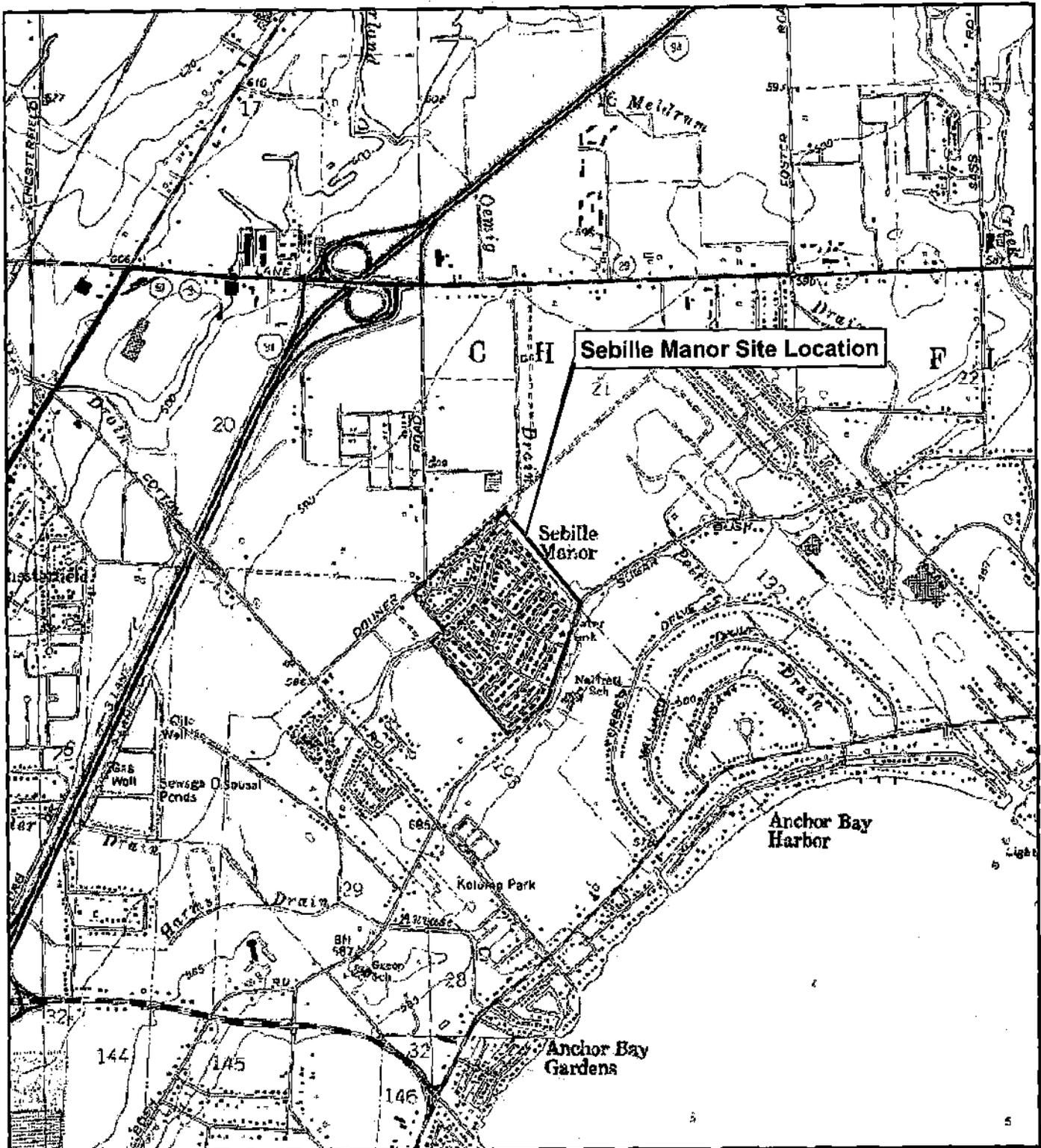


Robert E. Graves
Garrison Manager

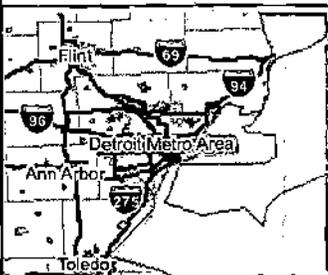
Enclosure

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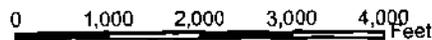
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Winnay Wemigwase
Director
Little Traverse Bay Bands of Odawa Indians, Michigan
7500 Odawa Circle
Harbor Springs, MI 49740

Dear Director Wemigwase:

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We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

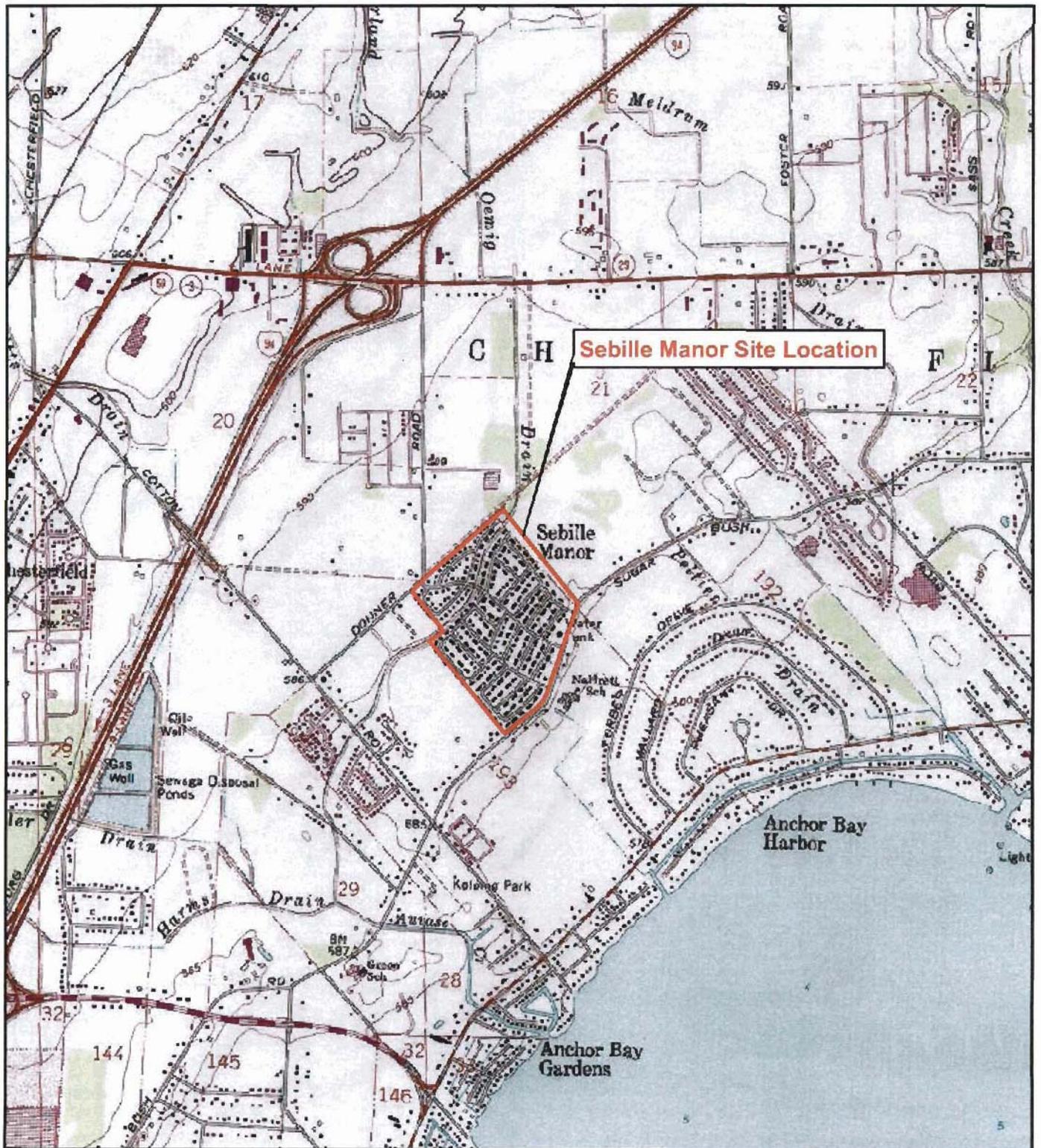
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Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



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Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226

peg
11 Feb 08

**Little Traverse Bay Bands of Odawa Indians
Cultural Preservation/NAGPRA Department
7500 Odawa Circle
Harbor Springs, Michigan 49740
Ph. (231) 242-1451 fax (231) 242-1455
jmitchell@ltbbodawa-nsn.gov**

Mr. Robert E. Graves
Garrison Manager
Department of the Army
United States Army Garrison-Detroit Arsenal
6501 E. 11 Mile Road
Warren, Michigan 48397-5000
ATTN: Public Works Directorate

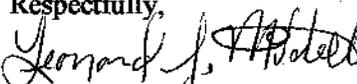
6 February 2008

In response to the letter dated 23 January 2008,

RE: Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex.

