

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: 5800-Michigan-Campbell---Wesson-Apartments

HEROS Number: 900000010281081

Responsible Entity (RE): DETROIT, PLANNING AND DEVELOPMENT DEPARTMENT
DETROIT MI, 48226

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, Michigan

Certifying Officer: Julie Schneider

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): PM Environmental

Point of Contact: Carey Kratz

Project Location: Multiple, Detroit, MI 48201

Additional Location Information:

3951 and 3957 North Campbell Street and 5800, 5840, 5848, 5850, 5858 and 5862 Michigan Avenue (see Attachment 2).

Direct Comments to: Penny Dwoinen, Environmental Review Officer
Email: dwoinenp@detroitmi.gov

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The site is located at 5800, 5840, 5848, 5850, 5858, 5862 Michigan Avenue, 3951 and 3957 North Campbell Street in the City of Detroit. The site is currently 1.77 acres of vacant land. This is a multi-phase development that will provide a total of 79 units of housing. The first phase includes acquisition and construction of the four-story Campbell building (5800 Michigan Avenue), soil remediation activities at the remaining vacant Michigan Avenue parcels, and a paved on-site parking lot on the 3951 and 3957 North Campbell Street parcels. Campbell building will create 40 units of housing - 16 units will meet the definition of HUD Category 1 - Homeless with a disability and 24 units will meet the definition of HUD Category 1 - Homeless. The first floor of the building will include an 895-square foot community center which will be adjacent to a 220-square foot lounge area a manager's office. Additionally, the second floor will have a private office area for counselors/case managers to meet with tenants. To preserve operating efficiency the buildings will be National Green Building silver certified. The remaining units of housing will be developed in a future phase of development. Site Development Plans are provided in Attachment 1. This review also includes acquisition and remediation of the 5840-5862 Michigan Avenue. The future development plans include construction the four-story Wesson building that will create 39 senior units of housing. A separate review for the Wesson Avenue Apartments will be required if and when the project receives a future federal allocation.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Sponsor recognizes that many individuals experiencing homelessness will not choose to enter a sobriety program and desperately need access to a Housing First program. By adding permanent supportive housing, consumers who require robust supportive services will gain easy access to core programming that is consistent with each person's specific needs to remain stably housed. The development is a Housing First project, an approach and philosophy embraced by the development team, all of whom have significant experience with this model. Using this approach, individuals move into permanent supportive housing and provide an array of voluntary supportive services aimed at stabilizing clients. The supportive services model for this community is built upon low-barrier admissions practices and providing housing to the chronically homeless and clients referred from the top 10% of the Detroit Continuum of Care prioritized list.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The site is currently vacant land. The project is located in the highly urbanized area in the City of Detroit. The Site is housing and vacant land to the north and commercial to the east, west and south. Without the development of the site, there will be less low-income housing in the City of Detroit. The site is in Census Tract 5255 which is a distressed census tract. Based on Census figures and ESRI forecasts, overall demographic patterns throughout the City of Detroit have consistently declined over the past several decades, albeit slowing substantially in recent years. Most recently, the overall population within the Project area decreased by ten percent between

2010 and 2020, representing a loss of nearly 4,450 residents during this time. Further, an additional decline of two percent is anticipated over the next five years (a loss of 780 persons between 2020 and 2025). In comparison, the population for Detroit as a whole decreased by eight percent since 2010, with an additional decline of two percent anticipated through 2025.

Maps, photographs, and other documentation of project location and description:

[1B Site Plans for Wesson.pdf](#)

[1A Site Plans for Campbell as of July 2022.pdf](#)

[2 Property Vicinity Map.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[Signature Page - 5800 Michigan Avenue.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B22MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
M21MC260202	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,250,000.00

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$17,701,150.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Coleman A. Young is located approximately seven miles northeast of the Property. Windsor International Airport is located approximately 8.6 miles southeast. No military airfields are in Wayne County/and or the nearby vicinity. The Project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport and is in compliance with Airport Hazards requirements. Attachment 3
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review of the U.S. Fish and Wildlife Service online Coastal Barrier Resources System Mapper and the John H. Chafee Coastal Barrier Resource System Michigan Map indicates that the subject property is not located within a designated coastal zone boundary. Therefore, this Project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Attachment 4
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Parcel 26163C0280E), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property

		area are not representative of a flood plain. The Project is in compliance with flood insurance requirements. Attachment 5
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The entire State of Michigan is designated as "attainment for carbon monoxide, lead, nitrogen dioxide, and particulate matter (PM10). Wayne County is within a larger area in southeast Michigan for ozone nonattainment and the southwestern portion of Detroit is within a sulfur dioxide nonattainment area. The Project was reviewed by Michigan Environment, Great Lakes, and Energy (EGLE) for conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. The Project is in compliance with the Clean Air Act. Measures to control fugitive dust will be utilized to ensure that construction projects do not result in erosion and formation of dust. The Best Management Practices (BMPs) employed will comply with the City's site plan approval process and will be effective in controlling construction related fugitive dust. Attachment 6
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review of the Wayne County Coastal Zone Management Boundary and Coastal Zone Management Area map documents the Project is not located within a designated Coastal Zone Management area. The Project is in compliance with the Coastal Zone Management Act. Attachment 7
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is receiving a Michigan Department of the Environment, Great Lakes and Energy (EGLE) Brownfield grant for both phases of development.

		<p>The site has had multiple Phase I Environmental Site Assessments (ESA's), Phase II ESA's and Baseline Environmental Assessments (BEA's) dating back to November 2010 (see the Response Activity Plan for further information). The Recognized Environmental Conditions (REC's) on the site include four former underground storage tanks (UST's), a former gas station and former vulcanizing activities on 5800 Michigan Avenue, a former photography shop on 5848 Michigan Avenue, a former greenhouse on 5858 Michigan Avenue and a former dry cleaner on 5862-64 Michigan Avenue. All fill and contaminated onsite soil is planned for removal. Soil removal is planned to remove fill soil beyond boundaries to the north, east, and south. an additional 100-foot buffer will be added west of the proposed building. Verification sampling will be conducted with analysis including VOCs, PNAs, and 10 Michigan metals. Following completion of remedial activities, a No Further Action Report will be completed and submitted to EGLE for approval. A Response Activity Plan (ResAP) to comply with 7a(1)(b) submitted under Section 20114b, Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended was completed and approved by EGLE on November 2, 2022. Upon completion of all remedial activities, a No Further Action (NFA) report will be submitted to EGLE.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The U.S. Fish and Wildlife Service provided information on locations of threatened and endangered species for the Project. Species listed for Wayne County include Indiana Bat, Northern Long-eared Bat, Piping Plover, Red Knot, Eastern Massasauga, Northern</p>

		<p>Riffleshell, and Eastern Prairie Fringed Orchid. None of the state-listed threatened or endangered species were observed at the Property. No federally listed threatened or endangered species or unique features are present at the Project and no Critical Habitats are present. The properties and/or general area have been developed since at least the 1900s. Given this, this Project will have No Effect on listed species due to the nature of the activities involved in the Project. This Project is in compliance with the Endangered Species Act. Attachment 9</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of aboveground storage tanks (ASTs)/55-gallon drum storage on the subject property. In accordance with HUD's Guidebook entitled "Siting of HUD-Assisted Projects Near Hazardous Facilities" (hereafter "Guidebook"), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. PM did not find any ASTs that require the calculation of acceptable separation distance (ASD) for thermal radiation and/or blast overpressure. The Project is in compliance with explosive and flammable hazard requirements. Attachment 10</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Review of the USDA Web Soil Survey indicates this Project does not affect any prime or unique farmland. The subject property is located within an "urbanized" area and therefore, the Project is not subject to the statutory or regulatory requirements. Attachment 11</p>

<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Parcel 26163C0280E), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. The proposed Project is not located in a FEMA-designated Special Flood Hazard Area. The Project is in compliance with Executive Order 11988. Attachment 5</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Review of the National Park Service (NPS) National Register of Historic Places, the Michigan State Historic Preservation Office (SHPO), and locally designated resources located in the City of Detroit and Wayne County, documents the Property is not listed in the National Register of Historic Places nor is the property located within an historic district of the City of Detroit or Wayne County. The Project was reviewed under a Programmatic Agreement between the City of Detroit, ACHP, and the Michigan SHPO. A Section 106 application was submitted to the City of Detroit to determine if the Project will adversely impact the Property area or area of potential effect (APE). In a letter dated April 12, 2022, the City's Preservation Specialist approved a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met: * The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022. * Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and</p>

		approval prior to the start of any work. * Photos of the completed work are submitted to the Preservation Specialist. Attachment 12
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Desktop Noise Assessment was conducted in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 VFR 51B. Two Noise Assessment Locations (NALs) were used for analysis based on proximity of the subject building to noise sources. Using the HUD Day/Night Noise Level (DNL) calculator, the combined noise level from the southeast corner of the proposed building at NAL #1 is 73 decibels (dB). This result is Normally Unacceptable. Using the HUD DNL calculator, the combined noise level from the northwest corner of the proposed building at NAL #2, is 67 dB. This result is Normally Unacceptable. The Project architect completed a Sound Transmission Classification Assessment Tool (STraCAT) for NAL #1 which document interior noise will be below 45 db. NAL #2 will utilize similar building materials. The wall components attenuate noise levels to acceptable interior standards. The Project is in compliance with HUD's Noise regulation without mitigation. Attachment 13
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no sole source aquifers located in the City of Detroit or Wayne County, Michigan. The Project is in compliance with Sole Source Aquifer requirements. Attachment 14
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Areas potentially associated with wetlands were not observed on the Property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Map from the U.S. Fish and Wildlife Service and Michigan Department of Environment,

		Great Lakes and Energy (EGLE) Wetlands map did not identify any wetlands on the Property. The Project is in compliance with Executive Order 11990. Attachment 15
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service, and U.S. Forest Service) were reviewed to determine if the subject property is within a designated wild and scenic river area. There are no wild and scenic rivers located within the City of Detroit or Wayne County. This Project is not within proximity of a NWSRS river. The Project is in compliance with the Wild and Scenic Rivers Act. Attachment 16
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. The buildings will serve low-income and homeless residents. The development is in the City of Detroit, which is made up of 87% ethnic minorities. New facilities and residences are intended to enhance the quality of life for new and existing residents and the community. No persons will be displaced due to this Project. The Project is in compliance with Executive Order 12898. Attachment 17

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

(1) Minor beneficial impact

- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The Project will be compatible with surrounding land uses. This development is compatible with the City's goals for residential development and will have a positive impact on the area within which it exists. The surrounding land is zoned multi-family, single-family and commercial. The proposed development activities are anticipated to help revitalize the area immediately surrounding the project. The subject property is zoned B-4, which allows for the mixed-used four-story building. The Project is not anticipated to impact the urban impact and be compatible with surrounding land uses. The surrounding land is zoned multi-family, single-family, and commercial. The proposed Project is compatible with the surrounding land use. The Project is also next door to the Sponsor's 45,000-square foot integrated health care facility.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	1	According to the NRCS website, site soils consist of urban land-type soils with minimal slopes. The soil is suitable for new construction based on the Wayne County Soil Survey. The Property is relatively flat, and no drainage or slope issues are anticipated. There was no visual evidence of slides or slumps on the property. Grading work will be done to ensure there are no awkward changes in grade. The Project is not located near an erosion sensitive area and will not create slopes. The proposed grading work at the site will allow for very little erosion. Attachment 11	
Hazards and Nuisances including	2	Noise intensive construction activities will be limited to the days and hours specified	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Site Safety and Site-Generated Noise		under the City's noise ordinance. These days and hours shall also apply to any servicing of equipment and to the delivery and removal of materials to and from the site. All construction equipment shall be equipped with mufflers and sound control devises (i.e., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust. Stationary equipment shall be placed to maintain the greatest possible distance from sensitive uses. There will be adequate on-site parking and lighting for residents and visitors. The subject property is located within EPA Radon Zone 3 with an average of less than pCi/L and is considered low potential. The subject property is not located within one of the 24 counties designated by the EGLE as a county where 25% or more homes tested equal to or above 4 picocuries/liter (pCi/L) of radon exposure. Therefore, no additional investigation is necessary. Attachment 18	
Energy Efficiency	2	The Project will incorporate energy efficient appliances, building/construction materials, and lighting/fixtures. The Project will obtain a National Green Building Certification-Silver Certification and the Project will not significantly contribute to community air pollutions levels.	
SOCIOECONOMIC			
Employment and Income Patterns	1	There will be a temporary increase in jobs related to the construction of the project. Southwest Housing Solutions anticipates that 90 temporary construction jobs will be created. Other than construction related changes, the Project will not result in a change to employment and income patterns in the area. The Project will employ a part-time manager, part time compliance specialist and one part time maintenance position. The Project could be beneficial to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		local businesses though because there will be an increase in residents requiring goods and services.	
Demographic Character Changes / Displacement	2	The Project will not change the demographics of the general area. It will provide much needed affordable housing and supportive housing to residents of the area. The Project involves new construction on a vacant site, no displacement will take place.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The area is served by the Detroit Public Schools Community District. The district has a little over 50,000 students and 2,000 teachers. There are approximately 106 schools located within the district. The neighborhood is supported by three successful charter schools - located just blocks from the project. Various schools (private and public) and churches are located throughout this submarket. Educational facilities such as the Voyageur Consortium High School, Hope of Detroit Academy, Southwest Detroit Community School, Southwest Detroit Lighthouse Charter School, New Paradigm College Prep, Academy of the Americas, Academy of the Americas at Logan, Escuela Avancemos, and Our Lady Queen Angels School are all located in the Project area. The Conely Branch Library is also 0.7 miles to the west. The Project will not impact the capacity of any of these schools. Several cultural facilities including the Fox Theater, The Fillmore Detroit, Y-Arts Detroit, Detroit Opera House, Detroit Main Public Library, the Detroit Institute of Art, Michigan Science Center, Museum of Contemporary Art Detroit, Charles H Wright Museum and Detroit Historical Museum are located within the city. The Project is not expected	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		to have an adverse effect on cultural facilities in the area. Attachments 19 and 20	
Commercial Facilities (Access and Proximity)	1	No commercial facilities will be negatively affected because of the Project. This Project could potentially increase retail expenditures from new residents in the community resulting in increased commercial sales. Numerous commercial facilities including grocery stores and pharmacies are located within walking distance to the subject property, primarily along Michigan Avenue. Attachment 20	
Health Care / Social Services (Access and Capacity)	2	The City of Detroit also has a large listing of health programs and child services are also available through the state and private groups. Three medical clinics and one urgent care are located within two miles of the Project area and the Detroit Medical Center Campus is 3.5 miles to the east. No health care facilities will be negatively affected because of the Project activities. Social services throughout Detroit are available to residents through a variety of non-profits, government agencies, and other entities throughout Wayne County and the Project Sponsor. Project Clean Slate is one of these services that helps residents expunge criminal convictions and improve access to better employment, housing, and educational opportunities. PCS is a free expungement program for Detroit residents. There is also a variety of youth programs that are available to residents in the Project area such as Grow Detroit's Young Talent, this program offers citywide jobs to young adults between the ages of 14 and 24 for up to 120 hours. A Social Security Office is located across the street from the Project. Social services will not be negatively impacted by this Project. Attachment 20	
Solid Waste Disposal and Recycling	1	The Project will not significantly impact solid waste management facilities and services.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
(Feasibility and Capacity)		Solid waste generated during construction activities will be removed by a private contractor. Solid waste generated by occupants of the development will be removed by the municipal waste hauler. No contracts for waste removal are in place currently. The Project will achieve a National Green Building Standard -Silver Certification.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Project will be connected to the City of Detroit Water and Sewerage Department (DWSD) for sanitary sewer service. The sanitary and storm sewers in the Project area are combined. A minor increase in wastewater flow is expected. The existing municipal wastewater system will meet the increased demand.	
Water Supply (Feasibility and Capacity)	2	The Project will be connected to the City of Detroit water system. Water mains were likely installed sometime in the late 1800s/early 1900s and water is supplied to the area via 6-inch and 24-inch water mains under Michigan Avenue. The Project will not adversely impact the current capacity of the city water system. There is sufficient water capacity for the Project, as well as additional development in the area.	
Public Safety - Police, Fire and Emergency Medical	2	The Detroit Police Department covers the city limits of Detroit and has 2,200 officers. Wayne County covers areas outside of the city limits and has a full staff capable of handling a large region. The Southwestern District station is six minutes south and the Eighth Precinct is located seven minutes east. The Project will have no adverse effect in the need for police services due to the additional inhabitants. The Project will have no adverse effect in the need for fire department services due to the additional inhabitants. The DFD operates 47 fire companies out of 36 fire stations located throughout the city, with a total sworn personnel complement of 1000 members	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>with 821 firefighters in all ranks. The Detroit Fire Department Ladder 22 is three minutes northwest and Engine Company 34 is five minutes to the north. The Project will have no adverse effect in the need for fire department services due to the additional inhabitants. The City of Detroit has over 900 licensed individuals in the Detroit Fire Department providing care at the MFR, EMT, and Paramedic level, staffing over sixty medically licensed Fire and EMS vehicles, responding to over 120,000 calls for service annually. Superior Ambulance Detroit Station is seven minutes southwest and Hart Medical EMS is eight minutes southwest. The Detroit Fire Engine 39 Medic 1 is 12 minutes northeast. The Project will have no adverse effect in the need for emergency medical services due to the additional inhabitants. City of Detroit Fire Department (313) 596-2920/City of Detroit Police Department (313) 267-4639 City of Detroit Emergency Medical Services, 313.596.5180</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>Detroit Parks and Recreation Department maintains 309 parks and 11 recreation centers. Many classes are offered at the recreation's centers and outdoor plazas for youth, seniors, and adults. The Project is located approximately 8.0 miles away from Belle Isle in Detroit. The area is surrounded by the Detroit River and borders the country of Canada. This area has a local beach, conservatory, nature center, and lighthouse among other features. Two community centers are located within three miles of the Project area. Numerous parks and playgrounds are in the general vicinity including Saint Hedwig Park, Dingeman Park, Wingle Park, Atkinson Park, Malish Playground, and Rudolph Szafraniec Playground, Roberto Clemente Recreation</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Center, and Patton Recreation Area/Park. The Project is not located on currently open or recreation space. This Project is not expected to have any impact on parks or open spaces. Detroit Parks and Recreation Department maintains 309 parks and 11 recreation centers. Many classes are offered at the recreation's centers and outdoor plazas for youth, seniors, and adults. The Project is located approximately 8.0 miles away from Belle Isle in Detroit. The area is surrounded by the Detroit River and borders the country of Canada. This area has a local beach, conservatory, nature center, and lighthouse among other features. Two community centers are located within 3 miles of the Project area. Numerous parks and playgrounds are in the general vicinity including Saint Hedwig Park, Dingeman Park, Wingle Park, Atkinson Park, Malish Playground, and Rudolph Szafraniec Playground, Roberto Clemente Recreation Center, and Patton Recreation Area/Park. The Project is not located on currently open or recreation space. This Project is not expected to have any impact on recreation. Attachment 22</p>	
Transportation and Accessibility (Access and Capacity)	2	<p>Public transportation is provided by the Detroit Department of Transportation (DDOT) and provides access throughout Detroit. A public bus stop is located 400 feet from the subject property. The People Mover is an elevated monorail transportation system that travels in a loop throughout the downtown area. Additional transportation along a limited portion of Woodward Avenue is provided by the Q-Line. Train services are provided by Amtrak and nearby stations are found in Ann Arbor, Birmingham, Dearborn, Detroit, Pontiac, and Royal Oak. The Project is not expected to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		have an adverse effect on transportation in the area. Attachment 21	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The City of Detroit is a highly urbanized area. Construction activities will be limited to the Property and none of the surrounding properties will be affected. Additionally, there are no unique natural features on the Property. The Project will not have an adverse effect on any unique natural features within Detroit. The Project will not have an adverse effect on any water resources. Construction activities will be limited to the Property. Additionally, there are no water resources near the Property. The City of Detroit provides municipal water service to the Project area and there are no sole source aquifers in the State of Michigan.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The Project is not anticipated to impact unique natural habitats, ecosystems, or any threatened and endangered wildlife. The location of the Project does not support any critical habitats and is within a highly urbanized location. Attachment 9	
Other Factors 2	2	No other factors applied to this Project.	

Supporting documentation

- [22 Exhibit 2 - 5800 LDHA LP - Executive Summary\(1\).pdf](#)
- [21C FAST MAP 2.pdf](#)
- [21B FAST Map 1.pdf](#)
- [21A DDOT System Map Usable.pdf](#)
- [20 Local Amenities Map.pdf](#)
- [19 School Map.pdf](#)
- [18 Radon Maps.pdf](#)
- [17 Environmental Justice\(1\).pdf](#)
- [11 Soil Survey Farmland Protection\(1\).pdf](#)
- [9 Endangered Species List\(1\).pdf](#)
- [6 Air Quality\(1\).pdf](#)

Additional Studies Performed:

Executive Summary of the Project, Southwest Housing Solutions

[22 Exhibit 2 - 5800 LDHA LP - Executive Summary.pdf](#)

Field Inspection [Optional]: Date and completed

by:

David Balash

6/9/2022 12:00:00 AM

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. Federal Emergency Management Agency-Map Service for Flood Rate Insurance Maps
<https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>
2. U.S. Fish & Wildlife Service, National Wetlands Inventory, Wetlands Mapper. <http://www.fws.gov/wetlands/data/mapper.html>.
3. U.S. Fish & Wildlife Service, IPaQ, <https://ipac.ecosphere.fws.gov/location/index>
4. <http://www.fws.gov/midwest/endangered/lists/michigan-cty.html>.
4. EGLE Coastal Zone Boundary Maps, <https://www.michigan.gov/-/media/Project/Websites/egle/Documents/Programs/WRD/Coastal-Management/coastal-zone-maps.pdf?rev=5f849175a60742c8ab9106fa415970a5>.
5. Michigan Department of Environmental Quality, Air Quality Division
6. EPA Map of Radon Zones, Wayne County, Michigan, <http://www.epa.gov/radon/states/michigan.html>.
7. City of Detroit, Department of Neighborhoods, Melia Howard, District 6 Manager, (313) 236-3530, District 6 | City of Detroit (detroitmi.gov).
8. Detroit Public Schools Community District, 3011 W Grand Boulevard, Detroit, MI 48202, (313) 240-4377, Detroit Public Schools Community District / Homepage (detroitk12.org).
9. Detroit Parks and Recreation, 115 Erskine, Detroit, MI 48201, (313) 224-1100.
10. Detroit Public Safety Headquarters, 1301 3rd Street, Detroit, MI 48226, (313) 596-2920.
11. City of Detroit, Social Services, Mayor's Office 2, Woodward Avenue, Suite 1126, Detroit, MI 48226, (313) 224-3400, Social Services | City of Detroit (detroitmi.gov).
12. Executive Summary for 5800 LDHA LP Apartments, Southwest Housing Solutions, 2021.
13. NEPAssist, <https://nepassisttool.epa.gov>.
14. https://detroitmi.gov/sites/detroitmi.localhost/files/2022-02/DDOT-SystemMap_Nov21_012022.pdf.
15. <https://www.smartbus.org/ridesmart-fast>.

List of Permits Obtained:

The Campbell received a Final Site Plan Approval from the City of Detroit Buildings, Safety Engineering & Environmental Department in August 2022. The Wesson is going through the final approval process.

Public Outreach [24 CFR 58.43]:

Public hearing - July 13, 2022

Cumulative Impact Analysis [24 CFR 58.32]:

This Project is compatible with the City's goals for residential development and will have a positive impact on the area within which it exists. The Project activities are anticipated to help revitalize the area immediately surrounding the Project. The EA process determined that there are no adverse effects to human health or the environment once proposed mitigation measures are complete. The Project will have an overall positive impact in providing affordable housing in the City of Detroit.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No alternative locations or actions were considered. The Property is already owned by the Sponsor. The entire Project selection was based upon the location to existing services that will support the Project.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative is to not construct the Project. This alternative is not preferred as it fails to provide additional housing to meet the need for low-income housing in the area.

Summary of Findings and Conclusions:

The proposed permanent housing construction will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses of the area and will have minimal impact on existing resources or services in the area.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	This Project has been given a Conditional No Adverse Effect determination (Federal	N/A	See attached	

	<p>Regulations 36 CFR Part 800.5(b) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:</p> <ul style="list-style-type: none"> * The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022. * Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. * Photos of the completed work are submitted to the Preservation Specialist. 		<p>Mitigation Plan.</p>	
<p>Contamination and Toxic Substances</p>	<p>Baseline Environmental Assessments (BEAs) were prepared for the Wesson property on March 31, 2014 and for the Campbell property on March 31, 2014 and on August 8, 2022. The 2022 BEA was submitted to EGLE with an amendment dated August 24, 2022. All fill and contaminated onsite soil is planned for removal. Soil removal is planned to remove fill soil beyond boundaries to the north, east, and south. an additional 100-foot buffer will be added west of the proposed building. Verification sampling will be conducted with analysis including VOCs, PNAs, and 10 Michigan metals. Following completion of remedial activities, a No Further Action Report will be completed and submitted to EGLE for approval. A Response Activity Plan (ResAP) to comply with 7a(1)(b)</p>	<p>N/A</p>	<p>See attached Mitigation Plan.</p>	

	submitted under Section 20114b, Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended was completed and approved by EGLE on November 2, 2022. Upon completion of all remedial activities, a No Further Action (NFA) report will be submitted to EGLE.			
Noise Abatement and Control	The Project architect completed a Sound Transmission Classification Assessment Tool (STraCAT) which documents interior noise will be below 45 dB based on STC ratings for proposed building materials. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.	N/A	See attached Mitigation Plan.	

Project Mitigation Plan

Contamination and Toxic Substances The developer's construction team and environmental consultant will be responsible for implementation and monitoring of the response activities. Photo and written forms of documentation will be presented. It is anticipated the response activities will take two to three months for completion. Once all response activities are complete, documentation will be provided to EGLE. Historic Preservation The developer/ownership team will be responsible for ensuring the work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022, will inform the Preservation Specialist of any changes to the specifications submitted, and will provide photos of the completed work as required in the Section 106 Concurrence Letter dated April 12, 2022.

[23 Mitigation Plan Wesson-Campbell.pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

Coleman A. Young is located approximately seven miles northeast of the Property. Windsor International Airport is located approximately 8.6 miles southeast. No military airfields are in Wayne County/and or the nearby vicinity. The Project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport and is in compliance with Airport Hazards requirements. Attachment 3

Supporting documentation

[3 Aiport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

Review of the U.S. Fish and Wildlife Service online Coastal Barrier Resources System Mapper and the John H. Chafee Coastal Barrier Resource System Michigan Map indicates that the subject property is not located within a designated coastal zone boundary. Therefore, this Project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Attachment 4

Supporting documentation

[4 Coastal Barrier Resources.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- No

Screen Summary

Compliance Determination

According to the Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Parcel 26163C0280E), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. The Project is in compliance with flood insurance requirements. Attachment 5

Supporting documentation

[5 FEMA Map\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

- No

5800-Michigan-Campbell--
-Wesson-Apartments

Detroit, MI

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Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Sulfur dioxide 75.00 ppb (parts per billion)
Ozone 0.07 ppb (parts per million)

Provide your source used to determine levels here:

<https://www.epa.gov/system/files/documents/2022-07/Fact%20Sheet%20-%20Detroit%20Sulfur%20Dioxide%20Federal%20Implementation%20Plan.pdf>
<https://www.michigan.gov/egle/about/organization/air-quality/state-implementation-plan/ozone-nonattainment> <https://www.federalregister.gov/documents/2022/08/15/2022-17190/determination-of-attainment-by-the-attainment-date-but-for-international-emissions-for-the-2015>

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Sulfur dioxide 0.00 ppb (parts per billion)
Ozone 0.00 ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary
Compliance Determination

The entire State of Michigan is designated as "attainment for carbon monoxide, lead, nitrogen dioxide, and particulate matter (PM10). Wayne County is within a larger area in southeast Michigan for ozone nonattainment and the southwestern portion of Detroit is within a sulfur dioxide nonattainment area. The Project was reviewed by Michigan Environment, Great Lakes, and Energy (EGLE) for conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. The Project is in compliance with the Clean Air Act. Measures to control fugitive dust will be utilized to ensure that construction projects do not result in erosion and formation of dust. The Best Management Practices (BMPs) employed will comply with the City's site plan approval process and will be effective in controlling construction related fugitive dust.

Attachment 6

Supporting documentation

[6 Air Quality.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

Review of the Wayne County Coastal Zone Management Boundary and Coastal Zone Management Area map documents the Project is not located within a designated Coastal Zone Management area. The Project is in compliance with the Coastal Zone Management Act. Attachment 7

Supporting documentation

[7 Coastal Zone Management Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

- Yes

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.
Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

Baseline Environmental Assessments (BEAs) were prepared for the Wesson property on March 31, 2014 and for the Campbell property on March 31, 2014 and on August 8, 2022. The 2022 BEA was submitted to EGLE with an amendment dated August 24, 2022. All fill and contaminated onsite soil is planned for removal. Soil removal is planned to remove fill soil beyond boundaries to the north, east, and south. an additional 100-foot buffer will be added west of the proposed building. Verification sampling will be conducted with analysis including VOCs, PNAs, and 10 Michigan metals. Following completion of remedial activities, a No Further Action Report will be completed and submitted to EGLE for approval. A Response Activity Plan (ResAP) to comply with 7a(1)(b) submitted under Section 20114b, Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended was completed and approved by EGLE on November 2, 2022. Upon completion of all remedial activities, a No Further Action (NFA) report will be submitted to EGLE.

If a remediation plan or clean-up program was necessary, which standard does it follow?

- ✓ Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

This project is receiving a Michigan Department of the Environment, Great Lakes and Energy (EGLE) Brownfield grant for both phases of development. The site has had multiple Phase I Environmental Site Assessments (ESA's), Phase II ESA's and Baseline Environmental Assessments (BEA's) dating back to November 2010 (see the Response Activity Plan for further information). The Recognized Environmental Conditions (REC's)

on the site include four former underground storage tanks (UST's), a former gas station and former vulcanizing activities on 5800 Michigan Avenue, a former photography shop on 5848 Michigan Avenue, a former greenhouse on 5858 Michigan Avenue and a former dry cleaner on 5862-64 Michigan Avenue. All fill and contaminated onsite soil is planned for removal. Soil removal is planned to remove fill soil beyond boundaries to the north, east, and south. an additional 100-foot buffer will be added west of the proposed building. Verification sampling will be conducted with analysis including VOCs, PNAs, and 10 Michigan metals. Following completion of remedial activities, a No Further Action Report will be completed and submitted to EGLE for approval. A Response Activity Plan (ResAP) to comply with 7a(1)(b) submitted under Section 20114b, Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended was completed and approved by EGLE on November 2, 2022. Upon completion of all remedial activities, a No Further Action (NFA) report will be submitted to EGLE.

Supporting documentation

[22-16296 Draft Work Plan - 11-11-22.pdf](#)

[8B3 Michigan Avenue Detroit MI_BEA Ereport.pdf](#)

[5800 Michigan Phase I.pdf](#)

[5800 Michigan Ave Detroit MI_PII Ereport.pdf](#)

[8B2 Owens EGLE Response Activity Plan Approval November 2022.pdf](#)

[8B1 Response Activity Plan- Remedial Action Plan October 2022.pdf](#)

[8A 5800 LDHA LP5800 Michigan AveMSHDABEAAugust2022.pdf](#)

[18 Radon Maps\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary

Compliance Determination

The U.S. Fish and Wildlife Service provided information on locations of threatened and endangered species for the Project. Species listed for Wayne County include Indiana Bat, Northern Long-eared Bat, Piping Plover, Red Knot, Eastern Massasauga, Northern Riffleshell, and Eastern Prairie Fringed Orchid. None of the state-listed threatened or endangered species were observed at the Property. No federally listed threatened or endangered species or unique features are present at the Project and no Critical Habitats are present. The properties and/or general area have been developed since at least the 1900s. Given this, this Project will have No Effect on listed species due to the nature of the activities involved in the Project. This Project is in compliance with the Endangered Species Act. Attachment 9

Supporting documentation

[9 Endangered Species List.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of aboveground storage tanks (ASTs)/55-gallon drum storage on the subject property. In accordance with HUD's Guidebook entitled "Siting of HUD-Assisted Projects Near Hazardous Facilities" (hereafter "Guidebook"), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. PM did not find any ASTs that require the calculation of acceptable separation distance (ASD) for thermal radiation and/or blast overpressure. The Project is in compliance with explosive and flammable hazard requirements. Attachment 10

Supporting documentation

[10 AST Map 5800 Michigan Avenue.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Review of Soil Survey and site reconnaissance

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

Review of the USDA Web Soil Survey indicates this Project does not affect any prime or unique farmland. The subject property is located within an "urbanized" area and therefore, the Project is not subject to the statutory or regulatory requirements.
Attachment 11

Supporting documentation

[11 Soil Survey Farmland Protection.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[5 FEMA Map\(2\).pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

According to the Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Parcel 26163C0280E), the subject property is not located within the 100-year flood zone. Furthermore, topographical features present in the subject property area are not representative of a flood plain. The proposed Project is not located in a FEMA-designated Special Flood Hazard Area. The Project is in compliance with Executive Order 11988. Attachment 5

Supporting documentation

[5 FEMA Map\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Forest County Potawatomi Community of Wisconsin Completed
- ✓ Hannahville Indian Community Completed

- ✓ Lake Superior Chippewa - Lac du Flambeau Band Completed
- ✓ Little Traverse Bay Bands of Odawa Indians Completed
- ✓ Menominee Indian Tribe of Wisconsin Completed
- ✓ Miami Tribe of Oklahoma Completed
- ✓ Pokagon Band of Potawatomi Indians Completed
- ✓ Sault Ste. Marie Tribe of Chippewa Indian Completed
- ✓ Seneca-Cayuga Nation Completed

✓ Other Consulting Parties

- ✓ City of Detroit Preservation Specialist Completed

Describe the process of selecting consulting parties and initiating consultation here:

The Project was reviewed under a Programmatic Agreement between the City of Detroit, ACHP, and the Michigan SHPO. A Section 106 application was submitted to the City of Detroit to determine if the Project will adversely impact the Property area or area of potential effect (APE).

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**
A map depicting the APE has been uploaded.

In the chart below, list historic properties identified and evaluated in the APE. Every

historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
3600 Military Street	Not Eligible	Yes	✓ Not Sensitive
3827 Wesson Avenue	Not Eligible	Yes	✓ Not Sensitive
3986 Military Street	Not Eligible	Yes	✓ Not Sensitive
4040 Wesson Avenue	Not Eligible	Yes	✓ Not Sensitive
4045 Wesson Avenue	Not Eligible	Yes	✓ Not Sensitive
4064 Wesson Avenue	Not Eligible	Yes	✓ Not Sensitive
4076 Wesson Avenue	Not Eligible	Yes	✓ Not Sensitive
5900 Michigan Avenue	Not Eligible	Yes	✓ Not Sensitive
5919 Michigan Avenue	Not Eligible	Yes	✓ Not Sensitive
6109 Michigan Avenue	Not Eligible	Yes	✓ Not Sensitive

Additional Notes:

Additional addresses are provided in the uploaded Section 106 documentation

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

✓ Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

Document reason for finding:

A Historic Property is located within in the Area of Potential Effects (APE) for this Project. The buildings at 5700, 5716 and 5728 Michigan Avenue are eligible for listing on the National Register of Historic Places as part of the Sal Telmo Cigar Company Local Historic District. Additionally, this location is under survey to determine it's level of historic significance through a National Park Service Latinx Underrepresented Community Grant. While the residential properties that occupied the Project area for much of the late 19th and 20th centuries may have resulted in some archaeological deposits, the piecemeal removal of buildings from the Project area from the 1950s to the 200s likely resulted in heavy disturbance to any such deposits. This is particularly true for the grading the occurred across the parcel from 2002-2005. Therefore, the proposed redevelopment of the subject property will not adversely affect a designated or eligible historic site located on the subject property or within the APE.

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

✓ Other

Describe conditions here:

This Project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long at the following conditions are met:

- * The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022.
- * Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.
- * Photos of the completed work are submitted to the Preservation Specialist.

No

Adverse Effect

Screen Summary

Compliance Determination

Review of the National Park Service (NPS) National Register of Historic Places, the Michigan State Historic Preservation Office (SHPO), and locally designated resources located in the City of Detroit and Wayne County, documents the Property is not listed in the National Register of Historic Places nor is the property located within an historic district of the City of Detroit or Wayne County. The Project was reviewed under a Programmatic Agreement between the City of Detroit, ACHP, and the Michigan SHPO. A Section 106 application was submitted to the City of Detroit to determine if the Project will adversely impact the Property area or area of potential effect (APE). In a letter dated April 12, 2022, the City's Preservation Specialist approved a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long at the following conditions are met: * The work is conducted in

accordance with the specifications submitted to the Preservation Specialist on 3/2/2022. * Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. * Photos of the completed work are submitted to the Preservation Specialist.
Attachment 12

Supporting documentation

[12B Detroit106ReviewLetter April122022.pdf](#)

[12A 5800 Michigan AveSection106.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Is your project in a largely undeveloped area?

- ✓ No

Indicate noise level here: 73

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 73

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

✓ Mitigation as follows will be implemented:

The Project architect completed a Sound Transmission Classification Assessment Tool (STraCAT) which documents interior noise will be below 45 dB based on STC ratings for proposed building materials. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A Desktop Noise Assessment was conducted in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 VFR 51B. Two Noise Assessment Locations (NALs) were used for analysis based on proximity of the subject building to noise sources. Using the HUD Day/Night Noise Level (DNL) calculator, the combined noise level from the southeast corner of the proposed building at NAL #1 is 73 decibels (dB). This result is Normally Unacceptable. Using the HUD DNL calculator, the combined noise level from the northwest corner of the proposed building at NAL #2, is 67 dB. This result is Normally Unacceptable. The Project architect completed a Sound Transmission Classification Assessment Tool (STraCAT) for NAL #1 which document interior noise will be below 45 db. NAL #2 will utilize similar building materials. The wall components attenuate noise levels to acceptable interior standards. The Project is in compliance with HUD's Noise regulation without mitigation. Attachment 13

Supporting documentation

[13B STraCAT5800 NoiseWorksheet2022.pdf](#)

[13A 5800MichiganAveNoiseAssessmentJune2022.pdf](#)

5800-Michigan-Campbell--
-Wesson-Apartments

Detroit, MI

900000010281081

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes
- ✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

- ✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

There are no sole source aquifers located in the City of Detroit or Wayne County, Michigan. The Project is in compliance with Sole Source Aquifer requirements.

Attachment 14

5800-Michigan-Campbell--
-Wesson-Apartments

Detroit, MI

900000010281081

Supporting documentation

[14 Sole Source Aquifer Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

Areas potentially associated with wetlands were not observed on the Property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Map from the U.S. Fish and Wildlife Service and Michigan Department of Environment, Great Lakes and Energy (EGLE) Wetlands map did not identify any wetlands on the Property. The Project is in compliance with Executive Order 11990. Attachment 15

Supporting documentation

[15 Wetland Maps.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service, and U.S. Forest Service) were reviewed to determine if the subject property is within a designated wild and scenic river area. There are no wild and scenic rivers located within the City of Detroit or Wayne County. This Project is not within proximity of a NWSRS river. The Project is in compliance with the Wild and Scenic Rivers Act.
Attachment 16

Supporting documentation

[16 Wild and Scenic Rivers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. The buildings will serve low-income and homeless residents. The development is in the City of Detroit, which is made up of 87% ethnic minorities. New facilities and residences are intended to enhance the quality of life for new and existing residents and the community. No persons will be displaced due to this Project. The Project is in compliance with Executive Order 12898. Attachment 17

Supporting documentation

[17 Environmental Justice.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

5800-Michigan-Campbell--
-Wesson-Apartments

Detroit, MI

900000010281081



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: 5800-Michigan-Campbell---Wesson-Apartments

HEROS Number: 900000010281081

Project Location: Multiple, Detroit, MI 48201

Additional Location Information:

3951 and 3957 North Campbell Street and 5800, 5840, 5848, 5850, 5858 and 5862 Michigan Avenue (see Attachment 2).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The site is located at 5800, 5840, 5848, 5850, 5858, 5862 Michigan Avenue, 3951 and 3957 North Campbell Street in the City of Detroit. The site is currently 1.77 acres of vacant land. This is a multi-phase development that will provide a total of 79 units of housing. The first phase includes acquisition and construction of the four-story Campbell building (5800 Michigan Avenue), soil remediation activities at the remaining vacant Michigan Avenue parcels, and a paved on-site parking lot on the 3951 and 3957 North Campbell Street parcels. Campbell building will create 40 units of housing - 16 units will meet the definition of HUD Category 1 - Homeless with a disability and 24 units will meet the definition of HUD Category 1 - Homeless. The first floor of the building will include an 895-square foot community center which will be adjacent to a 220-square foot lounge area a manager's office. Additionally, the second floor will have a private office area for counselors/case managers to meet with tenants. To preserve operating efficiency the buildings will be National Green Building silver certified. The remaining units of housing will be developed in a future phase of development. Site Development Plans are provided in Attachment 1. This review also includes acquisition and remediation of the 5840-5862 Michigan Avenue. The future development plans include construction the four-story Wesson building that will create 39 senior units of housing. A separate review for the Wesson Avenue Apartments will be required if and when the project receives a future federal allocation.

Funding Information

Grant Number	HUD Program	Program Name
B22MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
M21MC260202	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$1,250,000.00

5800-Michigan-Campbell---
Wesson-Apartments

Detroit, MI

900000010281081

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$17,701,150.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Historic Preservation	<p>This Project has been given a Conditional No Adverse Effect determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:</p> <ul style="list-style-type: none"> * The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022. * Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. * Photos of the completed work are submitted to the Preservation Specialist.
Contamination and Toxic Substances	<p>Baseline Environmental Assessments (BEAs) were prepared for the Wesson property on March 31, 2014 and for the Campbell property on March 31, 2014 and on August 8, 2022. The 2022 BEA was submitted to EGLE with an amendment dated August 24, 2022. All fill and contaminated onsite soil is planned for removal. Soil removal is planned to remove fill soil beyond boundaries to the north, east, and south. an additional 100-foot buffer will be added west of the proposed building. Verification sampling will be conducted with analysis including VOCs, PNAs, and 10 Michigan metals. Following completion of remedial activities, a No Further Action Report will be completed and submitted to EGLE for approval. A Response Activity Plan (ResAP) to comply with 7a(1)(b) submitted under Section 20114b, Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended was completed and approved by EGLE on November 2, 2022. Upon completion of all remedial activities, a No Further Action (NFA) report will be submitted to EGLE.</p>

5800-Michigan-Campbell---
Wesson-Apartments

Detroit, MI

900000010281081

Noise Abatement and Control	The Project architect completed a Sound Transmission Classification Assessment Tool (STraCAT) which documents interior noise will be below 45 dB based on STC ratings for proposed building materials. Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.
Permits, reviews, and approvals	The Campbell received a Final Site Plan Approval from the City of Detroit Buildings, Safety Engineering & Environmental Department in August 2022. The Wesson is going through the final approval process.

Project Mitigation Plan

Contamination and Toxic Substances The developer's construction team and environmental consultant will be responsible for implementation and monitoring of the response activities. Photo and written forms of documentation will be presented. It is anticipated the response activities will take two to three months for completion. Once all response activities are complete, documentation will be provided to EGLE. **Historic Preservation** The developer/ownership team will be responsible for ensuring the work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022, will inform the Preservation Specialist of any changes to the specifications submitted, and will provide photos of the completed work as required in the Section 106 Concurrence Letter dated April 12, 2022.

[23 Mitigation Plan Wesson-Campbell.pdf](#)

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: _____

Kim Siegel
DocuSigned by:
9390B097C5434FC...

Date: 3/13/2023

Name / Title / Organization: Kim Siegel / / DETROIT

Certifying Officer Signature: _____

Julie M. Schneider
DocuSigned by:
E47668645DAF469...

Date: 3/14/2023

Name/ Title: Julie Schneider, Director, Housing and Revitalization Department

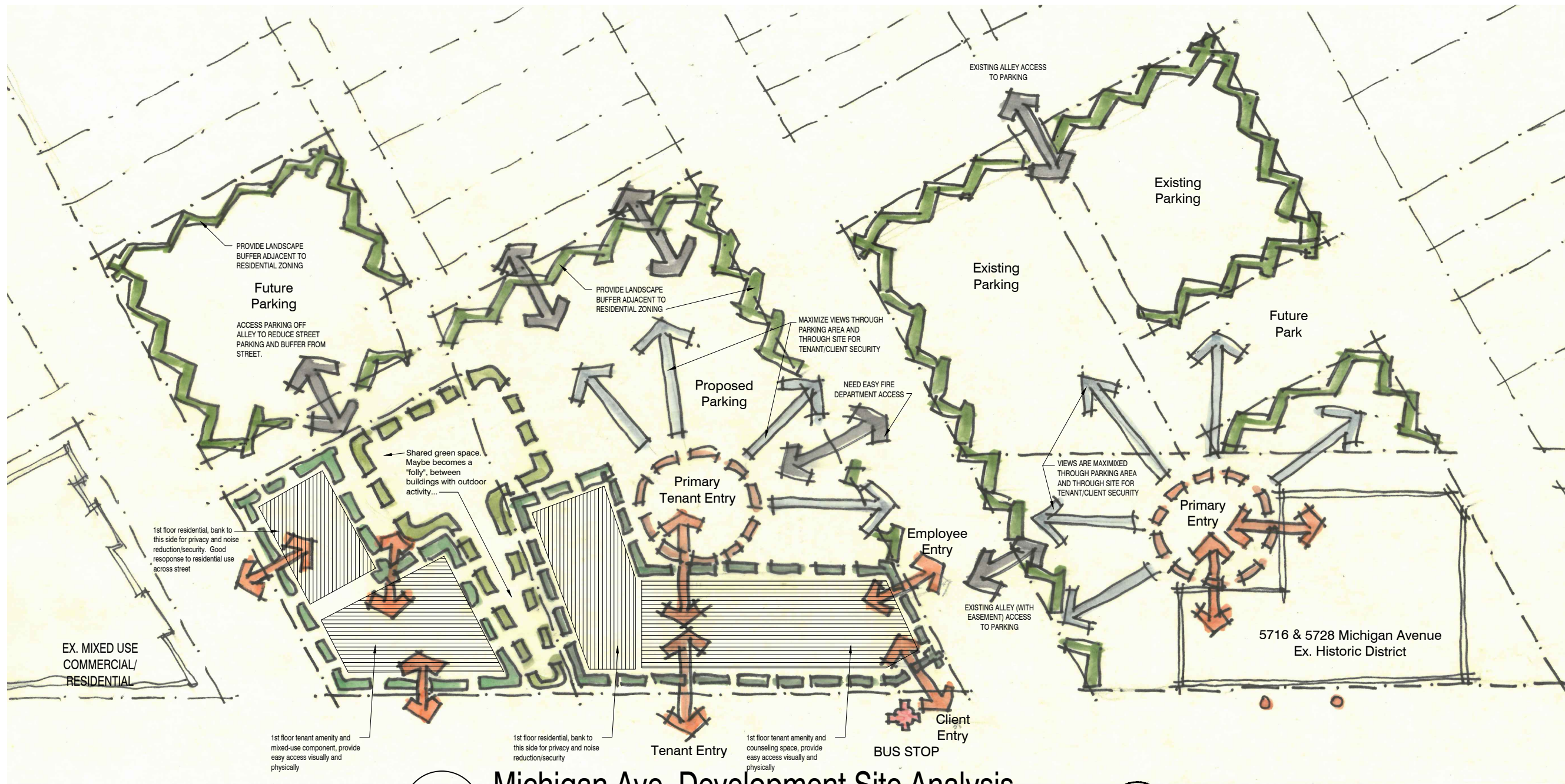
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Campbell – Wesson Apartments
Project Consultant : McDowell & Associates and PM Environmental
Date : January 23, 2023

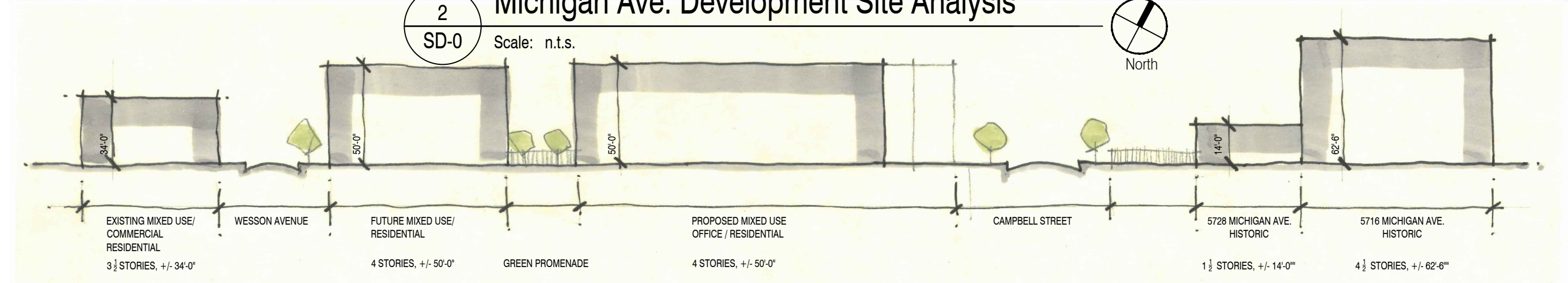
Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Required Follow-up or Reporting
ResAP – Assessment / Investigation	Response Activity Plan, Phase I ESA, BEA, Supplemental Subsurface Investigation, Backfill Investigation	General Contractor, Consultant	During Construction	Confirmatory Sampling and Testing, Compaction Testing
ResAP - Due Care Activities – Reports	Environmental Construction Plan – Due Care, No Further Action Report (s)	Consultant	During Construction	DDCC, NFA (s)
ResAP – Soil Remediation	Soil Excavation, Hauling, Disposal It is estimated that 17,100 tons of soil will be excavated and disposed at a Type II landfill.	General Contractor, Consultant	During Construction	Waste manifests
ResAP – Soil Backfill	Soil Import, Compaction	General Contractor, Consultant	During Construction	Compaction Test Reports
ResAP – Verification of Soil Remediation	Witness and direct soil remedial process, collect and submit samples for chemistry testing	Consultant	During Construction	NFA
Section 106 – Conditional No Adverse Effect Requirements	<p>A. The work will be conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022.</p> <p>B. Any changes to the scope of work for the Project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.</p> <p>C. Photos of the completed work will be submitted to the Preservation Specialist</p>	<p>General Contractor</p> <p>General Contractor, Consultant</p>	<p>Prior to Construction</p> <p>At any time</p>	

Campbell – Wesson Apartments
Project Consultant : McDowell & Associates and PM Environmental
Date : January 23, 2023

Noise Analysis – Unacceptable Noise	Appropriate construction materials will be incorporated in the building to mitigate noise levels within the acceptable range.	Architect, Construction, Crew, Foremen, Developer,	During Construction	Building specs
--	---	--	------------------------	----------------



2 Michigan Ave. Development Site Analysis
 SD-0 Scale: n.t.s.



1 Michigan Ave. Massing along Michigan Avenue
 SD-0 Scale: n.t.s.

Drawing Title

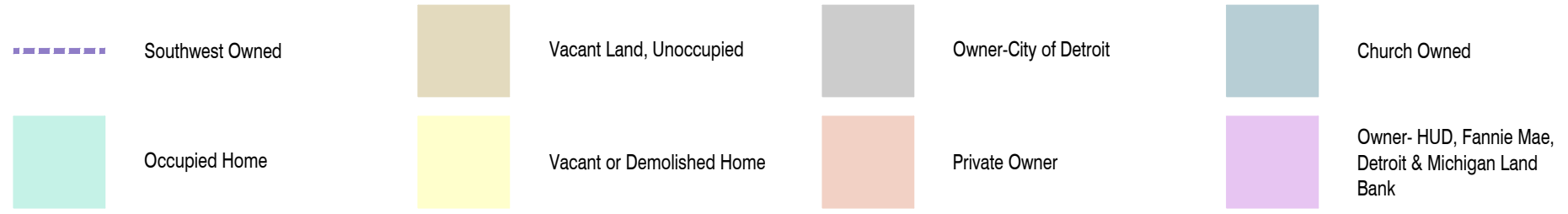
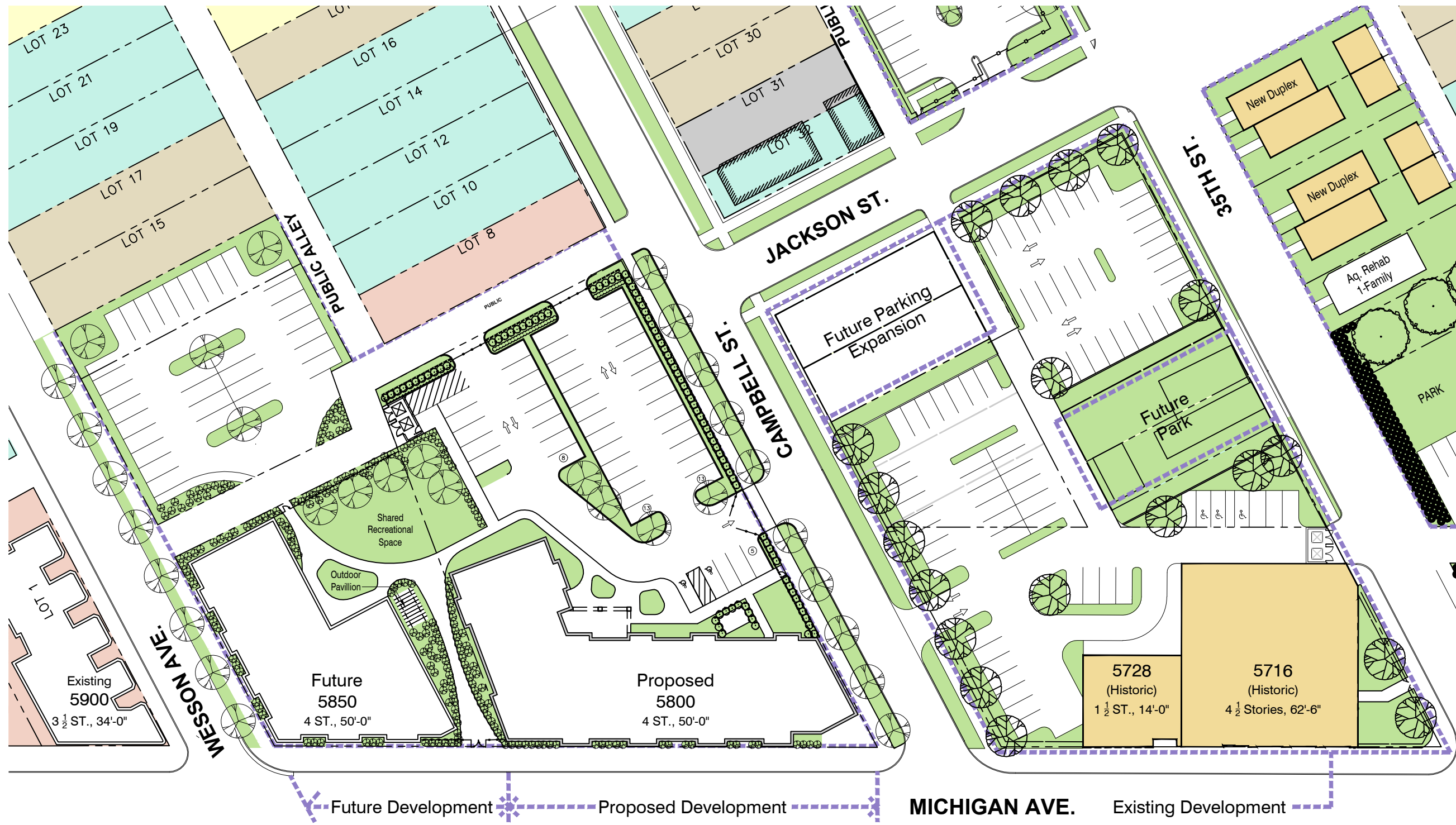
Project
 5800 LHDA LP
 (Campbell Street Apartments of Detroit)

5800 Michigan Avenue
 Detroit, Michigan 48210

Drawing No.: SD-0

Issued For
 Design Review

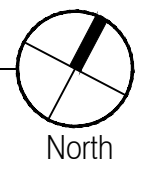
Date
 07.07.2022



1
SD-1

Michigan Ave. Master Development Plan

Scale: n.t.s.



Project
5800 LHDA LP
 (Campbell Street Apartments of Detroit)

5800 Michigan Avenue
 Detroit, Michigan 48210

Drawing No.: SD-1

Drawing Title

Issued For	Date
Design Review	07.07.2022

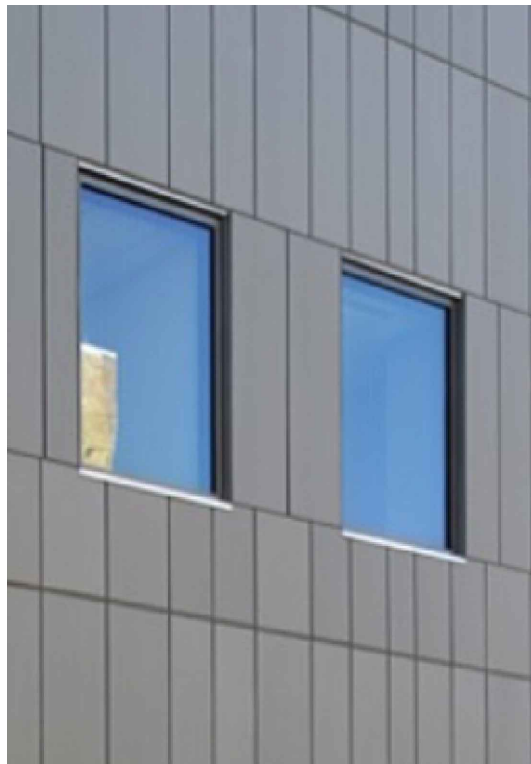
SHELTER
 DESIGN STUDIO LLC
 104 W. Fourth St., Suite 303
 Royal Oak, Michigan 48067
 T: 248.629.7153 F: 248.629.7154
 www.SHELTERSTUDIO.LLC.com



Elton Park, Narrow Courtyard, Promenade



Masonry, Metal Panel, Corrugated Metal Panel



Insulated Metal Panel / Window



Corrugated Metal Panel / Window

Project
5800 LHDA LP
 (Campbell Street Apartments of Detroit)

5800 Michigan Avenue
 Detroit, Michigan 48210

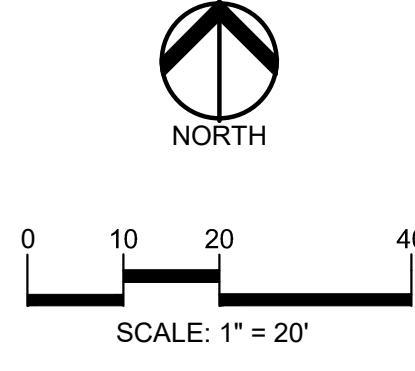
Drawing No.: **SD-2**

Drawing Title

Issued For	Date
Design Review	07.07.2022

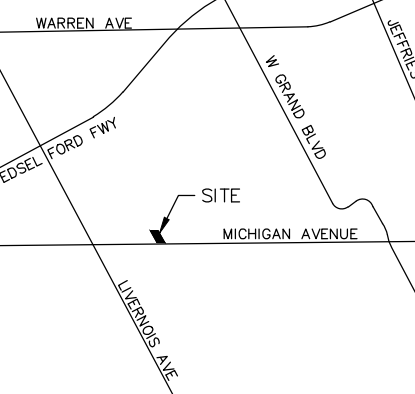
SHELTER
 DESIGN STUDIO LLC

104 W. Fourth St., Suite 303
 Royal Oak, Michigan 48067
 T: 248.629.7153 F: 248.629.7154
 www.SHELTERSTUDIO.LLC.com



811 Know what's below. Call before you dig.

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SOUTHWEST HOUSING SOLUTIONS
1829 25TH STREET, STE. A
DETROIT, MI 48216

PROJECT TITLE
5800 MICHIGAN AVE
5800 MICHIGAN AVE
DETROIT, MI

REVISIONS	
95 PERCENT DRAWINGS	03.08.22
SITE PLAN REVIEW	05.11.22

ORIGINAL ISSUE DATE:
MARCH 8, 2022
DRAWING TITLE
UTILITY PLAN

PEA JOB NO.	2021-0535
P.M.	BWJ
DN.	JRW
DES.	JRW
DRAWING NUMBER:	

C-6.0

UTILITY LEGEND:

- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

WAYNE COUNTY INSPECTION NOTES:

- THE WAYNE COUNTY PERMIT ENGINEER MUST OBSERVE CONSTRUCTION AND INSTALLATION OF THE SITE STORM WATER MANAGEMENT SYSTEM COMPONENTS (MANUFACTURED TREATMENT SYSTEM, UNDERGROUND DETENTION SYSTEM, OUTLET CONTROL STRUCTURE, AND OUTLET PIPES).
- CONTRACTOR SHALL NOTIFY THE WAYNE COUNTY PERMIT OFFICE AT (734) 858-2874 AT LEAST 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION DURING CONSTRUCTION.

REFER TO:
UTILITY NOTES ON SHEET C-9.5.

CROSSING TABLE:

1	8" STM B/P 109.70	21" 8" SAN T/P 108.17	1.52
2	8" STM B/P 109.64	8" STM T/P 108.05	1.59
3	8" STM B/P 109.57	8" STM T/P 108.07	1.50
4	8" STM T/P 108.53	8" WATER B/P 110.50	1.97
5	8" STM T/P 108.55	2" WATER T/P 110.50	1.95

STORM STRUCTURES

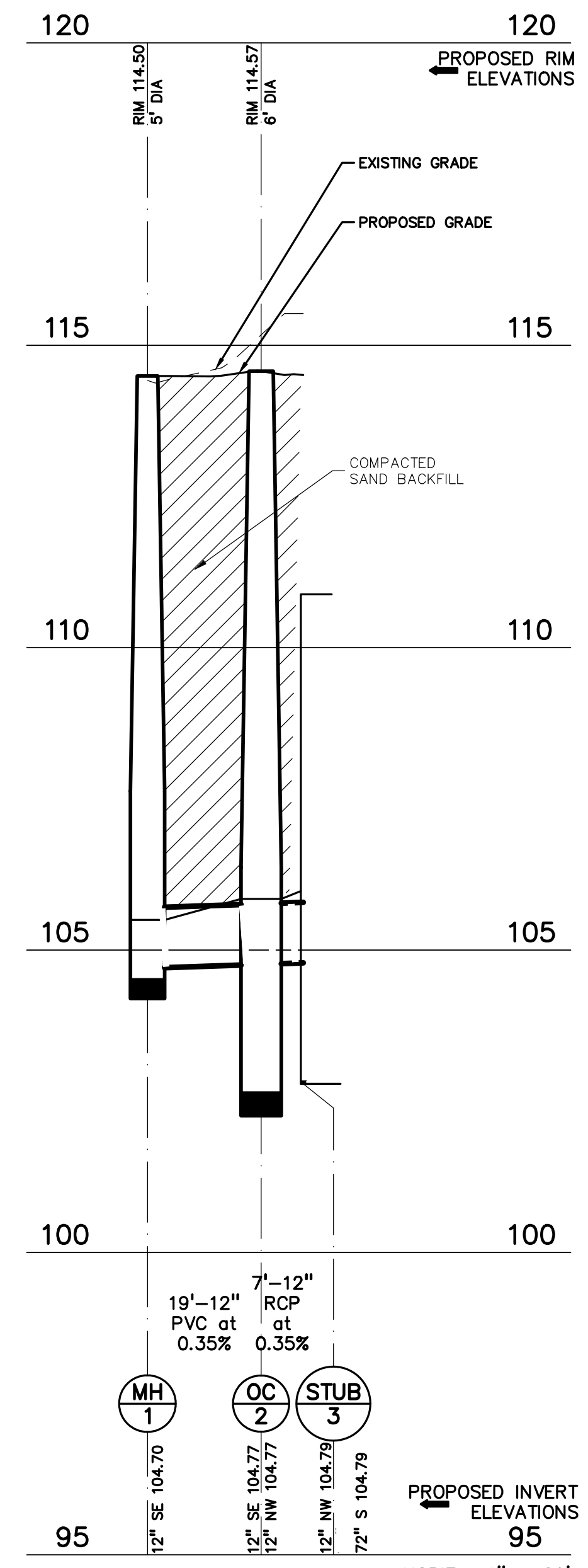
MH 1	(5' DIA./0' SUMP) RIM = 114.50 12" SE 104.70
OC 2	RIM = 114.57 12" SE 104.77 12" NW 104.77
TS 12	RIM = 113.85 10" SE 108.65 10" NW 107.63
MH 14	(4' DIA./0' SUMP) RIM = 113.73 8" W 109.60 8" W 109.54 10" E 108.70 8" SE 109.93 10" NW 108.70
CB 15	(4' DIA./2' SUMP) RIM = 113.56 8" E 109.76
YD 16	(2' DIA./1' SUMP) RIM = 113.91 8" E 110.11
CB 18	(4' DIA./2' SUMP) RIM = 113.10 10" W 108.91
CO 19	(1' DIA./0' SUMP) RIM = 113.97 8" SE 110.17 8" NW 110.17
YD 20	(2' DIA./1' SUMP) RIM = 115.56 8" NW 110.63

WATER MAIN STRUCTURES

a	6"x12" TS&V RIM = 114.43
b	2" SHUTOFF RIM = 115.88

REFER TO DETAIL ON SHEET C-8.1.

REFER TO DETAIL ON SHEET C-8.1.



CITY OF DETROIT STORM SEWER FRAME AND COVER NOTES

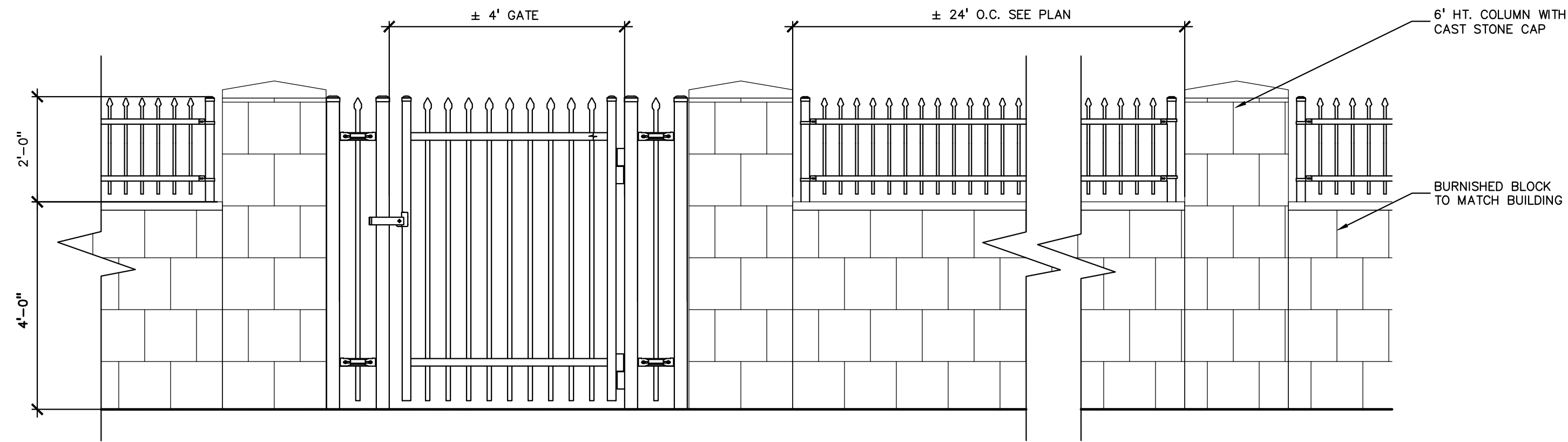
CATCH BASIN - CURB
FRAME: EJ 7045
COVER: TYPE "M1" GRATE

YARD DRAIN - GRASS
FRAME: NYLOPLAST DRAIN BASIN
COVER: DOME GRATE
REFER TO DETAIL ON SHEET C-9.0

MANHOLE
FRAME AND COVER: ERGO ASSEMBLY

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

S:\PROJECTS\2021\0535-5800 MICHIGAN AVE\DWG\SITE PLANS\C-6.0\UTIL-21-0535.rwg



1 4' MASONRY WALL AND ORNAMENTAL FENCE GATE DETAIL
SCALE: 1" = 2'-0"



2 BARRIER GATE ARM
SCALE: 1" = 2'-0"

Luminaire Shown with Integral Louver (L)



Luminaire Shown with IMSBT Option



IMSBT

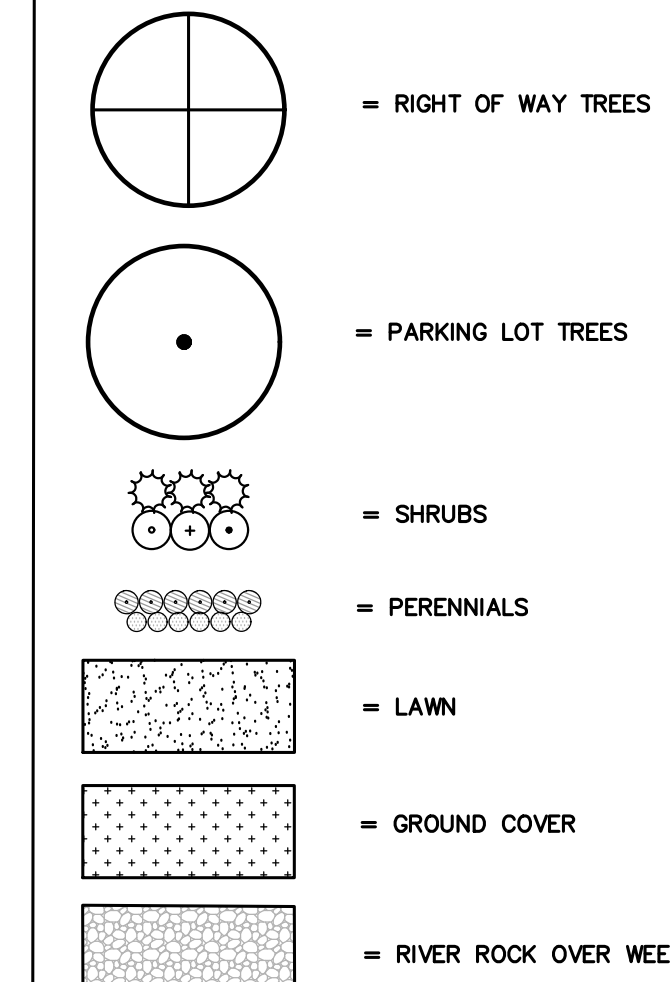
LIGHTING HEIGHT:
18'-6" TALL

3 PARKING LOT LIGHTING
SCALE: 1" = 2'-0"

DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5	Red Maple	<i>Acer rubrum</i>	2.5" Cal.	B&B
5	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	2.5" Cal.	B&B
7	TC2.5	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2.5" Cal.	B&B
18	TOTAL DECIDUOUS TREES				
SHRUB PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
23	EM36	Moonshadow Euonymus	<i>Euonymus fortunei 'Moonshadow'</i>	36" Sprd.	Cont.
95	JS24	Blue Star Creeping Juniper	<i>Juniperus squamata 'Blue Star'</i>	24" Sprd	Cont.
20	RA24	Gro Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	24" Ht.	Cont.
24	TO6	Mission Arborvitae	<i>Thuja occidentalis 'Techny'</i>	6" Ht.	Cont.
162	TOTAL SHRUBS				
PERENNIAL PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
270	EF	Purpleleaf wintercreeper	<i>Euonymus fortunei 'coloratus'</i>	24 flat	Cont.
54	LA	Lavender	<i>Lavendula angustifolia 'Munstead Strain'</i>	1 Gal.	Cont.
55	NF	Six Hills Giant Catmint	<i>Nepeta x faassenii 'Six Hills Giant'</i>	1 Gal.	Cont.
75	PH	Heavy Metal Switch Grass	<i>Panicum virgatum 'Heavy Metal'</i>	1 Gal.	Cont.
66	RN	Black-Eyed Susan	<i>Rudbeckia nitida 'Herbstsonne'</i>	1 Gal.	Cont.
131	SS	The Blues Bluestem	<i>Schizachyrium scoparium 'The Blues'</i>	1 Gal.	Cont.
651	TOTAL PERENNIALS				

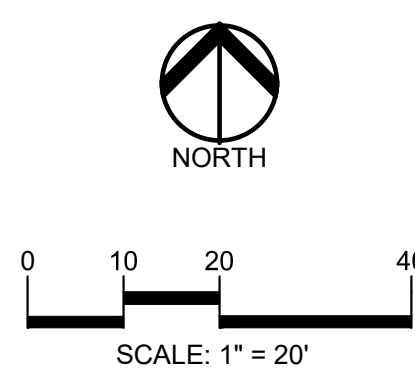
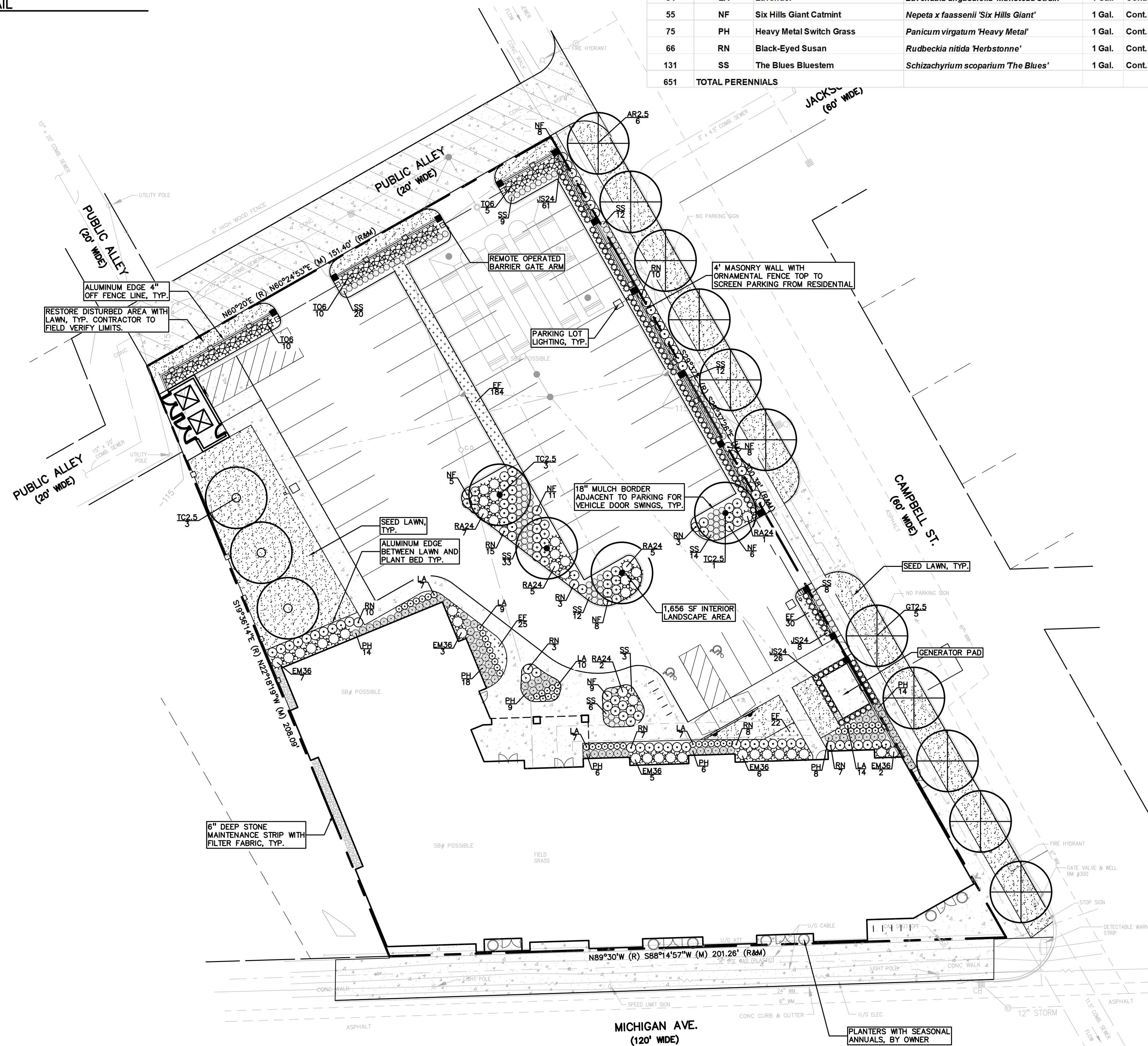
LANDSCAPE CALCULATIONS:	
PER CITY OF DETROIT ZONING ORDINANCE, ZONED B-4	
RIGHT OF WAY LANDSCAPE REQUIRED: 1 DEC. TREE / 30 LF CAMPBELL: 320 / 30 = 11 TREE REQUIRED	
PROVIDED: 11 DEC. TREES PROVIDED.	
PARKING LOT LANDSCAPE REQUIRED: 18 SF OF LANDSCAPE / PARKING SPACE, 1 TREE / 250 SF LANDSCAPE AREA, AND 30"-36" HT. VEGETATIVE SCREEN ADJACENT TO PARKING. 18 * 48 = 864 SF OF INTERIOR LANDSCAPE REQUIRED. 864 / 250 = 4 TREES REQUIRED.	
PROVIDED: 4 TREES, 1,656 SF OF INTERIOR LANDSCAPE AND 36" HT. VEGETATIVE SCREENING	

KEY:

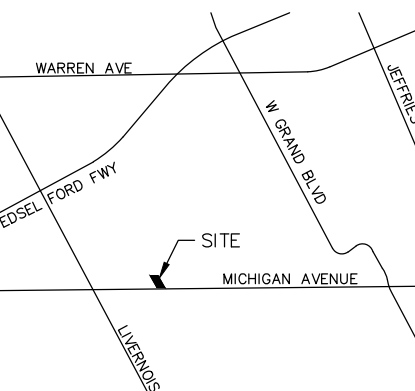


GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE, TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT / BLOCK PROPOSED REGULATORY / DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.
- ALL LANDSCAPE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM (DESIGN-BUILD) BY CONTRACTOR



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SOUTHWEST HOUSING SOLUTIONS
1829 25TH STREET, STE. A
DETROIT, MI 48216

PROJECT TITLE
5800 MICHIGAN AVE
5800 MICHIGAN AVE
DETROIT, MI

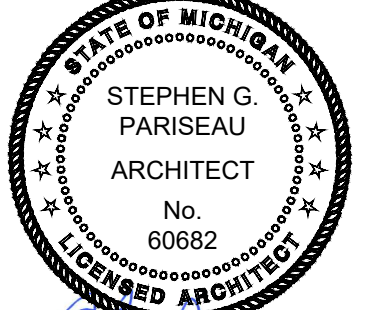
REVISIONS	
95 PERCENT DRAWINGS	03.08.22
SITE PLAN REVIEW	05.11.22

ORIGINAL ISSUE DATE:
MARCH 8, 2022

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	2021-0535
P.M.	BWJ
DN.	KAD
DES.	KAD

DRAWING NUMBER:
L-1.0



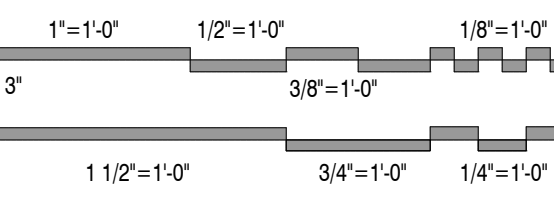
Stephen G. Pariseau, AIA
104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067

248.629.7153 ph.

