

A.B. FORD PARK PROJECT UPDATE

FEBRUARY 29TH, 2024



A.B. FORD PARK PROJECT HISTORY

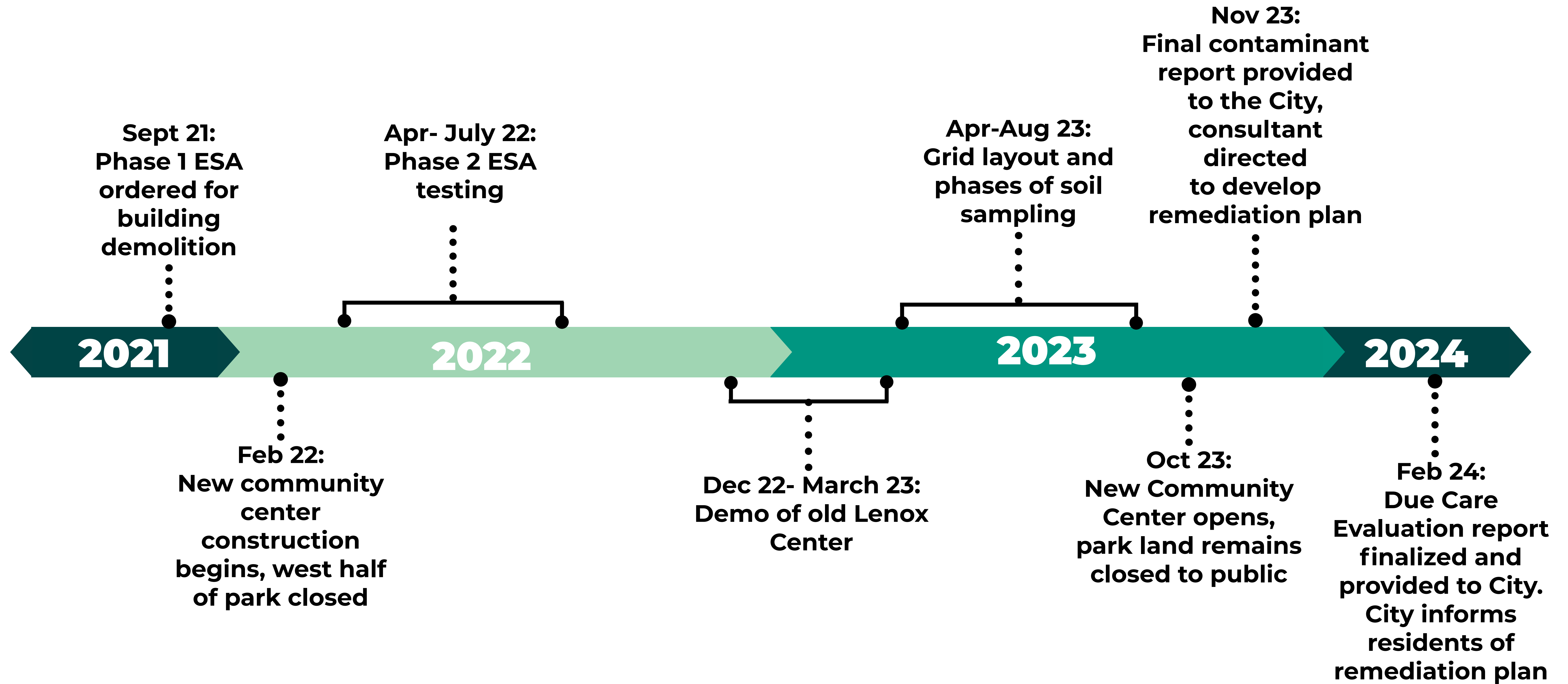


- Environmental testing required for the demolition of the old Lenox Center uncovered soil contamination within park, which led to more extensive testing
- Buildings, Safety, Engineering and Environmental Dept., (BSEED) determined remediation for the entire park is necessary
- Remediation will consist of environmental cap adding 2' clean soil
 - trees will be removed
- Funding secured to remediate entire park and **build out full park master plan**