At this time, the Cultural Preservation/NAGPRA Departments of the Little Traverse Bay Bands of Odawa Indians in Michigan have determined the above listed as:

- No interest in the area geographically.
- No comment on the proposed undertaking.
- No objections. However, if NA human skeletal remains and/or any objects falling under NAGPRA are uncovered during any excavation/construction, please stop immediately and notify our tribal NAGPRA Designee, Ms. Winnay J. Wemigwase, at the above address.
- Have an objection or require additional project information. Please send the following:

Respectfully,

Leonard J. Mitchell
Cultural Preservation Coordinator
Little Traverse Bay Bands of Odawa Indians

cc: Dept. of the Army file



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

NOV 09 2007

REPLY TO
ATTENTION OF:

Public Works Directorate

The Honorable Larry Romanelli
Ogema
Little River Band of Ottawa Indians, Michigan
375 River Street
Manistee, Michigan 49660

Dear Ogema Romanelli:

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USAG-M
104886
RECORDS MGMT.

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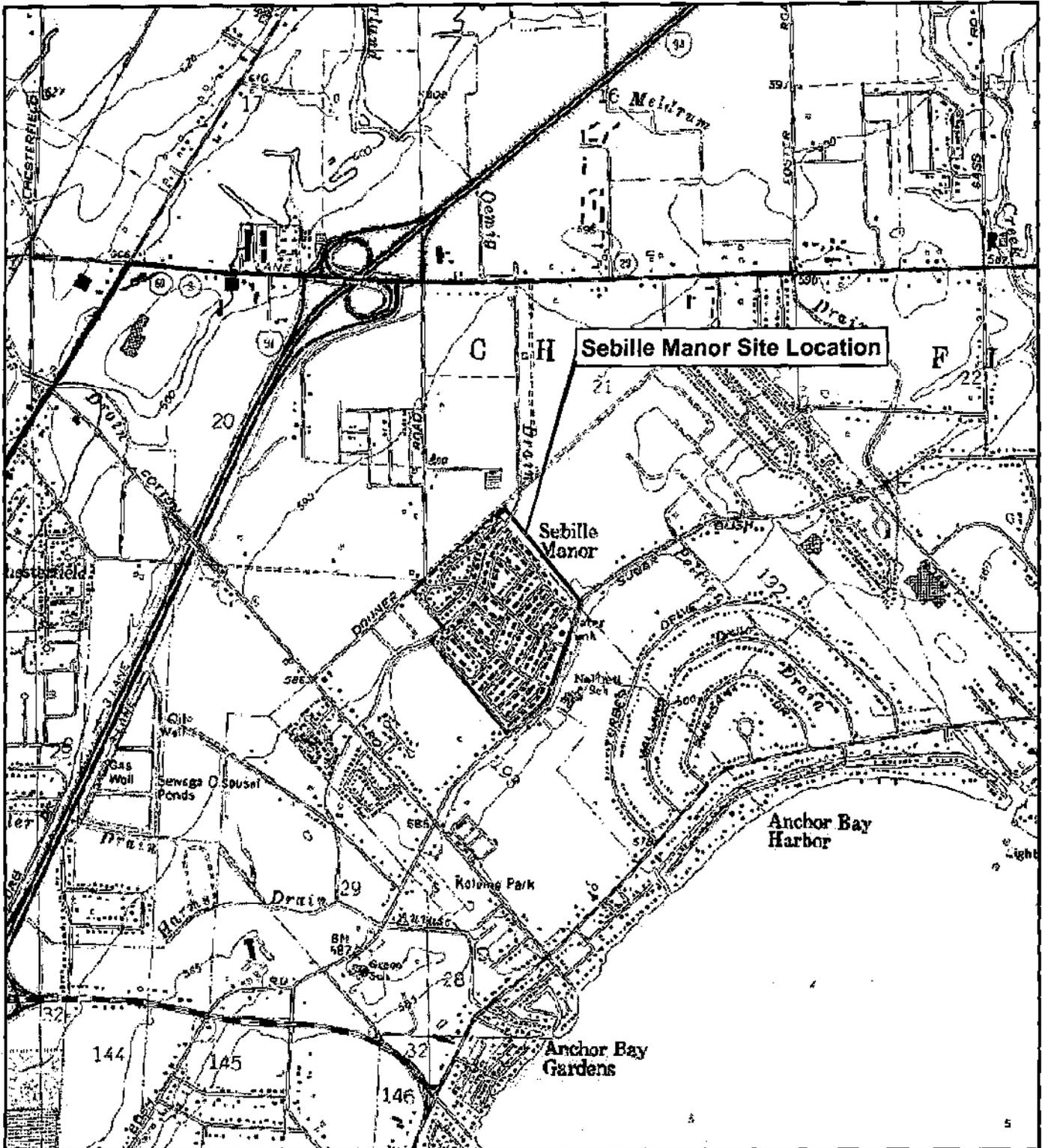


Robert E. Graves
Garrison Manager

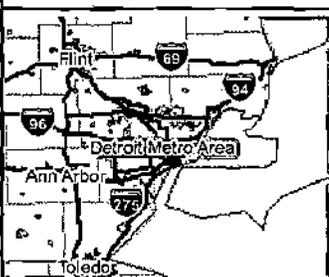
Enclosure

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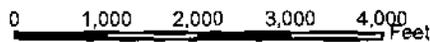
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

2 3 2008
JAN 23 2008

The Honorable Larry Romanelli
Ogema
Little River Band of Ottawa Indians, Michigan
375 River Street
Manistee, Michigan 49660

Dear Ogema Romanelli:

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Sincerely,

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Robert E. Graves
Garrison Manager

Enclosure

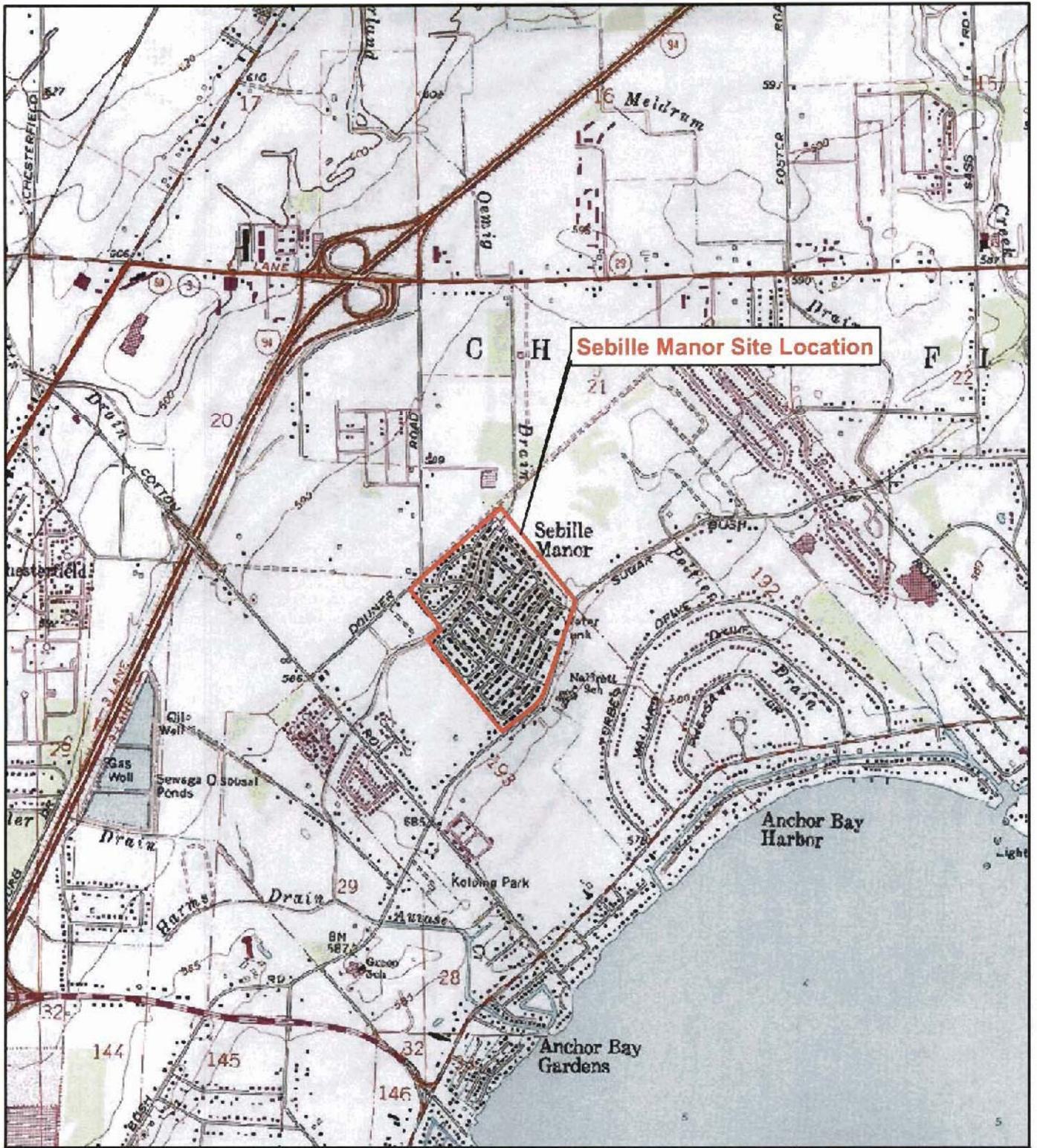
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Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



