

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

Project Information

Project Name: Russell-Woods-Senior-Living

HEROS Number: 900000010382381

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): GRand Environmental, LLC

Point of Contact: Christina Bakos

Project Location: 11421 Dexter Ave, Detroit, MI 48206

Additional Location Information:

N/A

Direct Comments to: Penny Dwoinen, Environmental Review Officer, City of Detroit
Email: DwoinenP@detroitmi.gov

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

The Adaptive Reuse project proposes rehabilitation of a vacant, poured concrete, 12-story apartment building that was constructed in 1974 at 11421 Dexter Avenue, Detroit. The Russell Woods Senior Living Community (RWSLC) is a proposed 4% and 9% LIHTC co-located development consisting of a total of 77 units of age-restricted housing for seniors at up to 60% of AMI. Fifteen percent of the proposed units will be reserved for deep income targeting at 30% AMI. Project Based Voucher subsidy will be provided by the Inkster Housing Commission. The development will include 35 units as 9% LIHTC and 42 units as 4% LIHTC for a total of 68,874 square feet of gross rentable area. The first floor will consist of community areas including a library, fitness room and meeting areas totaling approximately 1,002 square feet. The redevelopment scope consists of all new systems, a complete gut rehab of the interior structure and reconfiguring the unit sizes from 138 to 77 units. There will be no new construction to the exterior of the structure. Improvements external to the building include sidewalk and curb replacement, landscaping and parking lot milling and resurfacing. As work proceeds it will be determined whether utility connections external to the building will require replacement or upgrade. Russell Woods Senior Living I LDHA LLC and Russell Woods II LDHA LLC intend to purchase the Subject Property on or after October 12, 2024. Supportive services will be provided by PACE with monthly Tenant Services for residents and the community provided by Hannan Center and Wayne Health Mobile Unit. Supportive communications and technology will be incorporated to connect residents to one another, care givers, family and friends. This review is for \$461,448.47 in HOME 2022, \$2,038,551.53 in HOME 2023, \$1,095,576.96 in CDBG 2023 and \$404,423.04 in CDBG 2024 from the City of Detroit and 77 vouchers from the Inkster Housing Commission. This environmental review is valid for up to five years

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

The project is designed to provide much needed affordable and accessible senior residential housing in the Russell Woods / Nardin Park neighborhood of Detroit. The development is intended to meet the income distribution and size needs identified in the market study as well as provide desirable community space for the tenants. Amenities include monthly supportive services by Hannan Center and Wayne Health Mobile Unit. The project is located within a targeted revitalization and investment area designated for the Strategic Neighborhood Fund (SNF) in the City's neighborhood revitalization plan.

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

The project site is a currently underutilized vacant building that is a security risk. The site is located on the west side of Dexter Avenue with Dexter Ave serving as a major artery in the Russell Woods/Nardin Park neighborhood, the development of the Russell Woods Senior Living Community marks a major turning point in concentrated density and catalyzing large scale residential development in this historic district. The

area would likely remain vacant without the proposed project. The surrounding land is a mix of single family residential, commercial, and community uses. The Subject Property has a municipal bus route stop across Dexter Avenue and is within easy walking distance of a variety of business, retail and religious opportunities. The adjoining St Paul AME Zion Church was built in 1929. The church has been an active community engager in the neighborhood and continues to invest and promote cultural activities in the neighborhood for the local residents. As described above, the market study documented a shortage of affordable housing particularly for seniors with incomes at or below 60% of Area Median Income (AMI) and trend factors indicating that this shortage will become even greater in the near, medium, and long term. Households aged 65 and older are projected to increase by 4.1% in Wayne County and low income senior renters will represent approximately 81% of all senior renters within the market. Private sector housing development in this area is infeasible in the foreseeable future. The new development will incorporate much needed residential living units as well as common space and amenities. Failure to redevelop the vacant building would not address the current shortage of such housing or the projected long term continued shortage.

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

[Figure 1 - Site Location Map\(1\).pdf](#)

[Figure 2 - Site Development Plan with Utilities.pdf](#)

[Att 19 - Market Study Oct 2022\(1\).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 - Russell Woods.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	Funding Amount
B23MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$1,095,576.96
B24MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$404,423.04
M22MC260202	Community Planning and Development (CPD)	HOME Program	\$461,448.47
M23MC260202	Community Planning and Development (CPD)	HOME Program	\$2,038,551.53
MI027	Other	Inkster Housing Commission PBVs	\$0.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$4,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$28,181,651.00

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	The project is within 15,000 feet of a military airport or within 2,500 of a civilian airport. However, it is not within an APZ or RPZ/CZ. The project is in compliance with Airport Hazards requirements. The property is located approximately 6.5 miles from the Coleman A Young Municipal Airport, 11 miles from the Windsor International Airport and 14 miles from the Detroit Metropolitan Wayne County Airport, which are the nearest US military, civil or commercial service airports. The project site is not within an Airport Clear Zone or Accident Potential Zone. No

		military airfields are located in Wayne County or the nearby vicinity.
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. The project site is not within a Coastal Barrier Resource System (CBRS) Unit, or CBRS buffer zone, as defined under the Coastal Barrier Improvement Act of 1990 [16 Resources Act of 1982 (PL 97-348), as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591).</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The property is not located within a Special Flood Hazard Area as depicted on the Flood Insurance Rate Map panel 26163C0125E effective February 2, 2012. It is located in Zone X. The project would not involve either direct or indirect support of development in a floodplain. Flood Insurance is not needed.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project's county or air quality management district is in non-attainment status for the following: Sulfur dioxide. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. Clean Air Act - Wayne County is designated as being in attainment for carbon monoxide, lead,</p>

		<p>nitrogen dioxide, particulate matter (PM10 & PM2.5). Southeast Michigan is in an Attainment/Maintenance area for ozone as of May 19, 2023, and the eastern portion of Wayne County is in a Nonattainment area for Sulfur Dioxide. The Subject Property appears to be outside the non-attainment boundary for Sulfur dioxide. The State of Michigan has an approved State Implementation Plan in place and continues to monitor the concentrations of Sulfur Dioxide in portions of Wayne County. The EPA has made an interim final determination for this plan. Local and Regional air quality will not be affected by this rehabilitation project. A General Conformance Letter was received from EGLE and is attached.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The Property is not located in a coastal zone per State of Michigan Office of the Great Lakes or the National Oceanic and Atmospheric Administration.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. A Phase I ESA in conformance with the scope and</p>

		<p>limitations of ASTM E 1527-21 and MSHDA Environmental Review for Requirements the Subject Property was completed on January 30, 2024. The Phase I ESA revealed four recognized environmental conditions (RECs) across the Subject Property. Phase II subsurface soil, groundwater and vapor investigations revealed phenanthrene, ethylbenzene, naphthalene, 1,3,5-TMB, n-butylbenzene, isopropyl benzene and n-propyl benzene in the soil and lead in the groundwater in one location exceed the Michigan Department of Environment, Great Lakes & Energy's (EGLE's) Generic Residential Cleanup Criteria (GRCC) and/or Site Specific Volatilization to Indoor Air Criteria (SSVIAC) provided by EGLE defining the Subject Property as a 'facility' per Part 201 or 'property' per Part 213. The soil contaminants exceed leaching to drinking water (DW), groundwater to surface water interface protection (GSIP) and/or soil volatilization to indoor air (SVIA) site specific criteria. The groundwater contaminant exceeds the drinking water and groundwater to surface water interface criteria. A BEA report was prepared on May 16, 2024, submitted and received by EGLE on May 23, 2024 and June 11, 2024. The acknowledgement letters are attached. Furthermore, to address the site contamination concerns, a Response Activity Plan (ResAP) was prepared, submitted and reviewed by EGLE. EGLE approved the report on July 31, 2024. The plans outline the required structural and non-structural barriers across the Subject Property as well as the required Operations and Maintenance on a quarterly basis. A DDCC will be submitted to EGLE for approval at the end of the project. The approved DDCC will establish that the site is in</p>
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		<p>compliance with Part 201 for the intended residential use. An asbestos survey was conducted by Environmental & Occupational Consulting & Training of Michigan, Inc, (EOCT) on January 25 and 26, 2024. The results of the survey revealed a paper vapor barrier associated with ceramic tile throughout the building and caulk on the exterior building entrance were positive for asbestos. Quotes for abatement were obtained by the developer. A Lead Inspection & Risk Assessment report was prepared by EOCT dated February 28, 2024. The results revealed ceramic tiles in the bathrooms were positive for lead greater than 1.0mg/cm². Quotes for abatement were obtained by the developer. Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required</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>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. The project is located within a historically densely developed environment where the vegetation and wildlife have adapted.</p>

		<p>The project has been developed for commercial and residential uses since the early 1900's. An Official Species List was obtained from the USFWS that identifies potential Threatened and Endangered (T&E) species in the area of the proposed project. Based on observations and additional data gathered in this assessment, there are no T&E species or critical habitats along the Dexter Avenue corridor. Therefore, the project would have "No Effect" on listed species and no Best Management Practices would be required to mitigate potential effects to them. The USFWS indicates "There are no Critical Habitats at this Location". The project is within a Developed Area and is not within or adjacent to any unlandscaped areas that support native vegetation. The project is not within a suitable habitat for listed species and therefore no listed species or designated critical habitat is anticipated to be directly or indirectly affected by this action.</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>Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. The project does not involve explosive or flammable materials or operations. There is no visual evidence or indication of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane, etc.) or operations utilizing explosive/flammable material at or in close proximity to the property. The environmental database report obtained as part of the Phase I ESA did not reveal any ASTs within 1/4 mile. GRand reviewed the National Pipeline map and no gas pipelines, plants or breakout tanks within a mile of the Subject Property</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>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site consists of urban land; therefore, the project would not affect farmlands. According to the US Department of Agriculture Natural Resources Conservation Service Resource Assessment Division Map for Michigan there are no protected farmlands in the City of Detroit. The soils are classified as Shebeon-Urban land - Avoca complex, which are not prime farmland.</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>This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The property is not located within a Special Flood Hazard Area as depicted on the Flood Insurance Rate Map panel 26163C0125E effective February 2, 2012. It is located in Zone X. The project would not involve either direct or indirect support of development in a floodplain.</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>Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: Avoidance. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. An Application for Section 106 review was submitted to the City of Detroit Housing & Revitalization Department's Preservation Specialist. Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A technical report, completed by Misty Jackson of Arbre Croche Cultural Resources LLC, concluded is unlikely that intact archaeological deposits are present</p>

		<p>within the project area. In a letter dated March 27, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking. A finding of No Adverse Effect within the area of potential effects was provided in a letter dated March 28, 2024. This project may proceed without further coordination with the City of Detroit Preservation Specialist unless the scope of work is modified, or artifacts are uncovered during the course of construction.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 61.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. The Subject Property is located along Dexter Avenue which is considered a busy roadway but is not within 3,000 feet of a rail line. The property is located approximately 6.5 miles from the Coleman A Young Municipal Airport, 11 miles from the Windsor International Airport and 14 miles from the Detroit Metropolitan Wayne County Airport. A Noise Exposure Map was obtained for all three airports, which indicated acceptable noise limits on the Subject Property since it was well beyond the 65dB contour. A Noise Assessment according to HUD guidelines for the Subject Property was completed on January 30, 2024. The results revealed a Day Night Average Noise Level (DNL) of 61dB, which included 10-year projections with 2% growth, an assumption of 20% medium and heavy trucks and 15%-night fraction of traffic. It is classified as Acceptable with no additional abatement requirements.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description, the project consists of activities that are unlikely to have an adverse impact on</p>

<p>amended, particularly section 1424(e); 40 CFR Part 149</p>		<p>groundwater resources. The project is in compliance with Sole Source Aquifer requirements. The project is rehabilitation of an existing building. There are no US EPA designated sole-source aquifers in Michigan. The proposed site is not located within a sole source aquifer watershed and would not affect a sole-source aquifer or negatively impact the water quality or any aquifers in the area.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The project site is not located near, or within, a wetland area. The surrounding area is densely populated urban area. Therefore, the project would not affect wetland or riparian areas.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. No Wild and Scenic Rivers are located within the City of Detroit.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The building will serve low-income and minority populations. The project would not result in disproportionately adverse environmental effects on minority or low income populations. New facilities and residences are intended to enhance the quality of life for new and existing residents and the community.</p>

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	2	<p>This redevelopment project is in agreement with both the City of Detroit Master Plan and Zoning Ordinances. The site is currently zoned PD (planned development) and adjoins R2 (Single-family residential district) and B4 (general business) along Dexter Avenue. A historic district is to the southeast for the church. See Attachment 15 for Zoning Map. 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 proposed renovation activities are anticipated to help revitalize the area immediately surrounding the project. The building exterior will not change. The design has been completed to be compatible with the surrounding area in use and scale and has been approved by the city.</p> <p>Revitalization of a currently vacant, boarded up building while providing needed senior housing and increasing the tax base will be beneficial.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Topography The development site consists of virtually level ground, at an equal elevation to adjoining properties. After construction, the site will have slopes of less than 2% (see Figures). Site Geology Soil borings conducted in past documented investigations indicate the site consists of sandy fill material above a native dry clay. The soils depicted on the soil survey are identified as Shebeon-Urban land - Avoca complex. Erosion Erosion by natural forces is not anticipated to be of concern following development of the site. The</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>majority of the site is paved parking surface. During renovation, the project site will be surrounded by approved soil erosion and sedimentation control systems. These systems shall be maintained throughout the construction phases of the project to minimize the potential for water borne migration of soils off site to protect adjacent and downstream storm water inlets. Storm water runoff is not expected to increase since there are few exterior changes. Stormwater runoff at the project site will enter the municipal storm sewer system. There is no change to the system planned. City of Detroit has enough availability to service the Subject Property. See Attachment 9 for the soil map and Attachment 16 for the Detroit Stormwater Management Plan and Figure 1</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>A noise assessment was conducted for the property and the measurements found exterior noise levels on the site to be up to a Day-Night Average Sound Level (DNL) of 61 dB, which is acceptable. Noise intensive renovation activities will be limited to the days and hours specified 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 devices (e.g., 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 so as to maintain the greatest possible distance from sensitive uses. Road hazards will not change, although the site entrance to the north will be renovated for better accessibility. Additional traffic / crosswalk control systems are under the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>city's control. Air Quality is not expected to be affected by the project though short term dust during construction is a potential concern and will be addressed by utilizing all best practices approach with dust control measures in place during construction activities. Any emissions would be short-term and localized and would not result in any significant adverse effects on overall ambient air quality. See Attachments 5 and 11</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	<p>The proposed project is expected to positively alter the demographic nature and character of the community due to the increase in the local population. The project will provide temporary construction jobs during the renovation phase and continuing full time employment for maintenance and management of the development. Future residents of this development will help to support existing and future commercial enterprises in the area and the project will also increase long term tax base by placing the existing vacant and unused property into productive use. See Attachment 19 for the Market Study</p>	
Demographic Character Changes / Displacement	1	<p>The proposed project would not result in physical barriers or reduced access that would isolate a particular neighborhood or population group. The building will be renovated and the renovation is making the structure more accessible. The proposed project would not induce a substantial amount of unplanned growth and is in fact part of the City's planned growth. The project will increase the number of available senior living residential units and thus would result in a slight increase to population, although less than the building previously allowed. The renovation into additional low income senior housing will assist in stabilizing and diversifying the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		neighborhood. Displacement This residential renovation project will occur in a currently vacant and unused building, therefore no persons will be displaced due to this project. See Attachment 18 and Figures 1 and 2	
Environmental Justice EA Factor	1	The building will serve low-income and minority (elderly) populations. The project would not result in disproportionately adverse environmental effects on minority or low-income populations. New facilities and residences are intended to enhance the quality of life for new and existing residents and the community. The Environmental Justice information was referenced previously.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	This housing development is not likely to effect the local educational facilities since it is a senior living development. Public education is offered in the area by Detroit Public Schools. Several preschools, elementary, middle and high schools are located within ten miles of the Subject Property. Wayne State University and Lawrence Technological University are also within Detroit. The City of Detroit maintains multiple museums, arenas, performance halls, theatres and libraries. The Detroit Institute of Art, Motown Museum, Opera House, Comerica Park, and Little Caesars Arena among others are all within approximately five miles of the Subject Property and accessible by public transportation. The proposed project is not expected to significantly impact the capacity of the existing cultural facilities. See Attachment 20 for maps with local educational facilities and cultural facilities.	
Commercial Facilities (Access and Proximity)	2	The project is not expected to negatively impact existing commercial facilities that are located around the project site. The project is expected to bring in new	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		residents, which will benefit the neighboring commercial establishments. See Attachment 18	
Health Care / Social Services (Access and Capacity)	2	The area of the project site has adequate health care service providers for the city and surrounding communities. The project site is less than three miles away from Henry Ford Hospital and several senior care and urgent care facilities are located within five miles. In addition, the residents will be serviced by a local health care facility on site. See Attachment 20 for maps and lists documenting the neighboring hospitals, senior care facilities and urgent care facilities. Adequate social services are available to residents of the City of Detroit. Area organizations provide a wide range of services to low-income persons. The area wide services include homeless programs, community support services, employment services, legal aid, planned parenthood, Catholic Social Services, adoption services and American Red Cross. See Attachment 21 for maps and lists with nearby hospitals and social services	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The project site will be served by the existing local utility service (Advanced Disposal, part of Waste Management) and the renovation is not expected to negatively impact the solid waste disposal service. Following renovation, the project site will utilize solid waste dumpsters that will be serviced by the local contractor on a weekly basis. The City of Detroit Public Works is committed to a fully integrated solid waste management system. The system includes waste reduction, reuse, recycling, incineration, energy recovery and land filling. See Attachment 22 for a map and listing of nearby waste services	
Waste Water and Sanitary Sewers	2	The Stormwater and Sewer system is operated the by the City of Detroit Water and Sewerage Department. The sewer	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Feasibility and Capacity)		network consists of more than 3,000 miles of sewer collection piping. Wastewater generated at the project site would be collected and processed by the city sanitary system. The City of Detroit has adequate facilities to handle any waste water generated from this project since it previously supported more than 130 units and will be renovated to 77 units. The project site is not anticipated to generate new significant quantities of waste water.	
Water Supply (Feasibility and Capacity)	2	The project site area receives water from the City of Detroit. The City of Detroit is in compliance with State and Federal Drinking Water Acts and has adequate facilities to supply water to the project site. The drinking water meets or exceeds the water quality requirements of the EPA. See Attachment 23 - about DWSD	
Public Safety - Police, Fire and Emergency Medical	2	The project site is served by the City of Detroit Police and Fire Department. The Police Department has a dedicated Neighborhood Police Officer assigned to the area in addition to standard emergency police services. Detroit firefighters are trained as emergency medical technicians, and some firefighters are also paramedics. Detroit FD operates 46 firehouses with between 4 and 12 firefighters per station. They are licensed and outfitted with medical first response equipment. EMT and ambulance services are also available with private services. Furthermore, Detroit ensures fire safety and emergency accessibility within new and existing developments through provisions of its Building and Fire Codes. The renovation of the project site will improve the safety of walking routes as well as the overall public safety of the community and tenants. Since the site was previously developed, no significant increased demands are anticipated for the public services. See	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Attachment 24 for maps of police and fire services	
Parks, Open Space and Recreation (Access and Capacity)	1	There are parks, recreational and cultural facilities accessible by public transportation or within walking distance. The project site is adjacent to St. Paul AME Zion Church, which includes a community center and city parks are within walking distance. The project site will not significantly impact the availability of existing quality open space or recreational facilities and may generate higher attendance at recreational events in the area. The Subject Property will not structurally change. See Attachment 25 for map and lists of nearby parks	
Transportation and Accessibility (Access and Capacity)	1	This project site is adequately served by pedestrian, bicycle, transit and parking facilities. It is near several city bus lines on Dexter and Lawrence Streets, near the Subject Property. Sidewalks and crosswalks are provided throughout the project area on all surrounding roadways. The site is accessible to emergency vehicles and disabled persons. The project includes accessibility designs (accessible ramps, accessible parking spaces, accessibility features to units) which would have a beneficial effect. The use of automobiles and bus service as transportation is not expected to be negatively impacted by the proposed project. The Subject Property provides access to multiple transit routes within 500 feet. Bussing throughout the City of Detroit is provided by The Detroit Department of Transportation (DDOT). SMART bus routes also service the Subject Property. The Detroit Metropolitan Wayne County Airport and Coleman A. Young International Airport are also located in Wayne County, which provides domestic and international transportation. See Attachment 26 for transportation maps	
NATURAL FEATURES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Unique Natural Features /Water Resources	2	The existing natural landscape is not unique, no water features are present onsite or adjoining. Implementation of the project would not affect water resources, nor would it increase demands on groundwater resources since it is an interior rehabilitation project. As noted above, water service would be provided by City of Detroit. No surface waters (e.g., lakes, rivers, ponds) are located on or adjacent to the project site. Stormwater at the project would be collected and treated by the City through the currently existing system. The project was checked for unique natural features and endangered species in Wayne County and did not find any that would apply to the project or impact the project site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project site is located within an urban environment where the vegetation and wildlife have adapted. The site has been previously developed since the early 1900's, with no indication of unique vegetation or wildlife. This project will not disrupt any existing natural landscape or wildlife.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The rehabilitation of an existing vacant building is not expected to impact climate change. It will not increase factors typically associated with contributing to climate change and could improve the factors by reducing the development of green space or additional single-family development for senior housing. Based on the FEMA National Risk Factors Index, the Risk Index is Very High for Cold Wave, Strong Wind and Tornado. The Community Resilience is Relatively Moderate. These risks are not likely to impact the Subject Property due to the energy efficiency features to combat a cold wave, and the concrete construction of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		the building is resistant to strong winds and tornados (see Attachment 28).	
Energy Efficiency	1	The project will meet current State and local codes concerning energy consumption. It is not anticipated to have a substantial effect on the use, extraction, or depletion of a natural resource. Energy utilization during renovation is expected to be consistent with typical renovation equipment. The location is served by local utility providers. The development will be completed in accordance with NGBD Silver, or equivalent green design standard employing many resource and energy conservation strategies. The project site will incorporate energy efficient home performance standards to decrease consumption of energy. The structure will include modern features including efficient windows, insulation and have high efficiency furnaces, energy star appliances and LED lighting. See Attachment 17 for Project Narratives	

