

**Community Relations Plan for the  
Former Detroit Gas Stations  
Petroleum Brownfield Cleanup Project**

**Funded by a U.S. EPA  
Brownfield Cleanup Grant  
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**Michigan Department of Environmental Quality**

**February 9, 2009**

**Community Relations Plan for the Former Detroit Gas Stations  
Petroleum Brownfield Cleanup Project  
Former John's Tire and Samuel B. Jolly Gas Stations, Detroit, MI**

**1. Overview**

The Purpose of the Community Relations Plan (CRP) is to explain the strategies which will address the needs and concerns of the citizens of Detroit, particularly the residents directly affected by the proposed cleanup of the two subject former gas station properties, located at 665 East Philadelphia Street (John's Tire) and 3445 West Warren Avenue (Samuel B. Jolly). The CRP outlines how the Michigan Department of Environmental Quality (DEQ), has involved and will continue to involve affected residents, the City of Detroit, and local organizations in the decision-making processes regarding the environmental remediation efforts at these sites.

**2. Site Background and Environmental Concerns**

**Ownership:** The former gas station properties have tax-reverted to the State of Michigan and are owned by the Michigan Land Bank Fast Track Authority (MLBFTA).

**Locations:** The City of Detroit has ten separate clusters which define various sections of the city that are responsible for certain planning activities. The John's Tire site is located in Cluster 4 and the Samuel B. Jolly site is located in Cluster 5.

The John's Tire site is located at the northwest corner of Oakland Street and East Philadelphia Street in a sparsely developed commercial district.

The Samuel B. Jolly site is located at the southeast corner of West Warren Avenue and 24<sup>th</sup> Street in a mixed residential and commercial area.

**Site Conditions:** Both properties contain abandoned underground storage tanks and both have confirmed petroleum contamination in the soils and shallow groundwater. The sites were the subject of brownfield redevelopment assessments conducted by the Brownfield Assessment Program operated by the DEQ's Superfund Section.

**Environmental Reports:** The brownfield redevelopment assessments are located as Adobe portable data files on the DEQ's web site at: [http://www.michigan.gov/deq/0,1607,7-135-3311\\_4110\\_23243-155629--,00.html](http://www.michigan.gov/deq/0,1607,7-135-3311_4110_23243-155629--,00.html) and are also included with the Administrative Record, which is publicly available at the DEQ's Detroit Field Office, Cadillac Place, 3058 West Grand Boulevard, Suite 2-300, Detroit, Michigan 48202-6058.

**Funding Sources:** Funding from the Cleanup and Redevelopment Fund and the U.S. Environmental Protection Agency (EPA) Brownfield Cleanup grant program are being used to pay for the cleanup at the sites.

**Project Objectives:** The site cleanup objectives are to protect the public health and the environment, limit or prevent off-site impacts from petroleum contamination, and allow for future redevelopment of the properties.

### **3. Community Involvement Actions**

Community Involvement is at the center of a successful brownfield redevelopment project. The petroleum brownfield cleanups will attempt to successfully integrate the needs of the immediately surrounding community, the city, and the state to address the contamination at the sites and allow for a viable and sustainable redevelopment of the properties. In anticipation of this grant, the DEQ project manager met with members of the Community Environmental Team (CET) in August 2008 to discuss the project, timeline, anticipated scope of activities, and to obtain input from the citizens and interest groups that attended the meeting. The DEQ will continue to inform the CET of activities of major importance – such as the start of on-site activities, public meetings, and completion schedules.

The DEQ will provide a copy of the analysis of brownfield cleanup alternatives (ABCA) to the City of Detroit's Department of Environmental Affairs for the public comment period, which should begin by April 1, 2009. The DEQ will also place a legal advertisement in the Detroit Free Press regarding the availability of the ABCA and the date of a public meeting. DEQ will accept and consider comments from affected businesses and residents during the public comment period and up to the public meeting.

The public meeting will be held at the DEQ's Field Office on West Grand Boulevard at Cadillac Place, which is centrally located between the sites. When the cleanups are complete the DEQ will provide the Department of Environmental Affairs with the final cleanup reports and provide contacts for interested parties for redevelopment purposes.

The DEQ will make use of its website, [www.michigan.gov/deg](http://www.michigan.gov/deg) to keep the public informed of activities at the site. The web page is located under the Land category, then Land Redevelopment section, and the Brownfield Basics subsection, and is titled Petroleum Cleanup Grant Project 2008-2009 ([http://www.michigan.gov/deg/0,1607,7-135-3311\\_4110\\_23243-155629--,00.html](http://www.michigan.gov/deg/0,1607,7-135-3311_4110_23243-155629--,00.html)). The web page describes the proposed site cleanup plan, provides photos of the property, and contact information for the project manager. Updates will be made on a regular basis as work progresses.

### **4. Documents and Supporting Materials**

An Administrative Record has been developed and will continue to be updated as documents related to the cleanup project are produced. This administrative record is maintained by the DEQ district project manager at 27700 Donald Court, Warren Michigan, the DEQ grant manager at the DEQ, Remediation and Redevelopment Division, Lansing office, Constitution Hall, 525 West Allegan, 4<sup>th</sup> Floor, Lansing, Michigan; at the Detroit Public Library Duffield Branch, 2507 West Grand Boulevard,

Detroit and; at the DEQ Detroit Field Office, Cadillac Place, 3058 West Grand Boulevard, Suite 2-300, Detroit, Michigan.

Listed below are: 1) main contact persons for the project and, 2) schedule for community involvement activities.

### **Main Contact Persons**

#### **DEQ**

Ron Smedley, Grant Project Manager 517-373-4805, [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov)

Pewu Bah-Deh, Project Manager (Environmental) 586-753-3828,

[bahdehp@michigan.gov](mailto:bahdehp@michigan.gov)

Paul Owens, Environmental Manager 586-753-3821, [owensp@michigan.gov](mailto:owensp@michigan.gov)

#### **City of Detroit**

LaReina Wheeler, Detroit Department of Environmental Affairs, 313-471-5110,

[wheelerla@detroitmi.gov](mailto:wheelerla@detroitmi.gov)

#### **EPA**

Jan Pels, Project Manager 312-886-3009, [Pels.Jan@epa.gov](mailto:Pels.Jan@epa.gov)

### **Schedule for Community Involvement Activities**

#### ***Activities Completed***

August 28, 2008- Community Environmental Team meeting. Discussion of timelines, ABCA, work plans, gather input from team members.

January 21, 2009- Cooperative Agreement with EPA and DEQ acceptance.

February 2, 2009- Web page for project information updated.

February 17, 2009- Community Relations Plan approved and finalized.

#### ***Estimated Completion***

March 2009- ABCA draft completed and public notification period begins.

April 2009- Public meeting to discuss ABCA held in Detroit.

May 2009- ABCA finalized and project bidding begins.