5800 LDHA LP
1920 25th Street, Suite A
Detroit, MI 48216

5800 LDHA LP
APARTMENTS

5800 Michigan Avenue
Detroit, MI 48210

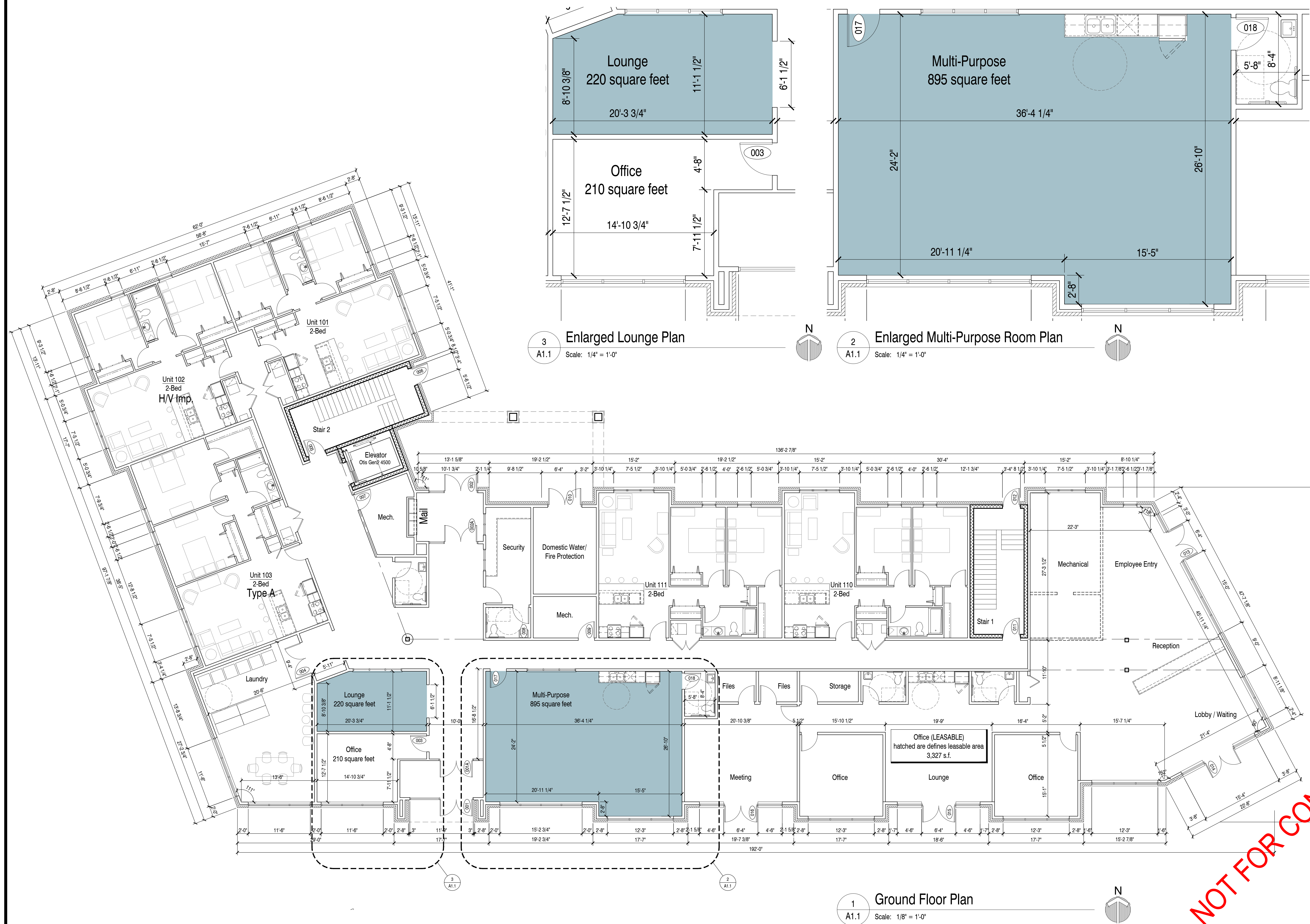


Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021
Site Plan Review-Resubmittal	05.11.2022

Ground Floor Plan-
Enlarged Amenity
Plans

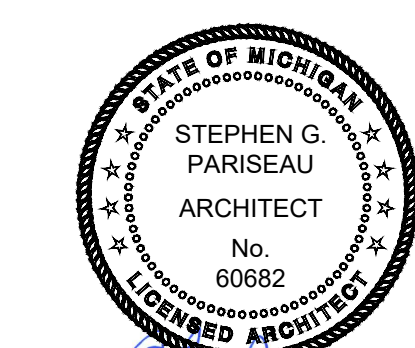
2021-250	Project No.
JMH/SGP	Drawn By
SGP	Checked By

Scale
A1.1
Drawing No.



NOT FOR CONSTRUCTION

Architect of Record



Stephen G. Pariseau
Stephen G. Pariseau, AIA
104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067
248.629.7153 ph.

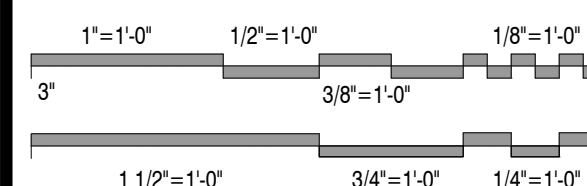
Owner

5800 LDHA LP
1920 25th Street, Suite A
Detroit, MI 48216

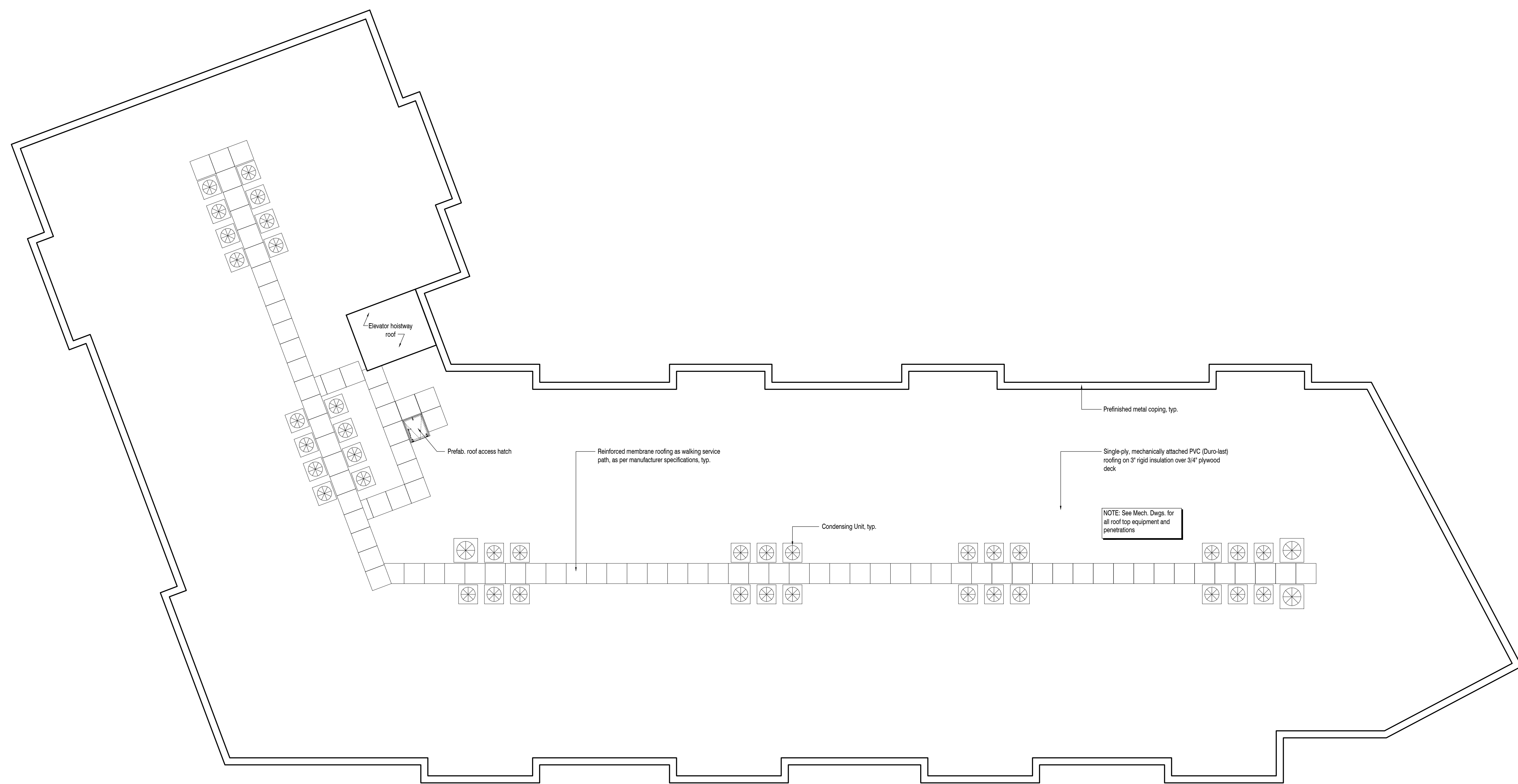
Project

**5800 LDHA LP
APARTMENTS**

5800 Michigan Avenue
Detroit, MI 48210

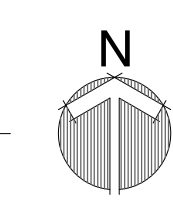


Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021



NOTE: See Mech. Dwgs. for all roof top equipment and penetrations

1 Roof Plan
A1.4 Scale: 1/8" = 1'-0"

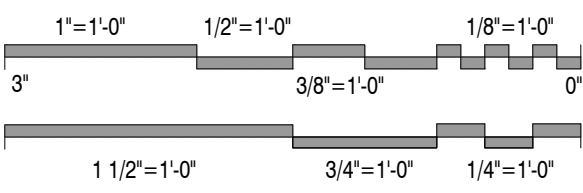
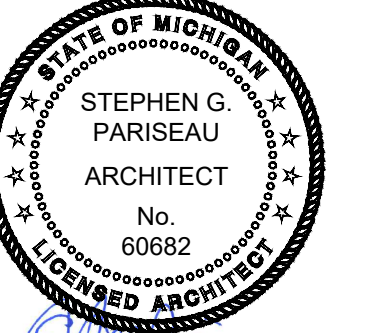


NOT FOR CONSTRUCTION

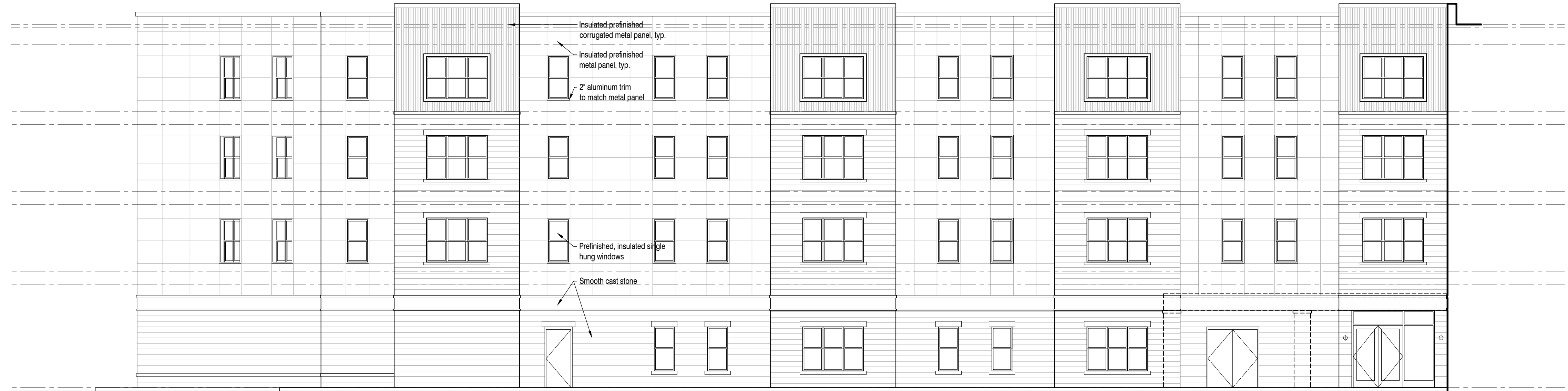
Drawing Title
Roof Plan

2021-250
Project No.
JMH/SGP
Drawn By
Scale
A1.4
Drawing No.

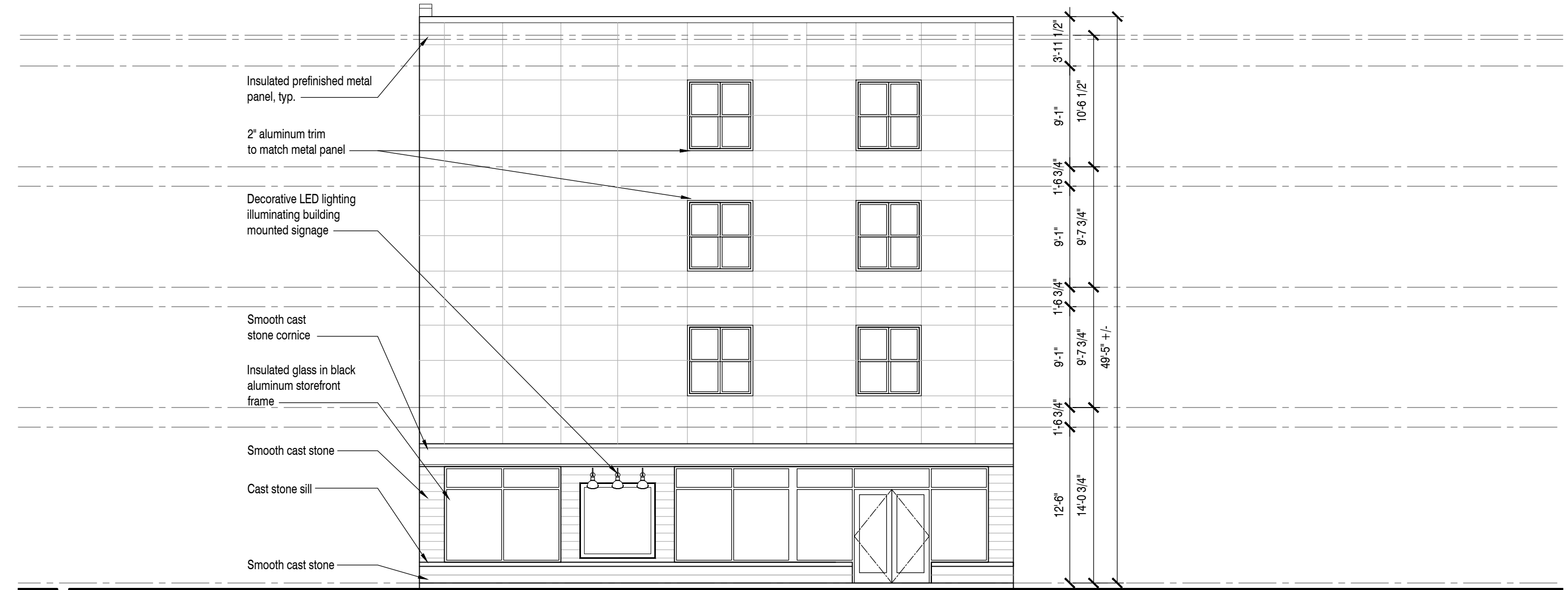
SGP
Checked By



Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021
Site Plan Review-Resubmittal	05.11.2022



3 North Elevation
A3.1 Scale: 1/8" = 1'-0"



2 East Elevation (Campbell)
A3.1 Scale: 1/8" = 1'-0"

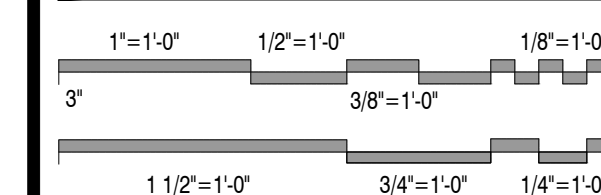
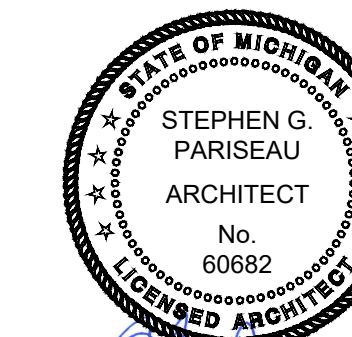


1 South Elevation (Michigan Avenue)
A3.1 Scale: 1/8" = 1'-0"

Drawing Title
Exterior Elevations

2021-250	
Project No.	
JMH/SGP	SGP
Drawn By	Checked By
1/8" = 1'-0"	
Scale	

A3.1
Drawing No.



Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021
Site Plan Review-Resubmittal	05.11.2022

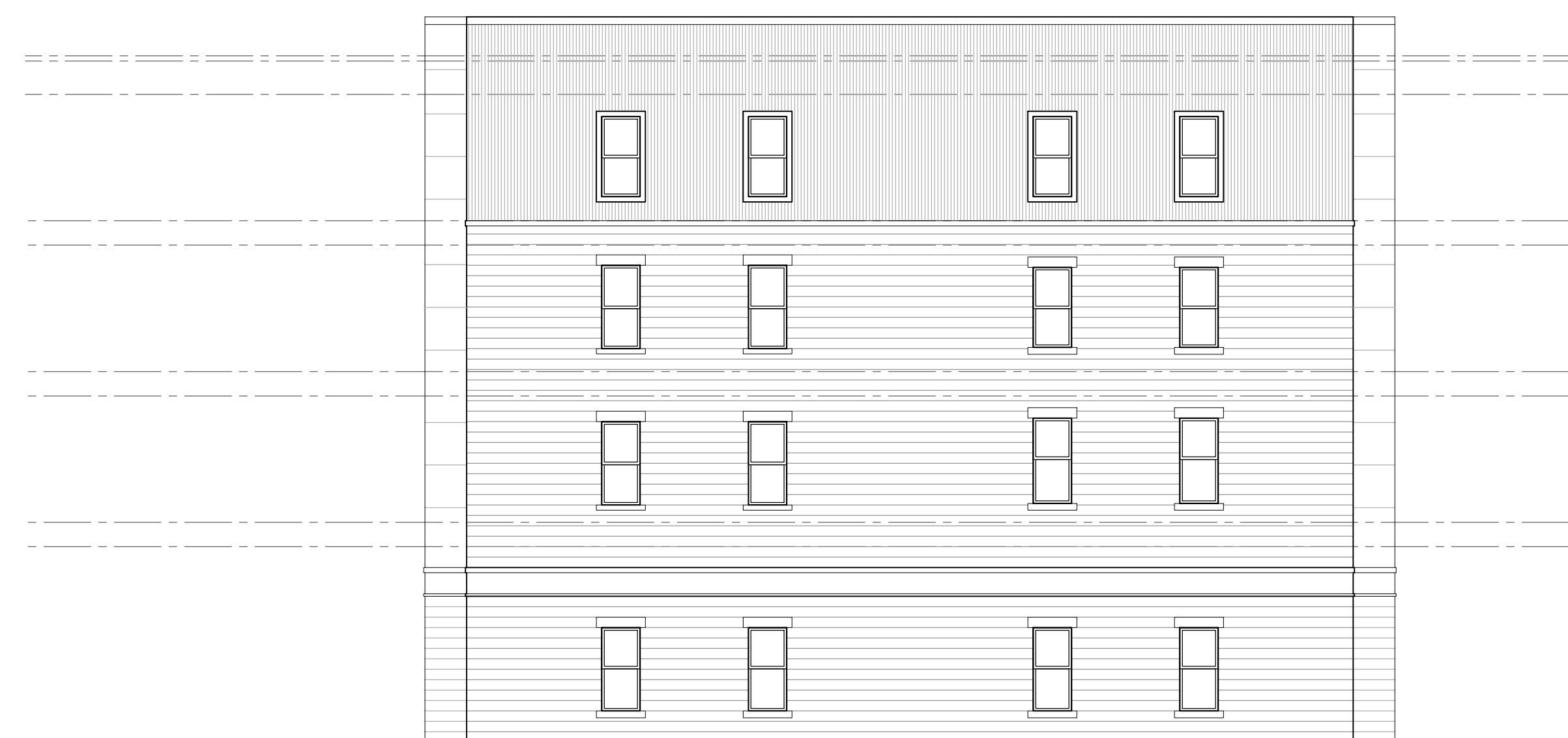
Drawing Title
Exterior Elevations

2021-250	Project No.
JMH/SGP	Drawn By
SGP	Checked By
1/8" = 1'-0"	Scale

A3.2
Drawing No.



3 Southwest Elevation
A3.2 Scale: 1/8" = 1'-0"



2 Northwest Elevation
A3.2 Scale: 1/8" = 1'-0"



1 Northeast Elevation
A3.2 Scale: 1/8" = 1'-0"

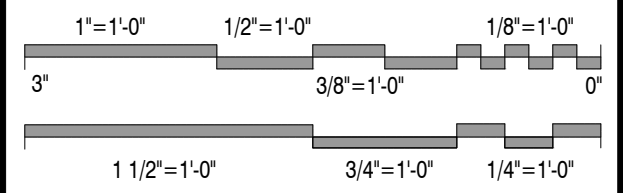


2 Second - Fourth Floor Plans
SD1.1 Scale: 3/32" = 1'-0"



1 Ground Floor Plan
SD1.1 Scale: 3/32" = 1'-0"

UNIT MIX & QUANTITY	
FIRST FLOOR	
1-BEDROOM	2
2-BEDROOM	4
2ND - 4TH FLOORS	
1-BEDROOM	6 PER FLOOR = 18
2-BEDROOM	5 PER FLOOR = 15
TOTAL	39 UNITS



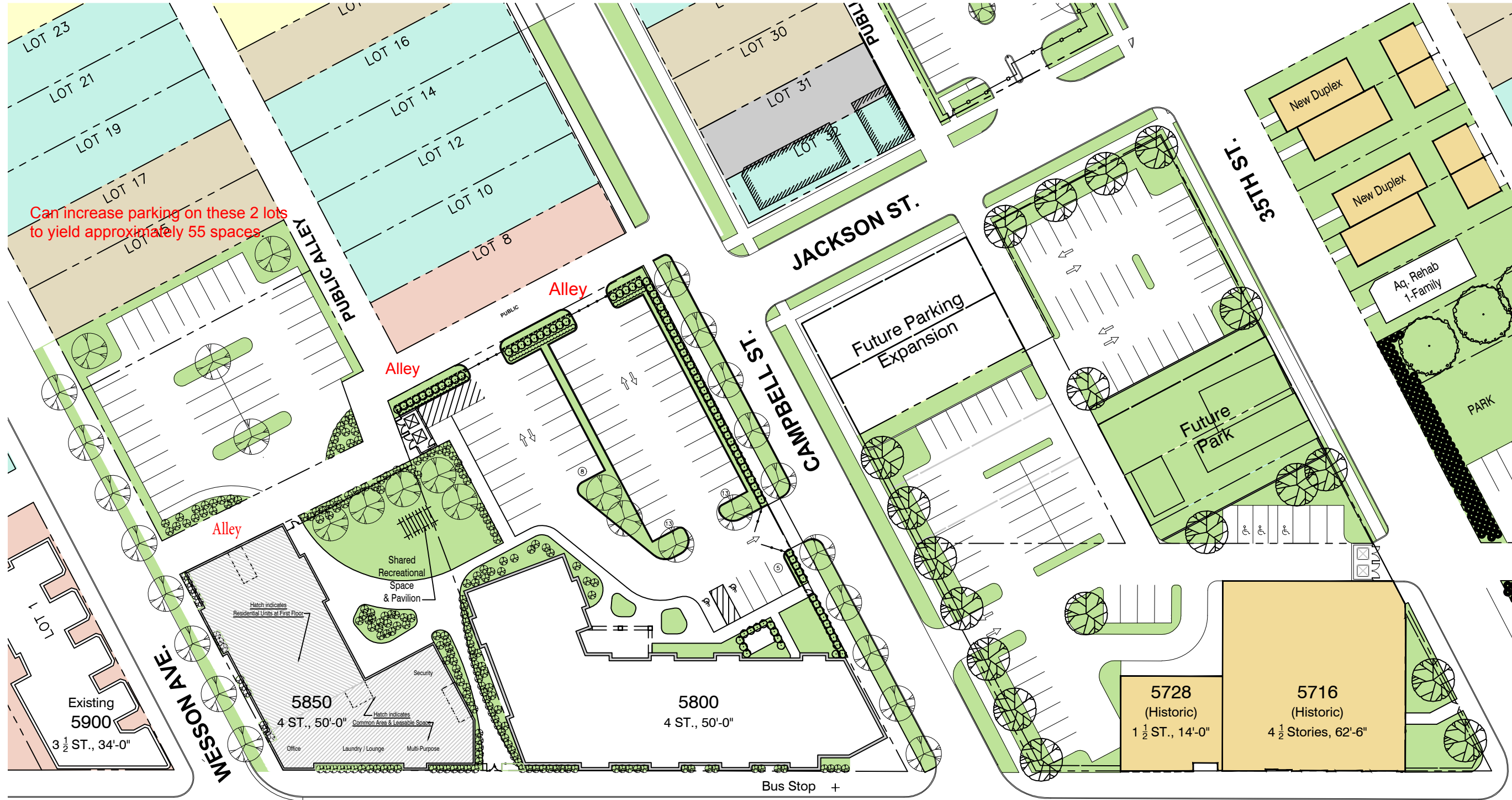
Issued For	Date
Review	11.22.2022

NOT FOR CONSTRUCTION

Drawing Title
SCHEMATIC
First Floor
Second - Fourth
Floor Plans

2021-259
Project No.
JMH/SGP
Drawn By
SGP
Checked By

Scale
SD1.1
Drawing No.



WESSON AVE. APARTMENTS OF DETROIT SCHEMATIC DESIGN UNIT MIX

GROSS SQUARE FOOTAGE 10,300 PER FLOOR = 41,200 TOTAL S.F.

1ST FLOOR UNITS	2	1-BED
	4	2-BED
2ND - 4TH FLOOR UNITS	5	1-BED PER FLOOR
	6	2-BED PER FLOOR
	17	1-BED TOTAL
	22	2-BED TOTAL
	39	TOTAL UNITS

Proposed Development

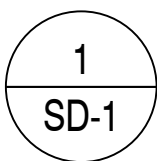
- Southwest Owned
- Occupied Home

Existing Development

- Vacant Land, Unoccupied
- Vacant or Demolished Home

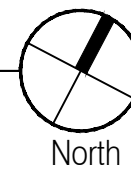
MICHIGAN AVE. Existing Development

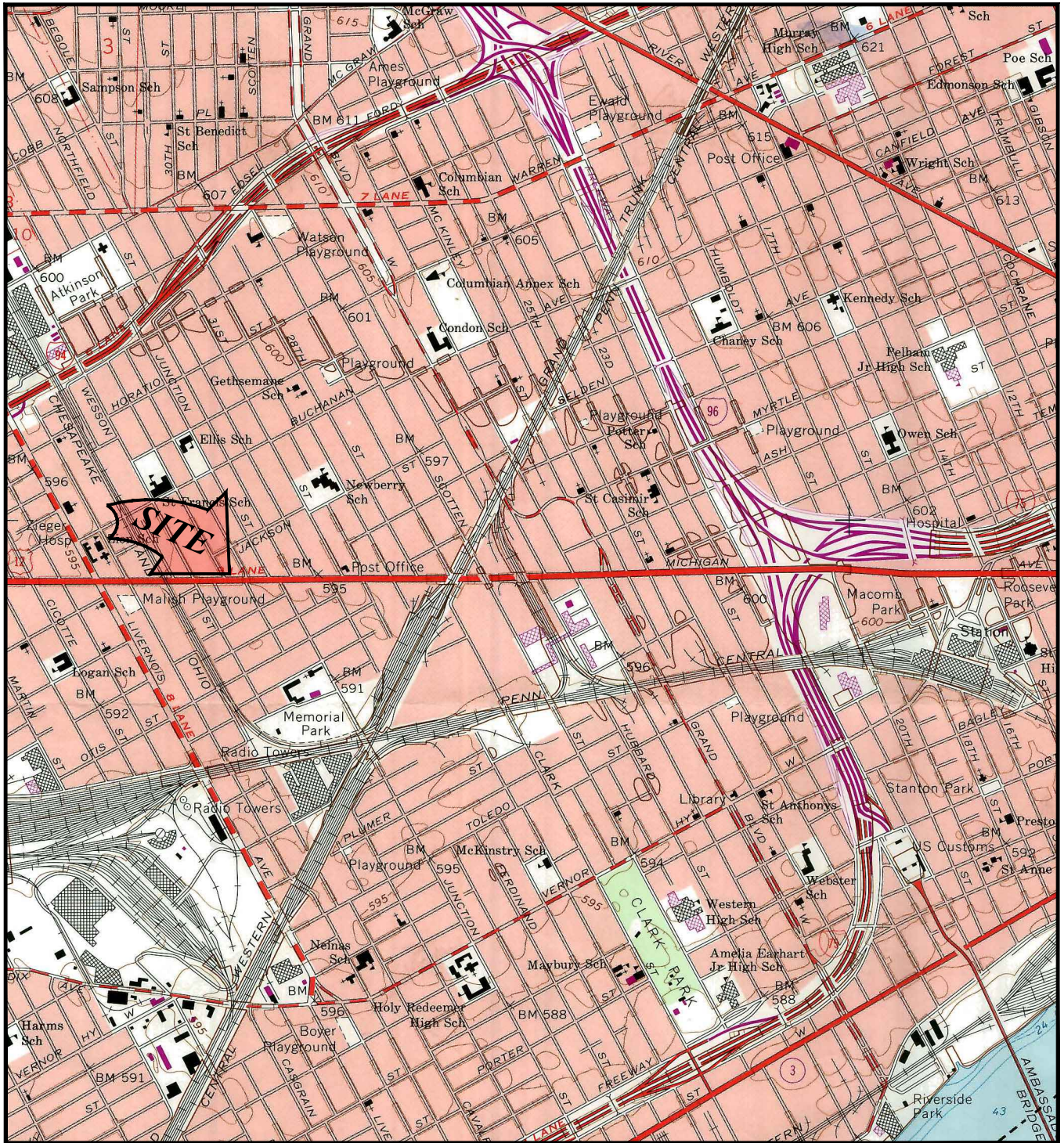
- Owner-City of Detroit
- Private Owner
- Church Owned
- Owner- HUD, Fannie Mae, Detroit & Michigan Land Bank



Michigan Ave. Master Development Plan

Scale: n.t.s.





WAYNE COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

DETROIT, MI QUADRANGLE, 1996.



PROJ: 5800 LDHA LP
 North Campbell Street and
 Michigan Avenue, Detroit, Michigan

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
 0 2000'

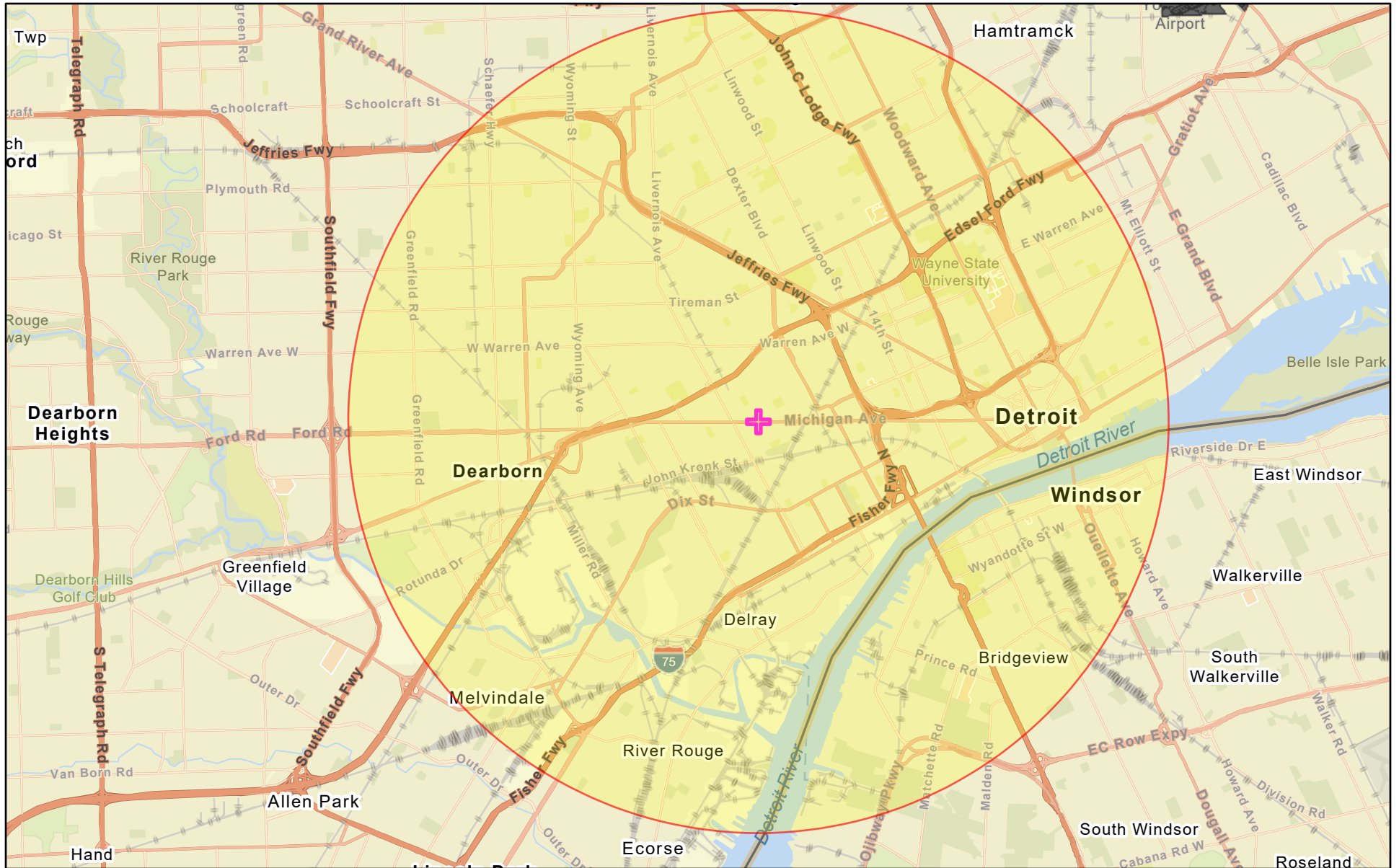
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: MRM DATE: 3/18/2022

CHKD BY: AP SCALE: 1" = 2,000'

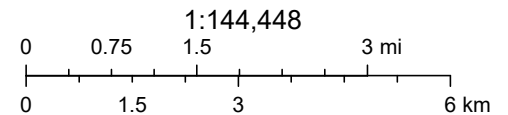
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Airport Map



July 15, 2022

- Project Buffer
- Airport Polygons
- + Search Result (point)
- + Airport Points

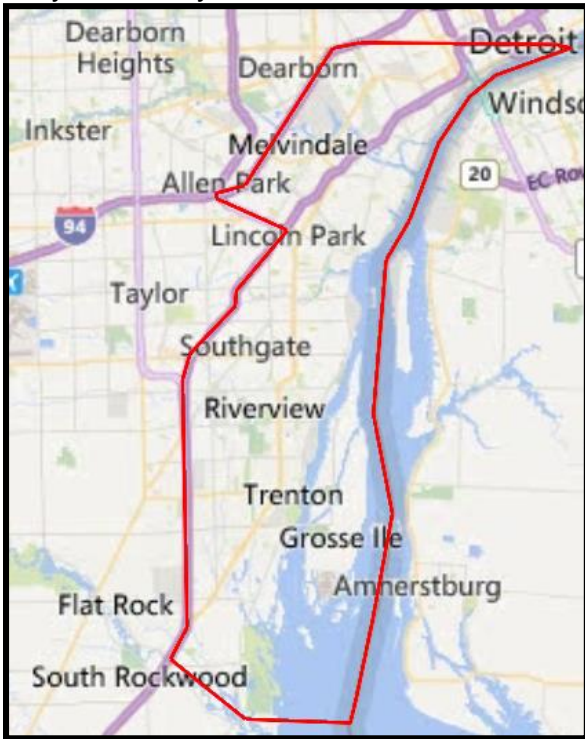


Province of Ontario, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, EPA OEI

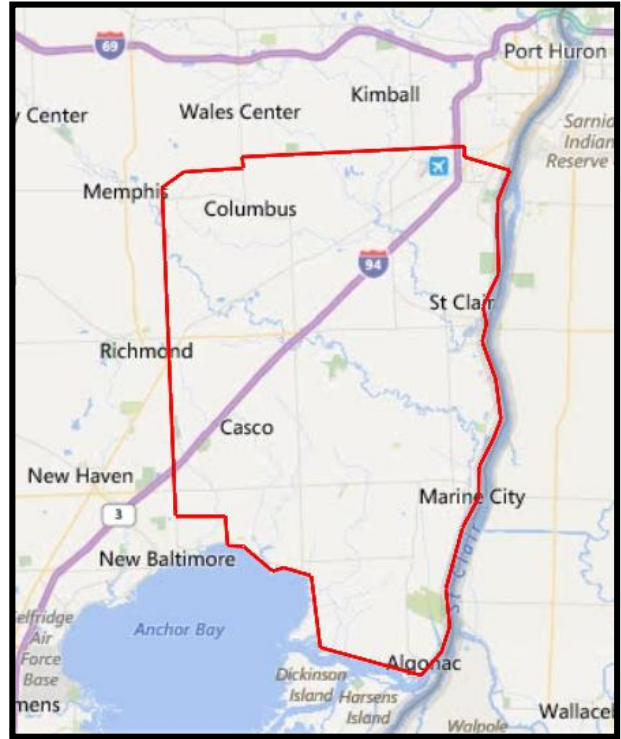
Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

Wayne County Area

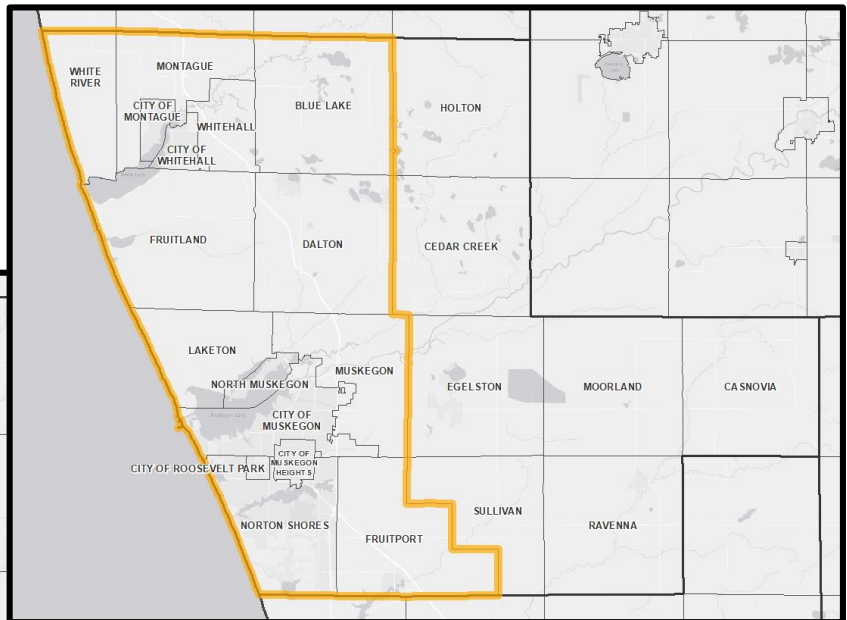
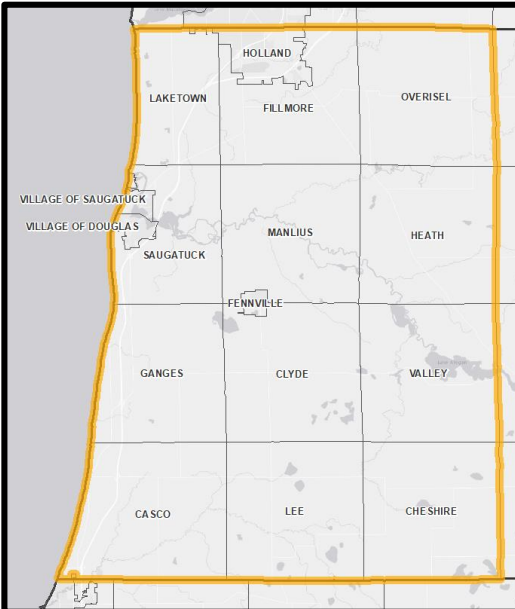


St. Clair County Area



Ozone Nonattainment Areas

Allegan County Area

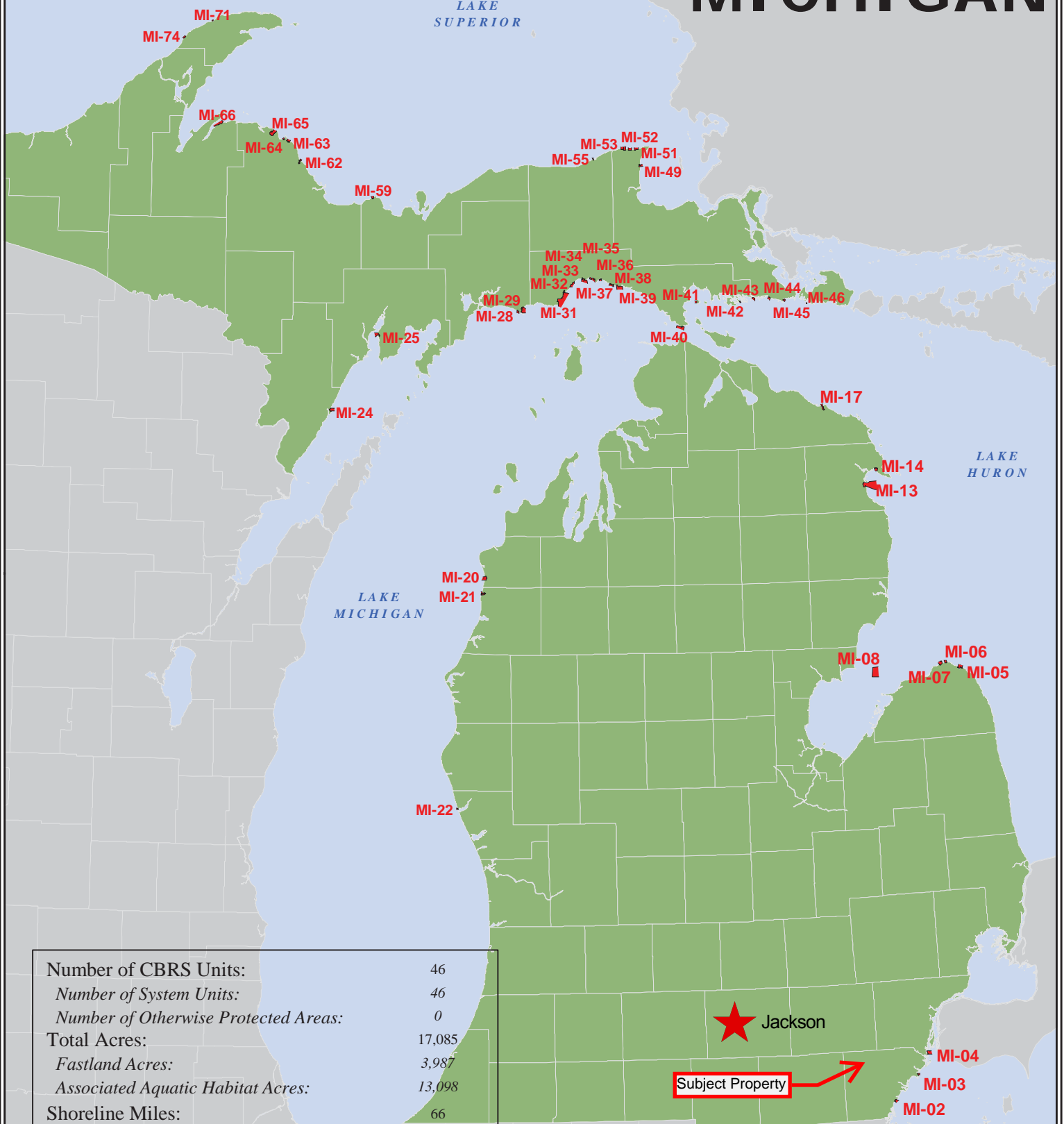


Muskegon County Area

Updated July 23, 2019

Prepared by MDEQ, Air Quality Division, State Implementation Plan Unit

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN



Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.

Map Date: March 14, 2016



U.S. Fish and Wildlife Service Coastal Barrier Resources System

CBRS



January 29, 2020

■ CBRS Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/cbra/maps/index.html>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbra/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

National Flood Hazard Layer FIRMMette



83°7'10"W 42°20'6"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS	
	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

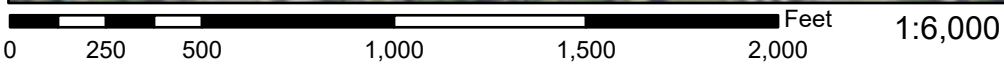
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/30/2020 at 5:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed October, 2020.



83°6'32"W 42°19'39"N



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

January 25, 2022

Ms. Chelsea Dantuma, Project Consultant - Architectural Historian
PM Environmental, Inc.
3340 Ranger Road
Lansing, Michigan 48906

Dear Ms. Dantuma:

Subject: Southwest Housing Solutions Michigan Avenue Project, Detroit, Michigan

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations (CFR) Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements including the State's SIP if they may constitute a significant new source of air pollution.

On August 3, 2018, Wayne County was designated nonattainment for the 2015 National Ambient Air Quality Standard (NAAQS) for ozone, and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE is currently working to complete the required SIP submittal for this area; therefore, an alternative evaluation was completed to assess conformity. Specifically, EGLE considered the following information from the United States Environmental Protection Agency's (USEPA) general conformity guidance, which states "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the Southwest Housing Solutions Michigan Avenue project proposed to be completed with federal grant monies, including the construction of a permanent, supportive housing building in Detroit, Michigan. The project will provide 16 housing units that meet the definition of Housing and Urban Development (HUD) Category 1 – Homeless with a Disability and 24 units for households that meet the HUD Category 1 – Homeless definition. The project will also have a spacious community center that is 895 square feet, which will be adjacent to a 220 square foot lounge area on the first floor. The project is located at 5800 Michigan Avenue, and 3951 & 3957 North Campbell Street. The project is expected to commence in the summer/fall of 2022 and has an expected completion date of summer 2023.

Ms. Chelsea Dantuma

January 26, 2022

Page 2

In reviewing the *“Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,”* dated December 2012, prepared for KTTY Group, Inc., by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope, and duration of the Southwest Housing Solutions Michigan Avenue project proposed is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

A handwritten signature in blue ink that reads "Breanna Bukowski". The signature is written in a cursive, flowing style.

Breanna Bukowski
Environmental Quality Analyst

cc: Mr. Michael Leslie, USEPA Region 5
Ms. Penny Dwoinen, City of Detroit

Attainment Status for the National Ambient Air Quality Standards





The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

Areas of the state that are below the NAAQS concentration level are called attainment areas. The entire state of Michigan is in attainment for the following pollutants:

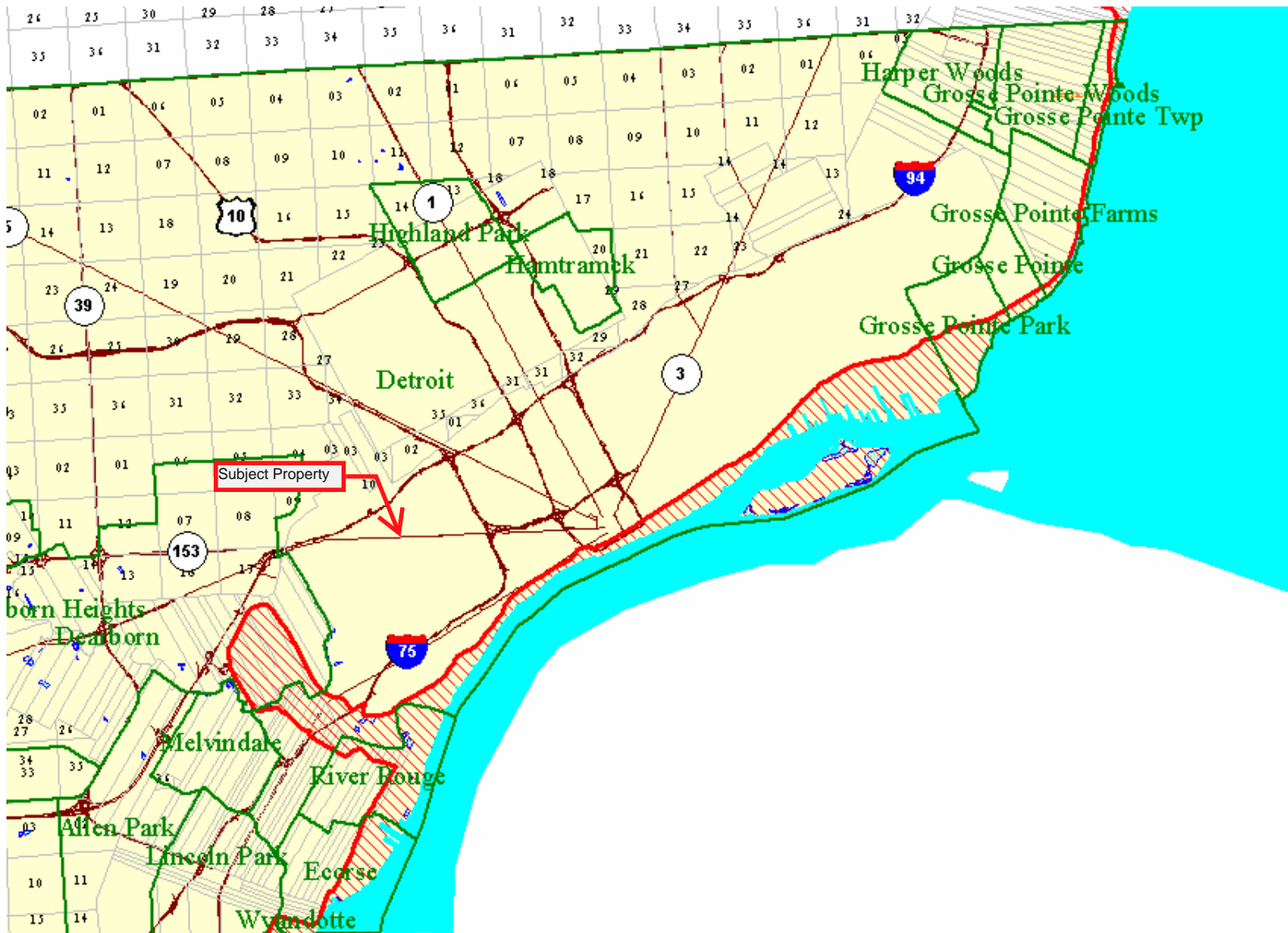
- Carbon Monoxide
- Lead
- Nitrogen Dioxide
- Particulate Matter

Non-attainment areas are those that have concentrations over the NAAQS level. Portions of the state are in non-attainment for sulfur dioxide and ozone (see map). The ozone non-attainment area is classified as marginal.

LEGEND		See Page 2 for close-up maps of partial county nonattainment areas
 Sulfur Dioxide Nonattainment Area	 Ozone Nonattainment Area	

Wayne County
Grosse Pointe Township, Grosse Pointe Woods, Grosse Pointe Farms
Grosse Pointe, Grosse Pointe Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, and T2S R12E
River Rouge, T2S R11E

The heavy red line is the **Coastal Zone Management Boundary**
The red hatched area is the **Coastal Zone Management Area**.





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
DETROIT DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

November 2, 2022

5800 LDHA LP
c/o Timothy Thorland, Asst. Vice President
1920 25th Street, Suite A
Detroit, Michigan 48216

Dear Timothy Thorland:

SUBJECT: Notice of Approval of the Response Activity Plan – Remedial Action Plan for:
Campbell-Wesson Development, 5800 Michigan Ave. (Tax I.D. #16001706-8),
5848 Michigan Ave., (Tax I.D. #16001704), 5850 Michigan Ave., (Tax I.D. #16001703),
5858 Michigan Ave., (Tax I.D. #16001702), 5862 Michigan Ave., (Tax I.D. #16001701), and
3951 Campbell Street (Tax I.D. #16014695), Detroit, Wayne County
EGLE Site I.D. No. 82008002

The Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division, has reviewed the Response Activity Plan – Remedial Action Plan for response activities to be undertaken at the properties identified as 5800, 5848, 5850, 5858, and 5862 Michigan Avenue and 3951 Campbell Street, Detroit, Wayne County, Michigan. The ResAP was submitted by McDowell & Associates behalf of 5800 LDHA LP on October 21, 2022, pursuant to Section 20114b(3) of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Based upon representations and information contained in the submittal, the response activities as proposed in the Response Activity Plan -Remedial Action Plan are approved.

This approval of the Response Activity Plan – Remedial Action Plan is for the undertaking of response activities to remediate contaminated soils and associated risk for the relevant pathways at the six parcels that comprise the Subject Property as identified in the response activity plan, received by EGLE on October 26, 2022, and is based upon the representations and information contained in this submittal.

EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed. Notwithstanding this approval, if environmental contamination is found to exist that is not addressed by the Response Activity Plan and you are otherwise liable for the contamination, additional response activities may be necessary.

If you should have further questions or concerns, please contact Ms. Jeanne Schlaufman, EGLE, RRD, at email SchlaufmanJ1@Michigan.gov.

Sincerely,

Paul Owens, District Supervisor
Detroit District Office
Remediation and Redevelopment Division

cc: Douglas McDowell, McDowell & Associates
Beth Vens, EGLE
Jeanne Schlaufman, EGLE



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:
Project Code: 2022-0064179
Project Name: 5800 Michigan

July 15, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Official Species List

The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (<https://ipac.ecosphere.fws.gov/>) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

Consultation requirements and next steps

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

Approach 1. Use the All-species Michigan determination key in IPaC. This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit https://www.fws.gov/midwest/EastLansing/te/pdf/MIFO_IPAC_instructions_v1_Jan2021.pdf. Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: <http://www.fws.gov/midwest/endangered/section7/s7process/index.html>. If you evaluate the details of your project and conclude “no effect,” document your findings, and your listed species review is complete; you do not need our concurrence on “no effect” determinations. If you cannot conclude “no effect,” you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects** and **projects that include installing communications towers that use guy wires**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds

Please see the “Migratory Birds” section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <https://www.fws.gov/midwest/eagle/permits/index.html> to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/administrative-orders/executive-orders.php>.

We appreciate your consideration of threatened and endangered species during your project planning. Please include a copy of this letter with any request for consultation or correspondence

about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

Project Summary

Project Code: 2022-0064179

Event Code: None

Project Name: 5800 Michigan

Project Type: Acquisition of Lands

Project Description: Construct a 4-story mixed use building

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.33165925,-83.1148283958845,14z>



Counties: Wayne County, Michigan

Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UJLHHUJGNZCWHCWPFD2MQNVE5U/documents/generated/6982.pdf	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UJLHHUJGNZCWHCWPFD2MQNVE5U/documents/generated/6983.pdf	Threatened

Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.) There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6039	Endangered
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. The location of the critical habitat is not available. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UJLHHUJGNZCWHCWPFD2MQNVE5U/documents/generated/5280.pdf	Threatened

Clams

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/527	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\) list](#) or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the

FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

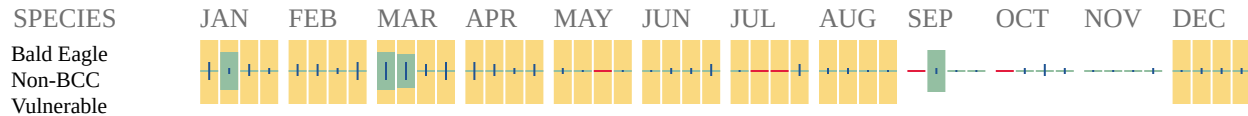
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

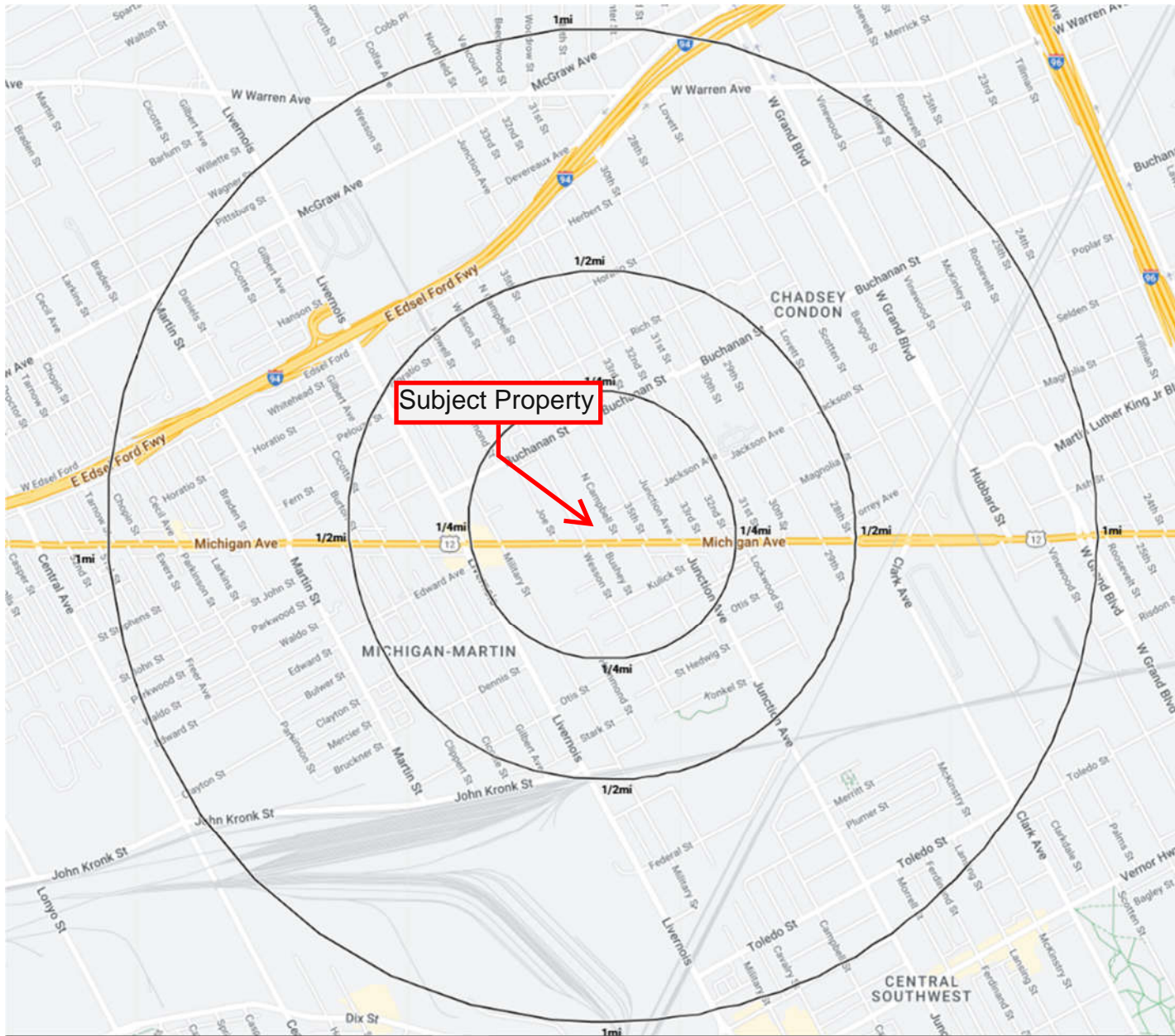
IPaC User Contact Information

Agency: PM Environmental
Name: Carey Kratz
Address: 3340 Ranger Road
City: Lansing
State: MI
Zip: 48906
Email: kratz@pmenv.com
Phone: 2487627093

Lead Agency Contact Information

Lead Agency: Department of Housing and Urban Development

AST Map





United States
Department of
Agriculture

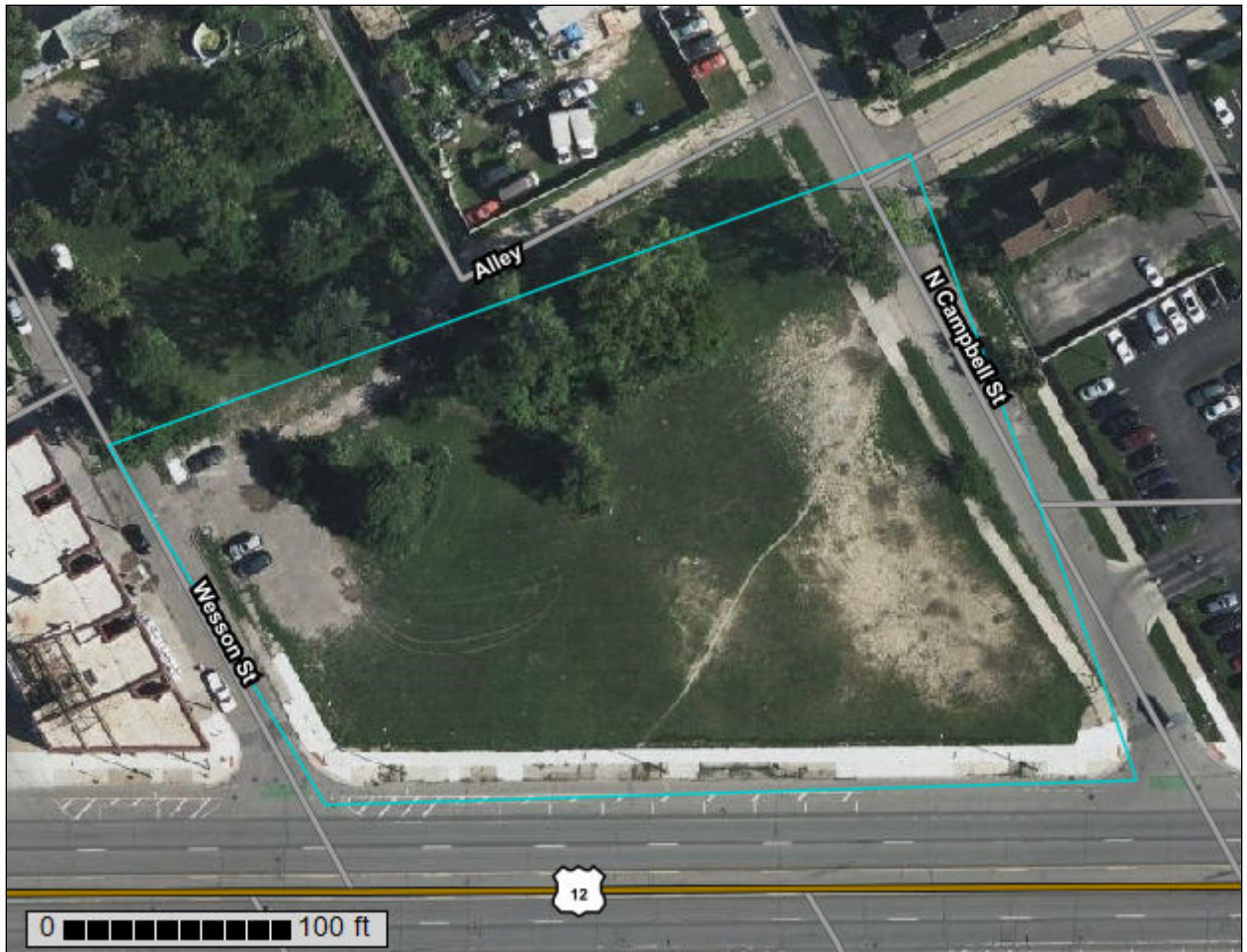
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Wayne County, Michigan**

5800 Michigan Avenue



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

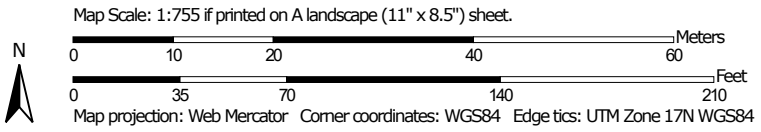
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, Michigan
 Survey Area Data: Version 7, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 5, 2020—Aug 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BntuaB	Blount-Urban land complex, 0 to 4 percent slopes	1.6	84.5%
UrbaqB	Urban land-Riverfront complex, 0 to 4 percent slopes	0.0	2.2%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	0.3	13.4%
Totals for Area of Interest		1.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

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landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Wayne County, Michigan

BntuaB—Blount-Urban land complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx75
Elevation: 580 to 650 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Blount, human transported surface, and similar soils: 55 percent
Urban land: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blount, Human Transported Surface

Setting

Landform: Wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 31 inches: clay
BCb - 31 to 37 inches: clay loam
Cd - 37 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 19 to 49 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 2 to 31 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 28 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Ziegenfuss, human transported surface

Percent of map unit: 7 percent

Landform: Wave-worked till plains

Microfeatures of landform position: Open depressions

Down-slope shape: Linear, concave

Across-slope shape: Convex, linear

Hydric soil rating: No

Midtown

Percent of map unit: 3 percent

Landform: Wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Hydric soil rating: No

UrbaqB—Urban land-Riverfront complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsv

Elevation: 560 to 670 feet

Mean annual precipitation: 28 to 38 inches

Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent

Riverfront and similar soils: 19 percent

Minor components: 1 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Description of Riverfront

Setting

Landform: Lakebeds (relict), drainageways, deltas

Down-slope shape: Linear

Across-slope shape: Convex, linear, concave

Parent material: Loamy human-transported material

Typical profile

^Au - 0 to 6 inches: sandy loam

^Cu1 - 6 to 16 inches: very artificial sandy loam

^Cu2 - 16 to 46 inches: gravelly-artificial loam

^Cu3 - 46 to 80 inches: very artificial loam

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: B

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Minor Components

Riverfront, steep

Percent of map unit: 1 percent

Landform: Lakebeds (relict), deltas, drainageways

Down-slope shape: Linear

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Across-slope shape: Convex, linear, concave
Hydric soil rating: No

UrbarB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsx
Elevation: 560 to 720 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Riverfront, dense substratum, and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Riverfront, Dense Substratum

Setting

Landform: Deltas, water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu1 - 6 to 16 inches: very artificial sandy loam
^Cu2 - 16 to 46 inches: gravelly-artificial loam
^Cu3 - 46 to 68 inches: very artificial loam
2Cd - 68 to 80 inches: clay

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Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 56 to 78 inches to densic material

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 28 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: B

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Minor Components

Riverfront, dense substratum, steep

Percent of map unit: 1 percent

Landform: Deltas, water-lain moraines, wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Hydric soil rating: No

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**Housing and Revitalization
Department**

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Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for HRD Section 106 Consultation Form* when completing this application. Once application form is complete please submit via: <https://app.smartsheet.com/b/form/1faa296eedac476a9fbf2ef1916ddb99>, along with any supplemental attachments, up to 250MB.

- I. **GENERAL INFORMATION**
 - New submittal
 - More information relating to and existing project
- a. **Project Name:** 5800 LDHA LP
- b. **Project Municipality:** Detroit
- c. **Project Address:** 5800 Michigan Avenue & 3951 and 3967 Campbell Avenue

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

- a. **State Agency Contact (if applicable):** City of Detroit Housing and Revitalization Department
Contact Name: Penny Dwoinen
Contact Address: 2 Woodward Avenue, Suite 908 **City:** Detroit **Zip:** 48226
Email: dwoinenp@detroitmi.gov **Phone:** 313.224.6380
- b. **Applicant (if different than federal agency):** 5800 LDHA LP
Contact Name: Janay Mallett
Contact Address: 1920 25th Street, Suite A **City:** Detroit **State:** MI **Zip:** 48216
Email: jmallett@swsol.org **Phone:** 248-914-5223
- c. **Consulting Firm (if applicable):** PM Environmental, Inc.
Contact Name: Chelsea Dantuma
Contact Address: 3440 Ranger Road **City:** Lansing **State:** MI **Zip:** 48906
Email: dantuma@pmenv.com **Phone:** 517-323-6534

III. PROJECT INFORMATION

- a. **Project Location and Area of Potential Effect (APE)**
 - i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.
 - Street map, clearly displaying the direct and indirect APE boundaries
 - Site map
 - USGS topographic map Name(s) of topo map(s): 5800 Michigan Avenue and 3951 & 3967 Michigan Avenue
 - Aerial map
 - Map of photographs
 - Other: Identify type(s) of map(s)
 - ii. **Site Photographs**
 - iii. **Describe the APE:**
The direct APE is bounded by the north, east, south, and west subject property boundaries within the City of Detroit. The direct APE includes parcels 16001706-8, 16014695, and 16014694.