Supporting documentation

- [Att 28 - climate Changes Community Report Wayne County Michigan National Risk Index.pdf](#)
- [Figure 1 - Site Location Map.pdf](#)
- [Fig 2 - Site Development Plan with Utilities.pdf](#)
- [Att 5 - Gen Conformity Letter Russel Woods Senior Housing Development Feb 2024\(1\).pdf](#)
- [Att 5 - Air attainment status maps 407842_7\(1\).pdf](#)
- [Attch 26 - DDOT System Map.pdf](#)
- [Att 26 - transportation - Google Maps.pdf](#)
- [Att 25 - parks - Google Maps.pdf](#)
- [Att 24 - police - Google Maps.pdf](#)
- [Att 24 - fire stations - Google Maps.pdf](#)
- [Att 23 - Detroit Water Quality Report 2022.pdf](#)
- [Att 23 - About DWSD _ City of Detroit.pdf](#)
- [Att 22 - waste services near me - Google Maps.pdf](#)
- [Att 21 - social services near me - Google Maps.pdf](#)
- [Att 21 - hospitals urgent care near me - Google Maps.pdf](#)
- [Att 21 - healthcare facilities - Google Maps.pdf](#)

[Att 20 - schools - Google Maps.pdf](#)

[Att 20 - Cultural facilities -.pdf](#)

[Att 20 - cultural facilities - Google Maps.pdf](#)

[Att 19 - Market Study Oct 2022.pdf](#)

[Att 18 - RussellWoodsSenior Ex 21 Community Revitalization narrative.pdf](#)

[Att 15 - Zoning Map.pdf](#)

[Att 11 - Noise-EA-Partner-Worksheet\(1\).docx](#)

Additional Studies Performed:

Market Study Environmental Due Diligence Reports

Field Inspection [Optional]: Date and completed

by:

Christina Bakos

1/25/2024 12:00:00 AM

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

Michigan Department of Environment, Great Lakes & Energy Detroit Historic Preservation Office United States Fish and Wildlife Service FEMA

List of Permits Obtained:

1. Building permits through the City of Detroit Building Safety Engineering, and Environmental Department (BSEED) are in review with the City of Detroit. 2. MSHDA Design Review and Approval is in review.

Public Outreach [24 CFR 58.43]:

All historical, local and federal contacts on the attached Interested Parties List were sent a copy of the Notice of Intent to Request for Release of Funds to use HUD funding for the project and were asked to comment on the project. A virtual community meeting was held with the City of Detroit Planning & Development Department and three different media news outlets.

Cumulative Impact Analysis [24 CFR 58.32]:

The cumulative impacts anticipated for this project are primarily associated with reinstatement of residential use such as increased traffic and use of resources and services (roads, schools, police, etc). The project is consistent with the anticipated growth of the immediate and surrounding neighborhoods and therefore not considered detrimental. Other cumulative impacts include generation and consumption of materials during renovation and waste generated during renovation

which are expected to be minimalized through the use of industry best practices, Enterprise Silver Environmental Criteria and high efficiency appliances. The proposed project will have a positive effect within the City of Detroit by placing the inactive property back into productive use; reducing property vacancies; providing additional, much needed, affordable and low-income modern housing for seniors; and eliminating the decline of neighborhood housing values. Improvement of this portion of the community may spur additional renovations in the area, address identified community revitalization plan goals, and add residential tenants in an important area of the community. No significant adverse impacts to the human environment are anticipated.

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

The layout of the building was designed and modified to achieve the highest and best use, therefore previous plans were changed to allow for this, with no adverse impacts to the human environment. The number and layout of the units has been modified to provide for project-based voucher units as well as rents at 60% AMI units and 15% of the proposed units will be reserved for deep income targeting at 30% AMI. The redevelopment plans have been carefully proposed to allow the thoughtful redevelopment of an unused abandoned building within the City of Detroit Russell Woods Neighborhood. Private Development - Redevelopment using private funds is not economically feasible considering current rental rates within the target area. More Units - Option for construction of a larger development was considered but not selected due to market conditions anticipated at this time. Fewer Units - Development and operating costs are not feasible for a facility with fewer units. Alternate Site - The market study and related research did not identify any sites within the market area of comparable size that are currently vacant or with similar proximity to resources. Redevelopment of occupied alternative sites with suitable characteristics would require the displacement of current residents or businesses that is not consistent with the community's focus on growth and sustainability.

No Action Alternative [24 CFR 58.40(e)]

The no action alternative would fail to stabilize the neighborhood and property values. The project site would remain vacant and unused, which is a potential hazard and does not benefit the City of Detroit community. The no action alternative would fail to address the documented critical need for senior low-income modern housing or fulfill the goals of the community revitalization. Because no adverse impacts have been identified, the alternative of No Action is not reasonable

Summary of Findings and Conclusions:

The project would provide much needed affordable, private-unit senior residential housing and a community gathering space in a transitional area of Detroit. The development is designed to meet the income distribution and household size needs

identified in the market study as well as provide desirable community space for the residents as well as additional amenities. The property has been vacant and unused for several years, and the proposed end use will provide important community engagement and living area in a vital area of the city. The no action alternative would fail to stabilize the neighborhood and property values. The project site would remain vacant and unused, which does not benefit the City of Detroit community. Furthermore, the impacts of the development are minimal and can be managed by typical mitigation measures. Overall, the project is a benefit to the City of Detroit.

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 may proceed without further coordination with the City of Detroit Preservation Specialist unless the scope of work is modified, or artifacts are uncovered during the course of construction.	N/A	Unanticipated Discovery Plan	
Contamination and Toxic Substances	Use of engineering controls as approved within a detailed Response Activity Plan provided to EGLE for review, approved on August 1, 2024.	N/A	Approved Response Activity Plan with OM&M Plan and Documentation of Due Care Compliance reporting	
Contamination and Toxic Substances	Asbestos abatement and lead based paint abatement will be conducted prior to / during renovation by a licensed contractor.	N/A	Summary close-out reports will be prepared for each.	

Russell-Woods-Senior-
Living

Detroit, MI

900000010382381

Project Mitigation Plan

See attached Mitigation Plan

[Russell Woods Final Mitigation Plan.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

Yes

2. Is your project located within a Runway Protection Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ) ?

Yes, project is in an APZ

Yes, project is an RPZ/CZ

No, project is not within an APZ or RPZ/CZ

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within either zone below.

Screen Summary

Compliance Determination

The project is within 15,000 feet of a military airport or within 2,500 of a civilian airport. However, it is not within an APZ or RPZ/CZ. The project is in compliance with Airport Hazards requirements. The property is located approximately 6.5 miles from the Coleman A Young Municipal Airport, 11 miles from the Windsor International Airport and 14 miles from the Detroit Metropolitan Wayne County Airport, which are

the nearest US military, civil or commercial service airports. The project site is not within an Airport Clear Zone or Accident Potential Zone. No military airfields are located in Wayne County or the nearby vicinity.

Supporting documentation

[Att 2 - Windsor International Airport to 11421 Dexter Ave Detroit MI 48206 Google Maps.pdf](#)

[Att 2 - Coleman A Young International Airport to 11421 Dexter Ave Detroit MI 48206 Google Maps.pdf](#)

[Att 2 - Detroit Metropolitan Wayne County Airport to 11421 Dexter Ave Detroit MI 48206 Google Maps\(1\).pdf](#)

[Att 2 - Airport-Runway-Clear-Zones-Partner-Worksheet.docx](#)

[Att 2 - Airport-Hazards-Partner-Worksheet.docx](#)

[Att 1 - Airport Noise Contour Maps.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

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. The project site is not within a Coastal Barrier Resource System (CBRS) Unit, or CBRS buffer zone, as defined under the Coastal Barrier Improvement Act of 1990 [16 Resources Act of 1982 (PL 97-348), as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591).

Supporting documentation

[Att 3 - CBRS MI Map.pdf](#)

[Att 3 - Coastal Zone Boundary Maps by county and township.pdf](#)

[Att 3 - CBRS Map.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.

Yes

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

[Att 4 - Floodplain Map EMES.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. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

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

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The property is not located within a Special Flood Hazard Area as depicted on the Flood Insurance Rate Map panel 26163C0125E effective February 2, 2012. It is located in Zone X. The project would not involve either direct or indirect support of development in a floodplain. Flood Insurance is not needed.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

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 100.00 ppb (parts per billion)
 Ozone 100.00 ppb (parts per million)

Provide your source used to determine levels here:
 EPA De Minimis Tables

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 ppb (parts per billion)
 Ozone 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 project's county or air quality management district is in non-attainment status for the following: Sulfur dioxide. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. Clean Air Act - Wayne County is designated as being in attainment for carbon

monoxide, lead, nitrogen dioxide, particulate matter (PM10 & PM2.5). Southeast Michigan is in an Attainment/Maintenance area for ozone as of May 19, 2023, and the eastern portion of Wayne County is in a Nonattainment area for Sulfur Dioxide. The Subject Property appears to be outside the non-attainment boundary for Sulfur dioxide. The State of Michigan has an approved State Implementation Plan in place and continues to monitor the concentrations of Sulfur Dioxide in portions of Wayne County. The EPA has made an interim final determination for this plan. Local and Regional air quality will not be affected by this rehabilitation project. A General Conformance Letter was received from EGLE and is attached.

Supporting documentation

[Att 5 - De Minimis Tables US EPA.pdf](#)

[Att 5 - Gen Conformity Letter Russel Woods Senior Housing Development Feb 2024.pdf](#)

[Att 5 - Air attainment status maps_407842_7.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

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The Property is not located in a coastal zone per State of Michigan Office of the Great Lakes or the National Oceanic and Atmospheric Administration.

Supporting documentation

[Att 3 - Coastal Zone wayne county mczmpr.pdf](#)

[Att 3 - Coastal Zone Boundary Maps by county and township\(1\).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)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD’s toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) 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?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

No

Explain:

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will

be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.74

Provide the documentation* used to derive this value:

Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required.

File Upload:

[HRD Indoor Radon Map 04-18-24\(1\).pdf](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

8. Mitigation

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

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated.
Project cannot proceed at this location.

- ✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. 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.**

Use of engineering controls as approved within a detailed Response Activity Plan provided to EGLE for review, approved on August 1, 2024.

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

Complete removal

Risk-based corrective action (RBCA)

Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when

contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. A Phase I ESA in conformance with the scope and limitations of ASTM E 1527-21 and MSHDA Environmental Review for Requirements the Subject Property was completed on January 30, 2024. The Phase I ESA revealed four recognized environmental conditions (RECs) across the Subject Property. Phase II subsurface soil, groundwater and vapor investigations revealed phenanthrene, ethylbenzene, naphthalene, 1,3,5-TMB, n-butylbenzene, isopropyl benzene and n-propyl benzene in the soil and lead in the groundwater in one location exceed the Michigan Department of Environment, Great Lakes & Energy's (EGLE's) Generic Residential Cleanup Criteria (GRCC) and/or Site Specific Volatilization to Indoor Air Criteria (SSVIAC) provided by EGLE defining the Subject Property as a 'facility' per Part 201 or 'property' per Part 213. The soil contaminants exceed leaching to drinking water (DW), groundwater to surface water interface protection (GSIP) and/or soil volatilization to indoor air (SVIA) site specific criteria. The groundwater contaminant exceeds the drinking water and groundwater to surface water interface criteria. A BEA report was prepared on May 16, 2024, submitted and received by EGLE on May 23, 2024 and June 11, 2024. The acknowledgement letters are attached. Furthermore, to address the site contamination concerns, a Response Activity Plan (ResAP) was prepared, submitted and reviewed by EGLE. EGLE approved the report on July 31, 2024. The plans outline the required structural and non-structural barriers across the Subject Property as well as the required Operations and Maintenance on a quarterly basis. A DDCC will be submitted to EGLE for approval at the end of the project. The approved DDCC will establish that the site is in compliance with Part 201 for the intended residential use. An asbestos survey was conducted by Environmental & Occupational Consulting & Training of Michigan, Inc, (EOCT) on January 25 and 26, 2024. The results of the survey revealed a paper vapor barrier associated with ceramic tile throughout the building and caulk on the exterior building entrance were positive for asbestos. Quotes for

abatement were obtained by the developer. A Lead Inspection & Risk Assessment report was prepared by EOCT dated February 28, 2024. The results revealed ceramic tiles in the bathrooms were positive for lead greater than 1.0mg/cm². Quotes for abatement were obtained by the developer. Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required

Supporting documentation

[HRD Indoor Radon Map 04-18-24.pdf](#)

[Attch 6 - ResAP 7a1b Approval Letter 11421 Dexter Ave Detroit.pdf](#)

[Flueranvil Russell Woods I LDHA - Owens EGLE - Acknowledgement of BEA Submittal.pdf](#)

[Final ResAP 11421 Dexter REV signed 7252024r.pdf](#)

[Final Complete BEA 11421 Dexter 051624 r.pdf](#)

[Phase I ESA 11421 Dexter Ave Russell Woods complete signed r.pdf](#)

[Att 6 - LIRA EBL Report Russell Woods Dev.pdf](#)

[Att 6 - Asbestos Survey Report Russell Woods Dev r.pdf](#)

[Att 6 - Radon Map 0624 EGLE.pdf](#)

[Att 6 - Map-Of-Michigan-Radon-Levels.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.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

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

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.

Screen Summary

Compliance Determination

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. The project is located within a historically densely developed environment where the vegetation and wildlife have adapted. The project has been developed for commercial

and residential uses since the early 1900's. An Official Species List was obtained from the USFWS that identifies potential Threatened and Endangered (T&E) species in the area of the proposed project. Based on observations and additional data gathered in this assessment, there are no T&E species or critical habitats along the Dexter Avenue corridor. Therefore, the project would have "No Effect" on listed species and no Best Management Practices would be required to mitigate potential effects to them. The USFWS indicates "There are no Critical Habitats at this Location". The project is within a Developed Area and is not within or adjacent to any unlandscaped areas that support native vegetation. The project is not within a suitable habitat for listed species and therefore no listed species or designated critical habitat is anticipated to be directly or indirectly affected by this action.

Supporting documentation

[Att 7 - Updated Species List Michigan Ecological Services Field Office \(1\).pdf](#)

[Att 7 - Species List Michigan Ecological Services Field Office \(1\).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

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

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. The project does not involve explosive or flammable materials or operations. There is no visual evidence or indication of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane, etc.) or operations utilizing explosive/flammable material at or in close proximity to the property. The environmental database report obtained as part of the Phase I ESA did not reveal any ASTs within 1/4 mile. GRand reviewed the National Pipeline map and no gas pipelines, plants or breakout tanks within a mile of the Subject Property

Supporting documentation

[Att 8 -Explosives-Partner-Worksheet \(2\).docx](#)
[Att 8 - NPMS Public Viewer.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:

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

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site consists of urban land; therefore, the project would not affect farmlands. According to the US Department of Agriculture Natural Resources Conservation Service Resource Assessment Division Map for Michigan there are no protected farmlands in the City of Detroit. The soils are classified as Shebeon-Urban land - Avoca complex, which are not prime farmland.

Supporting documentation

[Att 9 - Soil_Map.pdf](#)

[Att 9 - Farmlands-Partner-Worksheet \(2\).docx](#)

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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD’s floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property’s continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The property is not located within a Special Flood Hazard Area as depicted on the Flood Insurance Rate Map panel 26163C0125E effective February 2, 2012. It is located in Zone X. The project would not involve either direct or indirect support of development in a floodplain.

Supporting documentation

[Att 4 - Floodplain and Wetland Maps\(2\).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)

- ✓ Completed
- ✓ Bay Mills Indian Community Completed

- ✓ Forest County Potawatomi Community of Wisconsin Completed
- ✓ Grand Traverse Band of Ottawa & Chippewa Indians Completed
- ✓ Hannahville Indian Community Completed
- ✓ Ketegitigaaning Ojibwe Nation / Lac Vieux Desert Completed
- ✓ Keweenaw Bay Indian Community of Lk Superior Completed
- ✓ Lac du Flambeau Band of Lk Superior Chippewa Completed
- ✓ Little River Band of Ottawa Indians Completed
- ✓ Little Traverse Bay Bands of Odawa Indians Completed
- ✓ Match-E-Be-Nash-She-Wish Band of Pottawatomi Completed
- ✓ Menominee Indian Tribe of Wisconsin Completed
- ✓ MI Anishinaabek Cultural Prev & Repatriation Completed
- ✓ Miami Tribe of Oklahoma Completed
- ✓ Nottawaseppi Huron Band of the Potawatomi Completed
- ✓ Pokagon Band of Potawatomi Indians, MI and IN Completed
- ✓ Saginaw Chippewa Indian Tribe of Michigan Completed
- ✓ Sault Ste. Marie Tribe of Chippewa Indians Completed
- ✓ Seneca Cayuga Nation Completed

Other Consulting Parties

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

The City of Detroit works under a programmatic agreement with the Michigan SHPO and Advisory Council on Historic Preservation. Consulting Parties were invited to participate in the creation of the agreement, including the City of Detroit Historic Designation Advisory Board and Planning and Development Department, Preservation Detroit, and the Michigan Historic Preservation Network.

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:**

The APE for indirect effects is the building where the exterior renovation is proposed and the surrounding parking lot. As the building and parking lots already exist, the proposed project will not change the setting or views of surrounding properties. The only other potential effects are a slight increase in pedestrian and vehicular traffic once residents occupy a currently vacant building and parking lot. No other potential effects are anticipated. The indirect APE is shown on the attached street map and aerial map.

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
-------------------------------	--------------------------	------------------	-----------------------

Additional Notes:

Section 106 application and supporting documentation uploaded

- 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:

Sensitive Information, not uploaded

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:

An Application for Section 106 review was submitted to the City of Detroit Housing & Revitalization Department's Preservation Specialist. Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A technical report, completed by Misty Jackson of Arbre Croche Cultural Resources LLC, concluded is unlikely that intact archaeological deposits are present within the project area. In a letter dated March 27, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking. A finding of No Adverse Effect within the area of potential effects was provided by the City of Detroit in a letter dated March 28, 2024

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

✓ Other

Describe conditions here:

This project may proceed without further coordination with the City of Detroit Preservation Specialist unless the scope of work is modified, or artifacts are uncovered during the course of construction.

No

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: Avoidance. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. An Application for Section 106 review was submitted to the City of Detroit Housing & Revitalization Department's Preservation Specialist. Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A technical report, completed by Misty Jackson of Arbre Croche Cultural Resources LLC, concluded is unlikely that intact archaeological deposits are present within the project area. In a letter dated March 27, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking. A finding of No Adverse Effect within the area of potential effects was provided in a letter dated March 28, 2024. This project may proceed without further coordination with the City of Detroit

Preservation Specialist unless the scope of work is modified, or artifacts are uncovered during the course of construction.