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Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Aaron Payment
Chairperson
Sault Ste. Marie Tribe of Chippewa Indians of Michigan
523 Ashman Street
Sault Ste. Marie, Michigan 49783

Dear Chairperson Payment:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104887
RECORDS MGMT.

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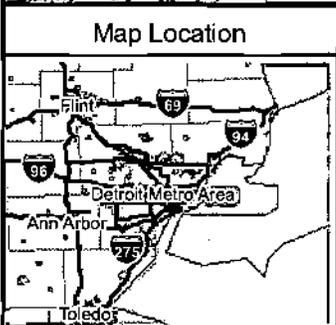
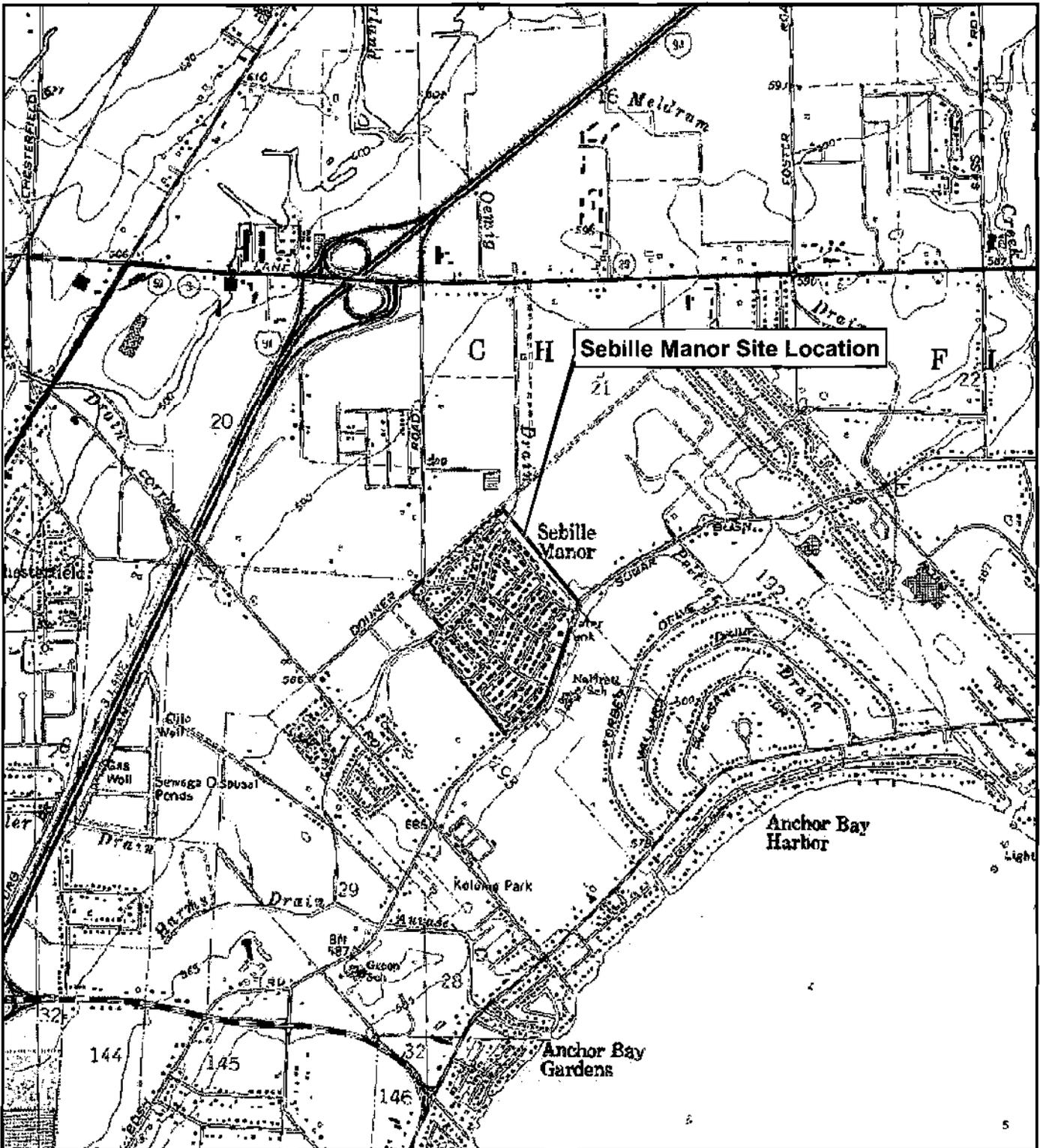


Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR

0 1,000 2,000 3,000 4,000 Feet
 Scale: 1:24,000

Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Aaron Payment
Chairperson
Sault Ste. Marie Tribe of Chippewa Indians of Michigan
523 Ashman Street
Sault Ste. Marie, Michigan 49783

Dear Chairperson Payment:

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Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

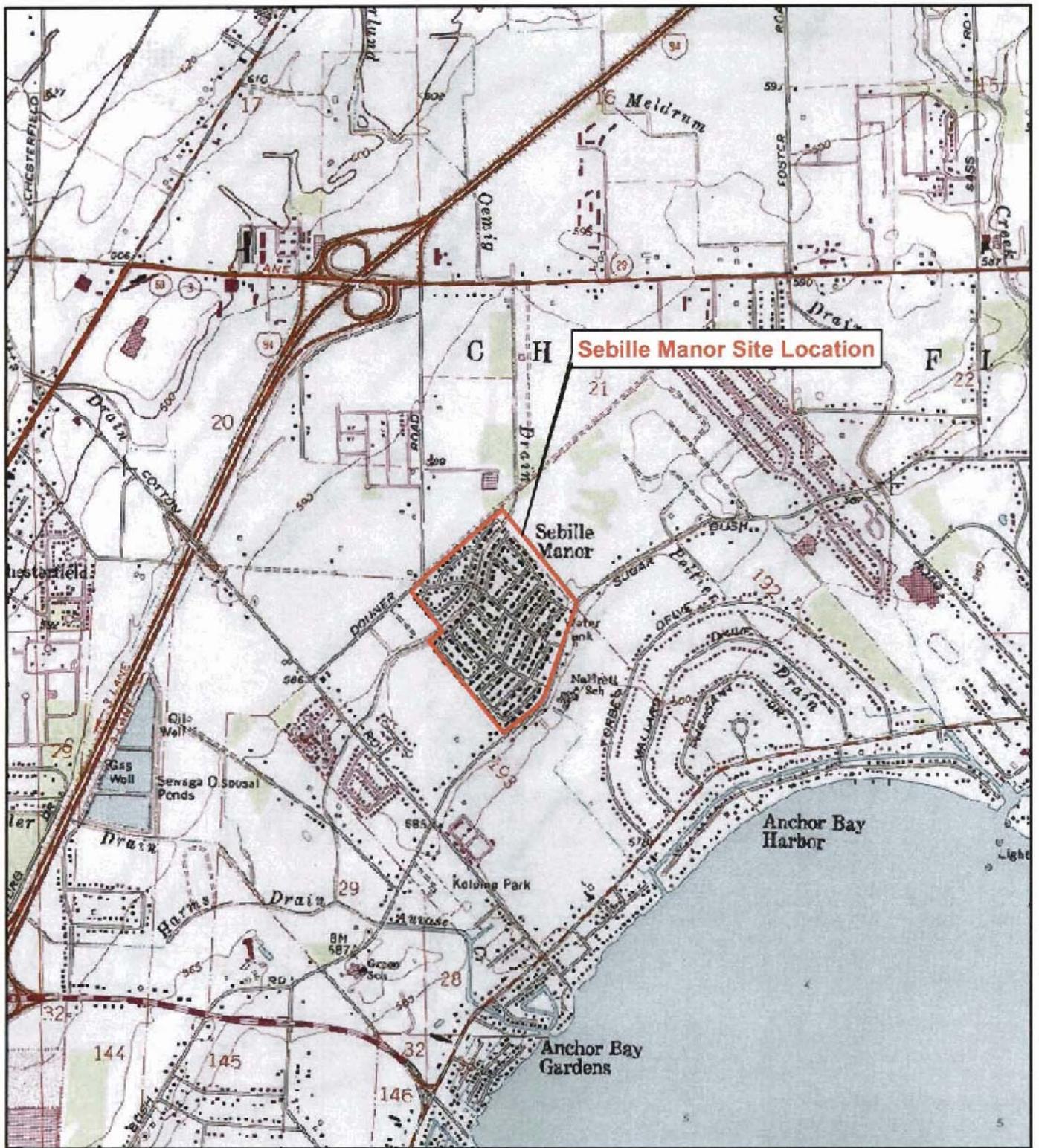
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Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Seville Manor Site Location