The indirect APE is irregularly shaped and is bound by Military Avenue between Michigan Avenue and Dennis Street, and Wesson Avenue between Michigan Avenue and parcel 1605329 (4076 Wesson St.). The property at 5900 Michigan Avenue is also included within the APE. The southern boundary of the APE



includes the properties located on the south side of Michigan Avenue between Military Street and Junction Street. The eastern boundary of the APE includes the properties on the east side of 35th Street between Michigan Avenue and Jackson Avenue, and the properties on the east side of Campbell Street between Jackson Avenue and parcel 16014467 (4054 Campbell Street). The APE's northern boundary is located at the northern boundary of parcel 16015329 (4076 Wesson), 16014685 (4059 Campbell Street), and 16014467 (4054 Campbell Street).

iv. **Describe the steps taken to define the boundaries of the APE:**

A site reconnaissance of the property was completed, and an APE was established. The direct APE was established based on the extent of ground disturbing activities proposed for the Project.

The boundaries of the indirect APE were determined by the distance at which the proposed development activities would have minimal impact on the surrounding properties based on the following factors:

Visual

The indirect APE boundary took into consideration existing structures and mature trees visually obstructing the Project activities.

Auditory

Noise intensive demolition and construction activities located at the subject property will be limited to the days and hours specified under the City's noise ordinance. All demolition and construction auditory effects will be temporary and are anticipated to not extend beyond the adjoining properties. Therefore, the adjoining properties are included within the indirect APE boundary.

Vibratory

Any demolition and construction related activities that will cause vibratory impacts originating at the subject property will radiate outwards and be concentrated mainly at the subject property and adjoining properties. Therefore, adjoining properties are included within the indirect APE boundary.

Traffic Patterns

The subject property is located at the northwest corner of Michigan Avenue and Campbell Street. There are likely to be short-term impacts to traffic in the area of the Project due to the proposed construction at the subject property, including temporary lane closures at Campbell Street for utility connections. Areas of temporary traffic pattern changes are included within the indirect APE boundary.

Land Use

The proposed Project entails changing the subject property current land use from vacant to multi-family. The change in land use will affect the adjoining properties by an increase in population. Therefore, the adjoining properties are included within the indirect APE boundary.

b. **Project Work Description**

Describe all work to be undertaken as part of the project:

The proposed Project will include construction of a 4-story mixed-use building and associated parking lot on 0.98 acres of land located at 5800 Michigan Avenue & at 3951-3957 Campbell Street, Detroit, Wayne County, Michigan. The building will prominently front on Michigan Avenue. This Project will provide 40 permanent supportive housing units and 4,000 square feet of commercial space. The building will also contain a community center that is 895 square feet and will be adjacent to a 220 square foot lounge area on the first floor, a 210 square feet property manager's office on the first floor, and a 513 square foot private office area on the second floor for counselors/case managers to meet with tenants. The L-shaped building will be in the southern and western-



central portions of the property. The remainder of the property will contain a new paved parking lot and greenspace. An Architectural Site Plan is provided in the attachments.

The façade materials will consist of masonry, metal panel, and composite materials. The roof will be flat covered with a PVC membrane and prefinished metal coping. Windows will typically be fixed storefront units at the ground floor community spaces and double- or single-hung throughout the living units.

The surface parking area and drive aisles will be located generally north of the building with three ingress/egress drives located along Campbell Street and a public alley. There will be two arm gate entries and exits constructed along the alleyway and an emergency response entry will be constructed along Campbell Street. A dumpster enclosure will be constructed at the northwest end of the parking area and will consist of brick, CMU, and a metal chain link gate with fabric liner. New natural gas, sanitary, storm, and water lines will be installed as part of the development as well as removal of existing flatwork/pavement and landscaping, and installation of new landscape plantings. Expected depth of ground disturbance associated with building foundations is 4 feet below current grade, totaling 13,737 square feet. The building measures approximately 192 feet by 97 feet, 2 inches in an L-configuration. Utilities will be installed at a depth of three to ten feet and account for approximately 650 linear feet throughout the site. An underground storm water detention system, measuring approximately 2,400 square feet will be installed at a depth of approximately 10 feet. Landscaping and parking areas will be installed at a depth of one to two feet in an area measuring approximately 138 feet by 188 feet.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. Scope of Effort Applied

- i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

PM Environmental reviewed listings in the Local, State, and National Register of Historic Places to determine the existence of properties within a registered Historic District or a single historic resource. Katie Kolokithas, Survey Coordinator and Jessica Puff, Digital Projects and Research Student Assistant, at SHPO were contacted through the research request email by PM Environmental for information on architectural files housed at Michigan SHPO office. Known architectural sites found within the Direct or Indirect APE boundaries are included within the attached survey table.

- ii. Provide documentation of previously identified sites as attachments.
- iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.
- iv. Have you reviewed existing site information at the SHPO: Yes No
- v. Have you reviewed information from non-SHPO sources: Yes No

b. Identification Results

i. Above-ground Properties

A. Attach the appropriate [Michigan SHPO Identification Form](#) for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.

B. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

Name Chelsea Dantuma **Agency/Consulting Firm:** PM Environmental, Inc.

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian Yes No



Are their credentials currently on file with the SHPO? Yes No
If NO attach this individual's qualifications form and resume.

- ii. **Archaeology** (complete this section if the project involves temporary or permanent ground disturbance)
Submit the following information using attachments, as necessary.

A. **Attach Archaeological Sensitivity Map.**

B. **Summary of previously reported archaeological sites and surveys:**

No archaeological sites have been recorded by the SHPO within a ½-mile study area around the Project area. One previous survey has been conducted within this study area. This was a detailed land-use history and limited field inspection of a 440-acre area (mostly outside and to the southeast of the study area) conducted by Great Lakes Research Associates (GLRA) for the City of Detroit Economic Development in 1987. GLRA made recommendations for a data recovery program of selected parcels within the survey area. The current Project area was not covered by this survey.

The Hinsdale archaeological map of Wayne County (1931) does not depict any archaeological sites in the location of the Project area.

C. **Town/Range/Section or Private Claim numbers:** P.C. 260

- D. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** Ground disturbance will occur to varying depths across the entire parcel. The 4-story mixed-use building to be constructed along the southern edge of the parcel (fronting Michigan Avenue) will require the construction of a substantial building foundation; the exact depth of excavation required for this has not yet been determined but will likely be a minimum of 8-10 feet below current grade. Stormwater catch basins and other utility infrastructure across the rest of the property will require similarly deep excavation. However, the construction of a parking lot and associated landscaping across much of the parcel to the north of the 4-story building will likely result in ground disturbance to shallower depths of 4 feet or less.

- E. **Will work potentially impact previously undisturbed soils?** Yes No

If YES, summarize new ground disturbance:

[Summary of new ground disturbance](#)

F. **Summarize past and present land use:**

The Project area is located on Private Claim 171, part of the original French settlement of Detroit in the 18th century. Modern development began during the last quarter of the 19th century, when the 1884 Sanborn fire insurance map of Detroit shows A.R. Sink's 3-Mile House (including a bowling alley and horse shed) and a single-family dwelling were built on the north side of Michigan Avenue between Wesson Avenue and Campbell Street. By 1897, two additional commercial buildings had been constructed to the west of the single-family dwelling, and three other single-family dwellings had been built along Campbell Street within the Project area. Several outbuildings associated with both the commercial and residential properties filled the interior of the Project area. By 1910, two additional commercial buildings had been constructed along Michigan Avenue and one of the residential buildings along Campbell Street had been added to and converted into a duplex.

Aerial photographs of Detroit show that by 1949, Sink's 3-Mile House complex had been replaced by a more substantial commercial structure. Another, smaller commercial structure had filled in the last remaining empty space between the four existing commercial structures to the west, and the residential properties to the north remained. The central part of the parcel was vacant. The residential duplex was removed between 1952 and 1956. By 1981, two of the commercial structures and all



associated outbuildings had been removed from the southwestern corner of the Project area. By 1997, the remaining residential properties and two additional commercial buildings had been removed from the Project area. The large commercial building in the southeastern corner of the Project area was removed between 1999 and 2002, at which point the entire eastern half of the Project area appears to have been graded. The remaining commercial building was removed from the Project area between 2004 and 2005. The Project areas have remained vacant since at least 2005.

G. Potential to adversely affect significant archaeological resources:

Low Moderate High

For moderate and high potential, is fieldwork recommended? Yes No

Briefly justify the recommendation:

While the residential properties that occupied the Project area for much of the late 19th and 20th centuries may have resulted in some archaeological deposits, the piecemeal removal of buildings from the Project area from the 1950s to the 200s likely resulted in heavy disturbance to any such deposits. This is particularly true for the grading that occurred across the parcel from 2002-2005.

H. Has fieldwork already been conducted? Yes No

If YES:

Previously surveyed; refer to A. and B. above.

Newly surveyed; attach report copies and provide full report reference here:

[Full report reference](#)

I. Provide the name and qualifications of the person who provided the information for the Archaeology section:

Name: Dr. Robert C. Chidester, RPA Agency/Firm: The Mannik & Smith Group, Inc.

Is the person a 36CFR Part 61 Qualified Archaeologist? Yes No

Are their credentials currently on file with the SHPO? Yes No

If NO, attach this individual's qualifications form and resume.

Archaeological site locations are legally protected.

This application may not be made public without first redacting sensitive archaeological information.

V. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.

a. Basis for determination of effect:

The proposed redevelopment of the subject property does not require or include physical damage to a designated or eligible historic structure located on the subject property or within the APE. Existing historic buildings, including the San Telmo Cigar Factory building and other buildings within the APE will remain physically unaltered as a result of the Project.

The proposed new construction is appropriate for its setting within the APE by utilizing a similar scale to its historic surroundings – namely, the commercial buildings surrounding the subject property to the west and east. In addition, the proposed redevelopment bridges the gap between the commercial developments by infilling vacant land, helping to restore the historic density of the residential area.

The proposed new construction is a record of its own time, and does not imitate, mimic, or create a false sense of historical development within the APE. The proposed new construction utilizes materials and colors that complement the existing historic architecture located within the APE. Reuse of the facades of the existing



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center

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2 Woodward Avenue, Suite 908

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Detroit, Michigan 48226

www.detroitmi.gov

buildings is complemented by modern materials, rather than by materials which would create false sense of historical development.

b. **Determination of effect**

No historic properties will be affected

Historic properties will be affected, and the project will (check one):

have **No Adverse Effect** on historic properties within the APE.

have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

Applicant Signature: _____ Date: _____

Type or Print Name: _____

Title: _____



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ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

Additional federal, state, local government, applicant, consultant contacts

Maps of project location

Number of maps attached: 1

Site Photographs

Map of photographs

Plans and specifications

Other information pertinent to the work description: [Identify the type of materials attached](#)

Documentation of previously identified historic properties

Architectural Properties Identification Forms

Map showing the relationship between the previously identified properties, your project footprint, and project APE

Above-ground qualified person's qualification form and resume

Archaeological sensitivity map

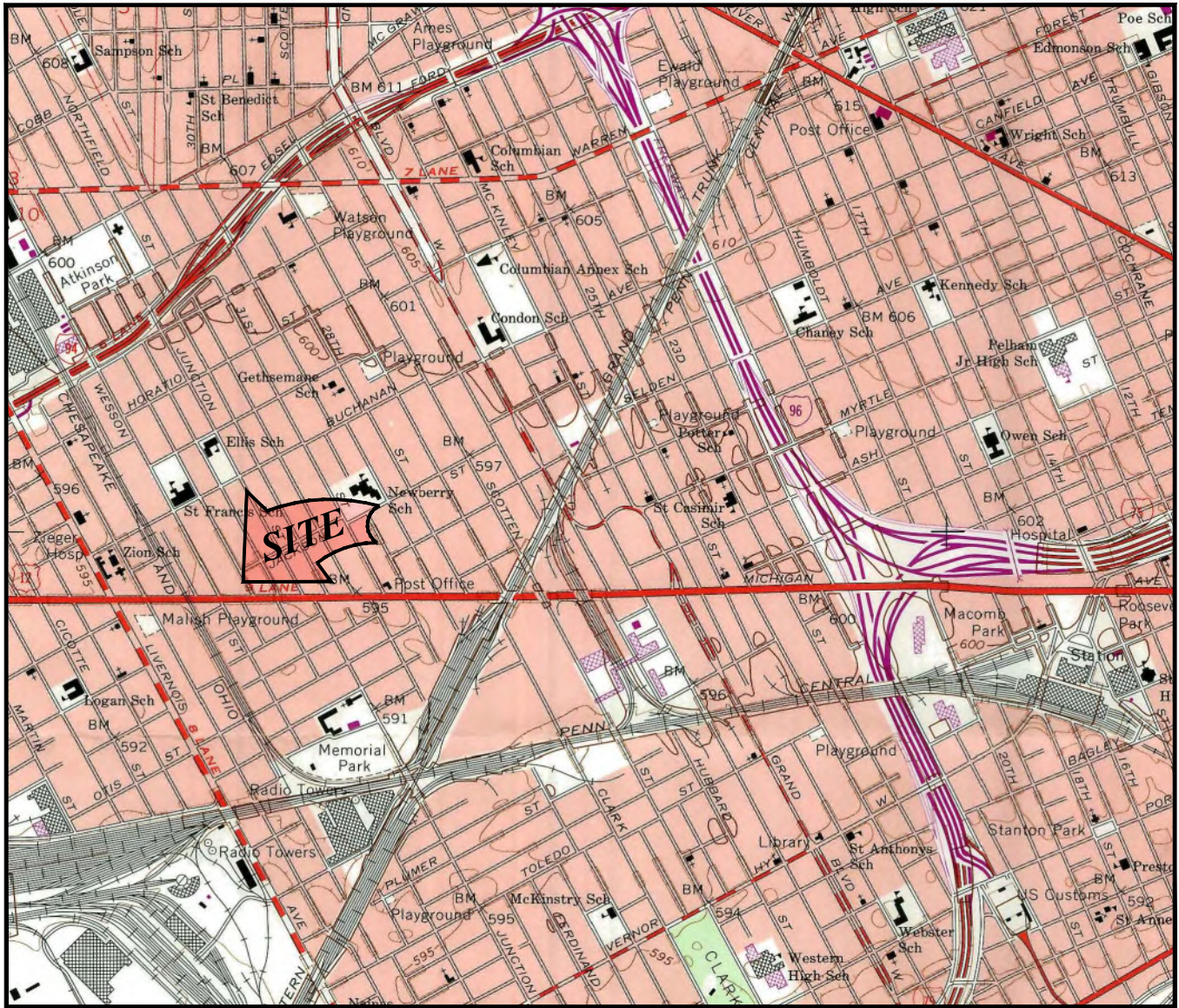
Survey report

Archaeologist qualifications and resume

Other: [Identify other attached materials](#)

7.5 minute USGS Topographic Map





WAYNE COUNTY



MICHIGAN QUADRANGLE LOCATION

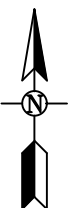


SCALE 1:24,000

FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

DETROIT, MI QUADRANGLE, 1968. PHOTO REVISED 1973 AND 1980.



PROJ: VACANT LAND
5800 MICHIGAN AVENUE AND
3951-39578 CAMPBELL STREET
DETROIT, MI

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE 0 2,000'

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: MM/CS/BP

CHKD BY: BP

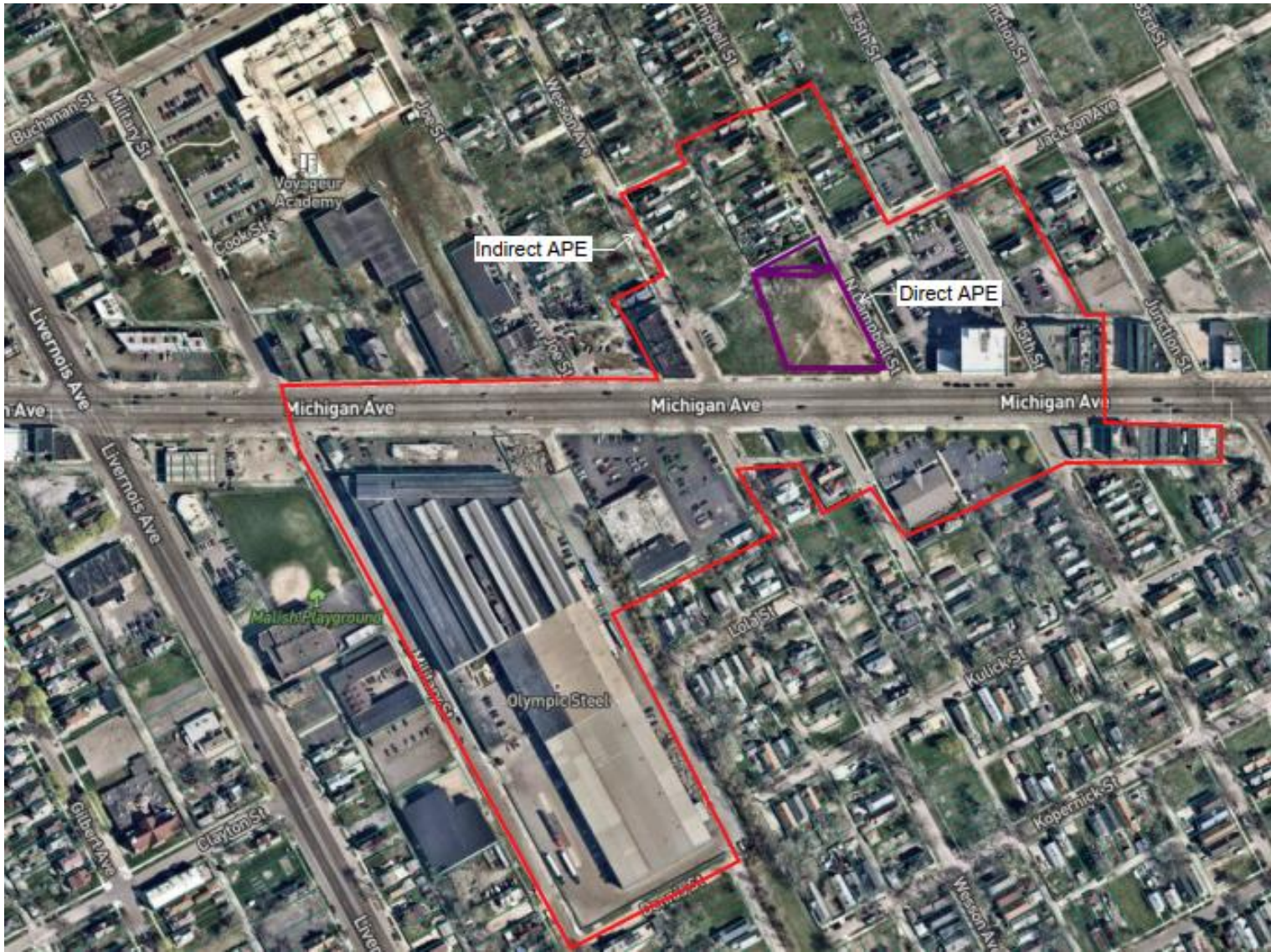
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DATE: 1/11/2020

SCALE: 1" = 2,000'

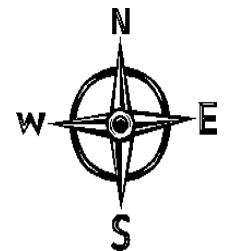
APE Map





Area of Potential Effect (APE) Map

5800 LDHA LP
5800 Michigan Avenue and 3951 & 3967 Michigan Avenue, Detroit, Michigan 48210
PM Project No. 01-13496-1-00003



Historic Resources Map



My Map

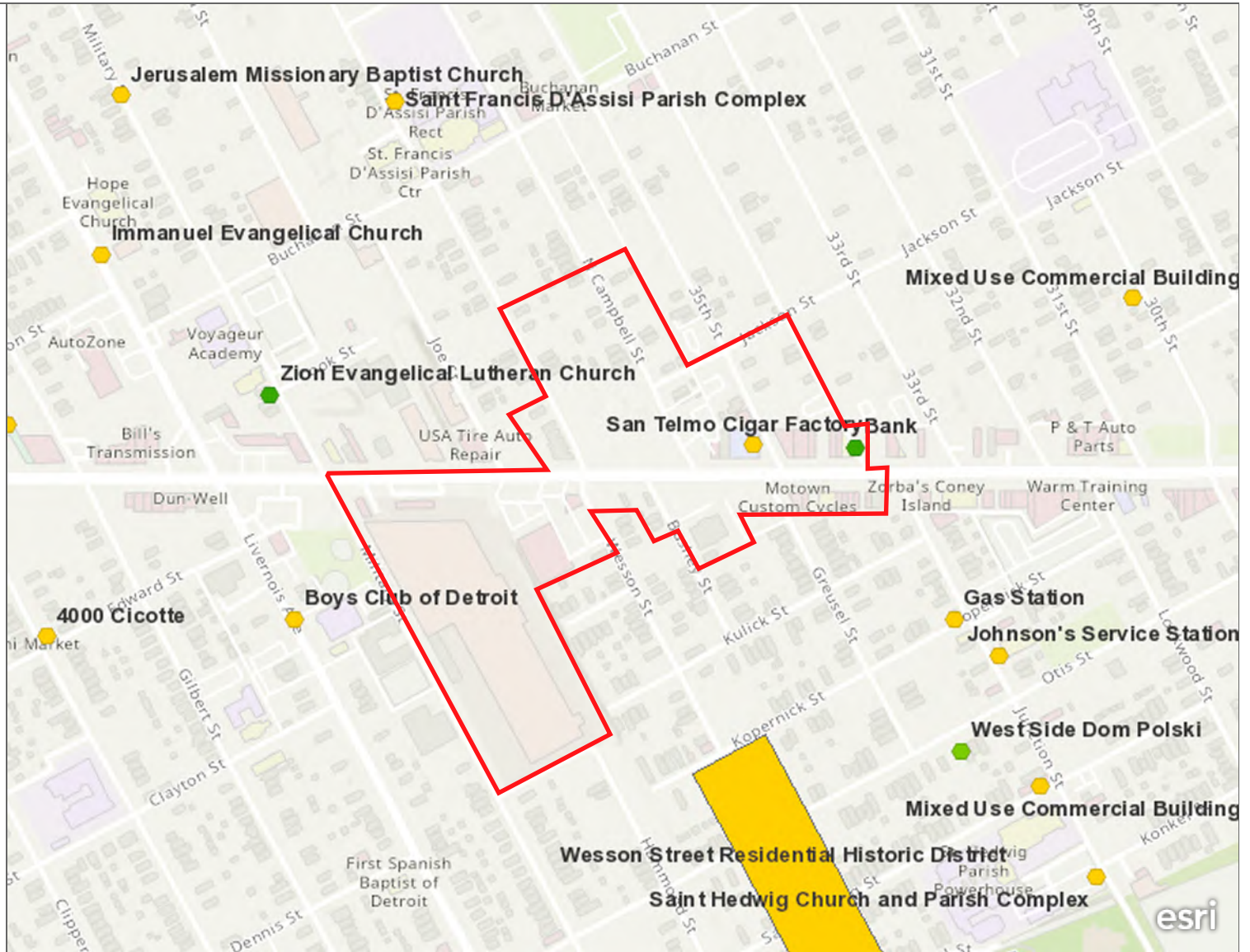
SHPO_MAP_SHPOSTaff

Above Ground Sites Pt

- Contributing
- Noncontributing
- Eligible for Listing in the National Register of Historic Places
- Not Eligible for Listing in the National Register of Historic Places
- Listed in the National Register of Historic Places
- More Information Needed/Unevaluated

Above Ground Sites Py

- Contributing
- Noncontributing
- Eligible for Listing in the National Register of Historic Places
- Not Eligible for Listing in the National Register of Historic Places
- Listed in the National Register of Historic Places
- More Information Needed/Unevaluated



600ft

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Historic Resources Map #1

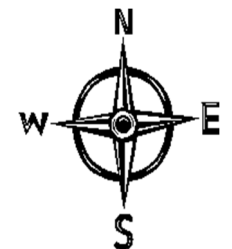
5800 LDHA LP
 5800 Michigan Avenue and 3951 & 3967 Campbell Avenue, Detroit, Michigan 48210
 PM Project No. 01-13496-1-00003





Historic Resources Map #2

5800 LDHA LP
 5800 Michigan Avenue and 3951 & 3967 Campbell Avenue, Detroit, Michigan 48210
 PM Project No. 01-13496-1-00003



Survey Forms




SECTION IV. PART D.

Address	Date of Construction/Alterations	Architect	Building style	Materials	Window types	Current Conditions	Historic Integrity	NRHP Criteria	Area of Significance	Period of Significance	Statement of Significance	Photograph Thumbnail
3986 Military Street	1954	Unknown	Minimal Traditional	Brick and concrete block veneer	Fixed, aluminum windows	Good	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
3600 Military Street	1922	Unknown	Art Deco & Modern Industrial	Brick and steel veneer	N/A	Good	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
6109 Michigan Ave	1967	Unknown	Car Wash	Concrete block veneer	N/A	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5919 Michigan Ave	1959	Unknown	Minimal Traditional	Brick and stone veneer	Fixed, 9-over-9 hung aluminum windows	Good	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5900 Michigan Ave	1924	Unknown	Greek Revival	Brick and stone veneer	Fixed, single-hung aluminum windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	


4076 Wesson Ave	1922	Unknown	Bungalow	Brick veneer and asphalt shingles	Fixed, single-hung aluminum windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4070 Wesson Ave	1900	Unknown	Bungalow	Vinyl siding veneer and asphalt shingles	Fixed, single-hung aluminum windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4064 Wesson Ave	1900	Unknown	Bungalow	Vinyl siding veneer and asphalt shingles	Fixed, single-hung aluminum windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4045 Wesson Ave	1917	Unknown	Queen Anne (modified)	Vinyl siding veneer and asphalt shingles	Fixed, 8-over-8 aluminum windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
3827 Wesson Ave	1892	Unknown	Queen Anne (modified)	Vinyl siding veneer and asphalt shingles	Fixed, single-hung aluminum windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5845 Michigan Ave	1930	Unknown	Minimal Traditional	Brick and concrete block veneer	N/A	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	

5833 Michigan Ave	1930	Unknown	Minimal Traditional	Brick and stone veneer	Fixed, single-hung aluminum windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
3803 Bushey Street	1912	Unknown	Queen Anne (modified)	Brick and vinyl siding veneer	Fixed, single-hung aluminum windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
3797 Bushey Street	1913	Unknown	Bungalow	Brick and vinyl siding veneer	Fixed, single-hung aluminum windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5716 Michigan Ave	1910	Albert Kahn & Associates	Art Deco	Strecher-bond red brick veneer	Fixed, 6-over-6 aluminum windows	Excellent	Design, Workmanship, Setting, & Association	1st & 3rd Criteria	Industry	1910s	The San Telmo Cigar Manufacturing Company was one of the three largest of numerous tobacco producers in the City of Detroit. The San Telmo Cigar Manufacturing Company No. 2 building is significant not only for it's architect but also due to its connection with the development of Michigan's labor movement in the 1910s.	
5668 Michigan Ave	1910	Unknown	Art Deco	Red brick & stucco veneer	Double-hung and picture windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5663 Michigan Ave	1937	Unknown	N/A	Red brick & modern tile veneer	Picture windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	

5655 Michigan Ave	1920	Unknown	Minimal Traditional	Red brick & vinyl siding veneer	Single-hung windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5640 Michigan Ave	1915	Unknown	Art Deco	Red brick & stucco veneer	Single-hung, double-hung, & picture windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5637 Michigan Ave	1930	Unknown	Minimal Traditional	Brick veneer	Triple awning	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5635 Michigan Ave	1938	Unknown	Art Deco	Red brick veneer	Slider windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5631 Michigan Ave	1937	Unknown	Art Deco	Stone veneer	Traditional shop windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5627 Michigan Ave	1937	Unknown	Art Deco	Red brick veneer	Slider windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	

5623 Michigan Ave	1912	Unknown	Minimal Traditional	Red brick & modern tile veneer	Slider, picture, & single-hung windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5613 Michigan Ave	1937	Unknown	Minimal Traditional	Modern tile veneer	Traditional shop windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
5607 Michigan Ave	1939	Unknown	Minimal Traditional	Modern tile veneer	Picture windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
3854 35th Street	1910	Unknown	Queen Anne (modified)	Brick, modern stone, vinyl siding veneer, & asphalt shingles	Picture windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4059 N Campbell St	1905	Unknown	Queen Anne (modified)	Wood siding & asphalt shingles	Single-hung windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4054 N Campbell St	1910	Unknown	Front-gabled, minimal traditional	Vinyl siding, asphalt shingles, & concrete block foundation	Sliding & single-hung windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	

4051 N Campbell St	1909	Unknown	Queen Anne	Red brick veneer & asphalt shingles	Single-hung & bay windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4031 N Campbell St	1905	Unknown	Queen Anne	Wood siding, modern red brick & asphalt shingles	Single-hung & bay windows	Poor	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4030 N Campbell St	1915	Unknown	Front-gabled, minimal traditional	Vinyl siding & asphalt shingles	Single-hung windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4025 N Campbell St	1904	Unknown	Bungalow (modified)	Modern stone & asphalt shingles	Single-hung & picture windows	Fair	Setting, BLocation	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4024 N Campbell St	1910	Unknown	Front-gabled, minimal traditional	Vinyl siding & asphalt shingles	Single-hung windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	
4019 N Campbell St	1903	Unknown	Bungalow	Vinyl siding & asphalt shingles	Single-hung & slider windows	Fair	Setting, Location	N/A	N/A	N/A	No known events that have made a significant contribution to the borad pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.	

4000 N Campbell St	1914	Unknown	Queen Anne (modified)	Red brick veneer & asphalt shingles	Single-hung windows	Poor	Setting, Location	N/A	N/A	N/A	<p>No known events that have made a significant contribution to the board pattern of our history or persons significant to our past were found to be associated with the property and as such, Criterion A and Criterion B of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic values, and does not embody the distinctive characteristics of the type, period, or method of construction.</p>	
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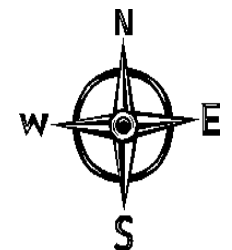
Photograph Location Map





Photograph Location Map #1

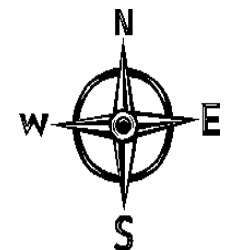
5800 LDHA LP
 5800 Michigan Avenue and 3951 & 3967 Campbell Avenue, Detroit, Michigan 48210
 PM Project No. 01-13496-1-00003





Photograph Location Map #2

5800 LDHA LP
 5800 Michigan Avenue and 3951 & 3967 Campbell Avenue, Detroit, Michigan 48210
 PM Project No. 01-13496-1-00003



Photographs





Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 1



Overview of subject property – 5800 Michigan Avenue

Photograph 2



Overview of subject property – 3951 & 3957 North Campbell Street



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 3



Subject property facing west

Photograph 4



Subject property facing south



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 5



Subject property facing east

Photograph 6



North adjoining residential #1 – 4019 N
Campbell Street (1903)



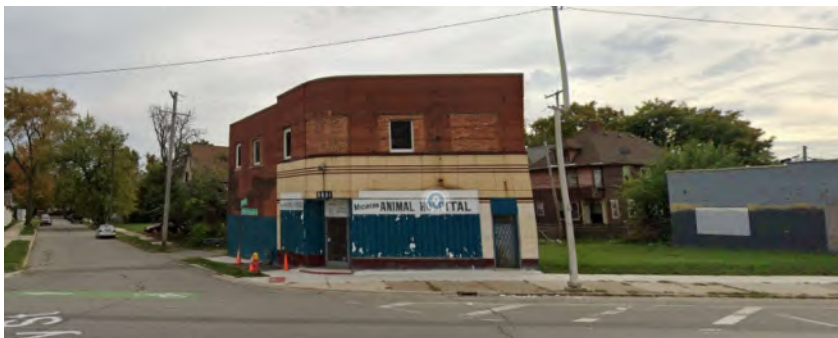
Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 7



North adjoining residential #2 – 4025 (1904) & 4031 (1905) N Campbell Street

Photograph 8



South adjoining commercial – 5833 Michigan Avenue (1930)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 9



Northwest adjoining commercial – 5900
Michigan Avenue (1924)

Photograph 10



Northwest adjoining residential #1 – 4045
Wesson Street (1917)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 11



Northwest adjoining residential #2– 4076 (1922), 4070 (1900), & 4064 (1900) Wesson Street

Photograph 12



Southwest adjoining commercial – 3600 Military Street (Olympic Steel/1922) and 6109 Michigan Avenue (car wash/1967)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 13



Southeast adjoining commercial – 5655 (1920)
& 5663 (1937) Michigan Avenue

Photograph 14



Northeast adjoining residential #1 – 4000 North
Campbell Street (1914)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 15



Northeast adjoining residential #2 – 4024 (1910) & 4030 (1915) North Campbell Street

Photograph 16



5607 (1939) & 5613 (1937) Michigan Avenue



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 17



5623 (1912), 5627 (1937), 5631 (1937), & 5635
(1938) Michigan Avenue

Photograph 18



5637 Michigan Avenue (1930)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell Street, Detroit, Michigan

Photograph 19



5640 (1915), 5656 (1910), & 5668 (1910)
Michigan Avenue

Photograph 20



5716 Michigan Avenue, San Telmo Cigar
Factory (1910)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 21



3847 35th Street (1913)

Photograph 22



4059 (1905) & 4051 (1909) North Campbell
Street



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 23



3986 Military Street (1954)

Photograph 24



5845 Michigan Avenue (1930)



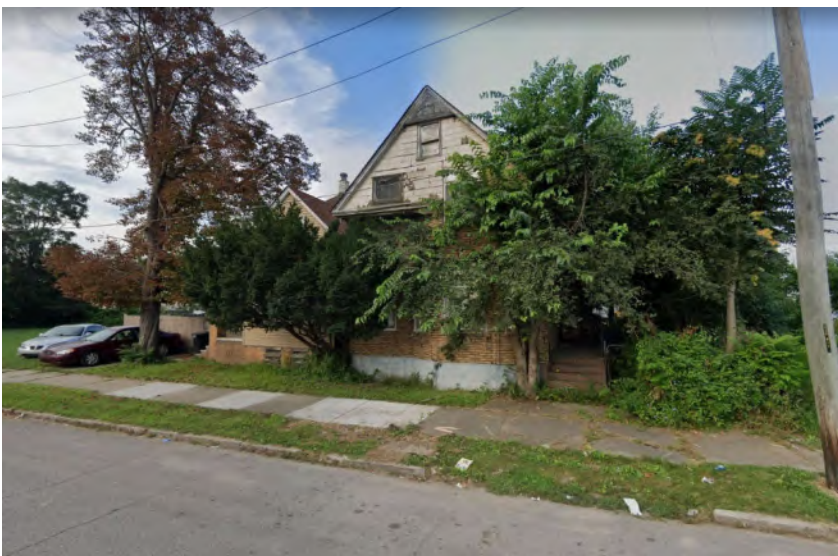
Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 25



3827 Wesson Street (1892)

Photograph 26



3797 Bushey (1913) & 3803 Bushey Streets
(1912)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 27



5919 Michigan Avenue (1959)

Photograph 28



3854 35th Street (1910)



Photographs From Site Reconnaissance
PM Project No. 01-13496-1-0001
Location: 5800 Michigan Avenue and 3951 & 3957 North Campbell
Street, Detroit, Michigan

Photograph 29



4054 North Campbell Street (1910)

Photograph 30

Scope of Work





Southwest Housing Solutions
1920 25th Street, Suite A
Detroit, MI 48216
313.841.3727 main
www.swsol.org

Exhibit 2: Executive Summary



Executive Summary for 5800 LDHA LP – Permanent Supportive Housing – New Construction

The site is a ~1-acre site located at 5800 Michigan Avenue, Detroit, Michigan. The vacant parcel fronts prominently on Michigan Avenue. This permanent supportive housing project is adjacent to Southwest Housing Solutions' 45,000 square foot integrated health care facility known as 5716 Wellness (located at 5716 Michigan Avenue). This facility has a primary medical office, dental office, mental health counseling offices, WIC office plus other wrap around services. Directly across the street is a social security office which offers additional services to residents. Lease up will take no less than 2 months.

Total Development Cost

The total development cost (TDC) is \$12,286,062 million. Funding consists of:

- a) 4% LIHTCs equating to \$5,130,000 (42% of TDC)
- b) A MSHDA tax-exempt permanent bond financed loan of \$3,645,177 (30% of TDC)
- c) A City of Detroit HOME loan of \$1,250,000 (10% of TDC)
- d) A developer-sponsored loan of \$1,000,000 (8% of TDC)
- e) MSHDA Housing Trust Funds of \$643,730 (5% of TDC)
- f) Deferred developer fee - \$315,000 and income from operations - \$302,125 (5% of TDC)

Number of Apartments & AMI Mix

- a) 5 apartments - 30% AMI – 1 Bedroom - (MSHDA Project-based vouchers will be requested).
- b) 29 apartments - 30% AMI – 2 Bedroom - (MSHDA Project-based vouchers will be requested).
- c) 6 apartments - 30% AMI – 3 Bedroom - (MSHDA Project-based vouchers will be requested).

The project will provide housing (16 units) that meet the definition of HUD Category 1 - Homeless with a disability and 24 units for households that meet the HUD Category 1 – Homeless definition.

The project will also have a spacious community center that is 895 net square feet which will be adjacent to a 220 net square feet lounge area on the first floor. A 210 net square feet property manager's office will also be located on the first floor. The second floor will have a 513 net square feet private office area for counselors/case managers to meet with tenants.

Tenants Serviced & Supportive Services

As the Coordinated Entry Lead Agency and the Housing Assessment and Resource Agency (HARA) for the Detroit Continuum of Care (CoC), Southwest Counseling will be assessing and referring eligible homeless individuals and families for the 40 units of affordable housing which includes 16 units of permanent supportive housing (PSH).

Unit Size	Supportive Housing	Non-Supportive Housing	Total
One Bedroom	2	3	5
Two Bedroom	12	17	29
Three Bedroom	2	4	6
Total	16	24	40

Southwest Counseling understands that a request will be made to MSHDA to award 40 project-based vouchers designated for the 16 permanent supportive housing (Category 1 - Homeless with a disability) and 24 homeless (Category 1 - Homeless) designated units.

As the lead agency, Southwest Counseling Solutions will provide onsite case management for a minimum of 20 hours per week. Southwest Counseling will work with community partners and engage other service providers toward the goal of housing stability. Office space for case managers, peer support specialists, property managers and maintenance staff will be available.

As the Lead Service Provider, the Coordinated Entry Lead Agency and the HARA for the Detroit Continuum of Care, Southwest Counseling Solutions is an integral component of the development team in partnership with Southwest Housing Solutions who serves as the Project Sponsor and the Property Manager.

Southwest Counseling Solutions will ensure that on-site supportive services, specifically behavioral health and evidence-based youth development initiatives and interventions will be made available to all formerly homeless (16 PSH - Category 1 with a disability and 24 Category 1) residents of 5800 LDHA. Individualized plans will be developed for each PSH tenant family who is interested in services. This plan will detail the frequency and types of on-site visits requested with a total minimum of 20 hours of on-site services provided each week.

Southwest Counseling's targeted programs support children, youth and families and include but are not limited to:

- [Clinical and home-based services](#) for children and youth
- [Juvenile justice services](#) for adjudicated and at-risk youth
- [Leadership](#) and life skills training for youth
- [Family Alliance for Change](#) supports parents of children with mental health challenges
- Wraparound Model involves the family and community to help youth
- [Cornerstone](#) (Transition Age Youth Project) for youth with mental illness

Southwest Counseling's behavioral health and substance use disorder counseling and housing stability-related supportive services include but are not limited to:

- [Integrated Health Services](#) (including an on-site pharmacy) through a U. S. Department of Health and Human Services/Substance Abuse and Mental Health Services Administration-funded Certified Community Behavioral Health Clinic (CCBHC)
- [Bilingual and bicultural counseling](#) services serving the Hispanic community
- [Supported employment](#) services for those seeking work

Services Provided

Southwest Counseling Solutions Corporation (SWCS) will provide the following services:

- Developing and carrying out an Individualized Service Plan to meet their housing, economic health, and other personal goals;
- Ongoing assistance with securing needed furniture, household goods, food, and clothing including direct access to SOS's food pantry and clothing closet;
- In-home visits to assess the condition of their unit and compliance with their lease;
- Employment assistance including help with resumes, cover letters, mock interviews, job searching, and connecting with employment specialists through partner agencies;
- Assistance in creating and managing a household budget;
- Connection to mental health and health care resources including referrals to substance abuse and crisis services when needed, and coordination of services with clients' mental health providers;
- Assistance with applying for and accessing medical services including Medicaid;
- Help with connecting to other mainstream benefits through MDHHS;
- Help with submitting applications to various Section 8 programs when appropriate;
- Help with applying for Social Security benefits through SOAR advocates; and
- Transportation to and from critical appointments via case managers, public transportation assistance, and through a daytime shuttle.

Permanent Supportive Housing & Housing First Experience

Southwest Counseling Solutions and Southwest Housing Solutions have extensive experience providing supportive services and housing to PSH tenants, which include Housing First approach and philosophy. These projects include:

- Piquette Square, 150 PSH units
- Springwells Partners, 20 PSH units
- Southwest Housing Partners, 24 PSH units
- Mack-Ashland, 39 PSH units
- Mack-Ashland II, 8 PSH units
- Coolidge Place – 16 PSH units

Southwest Solutions recognizes that far too many individuals experiencing homelessness will not choose to enter a sobriety program and desperately need access to a Housing First program. By adding permanent supportive housing, consumers who require robust supportive services will gain easy access to core programming that is consistent with each person's specific services needs to remain stably housed.

The development is a Housing First project, an approach and philosophy embraced by the development team, all of whom have significant experience with this model. Using this approach, individuals move into permanent supportive housing and provide an array of voluntary supportive services aimed at stabilizing clients. The supportive services model for this PSH community is built upon low-barrier admissions practices and providing housing to the chronically homeless and clients referred from the top 10% of the Detroit CoC's prioritized list.

Site Control & Appraised Value of Property

Southwest Housing Solutions owns the nearly 1-acre site. 5800 LDHA LP has optioned the property for only \$300,000. An appraisal was completed in mid-October, and the appraised value was \$360,000.

Census Tract & Zoning

The site is located in Census Tract 5255 which is a distressed census tract. The City of Detroit zoning designation for the site is: B-4 for the 5800 address and R-2 for 3951 & 3957 Campbell. B-4 zoning allows for the mixed-use 4-story building. SWHS anticipates less than 3 months for final site plan approvals, development of architectural plans and specifications plus issuance of a building permit.

[Surrounding Neighborhood & Community Engagement](#)

SWHS has acquired a 60-unit matured LIHTC single-family development with the focus of turning the renters into homeowners. Utilizing a \$2MM mortgage loan fund, fueled by a private gift, SWHS has successfully transitioned 39 of the 60 renters to homeowners and anticipates completing another 5 by the end of 2021. The private gift is also supporting the development of a new 1-acre community park, set to begin construction in the Spring of 2022.

The neighborhood is supported by three successful charter schools – again located just blocks from the project, ample access to public transportation, a stellar neighborhood grocery on the opposite side of Michigan Ave, and many other walkable amenities. A concentration of commercial buildings is situated along this portion of Michigan Avenue including various businesses, stores, restaurants, auto parts store, animal hospital, and pharmacy. Residents within this neighborhood have access to medical care, restaurants, and service providers. Further, this neighborhood benefits from convenient access to commercial development along nearby major roadways, close proximity to downtown, and convenient freeway access. Various schools (private and public), churches, and public spaces (parks, sports fields, etc.) are located throughout this submarket.

[Green Policy](#)

5800 LDHA LP will obtain a National Green Building Certification – Silver, Gold or Emerald. Please see attached and executed MSDHA Green Policy Certification.

[PILOT & Financing](#)

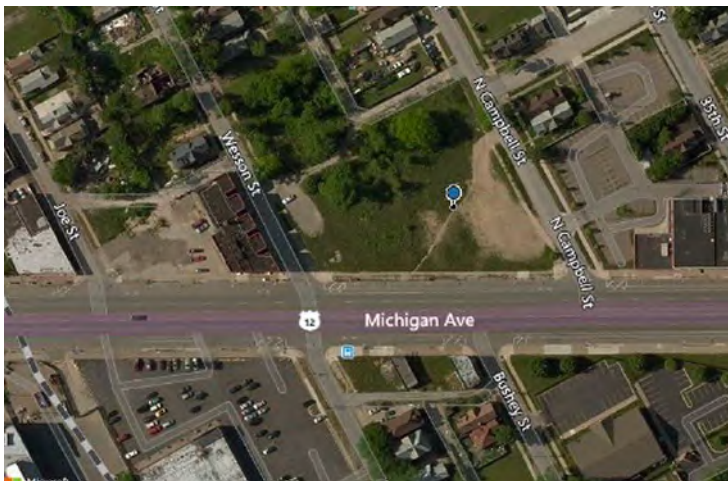
5800 LDHA LP has received a conditional Payment in Lieu of Taxes approval letter from the City of Detroit.

[Public Transportation](#)

Public transportation is provided by the Detroit Department of Transportation (DDOT) and provides access

throughout Detroit. A public bus stop is located 400 feet from the subject property. The People Mover is an elevated monorail transportation system that travels in a loop throughout the downtown area with stops at major destinations such as Greektown, the GM Renaissance Place, TFC Center, the Financial District, and Grand Circus Park. Additional transportation along a limited portion of Woodward Avenue (M-1) is provided by the Q-Line (named due to a sponsorship agreement with Quicken Loans). This surface-street system opened in 2017 and provides 24-hour service between the CBD and the New Center area (W. Grand Boulevard). Train services are provided by Amtrak and nearby stations are found in Ann Arbor, Birmingham, Dearborn, Detroit, Pontiac and Royal Oak.

[Aerial Photograph](#)



[Map of Subject Property](#)

The subject property is located at the northwest corner of Michigan Avenue and Campbell Street, east of Livernois Road, in the City of Detroit.

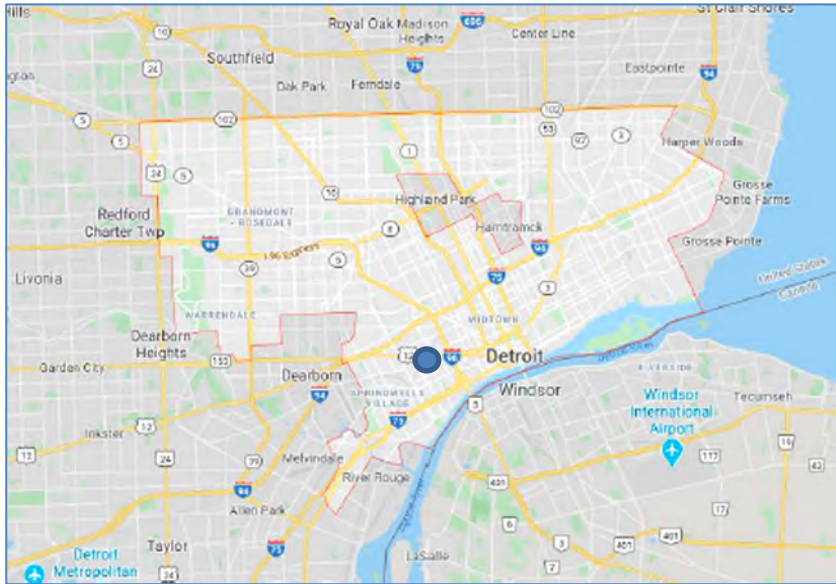


Photo of Existing Property



Project Sponsor & Development Team:

Southwest Housing Solutions Corporation is the project sponsor. The construction will ensure compliance

with all codes. Southwest Housing Solutions anticipates that 90 temporary construction jobs will be created. The organization will employ a part-time property manager, part-time compliance specialist and one part-time maintenance position to its staff the building and serve the tenants.

The development team consists of the following members:

- A. General Contractor Lockwood Construction Company, LLC
Dean Schroeder
27777 Franklin Road, Suite 1410
Southfield, MI 48034
248-860-9415; dschroeder@lockwoodcompanies.com

- B. Property Manager Southwest Housing Solutions Corporation
Laura Santos, Director of Property Management
1920 25th Street, Suite A, Detroit, MI 48216
313-297-1328; lsantos@swsol.org

- C. Architect Shelter Design Studio LLC
Steve Pariseau, AIA
104 West Fourth Street, Suite 303, Royal Oak, MI 48073
248-721-2488; spariseau@shelterstudiollc.com

- D. Surveyor Spalding DeDecker
Ray Donnelly, PS
905 South Boulevard East, Rochester Hills, MI 48307
248-640-4953; rdonnelly@sda-eng.com

- E. Accountant Plante & Moran, PLLC
Lisa Vargo
2601 Cambridge Court, Auburn Hills, MI 48326

248-375-7500; lisavargo@plantemoran.com

F. Environmental

PM Environmental, Inc.

Carey Kratz

4080 West Eleven Mile Road, Berkley, MI 48072

248-762-7093; kratz@pmenv.com

G. Project Sponsor

Southwest Housing Solutions Corporation

Timothy Thorland, Executive Director

1920 25th Street, Suite A, Detroit, MI 48216

313-297-1323; tthorland@swsol.org

H. Legal

Dykema Gossett

Rochelle Lento, Esq.

400 Renaissance Center, Detroit, MI 48216

313-568-5322; rlento@dykema.com

I. Lead Agency

Southwest Counseling Solutions Corporation

Jamie Ebaugh, Executive Director

5716 Michigan Avenue, Suite 3000, Detroit, MI 48210

313-481-3116; jebaugh@swsol.org

[CHDO Approval – City of Detroit](#)

Please see the City of Detroit’s CHDO approval letter is included.

[Proposed Rent Schedule](#)



The rent schedule is attached. Please see that all utilities for units that will be occupied by permanent supportive housing tenants will be paid by the landlord which is Southwest Housing Solutions Corporation.

Service Funding Commitments

Southwest Housing Solutions Corporation will ensure that \$120,000 which equates to \$3,000 per unit (total of 40) is funded for supportive services. General partner capital contributions made from the developer fee will consist of this funding, and it will be made available to the project within the first two years of being placed in service.

On-Site Services

Please see a letter of support from Southwest Counseling Services Corporation for on-site services for behavioral health as well as evidence-based youth services.

Expected Operation Date

Southwest Housing Solutions hopes that 5800 LDHA LP will receive all funding by May or June of 2022 and construction can commence soon after. Environmental remediation is expected to occur within 1 to 2 months. A 12--month construction schedule is estimated, and a placed in-service date of late summer of 2023 is anticipated.

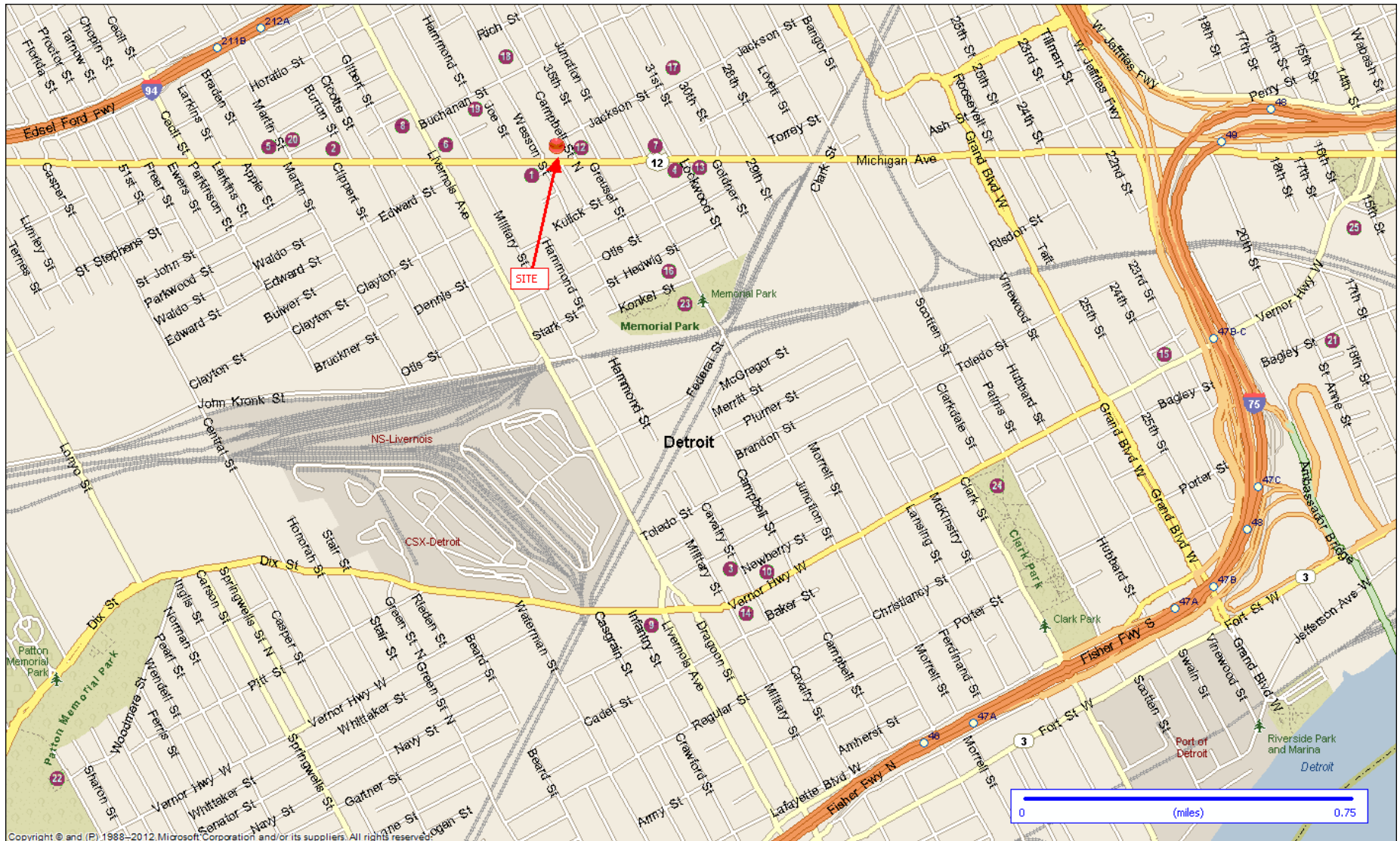
Neighborhood Amenities & Walkscore

The subject property benefits from a walk score of 78, and the surrounding neighborhood amenities include:

- Family Dollar Store
- Mailish Playground & Atkinson Park
- Gigante Prince Valley Grocery Store & Dobry Super Market
- Mondry True Value Hardware

- CVS & Junction Clinic Pharmacy
- US Post Office
- St. Hedwig Flower & Gift Shop
- El Valle Optical & Mister Dorian's Barbershop
- Craftsman Credit Union & PNC Bank
- Voyageur Consortium High School
- Hope of Detroit Academy
- Southwest Detroit Community School
- Southwest Detroit Lighthouse Charter School
- New Paradigm College Prep
- Academy of the Americas
- Academy of the Americas at Logan
- Escuela Avancemos
- Our Lady Queen Angels School

Map 7: Local Features/Amenities



The following identifies select pertinent locations and features within the immediate area and can be found on the following map by the number next to the corresponding description.

(Please note that the following list is not all-inclusive; additionally, all distances are estimated by paved roadway):

Retail

1. Grocery – Prince Valley Market..... 0.1 mile west
2. Grocery – Garden Fresh Marketplace..... 0.6 miles west
3. Grocery – E & L Supermercado..... 1.4 miles south
4. Pharmacy – Rite Health Pharmacy 0.3 miles east
5. Pharmacy – CVS Pharmacy 0.7 miles west
6. Pharmacy – Rx Care HealthMart Pharmacy 0.3 miles west
7. Convenience Store – Michigan Party Store 0.2 miles east
8. Convenience Store – Family Dollar 0.4 miles west
9. Convenience Store – Dollar General 1.5 miles south
10. Other – Salvation Army Family Store 1.4 miles south

Medical

11. Hospital – Detroit Medical Center Campus (*not on map*) 3.5 miles east
12. Clinic – Covenant Community Care..... Adjacent to east
13. Clinic – Junction Clinic..... 0.3 miles east
14. Clinic – Family Care Medical Center 1.4 miles south
15. Urgent Care – Vernor Urgent Care..... 1.8 miles southeast

Education

16. School – Academy of the Americas 0.5 miles southeast
17. School – New Paradigm College Prep Charter 0.4 miles northeast
18. School – Hope of Detroit Academy Charter 0.2 miles north
19. School – Voyageur College Prep High School Charter..... 0.3 miles northwest

Parks/Recreation/Other

20. Library – Conely Branch Library 0.7 miles west
21. Community Center – Roberto Clemente Recreation Center.... 2.1 miles southeast
22. Community Center – Patton Recreation Area/Park..... 3.0 miles southwest
23. Park – St. Hedwig Park..... 0.5 miles south
24. Park – Clark Park..... 1.5 miles southeast
25. Other – Michigan Central Station / Ford Motor Co. 1.9 miles east



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
 Low-Income Housing Tax Credit Application
 2022-2023 Qualified Allocation Plan

SECTION J. RENTAL INCOME AND RENTAL ASSISTANCE

I. Distribution of Rents

Complete the following chart: (Include and Identify Market Rate and Employee Occupied Units)

No. of Units	Unit Type	Income Restriction	No. of Bedrooms	Rental Assistance	Unit Square Footage	Monthly Rent	Utility Allowance	Gross Rent	Gross Rent Limit	AMI %	Gross Rent Compliance Check
5	Apartment	LIHTC	0	MSHDA	650	\$900		\$900	\$420	30%	N/A
29	Apartment	LIHTC	1	MSHDA	825	\$1,145		\$1,145	\$450	30%	N/A
6	Apartment	LIHTC	2	MSHDA	1,150	\$1,445		\$1,445	\$540	30%	N/A

**Please Note: Section 811 vouchers are limited to 60% AMI rents*

Total Units	Unit Square Footage	LIHTC Units	Market Units	Employee Units	Average AMI
40	34,075	40	0	0	30.00%



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

II. Rental Income Summary

Total Monthly Income for Low-Income Housing Units (Base Rent from previous page)	\$46,375
Total Monthly Income for Market Rate Housing Units (Base Rent from previous page)	\$0
Total Monthly Rental Income	\$46,375
Monthly Garage/Carport Income	
Monthly Non-Rental Income (Tenant generated - Please describe below)	\$9,000
Monthly Miscellaneous Income (Non-tenant generated - Please describe below)	
Monthly Gross Potential Income (GPI)	\$55,375

1. Describe the monthly non-rental income sources and amounts:

The additional income amounts are from laundry and vending revenue (larger laundry facilities), late charges, move out expenses, legal reimbursement and interest income - reserve accounts.

2. Describe the monthly miscellaneous income sources and amounts:



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

III. Rental Assistance

1. Do (or will) any units receive rental assistance (not including tenant-based or MSHDA vouchers)?

Yes No

2. If yes, please describe the following:

a. Type of Rental Assistance: _____ b. Total Number of Assisted Units: _____

c. When will the Rental Assistance Contract Expire? _____

d. Contract Administrator Contact: _____ Phone: _____

e. Will the rental assistance "float" or be fixed to certain units? Float Fixed

3. Will this project request Project Based Voucher's from MSHDA?

Yes No

4. If yes, please indicate how many vouchers will be requested: 40

5. If answered "yes" to either #1 or #3 above, please complete the following chart:

No. of Units	Type of Rental Assistance	Current Contract Rent	Effective Date of Current Contract Rent	Type of Renewal	Expected Contract Rent Post-Rehab
5	MSHDA	\$900	Placed in Service	15 Year	\$900
29	MSHDA	\$1,145	Placed in Service	15 Year	\$1,145
6	MSHDA	\$1,445	Placed in Service	15 Year	\$1,445

***Please Note: Section 811 voucher are limited to 60% AMI rents**



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

6. Please enter any additional comments:

The PBVs include higher rental amounts as the landlord/property owner will be paying the PSH tenants utilities.



Qualified Allocation Plan Green Policy

MSHDA Green Policy Certification

Project Name: 5800 LDHA LP

Project Number (if applicable): _____

All projects applying for LIHTC must **select ONE of the green standards threshold requirements below** and clearly identify the applicable subcategory. The undersigned hereby certify that to the best of our knowledge the project will incorporate features that will allow the project to:

Obtain an Enterprise Green Communities Certification for:

Mandatory Green Communities Criteria for New Construction *plus 40 optional points (threshold)*

Mandatory Green Communities Criteria for Moderate Rehab *plus 35 optional points (threshold)*

Mandatory Green Communities Criteria for Substantial Rehab *plus 35 optional points (threshold)*

Enterprise Green Communities Plus **(threshold + points)**

Obtain a National Green Building Certification for:

NGBS Silver, Gold, or Emerald **(threshold)**

NGBS Green+ Zero Energy **(threshold + points)**

Obtain a U.S Green Building Council rating for:

LEED Silver, Gold, or Platinum **(threshold)**

LEED Zero Energy **(threshold + points)**

To score additional points, a project must select one of the above thresholds, as well as:

Obtain a PHIUS+ Certification **(points)**

The undersigned hereby certify that the architectural plans, drawings and specifications, construction contracts, and other construction documents for the proposed project will include the amenities for which points are awarded. The undersigned shall certify the inclusion of the amenities identified in the referenced documents above within one year after issuance of the Reservation and the incorporation of these amenities into the project upon completion of construction. The undersigned owner and applicant hereby certify that the management agent has been informed that ongoing maintenance and management of the project will, when reasonably possible, incorporate the amenities for which points are awarded. The undersigned shall report any discrepancies between the tax credit application and the as-built project to the Michigan State Housing Development Authority.



Qualified Allocation Plan Green Policy

Failure to adhere to this certification may result in negative points in future applications, which may further result in suspension of a future project application, loss of tax credits in future applications, or other penalties.

OWNER:

5800 LDHA LP

By: 

Timothy Thorland
Its: Authorized Signatory

APPLICANT:

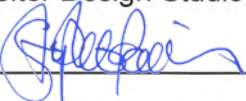
5800 LDHA LP

By: 

Timothy Thorland
Its: Authorized Signatory

ARCHITECT:

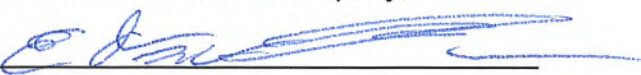
Shelter Design Studio

By: 

Steve Pariseau, AIA
Its: Authorized Signatory

CONTRACTOR:

Lockwood Construction Company, LLC

By: 

Dean Schroeder
Its: Authorized Signatory



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

August 21, 2021

Timothy Thorland
Southwest Housing Solutions Corporation
1920 25th Street, Suite A
Detroit, MI 48216

Subject: CDHO Re-Certification of Southwest Housing Solutions Corporation

Dear Mr. Thorland:

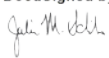
This letter is in regards to your Low Income Housing Tax Credit submission to the Michigan State Housing Development Authority for *Hubbard Farms Apartments LDHA LP and 5800 LDHA LP*. The City of Detroit's Housing and Revitalization Department has completed its review of your Community Housing Development Organization (CHDO): Southwest Housing Solutions Corporation.

The City of Detroit's Housing and Revitalization Department has determined that Southwest Housing Solutions Corporation meets the CHDO recertification requirements for a sponsor of rental housing, as established by the U.S. Department of Housing and Urban Development (HUD), per 24 CFR 92.300(a)(2). Therefore, the City of Detroit has approved your CHDO designation through August 21, 2022.

The City of Detroit's Housing and Revitalization's Department monitors an organization's compliance with CHDO requirements on an annual basis. A CHDO designation beyond August 21, 2022 will have to be reviewed and approved by the City of Detroit.

We look forward to working with you on your neighborhood development projects in the future. If you have any questions regarding this matter, please contact Noor Al-khafaji at Noor.Al-khafaji@detroitmi.gov.

Sincerely,

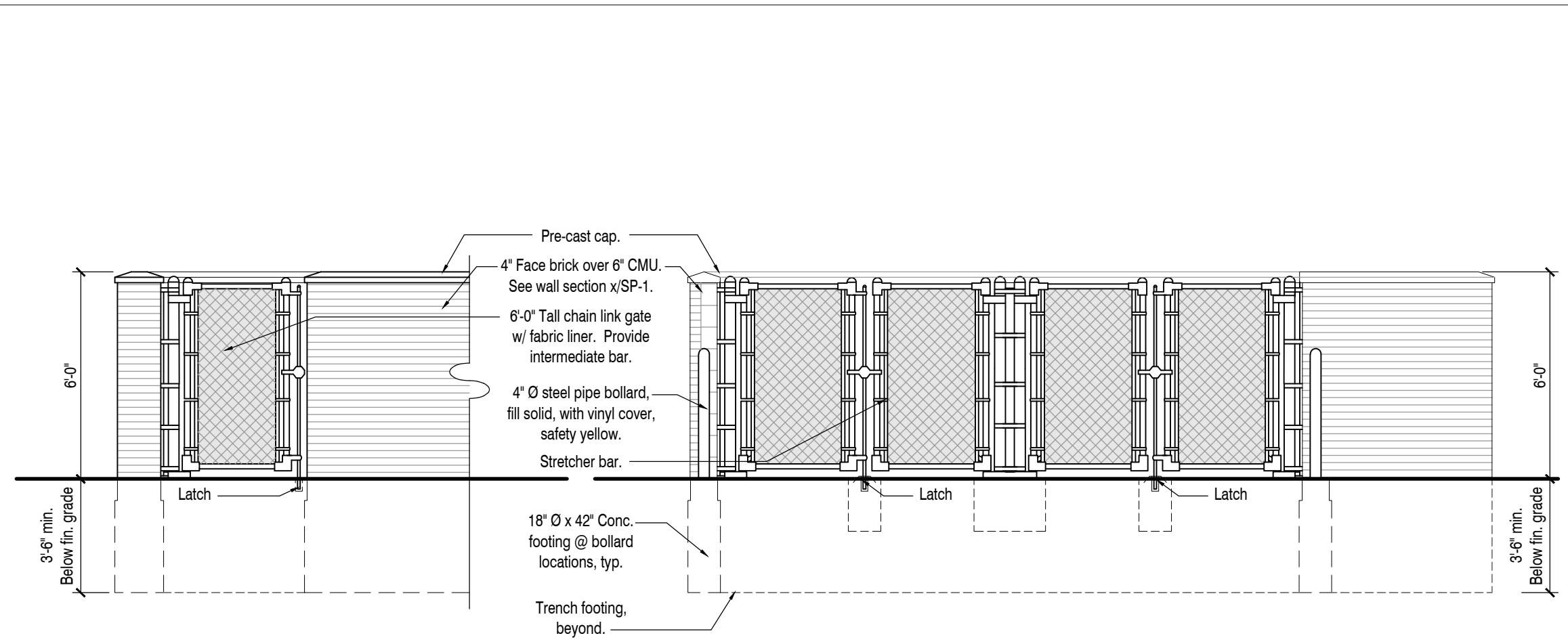
DocuSigned by:

E17650515DAF4C9...

Julie Schneider
Director, Housing and Revitalization Department

CC: Corey Feldpausch (HRD)
Noor Al-khafaji (HRD)

Project Plans





7 Elevation at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"

DEVELOPMENT INFORMATION:

Reference Ordinance: City of Detroit, Zoning Ordinance November 15, 2021
 Zoning District: B-4
 Proposed Use: R-2 Multi-Family (Apartments), B - Business (Office) [By right use]
 Construction Type: VA, Fully Sprinkled

Lot Areas:
 B-4 Parcels: 3 & 8. 42,344.83 s.f.

Total Lot Area: 0.97 acres

Allowable Building Ht. / Area per floor: 4 Stories / 36,000 s.f. per floor
 Proposed Building Ht. / Area per floor: 4 stories / 13,737 s.f. per floor

Total Building Area: 54,948 g.s.f.