Supporting documentation

[96-12411421 Dexter NP.pdf](#)

[Tribal Consultaiton- Russell Woods FCP.pdf](#)

[Russell Woods Senior Apartments Saginaw.pdf](#)

[COD TC email- Russell Woods Senior.pdf](#)

[City of Detroit HRD MBPI Response 042624.pdf](#)

[\[EXTERNAL\] 11421 Dexter Avenue Notawaseppi.pdf](#)

[Russell Woods TC NHPA Sec106 Review Letter.pdf](#)

[Detroit Unanticipated Discoveries Plan Russell Woods Senior.pdf](#)

[Detroit Section 106 Request Application 2023.pdf](#)

[11421 Dexter SHPO inventory form.pdf](#)

[11421 Dexter Avenue Kidorf Section 106 report.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

Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

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))

Indicate noise level here: 61

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

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))

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: 61

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 61.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. The Subject Property is located along Dexter Avenue which is considered a busy roadway but is

not within 3,000 feet of a rail line. The property is located approximately 6.5 miles from the Coleman A Young Municipal Airport, 11 miles from the Windsor International Airport and 14 miles from the Detroit Metropolitan Wayne County Airport. A Noise Exposure Map was obtained for all three airports, which indicated acceptable noise limits on the Subject Property since it was well beyond the 65dB contour. A Noise Assessment according to HUD guidelines for the Subject Property was completed on January 30, 2024. The results revealed a Day Night Average Noise Level (DNL) of 61dB, which included 10-year projections with 2% growth, an assumption of 20% medium and heavy trucks and 15%-night fraction of traffic. It is classified as Acceptable with no additional abatement requirements.

Supporting documentation

[Att 11 - Noise Assessment r.pdf](#)

[Att 11 - Noise-EA-Partner-Worksheet.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
<p>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.</p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

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

Yes

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

No

Screen Summary

Compliance Determination

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. The project is rehabilitation of an existing building. There are no US EPA designated sole-source aquifers in Michigan. The proposed site is not located within a sole source aquifer watershed and would not affect a sole-source aquifer or negatively impact the water quality or any aquifers in the area.

Supporting documentation

[Att 12 - 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

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The project site is not located near, or within, a wetland area. The surrounding area is densely populated urban area. Therefore, the project would not affect wetland or riparian areas.

Supporting documentation

[Att 4 - Wetland Map EMES.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

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. No Wild and Scenic Rivers are located within the City of Detroit.

Supporting documentation

[Att 13 - State National 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

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The building will serve low-income and minority populations. The project would not result in disproportionately adverse environmental effects on minority or low income populations. New facilities and residences are intended to enhance the quality of life for new and existing residents and the community.

Supporting documentation

[Att 14 - Environmental-Justice-Partner-Worksheet \(2\).docx](#)

[Att 14 - EJScreen Community Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



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: Russell-Woods-Senior-Living

HEROS Number: 900000010382381

Project Location: 11421 Dexter Ave, Detroit, MI 48206

Additional Location Information:

N/A

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

The Adaptive Reuse project proposes rehabilitation of a vacant, poured concrete, 12-story apartment building that was constructed in 1974 at 11421 Dexter Avenue, Detroit. The Russell Woods Senior Living Community (RWSLC) is a proposed 4% and 9% LIHTC co-located development consisting of a total of 77 units of age-restricted housing for seniors at up to 60% of AMI. Fifteen percent of the proposed units will be reserved for deep income targeting at 30% AMI. The development will include 35 units as 9% LIHTC and 42 units as 4% LIHTC for a total of 68,874 square feet of gross rentable area. The first floor will consist of community areas including a library, fitness room and meeting areas totaling approximately 1,002 square feet. The redevelopment scope consists of all new systems, a complete gut rehab of the interior structure and reconfiguring the unit sizes from 138 to 77 units. There will be no new construction to the exterior of the structure. Improvements external to the building include sidewalk and curb replacement, landscaping and parking lot milling and resurfacing. As work proceeds it will be determined whether utility connections external to the building will require replacement or upgrade. Russell Woods Senior Living I LDHA LLC and Russell Woods II LDHA LLC intend to purchase the Subject Property on or after October 12, 2024. Supportive services will be provided by PACE with monthly Tenant Services for residents and the community provided by Hannan Center and Wayne Health Mobile Unit. Supportive communications and technology will be incorporated to connect residents to one another, care givers, family and friends. This review is for \$461,448.47 in HOME 2022, \$2,038,551.53 in HOME 2023, \$1,095,576.96 in CDBG 2023 and \$404,423.04 in CDBG 2024 from the City of Detroit and 77 vouchers from the Inkster Housing Commission. This environmental review is valid for up to five years

Funding Information

Grant Number	HUD Program	Program Name	
B23MC260006	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$1,095,576.96
B24MC260006	Community Planning and	Community Development Block	\$404,423.04

Russell-Woods-Senior-Living

Detroit, MI

900000010382381

	Development (CPD)	Grants (CDBG) (Entitlement)	
M22MC260202	Community Planning and Development (CPD)	HOME Program	\$461,448.47
M23MC260202	Community Planning and Development (CPD)	HOME Program	\$2,038,551.53
MI027	Other	Inkster Housing Commision PBVs	\$0.00

Estimated Total HUD Funded Amount: \$4,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$28,181,651.00

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	This project may proceed without further coordination with the City of Detroit Preservation Specialist unless the scope of work is modified, or artifacts are uncovered during the course of construction.
Contamination and Toxic Substances	Use of engineering controls as approved within a detailed Response Activity Plan provided to EGLE for review, approved on August 1, 2024.
Permits, reviews, and approvals	1. Building permits through the City of Detroit Building Safety Engineering, and Environmental Department (BSEED) are in review with the City of Detroit. 2. MSHDA Design Review and Approval is in review.

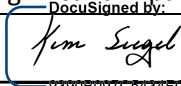
Project Mitigation Plan

See attached HRD Mitigation Plan

[HRD Model Mitigation Plan - 072924.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:  **Date:** 9/24/2024

Name / Title/ Organization: Kim Siegel / / DETROIT

Russell-Woods-Senior-Living

Detroit, MI

900000010382381

DocuSigned by:

Certifying Officer Signature: _____ **Date:** 9/24/2024

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).

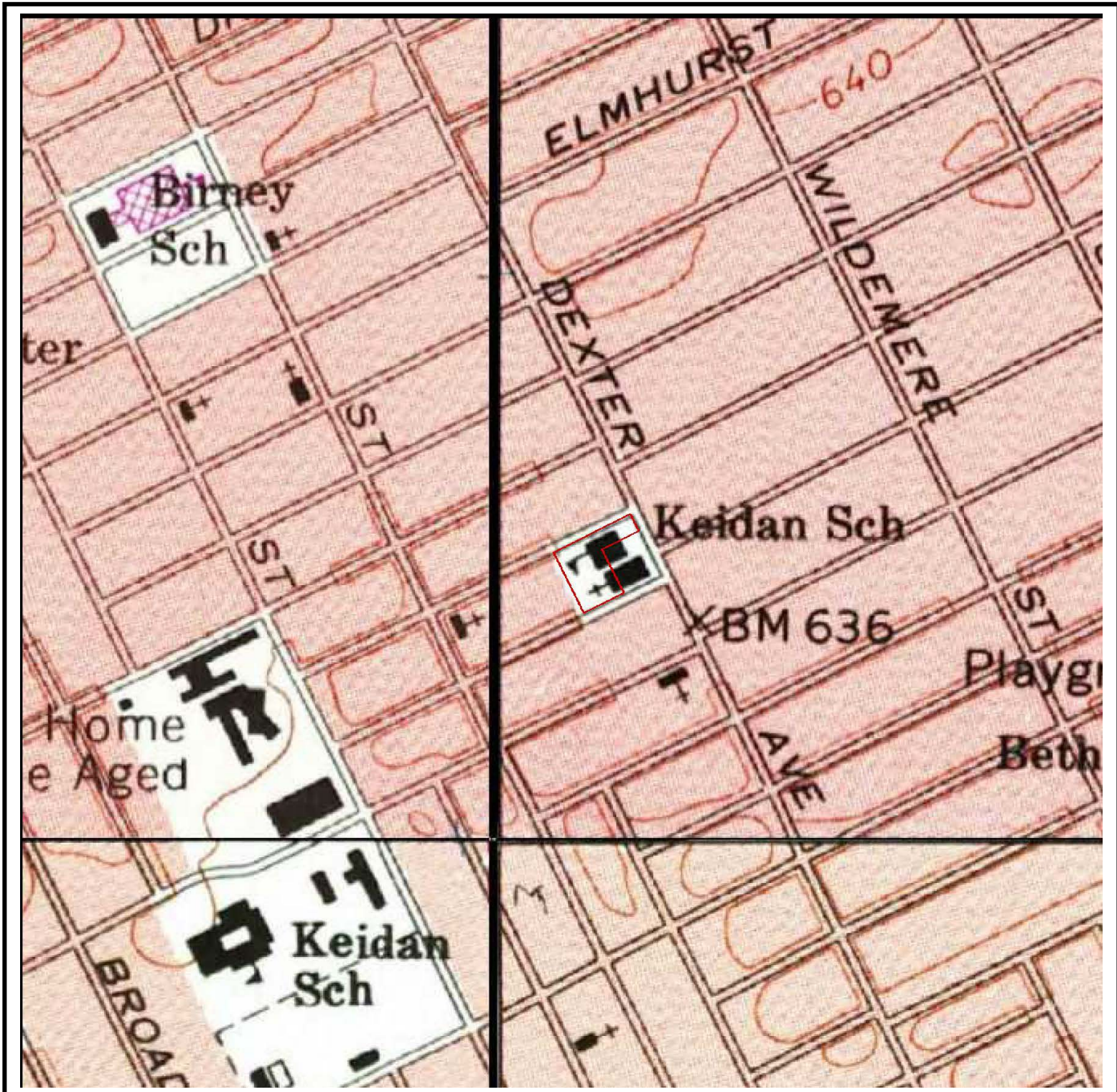


Figure 1

Subject Property
Location

Project No. 23-1067

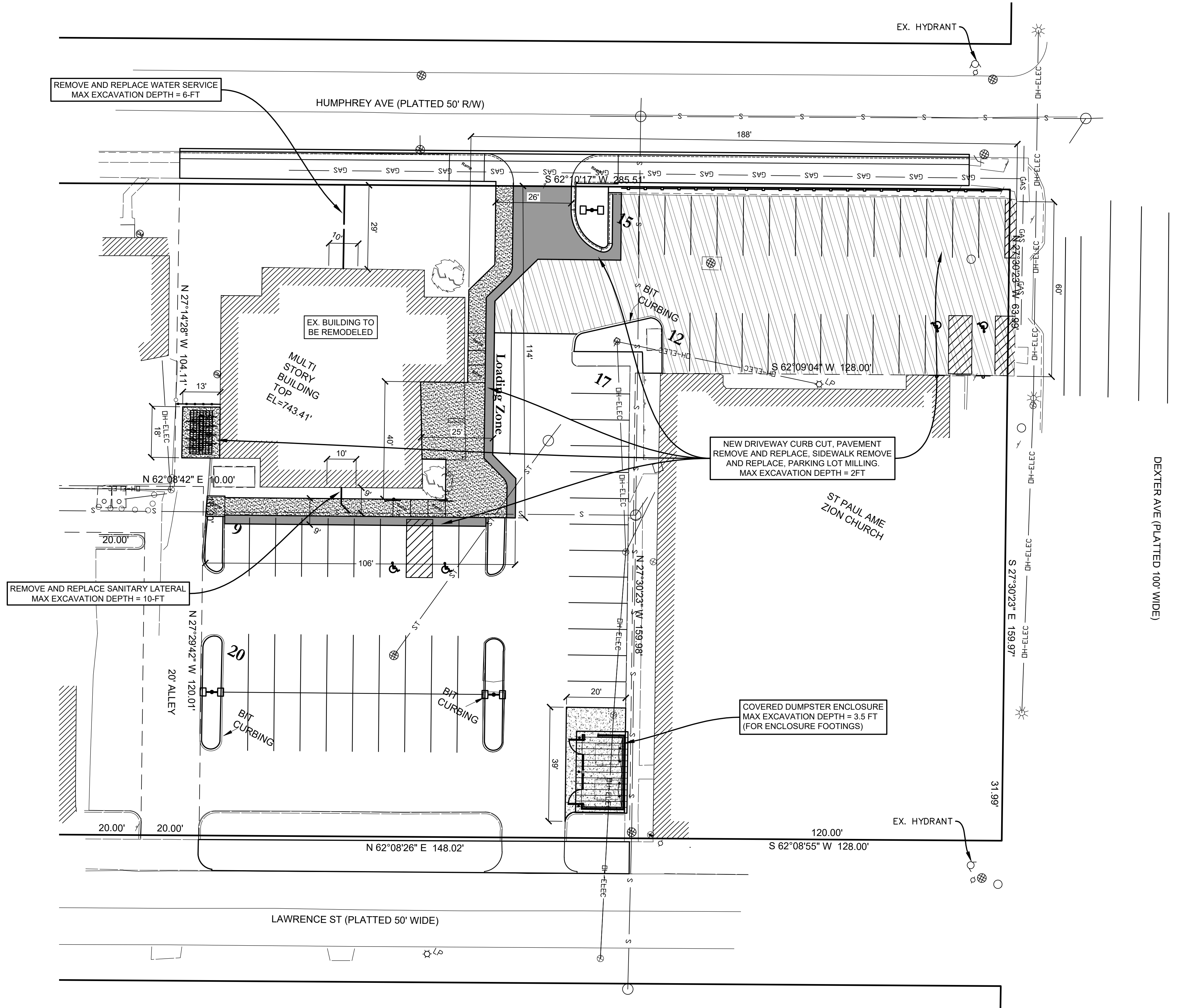
Date drawn: February 2024

Russell Woods Senior Living
11421 Dexter Avenue
Detroit, Michigan

Wayne County, Michigan



Figure 2 - Site Development Plan with Utilities



PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW HMA PAVEMENT AREA
- MILL / OVERLAY AREA
- ACCESSIBLE ROUTE

PROPOSED PERMANENT SIGNAGE LEGEND

NORTH

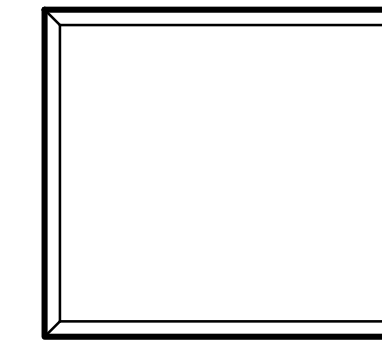
SCALE IN FEET

NO PARKING FIRE LANE
R7-6-9

PRELIMINARY - NOT FOR CONSTRUCTION



Know what's below. Call before you dig.



Plan Prepared By:
 Bruce A. Callen, PE
 Callen Engineering, Inc.
 108 E. Savidge St.
 Spring Lake, Michigan 49456
 Tel: 616-414-5260
 email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 12-14-23

Callen
civil engineers

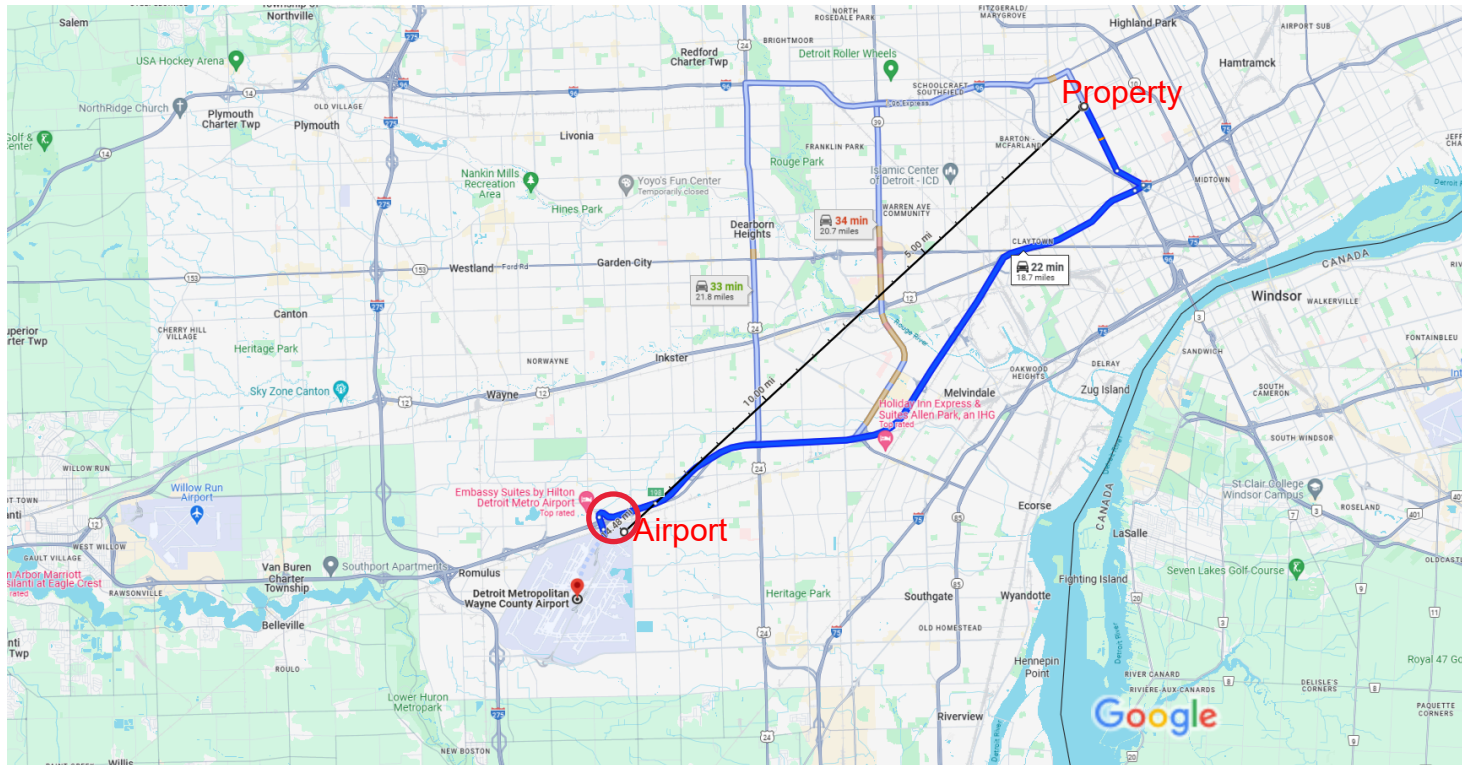
MHT HOUSING, INC.
 32500 TELEGRAPH ROAD, SUITE 100
 BINGHAM FARMS, MI 48025
 248-833-0552