Seville Manor

Anchor Bay Harbor

Anchor Bay Gardens

Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

NOV 09 2007

REPLY TO
ATTENTION OF:

Public Works Directorate

The Honorable David K. Sprague
Chairperson
Match-e-be-nash-she-wish Band of Pottawatomi Indians of Michigan
1743 142nd Avenue
P.O. Box 218
Dorr, Michigan 49323

Dear Chairperson Sprague:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

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USAG-M
104888
RECORDS MGMT.

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If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,



Robert E. Graves
Garrison Manager

Enclosure

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable David K. Sprague
Chairperson
Match-e-be-nash-she-wish Band of Pottawatomi Indians of Michigan
1743 142nd Avenue
P.O. Box 218
Dorr, Michigan 49323

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Robert E. Graves
Garrison Manager

Enclosure

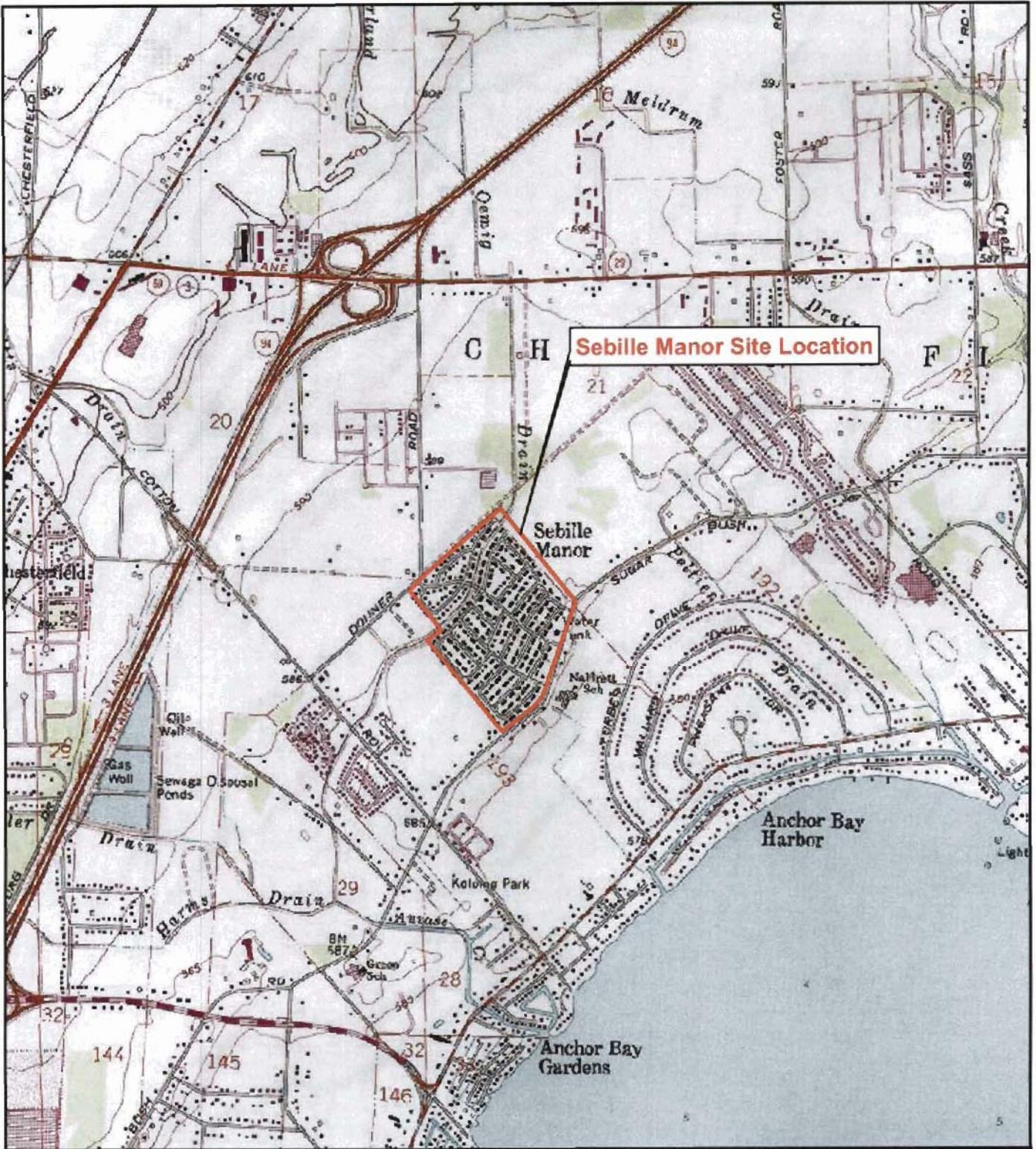
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Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



**Topographic Map
 of the Seville Manor
 Site Location**

Date: March 2007
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DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 09 2007

The Honorable Robert Kewaygoshkum
Chairman
Grand Traverse Band of Ottawa and Chippewa Indians, Michigan
2605 N.W. Bayshore Drive
Suttons Bay, Michigan 49682

Dear Chairman Kewaygoshkum:

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USA6-M
104889
RECORDS MGMT.