Allowable/Proposed Building Height: 70'-0" / 48'-0" +/-

F.A.R.: 1.30

Business (Office) Parking Required: 1 per 400 square feet

Residential Parking Required: 3,560 / 400 = 8.9 = 9 spaces

Total Parking Required: 39 spaces

Total Parking Provided: 47 spaces

Total Landscaping Required: 18 square feet per surface parking space

Total Landscaping Provided: 948 +, s.f. provided

6 Elevation at Dumpster Enclosure

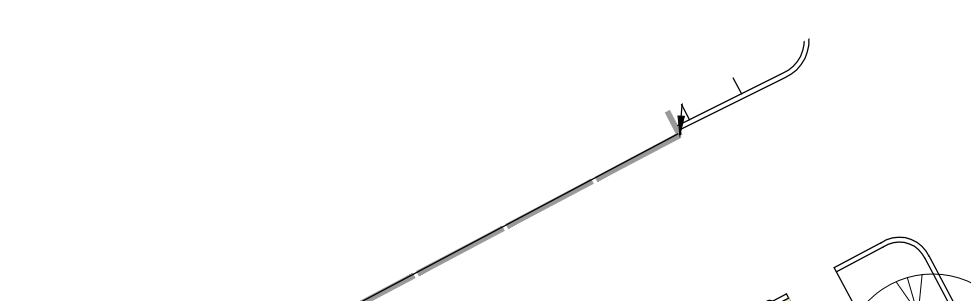
SP-1 Scale: 1/4" = 1'-0"

	Required	Provided
Minimum Lot Dimensions (Area):	7,000 s.f.	42,344.83 s.f.
Minimum Lot Dimensions (Width):	70 feet	201.26 feet
Minimum Setback (front):	no requirement	0 feet
Minimum Setback (side):	no requirement	0 feet
Minimum Setback (rear):	30 feet	107'-9" +/-
Maximum Height	35'+40'=75 feet	48'-0" +/-

Sec. 50-13-63 B3 B4 District Height Limitations
 Where the zoning lot fronts on a street which is 80 feet or more in width and is designated by the Detroit Master Plan of Policies as a major or secondary thoroughfare, and where the outer most point of the proposed building on said zoning lot is 40 feet or more from the nearest point of the lot line of all R1, R2, and R3 Districts, the maximum height may be increased, as a matter of right, one foot for each one foot of street width greater than 80 feet, provided, that in no case shall the building exceed 80 feet in height; and

5 Elevation at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"



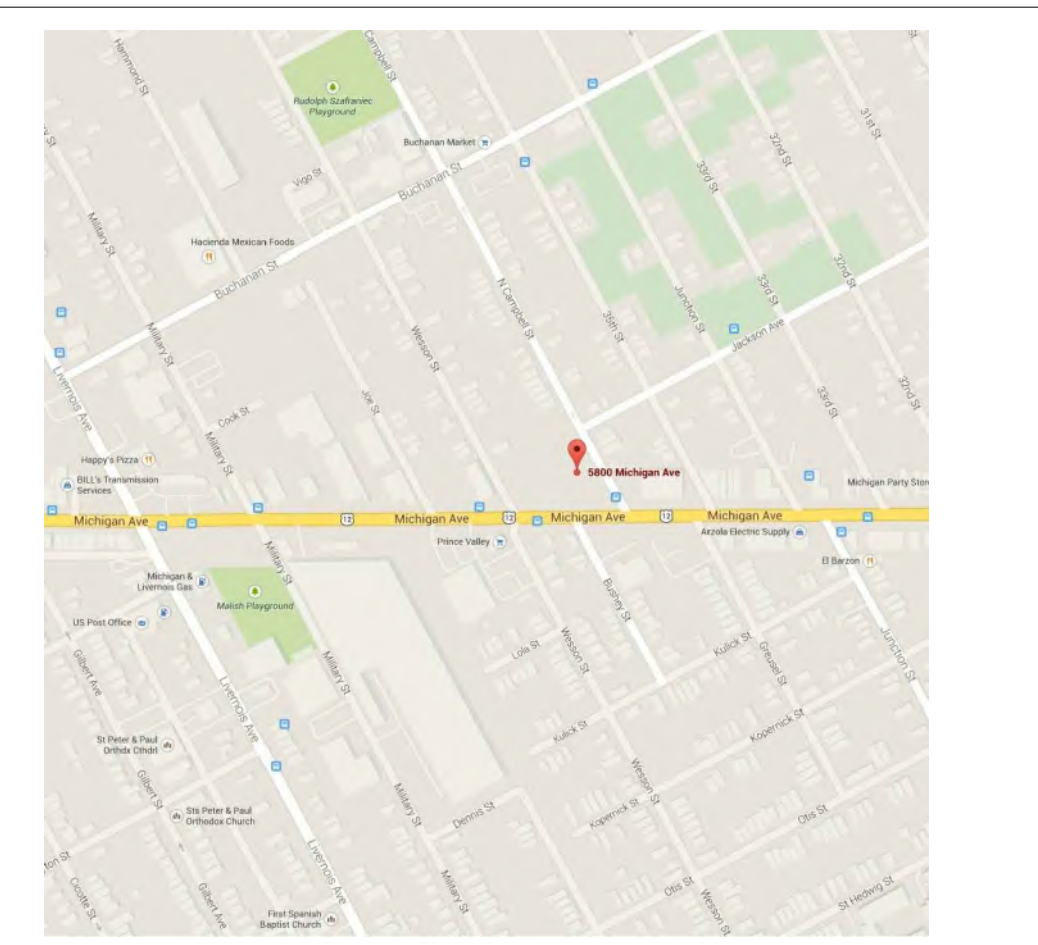
4 Plan at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"

PROPERTY DESCRIPTION
 (FROM CAPITAL FUND TITLE SERVICES, LLC TITLE POLICY COMMITMENT NO. 700553, EFFECTIVE DATE SEPTEMBER 08, 2015)
 LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

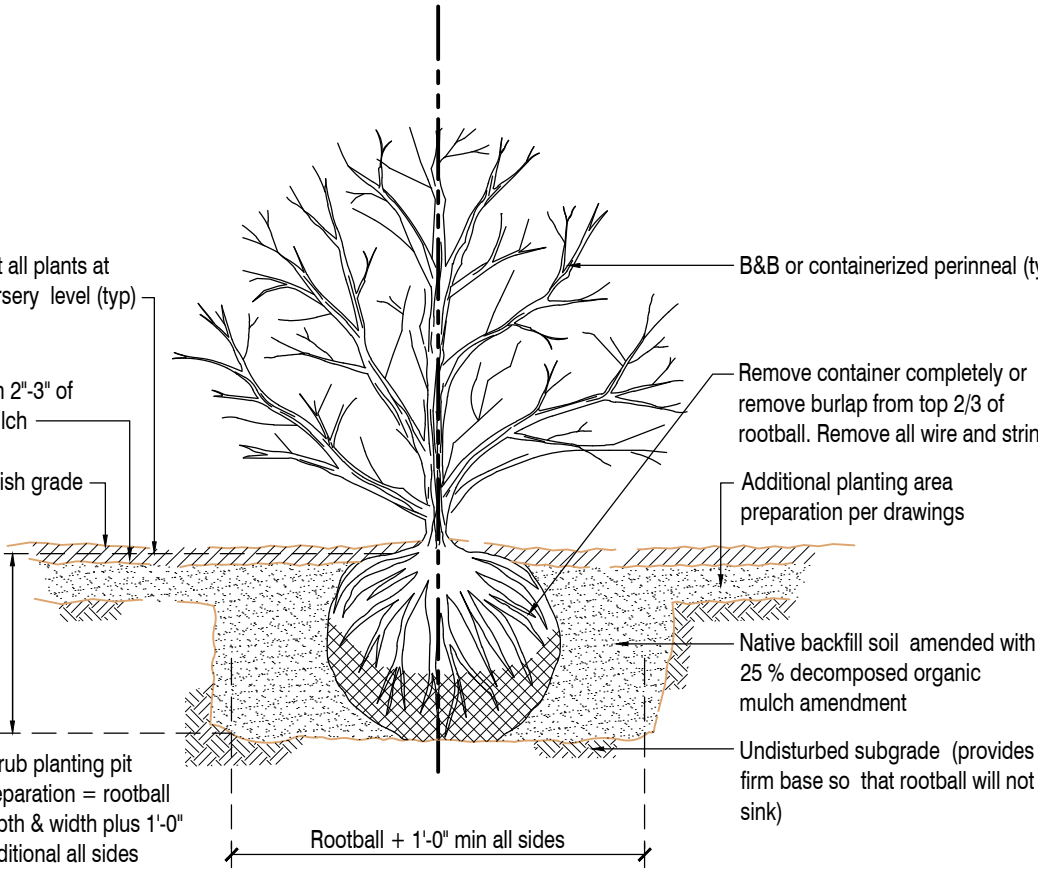
PARCEL 3:
 PART OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM NO. 171, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS AND PART OF PRIVATE CLAIM 171, TOWN 2 SOUTH, RANGE 11 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CAMPBELL AVENUE WITH THE NORTH LINE OF MICHIGAN AVENUE; THENCE ALONG THE WEST LINE OF CAMPBELL AVENUE, NORTH 27 DEGREES 19 MINUTES WEST 235.45 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM 171, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 12, PAGE 24 OF PLATS, WAYNE COUNTY RECORDS, SAID POINT BEING NORTH 27 DEGREES 19 MINUTES WEST 17.90 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 6; THENCE SOUTH 67 DEGREES 33 MINUTES 53 SECONDS WEST 43.62 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 49.30 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHERLY LINE OF LOT 6, NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 122.92 FEET TO THE SOUTHWESTERLY CORNER OF LOT 6; THENCE SOUTH 19 DEGREES 36 MINUTES 14 SECONDS EAST 204.47 FEET TO A POINT ON THE NORTH LINE OF MICHIGAN AVENUE; THENCE ALONG THE NORTH LINE OF MICHIGAN AVENUE, SOUTH 89 DEGREES 30 MINUTES EAST 202.68 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
 PART OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM NO. 171, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 12 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN WEST LINE OF CAMPBELL AVENUE, DISTANT NORTH 27 DEGREES 19 MINUTES WEST 273.25 FEET ALONG SAID LINE FROM NORTH LINE OF MICHIGAN AVENUE; THENCE SOUTH 27 DEGREES 19 MINUTES EAST 37.8 FEET; THENCE SOUTH 67 DEGREES 33 MINUTES 53 SECONDS WEST 43.62 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 71.42 FEET; THENCE EASTERLY 106.00 FEET TO THE POINT OF BEGINNING. ALSO, THE NORTH 27 FEET OF LOT 6. ADDRESS: 3951 AND 3957 CAMPBELL



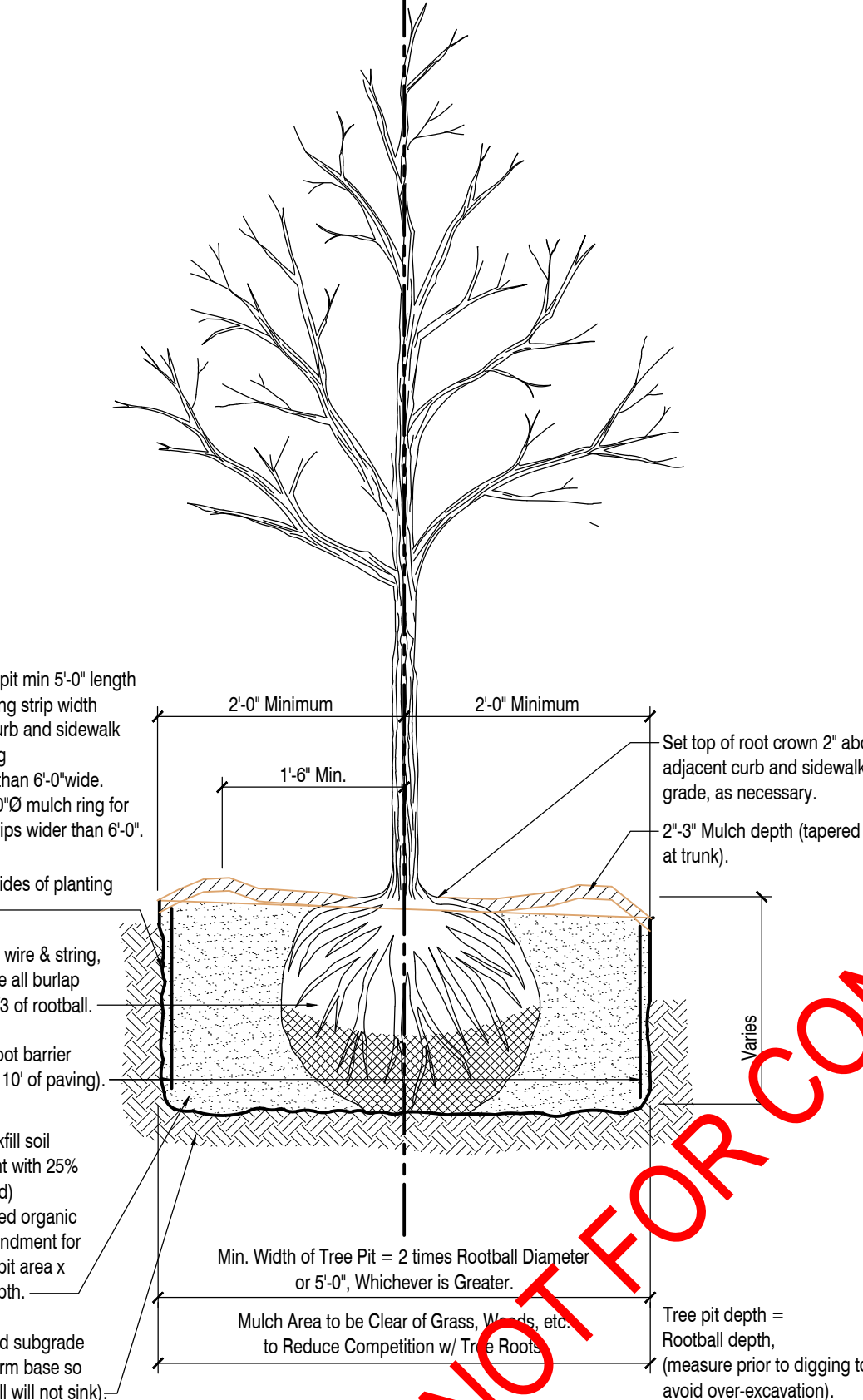
0 Location Map

SP-1 Scale: n.t.s.



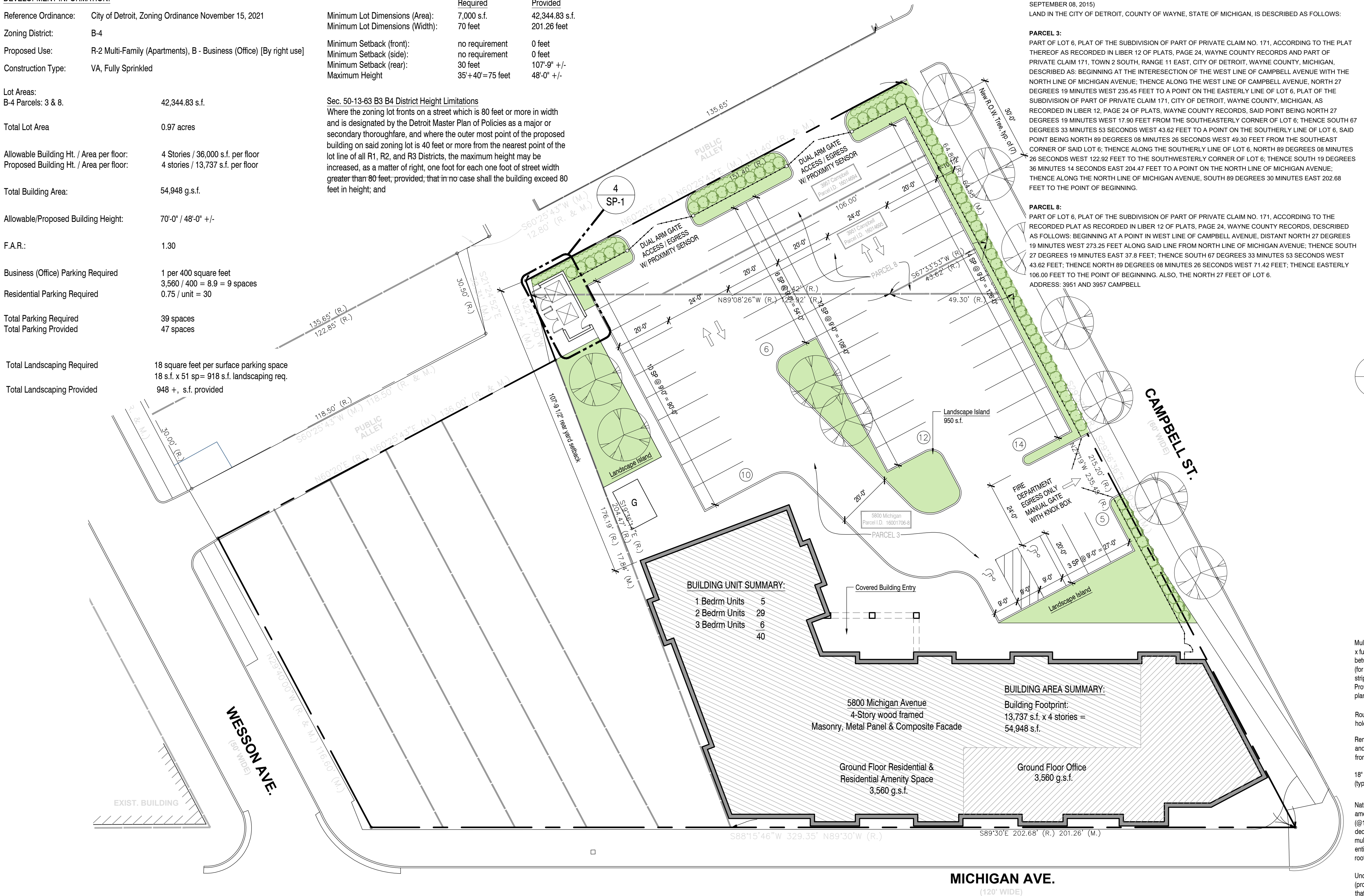
3 Perennial Planting Detail (Typical)

SP-1 Scale: NTS



2 Tree Planting Detail (Typ. of 7)

SP-1 Scale: NTS



1 Architectural Site Plan

SP-1 Scale: 1" = 20'-0"

SHELTER
 DESIGN STUDIO LLC
 104 W. Fourth Street
 Suite 303
 Royal Oak, Michigan 48067
 248.629.7153 ph.
 248.629.7154 fax
 www.SHELTERSTUDIOLLC.com

Architect of Record

 Stephen G. Pariseau, AIA
 104 W. Fourth St.,
 Suite 303
 Royal Oak, MI 48067
 248.629.7153 ph.

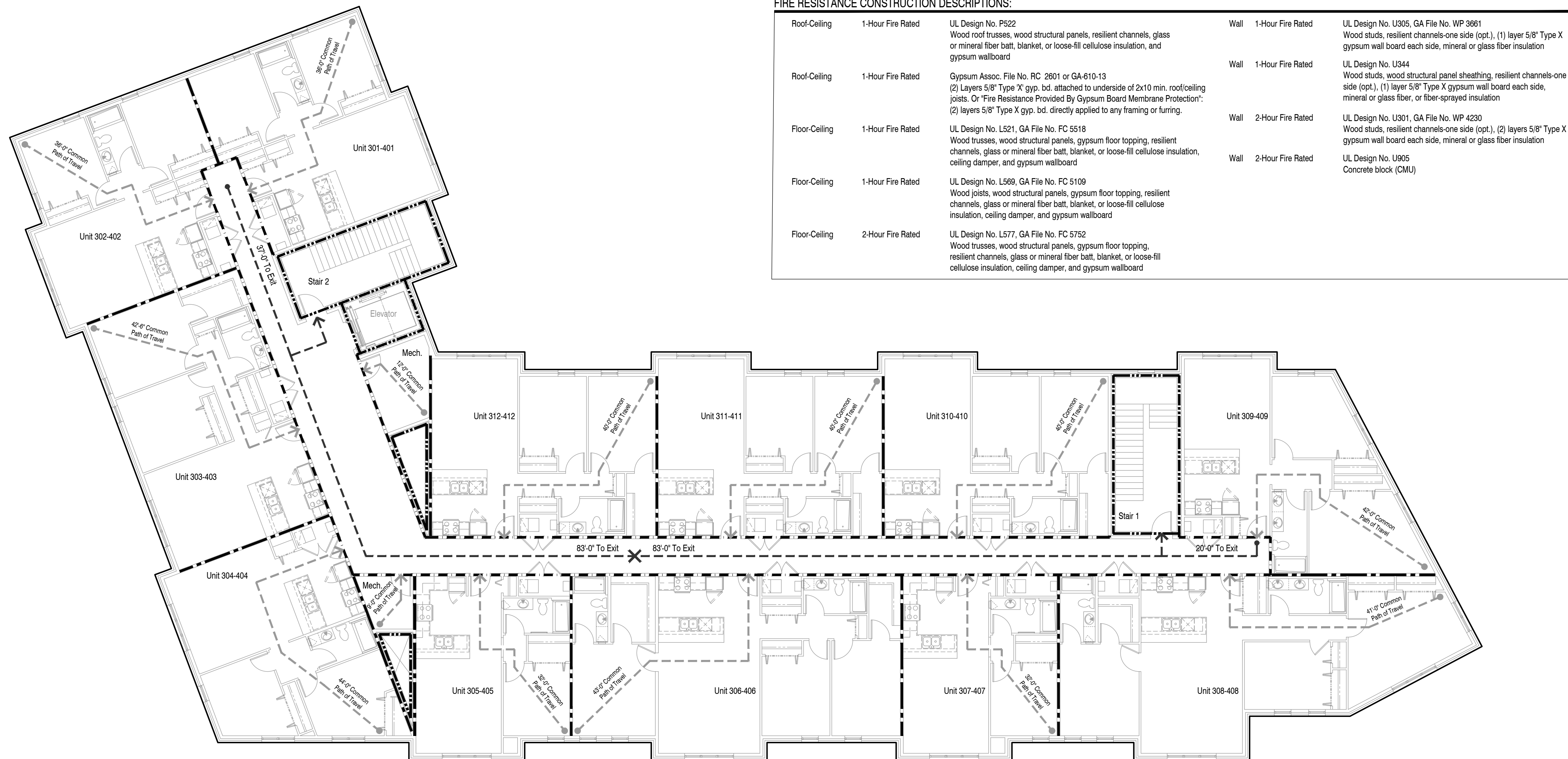
Owner
 5800 LDHA LP
 1920 25th Street, Suite A
 Detroit, MI 48216

Project
 5800 LDHA LP
 APARTMENTS
 5800 Michigan Avenue
 Detroit, MI 48210

Issued For	Date
Preliminary	11.17.2021

Scale
SP-1

Architectural Site Plan
 Zoning Analysis
 Planting Details &
 Trash Enclosure Plans
 2021-250
 Project No. JM/S/GP
 Drawn By SGP
 Checked By SGP
 Scale
SP-1
 Drawing No.



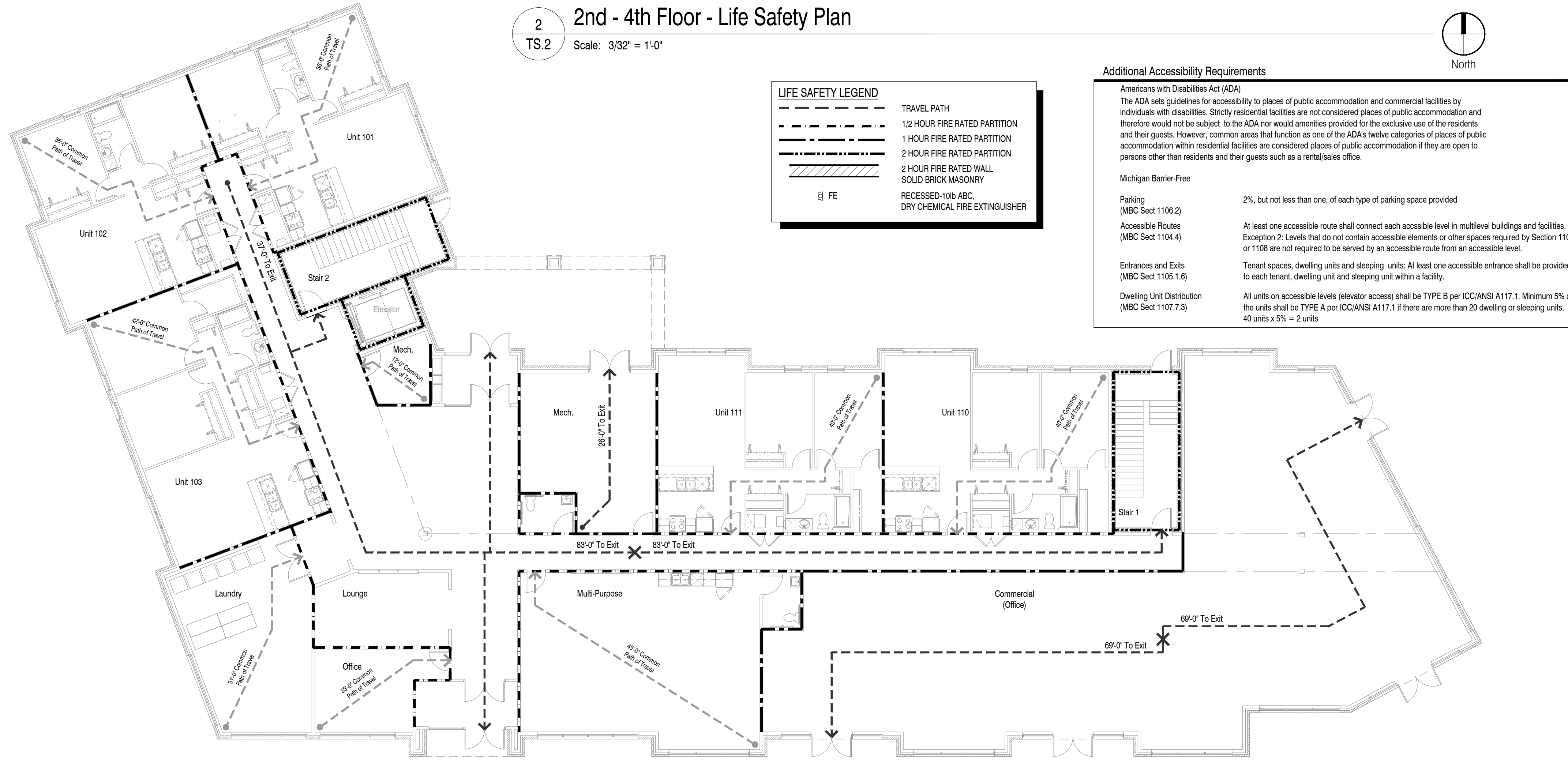
2
TS.2
2nd - 4th Floor - Life Safety Plan
Scale: 3/32" = 1'-0"

FIRE RESISTANCE CONSTRUCTION DESCRIPTIONS:

Roof-Ceiling	1-Hour Fire Rated	UL Design No. P522 Wood roof trusses, wood structural panels, resilient channels, glass or mineral fiber batt, blanket, or loose-fill cellulose insulation, and gypsum wallboard	Wall	1-Hour Fire Rated	UL Design No. U305, GA File No. WP 3661 Wood studs, resilient channels one side (opt.), (1) layer 5/8" Type X gypsum wall board each side, mineral or glass fiber insulation
Roof-Ceiling	1-Hour Fire Rated	Gypsum Assoc. File No. RC 2601 or GA-610-13 (2) Layers 5/8" Type X gyp. bd. attached to underside of 2x10 min. roof/ceiling joists. Or "Fire Resistance Provided By Gypsum Board Membrane Protection": (2) layers 5/8" Type X gyp. bd. directly applied to any framing or furring.	Wall	1-Hour Fire Rated	UL Design No. U344 Wood studs, wood structural panel sheathing, resilient channels one side (opt.), (1) layer 5/8" Type X gypsum wall board each side, mineral or glass fiber, or fiber-sprayed insulation
Floor-Ceiling	1-Hour Fire Rated	UL Design No. L521, GA File No. FC 5518 Wood trusses, wood structural panels, gypsum floor topping, resilient channels, glass or mineral fiber batt, blanket, or loose-fill cellulose insulation, ceiling damper, and gypsum wallboard	Wall	2-Hour Fire Rated	UL Design No. U301, GA File No. WP 4230 Wood studs, resilient channels one side (opt.), (2) layers 5/8" Type X gypsum wall board each side, mineral or glass fiber insulation
Floor-Ceiling	1-Hour Fire Rated	UL Design No. L569, GA File No. FC 5109 Wood joists, wood structural panels, gypsum floor topping, resilient channels, glass or mineral fiber batt, blanket, or loose-fill cellulose insulation, ceiling damper, and gypsum wallboard	Wall	2-Hour Fire Rated	UL Design No. U905 Concrete block (CMU)
Floor-Ceiling	2-Hour Fire Rated	UL Design No. L577, GA File No. FC 5752 Wood trusses, wood structural panels, gypsum floor topping, resilient channels, glass or mineral fiber batt, blanket, or loose-fill cellulose insulation, ceiling damper, and gypsum wallboard			

CODE COMPLIANCE ANALYSIS AND PROJECT DATA CHART

REFERENCE CODES		ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities
2015 Michigan Building Code (MBC)	2015 Michigan Mechanical Code	2015 Michigan Plumbing Code
2017 National Electric Code	2015 Michigan Uniform Energy Code	Rules NFPA 13 (Automatic Fire Protection System)
October 2020 MSHDA Standards of Design	November 2021, City of Detroit Zoning Ordinance	
USE GROUP		
MBC Sect. 310	Residential Group R-2	
TYPE OF CONSTRUCTION		
MBC Sect 602	Type V A (SA, all building elements of any material. 1-HOUR fire resistance rating of structure), w/ approved automatic sprinkler system	
ALLOWABLE HEIGHT AND AREA		
MBC Table 503	Area	36,000 s.f. per floor (T. 506.2)
	Height	4 Stories (T. 504.4) / 70'-0" max. (T. 504.3)
ACTUAL HEIGHT AND AREA		
	Area	13,719 / floor < 36,000 s.f.
	Height	4 Stories = 4 Stories 48'-0" +/- total height < 70'-0"
ALLOWANCE PER OCCUPANT PER FLOOR		
MBC Table 1004.1.2	Residential	200 s.f. gross / occupant
	Accessory Business and Small Assembly per MBC 303.1.2	100 s.f. gross / occupant
	Accessory Storage, Mech Rm	300 s.f. gross / occupant
CALCULATED OCCUPANCY LOAD PER FLOOR		
	Ground flr - Residential	4,754 s.f. / 200 s.f. = 24 occupants / flr
	Accessory Business	210 s.f. / 100 s.f. = 2 occupants / flr
	Accessory Small Assembly	1190 s.f. / 15 s.f. = 79 occupants / flr
	Accessory Mech.	528 / 300 s.f. = 2 occupants / flr
	2nd - Residential	9,930 s.f. / 200 s.f. = 50 occupants / flr
	Accessory Business	606 s.f. / 100 s.f. = 6 occupants / flr
	Accessory Mech.	165 s.f. / 100 s.f. = 2 occupants / flr
	3rd & 4th flr - Residential	10,536 s.f. / 200 s.f. = 53 occupants / flr x 2
	Accessory Mech.	165 / 300 s.f. = 1 occupants / flr x 2
	TOTAL	305 occupants
MEANS OF EGRESS		
Max. Exit Access Travel Distance (MBC T.1017.2)	250'-0" w/ Fire Suppression System	Provided: See Life Safety Plans
Max. Dead End Corridor (MBC Sect.1020.4)	50'-0" w/ Fire Suppression System	Provided: See Life Safety Plans
Min. Corridor Width (MBC T.1020.2 & 1005.3.2)	44" Min. or 0.20' (or 0.15' w/ fire suppression) per occupant whichever is greater	Provided: 60" Min.
Min. Stairway Width (MBC Sect.1009.4 & 1005.3.1)	44" Min. or 0.3' (or 0.2' w/ fire suppression) per occupant whichever is greater. Stairways serving Occupant Load of 50 or less shall have a width of not less than 36".	Provided: 44", between handrails
Min. Number of Exits (MBC T.1006.3.1)	Two (2) per floor with Occupant Load 1 - 500	Provided: 2 per floor above grade plane



1
TS.2
Ground Floor - Life Safety Plan
Scale: 3/32" = 1'-0"

LIFE SAFETY LEGEND

---	TRAVEL PATH
- - - -	1/2 HOUR FIRE RATED PARTITION
— — — —	1 HOUR FIRE RATED PARTITION
— — — —	2 HOUR FIRE RATED PARTITION
— — — —	2 HOUR FIRE RATED WALL
— — — —	SOLID BRICK MASONRY
Ⓜ	RECESSED-10b ABC, DRY CHEMICAL FIRE EXTINGUISHER

Additional Accessibility Requirements

Americans with Disabilities Act (ADA)
The ADA sets guidelines for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. Strictly residential facilities are not considered places of public accommodation and therefore would not be subject to the ADA nor would amenities provided for the exclusive use of the residents and their guests. However, common areas that function as one of the ADA's twelve categories of places of public accommodation within residential facilities are considered places of public accommodation if they are open to persons other than residents and their guests such as a rental/sales office.

Michigan Barrier-Free

Parking (MBC Sect 1106.2)
2%, but not less than one, of each type of parking space provided

Accessible Routes (MBC Sect 1104.4)
At least one accessible route shall connect each accessible level in multilevel buildings and facilities. Exception 2: Levels that do not contain accessible elements or other spaces required by Section 1107 or 1108 are not required to be served by an accessible route from an accessible level.

Entrances and Exits (MBC Sect 1105.1.6)
Tenant spaces, dwelling units and sleeping units: At least one accessible entrance shall be provided to each tenant, dwelling unit and sleeping unit within a facility.

Dwelling Unit Distribution (MBC Sect 1107.7.3)
All units on accessible levels (elevator access) shall be TYPE B per ICC/ANSI A117.1. Minimum 5% of the units shall be TYPE A per ICC/ANSI A117.1 if there are more than 20 dwelling or sleeping units. 40 units x 5% = 2 units

FIRE SEPARATION:

MBC Sect 1023.2	Interior Exit Stairway Fire Barrier (Connecting 4-stories or more).	Wall	2 Hour Fire Rating (MBC T.716.5) Fire Door 1 1/2 Hour Fire Rating (MBC T.716.5) Vision lite: 100 sq. in.
MBC Sect 713.4	Shaft Enclosure (Elevator Hoistway) (Connecting 4-stories or more).	Wall	2 Hour Fire Rating (MBC T.716.5) Fire Door 1 1/2 Hour Fire Rating (MBC T.716.5)
MBC T. 1020.1	Residential Corridor Wall Fire Partition	Wall	0.5 Hr Fire Rating w/ fire suppression system Fire Door 1 3/4 Hour (20 min.) Fire Rating (MBC T.716.5)
MBC Sect. 708	Fire Partitions Walls separating dwelling units Walls separating tenant spaces Walls separating elevator lobby	1 Hour 1 Hour Not Req'd where bldg is protected by an automatic sprinkler system (MBC Sect. 713.14.1)	
MBC Sect. 711	Horizontal Assemblies Floors separating dwelling units Floors separating occupancies (R / B)	1 Hour 1 Hour w/ fire suppression system (MBC T.508.4)	
MBC Sect 509 MBC T. 509	Incidental Use Area Fire Separation Mechanical Room	1-Hour Fire Rating, or provide automatic fire-extinguishing system and construction capable of resisting the passage of smoke	

Accessibility Requirements

Fair Housing Act (FHA)
All covered units in NEW multifamily housing built for first occupancy after March 13, 1991 shall adhere to the Seven Technical Requirements of the Fair Housing Act Design Manual. To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit.

Requirement 1 Accessible building entrance on an accessible route
Requirement 2 Accessible and usable public and common use areas
Requirement 3 Usable doors
Requirement 4 Accessible route into and through the Covered Unit
Requirement 5 Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
Requirement 6 Reinforced walls for grab bars
Requirement 7 Usable kitchens and bathrooms

Section 504 of the Rehabilitation Act of 1973
Section 504 pertains to Federally Funded projects ONLY. Scoping requirements are set forth in HUD's final regulation and may be found at 24 CFR Part 8. Applicable units shall be made accessible per the technical requirements of UFAS (Uniform Federal Accessibility Standards)

5% of the total dwelling units shall be made accessible for persons with mobility impairments. 25 units x 5% = 2 units
2% of the total dwelling units shall be made accessible for persons with hearing or vision impairments. 25 units x 2% = 2 units

UFAS Sect. 4.28 Alarms:
If provided, audible emergency alarms shall produce a sound that exceeds the ambient sound level in the room or space by at least 15 decibels or exceeds any maximum sound level with a duration of 30 seconds by 5 decibels, whichever is louder. Sound levels for alarm signals shall not exceed 120 decibels.
If provided, electrically powered internally illuminated emergency alarm signs shall flash as a visual emergency alarm in conjunction with audible emergency alarm. The flashing frequency of visual alarm devices shall be less than 5 Hz. If such alarms use electricity from the building as a power source, then they shall be installed on the same system as the audible emergency alarms.
Accessible sleeping accommodations shall have a telephone connected to the building emergency alarm system or shall have a standard 110-volt electrical receptacle into which such an alarm could be connected. Instructions for use of the auxiliary alarm or connection shall be provided.

SHELTER
DESIGN STUDIO LLC

104 W. Fourth Street
Suite 303
Royal Oak, Michigan 48067

248.629.7153 ph.
248.629.7154 fax

www.SHELTERSTUDIOLLC.com



Architect of Record

Stephen G. Pariseau, AIA
104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067

248.629.7153 ph.

Owner

5800 LDHA LP
1920 25th Street, Suite A
Detroit, MI 48216

Project

5800 LDHA LP
APARTMENTS

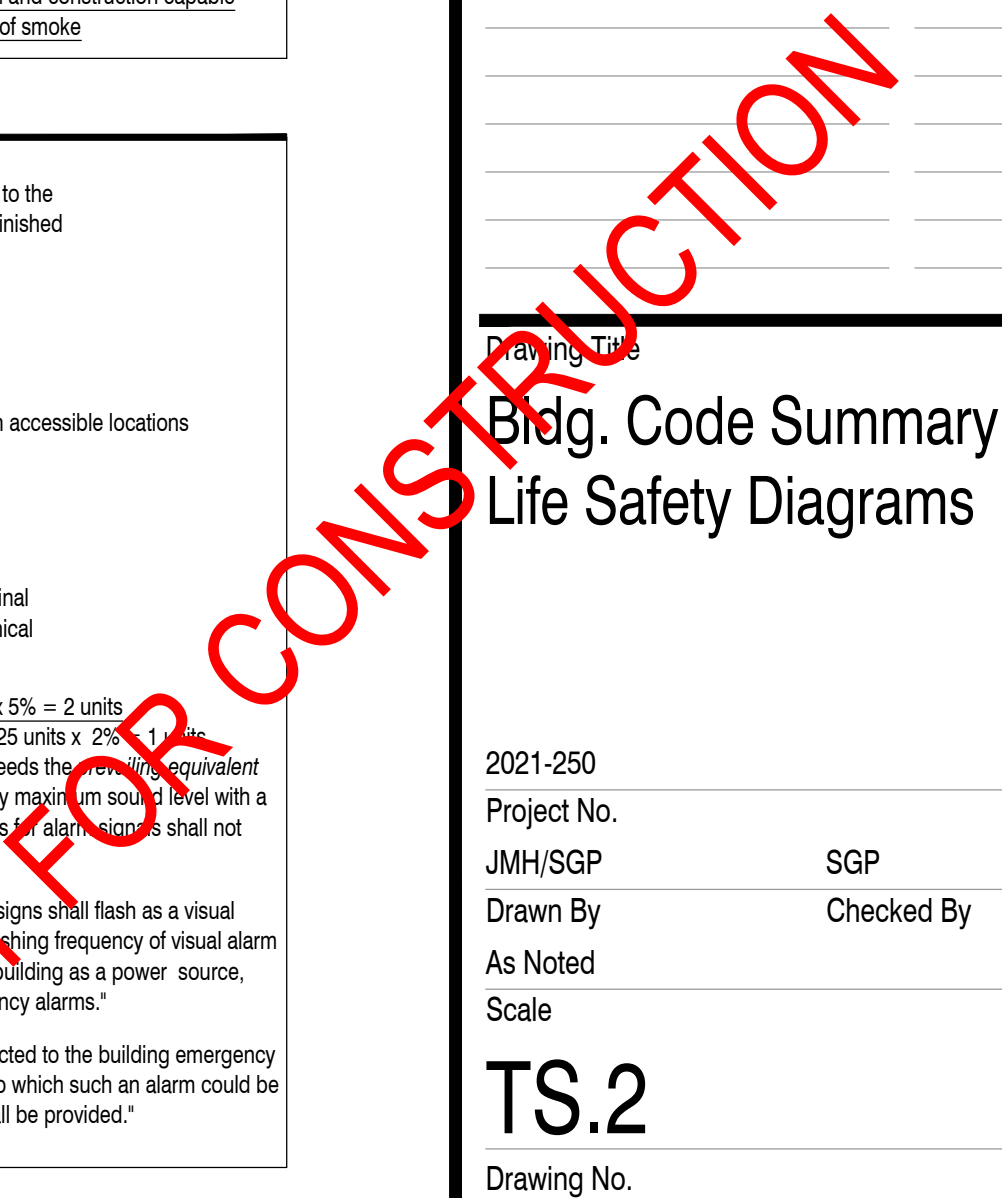
5800 Michigan Avenue
Detroit, MI 48210

1"=1'-0"	1/2"=1'-0"	1/8"=1'-0"
3"	3/8"=1'-0"	0"
1 1/2"=1'-0"	3/4"=1'-0"	1/4"=1'-0"

Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

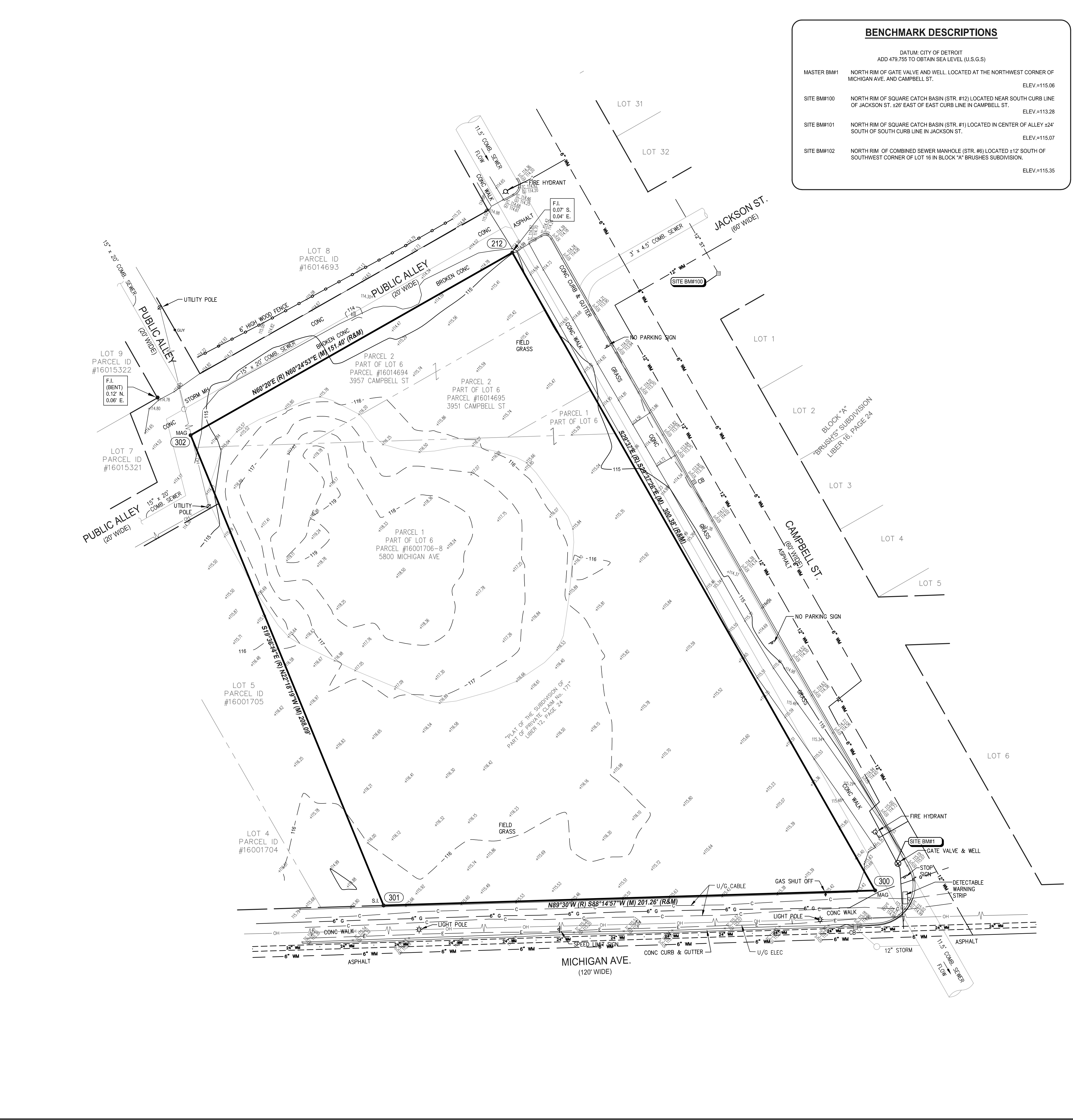
Blg. Code Summary
Life Safety Diagrams

2021-250
Project No. JM/SGP
Drawn By SGP
Checked By
As Noted
Scale
TS.2
Drawing No.



LEGEND

- MANHOLE
- CATCH BASIN
- SEWER CLEAN OUT
- GAS METER
- GAS SHUT OFF VALVE
- VALVE BOX
- GATE VALVE & WELL
- WATER SHUT OFF VALVE
- FIRE HYDRANT
- SPRINKLER VALVE BOX
- LAWN SPRINKLER HEAD
- HAND HOLE
- ELECTRIC RISER OR METER
- TELEPHONE RISER
- CABLE TV RISER
- AIR CONDITION UNIT
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
- LIGHT POLE
- LIGHT POLE WITH LAMP EXTENSION
- TRAFFIC SIGNAL
- POLE W/ TRAFFIC SIGNAL (OVER ROAD)
- GUY WIRE
- GUY POLE
- GROUND LEVEL / DECORATIVE LIGHTING
- FLAG POLE
- PHONE OR PHONE BOOTH
- METAL OR CONC. POST
- MAILBOX
- SIGN
- WATER FOUNTAIN
- PARKING METER
- BILLBOARD OR LARGE SIGN
- BASKETBALL HOOP
- BOULDER
- STATUE OR SCULPTURE
- BENCH
- STUMP
- DOWNPOUT INTO STORM DRAIN
- DOWNPOUT TO GROUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- SECTION CORNER
- TRAVERSE POINT
- STRUCTURE NUMBER
- SDA No.
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF PAVEMENT ELEVATION
- EDGE OF METAL ELEVATION
- TOP OF WALK ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- GROUND ELEVATION
- UNDERGROUND
- FIBER OPTIC
- CONCRETE
- ASPHALT
- FINISH FLOOR ELEVATION
- DOOR LEDGE ELEVATION
- FOUND IRON
- F.M. FOUND MONUMENT
- F.P.K. FOUND P.K. NAIL
- S.I. SET IRON WSDA CAP
- S.P.K. SET P.K. NAIL
- S.P.K./TAG SET P.K. NAIL WSDA TAG
- MAG SET MAGNETIC NAIL
- MAG/TAG SET MAGNETIC NAIL WSDA TAG
- MEASURED
- RECORD
- CALCULATED
- INVERT ELEVATION
- CORRUGATED METAL PIPE
- GAS
- SANITARY SEWER (SAN)
- STORM SEWER (STM)
- WATERMAIN (WM)
- OVERHEAD WIRE
- COMBINED SEWER
- STEAM LINE
- OIL LINE
- UG FIBER (COMM)
- UG ELECTRIC (ELEC)
- UG PHONE (PH)
- UG CABLE (CBL)
- CHAIN LINK FENCE (CL)
- WOOD FENCE
- NOVEMBER FENCE (NW)
- GUARD RAIL
- EDGE OF BRUSHWOODS
- CENTERLINE OF DITCH
- CULVERT
- BANKTOP OF SLOPE
- MAJOR CONTOUR
- MINOR CONTOUR
- BOUNDARY LINES
- ROW LINES
- SECTION LINES
- PROPERTY LINES
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK/PAVERS
- WATER



BENCHMARK DESCRIPTIONS

DATUM: CITY OF DETROIT
ADD 479.755 TO OBTAIN SEA LEVEL (U.S.G.S.)

MASTER BM#1	NORTH RIM OF GATE VALVE AND WELL LOCATED AT THE NORTHWEST CORNER OF MICHIGAN AVE. AND CAMPBELL ST.	ELEV.=115.06
SITE BM#100	NORTH RIM OF SQUARE CATCH BASIN (STR. #12) LOCATED NEAR SOUTH CURB LINE OF JACKSON ST. 26' EAST OF EAST CURB LINE IN CAMPBELL ST.	ELEV.=113.28
SITE BM#101	NORTH RIM OF SQUARE CATCH BASIN (STR. #1) LOCATED IN CENTER OF ALLEY 24' SOUTH OF SOUTH CURB LINE IN JACKSON ST.	ELEV.=115.07
SITE BM#102	NORTH RIM OF COMBINED SEWER MANHOLE (STR. #6) LOCATED ±12' SOUTH OF SOUTHWEST CORNER OF LOT 16 IN BLOCK "A" BRUSHES SUBDIVISION.	ELEV.=115.35

LEGAL DESCRIPTION

PARCEL ID: 16001706-8
16014694
16014695
ADDRESS: 5800 MICHIGAN AVENUE
3957 CAMPBELL STREET
3951 CAMPBELL STREET

(FROM CINNAIRE TITLE SERVICES, LLC TITLE POLICY COMMITMENT NO. 700553A, EFFECTIVE DATE JANUARY 07, 2021, AT)

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM NO. 171, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS AND PART OF PRIVATE CLAIM 171, TOWN 2 SOUTH, RANGE 11 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CAMPBELL AVENUE WITH THE NORTH LINE OF MICHIGAN AVENUE; THENCE ALONG THE WEST LINE OF CAMPBELL AVENUE, NORTH 27 DEGREES 19 MINUTES WEST 235.45 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM 171, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 12, PAGE 24 OF PLATS, WAYNE COUNTY RECORDS, SAID POINT BEING NORTH 27 DEGREES 19 MINUTES WEST 17.90 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 6; THENCE SOUTH 67 DEGREES 33 MINUTES 53 SECONDS WEST 43.62 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 49.30 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHERLY LINE OF LOT 6, NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 122.92 FEET TO THE SOUTHWESTERLY CORNER OF LOT 6; THENCE SOUTH 19 DEGREES 36 MINUTES 14 SECONDS EAST 204.47 FEET TO A POINT ON THE NORTH LINE OF MICHIGAN AVENUE; THENCE ALONG THE NORTH LINE OF MICHIGAN AVENUE, SOUTH 89 DEGREES 30 MINUTES EAST 202.68 FEET TO THE POINT OF BEGINNING.

ADDRESS: 5800 MICHIGAN AVENUE

PARCEL 2:
PART OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM NO. 171, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 12 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN WEST LINE OF CAMPBELL AVENUE, DISTANT NORTH 27 DEGREES 19 MINUTES WEST 273.25 FEET ALONG SAID LINE FROM NORTH LINE OF MICHIGAN AVENUE; THENCE SOUTH 27 DEGREES 19 MINUTES EAST 37.8 FEET; THENCE SOUTH 67 DEGREES 33 MINUTES 53 SECONDS WEST 43.62 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 71.42 FEET; THENCE EASTERLY 106.00 FEET TO THE POINT OF BEGINNING, ALSO, THE NORTH 27 FEET OF LOT 6.

ADDRESS: 3951 AND 3957 CAMPBELL

SCHEDULE B, PART II EXCEPTIONS

CINNAIRE TITLE SERVICES, LLC
TITLE COMMITMENT NO. 700553A
EFFECTIVE DATE: JANUARY 07, 2021, AT

ITEM 1.
DECLARATION OF RESTRICTIONS
LIBER 51413, PAGE 880.
(NOT PLOTTABLE)

ITEM 2.
RESERVATIONS BY THE STATE OF MICHIGAN
LIBER 20888, PAGE 693;
(NOT PLOTTABLE)

ITEM 3.
TAX INFORMATION:
1706-8/WARD 16, AS TO PARCEL 1
14694/WARD 16, 14695/WARD 16, AS TO PARCEL 2

NOTE:
UTILITIES AS SHOWN IN THE PUBLIC RIGHT OF WAY OF CAMPBELL STREET AND MICHIGAN AVENUE ARE SHOWN FROM RECORD PLANS BY RAYMOND J. DONNELLY AND ASSOCIATES, INC., WITH A DATE OF 10/14/15 AND A JOB NUMBER OF 2013-078. SDA HAS PERFORMED NO FIELD VERIFICATION OF THE RECORD INFORMATION.

SURVEYOR'S STATEMENT

TO: CINNAIRE TITLE SERVICES, LLC
SOUTHWEST HOUSING SOLUTIONS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11, 13, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-03-21.

DATE OF PLAT OR MAP: 11-15-21

SCOTT J. KEHRER
PROFESSIONAL SURVEYOR No. 4001052477



SPALDING DeDECKER
Engineering and Surveying
Excellence Since 1954

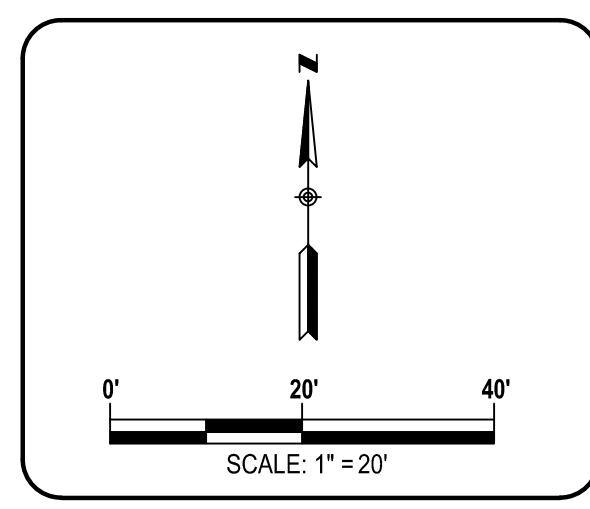
905 South Blvd. East
Rochester Hills, MI 48307
Phone (248) 844-5400
Fax (248) 844-5404

15 E. Baltimore St.
Detroit, MI 48202
Phone (313) 305-9120
Fax (313) 305-9121

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone (248) 844-6274

400 Ann St. NW, Suite 204
Grand Rapids, MI 49504
Phone (616) 885-5802

www.sda-eng.com
(800) 598-1600



CLIENT:
SOUTHWEST HOUSING SOLUTIONS
1920 25TH STREET, SUITE A
DETROIT, MI 48216

811
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG'S WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKERS, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

COPYRIGHT © 2021 SPALDING DEDECKER ASSOCIATES, INC. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF SPALDING DEDECKER ASSOCIATES, INC.

VACANT LAND
5800 MICHIGAN AVE.
DETROIT, MI
TOPOGRAPHIC SURVEY

PRIVATE CLAIM 171
TOWN 02 NORTH RANGE 11 EAST
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

NO.	DATE	REVISION

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

DRAFTER	DATE	PROJECT SURVEYOR
L. THORNTON	11-12-21	S. DUNN
CHECKED	DATE	DEPARTMENT MANAGER
S. KEHRER	11-12-21	G. PLATZ
FIELD LEADER	DRAWING NO.	SHEET NO.
S. MAYER	SM21231	SM21231ATA

SCALE: 1" = 20' 1 OF 1

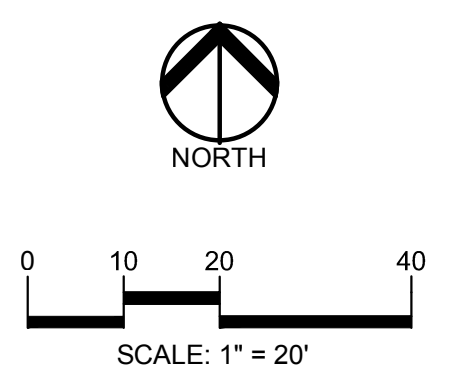
LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN LIGHTPOLE FENCE

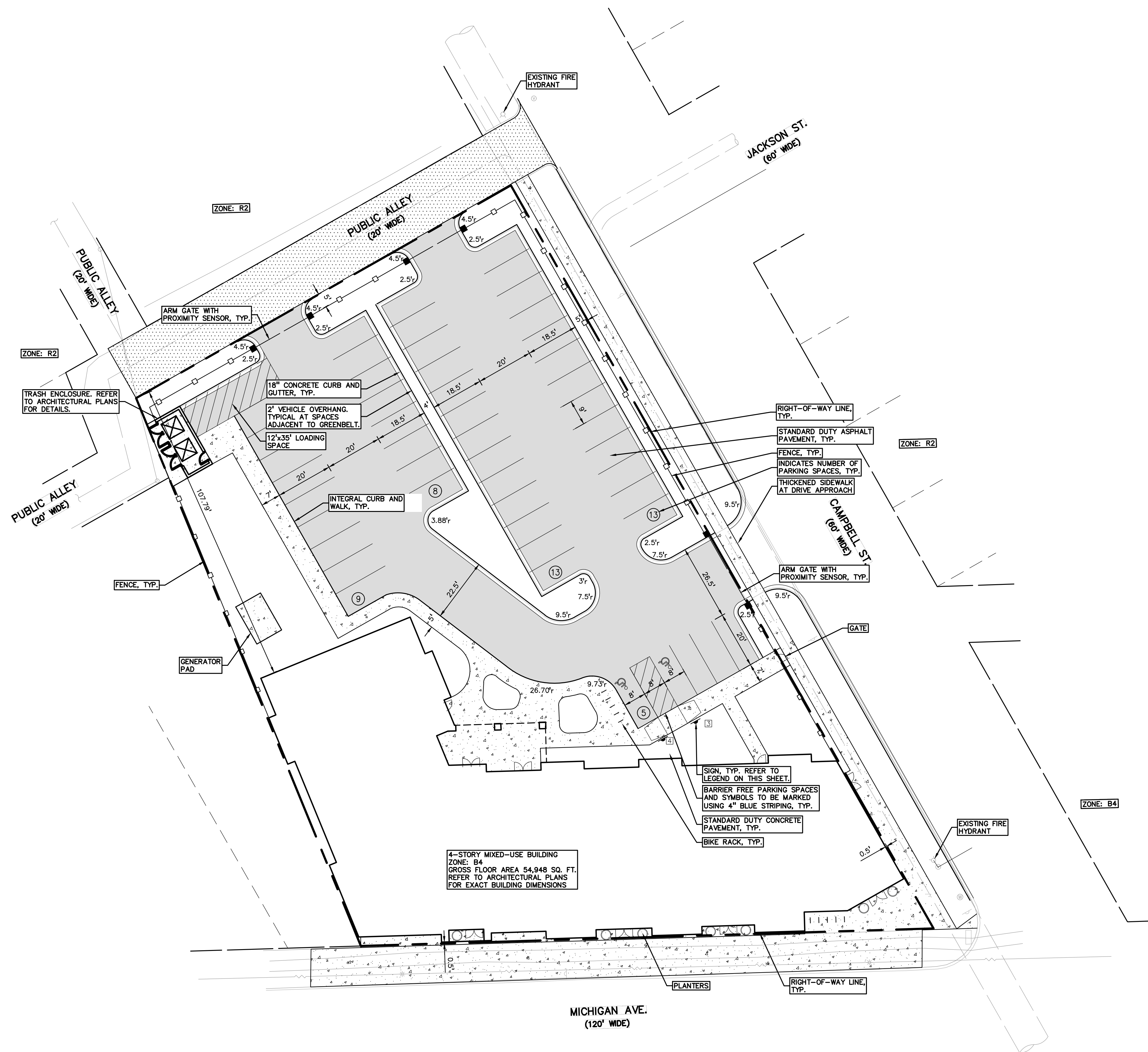
SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'DO NOT ENTER' SIGN	5
'NO PARKING LOADING ZONE' SIGN	6

REFER TO DETAIL SHEET FOR SIGN DETAILS



CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SOUTHWEST HOUSING SOLUTIONS
 1829 25TH STREET, STE. A
 DETROIT, MI 48216

PROJECT TITLE
5800 MICHIGAN AVE
 5800 MICHIGAN AVE
 DETROIT, MI

REVISIONS

Review	12.10.21

ORIGINAL ISSUE DATE:
 DECEMBER 10, 2021
 DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2021-0535
P.M.	BWJ
DN.	JRW
DES.	JRW
DRAWING NUMBER:	

S:\PROJECTS\2021\2021-0535-5800 MICHIGAN AVE\DWG\SITE PLANS\C-3.0(2)A-21-0201.dwg



0 10 20 40
SCALE: 1" = 20'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

UTILITY LEGEND:

—OH—ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG—CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG—COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG—ELEC—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
—	EX. GAS LINE
⊗	EX. GAS VALVE & GAS LINE MARKER
⊠	EX. TRANSFORMER & IRRIGATION VALVE
—	EX. WATER MAIN
⊕	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊗	EX. WATER VALVE BOX & SHUTOFF
⊙	EX. SANITARY SEWER
⊗	EX. SANITARY CLEANOUT & MANHOLE
⊗	EX. COMBINED SEWER MANHOLE
—	EX. STORM SEWER
⊗	EX. CLEANOUT & MANHOLE
⊗	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
⊗	EX. YARD DRAIN
⊗	EX. UNIDENTIFIED STRUCTURE
—	PROPOSED WATER MAIN
⊗	PROPOSED HYDRANT AND GATE VALVE
⊗	PROPOSED TAPPING SLEEVE, VALVE & WELL
⊗	PROPOSED POST INDICATOR VALVE
⊗	PROPOSED SANITARY SEWER
⊗	PROPOSED SANITARY CLEANOUT & MANHOLE
⊗	PROPOSED STORM SEWER
⊗	PROPOSED STORM SEWER CLEANOUT & MANHOLE
⊗	PROPOSED CATCH BASIN, INLET & YARD DRAIN

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

PRELIMINARY STORMWATER DETENTION CALCULATIONS

Required Flood Control Volume	
Site Area	42,344.82 sf
Site Area	0.97 acres
C factor	0.95
D ₁₀	188.87 min
Q _s	0.15 cfs/acre
A	0.97 acres
C	0.95
i ₁₀	0.72 in/hr
V ₁₀	5,931.26 cf
V _{ED} =6.897*C*A	6,369.37 cf

PIPE STORAGE SHOWN:

L=	230 ft.
SIZE=	72 in.
C.F./FT.=	28.26 c.f./ft.
VOLUME=	6,499.80 c.f.

CLIENT
SOUTHWEST HOUSING SOLUTIONS
1829 25TH STREET, STE. A
DETROIT, MI 48216

PROJECT TITLE
5800 MICHIGAN AVE
5800 MICHIGAN AVE
DETROIT, MI

REVISIONS

Review	12.10.21
--------	----------

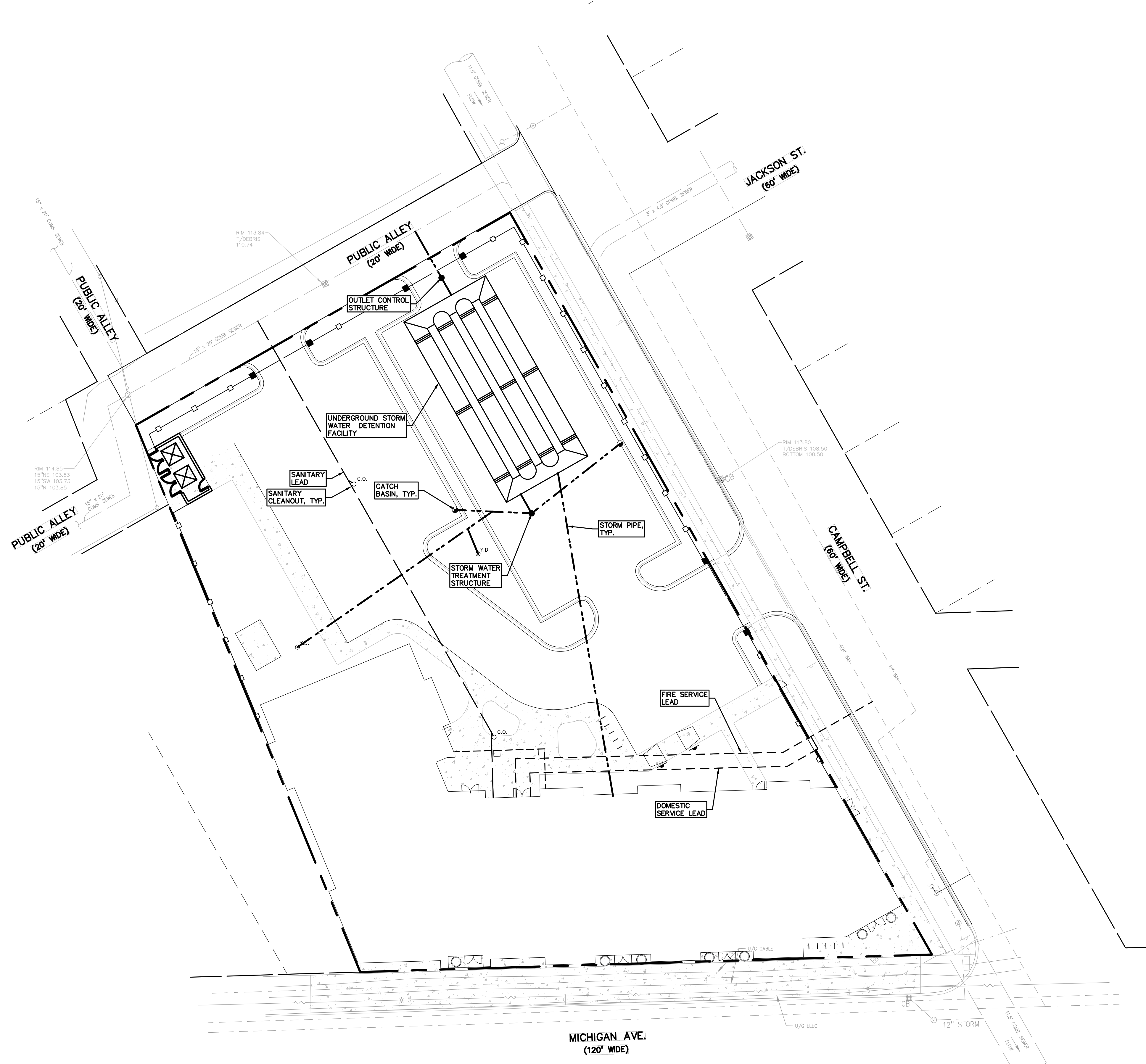
ORIGINAL ISSUE DATE:
DECEMBER 10, 2021

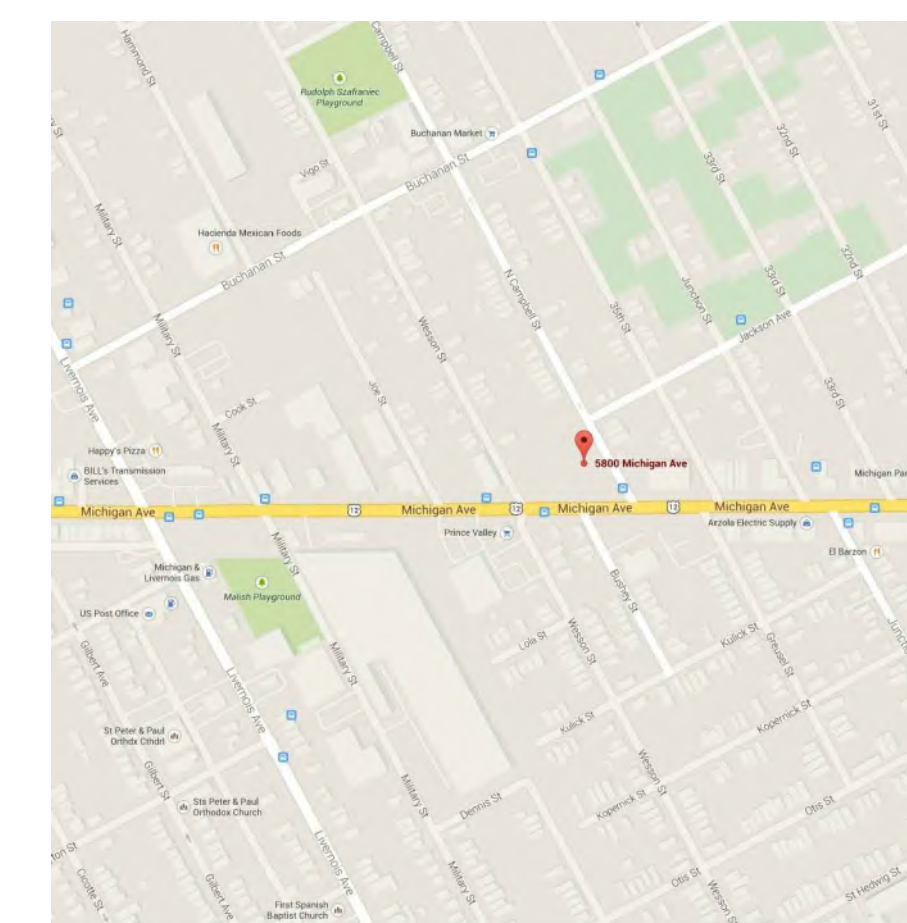
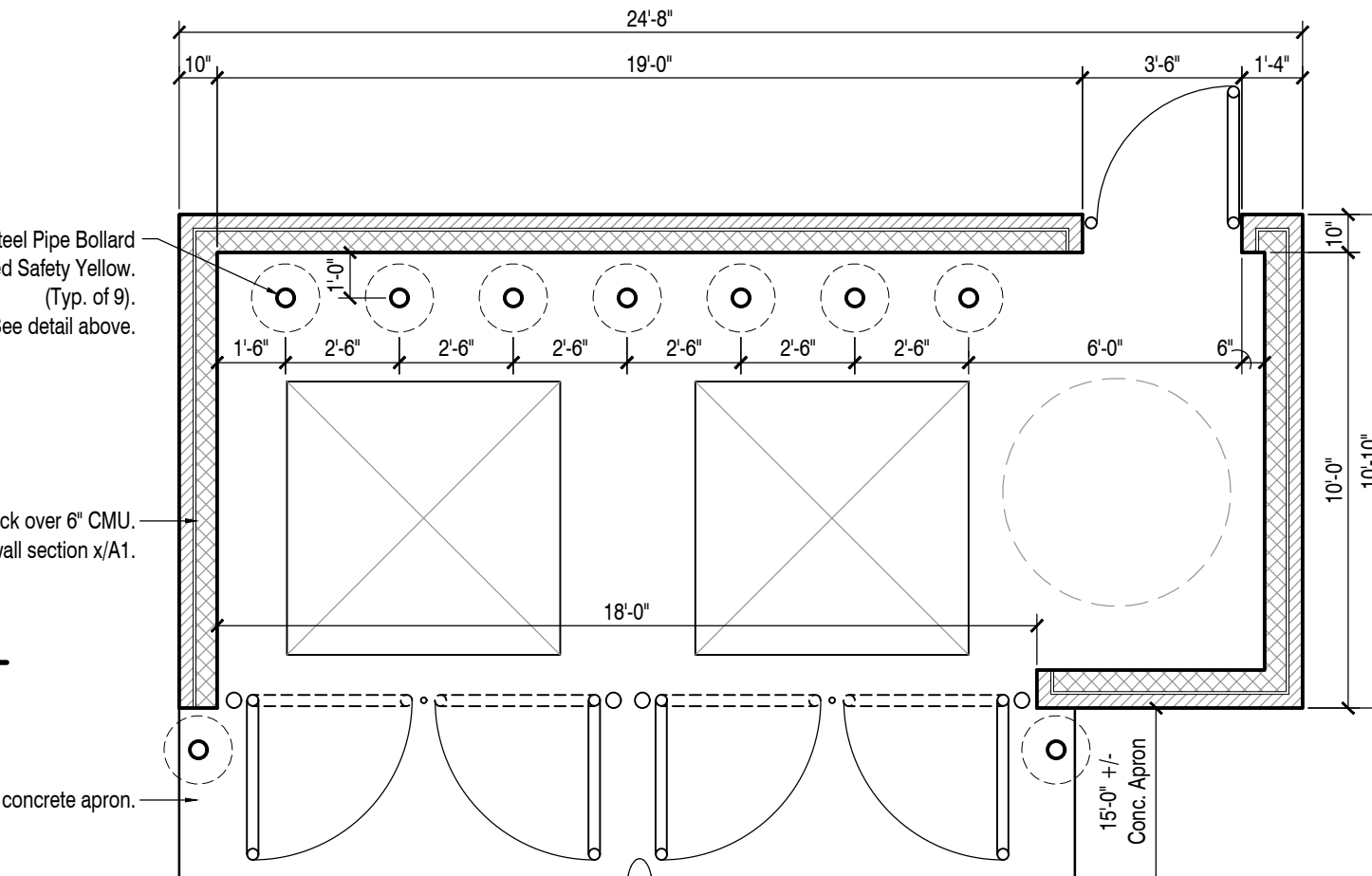
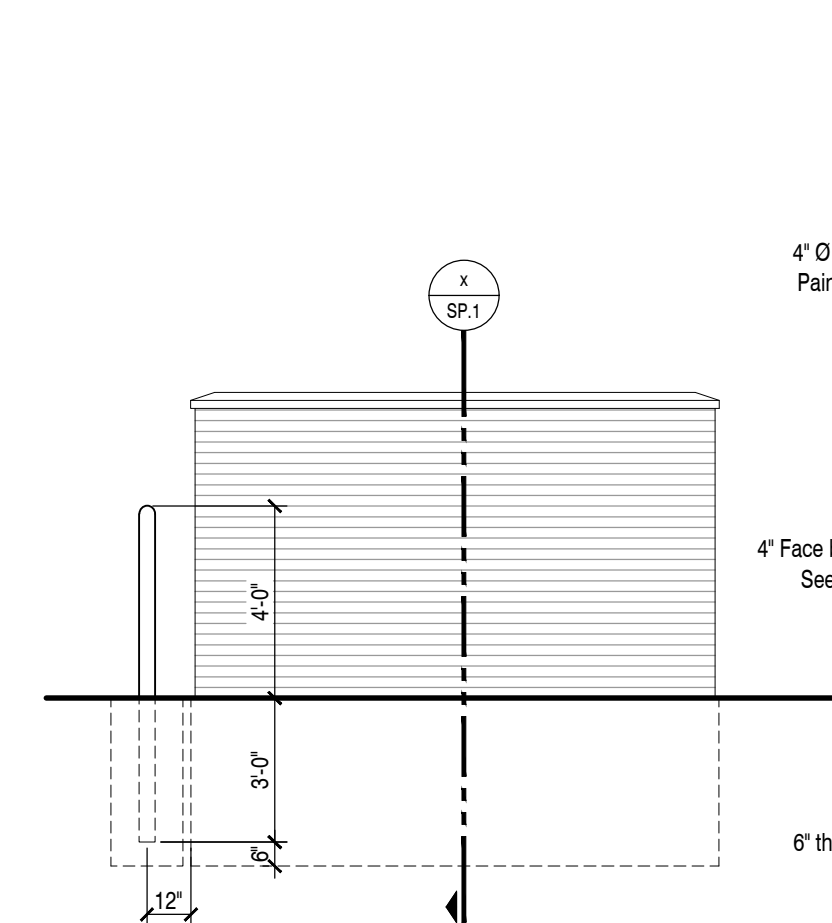
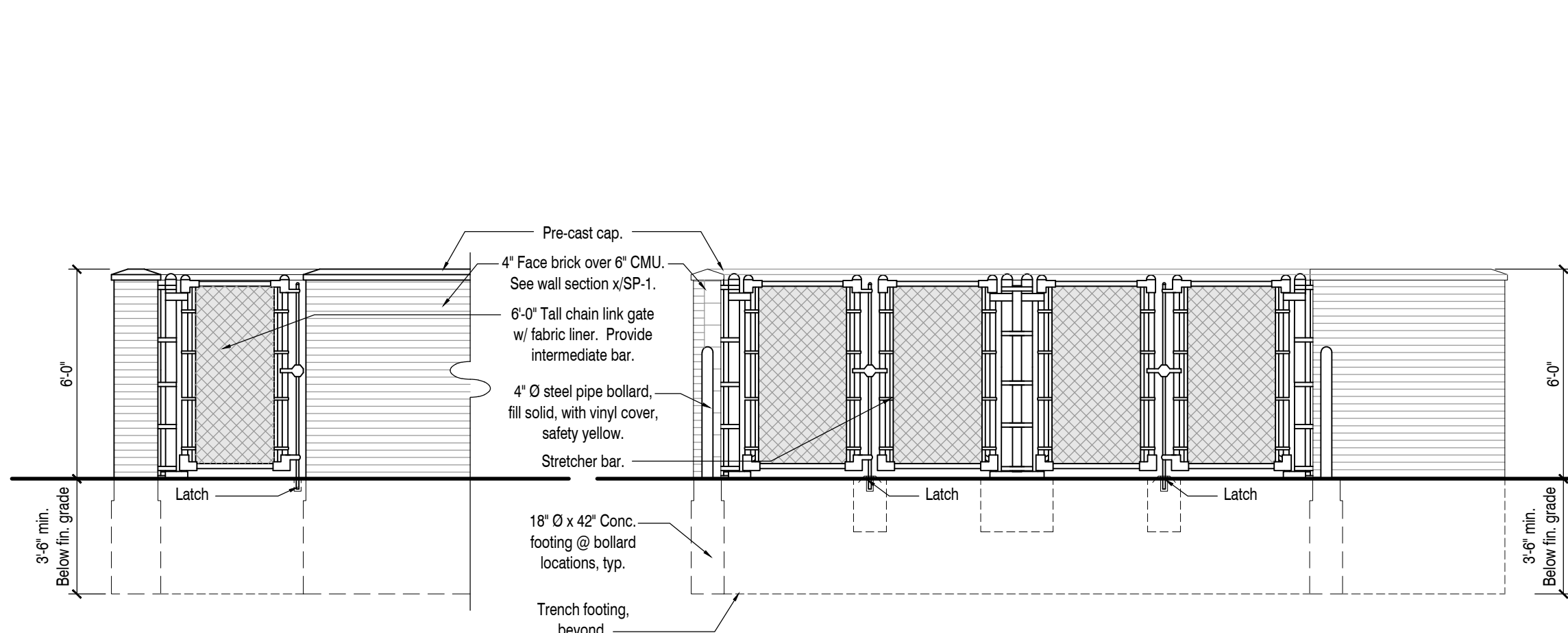
DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2021-0535
P.M.	BWJ
DN.	JRW
DES.	JRW

DRAWING NUMBER:

NOT FOR CONSTRUCTION **C-6.0**





7 Elevation at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"

DEVELOPMENT INFORMATION:

Reference Ordinance: City of Detroit, Zoning Ordinance November 15, 2021
 Zoning District: B-4
 Proposed Use: R-2 Multi-Family (Apartments), B - Business (Office) [By right use]
 Construction Type: VA, Fully Sprinkled

Lot Areas:
 B-4 Parcels: 3 & 8. 42,344.83 s.f.

Total Lot Area: 0.97 acres

Allowable Building Ht. / Area per floor: 4 Stories / 36,000 s.f. per floor
 Proposed Building Ht. / Area per floor: 4 stories / 13,737 s.f. per floor

Total Building Area: 54,948 g.s.f.