NO.	ISSUANCE / REVISION FOR ENVIRONMENTAL	BY	DATE
1		AUB	12-14-23


RUSSELL WOODS SENIOR LIVING
 11421 DEXTER AVENUE
 CITY OF DETROIT, MI 48206
 WAYNE COUNTY, MICHIGAN
 SITE PLAN


PROJECT	023 RUSSELL WOODS
SCALE	DRAWING AS NOTED
SCALE	PLOT SCALE 1:1
SHEET NO.	C1.0

REVISION IN ACCORDANCE WITH CONSTRUCTION RECORDS



Map data ©2024 Google 2 mi

 via I-94 W **22 min**
Fastest route, the usual traffic 18.7 miles

 via M-39 S **34 min**
Much heavier traffic than usual 20.7 miles

 via Telegraph Rd **33 min**
21.8 miles

Explore Detroit Metropolitan Wayne County Airpo



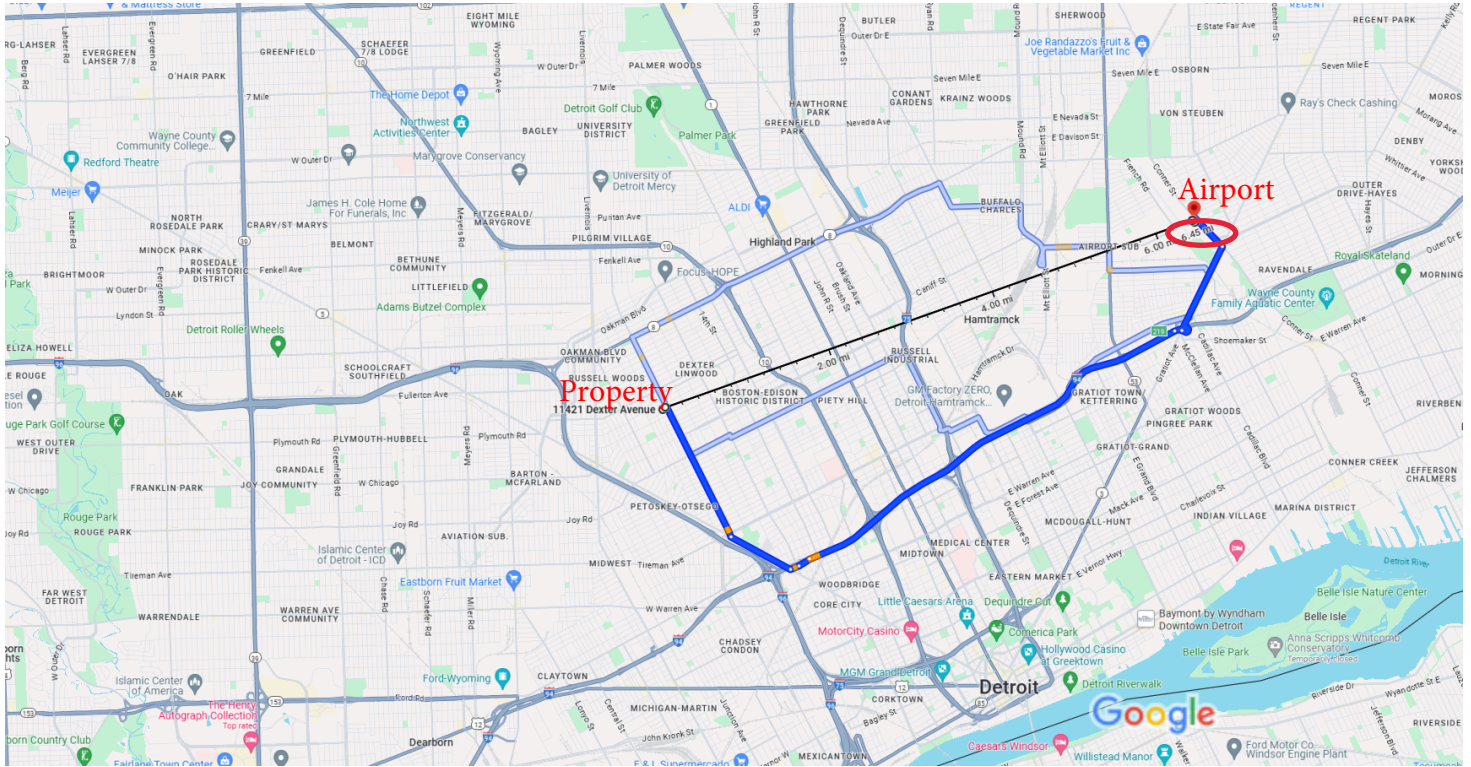
Restaurants

Hotels


Gas stations

Parking Lots







More



Map data ©2024 Google 1 mi

 via I-94 E **17 min**
Fastest route, the usual traffic 9.6 miles

 via M-8 E **22 min**
10.1 miles

 **12:03 PM—1 11 PM** **1 hr 8 min**
 16 Dexter >  11 Clairmount > 
 6 Gratiot > 

Explore nearby Coleman A. Young International Airpo



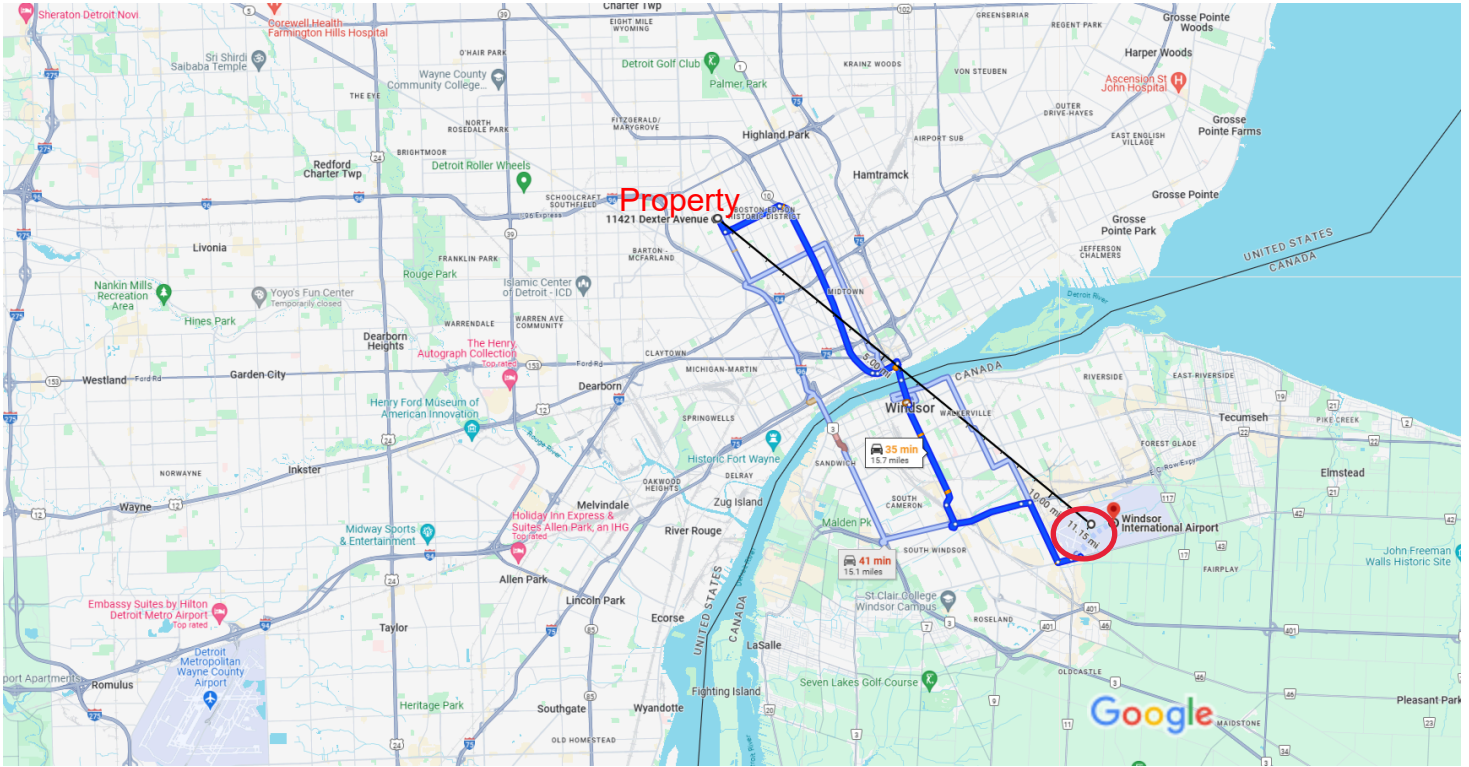
Restaurants

Hotels


Gas stations


Parking Lots






More



Map data ©2024 Google 2 mi

 **via M-10 S** **35 min**
 Fastest route now, avoids slowdown on the Ambassador Bridge 15.7 miles
 ⚠️ This route has tolls.
 ⚠️ This route crosses a country border.

 **via ON-3** **41 min**
 Much heavier traffic than usual 15.1 miles

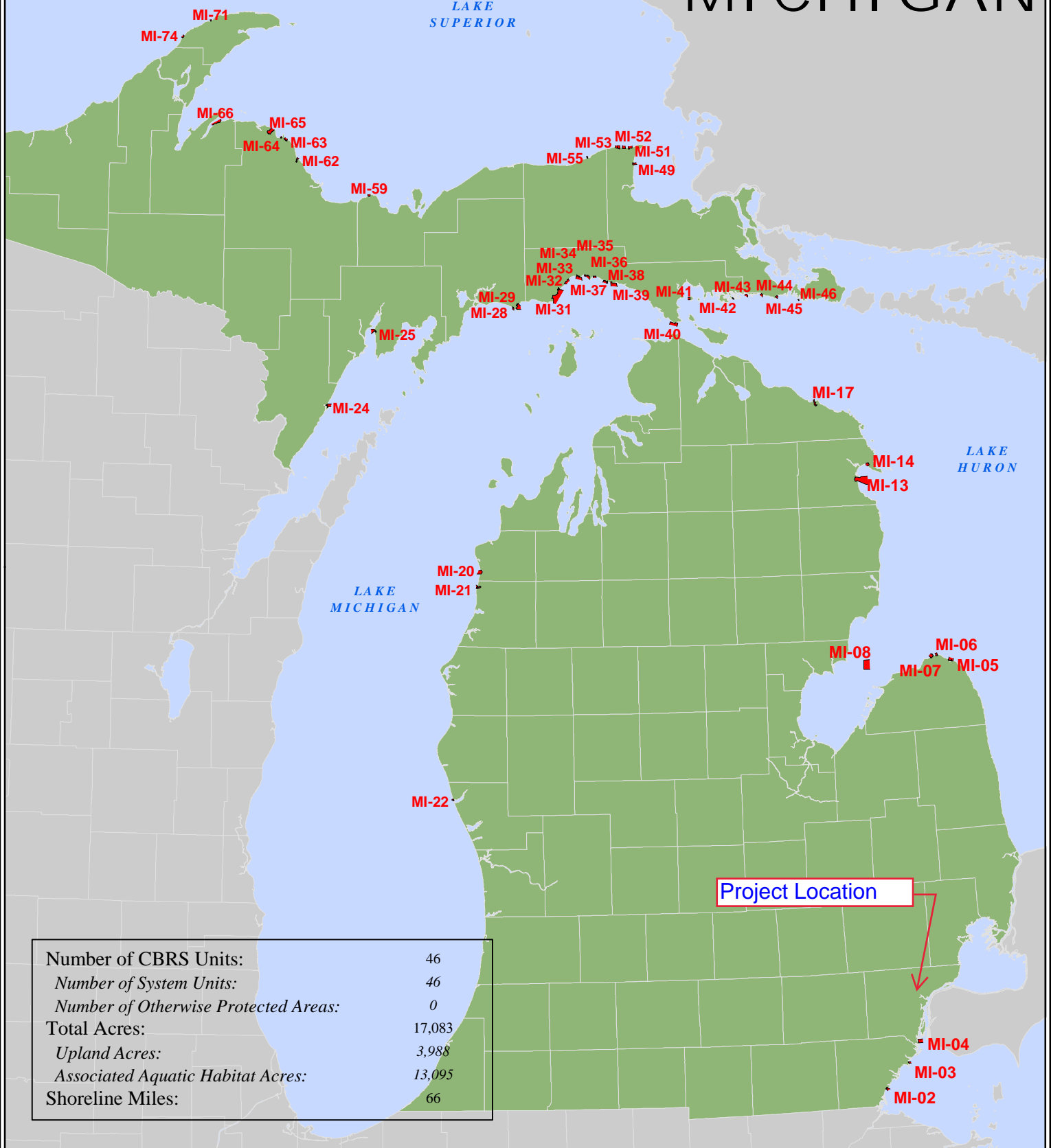
 **12:43 PM—2:49 PM** **2 hr 6 min**
 16 Dexter >  2222 >  8 > 

Explore nearby Windsor International Airpo



Restaurants Hotels Gas stations Parking Lots More

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN



Number of CBRS Units:	46
Number of System Units:	46
Number of Otherwise Protected Areas:	0
Total Acres:	17,083
Upland Acres:	3,988
Associated Aquatic Habitat Acres:	13,095
Shoreline Miles:	66

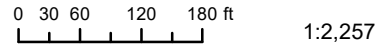
Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources 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>.

Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- System Unit
- CBRS Buffer Zone
- 83.123959, 42.377731



The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Russell Woods Senior Living
User Supplied Address/Location Description: 11421 Dexter Avenue, Detroit
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

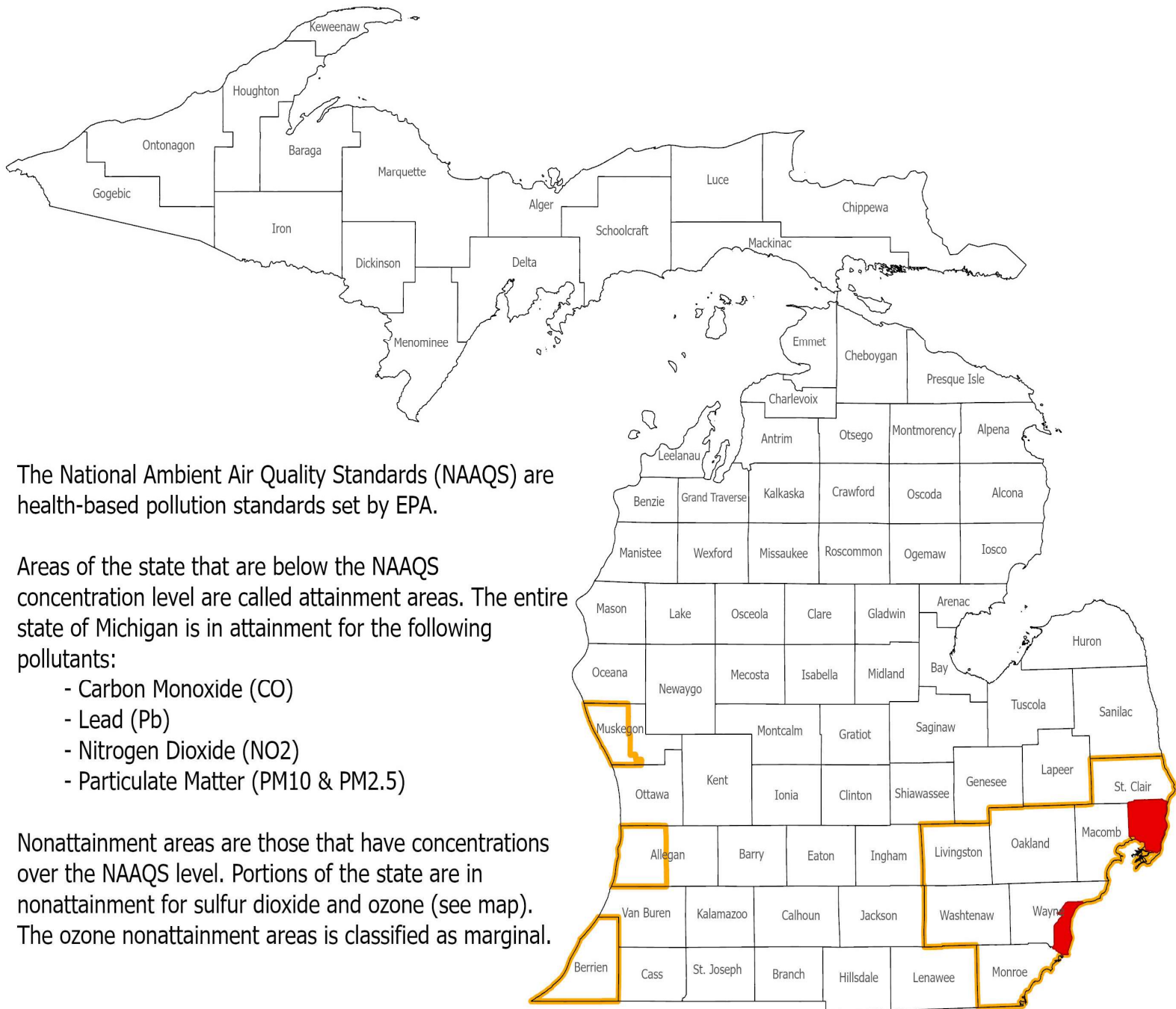
The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/cbra/maps/index.html>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 2/12/2024 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/cbra/Flood-Insurance.html>.



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 (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Particulate Matter (PM₁₀ & PM_{2.5})

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

LEGEND

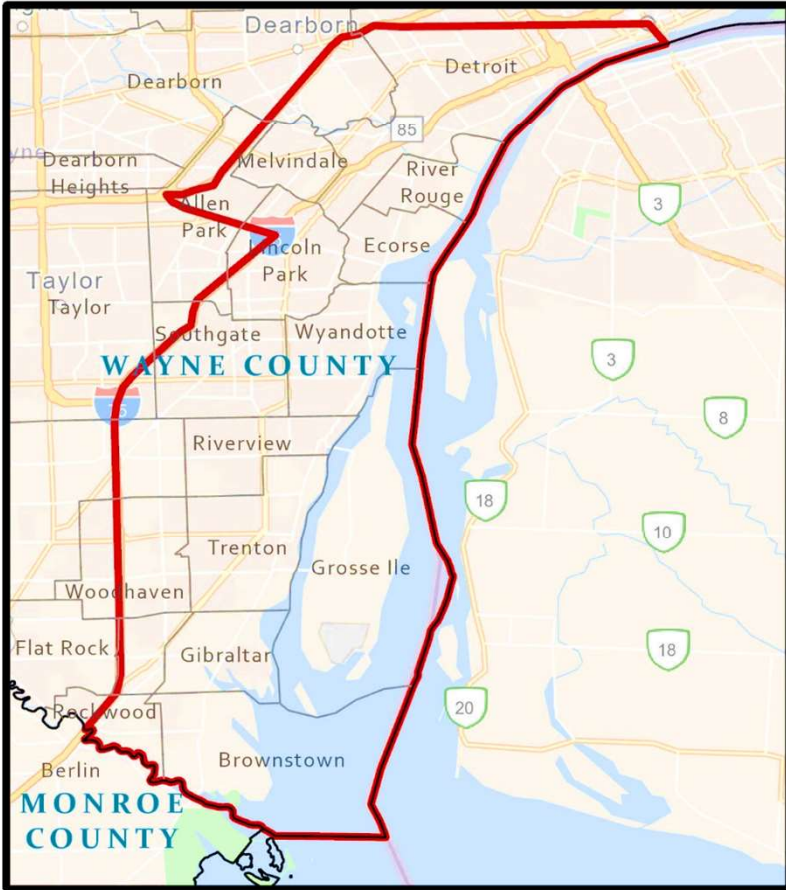
- Sulfur Dioxide Nonattainment Area
- Ozone Nonattainment Area

See Page 2 for close-up maps of partial county nonattainment areas.

Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

Wayne County Area



St. Clair County Area

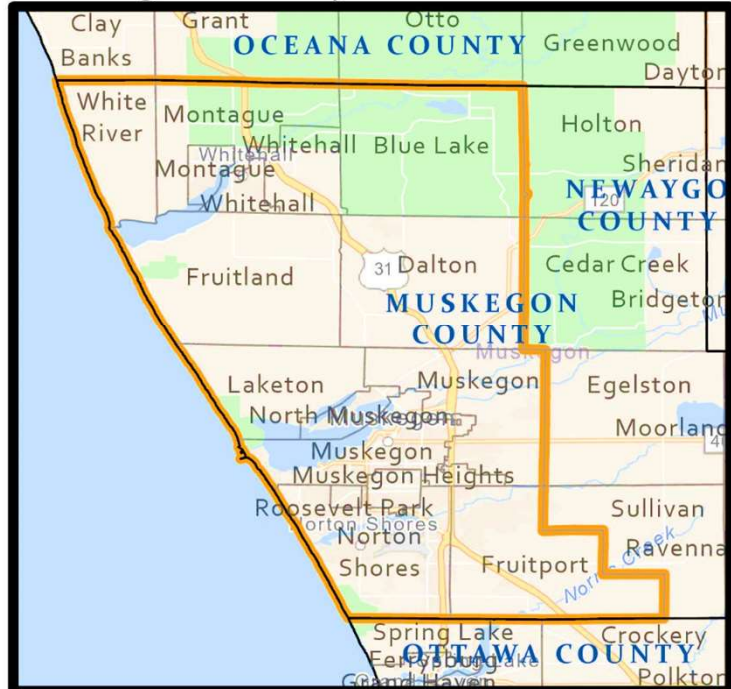


Ozone Nonattainment Areas

Allegan County Area



Muskegon County Area

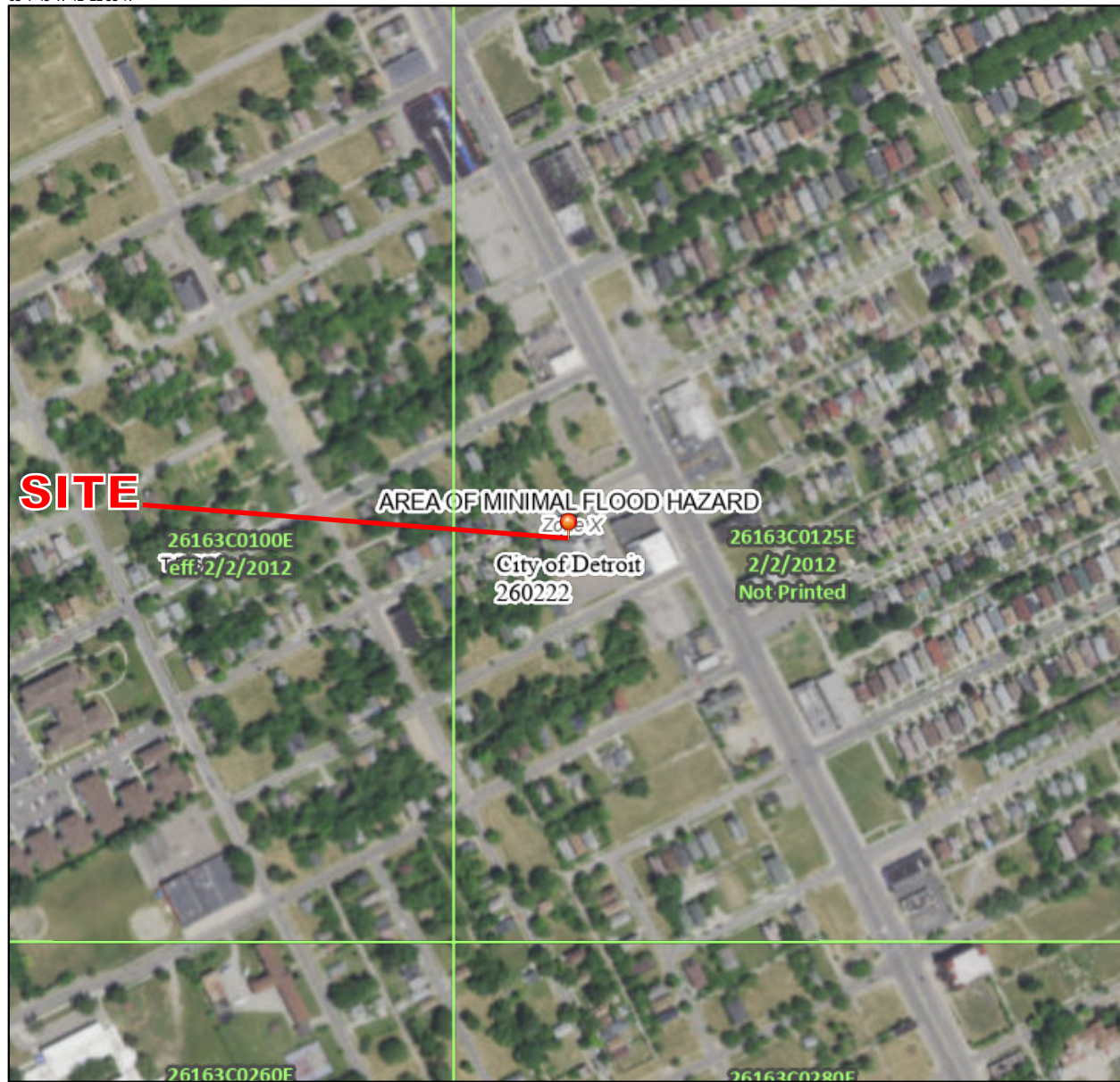




National Flood Hazard Layer FIRMette



83°7'45"W 42°22'53"N



Legend

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

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - 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 Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation: 20.2, 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



