

AB FORD PARK QUESTIONS AND CONCERNS

Note: *These questions have been compiled by concerned residents of Jefferson-Chalmers through direct contact, participation in the various meetings sponsored by the General Services Department (GSD) and from Nextdoor. Some of these questions were previously forwarded to City Council and GSD in a March 6 Letter from the Jefferson-Chalmers WATER Project and have been merged into this list. Partial answers to some of these questions have been provided by GSD through Councilwoman Johnson's Office. There continues to be concerns about the answers provided to date and new questions have been identified. While we believe this is reasonably comprehensive list, additional questions may arise when answers to these are provided.*

A BUDGET

1. Is there a specific date which this budget must be approved or spent before losing funding?
2. What is the exact source of funding?

B COMMUNICATION WITH COMMUNITY

1. What is the plan for ongoing communication with the neighborhood during development? Please keep us in communication

C SOIL ELEVATION, STORMWATER RUN-OFF AND FEMA FLOODPLAIN

1. Will adding 2 feet of soil elevation cause further rainwater run-off problems to an already troubled floodplain?

1. How will 100 block properties directly to the north of the park be affected
2. Please show us an engineering plan that mitigates this concern beyond a shadow of a doubt.

Partial answer from GSD: I no soil is being removed, how can we ensure the added soil doesn't create topographical challenges where soil may run into catch basins and clogging them, creating potential flooding issues?

- *As stated, the plan will require soil be removed from the perimeter of the park and redistributed to other lower areas to grade low levels. The engineers have developed plans to avoid having a negative impact on the park and neighborhood. Two feet of soil will be removed along the northern edge of the park and replaced with 2 feet of clean soil...the depth will go 20 feet into the park and about 1000 feet along the property line. WE WILL ENSURE WE HAVE POSITIVE DRAINAGE COMING TO THE CITY'S DRAINING SYSTEM THAT IS ALREADY IN PLACE. WE WILL IMPROVE AND CLEAN UP THE DRAINAGE SYSTEM.*

2. Will the parking lots and community center experience flooding due to water run-off?
 1. How will this be mitigated?
 2. Are best management practices (BMP) and the green storm infrastructure (GSI) similar to what was implemented on the western portion of the site being used for the parking area to the east?
3. Will bioswales and rain gardens be a part of this new plan?
4. How will stormwater be sent to the river instead of neighboring properties?
5. Since the 100-Year Floodplain Map bisects the park in a southeastern trajectory, what efforts are being made to ensure that the proposed work will not detrimentally impact, but rather serve as an element of necessary flood protection?
6. Is the proposed work engineered in a manner that meets performance standards including stability, seepage and settlement necessary to ensure it can provide flood protection?

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7. Drawings and specifications showing the engineered fill that complies with flood protection requirements as well as specific pre- and post-construction contours would aid in understanding compliance and the addressing of these concerns.

D CONTAMINATION

1. How did the soil become contaminated?
2. Does the same soil contamination spill onto residents properties? How can or will this be addressed?
3. Where is the new dirt coming from and how can they be sure that's not contaminated.
4. Is the plan to simply add layers of soil? Will there be any contaminated soil removed and/or moved? If so, I am concerned about the air quality in our neighborhood. Any earth moving activities should require a community air monitoring plan for the dust getting kicked up (whether that be by removal or trucks going back and forth). Air, water, and soil should all be addressed accordingly and properly communicated to the Jefferson-Chalmers community.

Partial Answer from GSD: What is the plan to remediate contaminated soil...

- *No soil will be removed, keeping all of the soil and capping it. Soil will be excavated in some areas, particularly around the perimeter of the park. Excavated soil will remain on site and utilized to even out the grade of the park to fill in low spots. A cap will be added to ensure the proper barrier is met, then the barrier will be topped with (2) two feet of clean soil to the entire site.*

5. On the park's east portion, would it be feasible to remove the bad soil instead of cap it, and make that section into a wetland nature park?
6. After speaking with a couple environmental consultants in my family, it's also become clear that capping contaminated soil is not a solution to the problem. It is more like "kicking the can" and does not guarantee low exposure for anyone using the park. Especially in a flood zone area, and a park that will have a lot of other human activity that blends the soil. The only way they can guarantee our safety using the park, is by injecting the soil or excavating the contaminated soil completely until readings are zero (or low enough to be insignificant). This is seeming more like bandaid fix to a neglected problem.
7. When did the contaminated soil arrive?
8. Has any testing been done to the East end of the park? Will they test this? If no, is it then impossible to conclude that it is contaminated? When will we be able to speak with a real toxicologist regarding this park and the issue at hand?
9. What containment or sediment control is being used to protect the community from exposure due to contaminated dust or from soil erosion during construction?
10. GSD suggested that there were several options for remediation. What were they and what were the cost and environmental impact?