Allowable/Proposed Building Height: 70'-0" / 48'-0" +/-

F.A.R.: 1.30

Business (Office) Parking Required: 1 per 400 square feet
 3,560 / 400 = 8.9 = 9 spaces

Residential Parking Required: 0.75 / unit = 30

Total Parking Required: 39 spaces
 Total Parking Provided: 48 spaces

12x35 Loading Zone required: 12x35 Loading Zone provided

Total Landscaping Required: 18 square feet per surface parking space
 18 s.f. x 51 sp = 918 s.f. landscaping req.

Total Landscaping Provided: 1,670 +/-, s.f. provided

6 Elevation at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"

	Required	Provided
Minimum Lot Dimensions (Area):	7,000 s.f.	42,344.83 s.f.
Minimum Lot Dimensions (Width):	70 feet	201.26 feet
Minimum Setback (front):	no requirement	0 feet
Minimum Setback (side):	no requirement	0 feet
Minimum Setback (rear):	30 feet	107'-9" +/-
Maximum Height	35'+40"=75 feet	48'-0" +/-

Sec. 50-13-63 B3 B4 District Height Limitations
 Where the zoning lot fronts on a street which is 80 feet or more in width and is designated by the Detroit Master Plan of Policies as a major or secondary thoroughfare, and where the outer most point of the proposed building on said zoning lot is 40 feet or more from the nearest point of the lot line of all R1, R2, and R3 Districts, the maximum height may be increased, as a matter of right, one foot for each one foot of street width greater than 80 feet, provided, that in no case shall the building exceed 80 feet in height.

5 Elevation at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"

4 Plan at Dumpster Enclosure

SP-1 Scale: 1/4" = 1'-0"

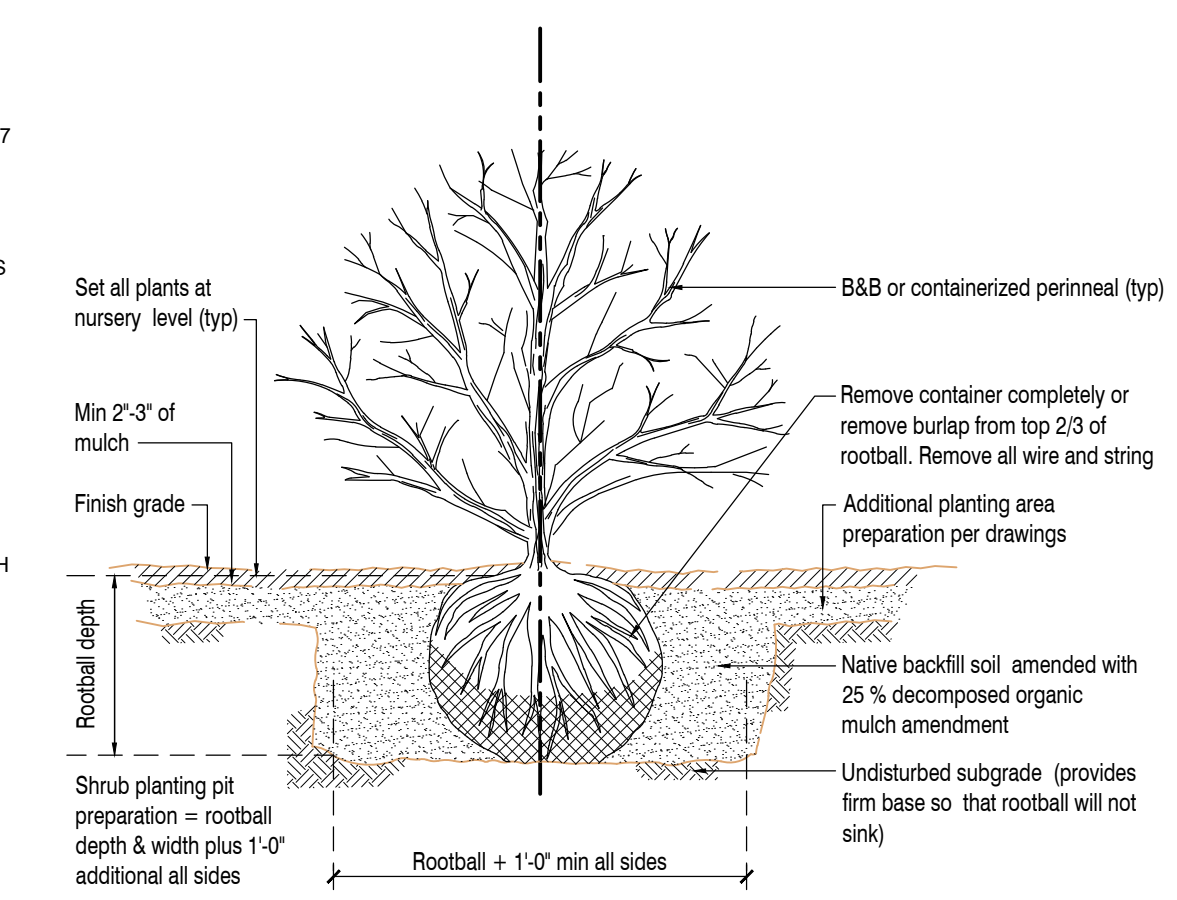
PROPERTY DESCRIPTION
 (FROM CAPITAL FUND TITLE SERVICES, LLC TITLE POLICY COMMITMENT NO. 700553, EFFECTIVE DATE SEPTEMBER 08, 2015)
 LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 3:
 PART OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM NO. 171, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS AND PART OF PRIVATE CLAIM 171, TOWN 2 SOUTH, RANGE 11 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CAMPBELL AVENUE WITH THE NORTH LINE OF MICHIGAN AVENUE; THENCE ALONG THE WEST LINE OF CAMPBELL AVENUE, NORTH 27 DEGREES 19 MINUTES WEST 235.45 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM 171, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 12, PAGE 24 OF PLATS, WAYNE COUNTY RECORDS, SAID POINT BEING NORTH 27 DEGREES 19 MINUTES WEST 17.90 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 6; THENCE SOUTH 67 DEGREES 33 MINUTES 53 SECONDS WEST 43.62 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 49.30 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHERLY LINE OF LOT 6, NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 122.92 FEET TO THE SOUTHWESTERLY CORNER OF LOT 6; THENCE SOUTH 19 DEGREES 36 MINUTES 14 SECONDS EAST 204.47 FEET TO A POINT ON THE NORTH LINE OF MICHIGAN AVENUE; THENCE ALONG THE NORTH LINE OF MICHIGAN AVENUE, SOUTH 89 DEGREES 30 MINUTES EAST 202.68 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
 PART OF LOT 6, PLAT OF THE SUBDIVISION OF PART OF PRIVATE CLAIM NO. 171, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 12 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN WEST LINE OF CAMPBELL AVENUE, DISTANT NORTH 27 DEGREES 19 MINUTES WEST 273.25 FEET ALONG SAID LINE FROM NORTH LINE OF MICHIGAN AVENUE; THENCE SOUTH 27 DEGREES 19 MINUTES EAST 37.8 FEET; THENCE SOUTH 67 DEGREES 33 MINUTES 53 SECONDS WEST 43.62 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 26 SECONDS WEST 71.42 FEET; THENCE EASTERLY 106.00 FEET TO THE POINT OF BEGINNING. ALSO, THE NORTH 27 FEET OF LOT 6. ADDRESS: 3951 AND 3957 CAMPBELL

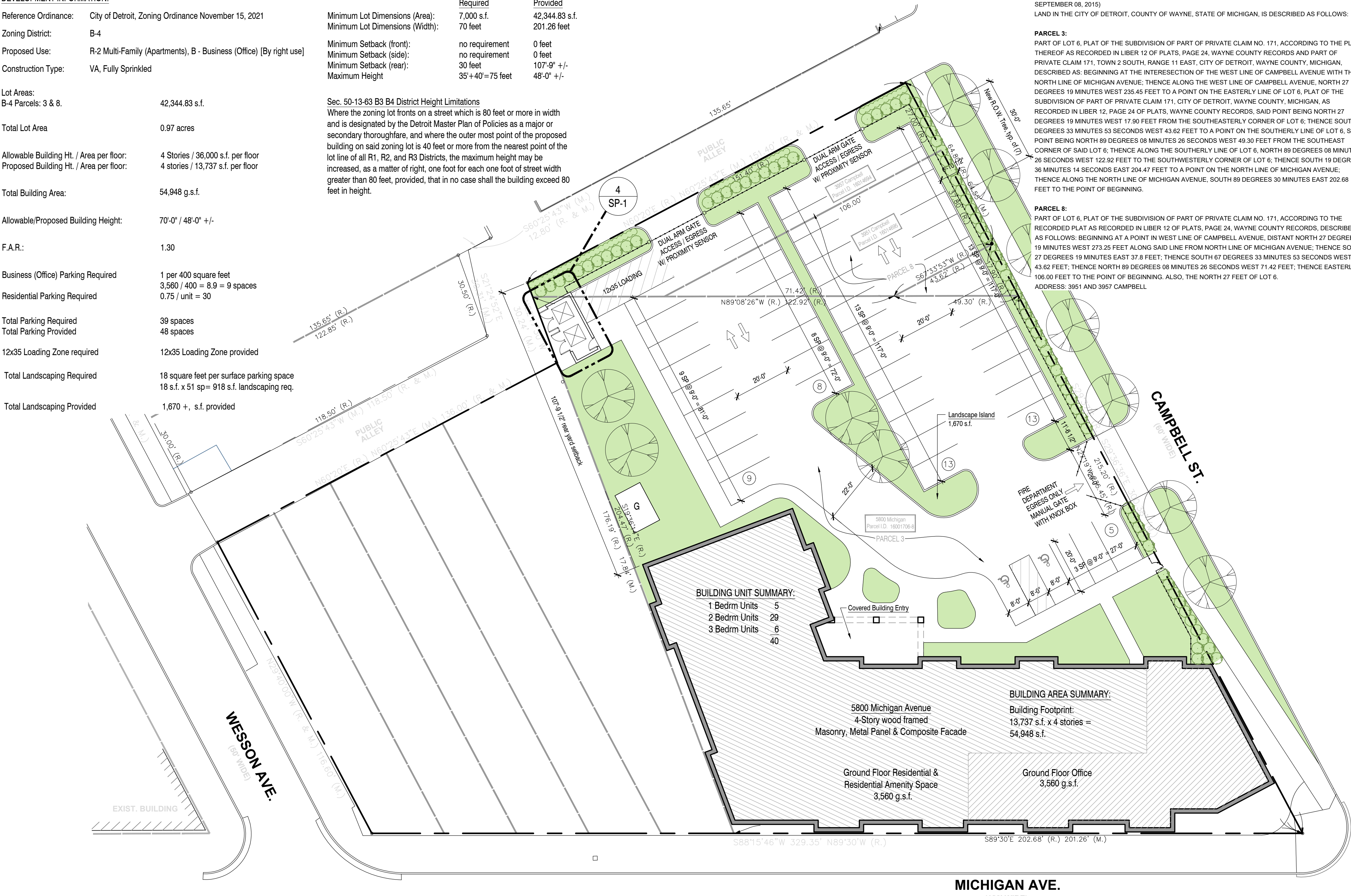
0 Location Map

SP-1 Scale: n.t.s.



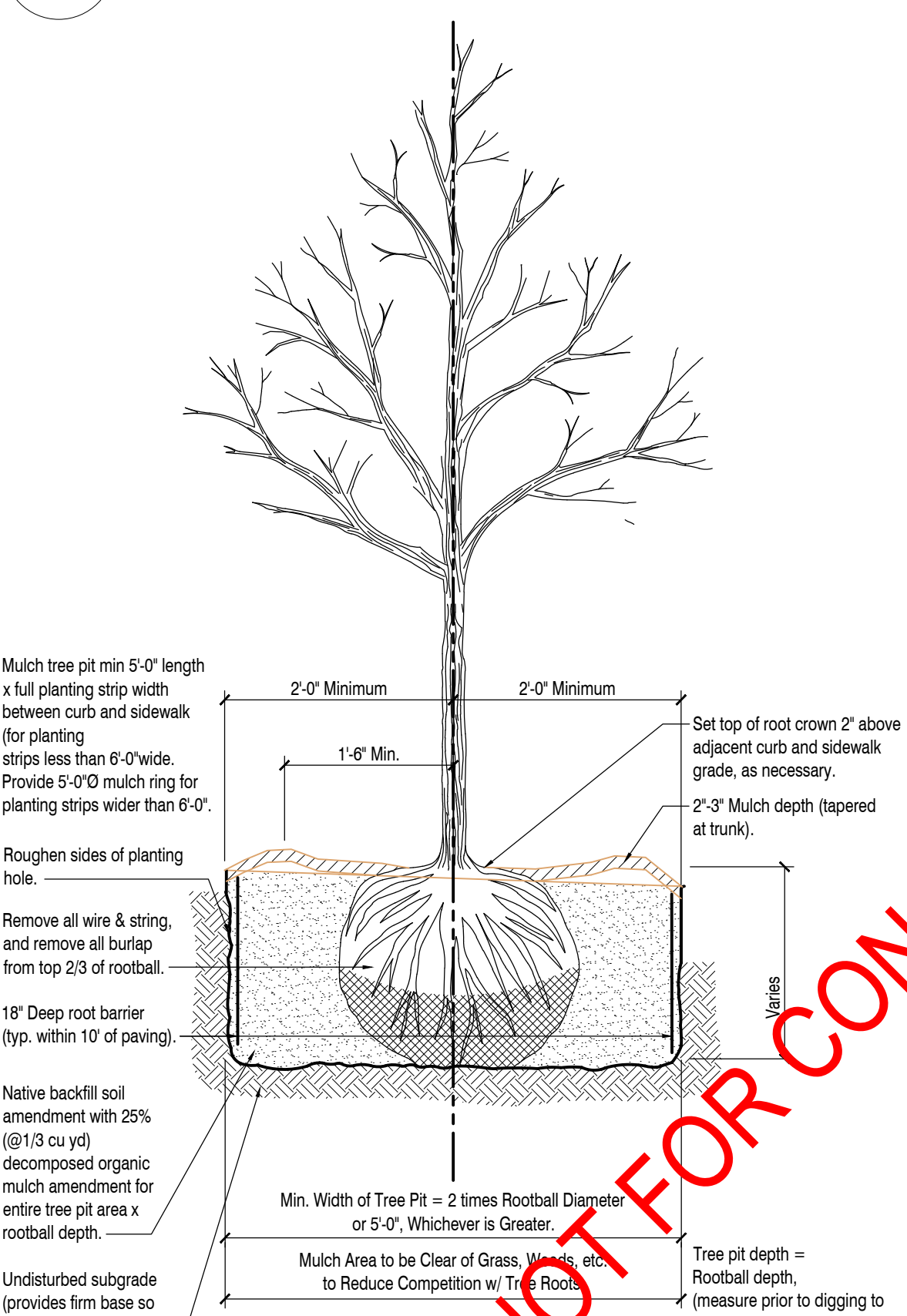
3 Perennial Planting Detail (Typical)

SP-1 Scale: NTS



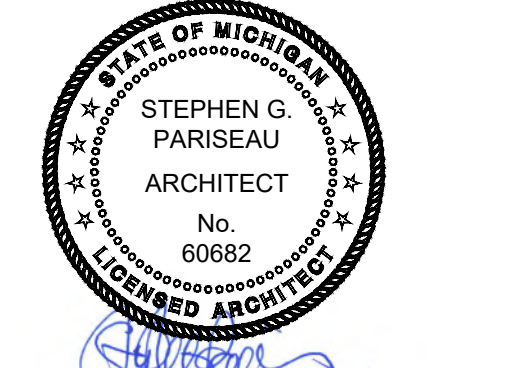
1 Architectural Site Plan

SP-1 Scale: 1" = 20'-0"



2 Tree Planting Detail (Typ. of 7)

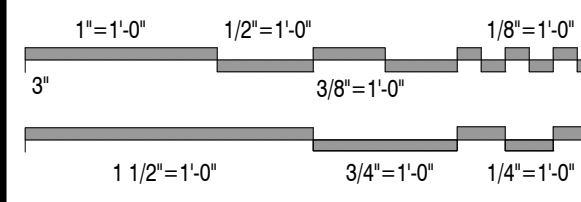
SP-1 Scale: NTS



1"=1'-0"	1/2"=1'-0"	1/8"=1'-0"
3"	3/8"=1'-0"	0"
1 1/2"=1'-0"	3/4"=1'-0"	1/4"=1'-0"

Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

NOT FOR CONSTRUCTION

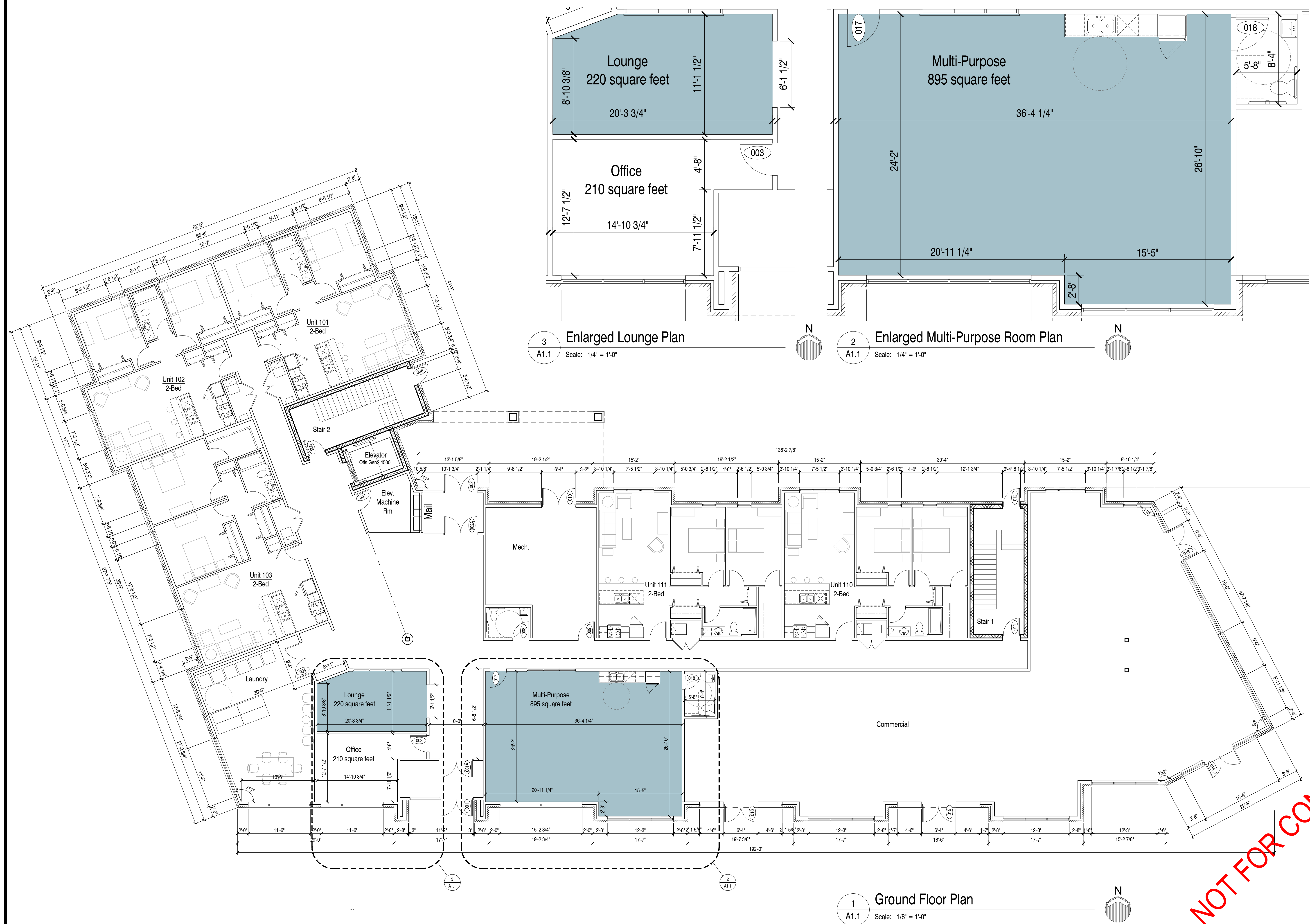


Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

Ground Floor Plan-
Enlarged Amenity
Plans

2021-250	Project No.
JMH/SGP	Drawn By
SGP	Checked By

Scale
A1.1
Drawing No.



NOT FOR CONSTRUCTION



Stephen G. Pariseau
Stephen G. Pariseau, AIA

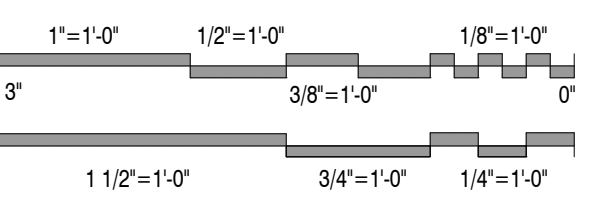
104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067

248.629.7153 ph.

5800 LDHA LP
1920 25th Street, Suite A
Detroit, MI 48216

5800 LDHA LP
APARTMENTS

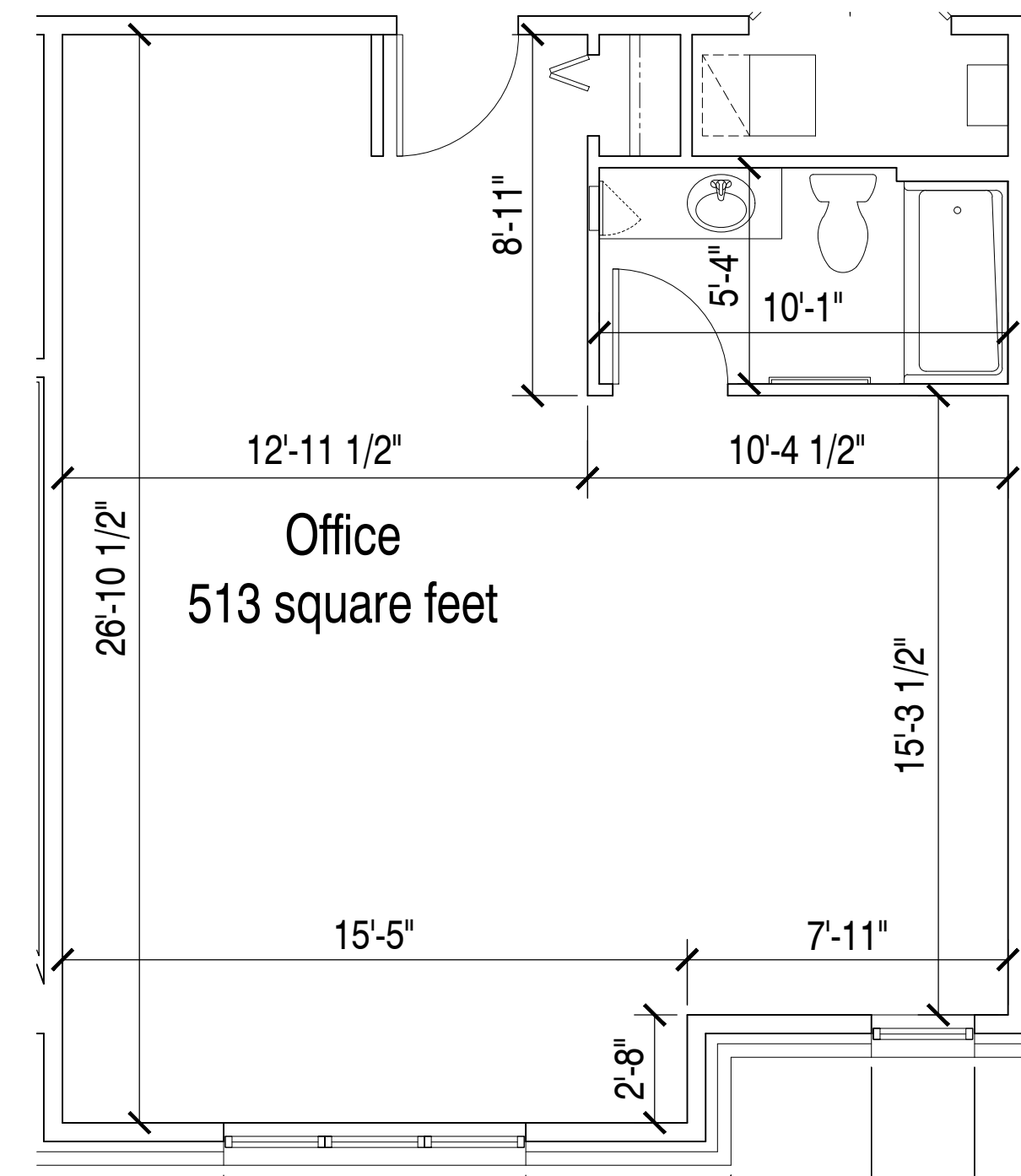
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Detroit, MI 48210



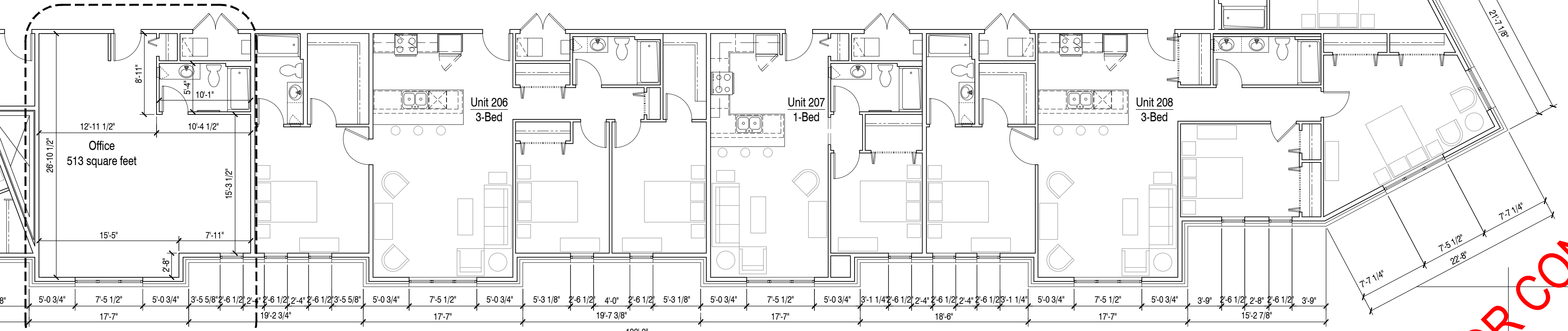
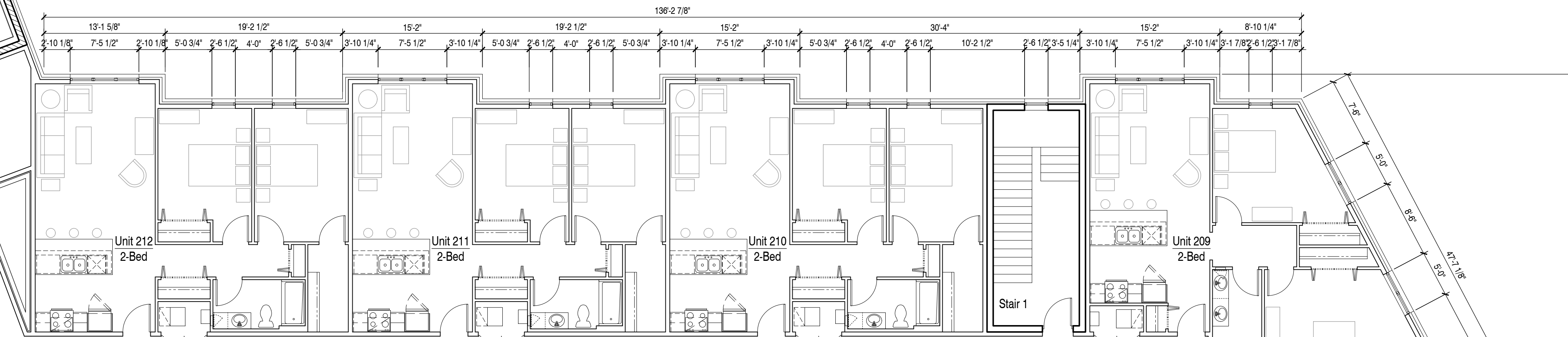
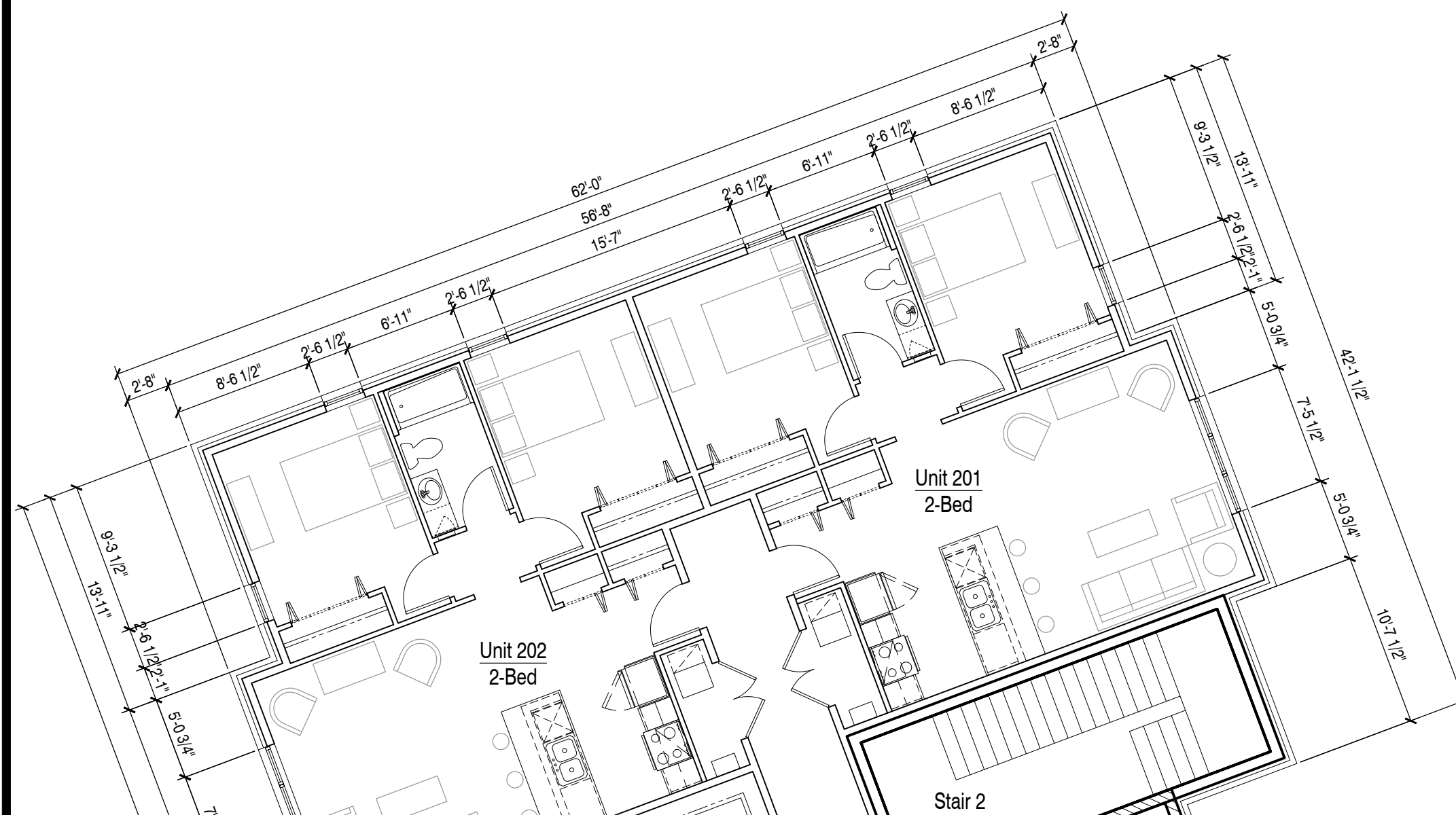
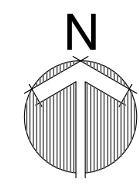
Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

2021-250
Project No.
JMH/SGP
Drawn By
SGP
Checked By

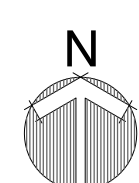
Scale
A1.2
Drawing No.



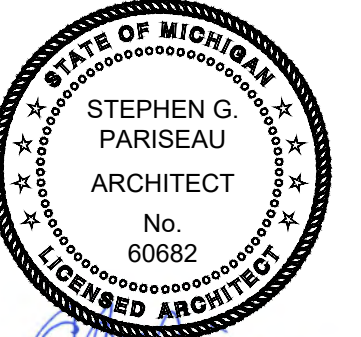
2 Enlarged Second Floor Office Plan
A1.2 Scale: 1/4" = 1'-0"



1 Second Floor Plan
A1.2 Scale: 1/8" = 1'-0"



NOT FOR CONSTRUCTION



Stephen G. Pariseau
Stephen G. Pariseau, AIA

104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067

248.629.7153 ph.

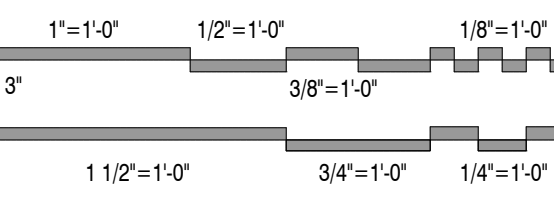
Owner

5800 LDHA LP
1920 25th Street, Suite A
Detroit, MI 48216

Project

5800 LDHA LP
APARTMENTS

5800 Michigan Avenue
Detroit, MI 48210



Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

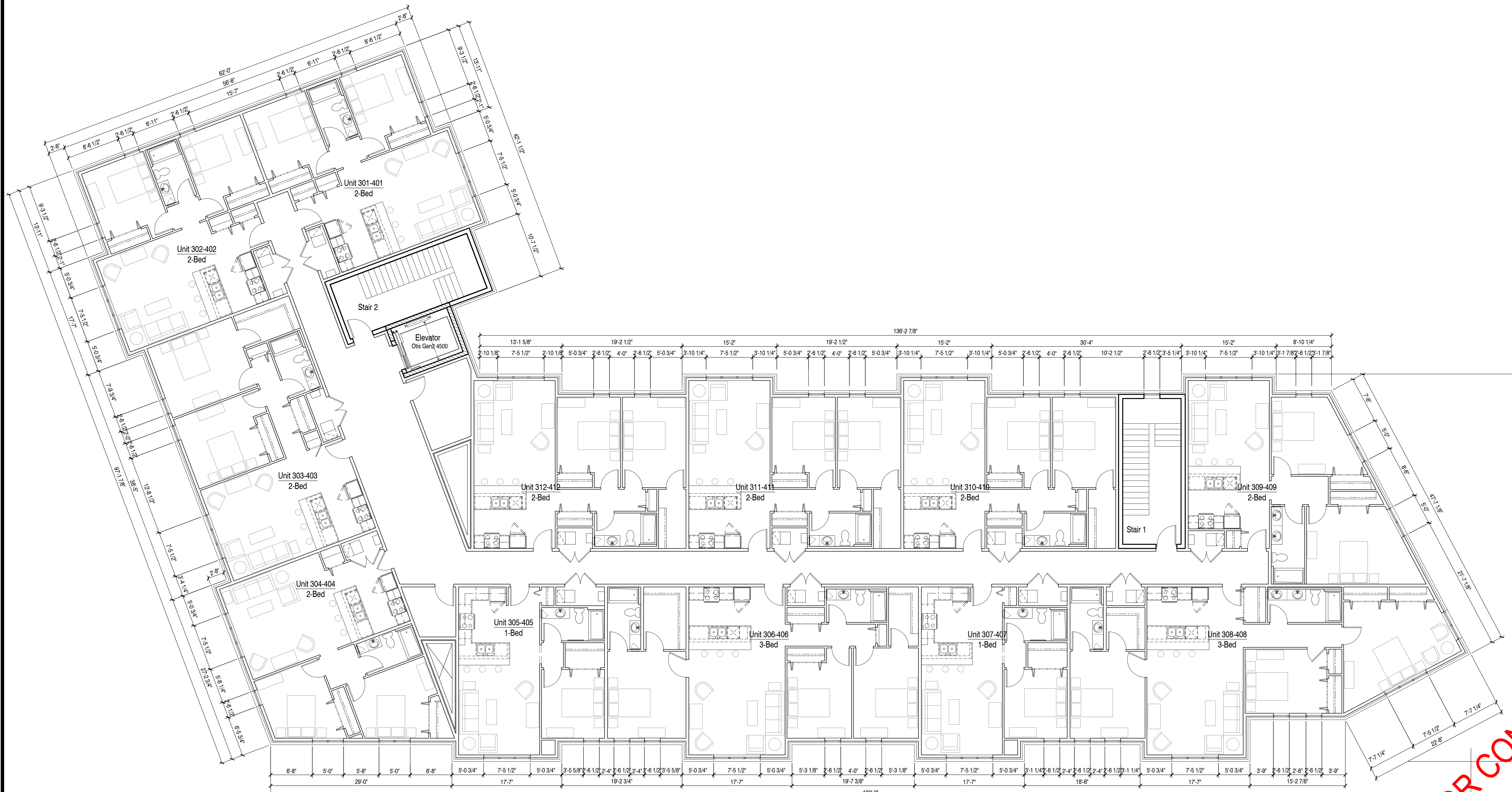
Third & Fourth Floor
Plans

2021-250	Project No.
JMH/SGP	Drawn By
SGP	Checked By

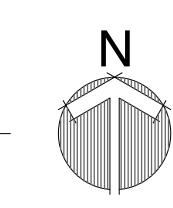
Scale

A1.3

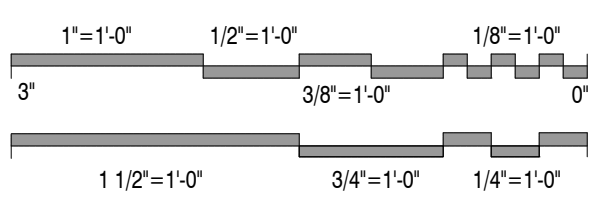
Drawing No.



1 Third & Fourth Floor Plans
A1.3 Scale: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

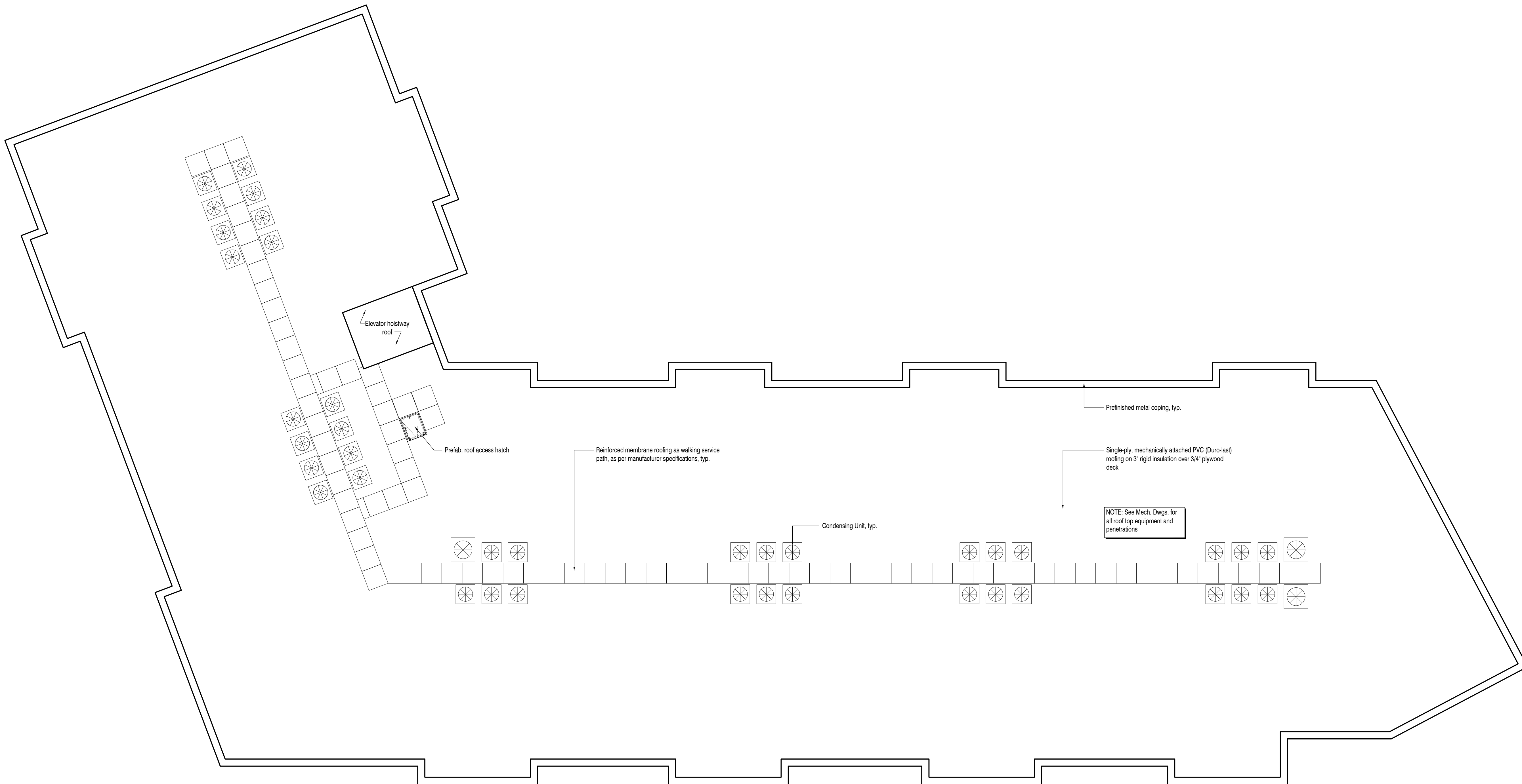


Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

Roof Plan

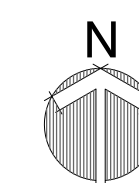
2021-250
Project No.
JMH/SGP
Drawn By
SGP
Checked By

Scale
A1.4
Drawing No.

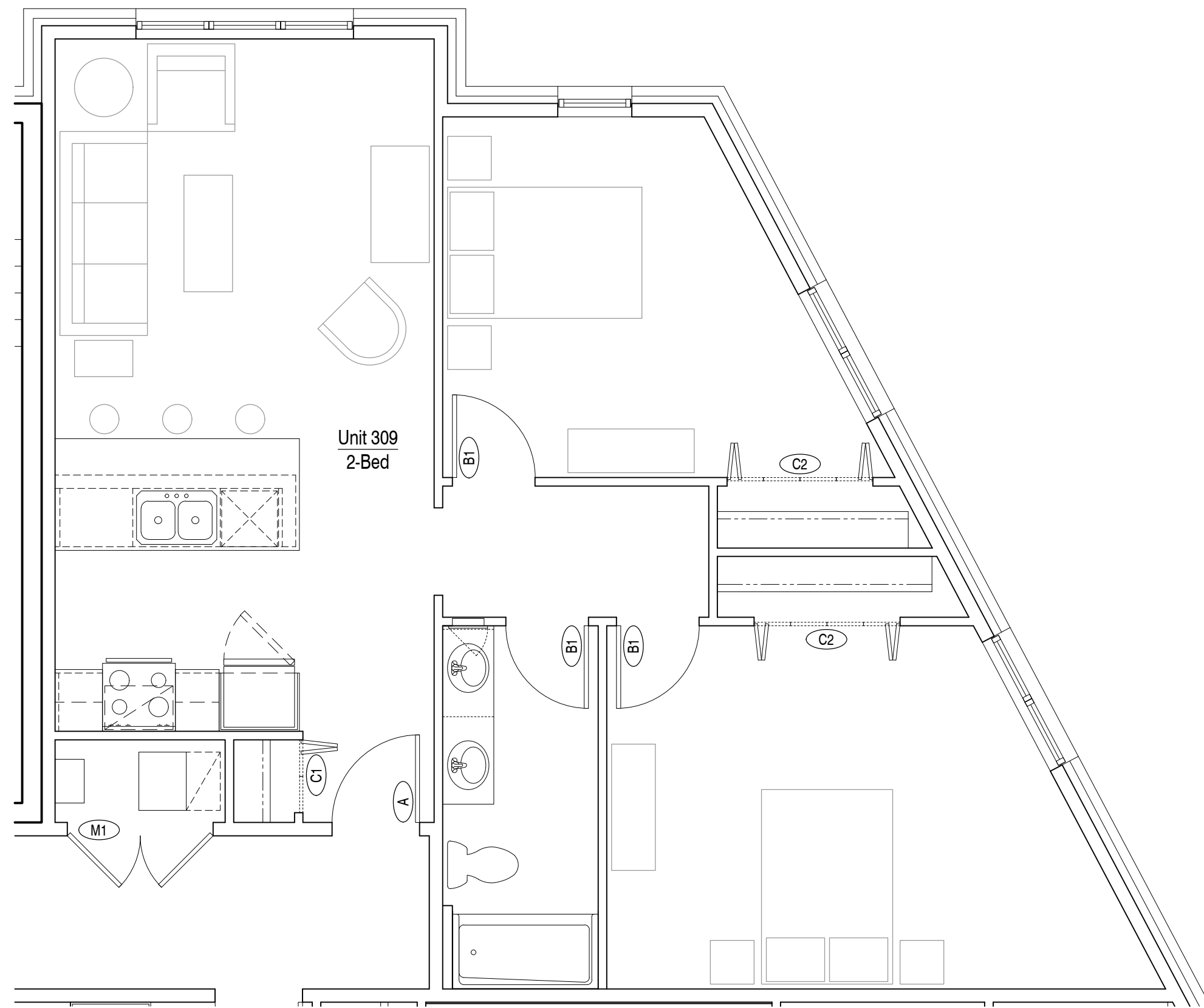


NOTE: See Mech. Dwgs. for all roof top equipment and penetrations

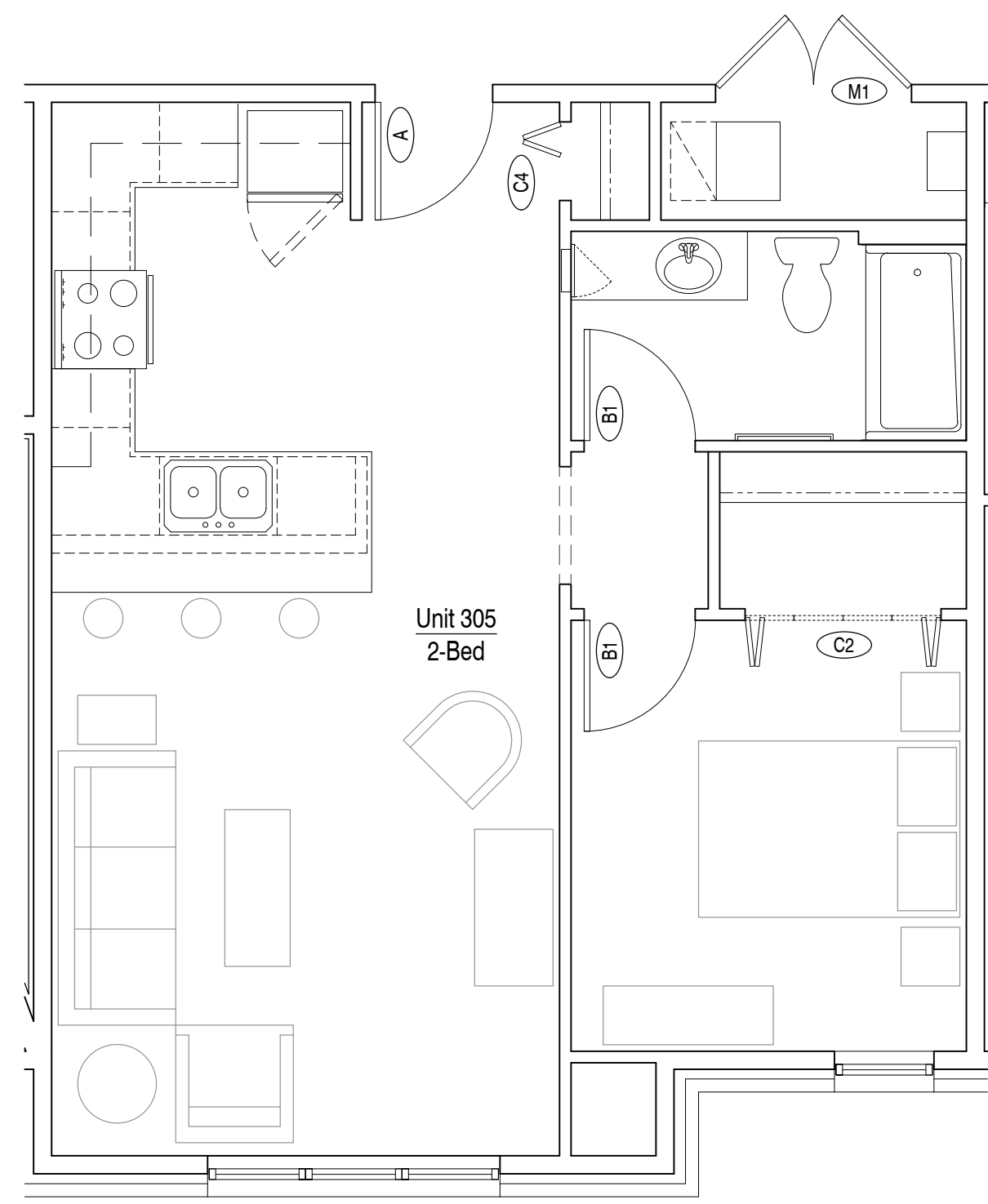
1 Roof Plan
A1.4 Scale: 1/8" = 1'-0"



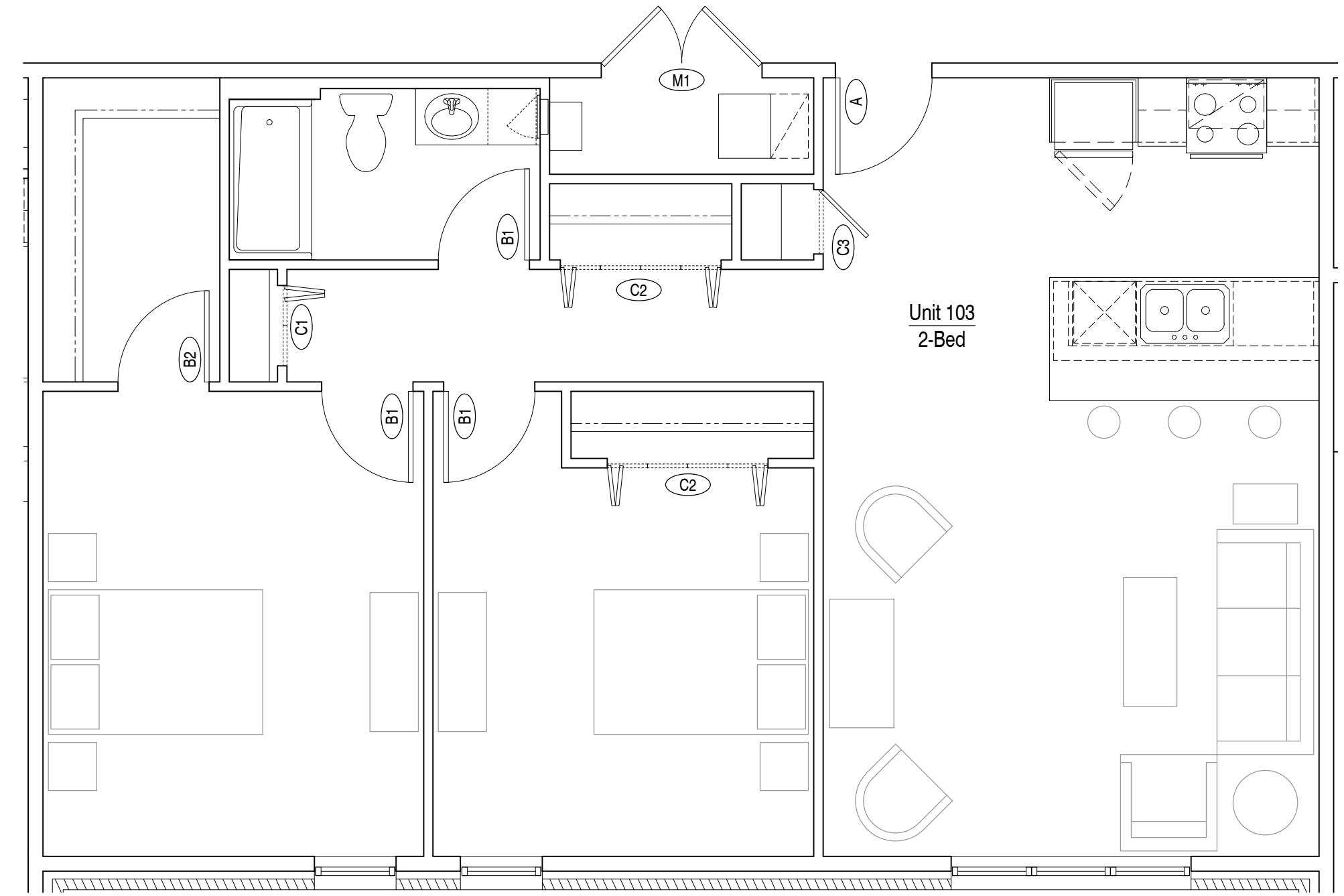
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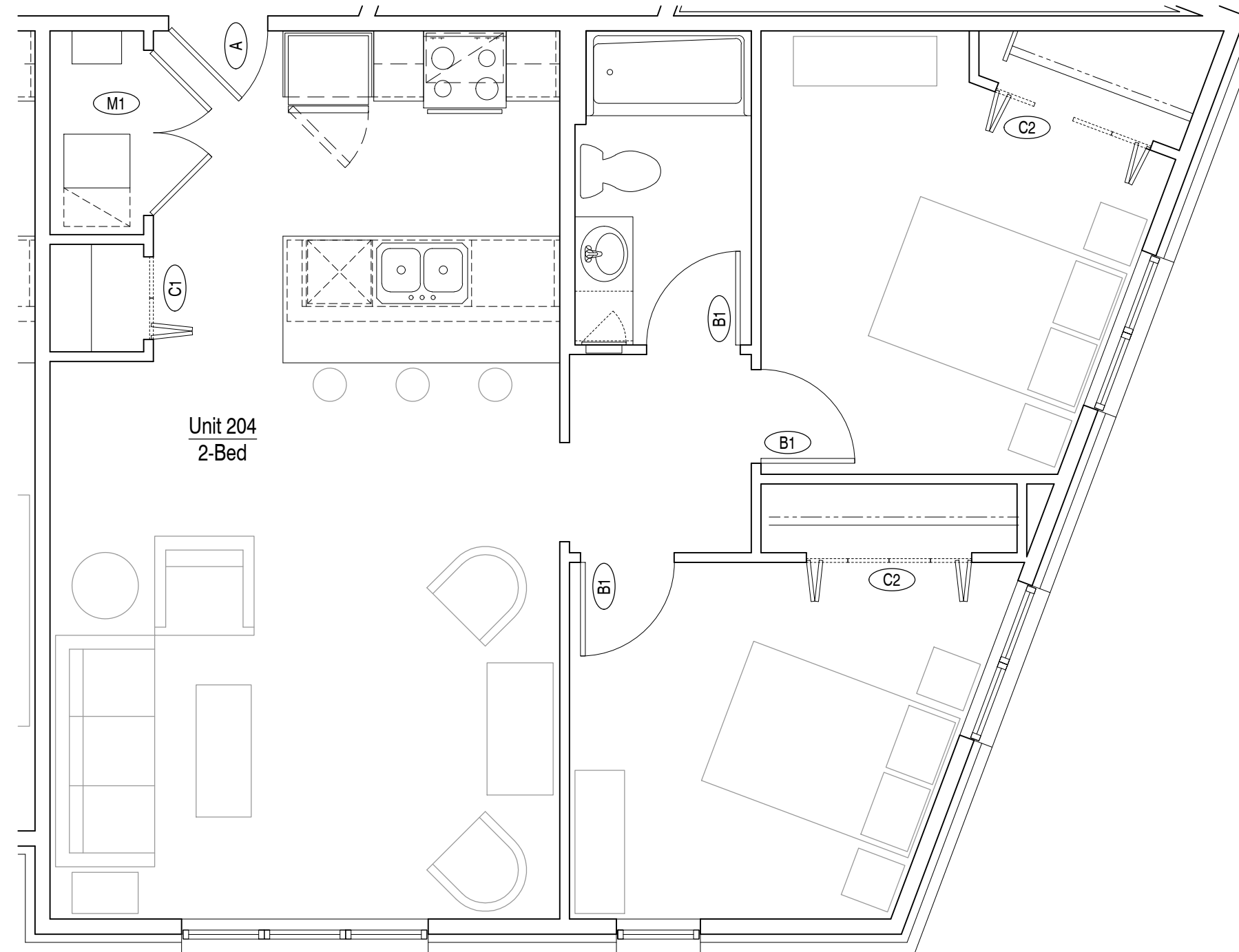
1 ENL. Unit Plans: 209-409
A2.1 Scale: 1/4" = 1'-0"



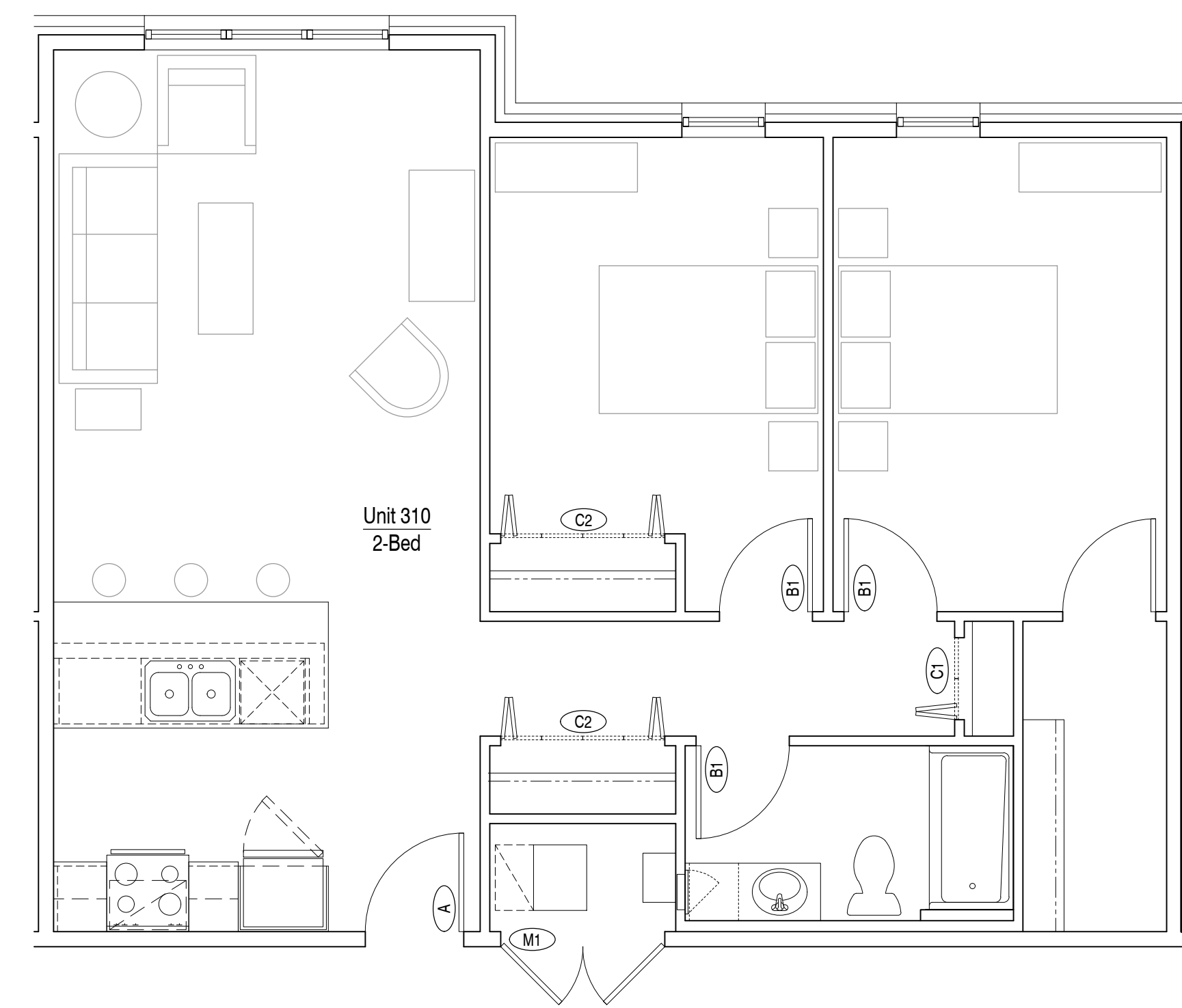
1 ENL. Unit Plans: 305-405, 207-407
A2.1 Scale: 1/4" = 1'-0"



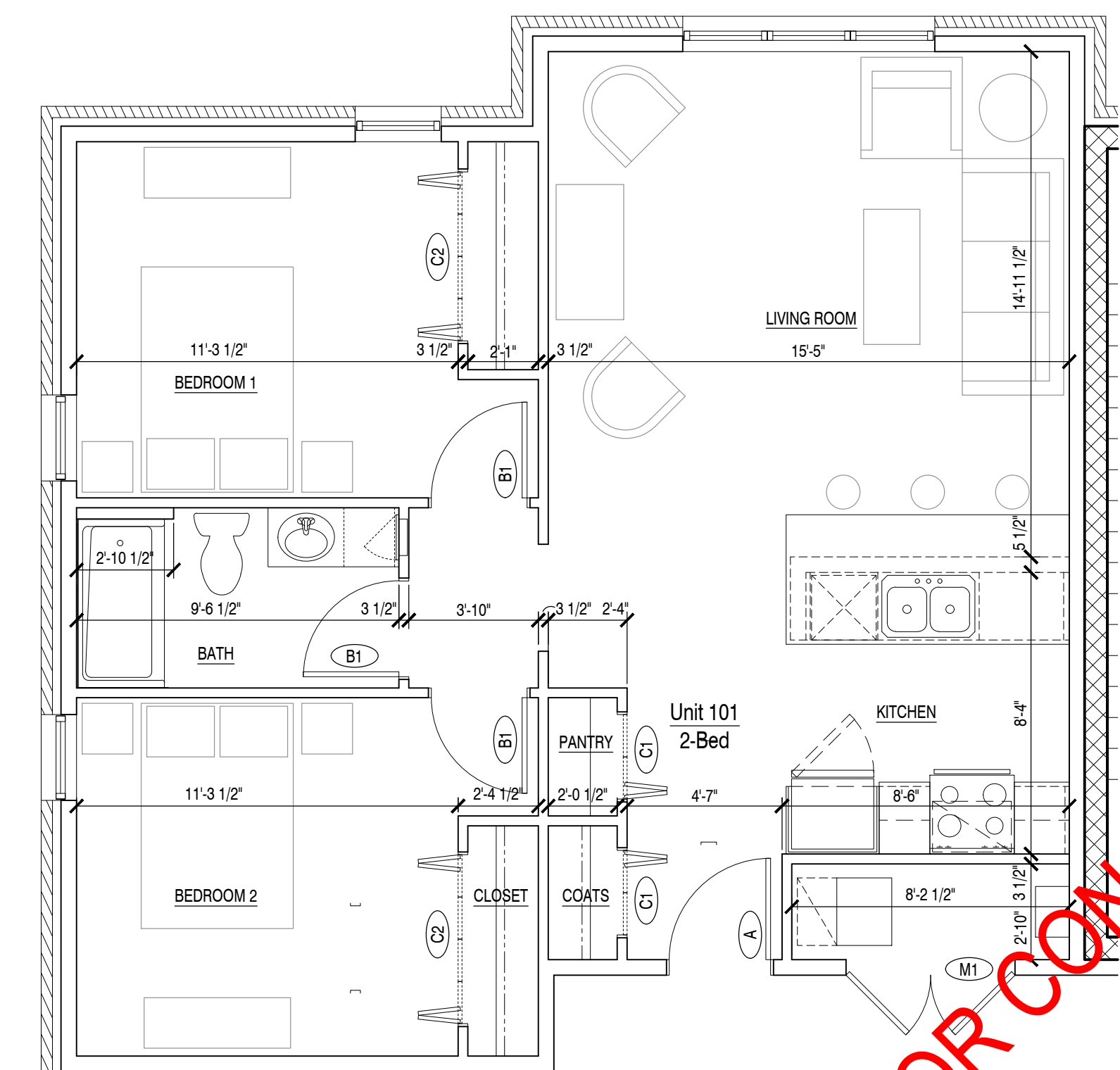
1 ENL. Unit Plans: 103-403
A2.1 Scale: 1/4" = 1'-0"



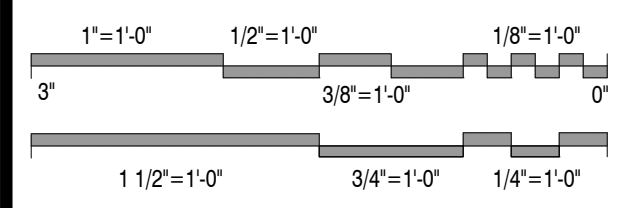
1 ENL. Unit Plans: 204-404
A2.1 Scale: 1/4" = 1'-0"



1 ENL. Unit Plans: 110-410, 111-411, 212-412
A2.1 Scale: 1/4" = 1'-0"



1 ENL. Unit Plans: 101-401, 102-402 (CRP.)
A2.1 Scale: 1/4" = 1'-0"



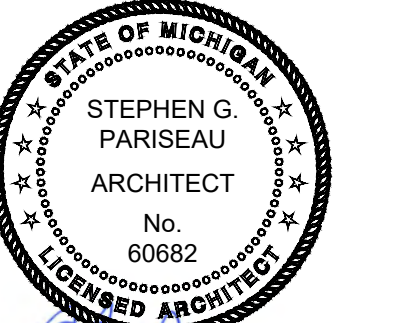
Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

Enlarged
Unit Plans

2021-250	Project No.	JMH/SGP	SGP
	Drawn By		Checked By

Scale
A2.1
Drawing No.

NOT FOR CONSTRUCTION



Stephen G. Pariseau, AIA
104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067

248.629.7153 ph.