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 8/18/2022 at 2:27 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 83°7'7"W 42°22'27"N
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



FEMA FLOODPLAIN MAP

RUSSELL WOODS SENIOR LIVING COMMUNITY

11421 DEXTER AVENUE, DETROIT, MI 48206

PROJECT CODE: IHP-001

DRAWN BY: JT DATE: 8/18/22



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

February 29, 2024

Fabiola Fleuranvil
Russell Woods Senior Living I LDHA, LLC
900 Biscayne Boulevard, Suite 503
Miami, Florida 33132

Via Email Only

Dear Fabiola Fleuranvil:

Subject: Russell Woods Senior Living Community 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 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE has completed the required SIP submittals for this area and on May 19, 2023, the United States Environmental Protection Agency (USEPA) redesignated the seven-county southeast Michigan area (including Wayne County) from nonattainment to attainment/maintenance. General conformity does, however, still require an evaluation during the maintenance period. For this evaluation, EGLE considered the following information from the 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 Russell Woods Senior Living Community Project proposed to be completed with federal grant monies, including redevelopment of the existing 12-story apartment building. The redevelopment will consist of a complete rehabilitation of the interior structure and reconfiguration of the unit sizes from 138 to 77 units. There will be no improvements to the exterior building structure. Additional property improvements will include landscaping, some walkway and curb renovations, and milling/resurfacing of the parking areas. The project located on approximately 0.97 acres, at 11421 Dexter Avenue in Detroit, will bring much needed affordable senior housing to the Russell Woods/Nardin Park neighborhood. The project is a proposed low-income housing tax credit co-located development with approximately 15 percent of the proposed units reserved for deep income targeting at 30 percent of the area median income. Construction is expected to start in early September 2024 and will be completed in approximately 18 months.

Fabiola Fleuranvil
Page 2
February 29, 2024

In reviewing the *“Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,”* dated December 2012, prepared for KTG Y 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 Russell Woods Senior Living Community Project proposed for completion in Detroit, Michigan 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.

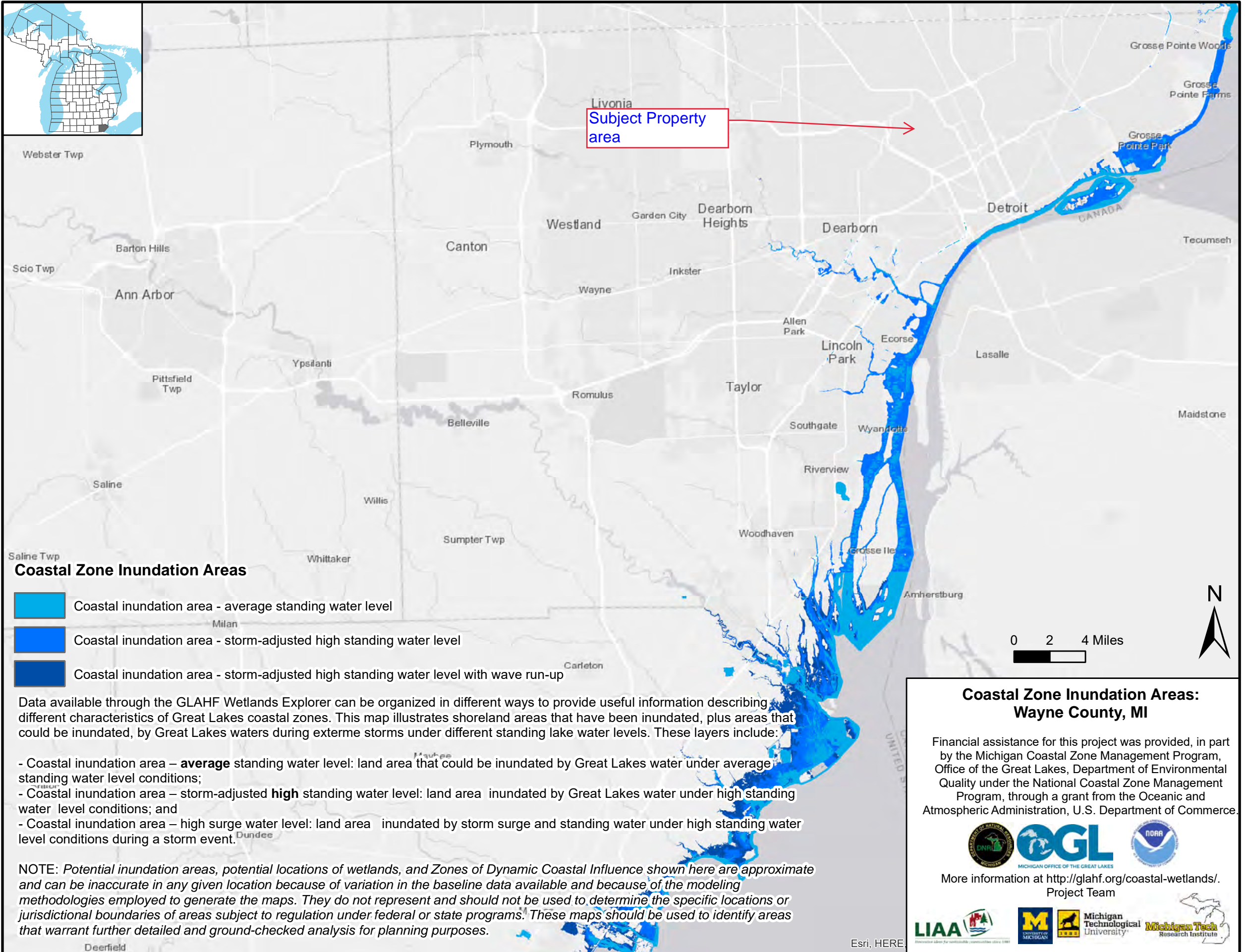
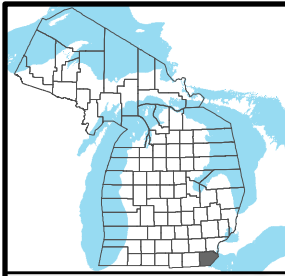
If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,



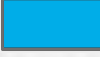
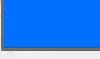

Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Penny Dwoinen, City of Detroit Housing and Revitalization Department
Megan Castro, Michigan State Housing Development Authority
Mary Weidel, U.S. Department of Housing & Urban Development
Christy Bakos, Grand Environmental, LLC



Subject Property area

Coastal Zone Inundation Areas

-  Coastal inundation area - average standing water level
-  Coastal inundation area - storm-adjusted high standing water level
-  Coastal inundation area - storm-adjusted high standing water level with wave run-up

Data available through the GLAHF Wetlands Explorer can be organized in different ways to provide useful information describing different characteristics of Great Lakes coastal zones. This map illustrates shoreland areas that have been inundated, plus areas that could be inundated, by Great Lakes waters during extreme storms under different standing lake water levels. These layers include:

- Coastal inundation area – **average** standing water level: land area that could be inundated by Great Lakes water under average standing water level conditions;
- Coastal inundation area – storm-adjusted **high** standing water level: land area inundated by Great Lakes water under high standing water level conditions; and
- Coastal inundation area – high surge water level: land area inundated by storm surge and standing water under high standing water level conditions during a storm event.

NOTE: Potential inundation areas, potential locations of wetlands, and Zones of Dynamic Coastal Influence shown here are approximate and can be inaccurate in any given location because of variation in the baseline data available and because of the modeling methodologies employed to generate the maps. They do not represent and should not be used to determine the specific locations or jurisdictional boundaries of areas subject to regulation under federal or state programs. These maps should be used to identify areas that warrant further detailed and ground-checked analysis for planning purposes.

Coastal Zone Inundation Areas: Wayne County, MI

Financial assistance for this project was provided, in part by the Michigan Coastal Zone Management Program, Office of the Great Lakes, Department of Environmental Quality under the National Coastal Zone Management Program, through a grant from the Oceanic and Atmospheric Administration, U.S. Department of Commerce.



More information at <http://glahf.org/coastal-wetlands/>.
Project Team





GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

July 30, 2024

VIA EMAIL

Fabiola Fleuranvil
Russell Woods Senior Living I LDHA, LLC
Russell Woods Senior Living II LDHA, LLC
900 Biscayne Boulevard, Suite 503
Miami, Florida 33132

Dear Fabiola Fleuranvil:

SUBJECT: Notice of Approval of the Response Activity Plan to Comply with 7a(1)(b)
11421 Dexter Avenue, Detroit, Wayne County, Michigan
Parcel ID Number: 14-003736-45
Facility ID Number: 82009052

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) to Comply with Section 20107a(1)(b) of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) for the above-referenced property. The ResAP outlines the response activities to be undertaken at the above-referenced address and was submitted on your behalf pursuant to Section 20114b of the NREPA on June 6, 2024, by Christy Bakos of GRand Environmental, LLC. The final revised version was received by EGLE on July 25, 2024.

Based upon the representations and information contained in the submittal, the ResAP is approved. EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed in the plan. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

The owner and operator of this property may also have responsibility under applicable state and federal laws, including but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

This approval is pursuant to the applicable requirements of the NREPA. The Michigan State Housing Development Authority may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461, or by email at ThompsonM31@Michigan.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Carrie A. Geyer". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Carrier Geyer, Manager
Brownfield Assessment and Redevelopment
Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Christy Bakos, GRand Environmental, LLC
Paul Owens, EGLE
Jarrett McFeters, 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: 2024-0043278
Project Name: Russell Woods Senior Living

06/18/2024 15:11:37 UTC

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/media/mifo-ipac-instructions> (and click on the attachment). 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: <https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance>. 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**, 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/program/eagle-management> 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/partner/council-conservation-migratory-birds>.

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
- Bald & Golden Eagles
- 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

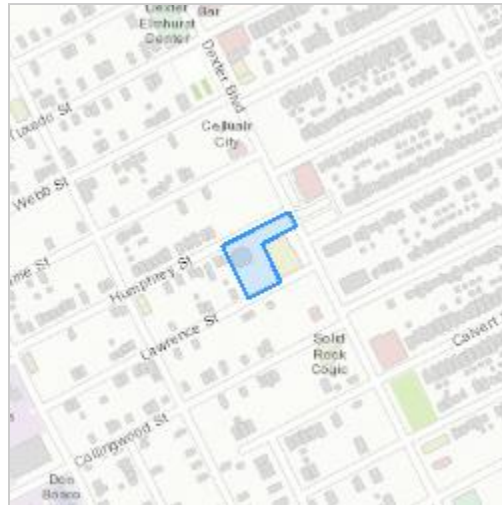
(517) 351-2555

PROJECT SUMMARY

Project Code: 2024-0043278
Project Name: Russell Woods Senior Living
Project Type: Residential Construction
Project Description: Renovate the existing building into low income housing apartments, renovate the existing parking areas including upgrading the landscaping.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.37765735,-83.12375772603127,14z>



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 4 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. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/U5DEI5VITZHOLDUVUN2NYDAL4I/documents/generated/6982.pdf	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</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"> This species only needs to be considered if the project includes wind turbine operations. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</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"> This species only needs to be considered if the project includes wind turbine operations. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. 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/U5DEI5VITZHOLDUVUN2NYDAL4I/documents/generated/5280.pdf	Threatened

CLAMS

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species.	Endangered

NAME	STATUS
Species profile: https://ecos.fws.gov/ecp/species/527	

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.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

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.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF 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 habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

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)

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

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere

NAME	BREEDING SEASON
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 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 "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

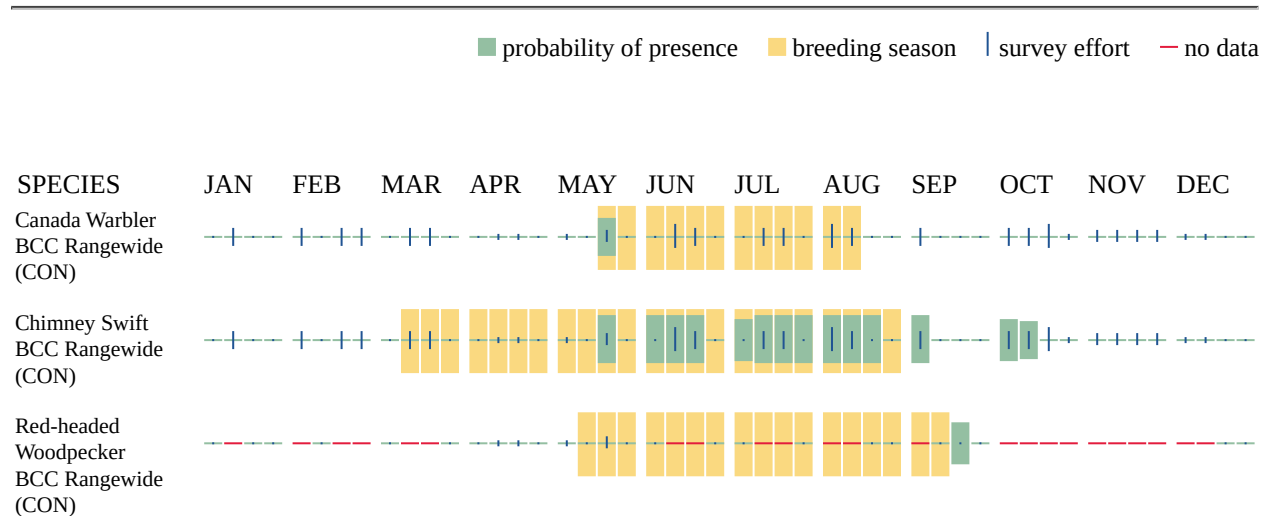
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

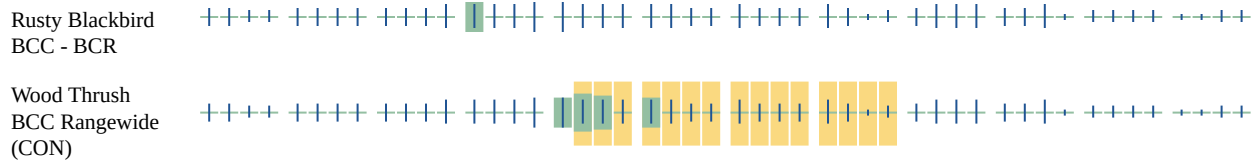
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

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





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- 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>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

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: Detroit city
Name: Christy Bakos
Address: 4160 10 MILE ROAD NW
City: Sparta
State: MI
Zip: 49345
Email: christy@grandenv.com
Phone: 6167323600

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Detroit city
Name: Kim Siegel
Email: kim.siegel@detroitmi.gov
Phone: 3136281122



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: 2024-0043278
Project Name: Russell Woods Senior Living

January 31, 2024

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/media/mifo-ipac-instructions> (and click on the attachment). 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: <https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance>. 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 >450 feet 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/program/eagle-management/eagle-permits> 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/partner/council-conservation-migratory-birds>.

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
- Bald & Golden Eagles
- 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: 2024-0043278

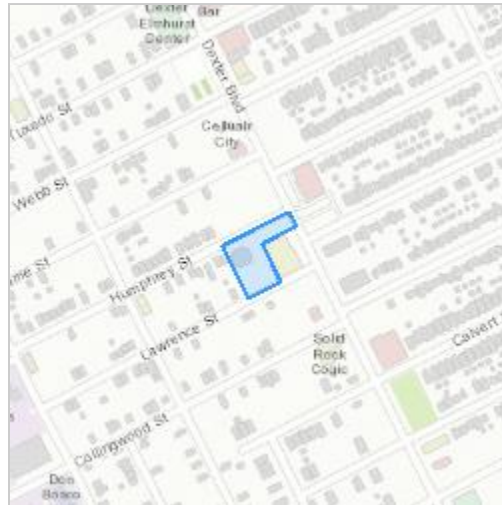
Project Name: Russell Woods Senior Living

Project Type: Residential Construction

Project Description: Renovate the existing building into low income housing apartments, renovate the existing parking areas including upgrading the landscaping.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.37765735,-83.12375772603127,14z>



Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 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. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/U5DEI5VITZHOLDUVUN2NYDAL4I/documents/generated/6982.pdf	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. 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/U5DEI5VITZHOLDUVUN2NYDAL4I/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.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

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.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

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

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF 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 habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
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)

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

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25

NAME	BREEDING SEASON
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 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 "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

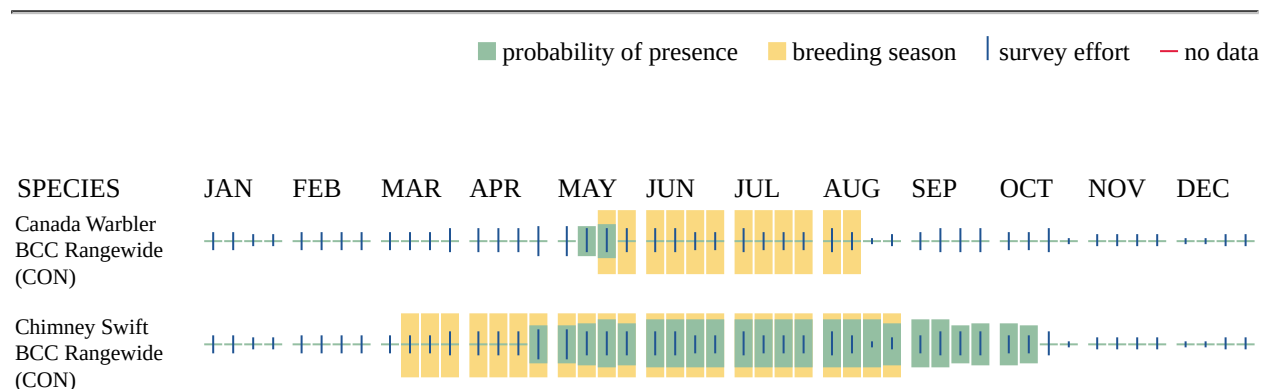
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

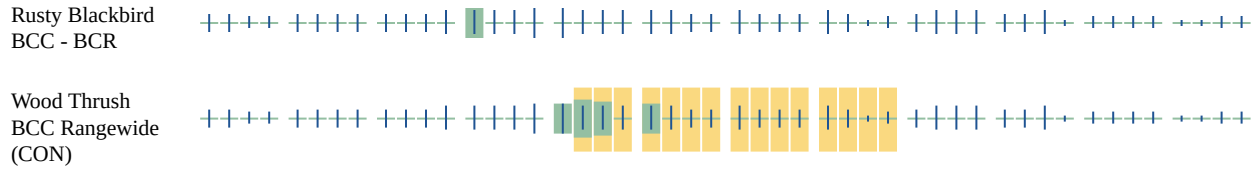
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

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





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- 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>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

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.

