Michigan Department of Environment, Great Lakes, and Energy - Remediation & Redevelopment Division

Master Data Form - 10/1/2026

Location Information

Location Type:
201

Location ID:
81000971

Location Name:
10221 Textile Road, Ypsilanti

Location Code:

EPA ID:

State Funding Status:

State Funding Status Date:

Closure Target Status:

Expected Closure Date:

SEMS ID:

DSMOA ID:

Full Address:
10221 Textile Road, Ypsilanti, MI, 48197

County:
Washtenaw

Township:
Ypsilanti

Work Unit:
Jackson

Property Tax ID:

Latitude:
42.20420262

Longitude:
-83.55506952

Directions:

Related Information

Risk Condition:
Risks Present and Require Action in Long-term

Reason for Creation:
Baseline Environmental Assessment

Categorical Criteria:
Residential

Business Type:
Agriculture, Vacant

Contaminant Class of Concern:
Elements/Metals/Other Inorganics, Lead, Mercury, Petroleum Volatile and Semi Volatile Organic Compounds

State Financial Summary

Authorized:	Encumbered:	Expenses:	Authorized Balance:
$0.00	$0.00	$0.00	$0.00

Pertinent Parties

Managing Agency:
Remediation and Redevelopment Division (RRD)

Managing Agency Contact:

Project Manager:
Suyoung (Daniel) Hong

House District:
032: Jimmie Wilson

Senate District:
15: Jeff Irwin

Congressional District:
06: Debbie Dingell

Organization/Company

Organization/Company Name: Regents of the University of Michigan

Address:
1239 Kipke Drive, EHS Department, Ann Arbor, MI, 48109

Contacts

Organization/Company Name: Regents of the University of Michigan

Contact Type:
Owner/Operator

Full Name:
O'Rielly, Stephen

Email:
sorielly@umich.edu

Alternate Email:

Work Phone:
(734) 763-4642

Ext:

Cell Phone:

Fax:

Address:
1239 KIPKE DR, ANN ARBOR, MI, 48109

Narratives

History

01/16/2025 by bellk7

Per the 2024 BEA, the subject property was utilized for residential and agricultural purposes from at least 1902 through 1937. By 1983, a baseball field existed on the southeastern portion of the property. By 2005, the baseball field was no longer in use and the property reverted back to vacant land.

The subject property consists of a single parcel totaling approximately 19.821-acres. Municipal water and municipal sanitary sewer services are available. No structures are currently on the property.

The presumed groundwater flow direction at the property is to the north. The nearest surface water bodies are Ford Lake located approximately 110 feet to the northwest and the Huron River located approximately 375 feet to the north.

Recognized Environmental Conditions (RECs) in connection with the subject property include the southern adjacent property which has been used for industrial purposes since at least 1956 and has had five confirmed LUST releases. As well as the western adjacent property which has contamination exceeding residential and/or nonresidential Volatilization to Indoor Air Pathway Screening Levels (VIAP SLs).

A subsurface investigation conducted in October 2024 included soil, groundwater and soil gas sampling. 5 soil borings were advanced to a maximum depth of 15 feet below ground surface (bgs). Groundwater was encountered at depths ranging from approximately 8 to 12 feet bgs in each boring. Soil gas vapor implants were installed in 3 borings at a maximum depth of 5 feet. 7 soil samples and 3 groundwater samples were analyzed for VOCs, SVOCs, PCBs, Michigan 10 Metals, Hexavalent Chromium, reactive cyanide and/or reactive sulfide. 3 soil gas samples were analyzed for VOCs.

Status

01/16/2025 by bellk7

The subject property is currently vacant land and is intended to be redeveloped for future use.

The soil analytical results from the October 2024 sampling event revealed maximum concentrations of:
Arsenic (6,400 ug/kg) above residential Drinking Water Protection criteria (DWP) and Groundwater Surface Water Interface Protection criteria (GSIP); Mercury (91 ug/kg) above GSIP and residential VIAP SLs; and Silver (410 ug/kg) above GSIP.
The groundwater analytical results from the October 2024 sampling event revealed maximum concentrations of:
Lead (16 ug/L) above residential Drinking Water criteria (DW) and Groundwater Surface Water Interface criteria (GSI).

The soil gas analytical results from the October 2024 sampling event revealed maximum concentrations of:
tert-Butylbenzene (19 ug/m3) above residential VIAP SLs.

Location

No information available.

Miscellaneous

No information available.

Actions in Progress with Existing Funds

No information available.

Response Activities

No information available.

Related Addresses

No information available.

Releases

No information available.