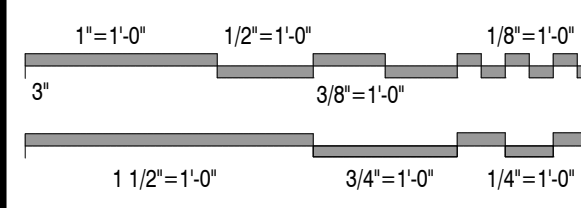
Owner

5800 LDHA LP
1920 25th Street, Suite A
Detroit, MI 48216

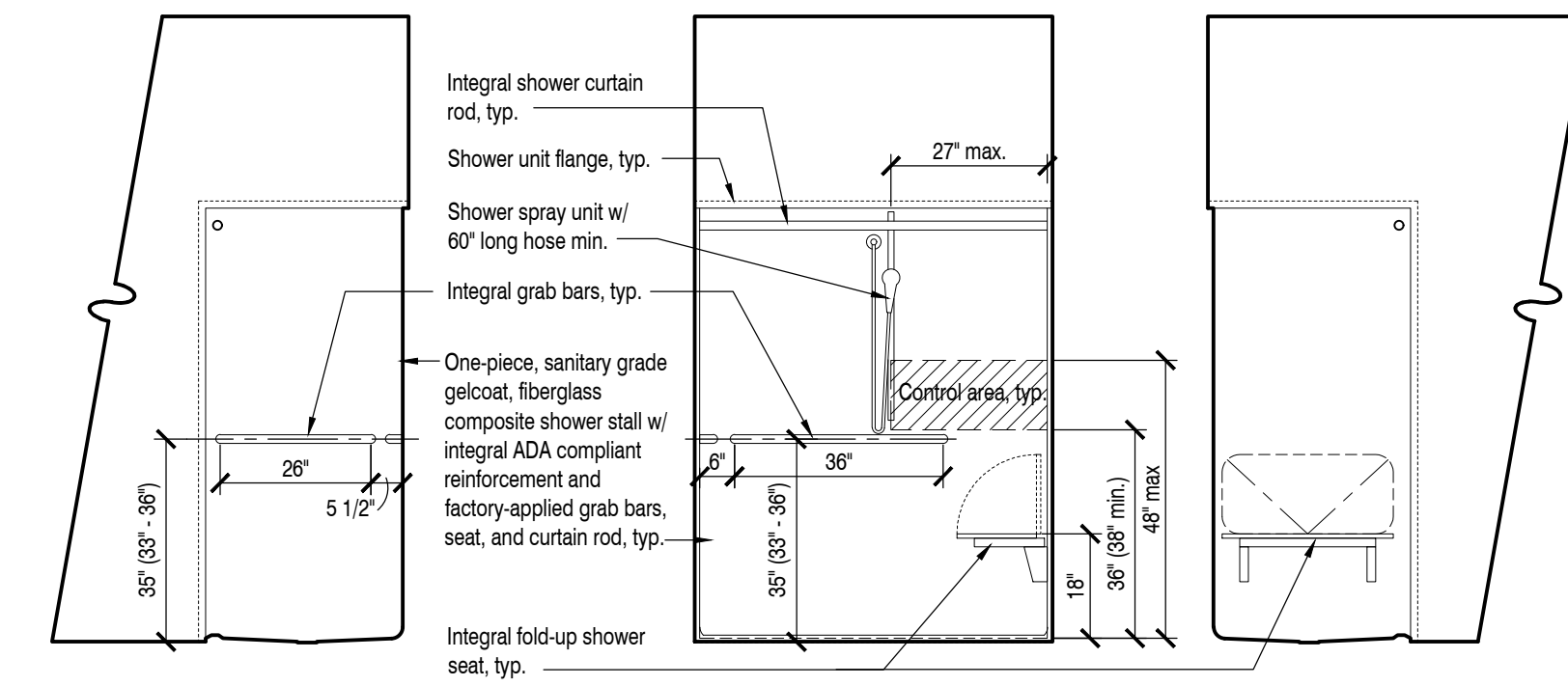
Project

5800 LDHA LP
APARTMENTS

5800 Michigan Avenue
Detroit, MI 48210

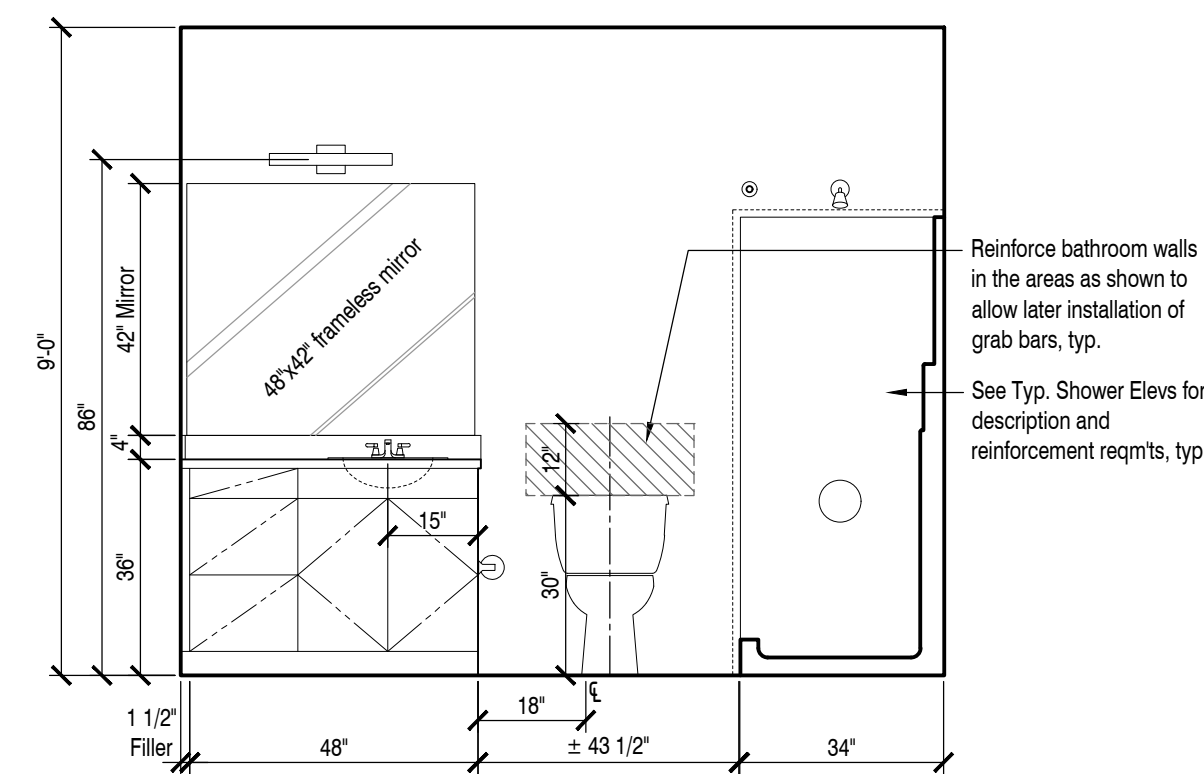


Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021



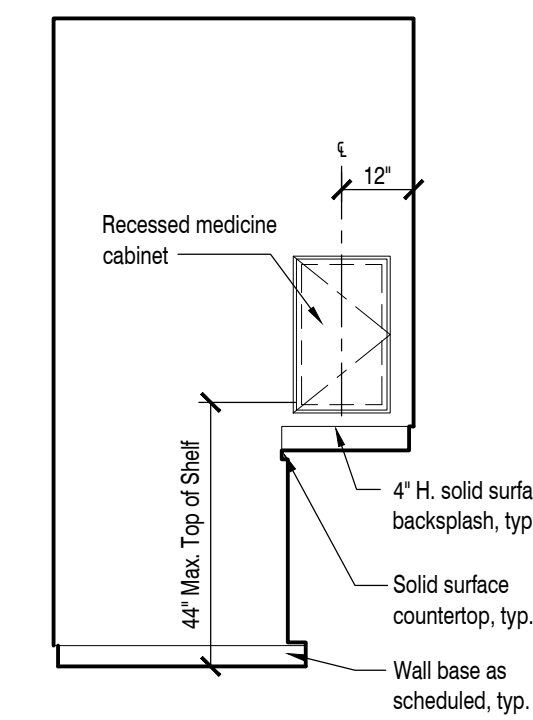
xx Interior Elevation - TYPE A Shower

A7.1 Scale: 3/8" = 1'-0"



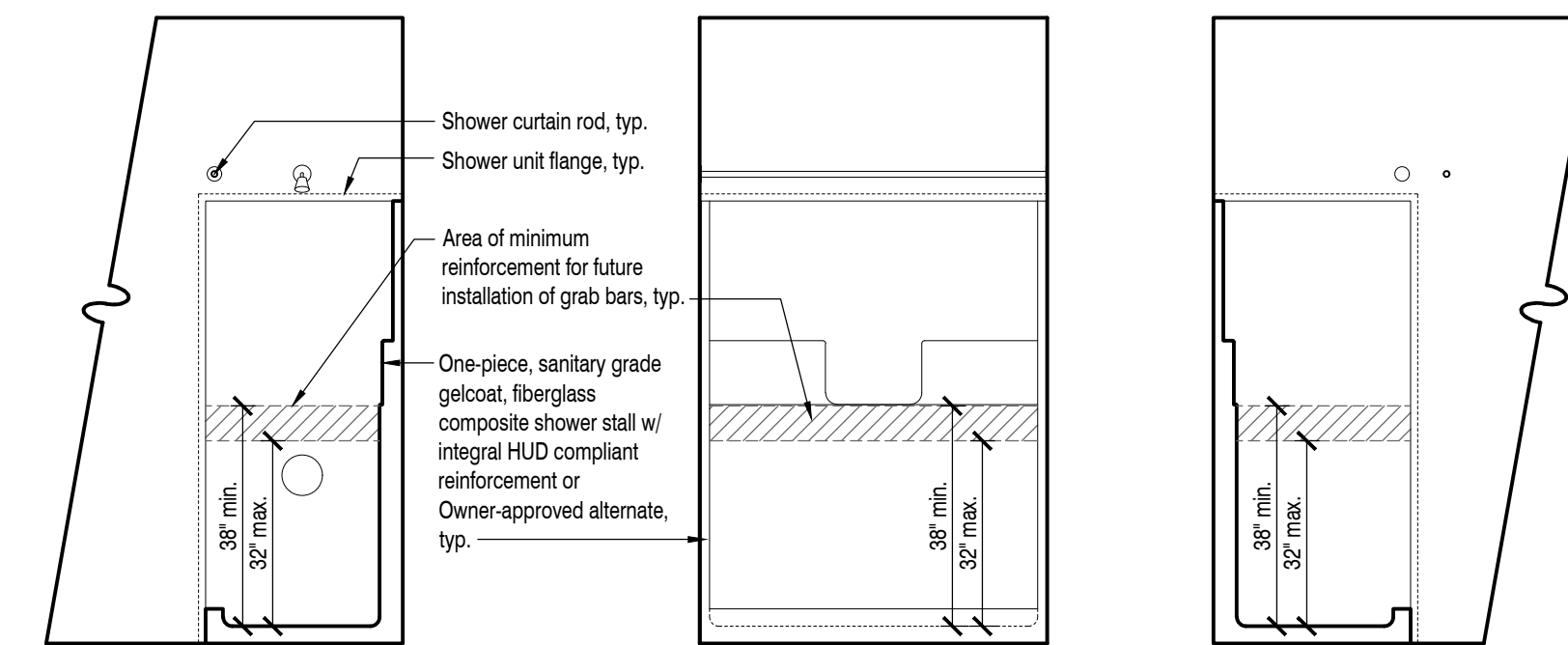
xx Interior Elevation - Typ. Bathroom

A7.1 Scale: 3/8" = 1'-0"



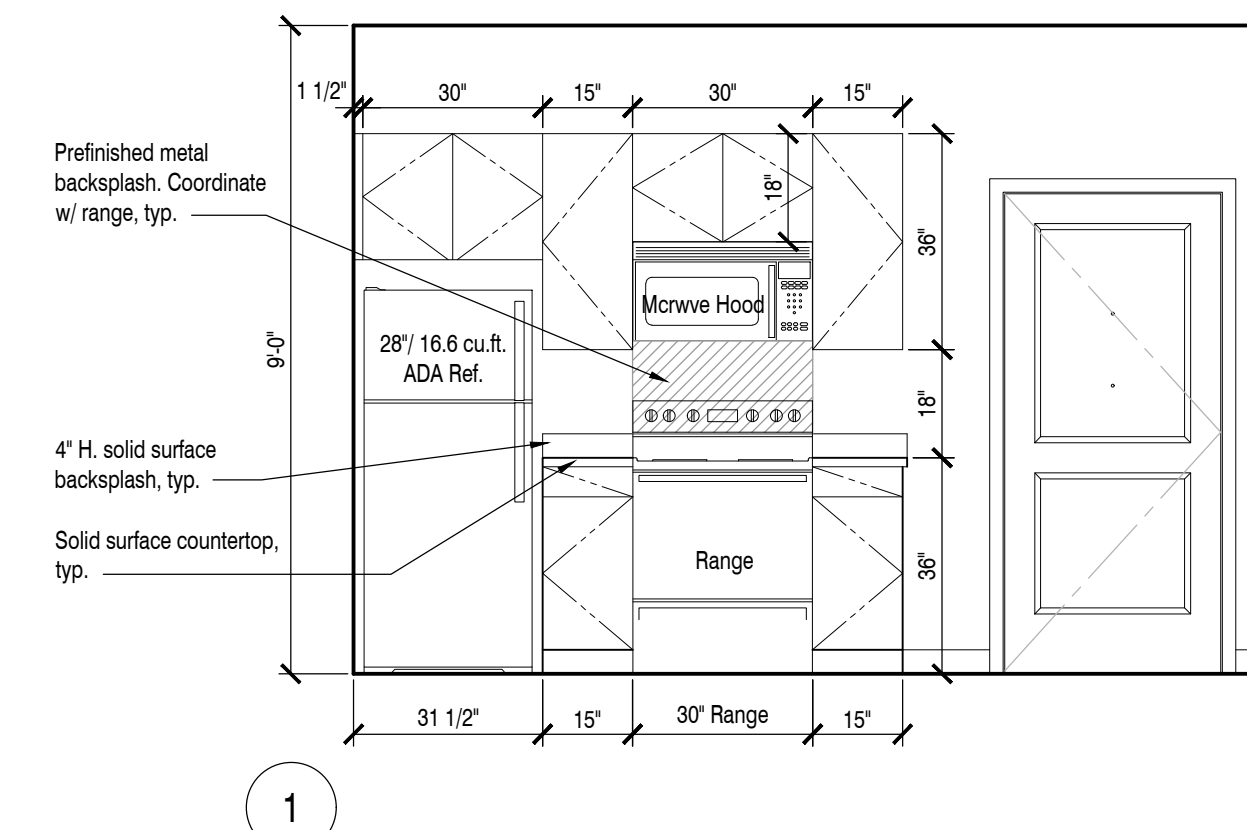
xx Interior Elevation - Bathrooms TYP. MEDICINE CABT

A7.1 Scale: 3/8" = 1'-0"



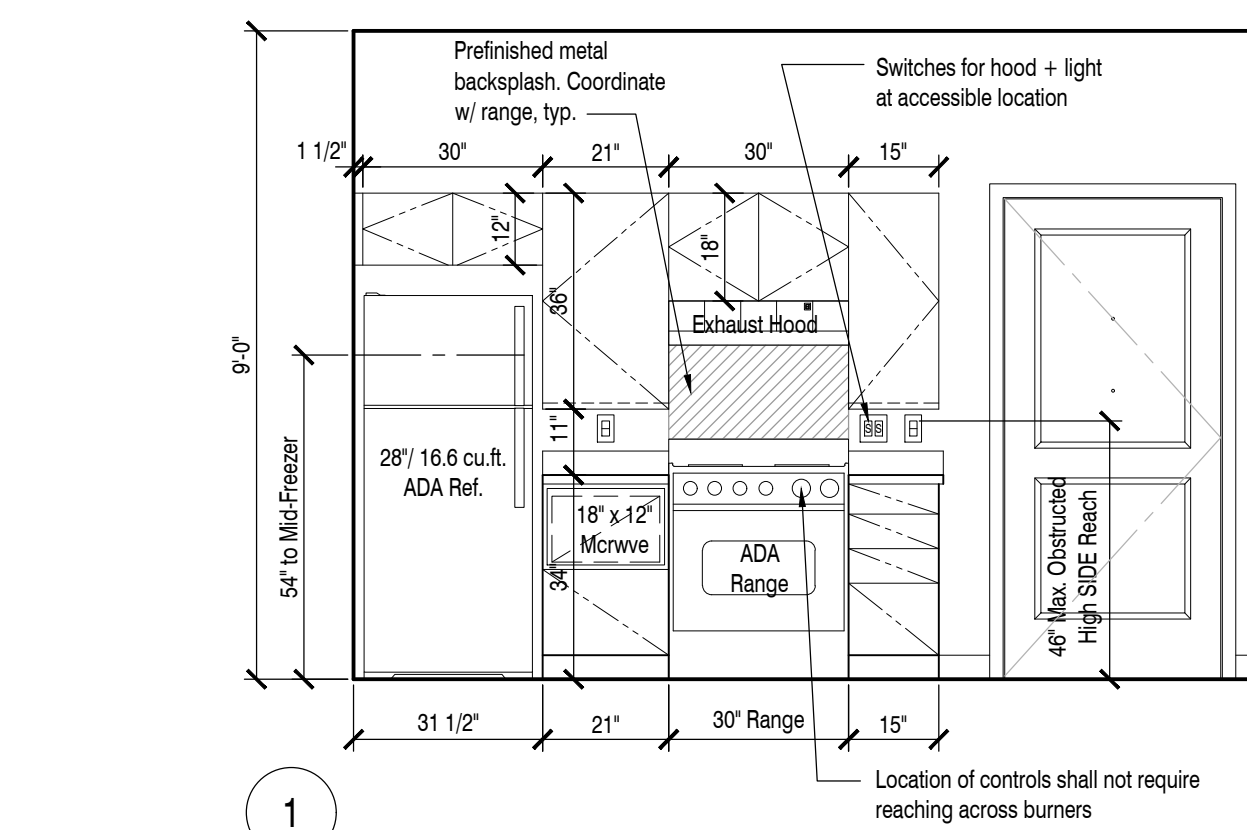
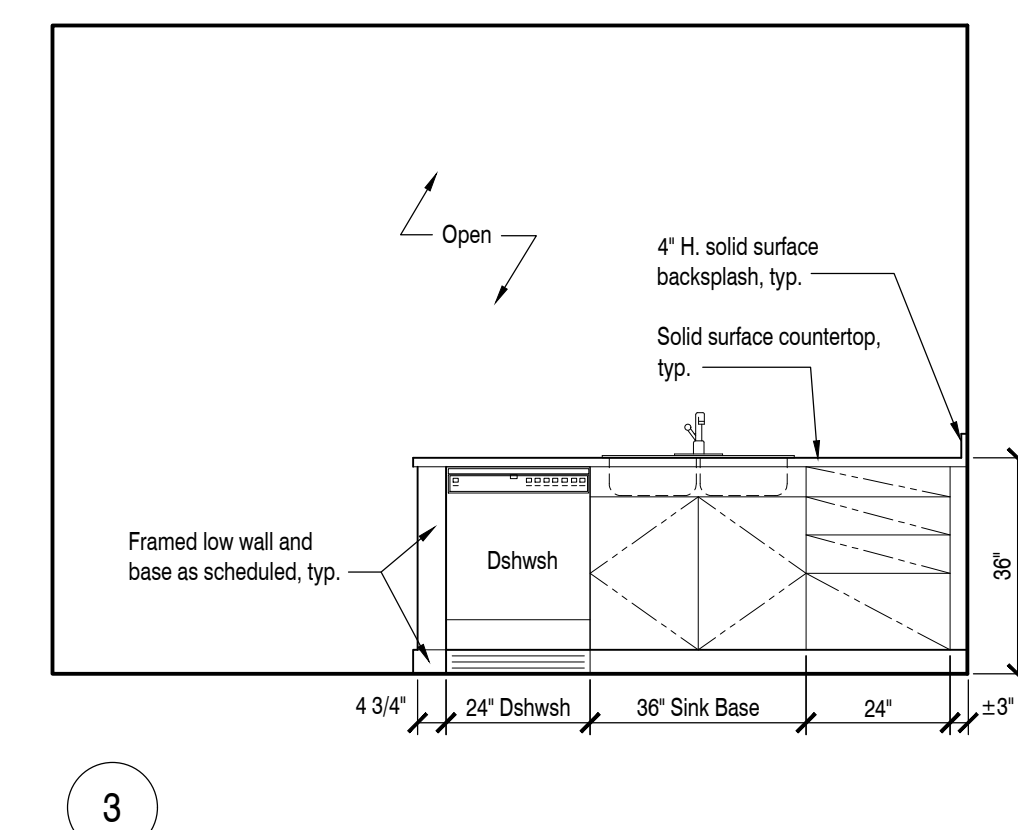
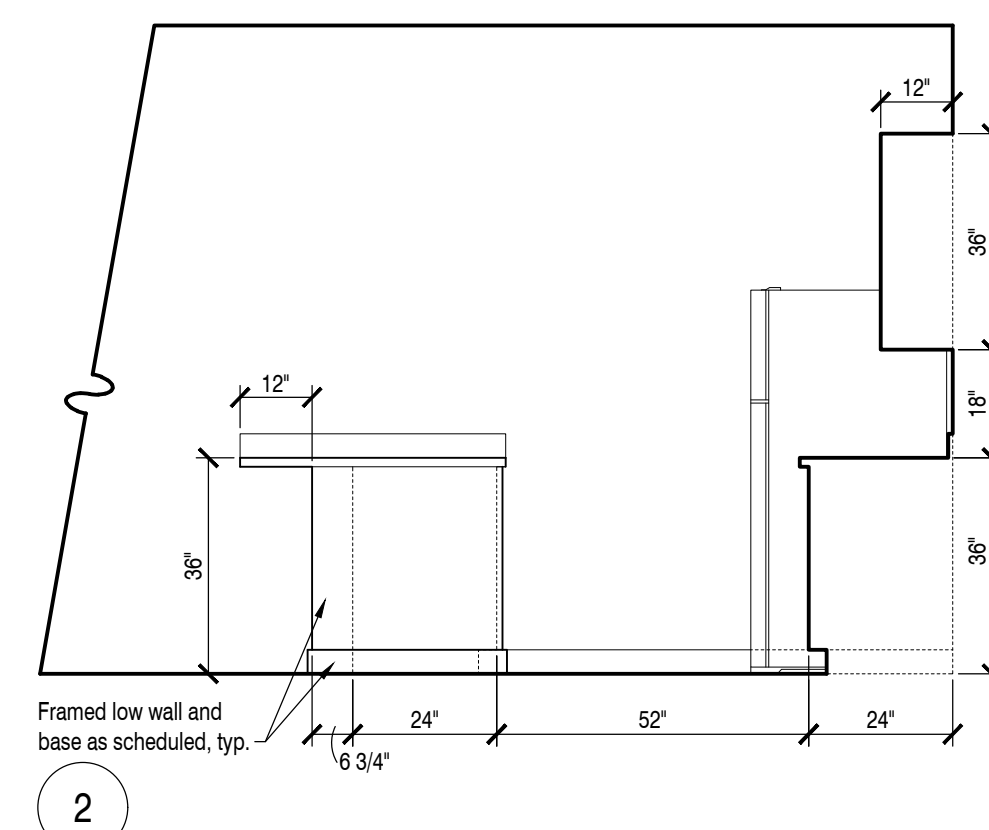
xx Interior Elevation - Bathrooms TYP. SHOWER REINFORCEMENT

A7.1 Scale: 3/8" = 1'-0"



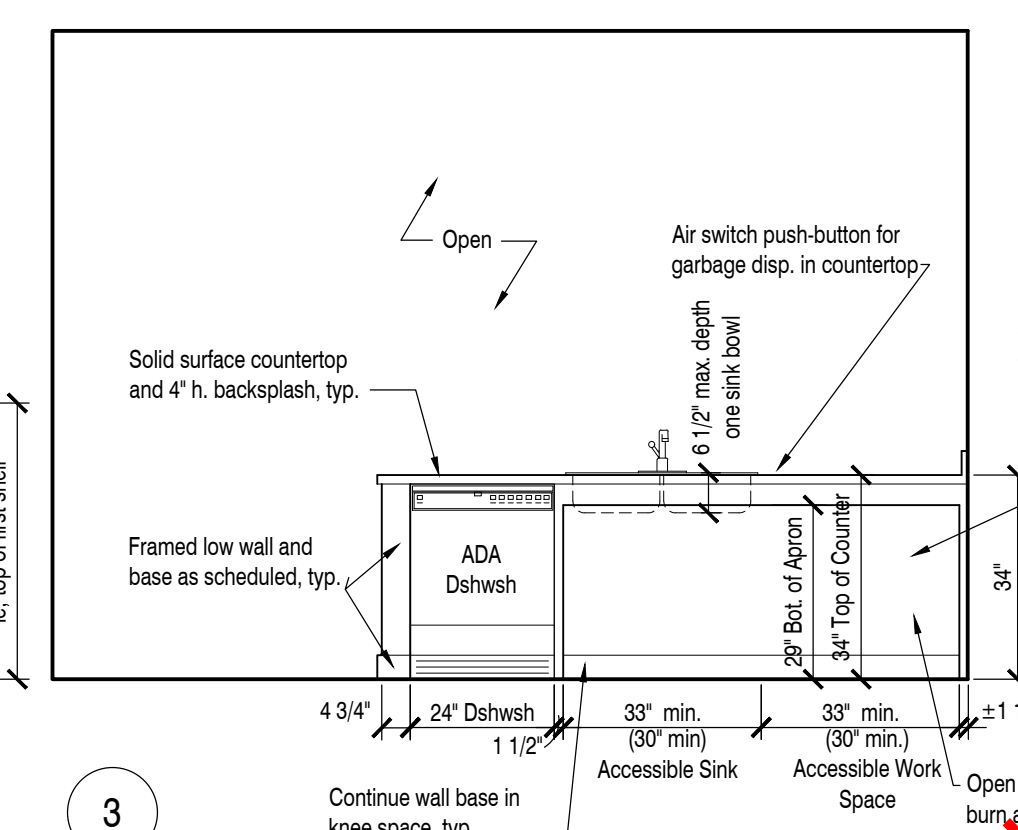
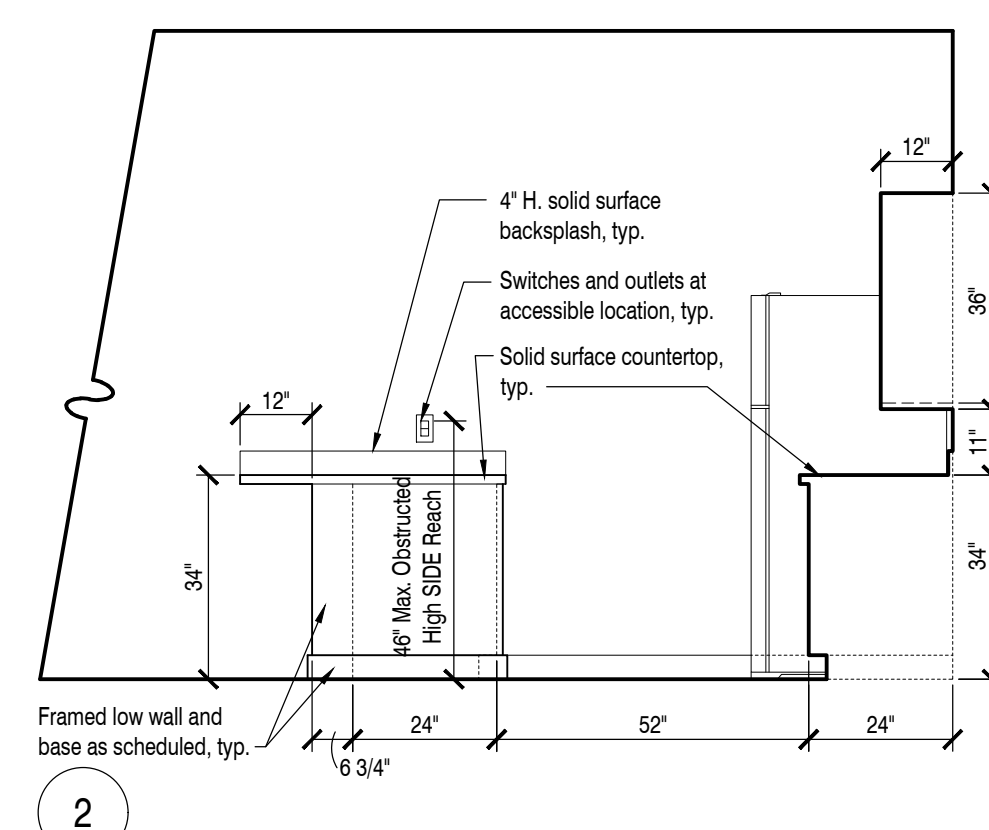
xx Interior Elevation - Typ. Kitchen

A7.1 Scale: 3/8" = 1'-0"



xx Interior Elevation - TYPE A Kitchen

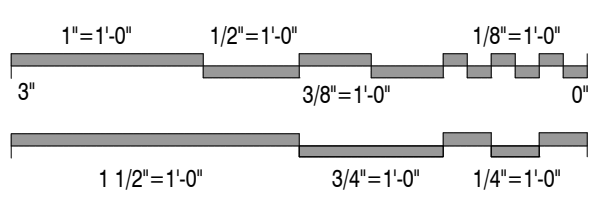
A7.1 Scale: 3/8" = 1'-0"



NOT FOR CONSTRUCTION

Interior Elevations

2021-250
Project No. JMH/SGP
Drawn By SGP
Checked By SGP
Scale: 3/8" = 1'-0"
A7.1
Drawing No.

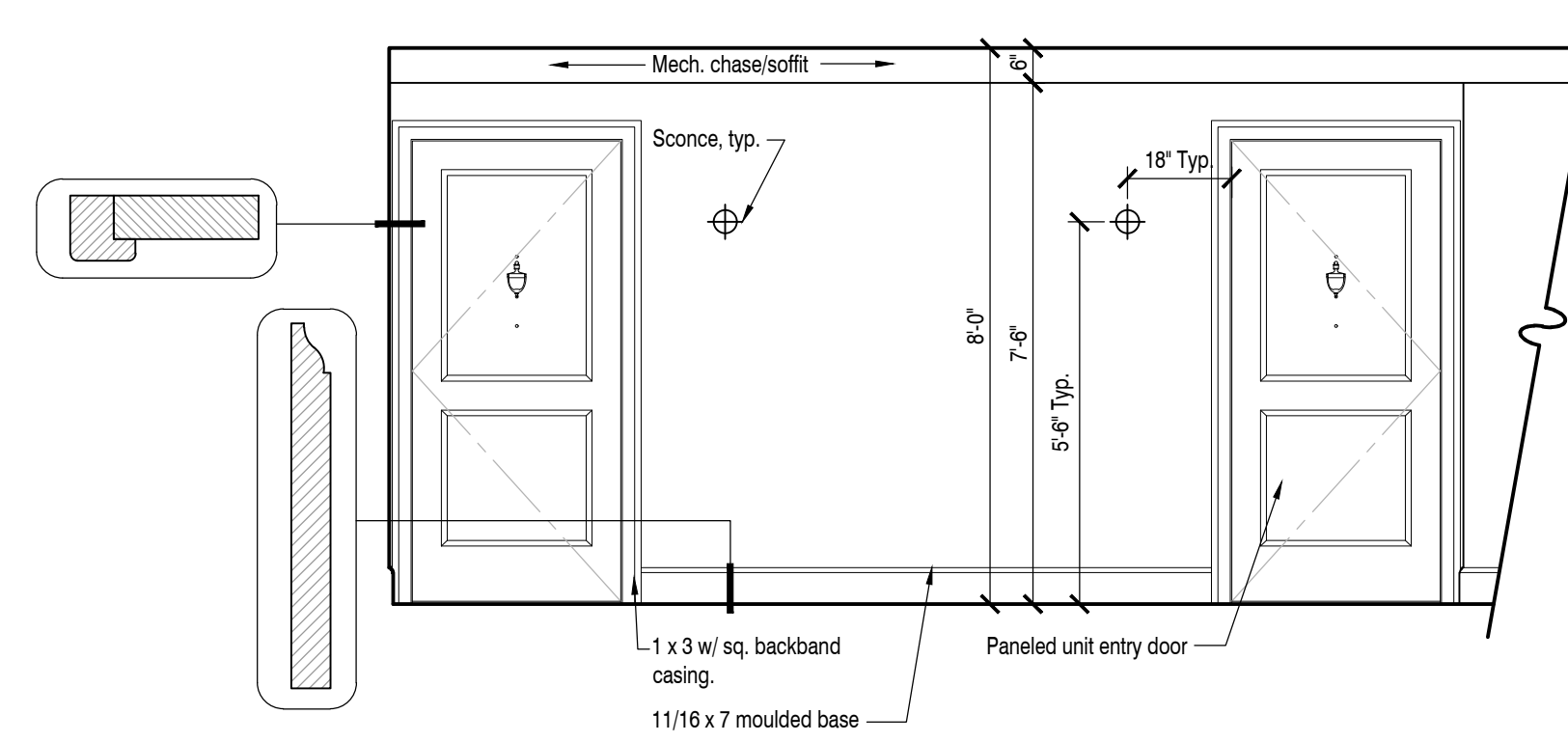


Issued For	Date
Preliminary	11.17.2021
Review	12.15.2021

Interior Elevations

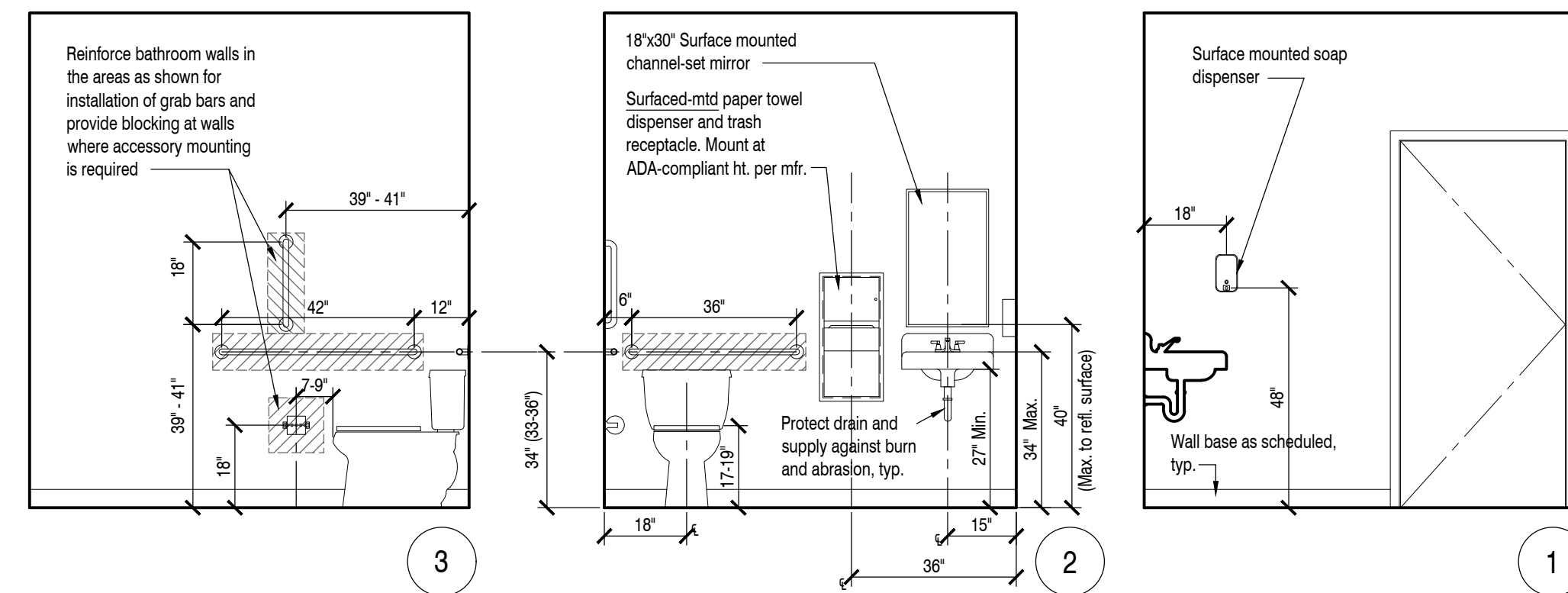
2021-250	Project No.
JMH/SGP	Drawn By
SGP	Checked By
3/8" = 1'-0"	Scale

A7.2
Drawing No.



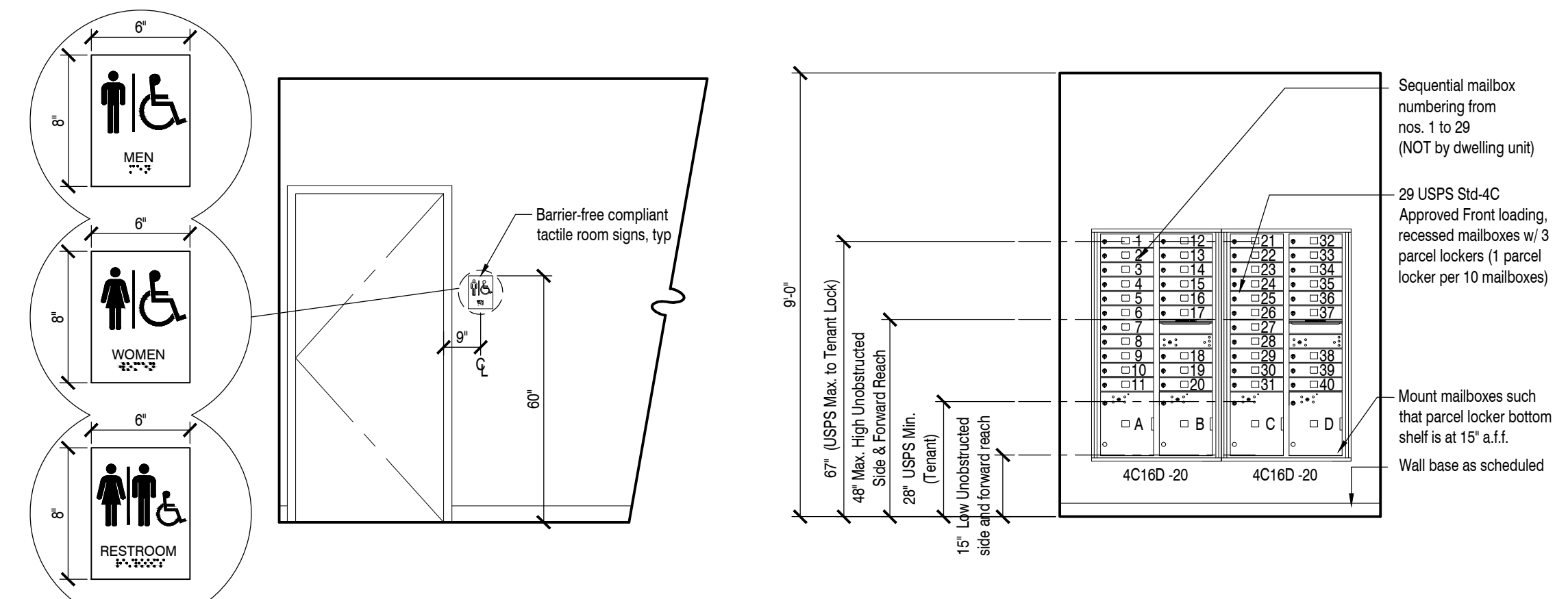
8 Interior Elevation - Public Corridor

A7.2 Scale: 3/8" = 1'-0"



7 Interior Elevation - B.F. Restroom

A7.2 Scale: 3/8" = 1'-0"

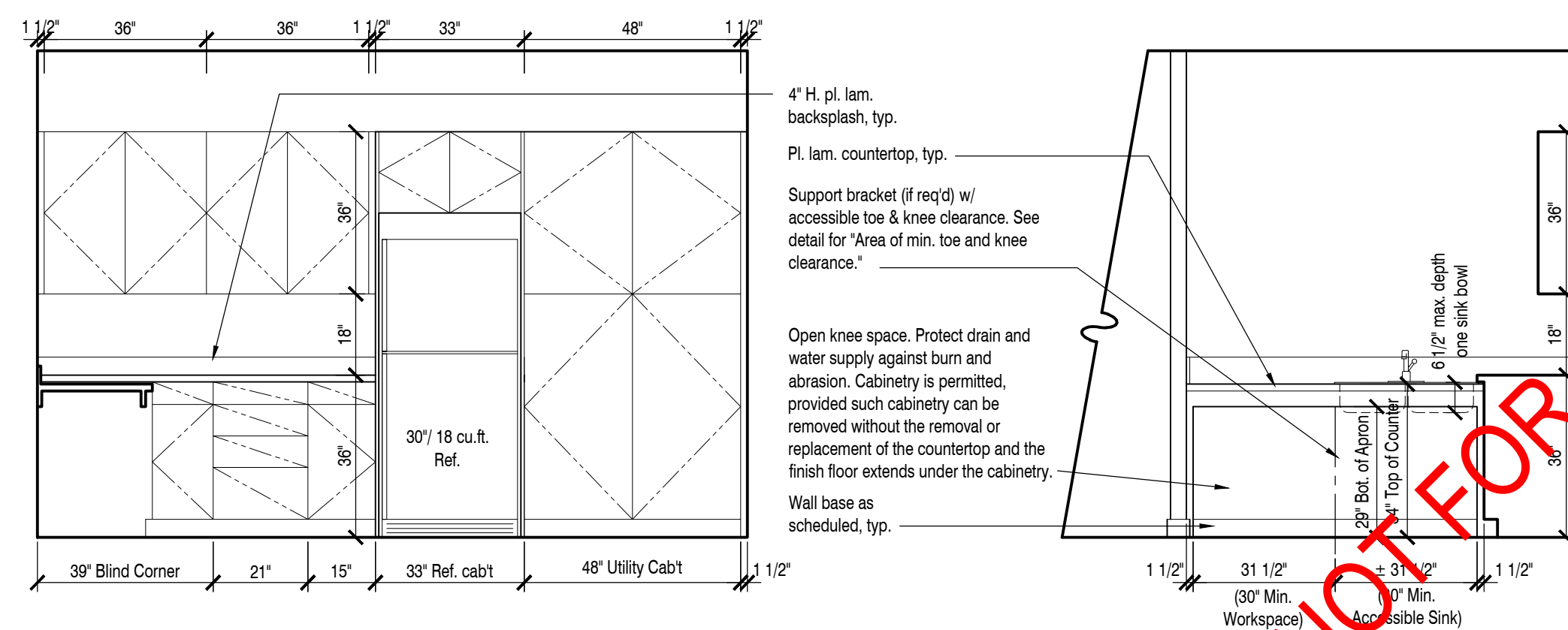


6 Int. Elevation - Typ. Restroom Signage

A7.2 Scale: 3/8" = 1'-0"

2 Interior Elevation - Mailboxes

A7.2 Scale: 3/8" = 1'-0"



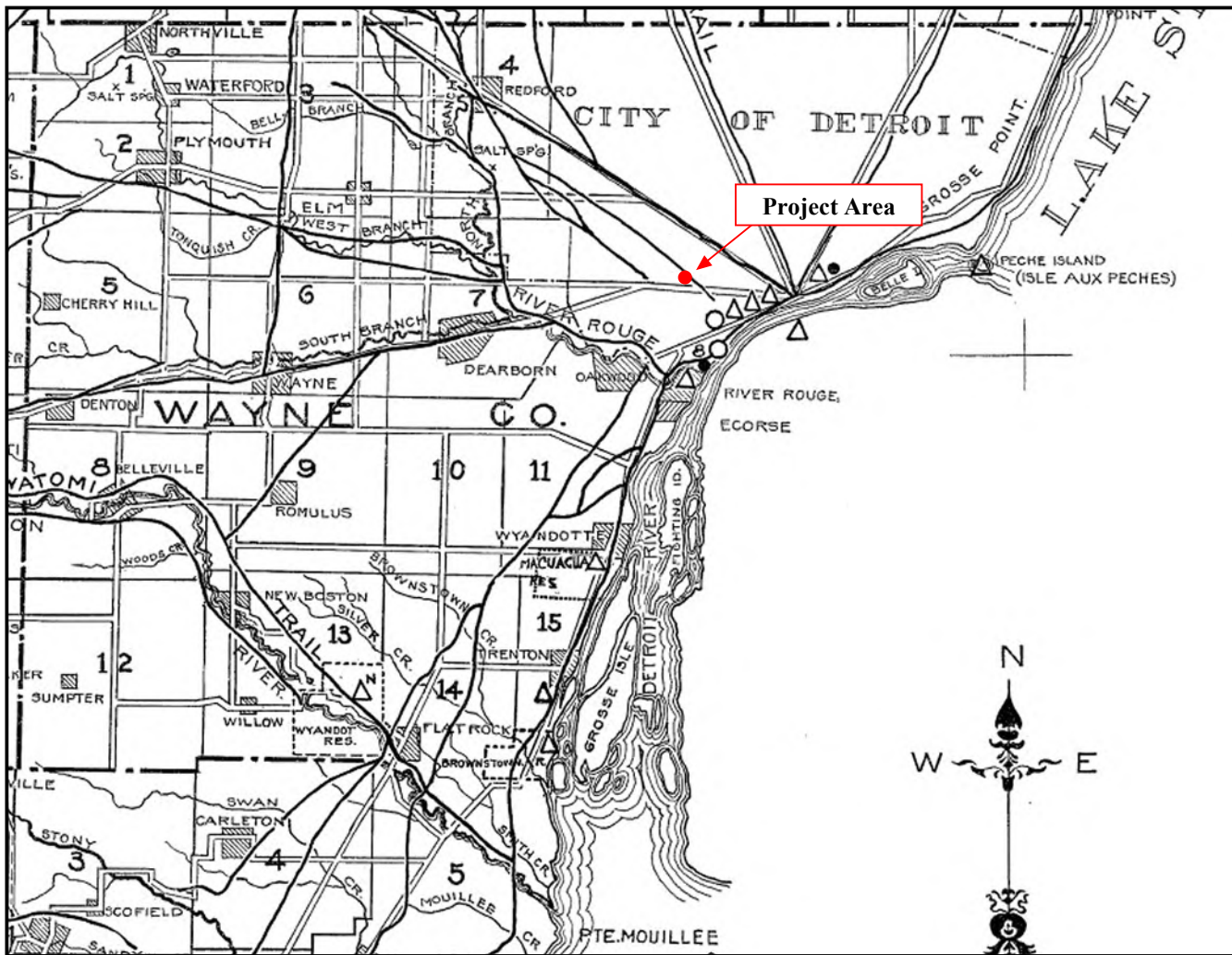
5 Int. Elev. Kitchenette @ MultiPurpose

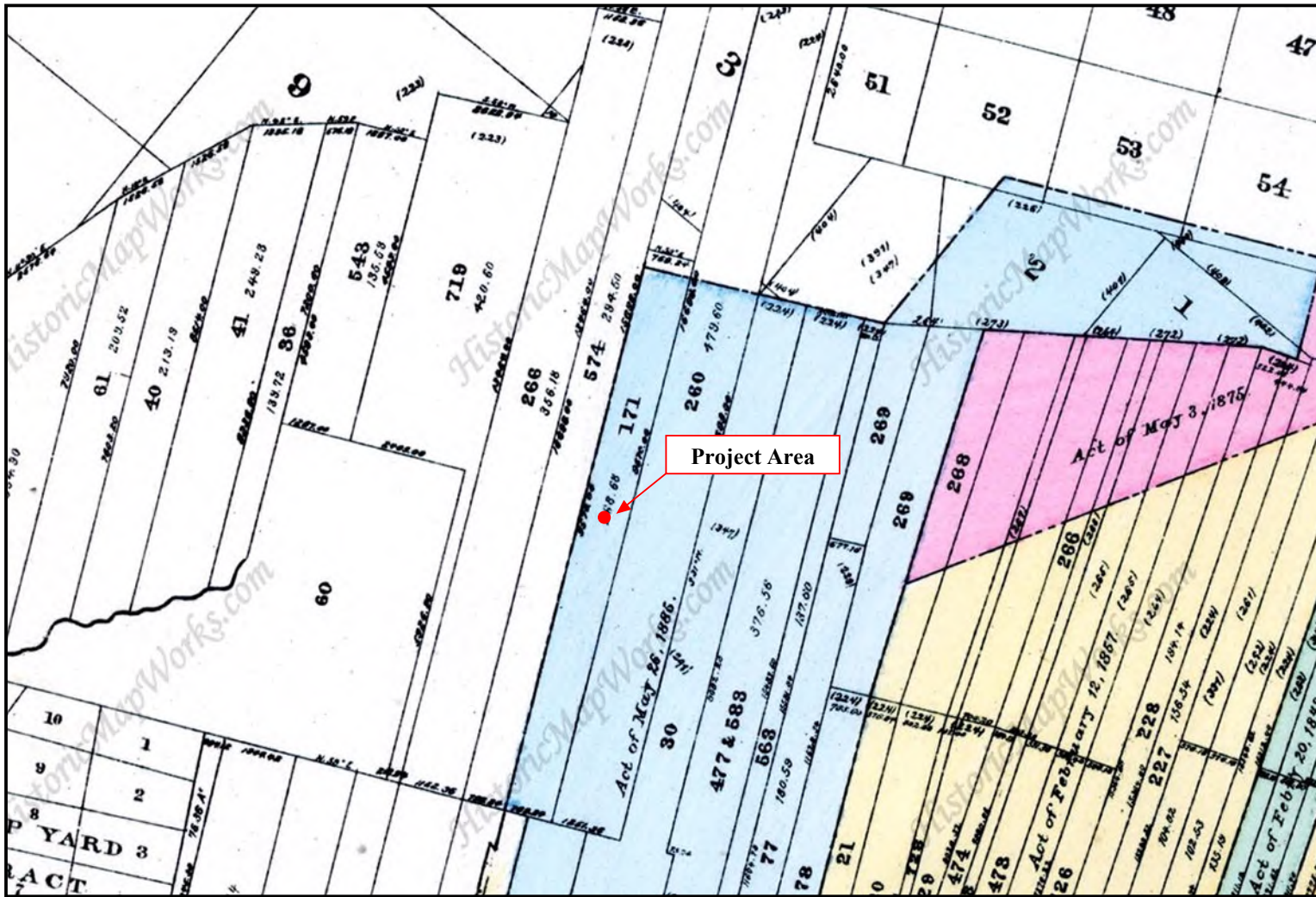
A7.2 Scale: 3/8" = 1'-0"

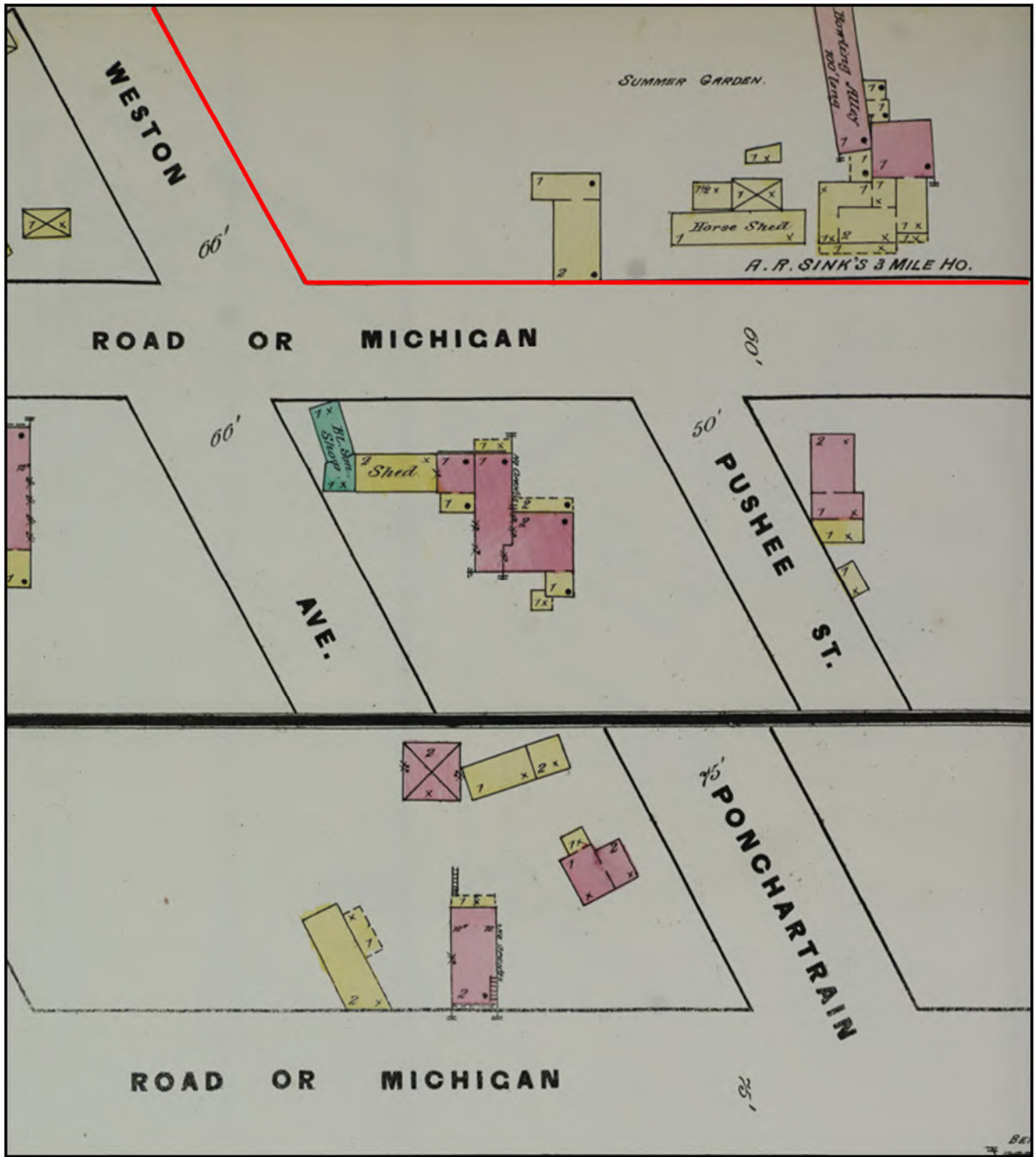
NOT FOR CONSTRUCTION

Archaeological Review









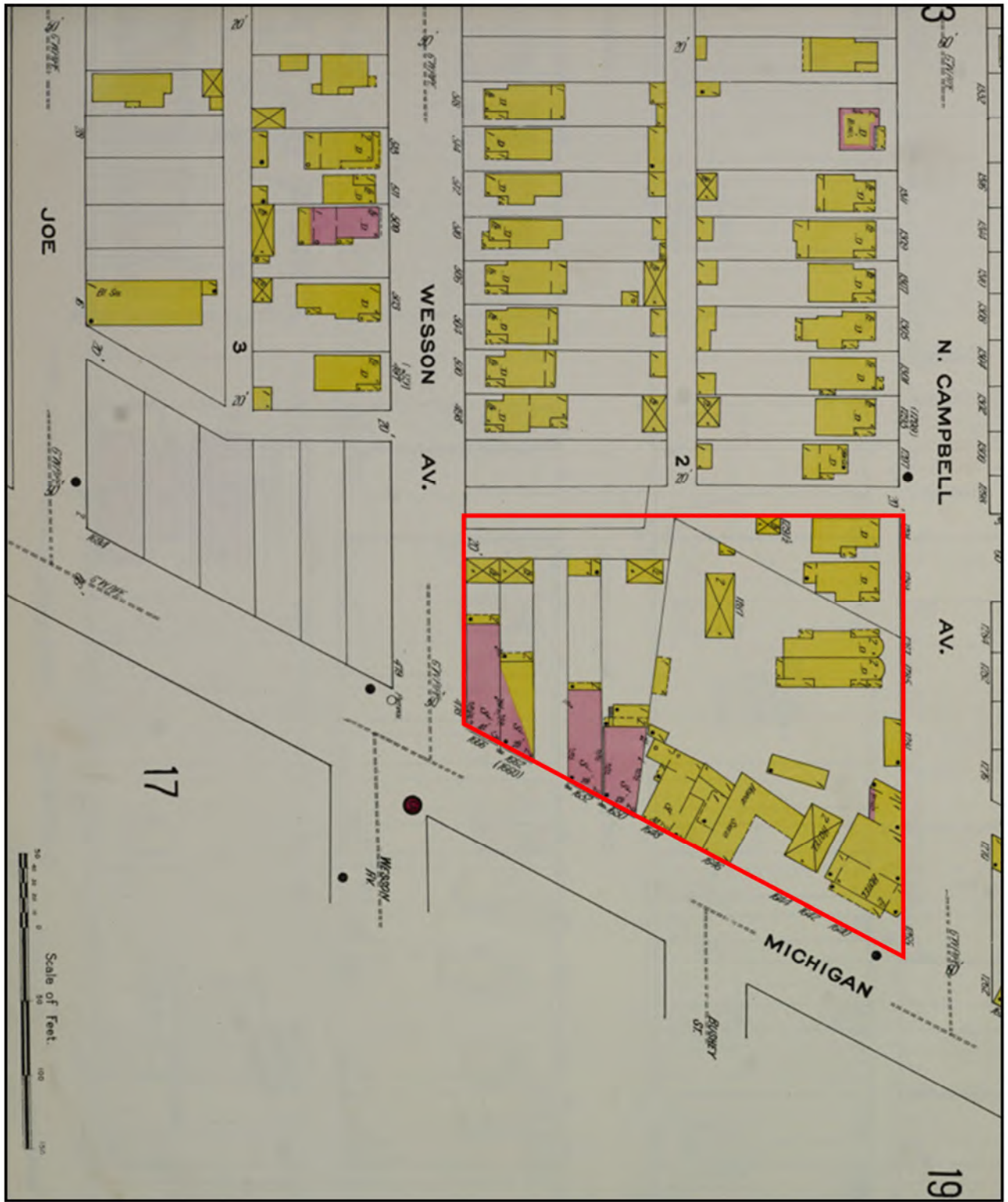
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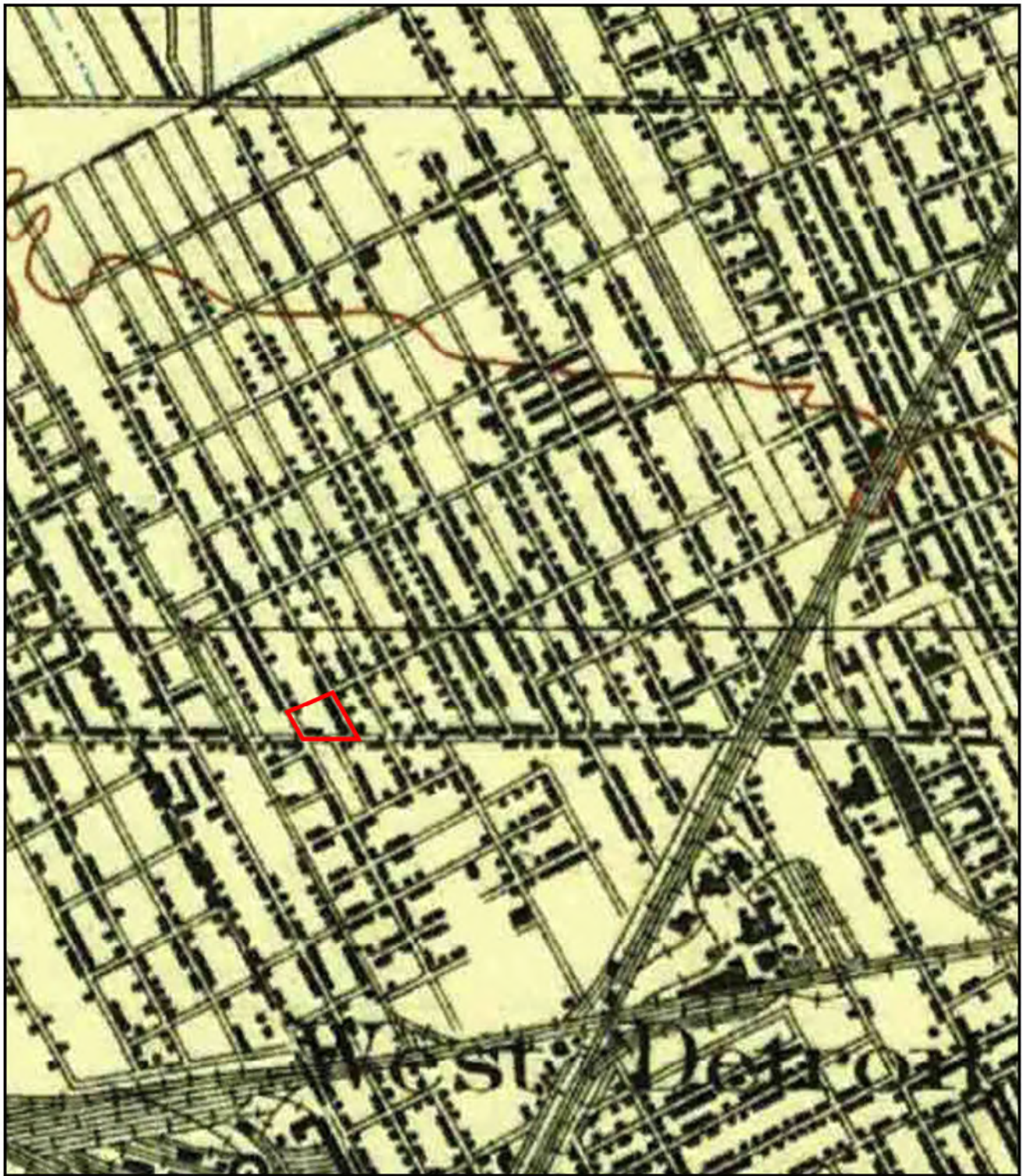
 Project Area





 Project Area



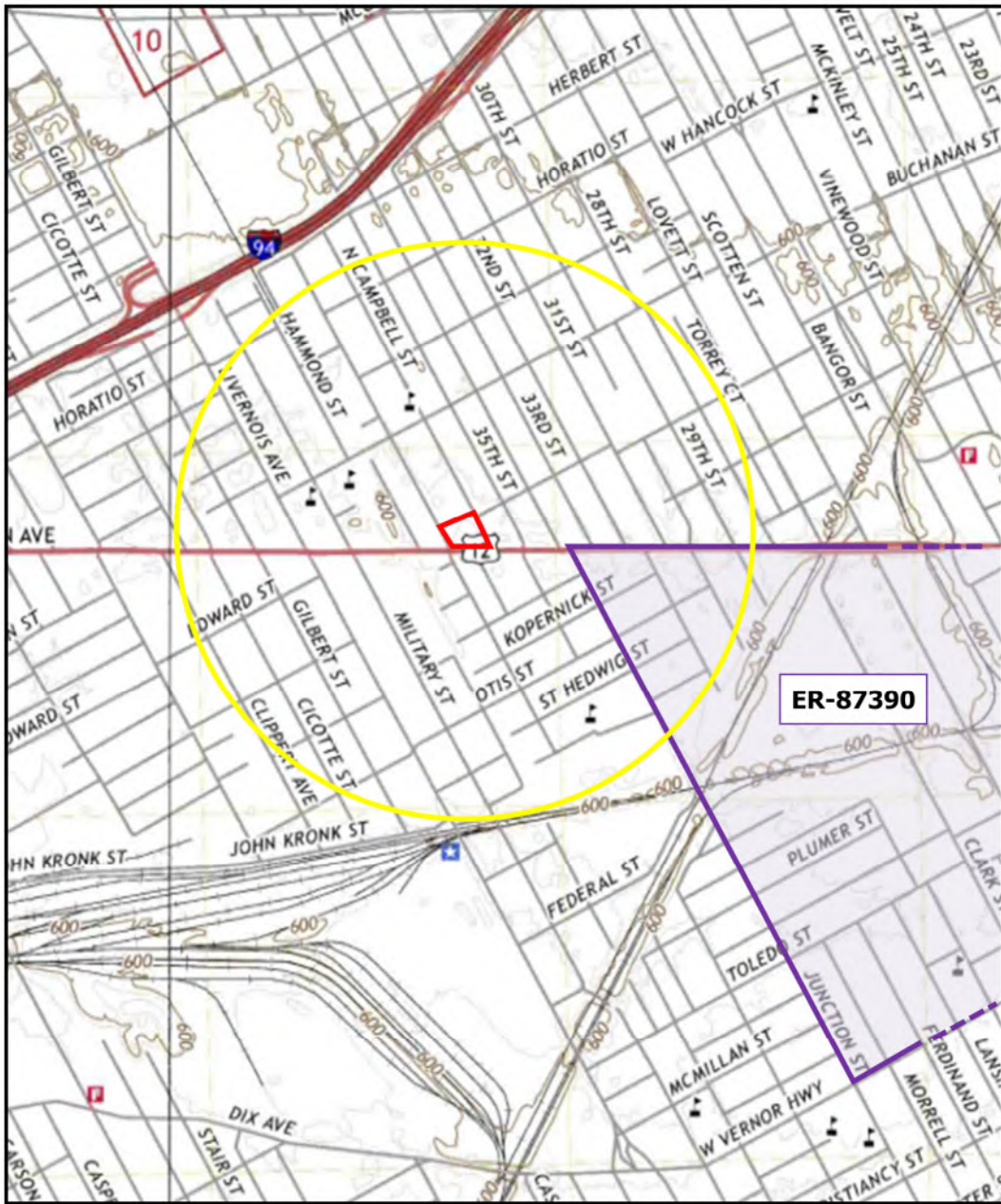


 Project Area

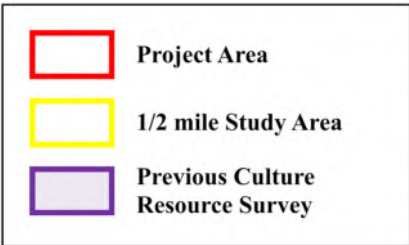


Previous Cultural Resource Investigations

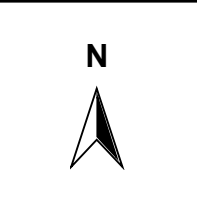
ER #	County	Title	Primary Author	Additional Authors	Year	Conducted by	Submitted to	Notes
87390	Wayne	A Phase I Detailed Land Use History and Limited Field Inspection of the Michigan Avenue-Clark Street Project Area, Detroit, Michigan.	Gram, John	Mark C. Branstner	1987	Great Lakes Research Associates, Inc.		Recommendations for data recovery were made.



ER-87390



**Archaeological Sensitivity Map
 (Not for Public Distribution)
 5800 Michigan Ave.
 Detroit, MI Quadrangle
 Detroit, Michigan**



Historic Aerials



WAYNE

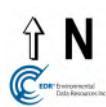
Subject Property



INQUIRY #: 3772998.5

YEAR: 1937

| = 500'



BOIT

14



Subject Property

INQUIRY #: 3772998.5

YEAR: 1949

| = 500'



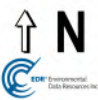


Subject Property

INQUIRY #: 3772998.5

YEAR: 1972

| = 600'



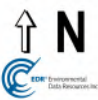


Subject Property

INQUIRY #: 3772998.5

YEAR: 1985

| = 500'



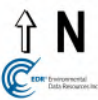


Subject Property

INQUIRY #: 3772998.5

YEAR: 1999

| = 500'



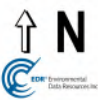


Subject Property

INQUIRY #: 3772998.5

YEAR: 2005

| = 500'



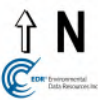


Subject Property

INQUIRY #: 3772998.5



YEAR: 2010

| = 500'





Subject Property

	Location: 5800 Michigan Avenue and 3951-3957 Campbell Street Detroit, Michigan	
	PM Project No. 01-12749-0-0001	
	Aerial Year: 2014	
	Source: USGS	



Subject Property



**Location: 5800 Michigan Avenue and 3951-3957 Campbell Street
Detroit, Michigan**

PM Project No. 01-12749-0-0001

Aerial Year: 2018

Source: USGS



Sanborn Fire Insurance Maps

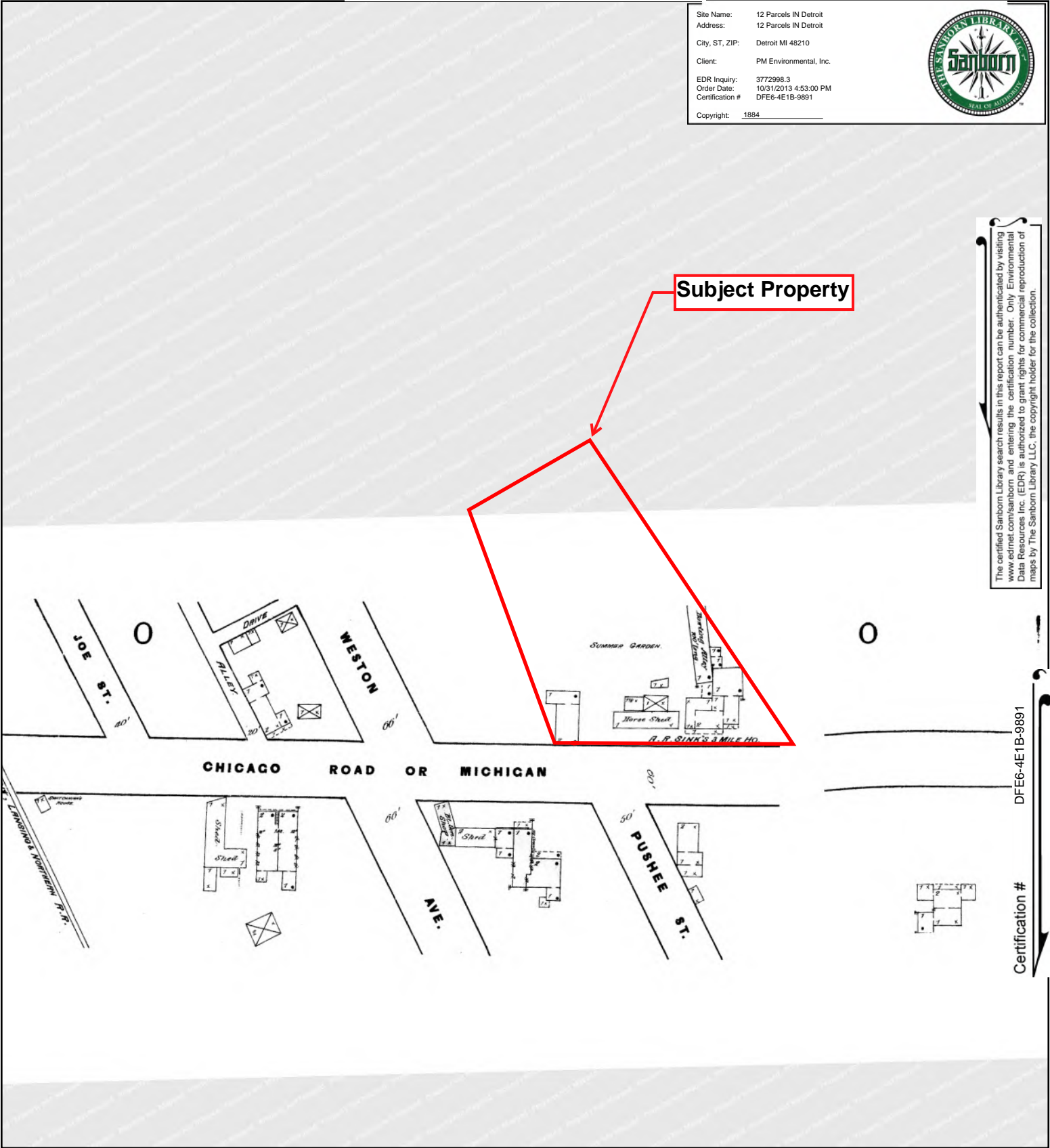


1884 Certified Sanborn Map

Site Name: 12 Parcels IN Detroit
 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification # DFE6-4E1B-9891
 Copyright: 1884

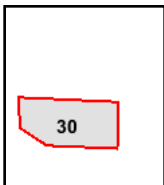
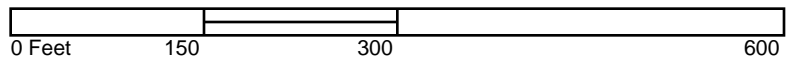


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Certification # DFE6-4E1B-9891

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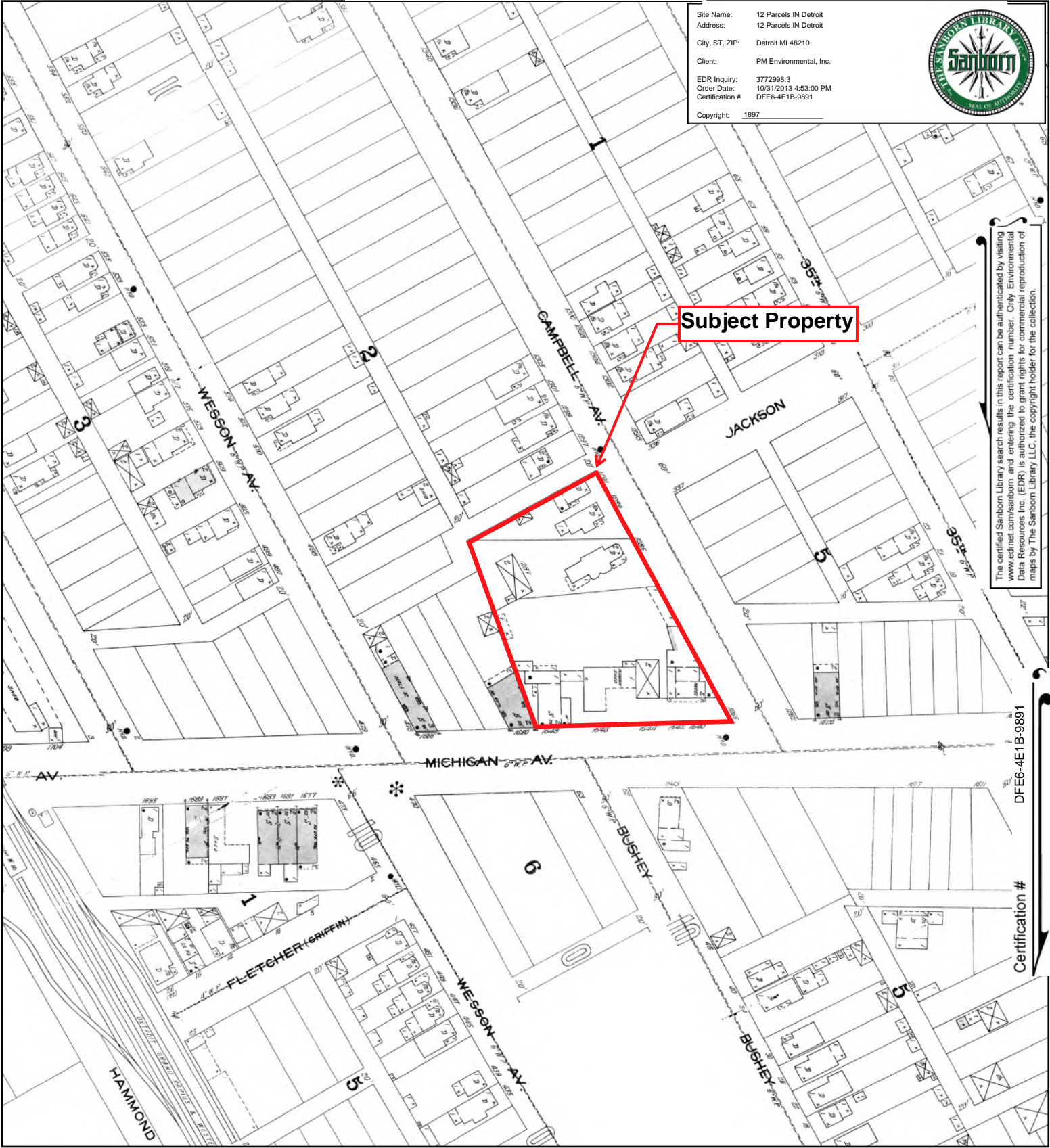


Volume 1, Sheet 30



1897 Certified Sanborn Map

Site Name: 12 Parcels IN Detroit
 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1897

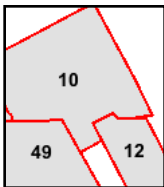
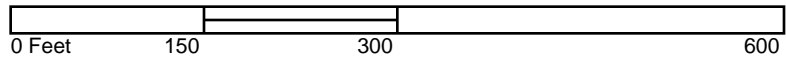


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Certification #

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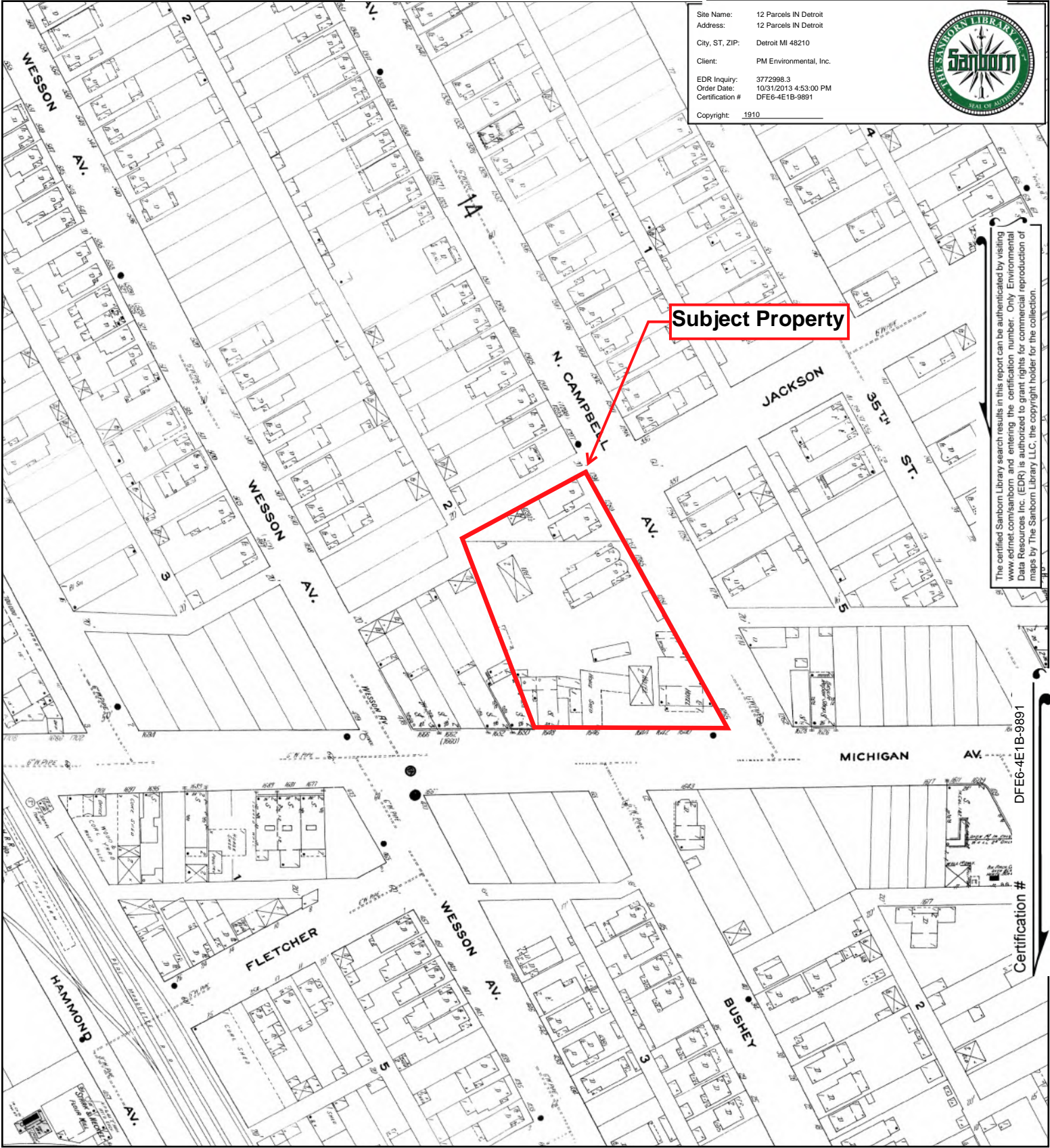


Volume 5, Sheet 10
 Volume 5, Sheet 12
 Volume 5, Sheet 49



1910 Certified Sanborn Map

Site Name: 12 Parcels IN Detroit
 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1910