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ENVIRONMENTAL SITE ASSESSMENT TIMELINE



A.B. FORD PARK

ENVIRONMENTAL SITE ASSESSMENT SUMMARY



Summary of Data- Includes all samples collected at site to date

Arsenic:

- Exceeded Residential Direct Contact Criteria
- Exceeded Non-Residential Direct Contact Criteria

Lead:

- Exceeded Residential Direct Contact Criteria
- Exceeded Non-Residential Direct Contact Criteria

Cadmium:

- Exceeded Residential Direct Contact Criteria

Mercury:

- Exceeded Residential Volatilization to Indoor Air Pathway Levels

PAHs

- Exceeded Residential Direct Contact Criteria.
- Exceeded Non-Residential Direct Contact Criteria
- Exceeded Residential Volatilization to Indoor Air Pathway Levels



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EXPOSURE PATHWAYS



- **Direct Contact Pathway**

- Coming in contact with contaminated soils such as walking, playing, working/digging in surface and sub-surface soil
- Minimal risk in vegetated area
- Response activity required

- **Volatilization to Indoor Air Pathway**

- This exposure pathway was possible based on specific contaminants which can release gasses from soil
- Soil gas testing took place around the new Community Center, confirmed gasses were below detection level
- No response required

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REMEDIAL PLAN / DUE CARE OBLIGATIONS



Atlas recommends the following response activities:

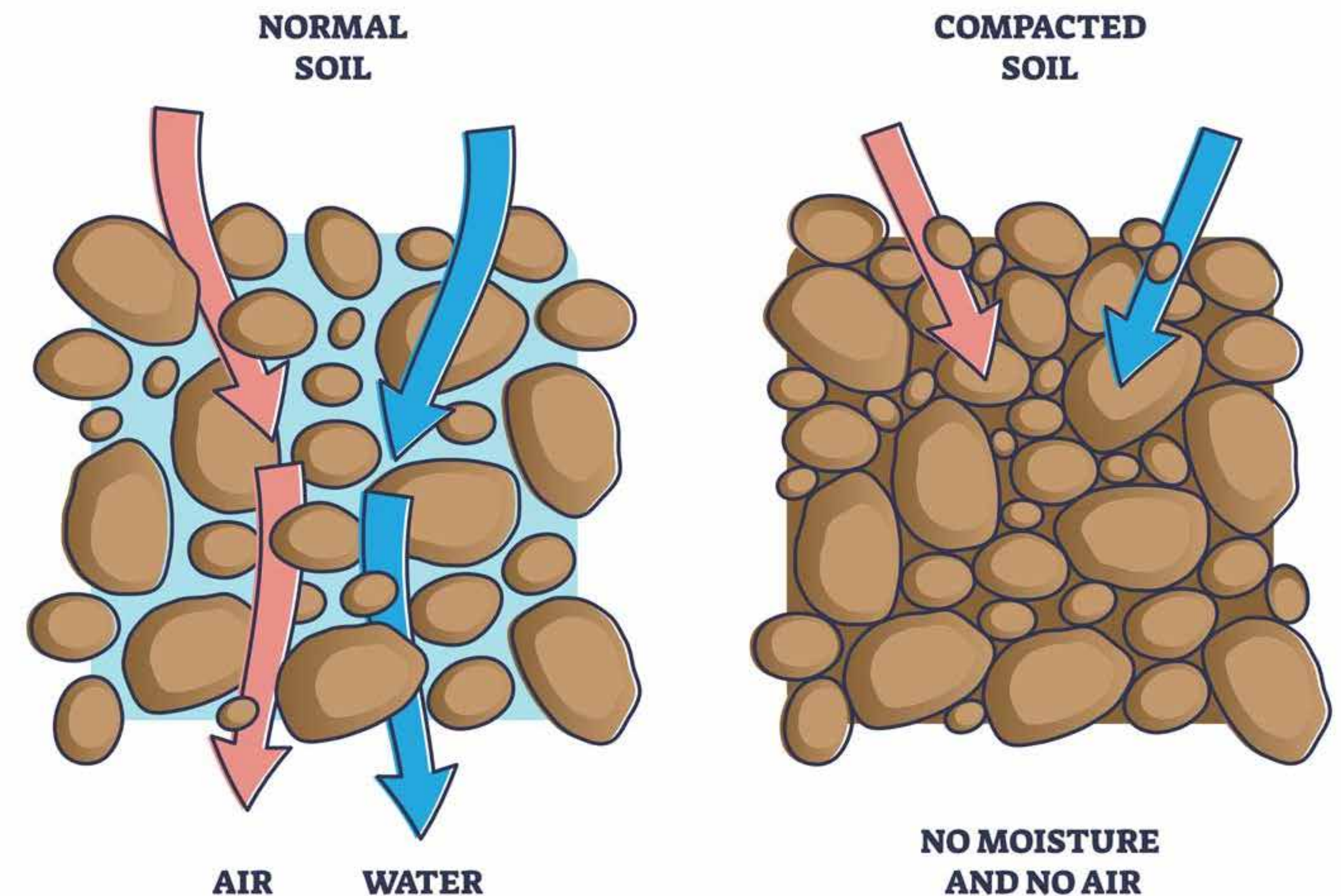
- **Restrict access to work areas** during the construction and renovation activities, accessible only to authorized contractors or employees of the City of Detroit. Access restrictions will include a secure 6-foot-high vinyl-paneled fencing and/or locked gated access with proper signage.
- **Avoid direct contact with soil** (on-site workers should wear gloves, clean soil/dust from boots and/or clothing and wash hands prior to leaving the site).
- **Provide a protective surface barrier (i.e., soil cap) of clean backfill material** over existing contamination following removal of all existing vegetation, including trees, structures, and paved parking areas.
- **Minimize relocation of impacted soil** via dust and soil erosion via best management practices.
- Stockpiled soil generated during construction activities that will remain on the Subject property should be **capped and/or covered with clean soil**.
- Removal of soil adhered to demolition debris, site equipment and trucks prior to transporting off-site (**cleaning tires/tracks**, gravel or other tracking mat, decontamination methods).