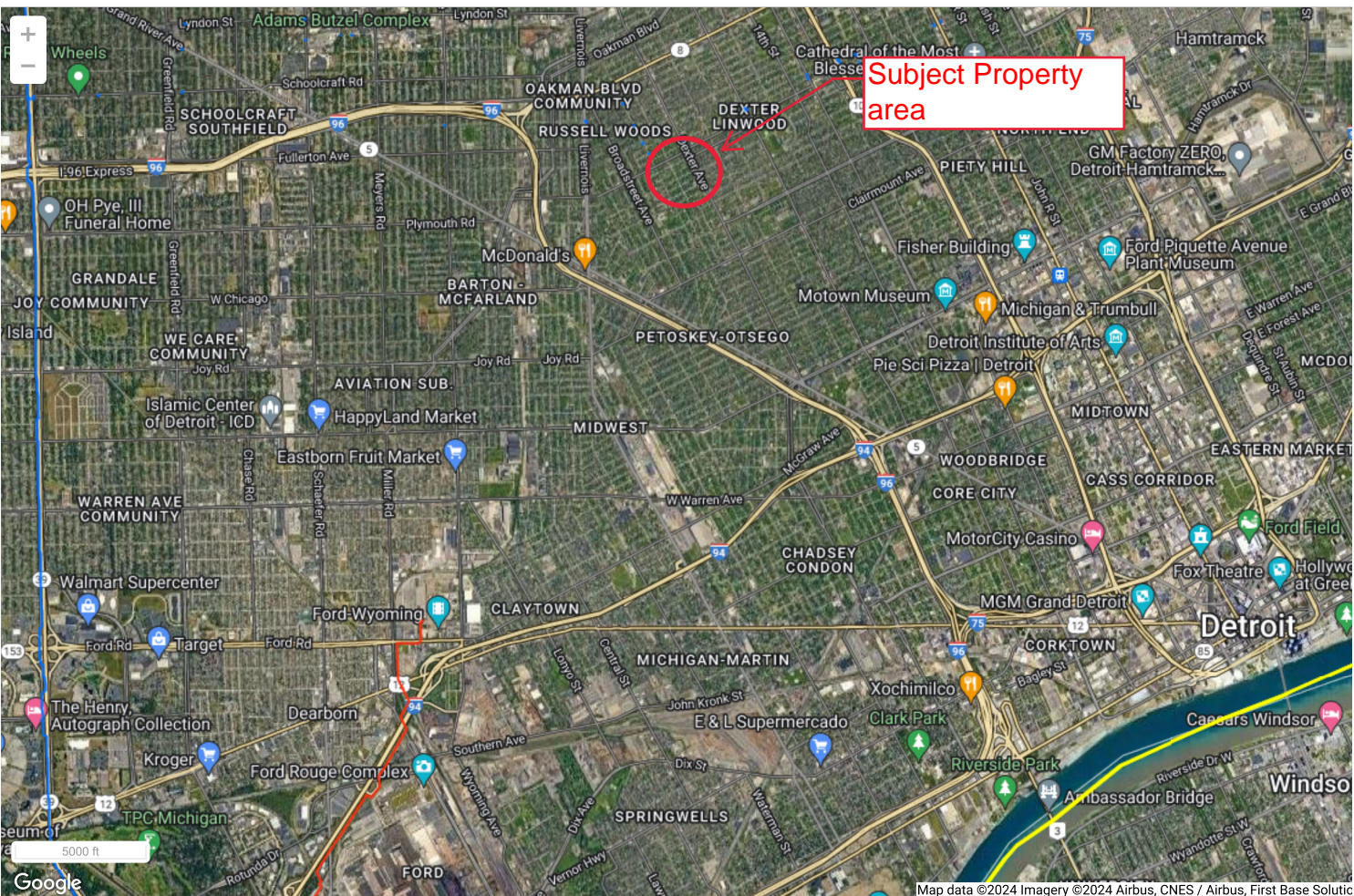
THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Detroit city
Name: Christy Bakos
Address: 4160 10 MILE ROAD NW
City: Sparta
State: MI
Zip: 49345
Email: christy@grandenv.com
Phone: 6167323600

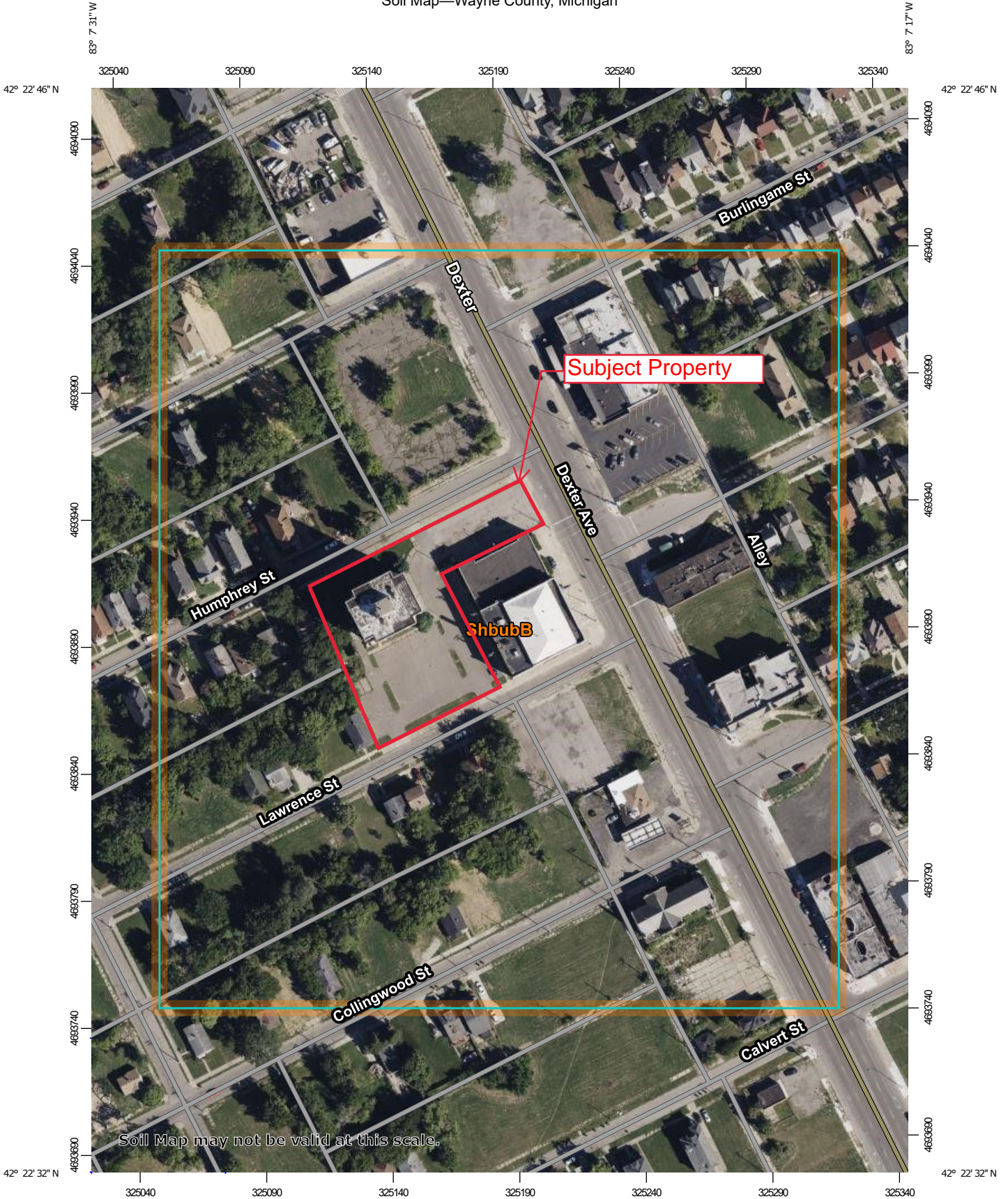
LEAD AGENCY CONTACT INFORMATION

Lead Agency: Detroit city
Name: Kim Siegel
Email: kim.siegel@detroitmi.gov
Phone: 3136281122



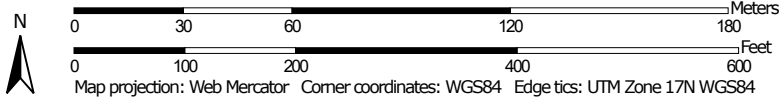
Ready | Zoom Level: 13 of 19 (1:54,168) | (lat, long): 42.341828, -82.933146

Soil Map—Wayne County, Michigan



Soil Map may not be valid at this scale.

Map Scale: 1:2,080 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84





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 9, Aug 25, 2023

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

Date(s) aerial images were photographed: Sep 8, 2022—Oct 4, 2022

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
ShbubB	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	19.9	100.0%
Totals for Area of Interest		19.9	100.0%



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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

March 28, 2024

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 HOME Funded Project Located at 11421 Dexter Ave., Aka Russell Woods Senior Apartments, in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The project includes the rehabilitation of 11241 Dexter Ave., which is a vacant, poured concrete apartment building that was constructed in 1974. Based on research of the property the Area of Potential Effect (APE) has been defined as the property at 11421 Dexter, including the surrounding parking lots, roughly bounded by Humphrey Street on the north, Lawrence Avenue on the South, with a portion extending to Dexter on the east. The B’Nai Moshe-St. Paul A.M.E. Zion Local Historic District is located within in the indirect Area of Potential Effects (APE) for this project.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A technical report, completed by Misty Jackson of Arbre Croche Cultural Resources LLC, concluded is unlikely that intact archaeological deposits are present within the project area. In a letter dated March 27, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking.

On 2/22/2024, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin



Housing and Revitalization
Department

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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

I have determined that the undertaking will have **no adverse effect** on historic properties. This project may proceed without further coordination with the Preservation Specialist unless artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

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

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

Site ID

11421 Dexter Avenue

Record Date

01/30/2024

User's Name

C Bakos

Road # 1 Name:

Dexter Avenue - 10 year projection, 2% growth, 20% trucks

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

220

220

220

Distance to Stop Sign

Average Speed

35

35

35

Average Daily Trips (ADT)

3394

424

424

Night Fraction of ADT

15

15

15

Road Gradient (%)

2

Vehicle DNL

49

50

61

Calculate Road #1 DNL

61

Reset

Add Road Source

Add Rail Source

Airport Noise Level

<65

Loud Impulse Sounds?

Yes No

Combined DNL for all Road and Rail sources	61
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	

[Calculate](#) [Reset](#)

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your **Field or Regional Environmental Officer** (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Site ID

11421 Dexter Avenue

Record Date

01/30/2024

User's Name

C Bakos

Road # 1 Name:

Dexter Avenue - 2013 Data Assume 20% trucks since not reported

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

220

220

220

Distance to Stop Sign

Average Speed

35

35

35

Average Daily Trips (ADT)

2784

348

348

Night Fraction of ADT

15

15

15

Road Gradient (%)

2

Vehicle DNL

49

50

60

Calculate Road #1 DNL

61

Reset

Add Road Source

Add Rail Source

Airport Noise Level

<65

Loud Impulse Sounds?

Yes No

Combined DNL for all Road and Rail sources	61
Combined DNL including Airport	NaN
Site DNL with Loud Impulse Sound	

[Calculate](#) [Reset](#)

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

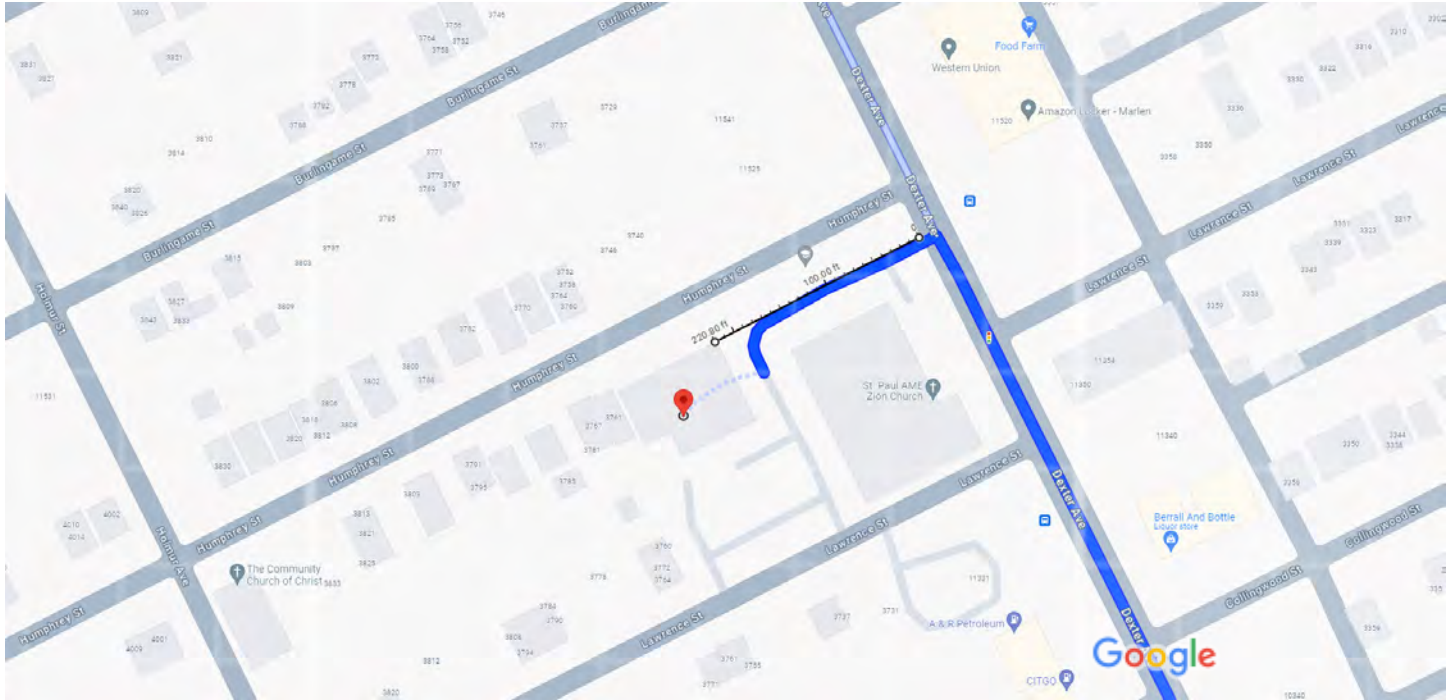
- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your **Field or Regional Environmental Officer** (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
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Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

11421 Dexter Ave



Map data ©2024 Google 50 ft



11421 Dexter Ave

Building



Remove stop



Save



Nearby



Send to phone



Share



11421 Dexter Ave, Detroit, MI 48206

Photos

Location ID	7108	MPO ID	856395976
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc Pt.	
SF Group	01	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Class Grp			
WIM Group			
QC Group	Default		
Funct'l Class	-	Milepost	
Located On	Dexter Ave		
Loc On Alias			
NORTH OF	Lawrence St		

Less Detail ▼

County	Wayne	FIPS County Code	
Community	Detroit	# Lanes	0
Jurisdiction		Surface Type	
District		Count Cycle	
Control Section		Ctrl Section MP	
Perm Station	No	DOT ID	
WIM Station	No	Latitude	42.378058
Virtual	No	Longitude	-83.123086
Mega-Site	No	Speed Limit	
MPO		LTPP	No
		State Owned	No
Owner ID	hankinsd	Rural/Urban	

STATION DATA

Directions: 1-WAY SB

AAADT

Year	AAADT	DHV-30	K %	D %	PA	BC	Src
2013	3,250						

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

Date	Int	Total
Tue 4/30/2013	15	3,480

VOLUME TREND

Year	Annual Growth

SPEED

Date	Int	Pace	85th	Total
No Data				

CLASSIFICATION

Date	Int	Total
No Data		

WEIGH-IN-MOTION

Date	Axles	Avg GVW	Total
No Data			

PER VEHICLE

Date	Axles	85th	Total
No Data			

GAP

Date	Int	Total
No Data		

PARTIAL COUNT

Date	Int	24-Hr Total

NOTES/FILES

Note	Date

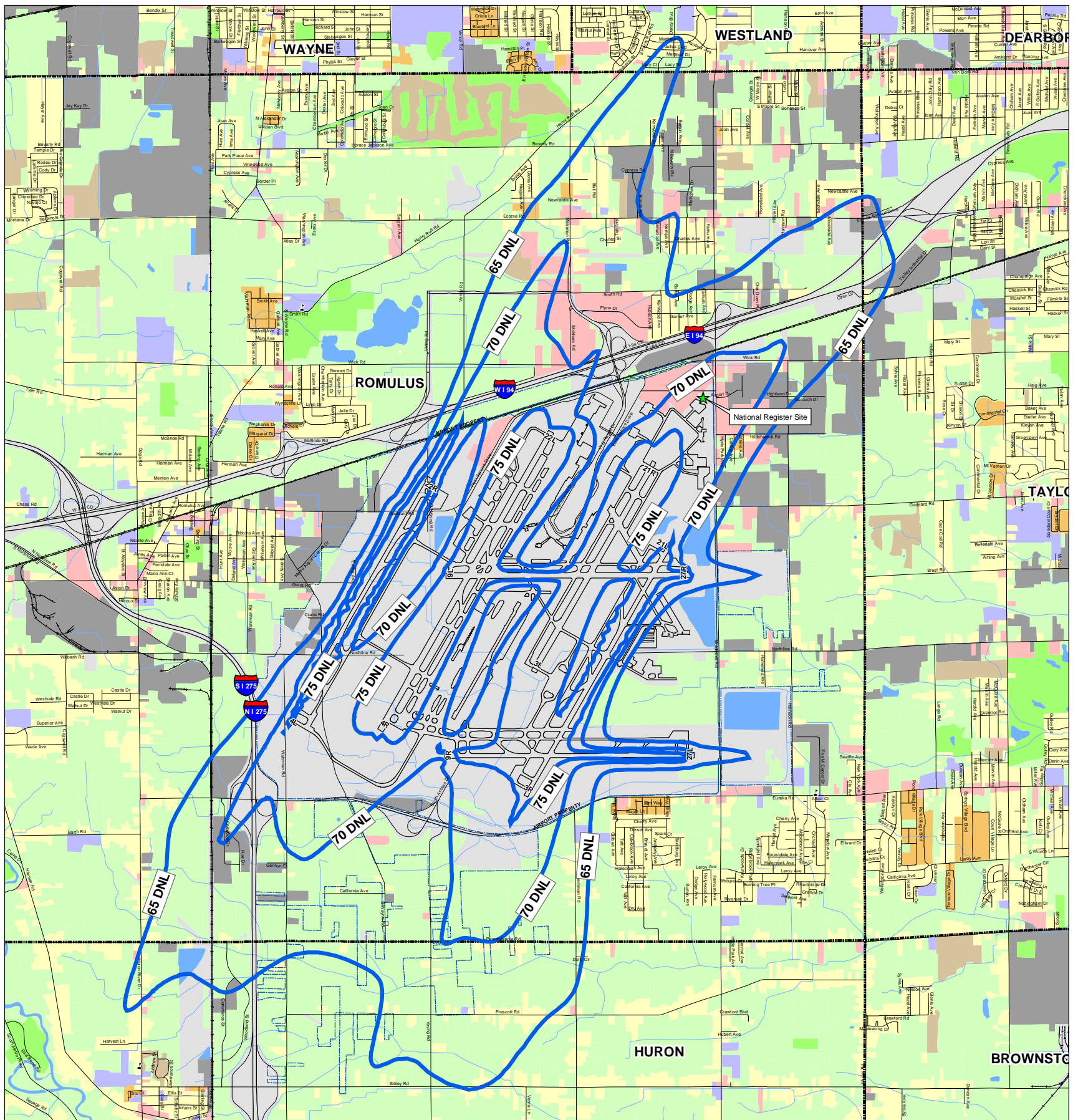


Figure D25 Existing (2004) Noise Exposure Map

SITE

Land Use Legend

- Single-family residential
- Residential areas with 25% or more vacant land
- Multiple-family residential
- Commercial and office
- Industrial
- Institutional
- Transportation, communication, and utility
- Under development
- Cultural, outdoor recreation, and cemetery
- Woodland and wetland
- Active agriculture
- Extractive and barren
- Grassland, and shrub
- Vacant nonresidential
- Water
- City Limits Boundary
- Schools

	Existing (2004)	
	Population	Housing
65-70 DNL		
Huron Township	160	60
Romulus	1,060	490
Taylor	10	10
Westland	110	50
Subtotal	1,340	610
70-75 DNL		
Romulus	40	20
Subtotal	40	20
65 DNL & Greater		
Huron Township	160	60
Romulus	1,100	510
Taylor	10	10
Westland	110	50
Subtotal	1,380	630
60 DNL & Greater*		
Dearborn Heights	1,100	360
Huron Twp.	2,460	920
Inkster	4,420	1,870
Romulus	4,340	1,810
Sumpter Twp.	40	10
Taylor	3,860	1,500
Westland	2,970	1,250
Total	19,190	7,720

The 65 DNL contour contains approximately 9,475 acres, 750 residential structures and 1,400 people.

The 70 DNL contour contains approximately 4,505 acres, 30 residential structures and 40 people.

The 75 DNL contour contains approximately 1,580 acres, no residential structures and no people.

Planning jurisdictions are shown on the map.