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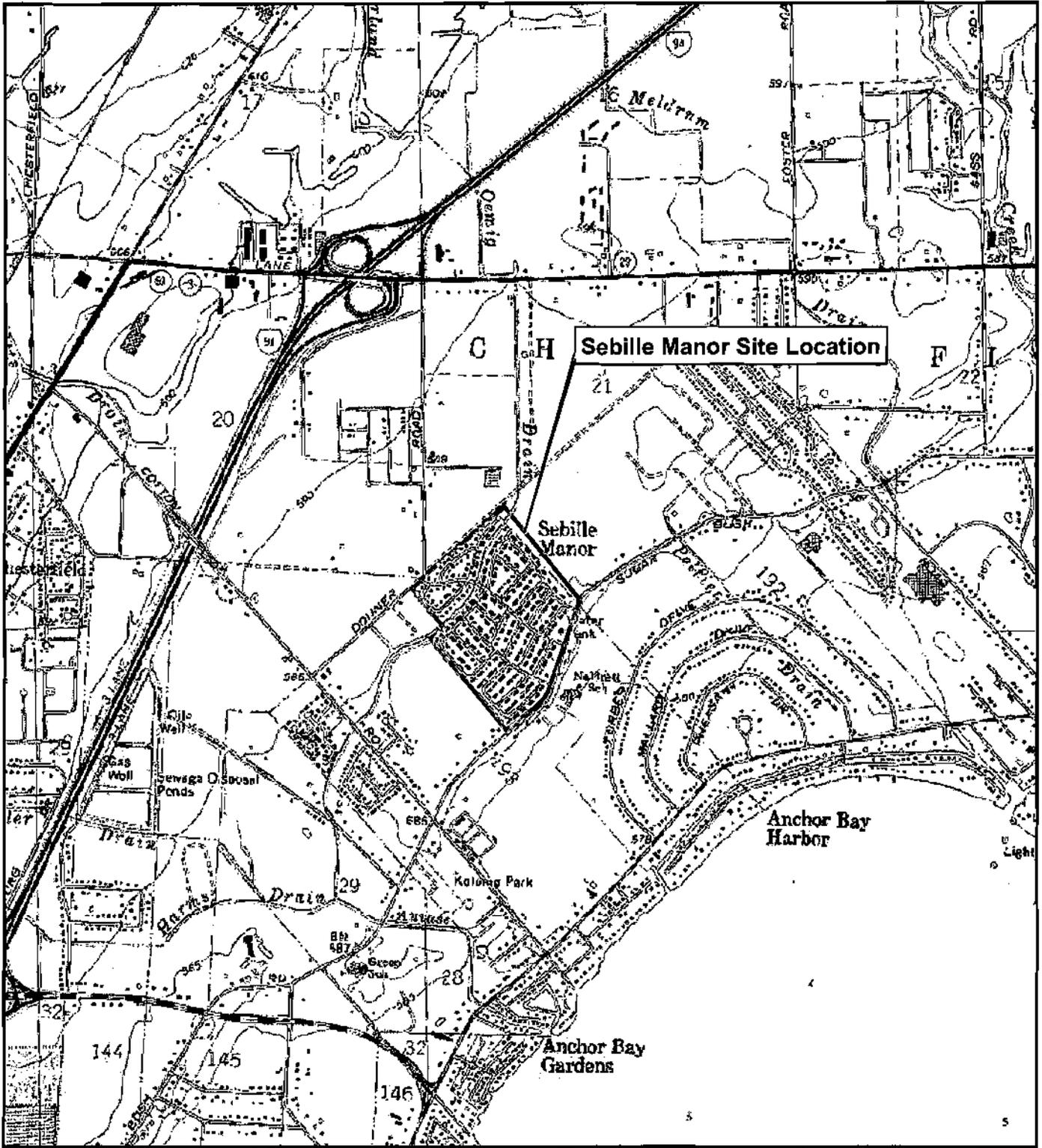


Robert E. Graves
Garrison Manager

Enclosure

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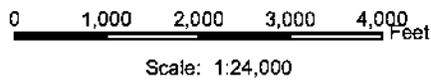
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



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 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



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 of the Seville Manor
 Site Location

Date: March 2007
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DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Robert Kewaygoshkum
Chairman
Grand Traverse Band of Ottawa and Chippewa Indians, Michigan
2605 N.W. Bayshore Drive
Suttons Bay, Michigan 49682

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Garrison Manager

Enclosure

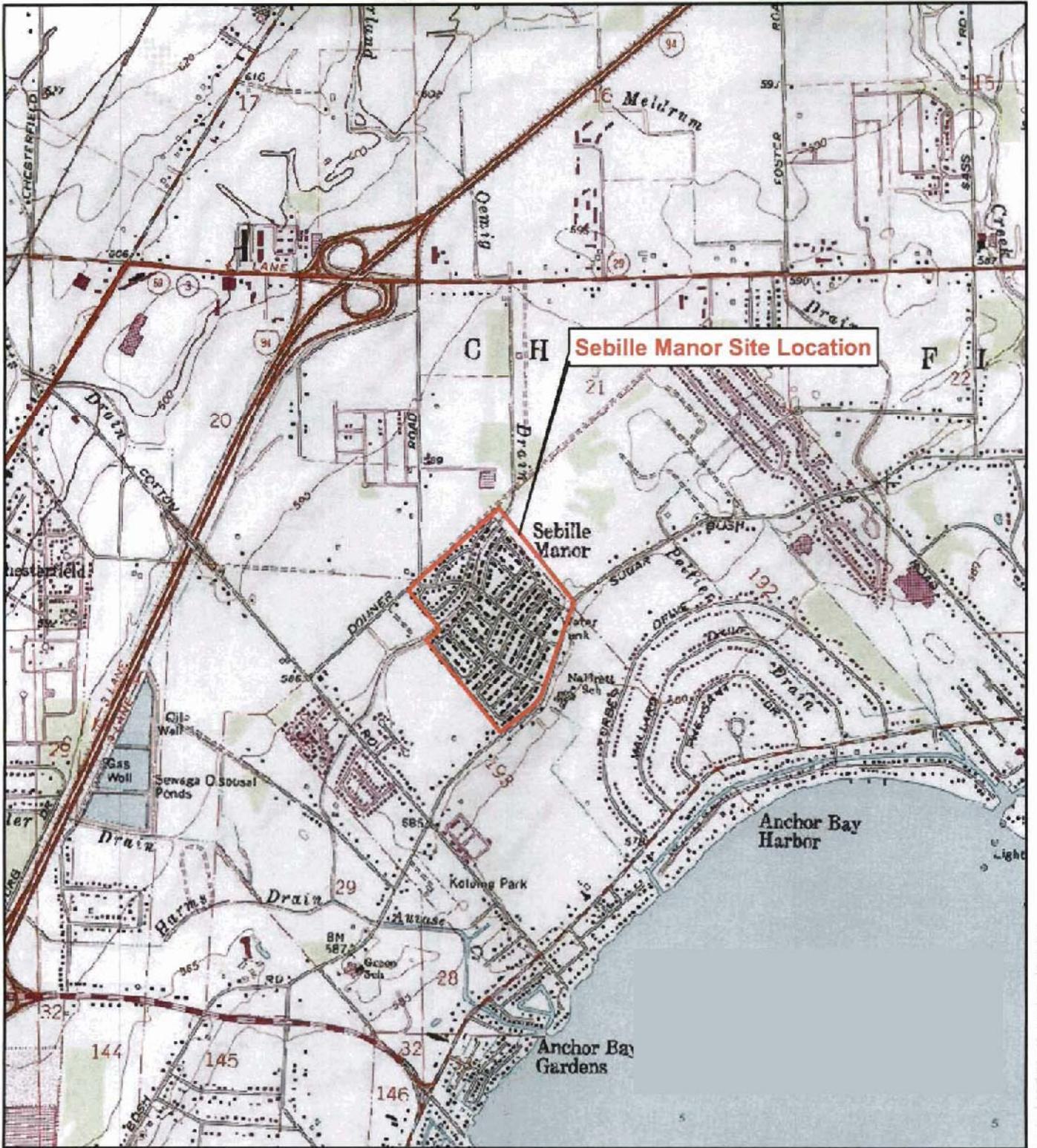
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Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map of the Seville Manor Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

NOV 09 2007

REPLY TO
ATTENTION OF:

Public Works Directorate

The Honorable Kenneth Meshigaud
Chairperson
Hannahville Indian Community, Michigan
N14911 Hannahville B1 Road
Wilson, Michigan 49896

Dear Chairperson Meshigaud:

Pursuant to Base Realignment and Closure 2005 (BRAC) actions, the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, Michigan, will be closed and transferred out of Army ownership. The purpose of this notice is to identify all federally recognized Indian Tribes who may be culturally affiliated with this region in order that we may gain historical and cultural information and to initiate consultation with tribes who historically used this region and/or continue to use the area for cultural or religious purposes.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base in Chesterfield Township, Macomb County, Michigan, approximately 26 miles north of Detroit, Michigan (see enclosed map). The Seville Manor Housing complex is owned by the U.S. Army and historically has been a housing area for the Selfridge Air National Guard Base.

An Archeological Assessment conducted in 2002 determined that due to extensive ground disturbance, no intact archaeological deposits could be expected to exist at Seville Manor and that no future archaeological investigations were recommended for the area. The Michigan State Historic Preservation Officer concurred with these findings.

To our knowledge, no traditional cultural properties or tribal sacred sites have been identified at Seville Manor; however, if your tribe has historical or cultural information about sacred sites or other traditional or cultural properties or archaeological sites or deposits that could be impacted by the proposed closure, please contact Mr. Richard Moore (586-574-5154); Richard.moore1@us.army.mil.

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If you wish to initiate government to government consultation to discuss any cultural affiliation or significance that your tribe may attach to the area, please respond to Mr. Moore in writing within 30 days of receipt of this letter. Any request for consultation should include the names and method of contacting your tribal representatives, traditional religious leaders or other appropriate points of contact. If you do not respond to this notice within the 30 days we will assume that your tribal community has no information and does not wish to initiate consultation.