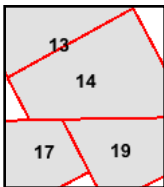


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Certification #

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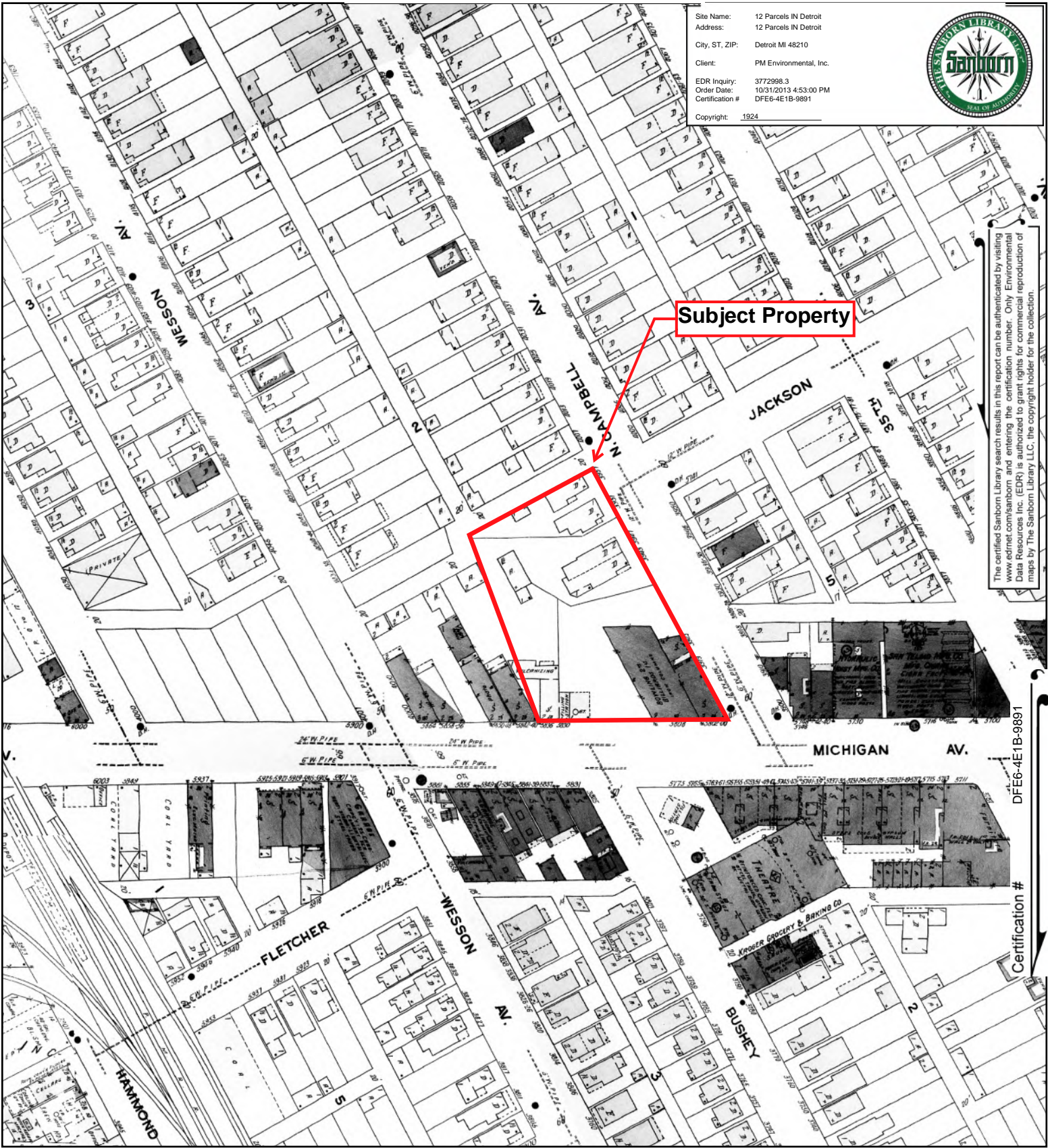


- Volume 5, Sheet 13
- Volume 5, Sheet 14
- Volume 5, Sheet 17
- Volume 5, Sheet 19



1924 Certified Sanborn Map

Site Name: 12 Parcels IN Detroit
 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
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 Copyright: 1924

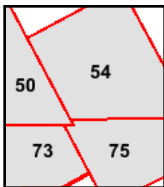
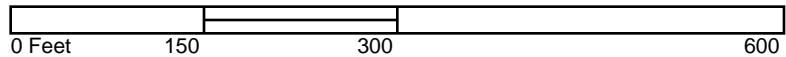


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DFE6-4E1B-9891

Certification #

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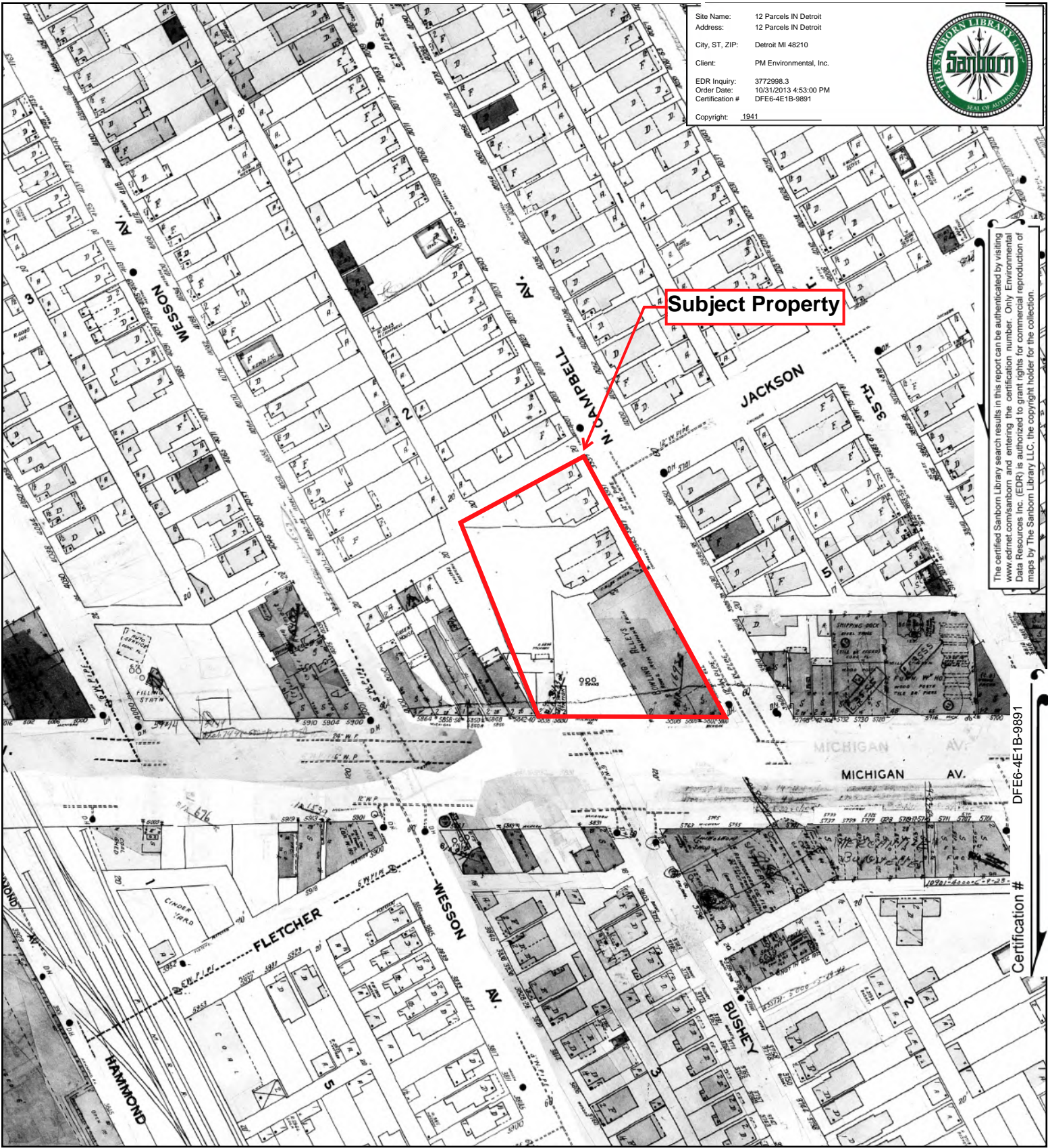


- Volume 12, Sheet 50
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- Volume 12, Sheet 73
- Volume 12, Sheet 75
- Volume 12, Sheet 54
- Volume 12, Sheet 73
- Volume 12, Sheet 50



1941 Certified Sanborn Map

Site Name: 12 Parcels IN Detroit
 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1941

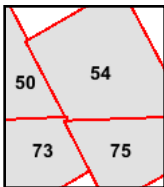
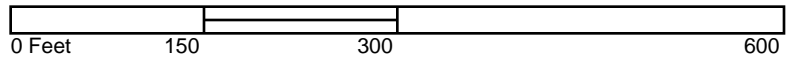


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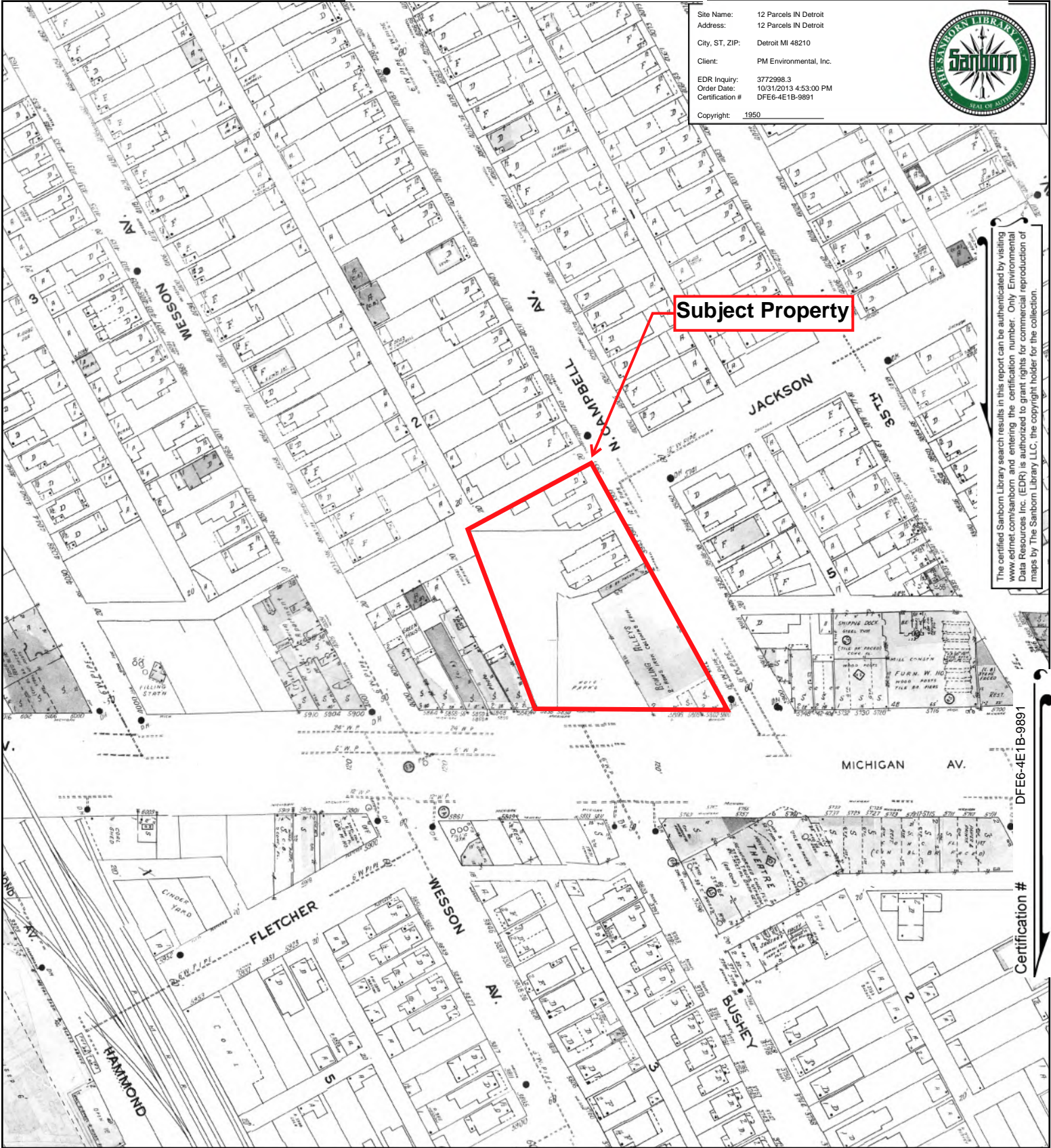


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1950 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1950

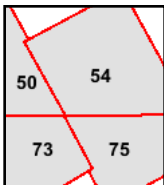
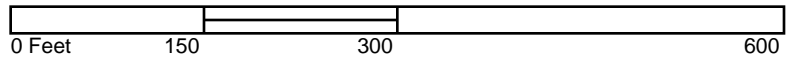


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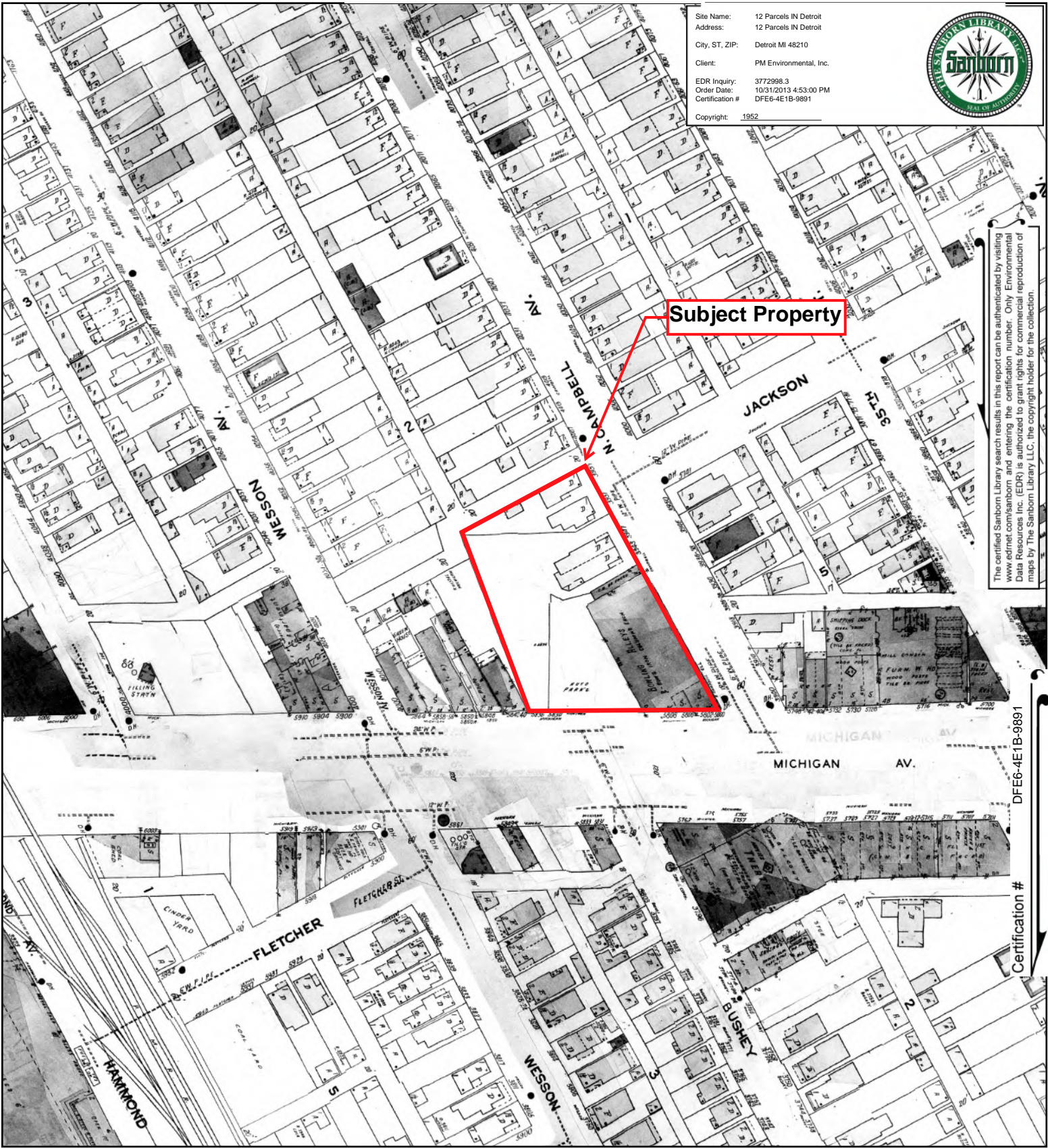


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1952 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1952

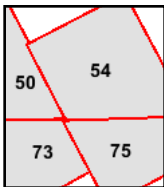
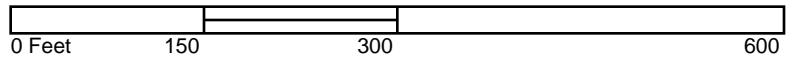


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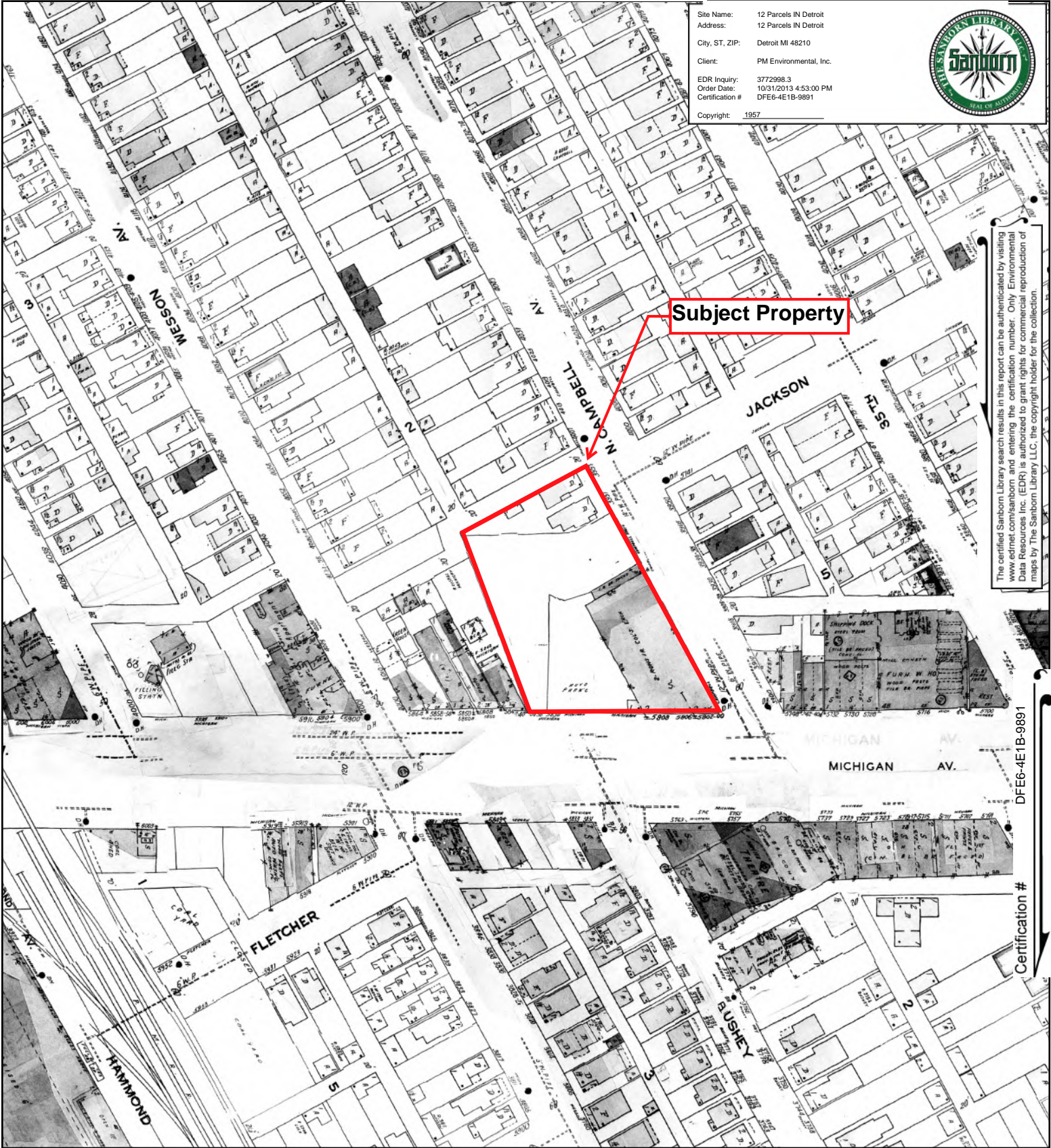


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1957 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
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 Order Date: 10/31/2013 4:53:00 PM
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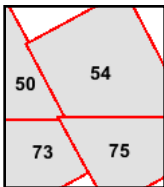
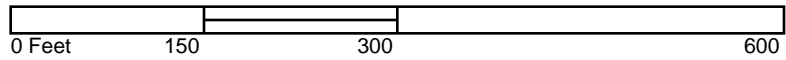


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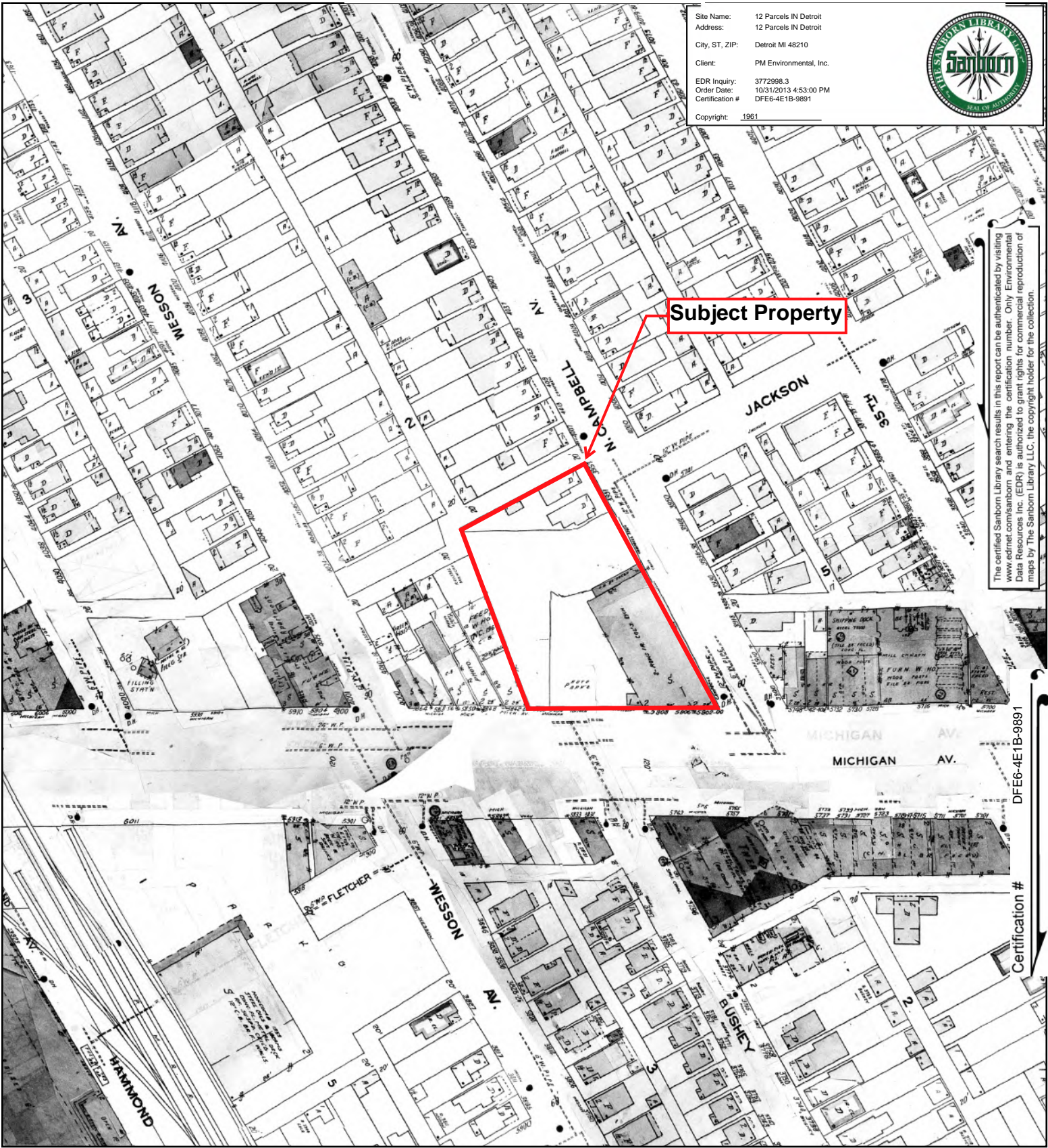


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1961 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
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 Order Date: 10/31/2013 4:53:00 PM
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 Copyright: 1961

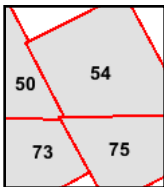
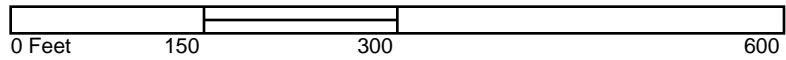


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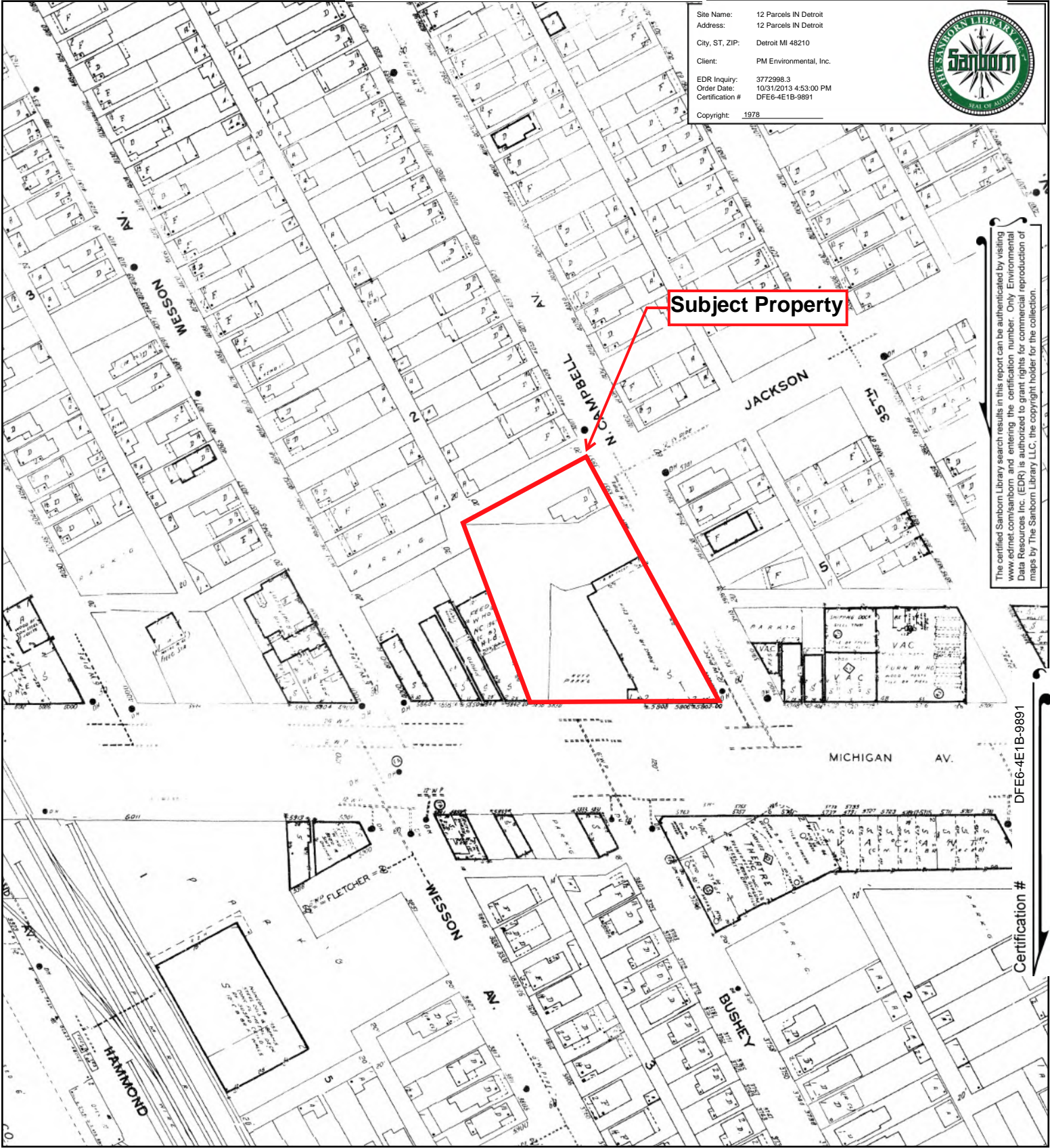


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1978 Certified Sanborn Map

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 City, ST, ZIP: Detroit MI 48210
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 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
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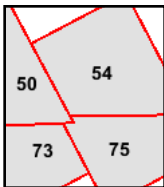
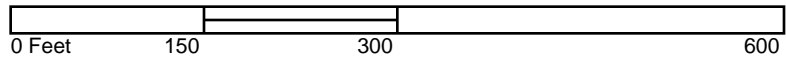


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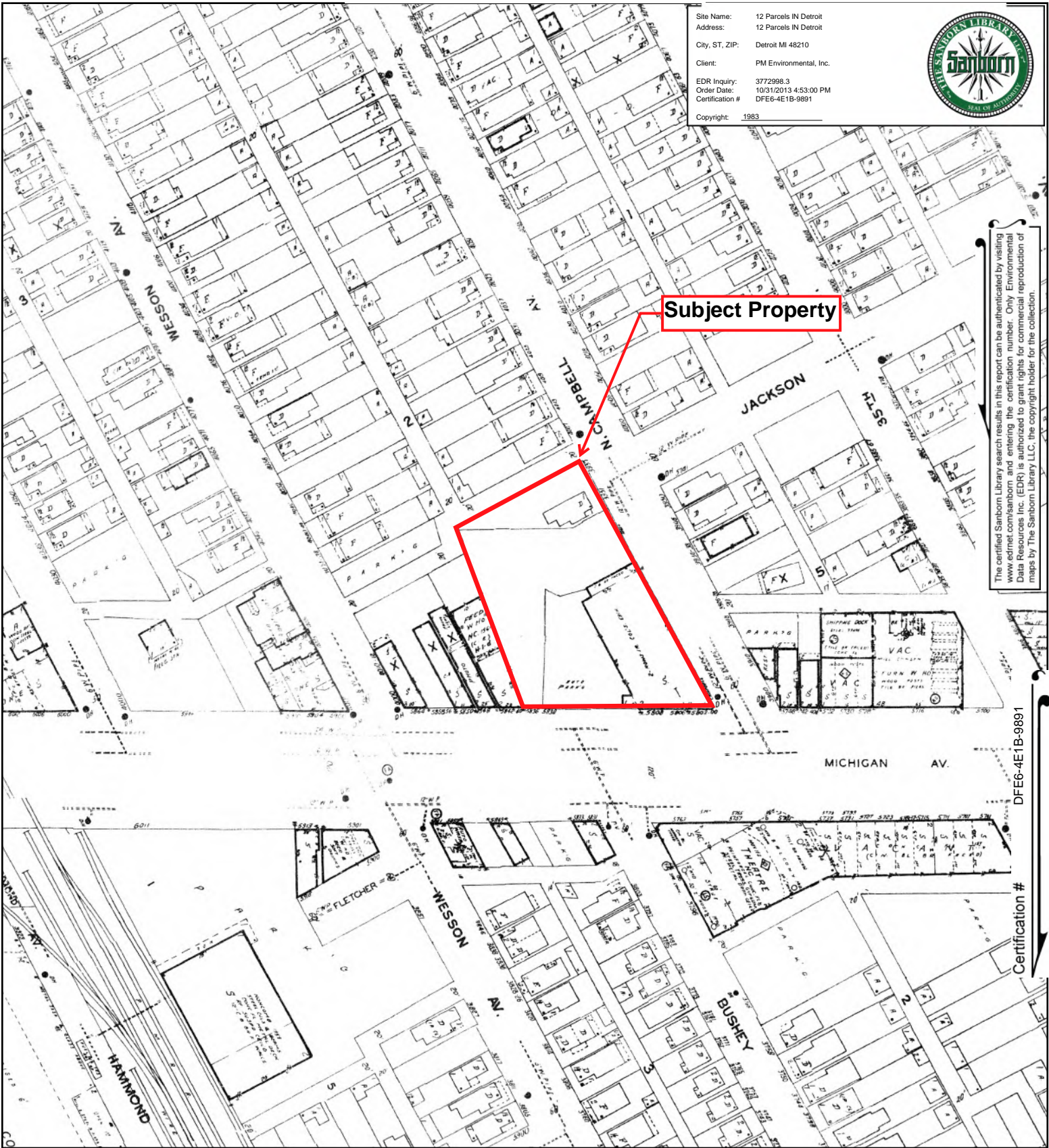


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- Volume 12, Sheet 50



1983 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
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 Copyright: 1983

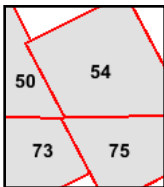


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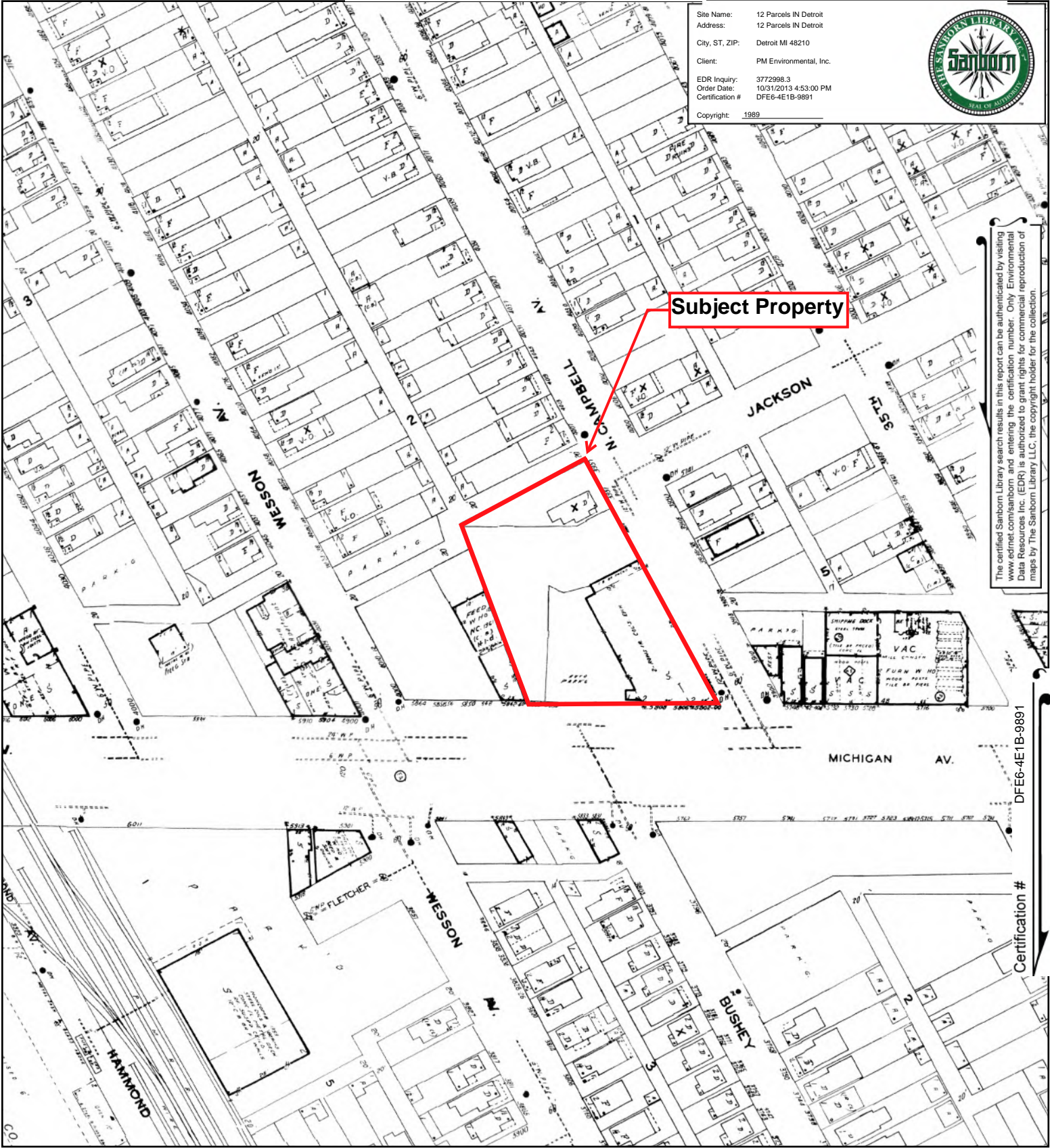


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1989 Certified Sanborn Map

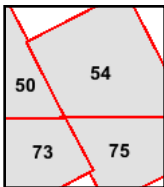
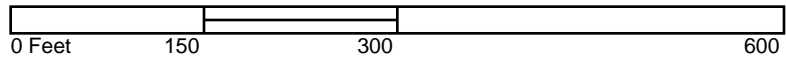
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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1989



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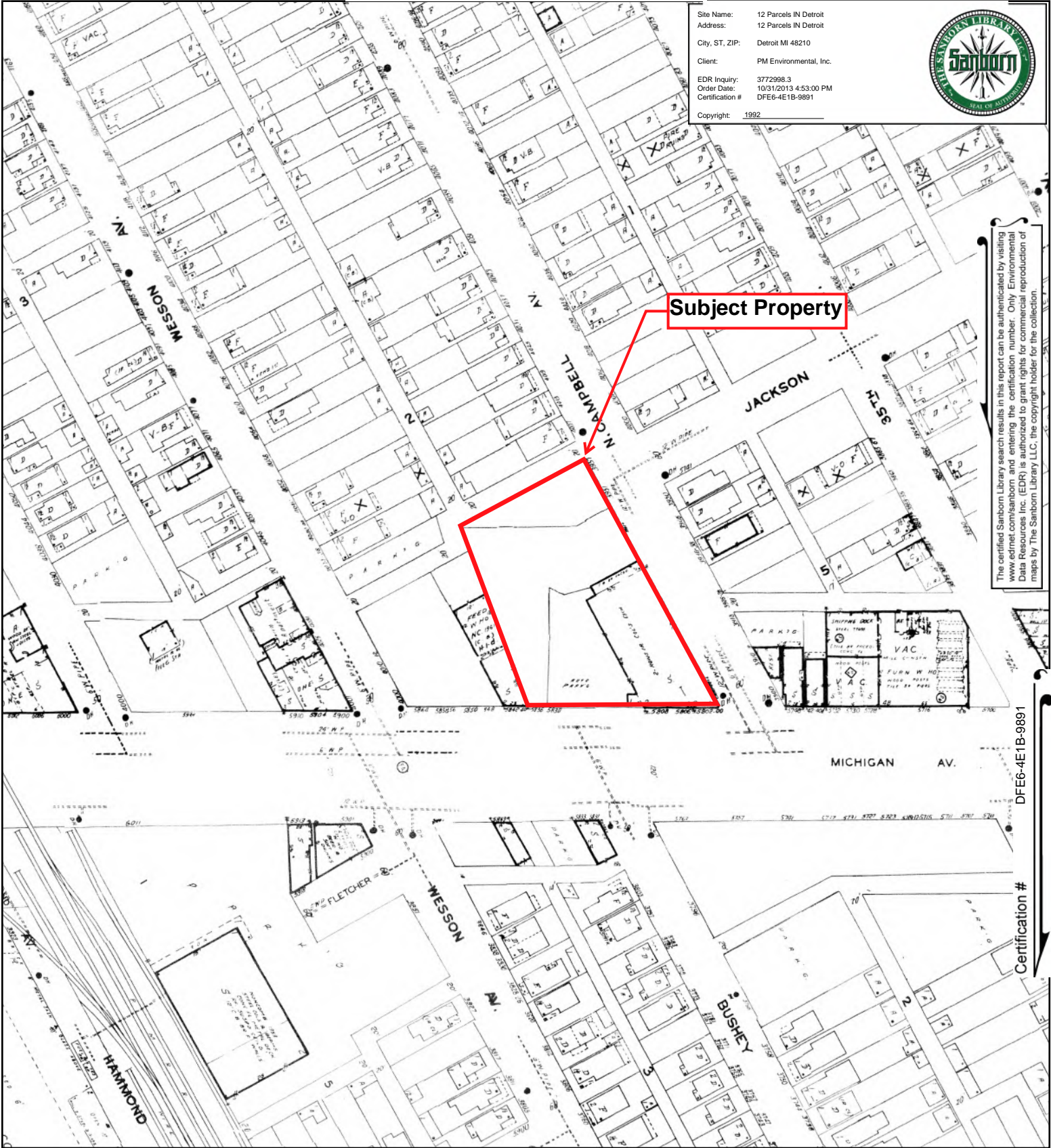


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1992 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
 Certification #: DFE6-4E1B-9891
 Copyright: 1992

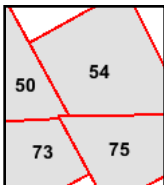
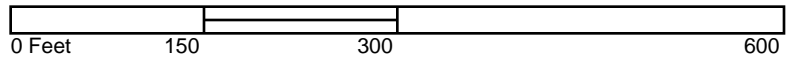


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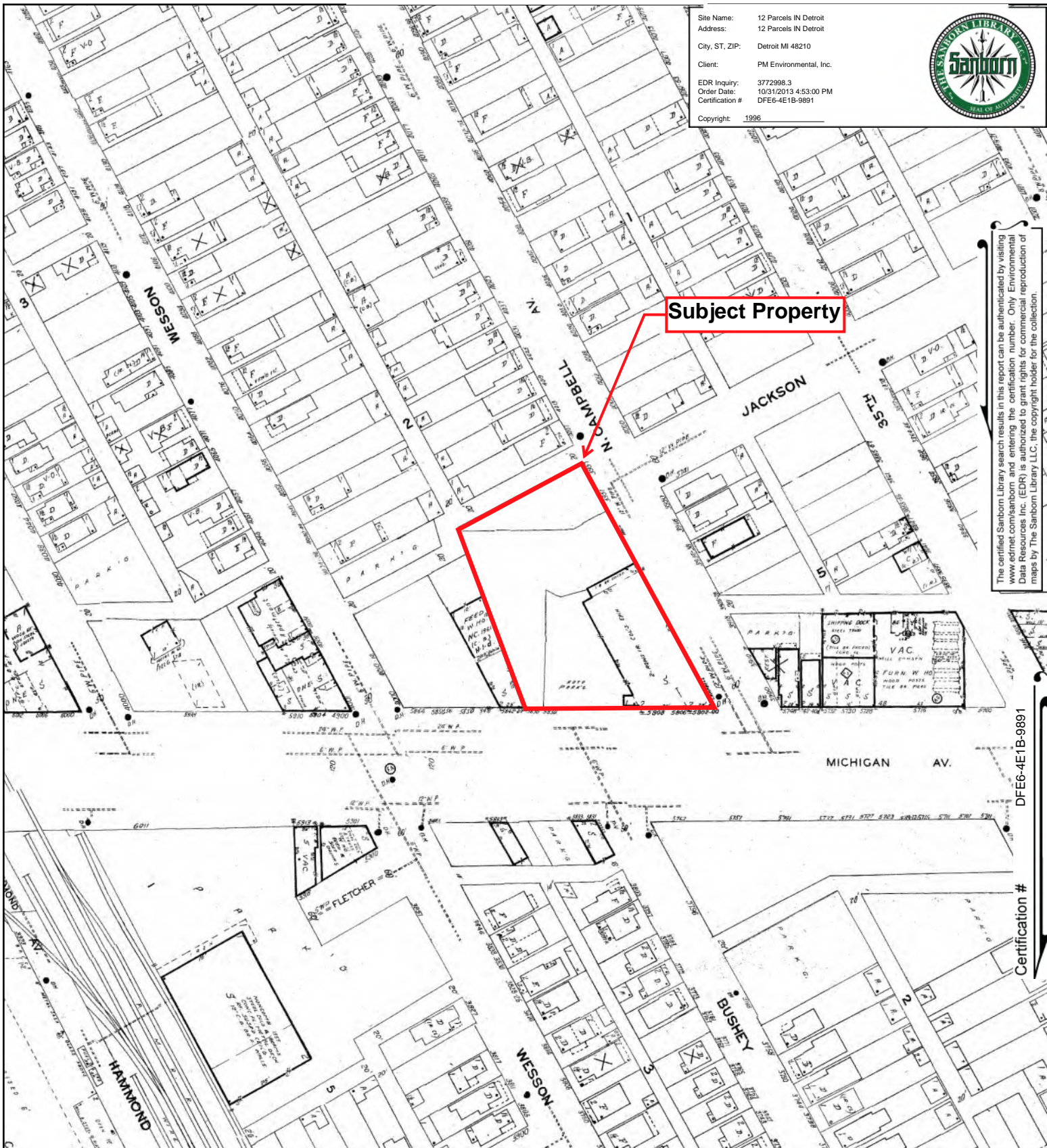


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1996 Certified Sanborn Map

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 Address: 12 Parcels IN Detroit
 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
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 Certification #: DFE6-4E1B-9891
 Copyright: 1996

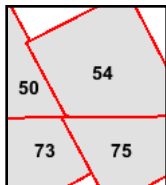
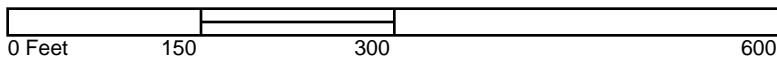


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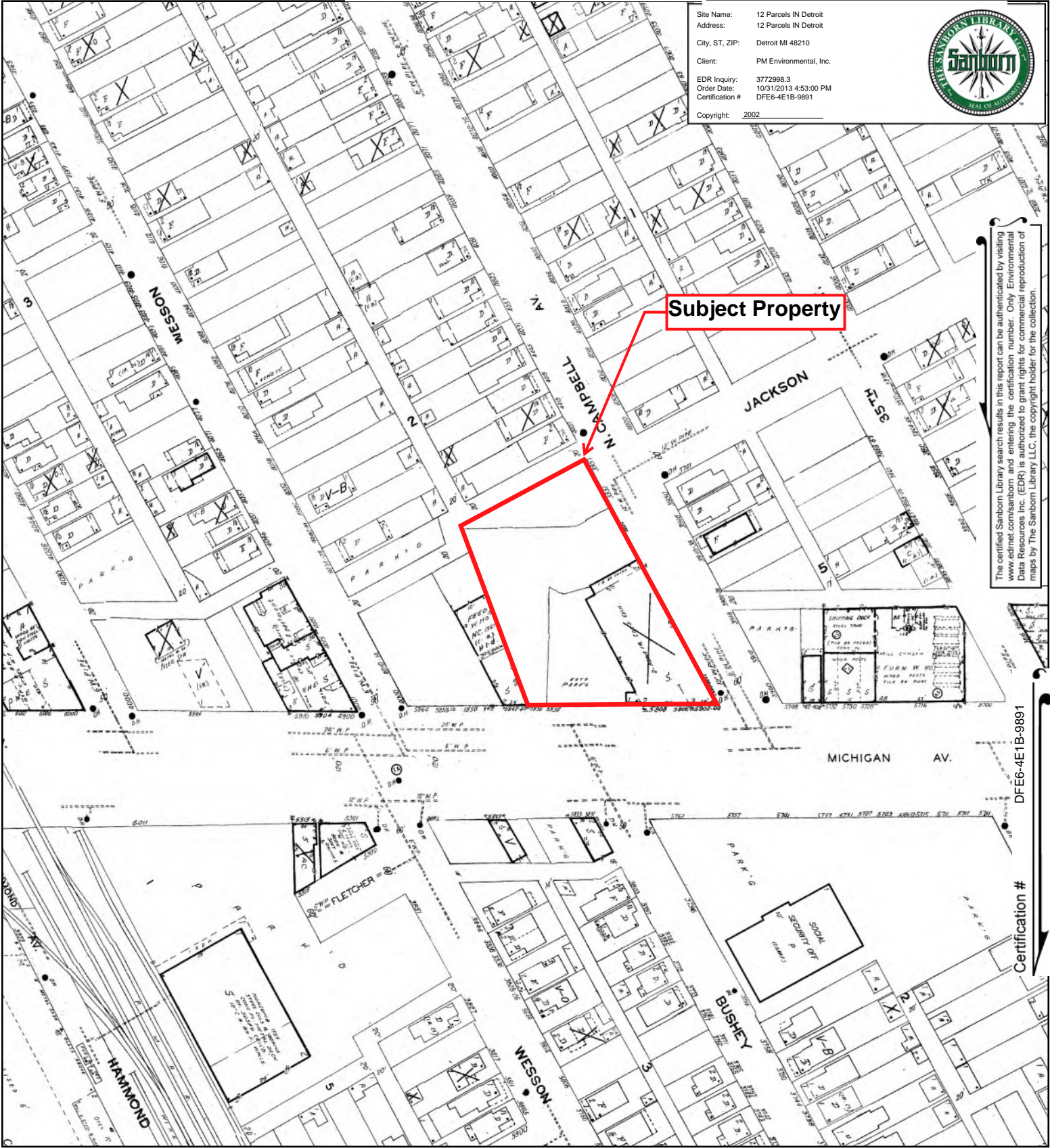


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2002 Certified Sanborn Map

Site Name: 12 Parcels IN Detroit
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 City, ST, ZIP: Detroit MI 48210
 Client: PM Environmental, Inc.
 EDR Inquiry: 3772998.3
 Order Date: 10/31/2013 4:53:00 PM
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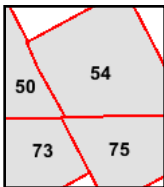
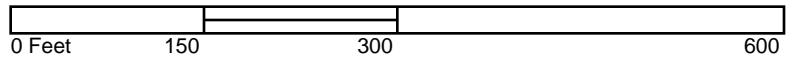


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Historic Resources Documentation



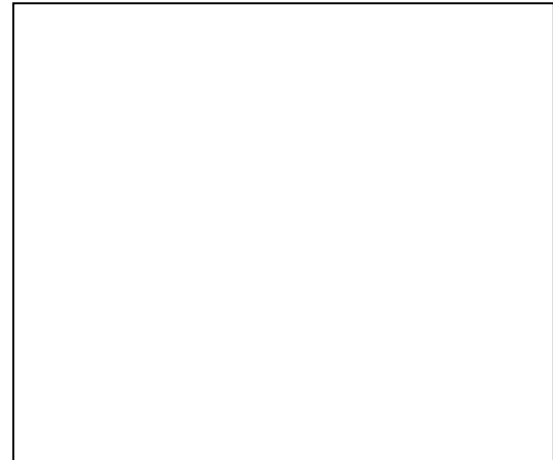
Michigan SHPO Architectural Properties Individual Property Report



Property Name	San Telmo Cigar Factory
Site ID	P49756
Other Name(s)	
Resource Type	Building
Street Address	5716 Michigan Ave
City/Township, State, Zip Code	Detroit, MI 48210
County	Wayne
Lat: 42.33146	Long: -83.11335

Architectural Information

Significant Dates	1910-1911
Architectural Style	
Foundation Materials	
Exterior Wall Materials	Brick
Roof Materials	
Architect	
Historic Use	INDUSTRY/PROCESSING/EXTRACTIO N/manufacturing facility, COMMERCE/TRADE/warehouse
Current Use	WORK IN PROGRESS



Eligibility

Current National Register Status	Eligible for Listing in the National Register of Historic Places
National Register Listed Date	
National Register Criteria	A. No B. No C. No D. No
Criteria Considerations:	a. No b. No c. No d. No e. No f. No g. No
Area(s) of Significance	
Period(s) of Significance	Early 20th century

Narrative Architectural Description

The San Telmo Cigar Manufacturing Company No. 2 building, facing south at 5716 Michigan Avenue, is a nearly cube-shaped, four-story, five-bay, flat-roofed industrial building, with a stretcher-bond red brick veneer, designed by Albert Kahn & Associates in 1910-1911. A cutaway corner at the northeast interrupts the cubelike shape and allows the building to conform to its irregularly shaped lot.

The front and rear of the building feature five large, evenly spaced window openings on each of the four floors, with four identical openings on each side of the building. Although no major alterations appear to have occurred to the façade, the historic integrity of the structure is somewhat diminished by loss of the historic fenestration. At an unknown date, the windows were eliminated and the openings closed in with concrete block. On the first two floors and in the central bay on the second floor, this concrete block work has been covered with red brick that closely matches the color of the building's existing brickwork. Small aluminum and vinyl windows have been set into the concrete block on the first two floors and on the central bay of the third and fourth floor. The front door opening has been altered in a similar fashion; the original wide door opening with transoms, as shown in construction drawings, has been replaced with concrete block and a single glazed aluminum door. Two stone steps project onto the sidewalk from the building's main entrance.

Statement of Significance

Detroit's tobacco industry is significant as one of the key components of the city's manufacturing base during the late nineteenth century and into the 1920s. The industry employed almost entirely women, a large majority of whom were members of the Polish immigrant community. The San Telmo Cigar Manufacturing Company was one of the three largest (along with Lilies Cigar Company and Wayne Cigar Company, whose facilities no longer exist) of numerous tobacco producers within the city. The San Telmo Manufacturing Company No. 2 building is also significant due to its connection with the development of Michigan's labor movement in the 1910s.

Site Assessments

Site Assessment	Site Assessment Date	Assessment Made By	Argus Assessment Made By
determined NR eligible by staff	7/23/2010		DRT

References

1 11



Final Report:

Proposed San Telmo Cigar Company Historic District 5700, 5716 and 5728 Michigan Avenue

By a resolution dated December 12, 2008, the Detroit City Council charged the Historic Designation Advisory Board, a study committee, with the official study of the proposed San Telmo Cigar Company Historic District in accordance with Chapter 25 of the 1984 Detroit City Code and the Michigan Local Historic Districts Act.

The proposed San Telmo Cigar Company Historic District is a single resource district spanning three adjacent parcels located at 5700, 5716, and 5728 Michigan Avenue, on the north side of the street between Thirty-Fifth Street and North Campbell Street in southwest Detroit, about three and a half miles directly west of downtown. Of these, the

most visually striking and historically significant property is the San Telmo Cigar Manufacturing Company No. 2 plant, located at 5716 Michigan Ave. This large structure is flanked by a smaller, integrated addition, located directly west at 5728 Michigan Ave., and a vacant lot, located directly east at the corner of Michigan Avenue and Thirty-fifth Street. The properties are undergoing rehabilitation and conversion to mixed residential and commercial use.

BOUNDARIES

The boundaries of the proposed San Telmo Cigar Company Historic District are outlined in black on the attached map, and are as follows:

On the south, the centerline of Michigan Avenue;

On the west, the west boundary line of Lot 8 of A. Brush's Subdivision, Liber 16 Page 24.

On the north, the centerline of the alley running east-west between North Campbell Street and 35th Street;

On the east, the centerline of 35th Street.

HISTORY

Detroit's tobacco industry is significant as one of the key components of the city's manufacturing base during the late nineteenth century and into the 1920s. The industry employed almost entirely women, a large majority of whom were members of the Polish immigrant community. The San Telmo Cigar Manufacturing Company was one of the three largest (along with Lilies Cigar Company and Wayne Cigar Company, whose facilities no longer exist) of numerous tobacco producers within the city. The San Telmo Manufacturing Company No. 2 building is also significant due to its connection with the development of Michigan's labor movement in the 1910s.

Detroit's tobacco industry began in 1841 with a small operation conducted by George Miller. The first major enterprise, the Hiawatha Tobacco Factory, was established in 1856 by David Scotten with a facility on the 100 block of Randolph Street. By 1864 there were seven large tobacco manufacturers in the growing city, several of which were located nearby on Atwater Street and Jefferson Avenue. Scotten himself moved his operation in 1875 to a newly constructed building on Fort Street and Campau Street, later renamed Scotten Street.

The San Telmo Cigar Manufacturing Company was organized by Oscar Rosenberger in 1892. Rosenberger was an immigrant and philanthropist, becoming involved with United Jewish Charities after the eventual success of his cigar business. He supported the Fresh

Air Society, an organization that provides outdoor opportunities to low-income immigrant and Jewish-American youth, in its 1912 purchase of a permanent camp on Lake St. Clair about four miles south of Mt. Clemens. The Fresh Air Society continues to exist, and in subsequent years moved their operations first to Brighton and finally Ortonville.

Detroit's cigar industry grew during the peak of Polish immigration to the United States, when large numbers of people left Poland as land-use changes and mechanization necessitated that many agricultural workers seek employment elsewhere. Consequently, a large number of Polish immigrants came to Detroit and found employment within the city's growing tobacco industry. Polish-Americans became the largest ethnic group in the city, almost 20% of the population by the 1920 census. The Polish language became common within the factories, and workers would encourage friends and family members to seek jobs in the cigar industry, establishing a strong association between the tobacco industry and the Polish immigrant community. Although most of these immigrants settled on the city's east side, a smaller community established itself around Michigan Avenue and Twentieth Street, and spread westward along Michigan Avenue over the following years.

In order to take advantage of this growing pool of labor, many cigar companies moved their operations to the city's growing Polish neighborhoods. The San Telmo Cigar Company supplemented its existing plant at Forest Avenue and Dequindre with an additional facility, constructed at Michigan Avenue and Thirty-fifth Street, in 1910.

By 1913, the tobacco industry was one of the leading industries in the city, ranking third in number of people employed and fifth by value of product.

At this time, the city's tobacco companies were particularly significant as major employers of women. The ten largest cigar producers employed 302 men and 3,896 women (many of whom were under twenty years old), making the industry the largest employer of women in the city. The labor-intensive, semiskilled process of hand-rolling cigars provided a somewhat above-average wage for many of Detroit's women, who were able to earn from twenty-five to forty dollars per week. Although these women, not organized into unions, earned much less than union men, the wage was still significantly greater than many would have been able to attain elsewhere.

Despite the relatively high wages, controversy arose over the working conditions and degree of compensation faced by female cigar makers. After several attempts to establish an apprenticeship system failed due to lack of cooperation among the city's cigar companies, new employees were trained on the job. In order to encourage employees to remain with the company that trained them, wages for new employees were withheld for a period of time, commonly six months. If an employee left the company before this training period had expired, all income earned during that time was forfeited.

In 1912, the Cigar Makers' International Union called for a boycott of Detroit-made cigars, and in September 1913 the Detroit *News-Tribune* supported the union with an

article critical of child labor practices in the cigar factories. In January 1915, *Tobacco Leaf*, an industry journal, joined the debate with a piece highlighting the high wages earned by the city's cigar makers, and held up the San Telmo Company as a model of corporate responsibility, describing a pleasant work environment and calling attention to that company's financial support of the construction of new housing in the nearby neighborhoods. In 1915, the Michigan Legislature considered a minimum-wage law that would apply to women in the tobacco industry, but the cigar makers successfully lobbied against it, threatening to leave the state if it passed. In that same year, the San Telmo Company extended the aforementioned unpaid training period to a full twelve months.

On June 26, 1916, tensions increased as the unionized, male cigar makers negotiated a major pay increase. Three days later, women at the Lilies Cigar Company, located at 222 East Forest Avenue, went on strike demanding a similar pay increase. Over the next several days, all the city's major producers, including San Telmo, were on strike.

By 1917, the workers were able to achieve some of their demands, but only after several of the major cigar companies established operations in nearby states and in Ontario. In 1918, Oscar Rosenberger sold his enterprise to Haas Brothers Tobacco Company as the importance of the Detroit industry began to slowly decline.

The San Telmo building was subjected to a variety of uses after the cigar operation finally closed in 1926. According to city directories and building permits, the building was used as a "Boys Club" beginning in 1926, and later as a secondhand store, operated by the League of the Handicapped. It then served as location of a store, Bargain Office Equipment, until the structure was acquired for redevelopment by its current owner, Southwest Housing Solutions, in 2007-2008.

On the small, easternmost lot, at 5700 Michigan Avenue, a branch of the American State Bank was constructed in 1919, and continued to exist until it was closed in 1936. By then, the building had been acquired by the First National Bank of Detroit. A restaurant operated in the building until it was closed, and the building demolished, in 1974.

To the west, at 5728 Michigan Avenue, building permits indicate the construction of a single story "storage addition" to the San Telmo building. This structure was used for the aforementioned purpose for only a short time, if at all. By 1920, city directories indicate the address occupied by Belz & Wilhelmy Steel. Several manufacturing businesses came and went until the building was vacated in 1930. It was eventually incorporated into the Bargain Office Equipment operation mentioned above.

ARCHITECTURE

The San Telmo Cigar Manufacturing Company No. 2 building, facing south at 5716 Michigan Avenue, is a nearly cube-shaped, four-story, five-bay, flat-roofed industrial building, with a stretcher-bond red brick veneer, designed by Albert Kahn & Associates

in 1910-1911. A cutaway corner at the northeast interrupts the cubelike shape and allows the building to conform to its irregularly shaped lot.

The front and rear of the building feature five large, evenly spaced window openings on each of the four floors, with four identical openings on each side of the building. Although no major alterations appear to have occurred to the façade, the historic integrity of the structure is somewhat diminished by loss of the historic fenestration. At an unknown date, the windows were eliminated and the openings closed in with concrete block. On the first two floors and in the central bay on the second floor, this concrete block work has been covered with red brick that closely matches the color of the building's existing brickwork. Small aluminum and vinyl windows have been set into the concrete block on the first two floors and on the central bay of the third and fourth floor. The front door opening has been altered in a similar fashion; the original wide door opening with transoms, as shown in construction drawings, has been replaced with concrete block and a single glazed aluminum door. Two stone steps project onto the sidewalk from the building's main entrance. Exterior fire escapes, shown in original construction drawings, do not exist.

The first floor is raised approximately five feet above ground level, with small, rectangular basement windows facing the sidewalk at the front of the building. Raised brick pilasters extend vertically from ground level between each of these window openings, culminating in square brick crenellations that project approximately three feet above the roofline around the entire perimeter of the building. Each pilaster is decorated with a small, grey medallion between each floor. At the top of each pilaster, the projections at the roofline are decorated with grey limestone Greek crosses above limestone medallions. Repeating courses of decorative tile run horizontally around the outside of the building between the second and third and third and fourth floors, intersecting the cross patterns and underlining the window openings on the upper floors. A limestone string course runs around the structure between the first and second floors. A similar limestone cornice adorns the top of the structure on the east elevation only, apparently having been removed from the façade.

On the roof, sawtooth windows, now covered, provided light and ventilation to the upper floor, though these windows are set back and not visible from the street below. A water tank, which would have been visible from the exterior, has since been removed.

The interior retains the mostly open configuration of a factory or warehouse space. A small elevator and second stairwell near the front were added in the 1970's due to building code requirements. The original stairwell centered at the rear of the building remains intact. All four floors retain a majority of the original diagonal maple hardwood flooring and the original heavy wooden columns supporting each floor.

The building was built in accordance with "mill construction" practices, which used load bearing masonry walls to support the heavy timber floors and roof. In the event of a fire, even if the floors and roof collapsed, the walls would typically remaining standing and the structure could be rebuilt.

Although Albert Kahn is most well known for larger, more monumental industrial and commercial structures such as the Fisher Building, General Motors Building, and the Ford Rouge Complex, the San Telmo building is significant as an example of Kahn's work during an earlier stage of his career. Many of the design elements found in the San Telmo building also found their way into Kahn's later buildings. In particular, the crosses and medallions that adorn the San Telmo Cigar Manufacturing Company No. 2 building were also incorporated into the now-demolished Hudson Motor Car Company building, which Kahn designed immediately after the San Telmo building. Also present is the "base-column-capital" arrangement that Kahn more fully expressed in later, taller office buildings in subsequent years. The San Telmo building is similar in style to several other contemporary Albert Kahn structures, including the Ford Motor Company's Boulevard Building, and the Ford Assembling Plant in Milwaukee, Wisconsin.

Kahn's firm also designed several other cigar factories, all of which were located in Detroit: Consolidated Cigar Company, Mazer Cigar Company, Independent Cigar Company, Bernard Schwartz Cigar Corporation, and Spietz & Worch.

A single-story addition to the west of the structure, at 5728 Michigan Avenue, was constructed in 1916. The addition is clad in unpainted wood paneling on its lower half, and steel panels, painted brown, on its upper half. The façade of the addition is unfenestrated except for a single door, recessed into the east end of the façade. The recessed entrance area is faced with red brick. Vertical, molded steel panels anchor the ends of the addition. A historic photograph indicates that this building was once clad in face brick similar in color to the building's original section, and was fenestrated with sash windows similar to those on the building's original section.

CRITERIA

The proposed historic district meets the first and third criteria contained in Section 25-2-2: (1) Sites, buildings, structures, or archeological sites where cultural, social, spiritual, economic, political or architectural history of the community, city, state or nation is particularly reflected or exemplified; (3) Buildings or structures which embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction.

RECOMMENDATION

The Historic Designation Advisory Board recommends that the Detroit City Council adopt an ordinance of designation for the proposed San Telmo Cigar Company Historic District. A draft ordinance is attached for City Council's consideration.

COMPOSITION OF THE HISTORIC DESIGNATION ADVISORY BOARD

The Historic Designation Advisory Board has nine appointed members and three ex-officio members, all residents of Detroit. The appointed members are: Kwaku Atara, Melanie A. Bazil, Robert Cosgrove, De Witt Dykes, Zene' Frances Fogel-Gibson, Edward Francis, Calvin Jackson, Harriet Johnson and Doris Rhea. The *ex-officio* members, who may be represented by members of their staff, are: the Director of the Historical Department, the Director of the City Planning Commission, and the Director of the Planning and Development Department.

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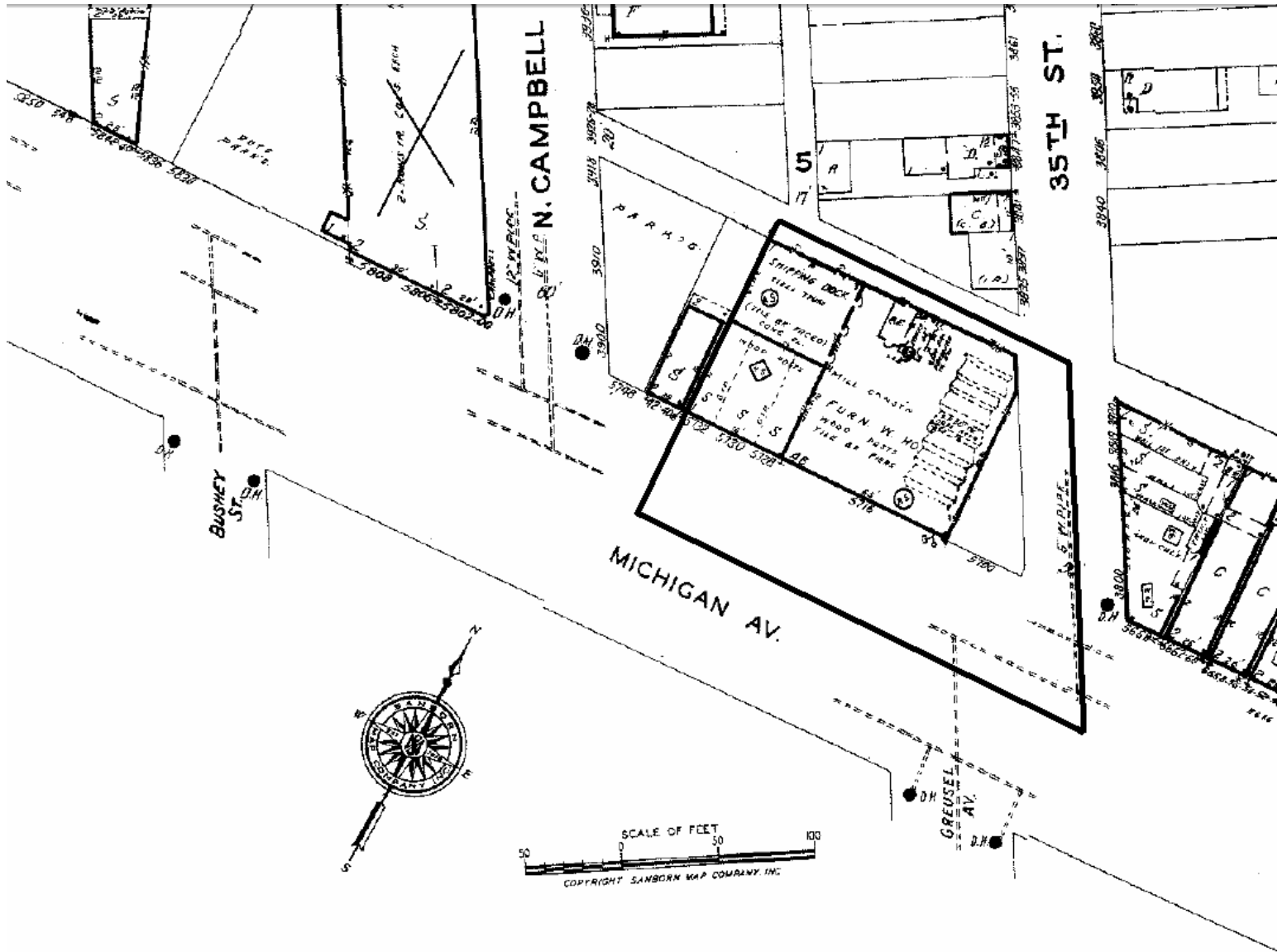
Kahn, Albert. *Personal Cost Ledger 1907-1913*. Box 9, Folder 1, The Albert Kahn Collection of the Bentley Historical Library, University of Michigan, Ann Arbor.

Kahn, Albert & Associates. [San Telmo Cigar Company #2 Construction Drawings].

DISTRICT MAP

Sanborn Map Company 2003.

Proposed district boundaries are indicated by bold black lines.





Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 3, 2023

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of a CDBG-Funded Project Located at 5800 Michigan Ave in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated November 9, 2016, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

Based on the information submitted to this office on 3/2/2022, we have determined a Historic Property is located within in the Area of Potential Effects (APE) for this project. The building at **5800 Michigan Ave is under survey to determine eligibility for listing on** the National Register of Historic Places as part of a National Park Service Underrepresented Communities Grant for LatinX Heritage.

Per Stipulation VI of the Programmatic Agreement (PA), the proposed undertaking qualified for review by the state archaeologist. On 3/7/2022, a technical report completed by Dr. Robert C. Chidester, RPA Mannick & Smith Group, INC, was submitted for review of 5800 Michigan Ave and 3951 & 3957 Campbell. This report was completed to determine the likelihood of encountering archaeological resources or human remains at the project location. The report concluded:

While the residential properties that occupied the Project area for much of the late 19th and 20th centuries may have resulted in some archaeological deposits, the piecemeal removal of buildings from the Project area from the 1950s to the 200s likely resulted in heavy disturbance to any such deposits. This is particularly true for the grading the occurred across the parcel from 2002-2005. Therefore, the proposed redevelopment of the subject property will not adversely affect a designated or eligible historic site located on the subject property or within the APE.

Based on the information provided, SHPO’s archaeologist concurred with this determination in an official response dated 4/6/2022.

On 12/12/2022, this project was aggregated to include soil remediation activities at the adjacent lots including 5862 Michigan Ave, 5858 Michigan Ave, 5850 Michigan Ave, 5848 Michigan Ave,



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
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Phone: 313.224.6380
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5840 Michigan Ave. In a letter dated December 22, 2022, The SHPO affirmed the previous determination of no adverse effect for the additional parcels.

Additionally, the Housing & Revitalization Department has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. To date, no objections to the proposed project have been received. As a standard protocol, an unanticipated discoveries plan will be utilized for this project.

Per Stipulation V.B of the Programmatic Agreement (PA), the project shall be carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation. This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long at the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 3/2/2022, and 12/12/2022 and,
- Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work
- Photos of the completed work are submitted to the Preservation Specialist

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may contact the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone".

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Lansing
Oak Park

June 30, 2022

Ms. Annie Mendoza
Wayne County Brownfield Redevelopment Authority
500 Griswold Street, 28th Floor
Detroit, Michigan 48226

**Re: Desktop Noise Assessment of the Vacant Land
Located at 5800 Michigan Avenue and
3951-3957 North Campbell Street, Detroit, Michigan
PM Environmental, Inc. Project No. 01-13496-0-0002
EPA Grant No. BF-00E02726; Hazardous Grant**

Dear Ms. Mendoza:

PM Environmental, Inc. (PM) has completed the Desktop Noise Assessment of the above referenced property. This Desktop Noise Assessment was conducted in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 CFR 51B. This report was also prepared for MSHDA requirements.

The purpose of the Desktop Noise Assessment was to gather sufficient information to develop an independent professional opinion regarding possible noise concerns associated with the subject property through designated Noise Assessment Locations (NALs) on the subject property.

The Desktop Noise Assessment for the above referenced property represents the product of PM's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **WAYNE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY, 5800 LDHA LP, SOUTHWEST HOUSING SOLUTIONS CORPORATION, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY** to rely on PM's Desktop Noise Assessment report.

If you have any questions related to this report, please do not hesitate to contact our office at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

David Balash
Staff Consultant

Peter S. Bosanic, P.E., EP
Principal

TABLE OF CONTENTS

1.0	Introduction	1
2.0	Evaluation of Noise Sources	2
2.1:	Airports	2
2.2:	Major Roadways	2
2.3:	Railroads.....	2
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5.0	References.....	4

APPENDICES

- Appendix A: NAL Location Map
- Appendix B: Airport Noise Contour Map
- Appendix C: Noise Source Information
- Appendix D: Day-Night Level Electronic Assessments

1.0 INTRODUCTION

PM Environmental, Inc. (PM) was retained to conduct a Desktop Noise Assessment of the Vacant Land located at 5800 Michigan Avenue and 3951 and 3957 North Campbell Street, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Desktop Noise Assessment was conducted in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 CFR 51B. This report was also prepared for MSHDA requirements.

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF WAYNE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY, 5800 LDHA LP, SOUTHWEST HOUSING SOLUTIONS CORPORATION, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

The proposed development/rehabilitation utilizes a state source of funding. This assessment was conducted to provide the noise level and associated noise category at each designated Noise Assessment Location (NAL) at the subject property. This assessment does not include an evaluation of noise attenuation but general guidance is provided at the end of this assessment.

MSHDA requires that a noise assessment be completed at properties that are located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated airports.

The noise level calculated at a NAL is known as the day-night average sound level or DNL. A calculated DNL can fall within three categories:

1. Acceptable: DNL not exceeding 65 decibels (dB)
2. Normally Unacceptable: DNL above the 65 dB threshold but not exceeding 75 dB
3. Unacceptable: DNL above 75 dB

Two NALs (NAL #1 and NAL #2) on the subject property were used for this analysis based on proximity to noise sources. A map with the subject property boundaries, buildings, and NALs is included as Appendix A.

The following is a summary of the applicable noise sources identified at each NAL.