E COMMUNITY CENTER

1. What steps were taken during the building of the new community center to mitigate soil toxicity?
2. Is the new community center abated of any toxicity and safe to use?
3. What steps were taken already at the west end of the park to mitigate soil toxicity?
4. Will adding 2' of soil flood out the new community center due to run-off?

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F TREES

1. Is it possible to create a aesthetically appealing landscape barricaded nature preserve in the area between Newport and Lakewood, south of the fence line and north of the parking lot where most of the good condition trees are found? This area would not be for people but secured naturally for wildlife and save a few old-growth trees.
2. What will be the long term effects of removing the trees that already help to dissipate and absorb the rain water before the new trees are able to help our homes not flood
3. For trees that must be removed, what will happen to the wood and chips? Can the materials be sold for fire wood and ground cover or contributed to urban gardens in the area?

GSD Answer 3/18/24: Has GSD considered utilizing the wood from the removed trees as firewood or mulch for the community? What is the likelihood the wood is contaminated?

- *GSD has been advised by experts in this field of study to treat ALL material removed from the soil as hazardous and to dispose of accordingly. More testing would need to be done to understand the full extent of the contamination to the tree wood. Most of the trees in this park are cottonwood trees, they are descried as weak wooded trees: There isn't much use of the wood once the tree is no longer healthy.*
4. Are Cottonwood trees being considered in the replanting

G PROPERTY LINES

1. What does the new Property Line stakes mean, just north of AB Ford Park? The city says we will be contacted later??? The new staked property lines markers encroach on all homes abutting the park. The stakes reduce my property by (7 feet) front to rear along the park???

H TRUCKING SOIL

1. How is traffic going to be made safe for the 2 schools along lenox since the truck traffic is going on during morning & afternoon school hours?
2. At the proposed 20-30 trucks per day for seven months, over 4,000 dump trucks will arrive and depart every 10-15 minutes.
 1. What is the environmental impact of that action, including noise, dust, and the vibrating shock to area homes, etc.?
3. What road construction will be necessary after the work is complete? Is that being factored into the cost of the project?
4. Has barging the soil via the river been considered as an option? Can it be considered in lieu of trucking

GSD Answer 3/18/24: Has GSD considered having soil brought in on a barge? Please provide the cost differential to do so.

- *Alternative transportation ways were considered, including a barge; unfortunately, the shipping channel in the Detroit River is more central on the river and jogs towards the south side of Belle Isle, making the riverbed near the park to shallow. It would likely cause additional measures, i.e. dredging the river along the seawall, requiring additional resources towards engineering and an U.S. Army Corps/EGLE permit and approval to do so. We do not have the cost differential numbers to do so. The engineers informed us this consideration would be astronomically higher in cost and advised against this option.*

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I RIVERWALK AND SEAWALL

1. The plan mentions replacing the riverwalk and railing. Is this the entire length of the riverwalk and railing?
2. Will the broken portion of the seawall be repaired in this phase of development?
3. Is the 140 lineal feet of seawall replacements along the Detroit River proposed in the Giffels-Webster Project #:20370.00D, procured by the DBA in September included in this work?
 1. If so, if the EPA project proposes to remove those seawalls and large quantities of soil for the lagoon, shouldn't efforts be made to save on the overlapping of the expenditures and waste of money?
 2. What other seawall repairs and/or replacements along Lakewood Canal are proposed as part of this project? Please provide specific locations and proposed specific design solutions.

J EPA PROJECT

1. What specific conditions must be met to move forward with the EPA project?
2. What is the timeline for this?

K FUTURE

1. Has any discussion happened at the city level of selling the land considered AB Ford Park? What assurance will the city provide that this will not happen?
2. What will happen to the land west of the park and east of the Lenox canal?
3. How will this park development HELP the FEMA Floodplain in Jefferson-Chalmers?
4. Might we expect to find contamination in other parks and playfields including, Lakewood East, Maheras/Gentry,
5. Mariner Park, Victoria Park's Park, Hansen Playfield and the activity field west of Carstens/Robinson? a) If so, what action should we take to protect our community, while not undermining other quality of life concerns?