If you have questions or request further information, please do not hesitate to contact Mr. Moore.

Sincerely,

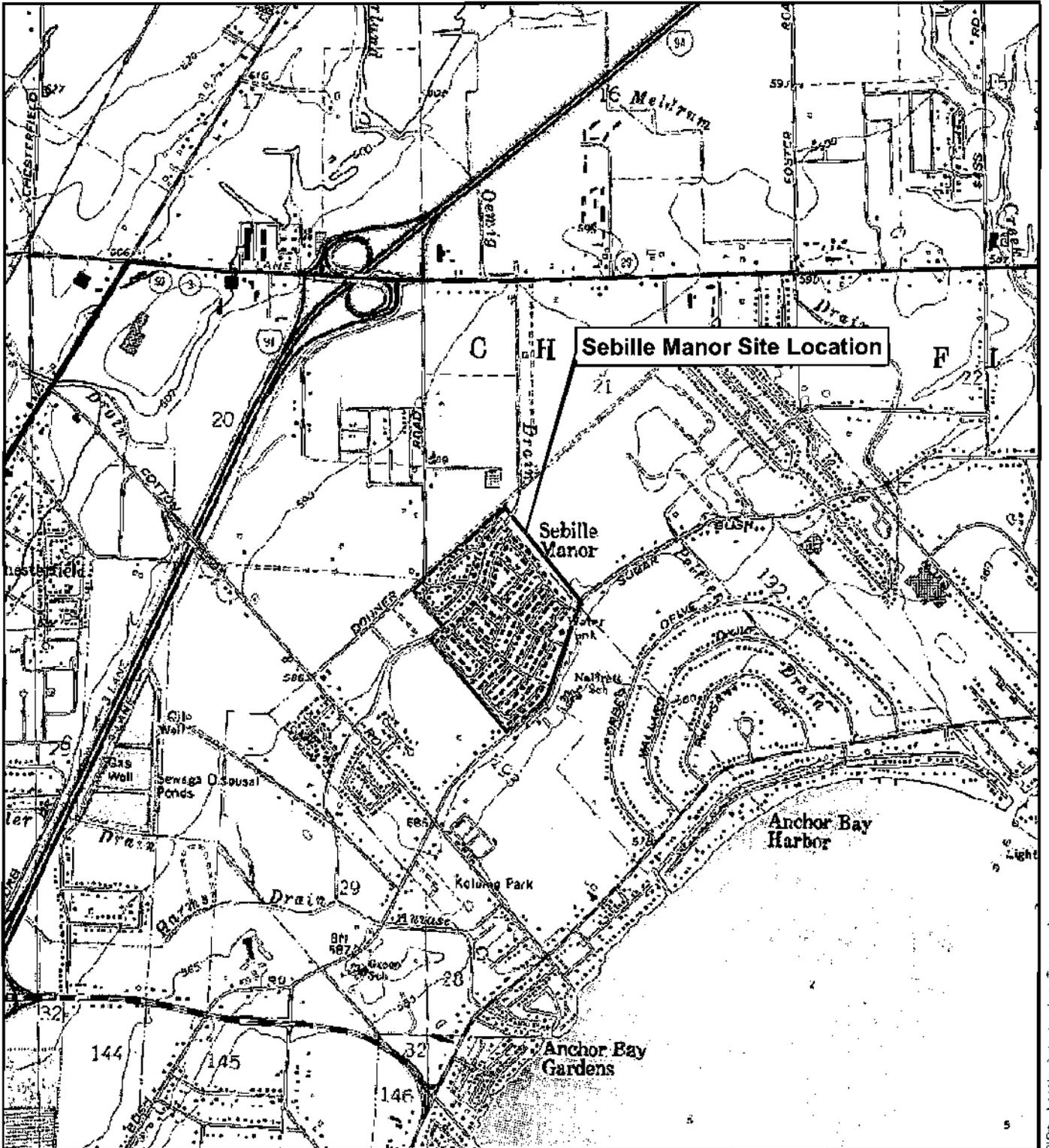


Robert E. Graves
Garrison Manager

Enclosure

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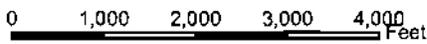
Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN: Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000
Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street, Mobile, AL 36628-0001
Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA 94612



Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters.
 Source: USGS, ENSR



Scale: 1:24,000



Topographic Map
 of the Seville Manor
 Site Location

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6501 E. 11 Mile Road
Warren, Michigan 48397-5000

REPLY TO
ATTENTION OF:

Public Works Directorate

JAN 23 2008

The Honorable Kenneth Meshigaud
Chairperson
Hannahville Indian Community, Michigan
N14911 Hannahville B1 Road
Wilson, Michigan 49896

Dear Chairperson Meshigaud:

On November 9, 2007 the U.S. Army Garrison sent a notice of the Base Realignment and Closure 2005 (BRAC) action to transfer out of Army ownership the Seville Manor Housing complex (enclosed). The letter provided notice and invited federally recognized Indian Tribes to initiate the consultation process between the Tribe and the United States. A response was requested within 30 days of receipt of the November 9th letter.

We have received no response to our November 9, 2007, letter. Therefore, we understand you are not interested in pursuing consultation on the closure of Seville Manor.

If you have questions, the point of contact for this action is Mr. Richard Moore (586-574-5154), e-mail: Richard.moore1@us.army.mil.

Sincerely,


Robert E. Graves
Garrison Manager

Enclosure

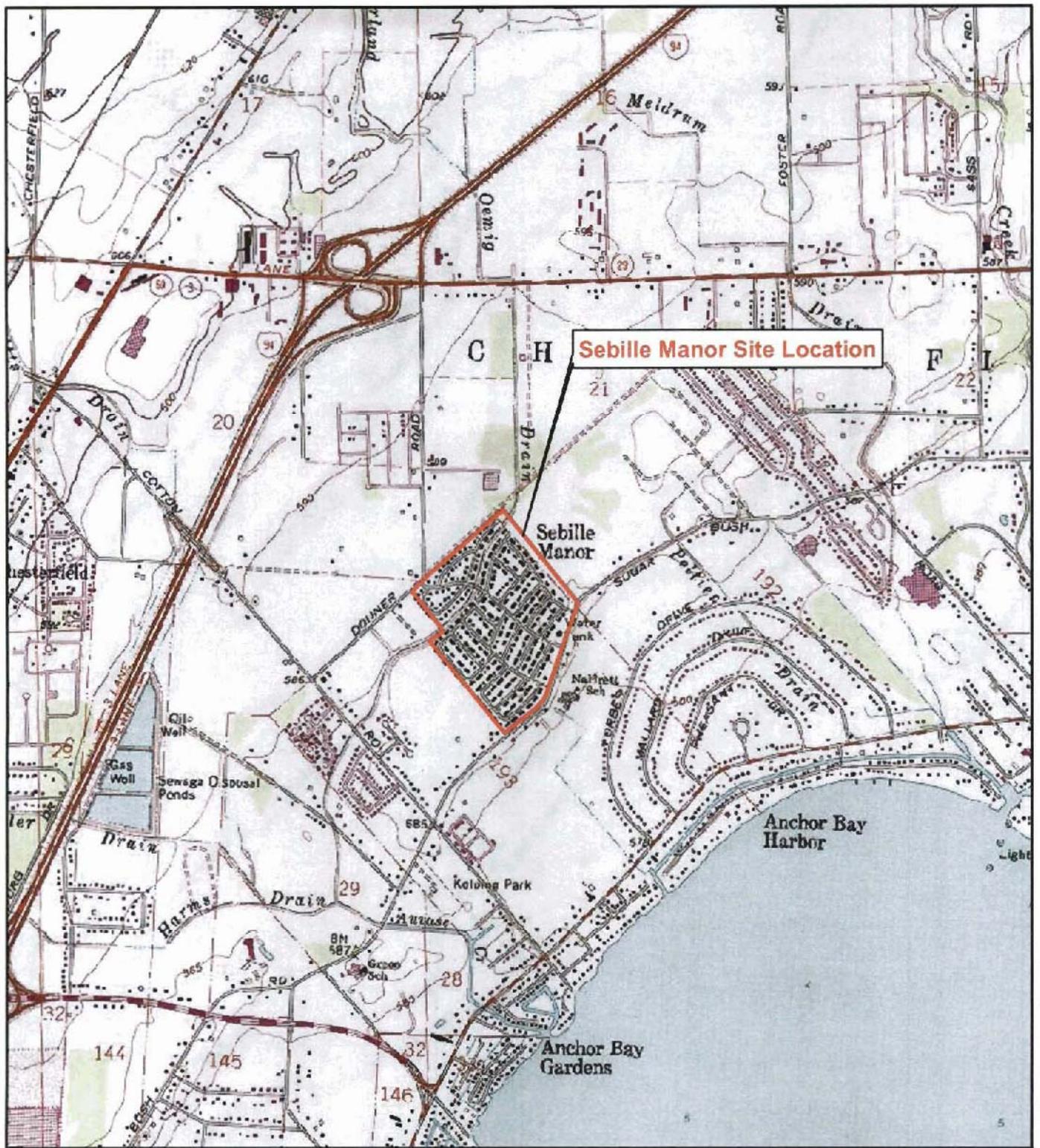
Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, Mobile District, US Army Corps of Engineers, 109 St. Joseph Street,
Mobile, AL 36628-0001