NAL #1

Noise Source with Applicable Distance	Name	Distance to NAL
Airports	Coleman A. Young Municipal Airport	7.0 miles
	Detroit Metropolitan Airport	13.2 miles
	Oakland Troy Airport	14.7 miles
	Windsor International Airport	8.26miles
Busy Road	Michigan Avenue (US-12)	60 feet
Railroad	Grand Trunk Western Railroad (GTW)	2,830 feet

NAL #2

Noise Source with Applicable Distance	Name	Distance to NAL
Airports	Coleman A. Young Municipal Airport	7.0 miles
	Detroit Metropolitan Airport	13.2 miles
	Oakland Troy Airport	14.7 miles
	Windsor International Airport	8.3 miles
Busy Road	Michigan Avenue (US-12)	150 feet
Railroad	Grand Trunk Western Railroad (GTW)	2,985 feet

The noise sources identified within the table are further discussed below.

2.0 EVALUATION OF NOISE SOURCES

2.1: Airports

Coleman A. Young Municipal Airport is located approximately 7.0 miles distant. Based on the Noise Contour Map for the airport (Appendix B), the site is not within a distance of concern.

Detroit Metropolitan Airport is located approximately 13.20 miles distant. Based on the Noise Contour Map for the airport (Appendix B), the airport is not within a distance of concern.

Oakland Troy Airport (Y47) is located approximately 14.70 miles distant. This airport is the county’s executive airport with business travelers and tourists using private, corporate, and charter aircraft. Based on the small size and lack of commercial jet traffic, this airport is opined to represent minimal noise impact to the subject property.

Windsor International Airport is located approximately 8.20 miles distant. Based on the Noise Contour Map for the airport (Appendix B), the site is not within a distance of concern.

2.2: Major Roadways

The major roadway near the site is:

- Michigan Avenue (US-12)

Michigan Avenue has two-lane east and westbound sections with a center turn lane. The speed limit is 35 miles per hour (mph) near the subject property. There are no stop signs or stop lights within 600 feet of the subject property. Traffic counts for Michigan Avenue were obtained through the Michigan Department of Transportation (MDOT) and projections were calculated through 2032. A growth rate of 1% per year compounded was judged appropriate as traffic levels are expected to remain relatively stable. Traffic projections are included Appendix C.

2.3: Railroads

One active railroad is located southeast of the subject property, which is owned and operated by Grand Trunk Western Railroad (GTW). Inventory information from U.S. Department of

Transportation (U.S. D.O.T.) indicates that typically there are eight train movements daily, all of which are during normal daytime hours. Inventory information is provided in Appendix C.

3.0 CALCULATIONS

Using the HUD DNL calculator, the combined noise level from Michigan Avenue, as predicted for operations in 2032, and the nearby railroad at NAL #1 is 73 dB. This result is Normally Unacceptable.

Using the HUD DNL calculator, the combined noise level from Michigan Avenue, as predicted for operations in 2032, and the nearby railroad at NAL #2 is 67 dB. This result is Normally Unacceptable.

Noise DNL calculator worksheets for each NAL are provided in Appendix D.

4.0 CONCLUSIONS

The following is a summary of the findings of this assessment.

NAL #	Combined Source DNL (dB)	Category
1 (southeast corner of proposed building)	73	Normally Unacceptable
2 (northwest corner of proposed building)	67	Normally Unacceptable

HUD ATTENUATION GUIDANCE

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The interior standard is 45 dB.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB (HUD generally gives a 1 dB variance up to 76 dB).

PM was provided a completed Sound Transmission Classification Assessment Tool (STraCAT) form provided by the project architect. Current noise DNLs were calculated as 74 dB (using the noise assessment completed in 2021, which was slightly higher due to inaccurate CAADT data). According to the STraCAT form, based on the proposed building materials, the average interior noise level for the proposed building was calculated to be below 45 dB with a combined attenuation of 34.83 dB. Based on this information, no additional investigation is warranted. Documentation is included in Appendix D.

5.0 REFERENCES

- 24 CFR Part 51 Subpart B
- The Noise Guidebook, U.S. Department of Housing and Urban Development,
- Michigan Department of Transportation (MDOT)
- <https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>
- STraCAT, provided by Shelter Design Studio LLC

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project

5800 LDHA LP

Sponsor/Developer

5800 LDHA LP

Location

5800 Michigan Avenue, Detroit, MI 48210

Prepared by

Shelter Design Studio LLC

Noise Level

074

Date

6/27/2022



Primary Source(s)

Major Roads

Part II - Wall Components

Part II - Wall Components

Wall Construction Detail

W1, Burnished Block, Air Space, vapor barrier, 1/2 " rigid insulation, 1/2" o.s.b., insulated 2x6 wall, 1/2" resilient channel, 5/8" gyp. bd.

Area

9723

STC

42

W2, Insulated metal panel, vapor barrier, 1/2 " rigid insulation, 1/2" o.s.b., insulated 2x6 wall, 1/2" resilient channel, 5/8" gyp. bd.

14991

34

W3, Corrugated metal panel, vapor barrier, 1/2 " rigid insulation, 1/2" o.s.b., insulated 2x6 wall, 1/2" resilient channel, 5/8" gyp. bd.

3398

34

Add new wall

28,112 Sq.
Feet

35.49

Window Construction Detail

3'x5' wood-framed double hung window each sash has one 7/16" glass panel

Quantity

32

Sq
Ft/Unit

15

STC

26

Add new window

Door Construction Detail

3'x7' steel-faced rigid polyurethane core door 1 3/4" thick

Quantity

5

Sq Ft/Unit

21

STC

26

Add new door

Wall Statistics

Stat	Value
Area:	28112 ft ²
Wall STC:	35.49

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	32	480 ft ²	1.71%
Doors:	5	105 ft ²	0.37%

Evaluation Criteria

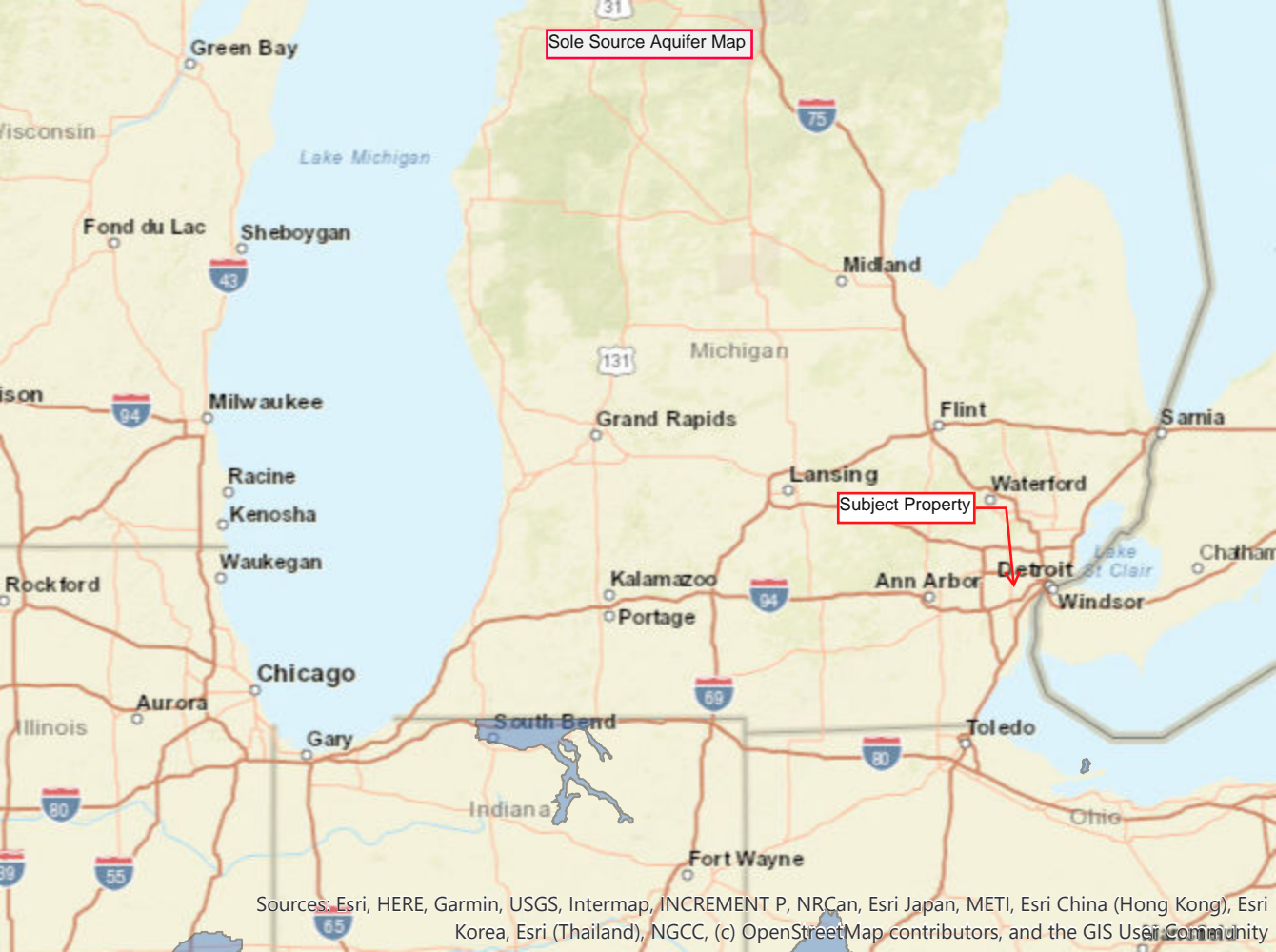
Criteria	Value
Noise source sound level (dB):	074
Combined STC for wall assembly:	34.83
Required STC rating:	32
Does wall assembly meet requirements?	Yes

[Print](#)

What do you do if the preferred wall design is not sufficient to achieve the required attenuation? Another wall design with more substantial materials will work, but may not be the most cost-effective solution. Try adding some other elements for just a little more attenuation.

For example:

- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6" can reduce noise levels by an additional 5dB.
- Adding a layer of ½" gypsum board on "Z" furring channels adds 2dB of attenuation.
- Using resilient channels and clips between wall panels and studs can improve the STC from 2-5dB.
- Adding a layer of ½" gypsum board on resilient channels adds 5dB of attenuation.
- Adding acoustical or isolation blankets to a wall's airspace can add 4-10dB of attenuation.
- A 1" rockwool acoustical blanket adds 3dB to the wall's STC.
- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

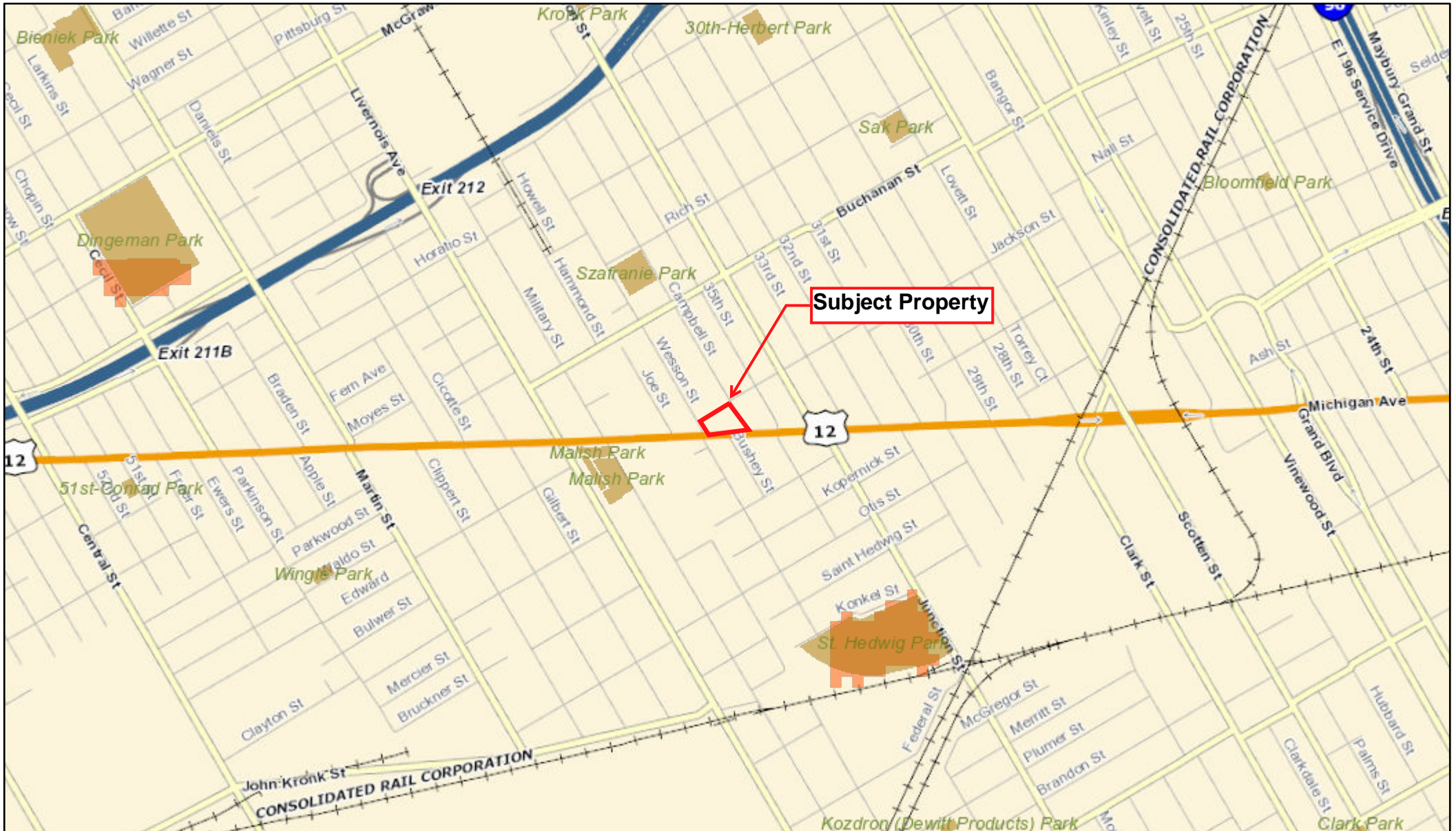


Sole Source Aquifer Map

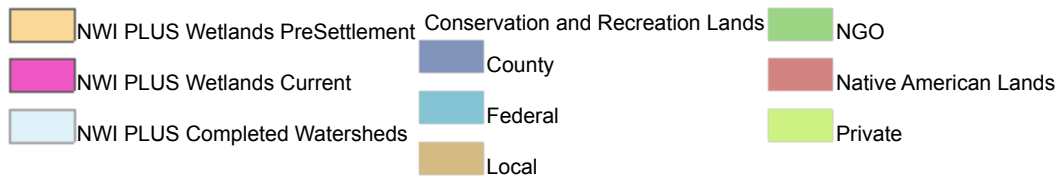
Subject Property

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

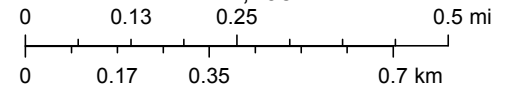
Wetlands Map Viewer



December 30, 2020



1:14,403







Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific



December 30, 2020

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

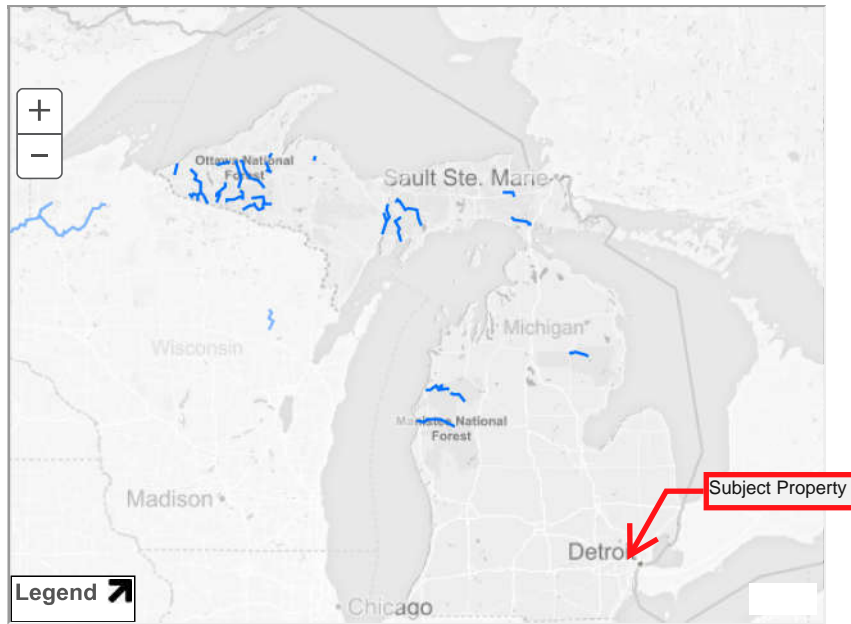
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



NATIONAL SYSTEM | MANAGEMENT | RESOURCES | PUBLICATIONS | CONTACT US | 50 YEARS | SITE INDEX

MICHIGAN

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic—just a bit more than 1% of the state's river miles.



Choose A State ▾ Go
Choose A River ▾ Go

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

[+ View larger map](#)

- AuSable River
- Bear Creek
- Black River
- Carp River
- Indian River
- Manistee River
- Ontonagon River
- Paint River
- Pere Marquette River
- Pine River
- Presque Isle River
- Sturgeon River (Hiawatha National Forest)
- Sturgeon River (Ottawa National Forest)
- Tahquamenon River (East Branch)
- Whitefish River
- Yellow Dog River

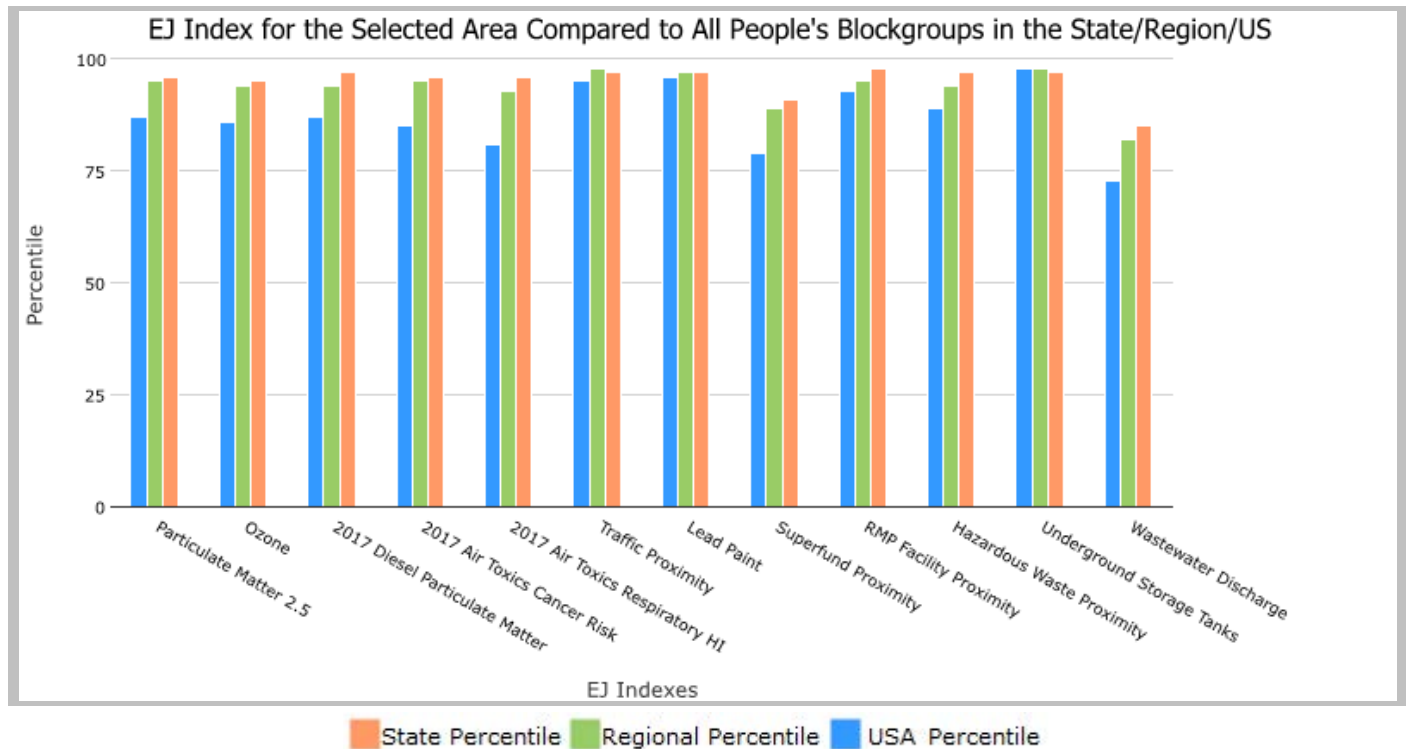
1 mile Ring Centered at 42.331228,-83.114147, MICHIGAN, EPA Region 5

Approximate Population: 14,701

Input Area (sq. miles): 3.14

(The study area contains 1 blockgroup(s) with zero population.)

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
Environmental Justice Indexes			
EJ Index for Particulate Matter 2.5	96	95	87
EJ Index for Ozone	95	94	86
EJ Index for 2017 Diesel Particulate Matter*	97	94	87
EJ Index for 2017 Air Toxics Cancer Risk*	96	95	85
EJ Index for 2017 Air Toxics Respiratory HI*	96	93	81
EJ Index for Traffic Proximity	97	98	95
EJ Index for Lead Paint	97	97	96
EJ Index for Superfund Proximity	91	89	79
EJ Index for RMP Facility Proximity	98	95	93
EJ Index for Hazardous Waste Proximity	97	94	89
EJ Index for Underground Storage Tanks	97	98	98
EJ Index for Wastewater Discharge	85	82	73



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EJScreen Report (Version 2.0)

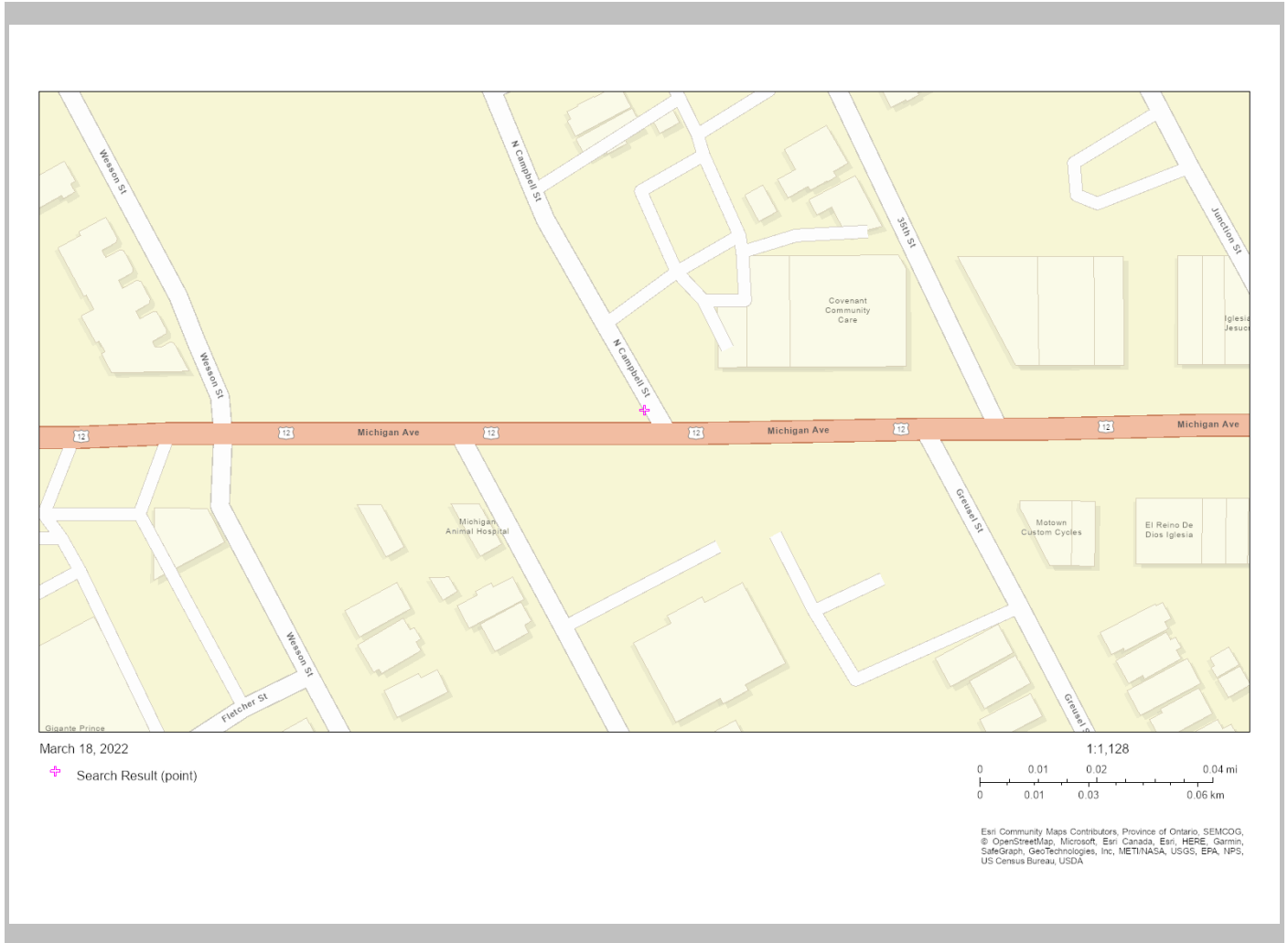


1 mile Ring Centered at 42.331228,-83.114147, MICHIGAN, EPA Region 5

Approximate Population: 14,701

Input Area (sq. miles): 3.14

(The study area contains 1 blockgroup(s) with zero population.)



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	1

EJScreen Report (Version 2.0)



1 mile Ring Centered at 42.331228,-83.114147, MICHIGAN, EPA Region 5

Approximate Population: 14,701

Input Area (sq. miles): 3.14

(The study area contains 1 blockgroup(s) with zero population.)

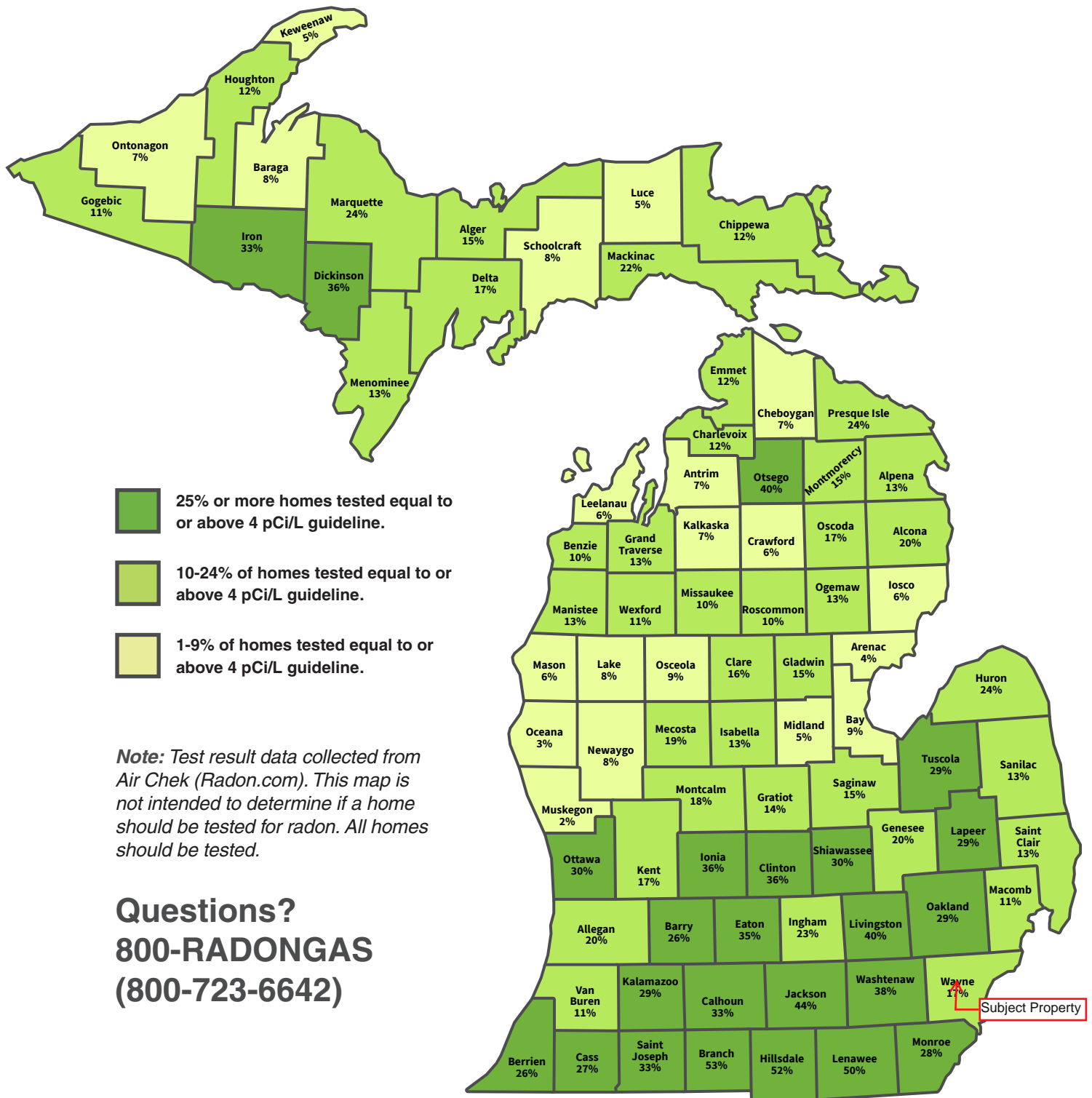
Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Pollution and Sources							
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	10.2	8.75	99	8.96	88	8.74	86
Ozone (ppb)	44.7	43.8	52	43.5	57	42.6	72
2017 Diesel Particulate Matter* ($\mu\text{g}/\text{m}^3$)	0.408	0.209	96	0.279	80-90th	0.295	70-80th
2017 Air Toxics Cancer Risk* (lifetime risk per million)	31	23	99	24	95-100th	29	80-90th
2017 Air Toxics Respiratory HI*	0.32	0.25	99	0.3	80-90th	0.36	50-60th
Traffic Proximity (daily traffic count/distance to road)	2600	830	93	610	95	710	94
Lead Paint (% Pre-1960 Housing)	0.84	0.37	91	0.37	92	0.28	95
Superfund Proximity (site count/km distance)	0.052	0.15	40	0.13	43	0.13	43
RMP Facility Proximity (facility count/km distance)	2	0.53	94	0.83	88	0.75	90
Hazardous Waste Proximity (facility count/km distance)	3	1.1	89	1.8	81	2.2	79
Underground Storage Tanks (count/km ²)	27	7.3	93	4.8	97	3.9	97
Wastewater Discharge (toxicity-weighted concentration/m distance)	9.6E-05	0.41	33	9	28	12	31
Socioeconomic Indicators							
Demographic Index	77%	28%	95	28%	96	36%	94
People of Color	85%	25%	92	26%	93	40%	86
Low Income	69%	32%	92	29%	94	31%	94
Unemployment Rate	11%	6%	85	5%	88	5%	87
Linguistically Isolated	18%	2%	98	2%	97	5%	91
Less Than High School Education	47%	9%	99	10%	99	12%	98
Under Age 5	8%	6%	76	6%	73	6%	71
Over Age 64	8%	17%	14	16%	17	16%	20

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's 2017 Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

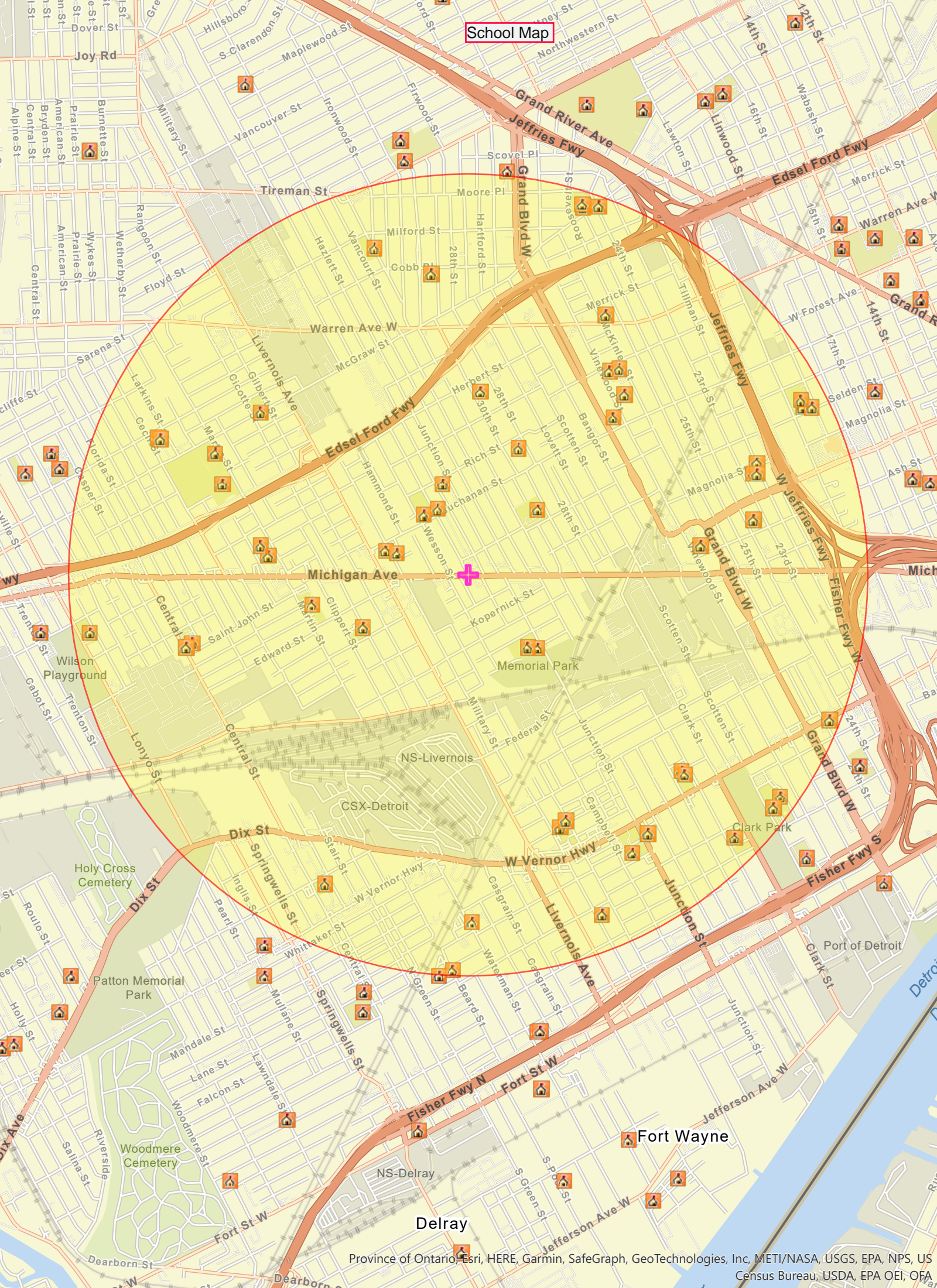
For additional information, see: www.epa.gov/environmentaljustice

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

Percentage of Elevated Radon Test Results by County



School Map



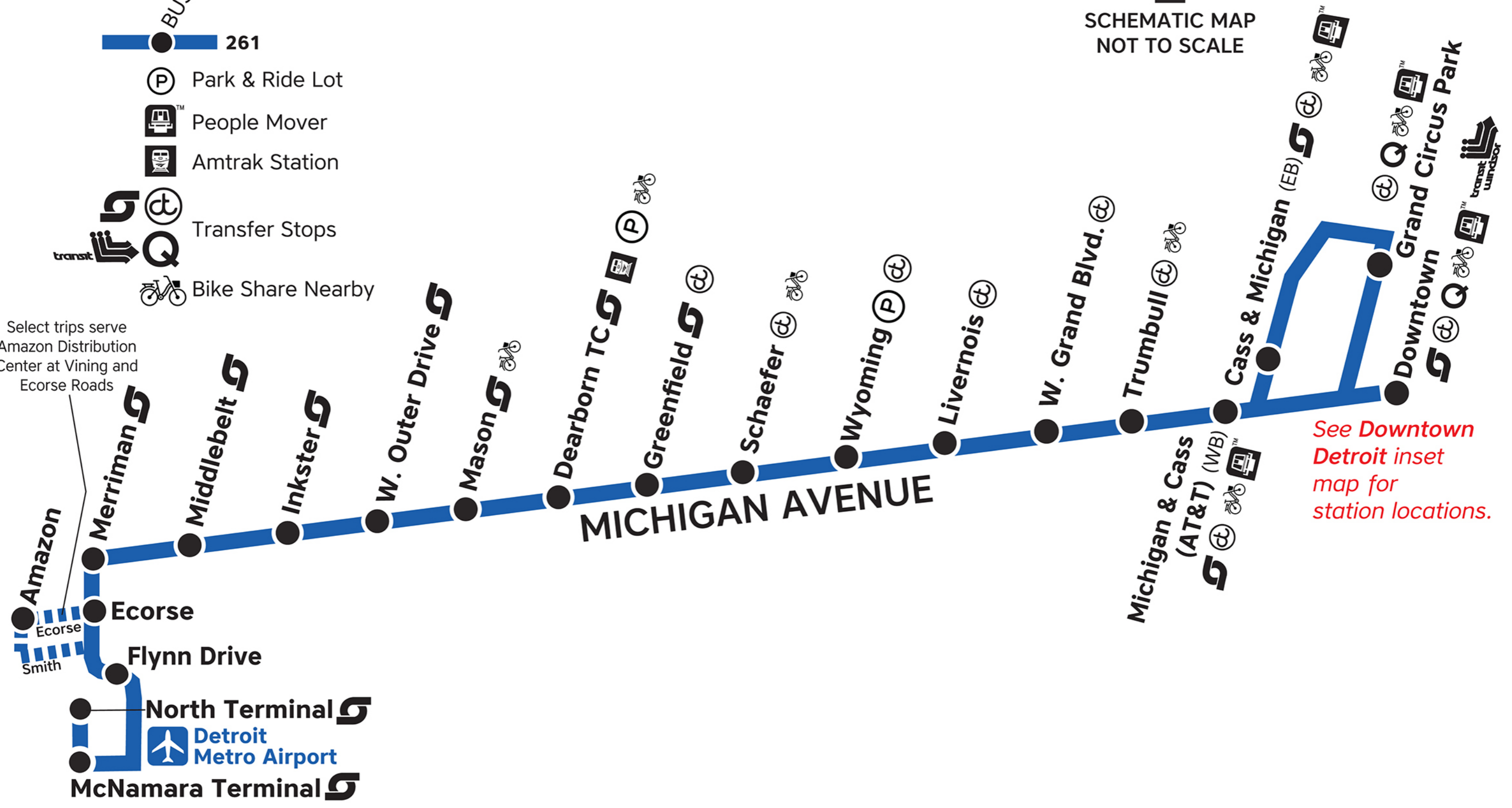
FAST Michigan - 261



SCHEMATIC MAP
NOT TO SCALE

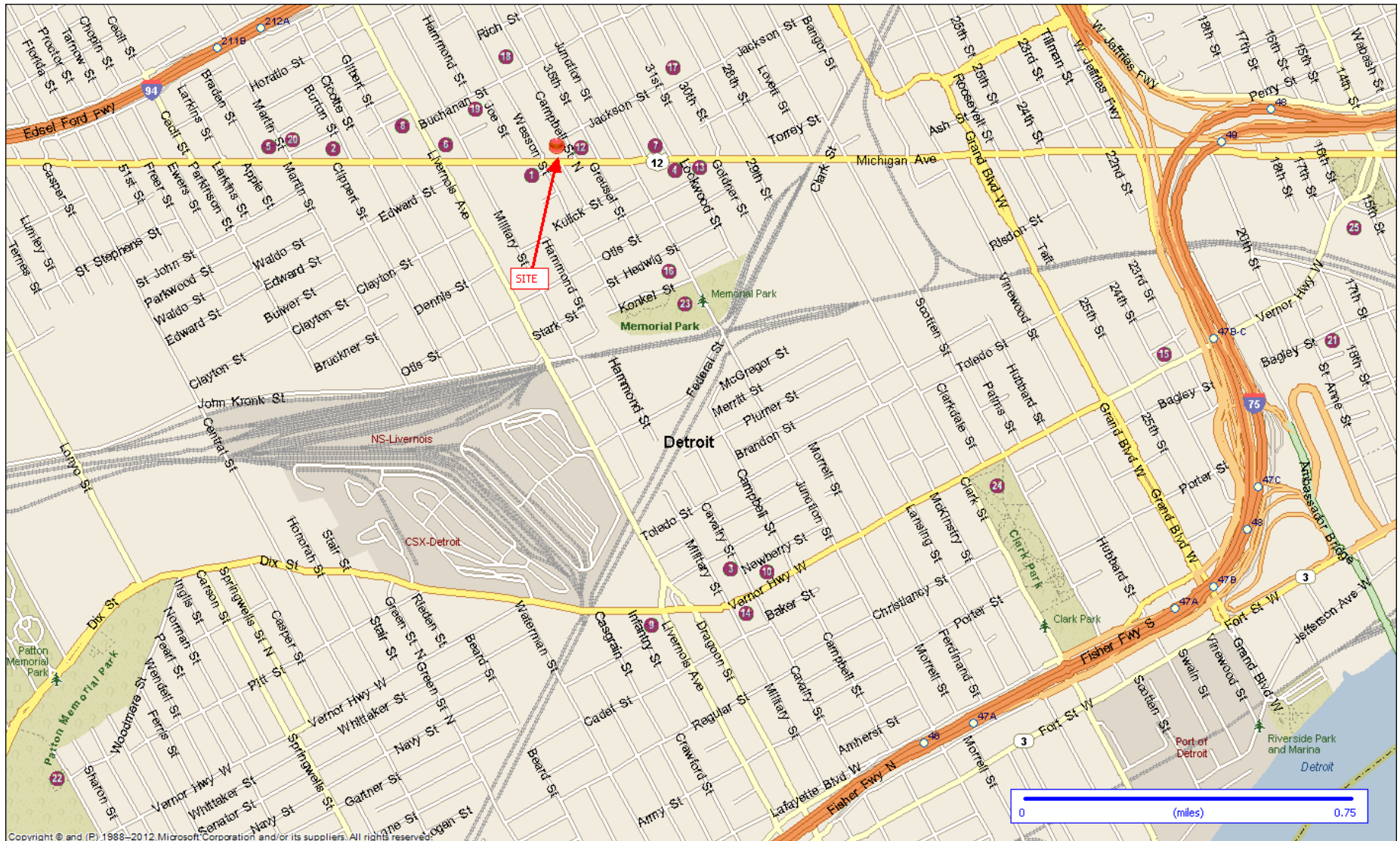
- BUS STATION
- 261
- Park & Ride Lot
- People Mover
- Amtrak Station
- Transfer Stops
- Transfer Stops
- Bike Share Nearby

Select trips serve
Amazon Distribution
Center at Vining and
Ecorse Roads



See Downtown
Detroit inset
map for
station locations.

Map 7: Local Features/Amenities



The following identifies select pertinent locations and features within the immediate area and can be found on the following map by the number next to the corresponding description.

(Please note that the following list is not all-inclusive; additionally, all distances are estimated by paved roadway):

Retail

1. Grocery – Prince Valley Market..... 0.1 mile west
2. Grocery – Garden Fresh Marketplace..... 0.6 miles west
3. Grocery – E & L Supermercado..... 1.4 miles south
4. Pharmacy – Rite Health Pharmacy 0.3 miles east
5. Pharmacy – CVS Pharmacy 0.7 miles west
6. Pharmacy – Rx Care HealthMart Pharmacy 0.3 miles west
7. Convenience Store – Michigan Party Store 0.2 miles east
8. Convenience Store – Family Dollar 0.4 miles west
9. Convenience Store – Dollar General 1.5 miles south
10. Other – Salvation Army Family Store 1.4 miles south

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11. Hospital – Detroit Medical Center Campus *(not on map)* 3.5 miles east
12. Clinic – Covenant Community Care..... Adjacent to east
13. Clinic – Junction Clinic..... 0.3 miles east
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Education

16. School – Academy of the Americas 0.5 miles southeast
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19. School – Voyageur College Prep High School Charter..... 0.3 miles northwest

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20. Library – Conely Branch Library 0.7 miles west
21. Community Center – Roberto Clemente Recreation Center.... 2.1 miles southeast
22. Community Center – Patton Recreation Area/Park..... 3.0 miles southwest
23. Park – St. Hedwig Park..... 0.5 miles south
24. Park – Clark Park..... 1.5 miles southeast
25. Other – Michigan Central Station / Ford Motor Co. 1.9 miles east

Downtown Detroit

FAST



Exhibit 2: Executive Summary



Executive Summary for 5800 LDHA LP – Permanent Supportive Housing – New Construction

The site is a ~1-acre site located at 5800 Michigan Avenue, Detroit, Michigan. The vacant parcel fronts prominently on Michigan Avenue. This permanent supportive housing project is adjacent to Southwest Housing Solutions' 45,000 square foot integrated health care facility known as 5716 Wellness (located at 5716 Michigan Avenue). This facility has a primary medical office, dental office, mental health counseling offices, WIC office plus other wrap around services. Directly across the street is a social security office which offers additional services to residents. Lease up will take no less than 2 months.

Total Development Cost

The total development cost (TDC) is \$12,286,062 million. Funding consists of:

- a) 4% LIHTCs equating to \$5,130,000 (42% of TDC)
- b) A MSHDA tax-exempt permanent bond financed loan of \$3,645,177 (30% of TDC)
- c) A City of Detroit HOME loan of \$1,250,000 (10% of TDC)
- d) A developer-sponsored loan of \$1,000,000 (8% of TDC)
- e) MSHDA Housing Trust Funds of \$643,730 (5% of TDC)
- f) Deferred developer fee - \$315,000 and income from operations - \$302,125 (5% of TDC)

Number of Apartments & AMI Mix

- a) 5 apartments - 30% AMI – 1 Bedroom - (MSHDA Project-based vouchers will be requested).
- b) 29 apartments - 30% AMI – 2 Bedroom - (MSHDA Project-based vouchers will be requested).
- c) 6 apartments - 30% AMI – 3 Bedroom - (MSHDA Project-based vouchers will be requested).

The project will provide housing (16 units) that meet the definition of HUD Category 1 - Homeless with a disability and 24 units for households that meet the HUD Category 1 – Homeless definition.

The project will also have a spacious community center that is 895 net square feet which will be adjacent to a 220 net square feet lounge area on the first floor. A 210 net square feet property manager's office will also be located on the first floor. The second floor will have a 513 net square feet private office area for counselors/case managers to meet with tenants.

Tenants Serviced & Supportive Services

As the Coordinated Entry Lead Agency and the Housing Assessment and Resource Agency (HARA) for the Detroit Continuum of Care (CoC), Southwest Counseling will be assessing and referring eligible homeless individuals and families for the 40 units of affordable housing which includes 16 units of permanent supportive housing (PSH).

Unit Size	Supportive Housing	Non-Supportive Housing	Total
One Bedroom	2	3	5
Two Bedroom	12	17	29
Three Bedroom	2	4	6
Total	16	24	40

Southwest Counseling understands that a request will be made to MSHDA to award 40 project-based vouchers designated for the 16 permanent supportive housing (Category 1 - Homeless with a disability) and 24 homeless (Category 1 - Homeless) designated units.

As the lead agency, Southwest Counseling Solutions will provide onsite case management for a minimum of 20 hours per week. Southwest Counseling will work with community partners and engage other service providers toward the goal of housing stability. Office space for case managers, peer support specialists, property managers and maintenance staff will be available.

As the Lead Service Provider, the Coordinated Entry Lead Agency and the HARA for the Detroit Continuum of Care, Southwest Counseling Solutions is an integral component of the development team in partnership with Southwest Housing Solutions who serves as the Project Sponsor and the Property Manager.

Southwest Counseling Solutions will ensure that on-site supportive services, specifically behavioral health and evidence-based youth development initiatives and interventions will be made available to all formerly homeless (16 PSH - Category 1 with a disability and 24 Category 1) residents of 5800 LDHA. Individualized plans will be developed for each PSH tenant family who is interested in services. This plan will detail the frequency and types of on-site visits requested with a total minimum of 20 hours of on-site services provided each week.

Southwest Counseling's targeted programs support children, youth and families and include but are not limited to:

- [Clinical and home-based services](#) for children and youth
- [Juvenile justice services](#) for adjudicated and at-risk youth
- [Leadership](#) and life skills training for youth
- [Family Alliance for Change](#) supports parents of children with mental health challenges
- Wraparound Model involves the family and community to help youth
- [Cornerstone](#) (Transition Age Youth Project) for youth with mental illness

Southwest Counseling's behavioral health and substance use disorder counseling and housing stability-related supportive services include but are not limited to:

- [Integrated Health Services](#) (including an on-site pharmacy) through a U. S. Department of Health and Human Services/Substance Abuse and Mental Health Services Administration-funded Certified Community Behavioral Health Clinic (CCBHC)
- [Bilingual and bicultural counseling](#) services serving the Hispanic community
- [Supported employment](#) services for those seeking work

Services Provided

Southwest Counseling Solutions Corporation (SWCS) will provide the following services:

- Developing and carrying out an Individualized Service Plan to meet their housing, economic health, and other personal goals;
- Ongoing assistance with securing needed furniture, household goods, food, and clothing including direct access to SOS's food pantry and clothing closet;
- In-home visits to assess the condition of their unit and compliance with their lease;
- Employment assistance including help with resumes, cover letters, mock interviews, job searching, and connecting with employment specialists through partner agencies;
- Assistance in creating and managing a household budget;
- Connection to mental health and health care resources including referrals to substance abuse and crisis services when needed, and coordination of services with clients' mental health providers;
- Assistance with applying for and accessing medical services including Medicaid;
- Help with connecting to other mainstream benefits through MDHHS;
- Help with submitting applications to various Section 8 programs when appropriate;
- Help with applying for Social Security benefits through SOAR advocates; and
- Transportation to and from critical appointments via case managers, public transportation assistance, and through a daytime shuttle.

Permanent Supportive Housing & Housing First Experience

Southwest Counseling Solutions and Southwest Housing Solutions have extensive experience providing supportive services and housing to PSH tenants, which include Housing First approach and philosophy. These projects include:

- Piquette Square, 150 PSH units
- Springwells Partners, 20 PSH units
- Southwest Housing Partners, 24 PSH units
- Mack-Ashland, 39 PSH units
- Mack-Ashland II, 8 PSH units
- Coolidge Place – 16 PSH units

Southwest Solutions recognizes that far too many individuals experiencing homelessness will not choose to enter a sobriety program and desperately need access to a Housing First program. By adding permanent supportive housing, consumers who require robust supportive services will gain easy access to core programming that is consistent with each person's specific services needs to remain stably housed.

The development is a Housing First project, an approach and philosophy embraced by the development team, all of whom have significant experience with this model. Using this approach, individuals move into permanent supportive housing and provide an array of voluntary supportive services aimed at stabilizing clients. The supportive services model for this PSH community is built upon low-barrier admissions practices and providing housing to the chronically homeless and clients referred from the top 10% of the Detroit CoC's prioritized list.

Site Control & Appraised Value of Property

Southwest Housing Solutions owns the nearly 1-acre site. 5800 LDHA LP has optioned the property for only \$300,000. An appraisal was completed in mid-October, and the appraised value was \$360,000.

Census Tract & Zoning

The site is located in Census Tract 5255 which is a distressed census tract. The City of Detroit zoning designation for the site is: B-4 for the 5800 address and R-2 for 3951 & 3957 Campbell. B-4 zoning allows for the mixed-use 4-story building. SWHS anticipates less than 3 months for final site plan approvals, development of architectural plans and specifications plus issuance of a building permit.

[Surrounding Neighborhood & Community Engagement](#)

SWHS has acquired a 60-unit matured LIHTC single-family development with the focus of turning the renters into homeowners. Utilizing a \$2MM mortgage loan fund, fueled by a private gift, SWHS has successfully transitioned 39 of the 60 renters to homeowners and anticipates completing another 5 by the end of 2021. The private gift is also supporting the development of a new 1-acre community park, set to begin construction in the Spring of 2022.

The neighborhood is supported by three successful charter schools – again located just blocks from the project, ample access to public transportation, a stellar neighborhood grocery on the opposite side of Michigan Ave, and many other walkable amenities. A concentration of commercial buildings is situated along this portion of Michigan Avenue including various businesses, stores, restaurants, auto parts store, animal hospital, and pharmacy. Residents within this neighborhood have access to medical care, restaurants, and service providers. Further, this neighborhood benefits from convenient access to commercial development along nearby major roadways, close proximity to downtown, and convenient freeway access. Various schools (private and public), churches, and public spaces (parks, sports fields, etc.) are located throughout this submarket.

[Green Policy](#)

5800 LDHA LP will obtain a National Green Building Certification – Silver, Gold or Emerald. Please see attached and executed MSDHA Green Policy Certification.

[PILOT & Financing](#)

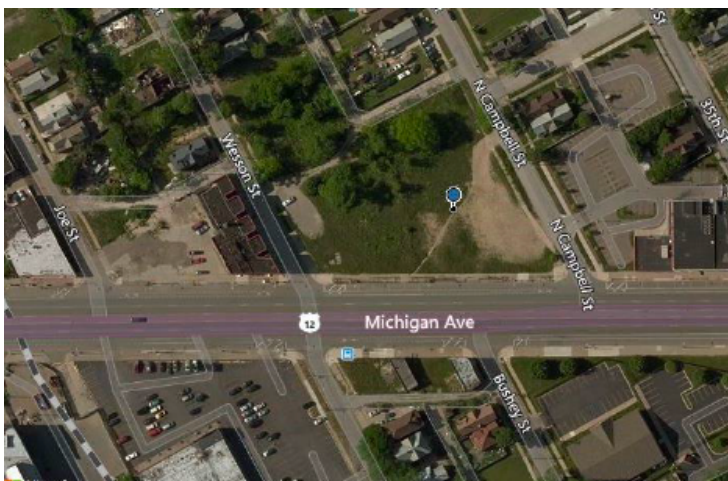
5800 LDHA LP has received a conditional Payment in Lieu of Taxes approval letter from the City of Detroit.

[Public Transportation](#)

Public transportation is provided by the Detroit Department of Transportation (DDOT) and provides access

throughout Detroit. A public bus stop is located 400 feet from the subject property. The People Mover is an elevated monorail transportation system that travels in a loop throughout the downtown area with stops at major destinations such as Greektown, the GM Renaissance Place, TFC Center, the Financial District, and Grand Circus Park. Additional transportation along a limited portion of Woodward Avenue (M-1) is provided by the Q-Line (named due to a sponsorship agreement with Quicken Loans). This surface-street system opened in 2017 and provides 24-hour service between the CBD and the New Center area (W. Grand Boulevard). Train services are provided by Amtrak and nearby stations are found in Ann Arbor, Birmingham, Dearborn, Detroit, Pontiac and Royal Oak.

[Aerial Photograph](#)



[Map of Subject Property](#)

The subject property is located at the northwest corner of Michigan Avenue and Campbell Street, east of Livernois Road, in the City of Detroit.

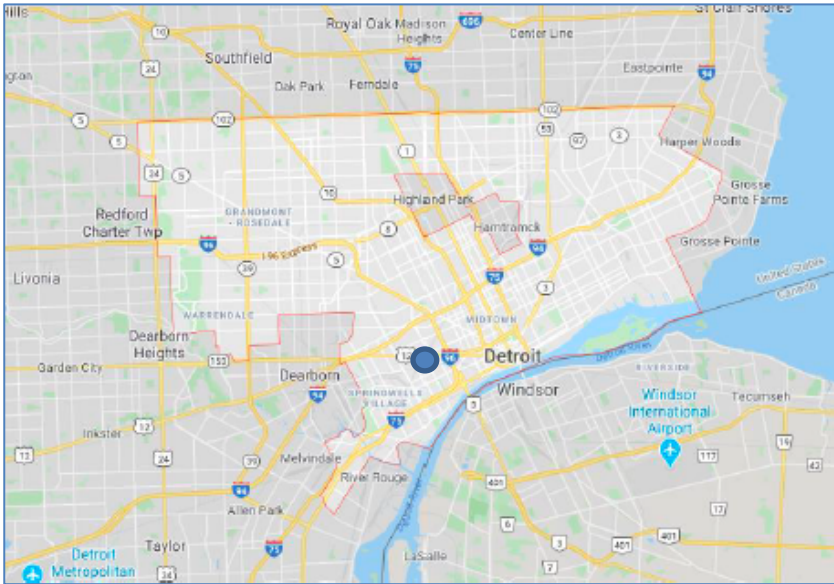
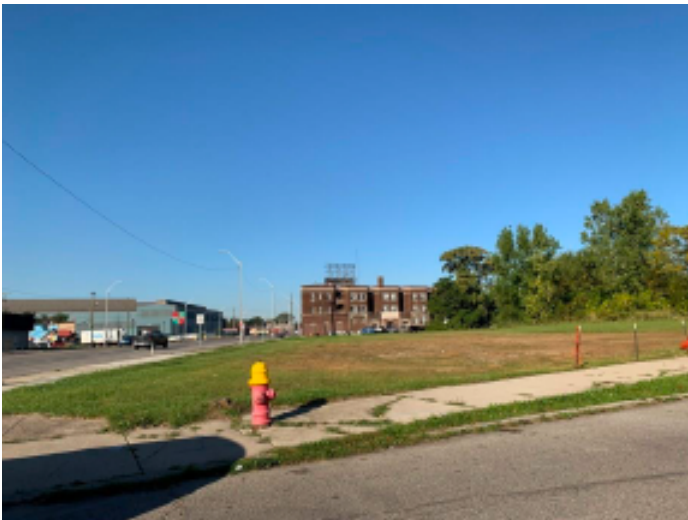


Photo of Existing Property



Project Sponsor & Development Team:

Southwest Housing Solutions Corporation is the project sponsor. The construction will ensure compliance

with all codes. Southwest Housing Solutions anticipates that 90 temporary construction jobs will be created. The organization will employ a part-time property manager, part-time compliance specialist and one part-time maintenance position to its staff the building and serve the tenants.

The development team consists of the following members:

- A. General Contractor Lockwood Construction Company, LLC
Dean Schroeder
27777 Franklin Road, Suite 1410
Southfield, MI 48034
248-860-9415; dschroeder@lockwoodcompanies.com

- B. Property Manager Southwest Housing Solutions Corporation
Laura Santos, Director of Property Management
1920 25th Street, Suite A, Detroit, MI 48216
313-297-1328; lsantos@swsol.org

- C. Architect Shelter Design Studio LLC
Steve Pariseau, AIA
104 West Fourth Street, Suite 303, Royal Oak, MI 48073
248-721-2488; spariseau@shelterstudiollc.com

- D. Surveyor Spalding DeDecker
Ray Donnelly, PS
905 South Boulevard East, Rochester Hills, MI 48307
248-640-4953; rdonnelly@sda-eng.com

- E. Accountant Plante & Moran, PLLC
Lisa Vargo
2601 Cambridge Court, Auburn Hills, MI 48326

248-375-7500; lisavargo@plantemoran.com

F. Environmental

PM Environmental, Inc.

Carey Kratz

4080 West Eleven Mile Road, Berkley, MI 48072

248-762-7093; kratz@pmenv.com

G. Project Sponsor

Southwest Housing Solutions Corporation

Timothy Thorland, Executive Director

1920 25th Street, Suite A, Detroit, MI 48216

313-297-1323; tthorland@swsol.org

H. Legal

Dykema Gossett

Rochelle Lento, Esq.

400 Renaissance Center, Detroit, MI 48216

313-568-5322; rlento@dykema.com

I. Lead Agency

Southwest Counseling Solutions Corporation

Jamie Ebaugh, Executive Director

5716 Michigan Avenue, Suite 3000, Detroit, MI 48210

313-481-3116; jebaugh@swsol.org

[CHDO Approval – City of Detroit](#)

Please see the City of Detroit’s CHDO approval letter is included.

[Proposed Rent Schedule](#)



The rent schedule is attached. Please see that all utilities for units that will be occupied by permanent supportive housing tenants will be paid by the landlord which is Southwest Housing Solutions Corporation.

Service Funding Commitments

Southwest Housing Solutions Corporation will ensure that \$120,000 which equates to \$3,000 per unit (total of 40) is funded for supportive services. General partner capital contributions made from the developer fee will consist of this funding, and it will be made available to the project within the first two years of being placed in service.

On-Site Services

Please see a letter of support from Southwest Counseling Services Corporation for on-site services for behavioral health as well as evidence-based youth services.

Expected Operation Date

Southwest Housing Solutions hopes that 5800 LDHA LP will receive all funding by May or June of 2022 and construction can commence soon after. Environmental remediation is expected to occur within 1 to 2 months. A 12--month construction schedule is estimated, and a placed in-service date of late summer of 2023 is anticipated.

Neighborhood Amenities & Walkscore

The subject property benefits from a walk score of 78, and the surrounding neighborhood amenities include:

- Family Dollar Store
- Mailish Playground & Atkinson Park
- Gigante Prince Valley Grocery Store & Dobry Super Market
- Mondry True Value Hardware

- CVS & Junction Clinic Pharmacy
- US Post Office
- St. Hedwig Flower & Gift Shop
- El Valle Optical & Mister Dorian's Barbershop
- Craftsman Credit Union & PNC Bank
- Voyageur Consortium High School
- Hope of Detroit Academy
- Southwest Detroit Community School
- Southwest Detroit Lighthouse Charter School
- New Paradigm College Prep
- Academy of the Americas
- Academy of the Americas at Logan
- Escuela Avancemos
- Our Lady Queen Angels School



Southwest Housing Solutions

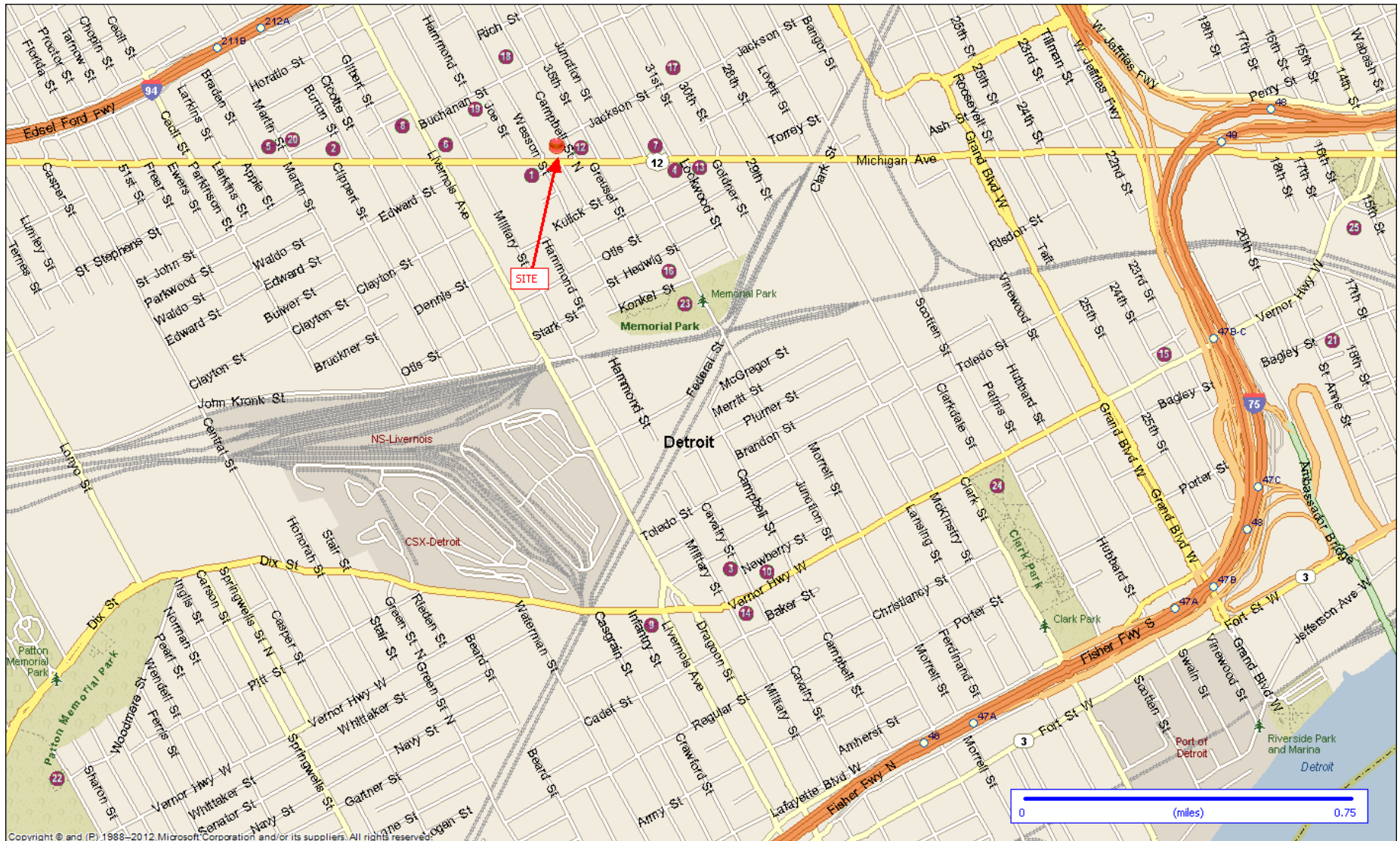
1920 25th Street, Suite A

Detroit, MI 48216

313.841.3727 main

www.swsol.org

Map 7: Local Features/Amenities



The following identifies select pertinent locations and features within the immediate area and can be found on the following map by the number next to the corresponding description.

(Please note that the following list is not all-inclusive; additionally, all distances are estimated by paved roadway):

Retail

1. Grocery – Prince Valley Market..... 0.1 mile west
2. Grocery – Garden Fresh Marketplace..... 0.6 miles west
3. Grocery – E & L Supermercado..... 1.4 miles south
4. Pharmacy – Rite Health Pharmacy 0.3 miles east
5. Pharmacy – CVS Pharmacy 0.7 miles west
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Medical

11. Hospital – Detroit Medical Center Campus (*not on map*) 3.5 miles east
12. Clinic – Covenant Community Care..... Adjacent to east
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MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

II. Rental Income Summary

Total Monthly Income for Low-Income Housing Units (Base Rent from previous page)	\$46,375
Total Monthly Income for Market Rate Housing Units (Base Rent from previous page)	\$0
Total Monthly Rental Income	\$46,375
Monthly Garage/Carport Income	
Monthly Non-Rental Income (Tenant generated - Please describe below)	\$9,000
Monthly Miscellaneous Income (Non-tenant generated - Please describe below)	
Monthly Gross Potential Income (GPI)	\$55,375

1. Describe the monthly non-rental income sources and amounts:

The additional income amounts are from laundry and vending revenue (larger laundry facilities), late charges, move out expenses, legal reimbursement and interest income - reserve accounts.

2. Describe the monthly miscellaneous income sources and amounts:



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

III. Rental Assistance

1. Do (or will) any units receive rental assistance (not including tenant-based or MSHDA vouchers)?

Yes No

2. If yes, please describe the following:

a. Type of Rental Assistance: _____ b. Total Number of Assisted Units: _____

c. When will the Rental Assistance Contract Expire? _____

d. Contract Administrator Contact: _____ Phone: _____

e. Will the rental assistance "float" or be fixed to certain units? Float Fixed

3. Will this project request Project Based Voucher's from MSHDA?

Yes No

4. If yes, please indicate how many vouchers will be requested: 40

5. If answered "yes" to either #1 or #3 above, please complete the following chart:

No. of Units	Type of Rental Assistance	Current Contract Rent	Effective Date of Current Contract Rent	Type of Renewal	Expected Contract Rent Post-Rehab
5	MSHDA	\$900	Placed in Service	15 Year	\$900
29	MSHDA	\$1,145	Placed in Service	15 Year	\$1,145
6	MSHDA	\$1,445	Placed in Service	15 Year	\$1,445

***Please Note: Section 811 voucher are limited to 60% AMI rents**



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

6. Please enter any additional comments:

The PBVs include higher rental amounts as the landlord/property owner will be paying the PSH tenants utilities.



Qualified Allocation Plan Green Policy

MSHDA Green Policy Certification

Project Name: 5800 LDHA LP

Project Number (if applicable): _____

All projects applying for LIHTC must **select ONE of the green standards threshold requirements below** and clearly identify the applicable subcategory. The undersigned hereby certify that to the best of our knowledge the project will incorporate features that will allow the project to:

Obtain an Enterprise Green Communities Certification for:

Mandatory Green Communities Criteria for New Construction *plus 40 optional points (threshold)*

Mandatory Green Communities Criteria for Moderate Rehab *plus 35 optional points (threshold)*

Mandatory Green Communities Criteria for Substantial Rehab *plus 35 optional points (threshold)*

Enterprise Green Communities Plus **(threshold + points)**

Obtain a National Green Building Certification for:

NGBS Silver, Gold, or Emerald **(threshold)**

NGBS Green+ Zero Energy **(threshold + points)**

Obtain a U.S Green Building Council rating for:

LEED Silver, Gold, or Platinum **(threshold)**

LEED Zero Energy **(threshold + points)**

To score additional points, a project must select one of the above thresholds, as well as:

Obtain a PHIUS+ Certification **(points)**

The undersigned hereby certify that the architectural plans, drawings and specifications, construction contracts, and other construction documents for the proposed project will include the amenities for which points are awarded. The undersigned shall certify the inclusion of the amenities identified in the referenced documents above within one year after issuance of the Reservation and the incorporation of these amenities into the project upon completion of construction. The undersigned owner and applicant hereby certify that the management agent has been informed that ongoing maintenance and management of the project will, when reasonably possible, incorporate the amenities for which points are awarded. The undersigned shall report any discrepancies between the tax credit application and the as-built project to the Michigan State Housing Development Authority.



Qualified Allocation Plan Green Policy

Failure to adhere to this certification may result in negative points in future applications, which may further result in suspension of a future project application, loss of tax credits in future applications, or other penalties.

OWNER:

5800 LDHA LP

By: 

Timothy Thorland
Its: Authorized Signatory

APPLICANT:

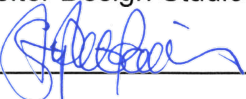
5800 LDHA LP

By: 

Timothy Thorland
Its: Authorized Signatory

ARCHITECT:

Shelter Design Studio

By: 

Steve Pariseau, AIA
Its: Authorized Signatory

CONTRACTOR:

Lockwood Construction Company, LLC

By: 

Dean Schroeder
Its: Authorized Signatory



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

August 21, 2021

Timothy Thorland
Southwest Housing Solutions Corporation
1920 25th Street, Suite A
Detroit, MI 48216

Subject: CDHO Re-Certification of Southwest Housing Solutions Corporation

Dear Mr. Thorland:

This letter is in regards to your Low Income Housing Tax Credit submission to the Michigan State Housing Development Authority for *Hubbard Farms Apartments LDHA LP and 5800 LDHA LP*. The City of Detroit's Housing and Revitalization Department has completed its review of your Community Housing Development Organization (CHDO): Southwest Housing Solutions Corporation.

The City of Detroit's Housing and Revitalization Department has determined that Southwest Housing Solutions Corporation meets the CHDO recertification requirements for a sponsor of rental housing, as established by the U.S. Department of Housing and Urban Development (HUD), per 24 CFR 92.300(a)(2). Therefore, the City of Detroit has approved your CHDO designation through August 21, 2022.

The City of Detroit's Housing and Revitalization's Department monitors an organization's compliance with CHDO requirements on an annual basis. A CHDO designation beyond August 21, 2022 will have to be reviewed and approved by the City of Detroit.

We look forward to working with you on your neighborhood development projects in the future. If you have any questions regarding this matter, please contact Noor Al-khafaji at Noor.Al-khafaji@detroitmi.gov.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Julie M. Schneider".

E17650515DAF4C9...

Julie Schneider

Director, Housing and Revitalization Department

CC: Corey Feldpausch (HRD)
Noor Al-khafaji (HRD)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

December 22, 2022

TIFFANY CIAVATTONE
PRESERVATION SPECIALIST
CITY OF DETROIT HOUSING AND REHABILITATION DEPARTMENT
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226

RE: ER22-429 HOME Funded ER22-429 Project Located at 5800 Michigan Avenue, City of Detroit, Wayne County (HUD)

Dear Ms. Ciavattone:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, and the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated November 9, 2016, the City of Detroit reviewed the above cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

The above cited project was reviewed on March 7, 2022. A Previous determination of No Adverse Effect received concurrence from the State Historic Preservation Office (SHPO). Since that time, it has been determined that the undertaking will aggregate the remediation of contaminated soil on the adjacent lots into this project, as it is being done to prepare the site for a future phase of development. Those parcels were not clearly included in the Section 106 application but do appear to be included in the archaeology mapping provided by the consultant. Review of the historic mapping and interpretation of the historic land use of the adjacent parcels indicates that these parcels have undergone a similar piecemeal development and removal of buildings from the 1950s to the 2000s, including grading of the parcel from 2002-2005, likely resulting in the heavy disturbance of any archaeological deposits. Based on this information it was concluded that the proposed development will not adversely affect any designated or eligible historic property located on the subject property or within the APE. Based on the information provided, it is the opinion of the State Historic Preservation Officer (SHPO) that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have **no adverse effect** [36 CFR § 800.5(b)] on historic properties within the area of potential effects for the above-cited undertaking.

This letter evidences the City of Detroit's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects," , and the fulfillment of the City of Detroit's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review." **If the scope of work changes in any way, please notify this office immediately. In the unlikely event that human remains, or archaeological material are encountered during construction activities related to the above-cited undertaking, work must be halted, and the Michigan SHPO and other appropriate authorities must be contacted immediately.**

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural



significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

If you have any questions, please contact Michael J. Hambacher, Staff Archaeologist, at 517-243-9513 or by email at hambacherm@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**

Sincerely,

A handwritten signature in blue ink that reads "Martha MacFarlane-Faes". The signature is written in a cursive style with a long, sweeping underline.

Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:MJH:SES