Noise measurement sites and flight tracks are depicted on the Noise Measurement Sites and Flight Tracks Maps.

Residential land use, as defined by FAR Part 150, is an incompatible use without proper sound attenuation within the 65 DNL or greater contour.

The Noise Exposure Maps and accompanying documentation for the Noise Exposure Map for Detroit Metropolitan Wayne County Airport, submitted in accordance with FAR Part 150 with the best available information, are hereby certified as true and complete to the best of my knowledge and belief.

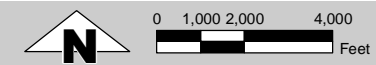
In addition, it is hereby certified that the public was afforded the opportunity to review and comment on the document and its contents.

Signed: *Steve Robinson* Date 3-6-06

Source: 2000 US Census Numbers rounded to the nearest 10 - for digits less than 5, rounded to 10.
 Note: no residential uses are located in the 75 DNL and greater contours.
 * includes the 65 DNL & Greater

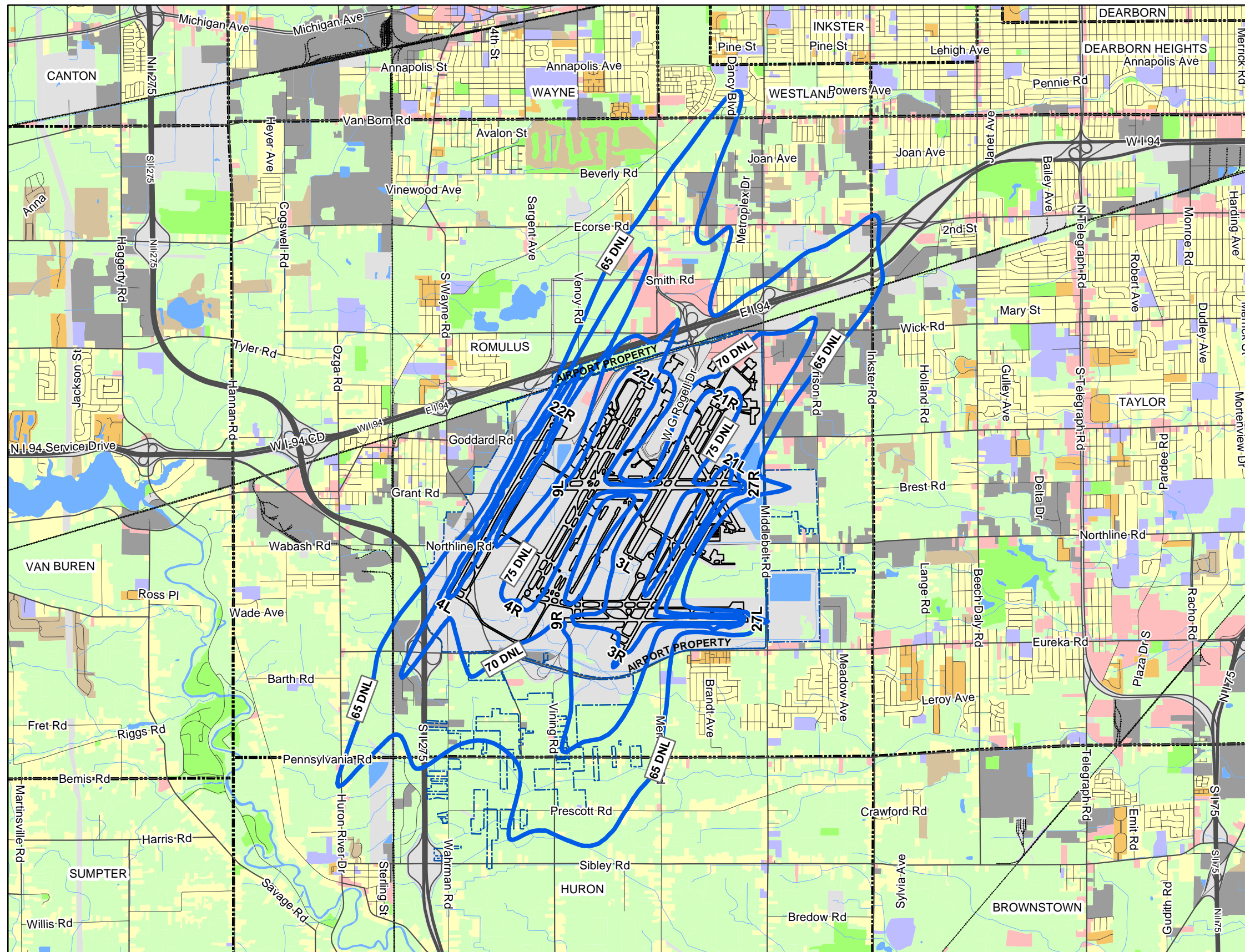
Based on 522,641 operations.

March 1, 2006



Source: Michigan Department of Natural Resources, SEMCOG

Figure D28 Future (2011) Noise Contour



Land Use Legend

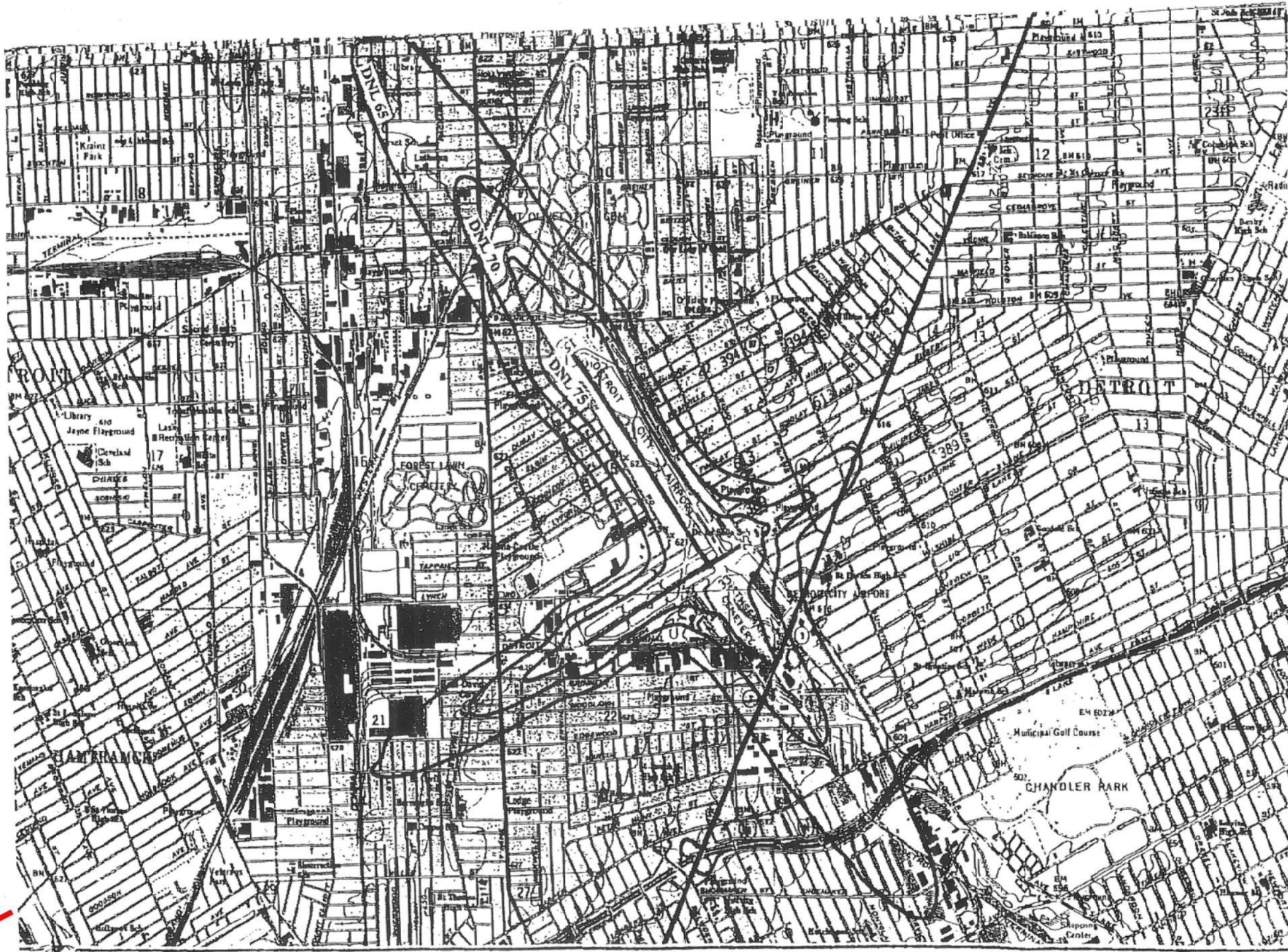
- Single-family residential
- Residential areas with 25% or more vacant land
- Multiple-family residential
- Commercial and office
- Industrial
- Institutional
- Transportation, communication, and utility
- Under development
- Cultural, outdoor recreation, and cemetery
- Woodland and wetland
- Active agriculture
- Extractive and barren
- Grassland, and shrub
- Vacant nonresidential
- Water
- City Limits Boundary
- Future 2011 DNL Noise Contours



Source: Michigan Department of Natural Resources, SEMCOG

July 5, 2005



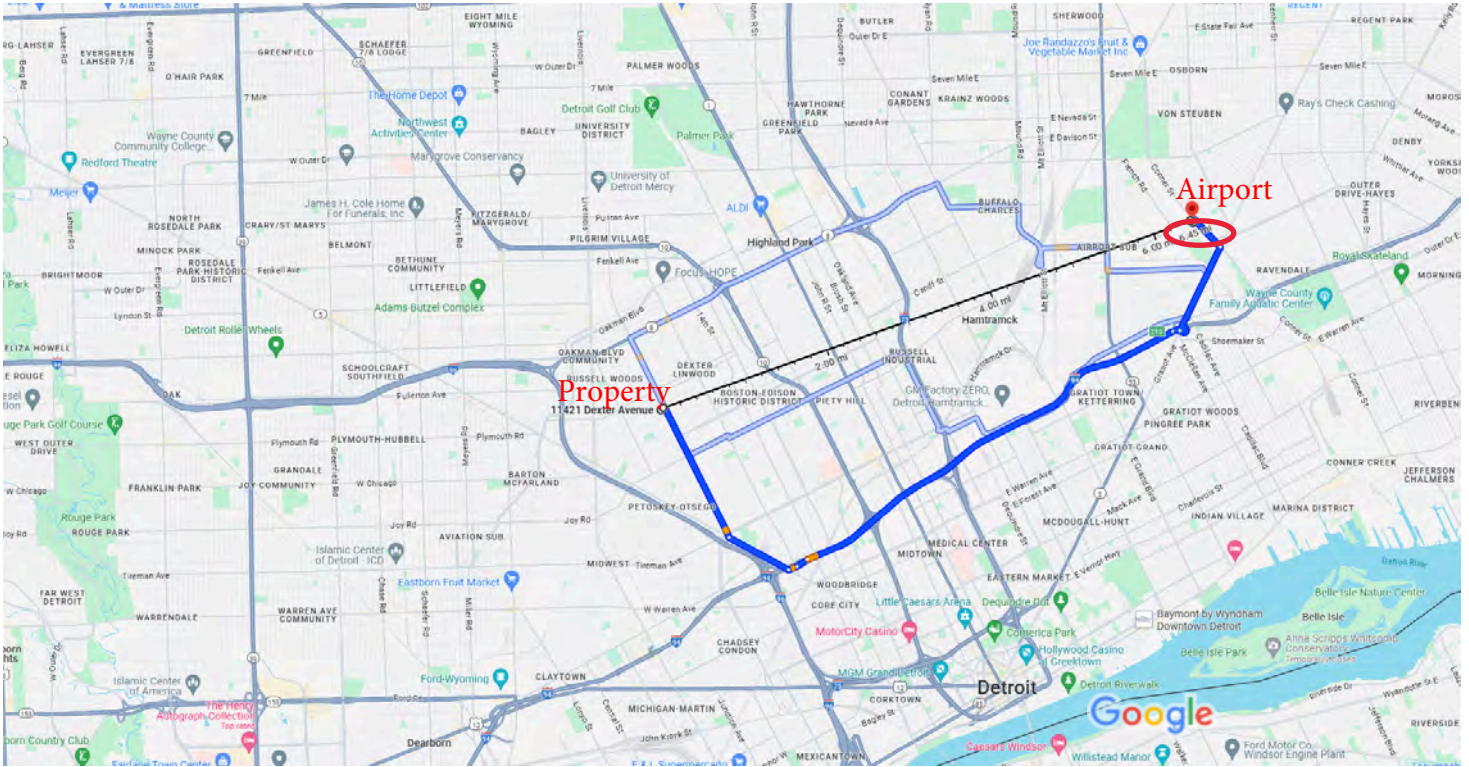


SITE




CITY OF DETROIT
AIRPORT DEPARTMENT







1996 BAS 'E
NOISE EXPOSURE CONTOURS



Map data ©2024 Google 1 mi

 via I-94 E **17 min**
Fastest route, the usual traffic 9.6 miles

 via M-8 E **22 min**
10.1 miles

 **12:03 PM—1 11 PM** **1 hr 8 min**
 16 Dexter >  11 Clairmount > 
 6 Gratiot > 

Explore nearby Coleman A. Young International Airpo

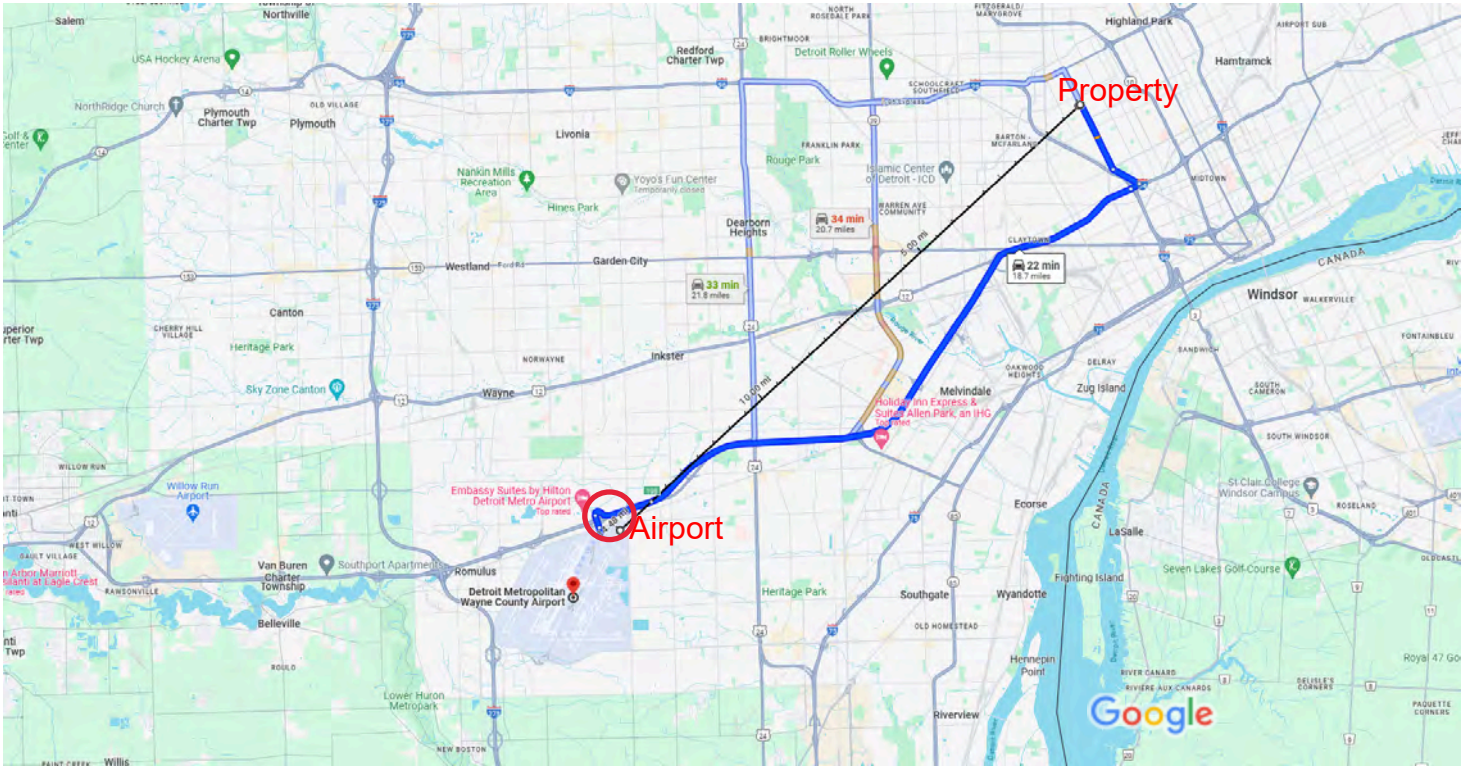


Restaurants

Hotels

Gas stations Parking Lots

More



Map data ©2024 Google 2 mi

- 🚗
via I-94 W
22 min

Fastest route, the usual traffic 18.7 miles

- 🚗
via M-39 S
34 min

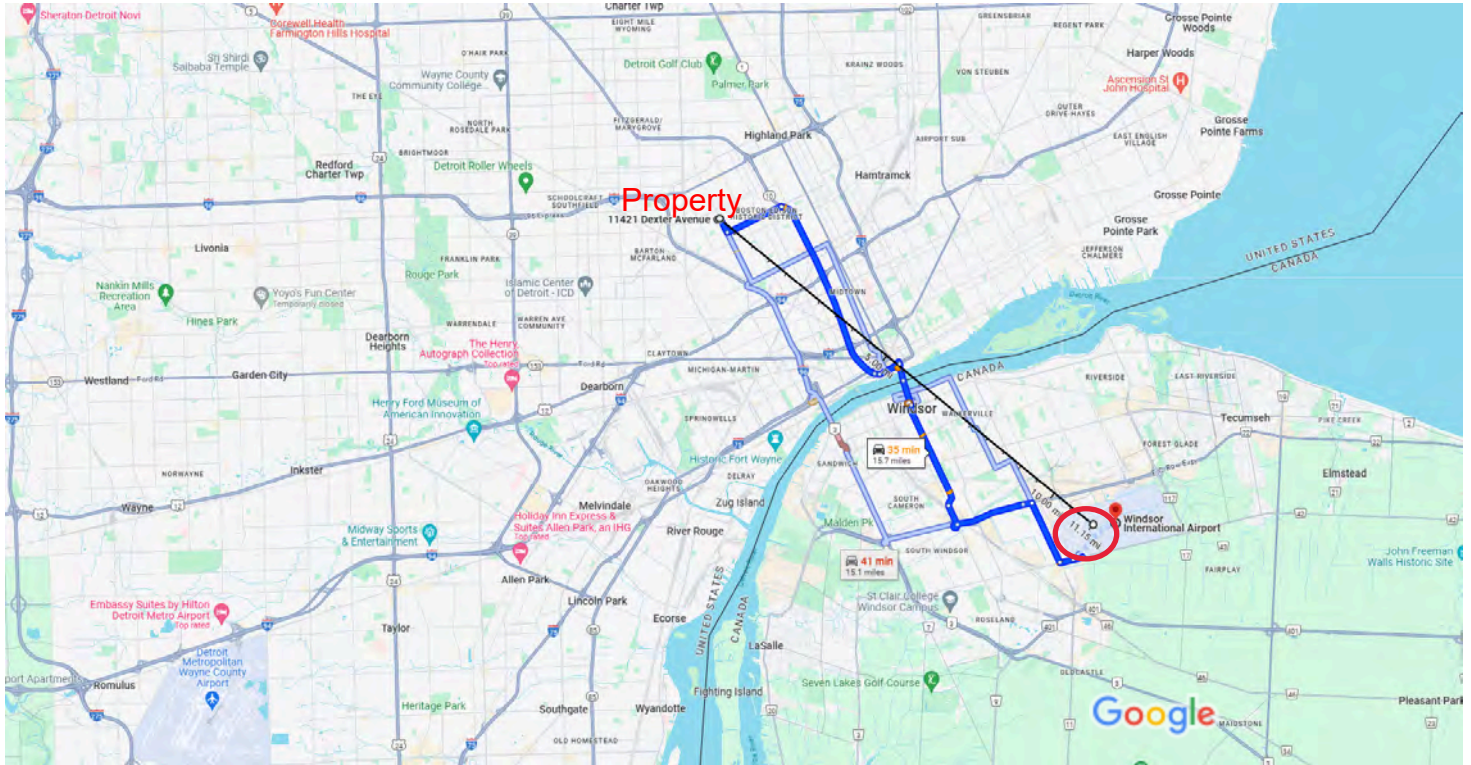
Much heavier traffic than usual 20.7 miles

- 🚗
via Telegraph Rd
33 min


21.8 miles


Explore Detroit Metropolitan Wayne County Airpo






- 🍴 Restaurants
- 🏨 Hotels
- ⛽ Gas stations
- P Parking Lots
- ⋮ More



Map data ©2024 Google 2 mi

 **via M-10 S** **35 min**
 Fastest route now, avoids slowdown on the Ambassador Bridge 15.7 miles
 ⚠️ This route has tolls.
 ⚠️ This route crosses a country border.