Ms. Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive Suite 750, Oakland, CA
94612



Seville Manor Site Location

Map Location



Topo: USGS
 Projection: UTM Zone 17N, NAD 83, Meters
 Source: USGS, ENSR



**Topographic Map
 of the Seville Manor
 Site Location**

Date: March 2007

Project: 09000-401-226



DEPARTMENT OF THE ARMY
UNITED STATES ARMY GARRISON-DETROIT ARSENAL
6601 E. 11 Mile Road
Warren, Michigan 48397-5000

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REPLY TO
ATTENTION OF:

Public Works Directorate

NOV 0 0 2007

Mr. Brian D. Conway
State Historic Preservation Officer
Michigan Historical Center
702 West Kalamazoo Street
P.O. Box 30740
Lansing, MI 48909-8240

Dear Mr. Conway:

In compliance with the National Environmental Policy Act (NEPA), the Department of the Army is conducting an Environmental Assessment (EA) for the disposal and reuse of the Seville Manor Housing complex of the U.S. Army Garrison Selfridge, slated for closure under the Base Realignment and Closure Act (BRAC) of 2005.

This EA will address the environmental, cultural resources, and socioeconomic effects of the disposal of real property interests at the Seville Manor Housing complex. Specific plans for reuse are currently being developed by the Local Redevelopment Authority. Future redevelopment of Seville Manor is considered a secondary action resulting from disposal.

The Seville Manor Housing complex is located approximately three miles north of Selfridge Air National Guard Base. It is located in Chesterfield Township, Macomb County, approximately 3 miles north of Selfridge and approximately 26 miles north of Detroit, Michigan (see enclosed map). There are approximately 352 housing structures on Seville Manor. All housing was constructed in 1961 as part of the post-World War II Era Capehart Program.

A Program Comment for Capehart/Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-1962) was approved by the Advisory Council on Historic Preservation on May 31, 2002. The Program Comment covers all undertakings to Capehart (and Wherry) buildings and landscape features, including maintenance and repair, rehabilitation, layaway and mothballing, renovation, demolition, demolition and replacement, and transfer, sale, or lease out of Federal control. While the Army considers the inventory of Capehart properties National Register eligible, installations are not required to follow the case-by-case Section 106 review process for individual management actions affecting

Capehart housing, associated structures and landscape features under the program comments (Advisory Council on Historic Preservation 2005, Federal Register Notice vol. 67, No. 110 2002). The Army wishes to notify your office of the undertaking and its compliance with the Program Comments.

However, the Program Comments do not address non-Capehart housing or archeological/Native American issues. There are two additional structures other than Capehart present; the youth center built in 1990 and the water tower built solely to support the housing units as an associated structure. There are no traditional cultural properties or Native American sacred sites identified at Seville Manor. Contacting federally recognized tribes regarding consultation is ongoing.

No known archeological sites are present. A 2002 Archeological Assessment stated that no future archaeological investigations were recommended for Seville Manor due to the level of disturbance. Your office concurred with these findings.

Thank you for your attention to this matter. If you have any questions please contact Mr. Richard Moore (586-574-5154), Richard.Moore1@us.army.mil.

Sincerely,



Robert E. Graves
Garrison Manager

Enclosures

Copy Furnished:

Commander, U.S. Army Tank-Automotive & Armaments Command, ATTN:

Steve Whittington (AMSTA-LA), 6501 E. 11 Mile Rd., Warren, MI 48397-5000

Mr. Joseph Giliberti, U.S. Army Corp of Engineers, Mobile District, 109 St. Joseph St.,

Mobile, AL 36628-0001

Elizabeth C. Copley, ENSR/AECOM, 300 Lakeside Drive, Suite 750, Oakland, CA 94612



Appendix F

Program Comment for Capeheart Wherry Era Army Family Housing and Associated Structures and Landscape Feature

CF:DPW ✓
R. Wesley



DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600



REPLY TO
ATTENTION OF

DAIM-ED-N (200-4a)

JUN 11 2002

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Capehart and Wherry Era Family Housing Program Comments issued by
Advisory Council on Historic Preservation

1. I am pleased to announce the approval of Program Comments by the Advisory Council on Historic Preservation (Council) for all Capehart and Wherry Era (1949-62) Army Family Housing and Associated Structures and Landscape Features. This centrally-funded, one-time compliance action eliminates the Section 106 of the National Historic Preservation Act (NHPA) responsibilities for almost 20,000 buildings in the Army inventory. The Comments are effective immediately.

2. Garrison Commanders may proceed with all management actions, such as renovation, demolition, and privatization of Capehart and Wherry era family housing without any additional consultation or State Historic Preservation Officer (SHPO) notification. Additional information about the Capehart and Wherry Era Housing Program Comments and its benefits to installations is found in the attached Questions and Answers sheet.

3. The Office of the Director of Environmental Programs and the US Army Environmental Center developed the Program Comments and is centrally managing and funding the mitigation measures. The Program Comments were approved by the Council to allow Garrison Commanders to immediately proceed with all management actions without any further Section 106 consultation or notification for the entire category of properties, associated structures, and landscape features.

4. The ODEP point of contact is Mr. Lee Foster, (703) 693-0675, e-mail Alfred.Foster@hqda.army.mil. The USAEC technical point of contact for this action is Dr. David Guldenzopf, 410-436-1580, or David.Guldenzopf@aec.apgea.army.mil.

Encl

UR

R. L. VAN ANTWERP

Major General, GS
Assistant Chief of Staff
for Installation Management

Q&A on Capehart and Wherry Era Family Housing Program Comments

What are Program Comments?

Program Comments are a compliance mechanism developed by the Advisory Council on Historic Preservation to allow Federal agencies to streamline compliance requirements for an entire category of undertakings. The requirements for Program Comments can be found at 36 CFR Part 800.14(e). Capehart and Wherry Era Comments deal with actions to Army Family Housing built during the Wherry and Capehart building programs, between 1949 and 1962, including the small percentage of buildings built in the same period under the Military Construction Account (MCA).

What does this do for my installation?

Installations can now undertake maintenance and repair; rehabilitation; layaway and mothballing; renovation; demolition; and transfer, sale, or lease from Federal ownership for all Army Family Housing built between 1949 and 1962 without any additional National Historic Preservation Act (NHPA) compliance or State Historic Preservation Officer (SHPO) consultation. This minimizes the chances for costly delays.

What is the scope of the Program Comments?

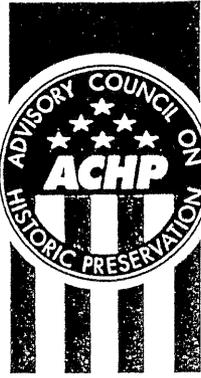
The Program Comments cover Capehart and Wherry Era (1949-62) Army Family Housing, Associated Structures, and Landscape Features. Structures associated with this Comment include all family housing (single family, duplexes, row houses, multi-unit), detached garages, carports, and storage buildings, and the landscape features (including but not limited to the overall design and layout of the Capehart and Wherry Era communities, including road patterns, plantings and landscaping, open spaces, playgrounds, parking areas, signage, site furnishings, views into and out of the community, lighting, sidewalks, setbacks and all other associated cultural landscape features). Other historic properties and archeological sites in the area of Capehart and Wherry era buildings are *not* covered by the Comments.

How does this affect Residential Communities Initiative (RCI) privatization efforts?

