Environmental Case Studies

Affordable Housing in Romulus, MI—USEPA Funded

The Property

As part of the redevelopment of an existing City of Romulus owned property, AKT Peerless conducted a Phase I Environmental Site Assessment (ESA) and U.S. Department of Housing and Urban Development (HUD) Noise Analysis of a property occupied by a senior citizen center and two public works garages. The Phase I ESA was performed to meet ASTM Standard E 1527 and U.S. HUD Program 221 (for new construction) requirements.

The Project

The project involved the redevelopment of the facility as an affordable housing complex.

AKT Peerless' Role

As part of the Phase I ESA, AKT Peerless also completed HUD Environmental Assessment forms and Statutory Checklists to assist with the regulatory review requirements associated with this project by governmental agencies including HUD and Wayne County, Michigan.

Results of the Phase I ESA identified recognized environmental conditions associated with past uses of the property, including underground storage tanks, automotive hoists, and former automotive repair activities associated with the public works garages and a former John Deere Tractor Dealership. Further, environmental concerns associated with asbestos containing materials and polychlorinated biphenyl containing equipment in the existing buildings were identified that required special handling procedures prior to performing building demolition activities.

The results of the HUD Noise Analysis identified that adjoining railroad tracks will require modification of the proposed new development to address elevated sound levels. Information concerning adverse noise conditions and potential noise mitigation controls were forwarded to the building design architect.

In order to resolve the outstanding environmental issues, AKT Peerless conducted a Phase II ESA to address potential soil and groundwater impact at the subject property. In addition, AKT Peerless prepared an Asbestos and Polychlorinated Biphenyl Ballast Survey of the building and prepared demolition specifications for the removal of the on-site structures.

The Result

The comprehensive environmental assessment allowed for redevelopment of the facility as a housing complex, providing affordable housing options for numerous local families.

AKTPEERLESS
environmental & energy services