



# The RACER Trust: Empowering America's Auto Communities



## Ypsilanti Township, MI RACER Site ID 11080

Textile Road Commercial Land  
Bunton & Textile Roads  
Ypsilanti Township, MI 48197

Updated May 2024

### Site Description

A vacant 62-acre parcel with perimeter fence, located just south of Ford Lake, this property is zoned both commercial and residential and is adjacent to commercial, recreational and residential development.

The Property was formerly a gravel pit and received soil fill materials from General Motors. Historic environmental concerns were addressed in the late 1990s, and follow-up monitoring has been completed at the site.



Cleanup activities are performed by the RACER Trust, with the approval and oversight of the Environmental Protection Agency (EPA). The Settlement Agreement that established the RACER Trust set aside approximately \$161,000 for cleanup work at the property.

### Environmental History

The fill materials included soils with polychlorinated biphenyls (PCB), and low-level PCBs and vinyl chloride have been detected in groundwater. In the late 1990s, historical environmental concerns were addressed, including removal of PCB-impacted soil, backfilling and grading of the excavated areas, construction of a vegetated soils cover, and groundwater and surface water monitoring.

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An operations, monitoring and maintenance (OM&M) plan was prepared in 2001 to evaluate the effectiveness of the remedial work, present a plan for monitoring groundwater at the site, and inspect and maintain the soil cover and site security fence.

In 2006, after five years of monitoring, it was determined that groundwater monitoring and annual inspections of the vegetated cover were no longer required. Minimal post-closure care activities are ongoing, including maintaining fencing and site security. Follow-up groundwater monitoring completed in 2012 verified vinyl chloride concentrations in groundwater were stable. A Declaration of Restrictive Covenant and Grant of Environmental Protection Easement was recorded for the property in August 2013 restricting the land use of the northern portion of the property to non-residential and prohibiting the use of groundwater at the property. EPA issued a closure/no further work determination in November 2013.



## Environmental History

No further environmental work is planned for the site.

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*More detailed information on the site can be viewed at the RACER website at [www.racertrust.org](http://www.racertrust.org).*

## For More Information

**RACER:** Grant Trigger • 855-RACER-411 • [gtrigger@racertrust.org](mailto:gtrigger@racertrust.org)  
**EPA:** Kyle Rogers • 312-886-1995 • [rogers.kyle@epa.gov](mailto:rogers.kyle@epa.gov)