Privatization is an NHPA undertaking. Program Comments will allow RCI projects to proceed on Capehart and Wherry era housing without additional NHPA Section 106 consultation requirements, outlined in 36 CFR Part 800, for family housing built between 1949 and 1962.

What does my installation have to do to take advantage of these Comments?

Nothing. This was a centrally managed and funded effort by HQDA to fulfill compliance requirements for these properties Army-wide. Installations can proceed with their projects without any additional NHPA Section 106 effort.



PROGRAM COMMENT

for

CAPEHART AND WHERRY ERA ARMY FAMILY HOUSING AND ASSOCIATED STRUCTURES AND LANDSCAPE FEATURES (1949-1962)

I. Introduction

This Program Comment, adopted pursuant to 36 C.F.R. § 800.14(e), demonstrates Department of the Army (Army) compliance with its responsibilities under Section 106 of the National Historic Preservation Act with regard to the following management actions for Capehart and Wherry Era Army family housing, associated structures and landscape features: maintenance and repair; rehabilitation; layaway and mothballing; renovation; demolition; demolition and replacement; and transfer, sale or lease out of Federal control.

Structures associated with this family housing include detached garages, carports and storage buildings, and the landscape features (including but not limited to the overall design and layout of the Capehart and Wherry Era communities, including road patterns, plantings and landscaping, open spaces, playgrounds, parking areas, signage, site furnishings, views into and out of the community, lighting, sidewalks, setbacks and all other associated cultural landscape features). A small percentage of buildings and structures constructed during this period were not constructed with funds provided through the Capehart and Wherry funding programs, but are similar in all other respects, and are therefore included in this Program Comment.

II. Treatment of Capehart and Wherry Properties

a. Consideration of Eligibility

The Army conducted a historic context of its Capehart and Wherry properties in a report entitled *For Want of a Home: A Historic Context for Wherry and Capehart Military Family Housing*. On May 22, 2001, the Army sponsored a symposium on Capehart and Wherry Era housing management as it relates to historic preservation. The symposium was attended by preservation experts, including the National Trust for Historic Preservation (Trust), the National Conference of State Historic Preservation Officers (NCSHPO), the Advisory Council on Historic Preservation (Council), and nationally recognized experts in the field of historic preservation from academia and industry. As recommended by the symposium participants, the treatment section, below, presents the programmatic approach for complying with Section 106. The Army considers its inventory of Capehart and Wherry Era properties, including any associated structures and landscape features, to be eligible for the National Register of Historic Places for the purposes of Section 106 compliance.

b. Treatment

The Army requested a Program Comment as an Army-wide Section 106 compliance action related to management of Capehart and Wherry Era housing, associated structures and landscape features. This programmatic approach will facilitate management actions for maintenance and repair; rehabilitation; layaway and mothballing; renovation; demolition; demolition and replacement; and transfer, sale or lease of Capehart and Wherry Era housing, associated structures and landscape features out of Federal control. Such actions present a potential for adverse effects to these historic properties.

The following treatment is based on the measures proposed by the Army in their request for Program Comment, the comments received from the Council's "notice of intent to issue program comments" as published in the *Federal Register* (67 F.R. 12956; March 20, 2002) and follow up discussions between the Council, the Army, NCSHPO, and the Trust.

- (1) **Context Study:** The Army will expand and revise the existing historic context, *For Want of a Home: A Historic Context for Wherry and Capehart Military Family Housing*. Consistent with issues identified during the symposium on Capehart and Wherry Era Housing held by the Army in May 2001, and subsequent public review, the Army will expand the historic context to address the following important issues:
 - i Explore changing Army family demographics following the end of the World War II and their impact on housing needs and responsive programs;
 - ii Focus on post-World War II suburbanization, housing trends and affordable housing programs in the civilian sector;

- iii Identify those Capehart and Wherry properties that may be of particular importance due to their association with historically important builders, developers and architects;
 - iv Discuss associated structures, and landscape features, in addition to addressing the housing units; and
 - v Describe the inventory of Capehart and Wherry Era housing, providing information on the various types of buildings and architectural styles and the quantity of each.
- (2) **Context Study Review:** The Army will review the results of the expanded and revised context study and determine whether any of those properties identified under Section II(b)(1)(iii) are of particular importance. The Army will notify the Council of the results of this review, and the Council will forward the results to the NCSHPO, and the Trust.
- (3) **Design Guidelines:** The Army's scoping process identified landscape features as an important attribute of Capehart and Wherry Era land-use planning and development. Using information developed in the expanded and revised context study, the Army will develop *Capehart and Wherry Era Neighborhood Design Guidelines* that consider the importance of Capehart and Wherry Era family housing, associated structures and landscape features. The Army will:
- i Provide the design guidelines to the Council for review;
 - ii Distribute the design guidelines to those facilities and installations that have been identified in the expanded and revised context study as having Capehart and Wherry Era properties; and
 - iii Consider the design guidelines in planning actions that affect the Army's Capehart and Wherry Era housing, associated structures and landscape features.
- (4) **Properties of Particular Importance:** For Capehart and Wherry properties that have been determined to have particular importance under Section II(b)(2), above, the Army will:
- i Consider the need to conduct additional historical documentation for these properties;
 - ii Focus video documentation efforts on such properties; and
 - iii Within funding and mission constraints, consider the preservation of these properties through continued use as military housing.
- (5) **Tax Credits:** The Army will advise developers involved in the Army's privatization initiatives that Capehart and Wherry Era properties may be eligible for historic preservation tax credits.

- (6) **Video Documentation:** The Army will document and record Capehart and Wherry Era housing, associated structures and landscape features through preparation of a video. The video will:
- i Document and record representative structural types and landscape features at three installations, including appropriate examples of properties of particular importance;
 - ii Explain the relationship of this housing construction program to significant issues and topics researched for the expanded and revised context study;
 - iii Be distributed for educational purposes, and archived by the Army; and
 - iv Be provided, in digital format, to the Council, the Trust, and the NCSHPO.

(7) **Schedule for Completion:**

- i Within 12 months from Council approval of the Program Comment, the Army shall complete:
 - A. The expanded and revised context study for Capehart and Wherry Era housing as described in Section II(b)(1), above;
 - B. Review of the context study for properties of particular importance as described in II(b)(i2), above; and
 - C. The design guidelines as described in Section II(b)(iii), above; exclusive of Section II(b)(3)(iii).
- ii Within 24 months from Council approval of the Program Comment, the Army shall complete:
 - A. Its consideration of properties of particular importance as described in Section II(b)(4), above; and
 - B. The video documentation of Capehart and Wherry Era housing as described in Section II(b)(6), above.

- (8) **Availability:** Upon their completion, the Army will make final products available to installation commanders.

III. Applicability

This Program Comment does not apply to the following properties that are listed, or eligible for listing, on the National Register of Historic Places:

- a. Archeological sites;
- b. Properties of traditional religious and cultural significance to federally recognized Indian tribes or Native Hawaiian organizations; and/or
- c. Historic properties other than Army Capehart and Wherry Era housing, associated structures and landscape features.

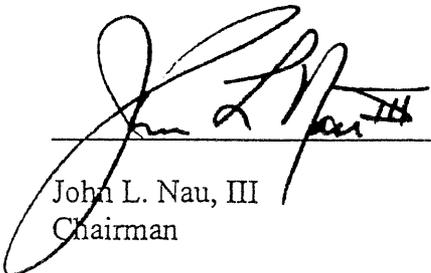
IV. Effect of Program Comment

By following this Program Comment, the Army meets its responsibilities for compliance under Section 106 regarding management of its entire inventory of Capehart and Wherry Era housing (1949-1962), associated structures and landscape features. Accordingly, installations are no longer required to follow the case-by-case Section 106 review process for each individual management action affecting Capehart and Wherry Era housing, associated structures and landscape features.

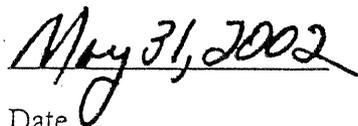
The Army may carry out management actions prior to the completion of the treatment steps outlined above, so long as such management actions do not preclude the eventual successful completion of these steps.

This Program Comment will remain in effect until such time as the Department of the Army determines that such comments are no longer needed, and notifies the Council, in writing, or the Council withdraws the Program Comment in accordance with 36 CFR § 800.14(e)(6). Following such withdrawal, the Army would be required to comply with the requirements of 36 CFR §§ 800.3 through 800.7 for each individual management action.

The Council approved this Program Comment on May 31, 2002.



John L. Nau, III
Chairman



Date