A.B. FORD PARK TREES

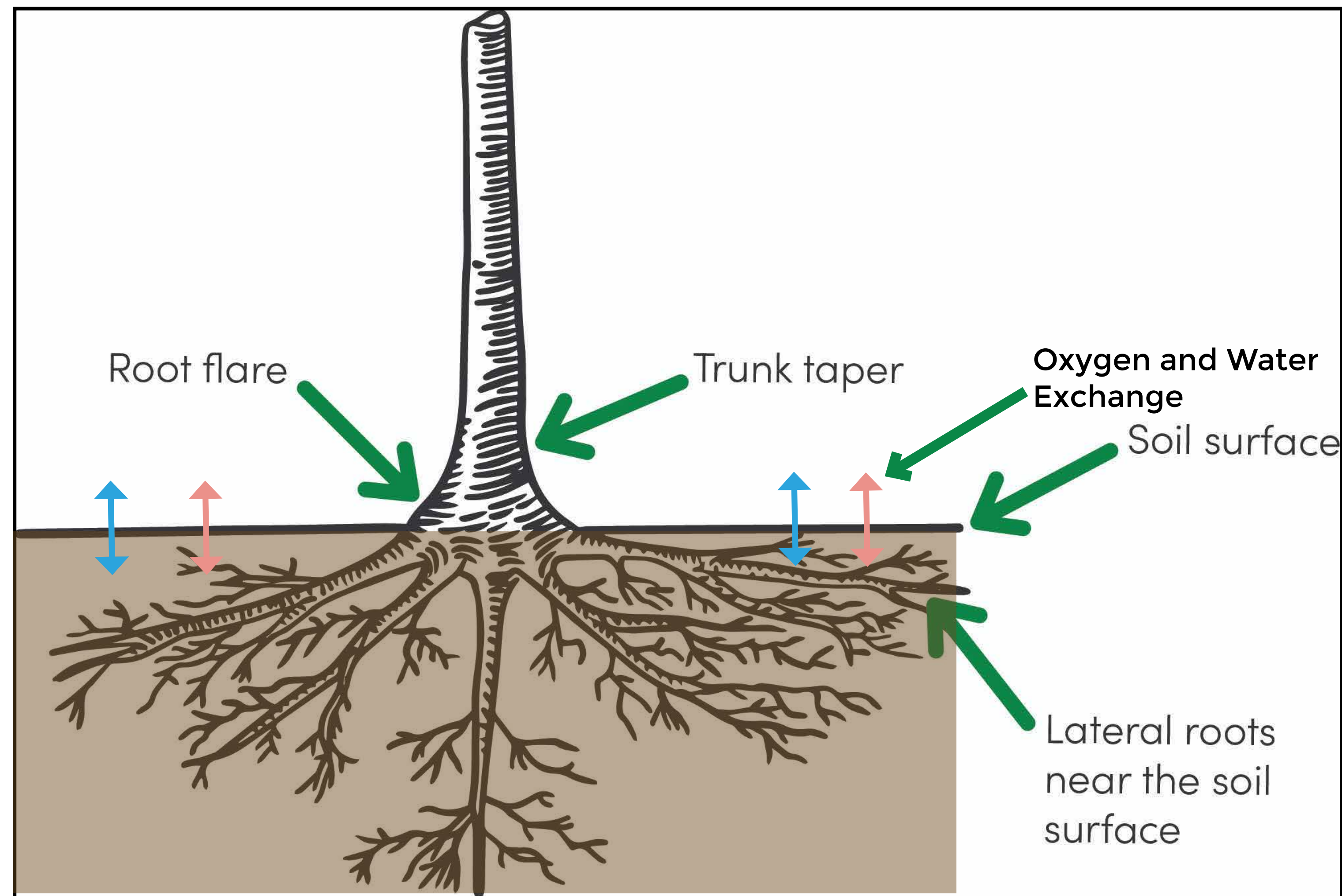


DUE TO THE 2' SOIL CAP ALL TREES WOULD BE UNABLE TO SURVIVE AND WILL NEED TO BE REMOVED

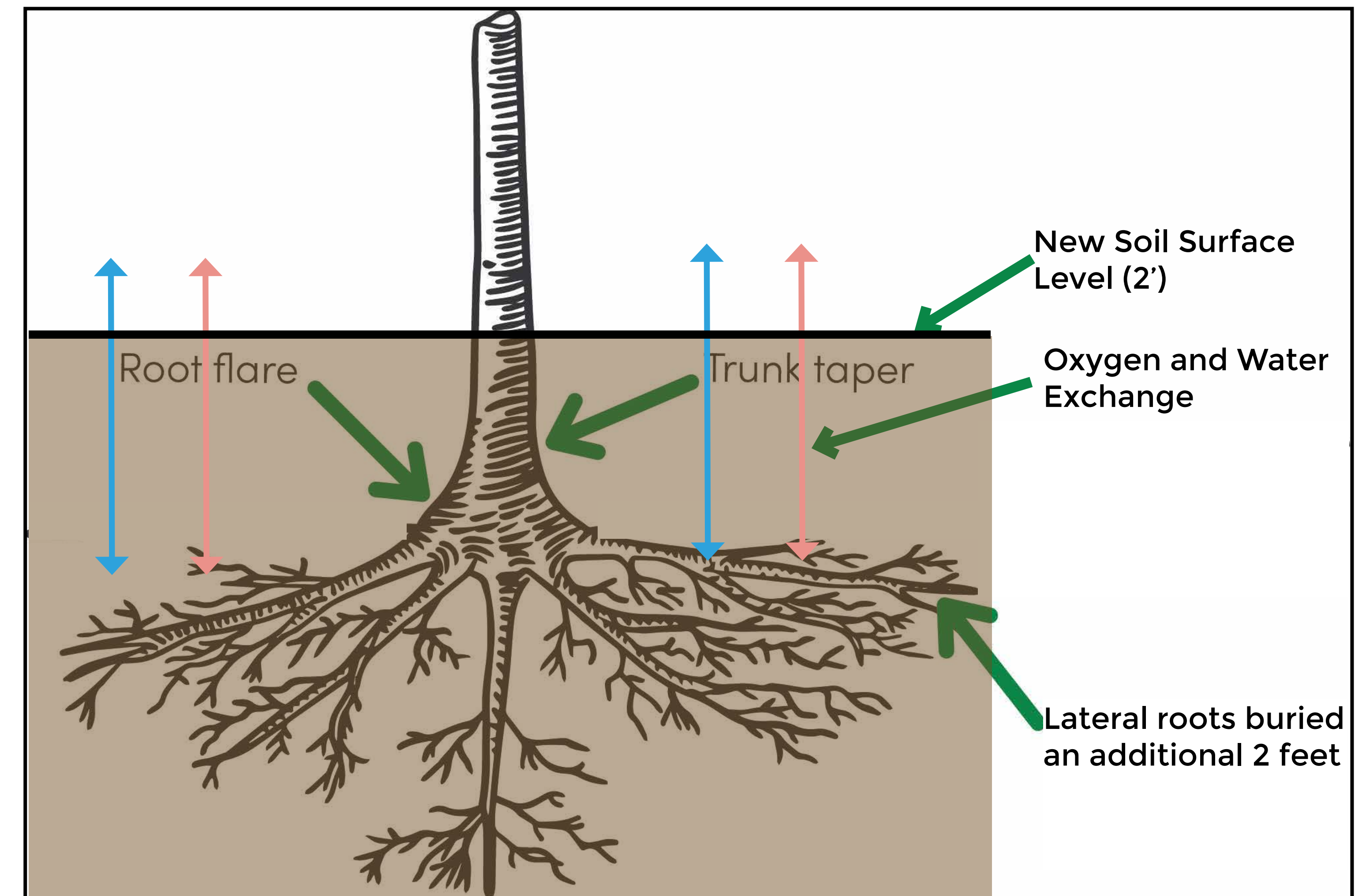
- Added soil prevents oxygen and nutrients getting to established root system, causing suffocation
- Soil compaction from machinery driving over tree roots causes severe damage and also prevents oxygen
- 251 TREES TO BE REMOVED**
 - Arborist determined only 10 in good condition, the rest are ranked fair or poor
 - Cottonwoods are naturally weak-wooded with 70-100 year lifespan



A.B. FORD PARK TREES



Existing typical root system



Increased depth and compaction prevents proper amount of oxygen and water getting to roots

A.B. FORD PARK TREES



597 REPLACEMENT TREES TO BE PLANTED

Mix of native shade, flowering, and specimen trees:



Quaking Aspen



River Birch



Princeton Elm



Shingle Oak



Purple Beech



Sugar Maple



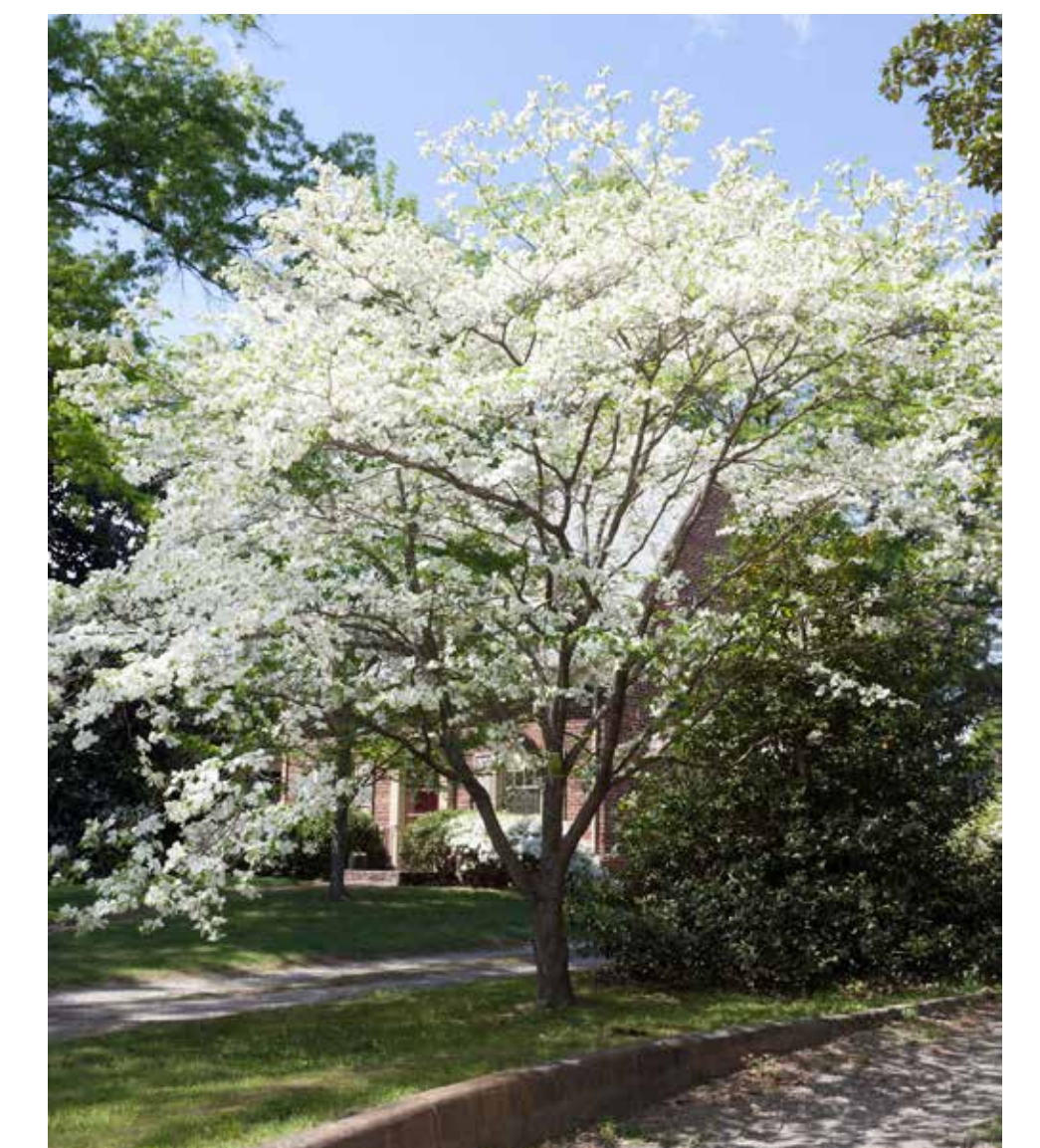
Bur Oak



Black Gum



Eastern Redbud



Dogwood

A.B. FORD PARK CONSTRUCTION PLAN



A.B. FORD PARK TRUCKING/SITE ACCESS



ALL TRUCKS WILL ENTER/EXIT NEIGHBORHOOD VIA LENOX ST.

TRUCKS WILL **EXIT** THROUGH THE LAKEWOOD PARKING LOT, TURN LEFT AT SCRIPPS, AND TAKE LENOX OUT OF THE NEIGHBORHOOD

TRUCKS WILL USE A TEMP GRAVEL ROAD TO GET ACROSS AND DELIVER MATERIAL THROUGHOUT SITE

COMMUNITY CENTER WILL REMAIN OPEN DURING CONSTRUCTION

ALL TRUCKS WILL COME DOWN LENOX AND **ENTER** SITE THROUGH THE PARKING LOT

Heavy trucking to import soil cap material will be required
-Average of 20-30 trucks per day to the site
-March to September

Work Hours
-Monday-Friday between 7:30am-5:30pm
-May utilize Saturdays as conditions permit with reduced hours



A.B. FORD PARK QUESTIONS?



**Please direct all environmental questions to BSEED
Environmental Affairs:**

Crystal Rogers
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(313) 471-5115

**Park construction related questions contact GSD
Project Manager:**

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THANK YOU!