 **via ON-3** **41 min**
 Much heavier traffic than usual 15.1 miles

 **12:43 PM—2:49 PM** **2 hr 6 min**
 16 Dexter >  2222 >  8 > 

Explore nearby Windsor International Airpo



Restaurants

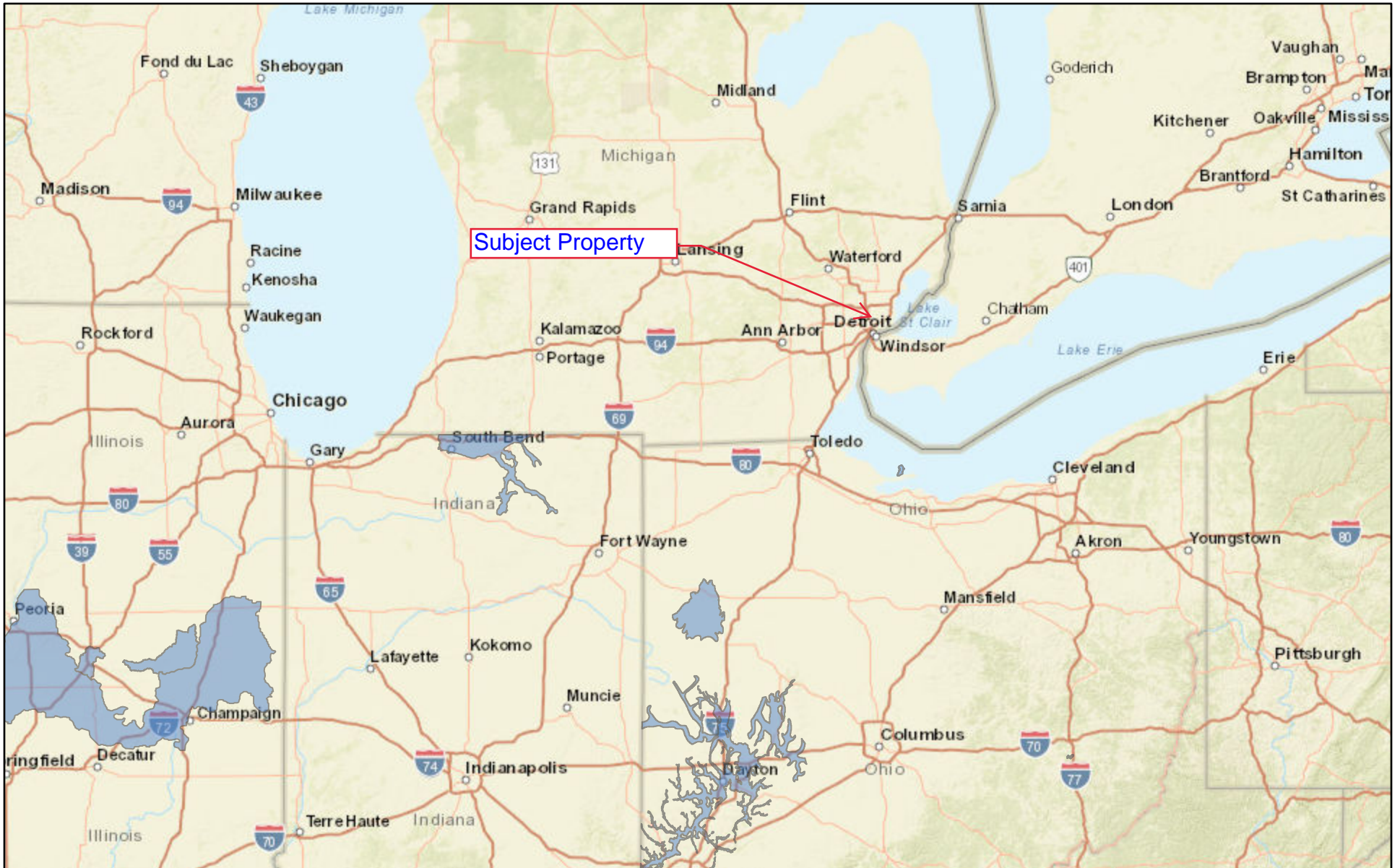
Hotels

Gas stations

Parking Lots

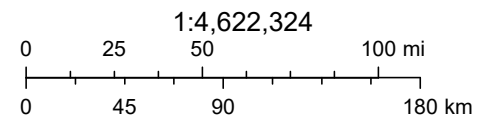
More

Sole Source Aquifers in Michigan



7/29/2024, 1:20:53 PM

 Sole_Source_Aquifers








Esri, HERE, Garmin, NGA, USGS, NPS






August 18, 2022

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine



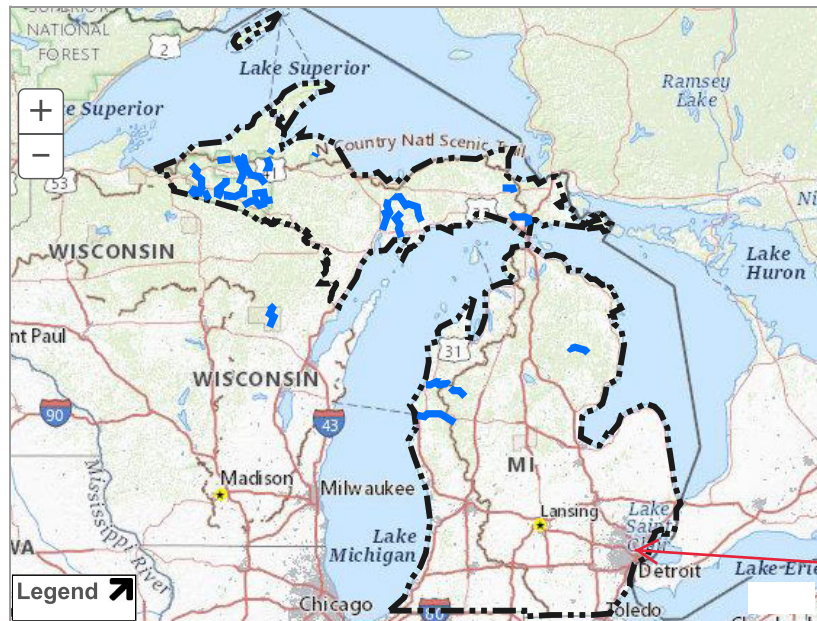
WETLAND MAP
RUSSELL WOODS SENIOR LIVING COMMUNITY
11421 DEXTER AVENUE, DETROIT, MI 48206

PROJECT CODE: IHP-001
DRAWN BY: JT **DATE: 8/18/22**



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

Choose A River

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

Subject Property

[+ 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

EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

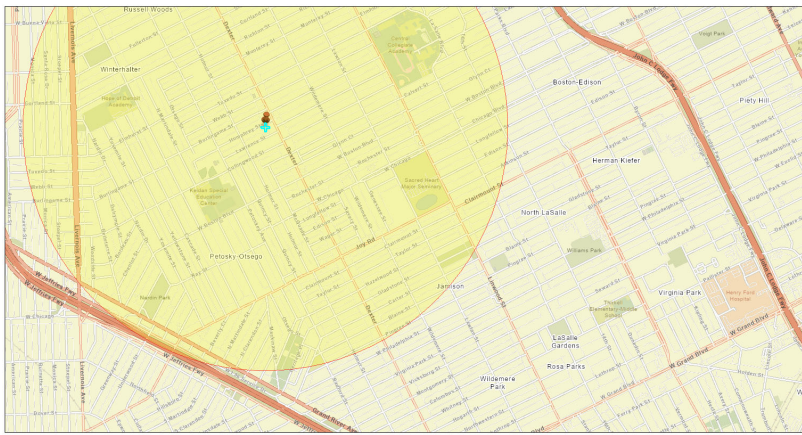
Detroit, MI

1 mile Ring Centered at 42.377833,-83.123739

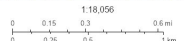
Population: 15,534

Area in square miles: 3.14

A3 Landscape



April 11, 2024
11421 Dexter Avenue



EPA Community Area Contributions, Province of Ontario, EPA, Starbucks, Google, Landsat, GeoTechnologies, Inc., METRISAGA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

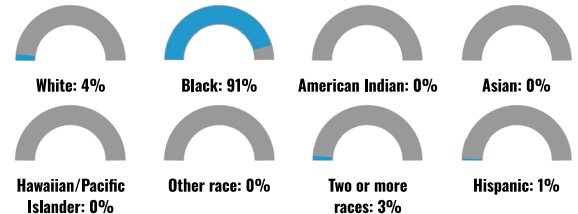
COMMUNITY INFORMATION



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	98%
Arabic	1%
Other and Unspecified	1%
Total Non-English	2%

BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

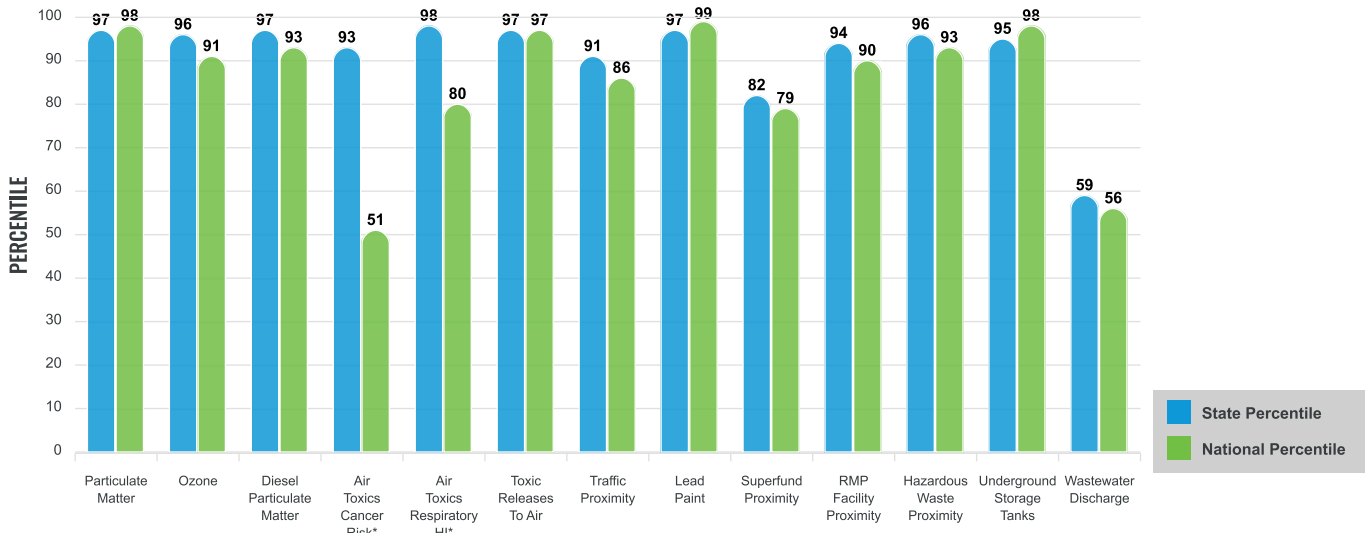
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

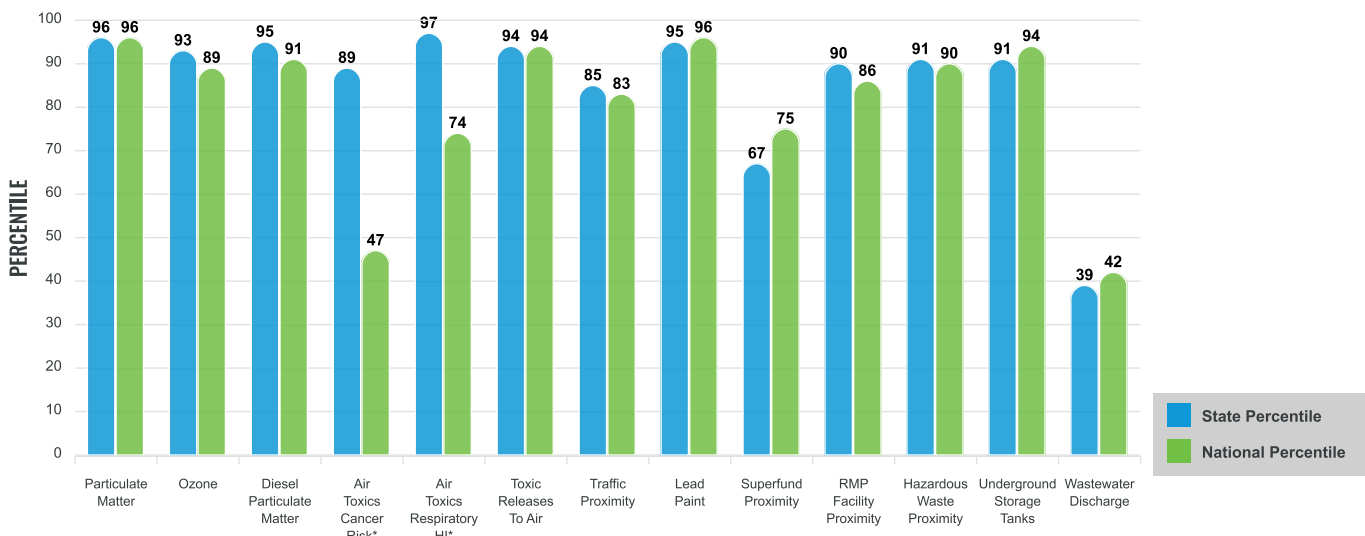
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 42.377833,-83.123739

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter ($\mu\text{g}/\text{m}^3$)	10.6	8.51	97	8.08	97
Ozone (ppb)	62.9	60	76	61.6	62
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.32	0.183	92	0.261	72
Air Toxics Cancer Risk* (lifetime risk per million)	20	19	14	25	5
Air Toxics Respiratory HI*	0.3	0.2	88	0.31	31
Toxic Releases to Air	4,400	2,500	88	4,600	84
Traffic Proximity (daily traffic count/distance to road)	160	120	78	210	69
Lead Paint (% Pre-1960 Housing)	0.89	0.38	93	0.3	96
Superfund Proximity (site count/km distance)	0.046	0.15	32	0.13	40
RMP Facility Proximity (facility count/km distance)	0.26	0.31	71	0.43	64
Hazardous Waste Proximity (facility count/km distance)	1.8	1.1	78	1.9	71
Underground Storage Tanks (count/km ²)	16	8	83	3.9	94
Wastewater Discharge (toxicity-weighted concentration/m distance)	3E-05	0.13	23	22	23
SOCIOECONOMIC INDICATORS					
Demographic Index	79%	28%	96	35%	95
Supplemental Demographic Index	25%	14%	91	14%	88
People of Color	96%	26%	95	39%	92
Low Income	62%	31%	89	31%	90
Unemployment Rate	18%	7%	92	6%	94
Limited English Speaking Households	0%	2%	0	5%	0
Less Than High School Education	15%	9%	82	12%	71
Under Age 5	7%	5%	69	6%	66
Over Age 64	16%	18%	48	17%	52
Low Life Expectancy	27%	20%	94	20%	96

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's 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>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	0
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	4
Hospitals	0
Places of Worship	16

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 1 mile Ring Centered at 42.377833,-83.123739

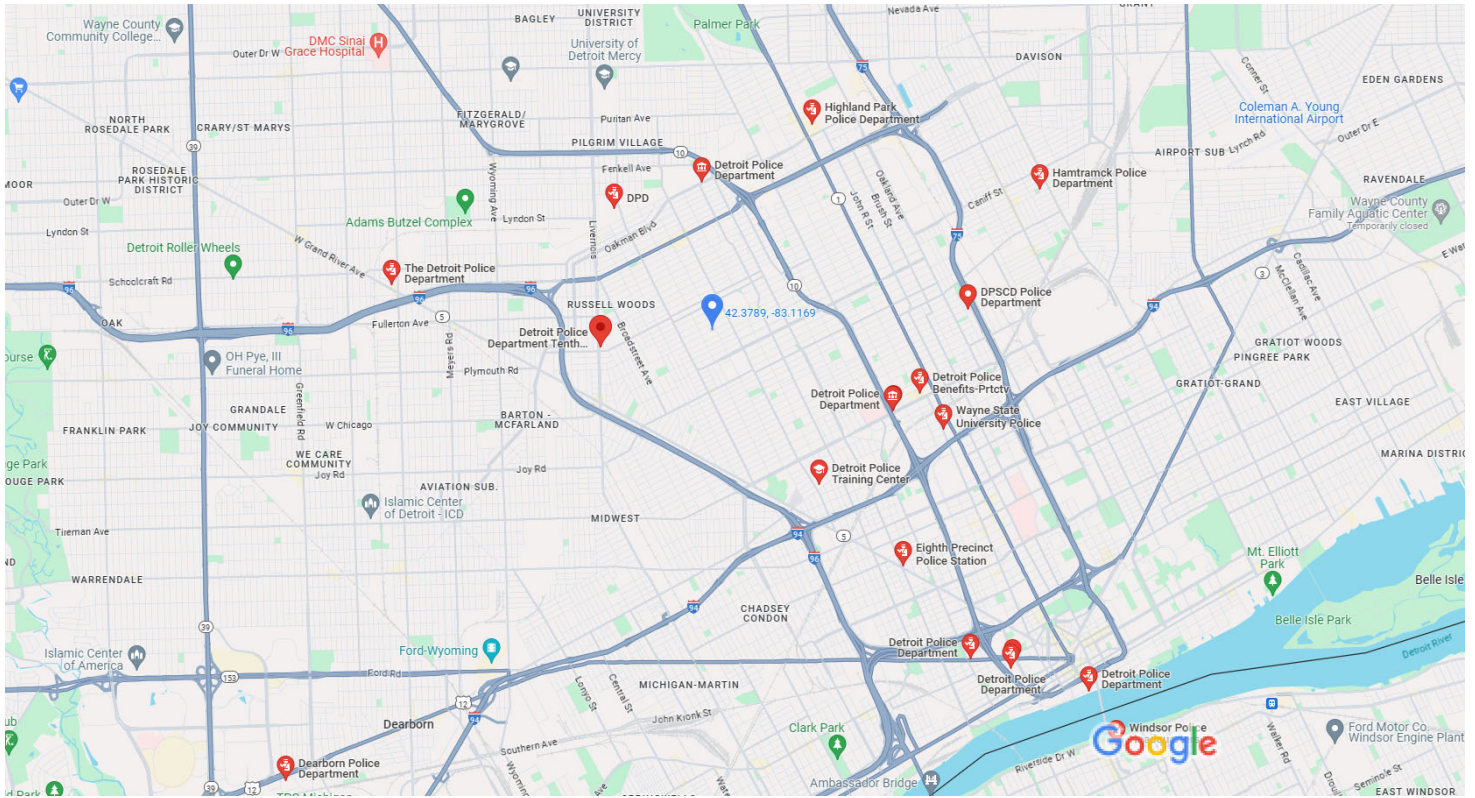
EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	27%	20%	94	20%	96
Heart Disease	9.2	6.6	94	6.1	94
Asthma	16.3	11.6	96	10	99
Cancer	5.7	6.6	24	6.1	39
Persons with Disabilities	24.2%	14.6%	93	13.4%	94

CLIMATE INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	2%	7%	22	12%	20
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	33%	14%	94	14%	91
Lack of Health Insurance	8%	5%	77	9%	55
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring Centered at 42.377833,-83.123739



Map data ©2024 Google 1 mi

Hours ▾ All filters

Results ⓘ

Detroit Police Department Tenth Precinct

No reviews

Police department · 12000 Livernois

Open 24 hours · (313) 596-1000



Website



Directions

Detroit Police Department

No reviews

Justice department · John C Lodge Service Dr

Open now



Directions

Detroit Police Department

No reviews

Justice department · Oakman Blvd



[Directions](#)

3rd Precinct NPO

No reviews

Police department · 2875 W Grand Blvd
(313) 596-5300



[Directions](#)

DPD

No reviews

Police department · 14655 Dexter Ave



[Directions](#)

Detroit Police Benefits-Prtctv

No reviews

Police department · 3031 W Grand
Blvd #43/405

[Open](#) · Closes 3 PM · (313) 870-9301



[Website](#)



[Directions](#)

Wayne State University Police

No reviews

Police department · 6050 Cass Ave
(313) 577-2222



[Directions](#)

Hamtramck Police Department

No reviews

Police department · 3401 Evaline St

[Open 24 hours](#) · (313) 800-5281



[Website](#)



[Directions](#)

Highland Park Police Department

No reviews

Police department · 14112

Woodward Ave

(313) 852-7338



[Website](#)

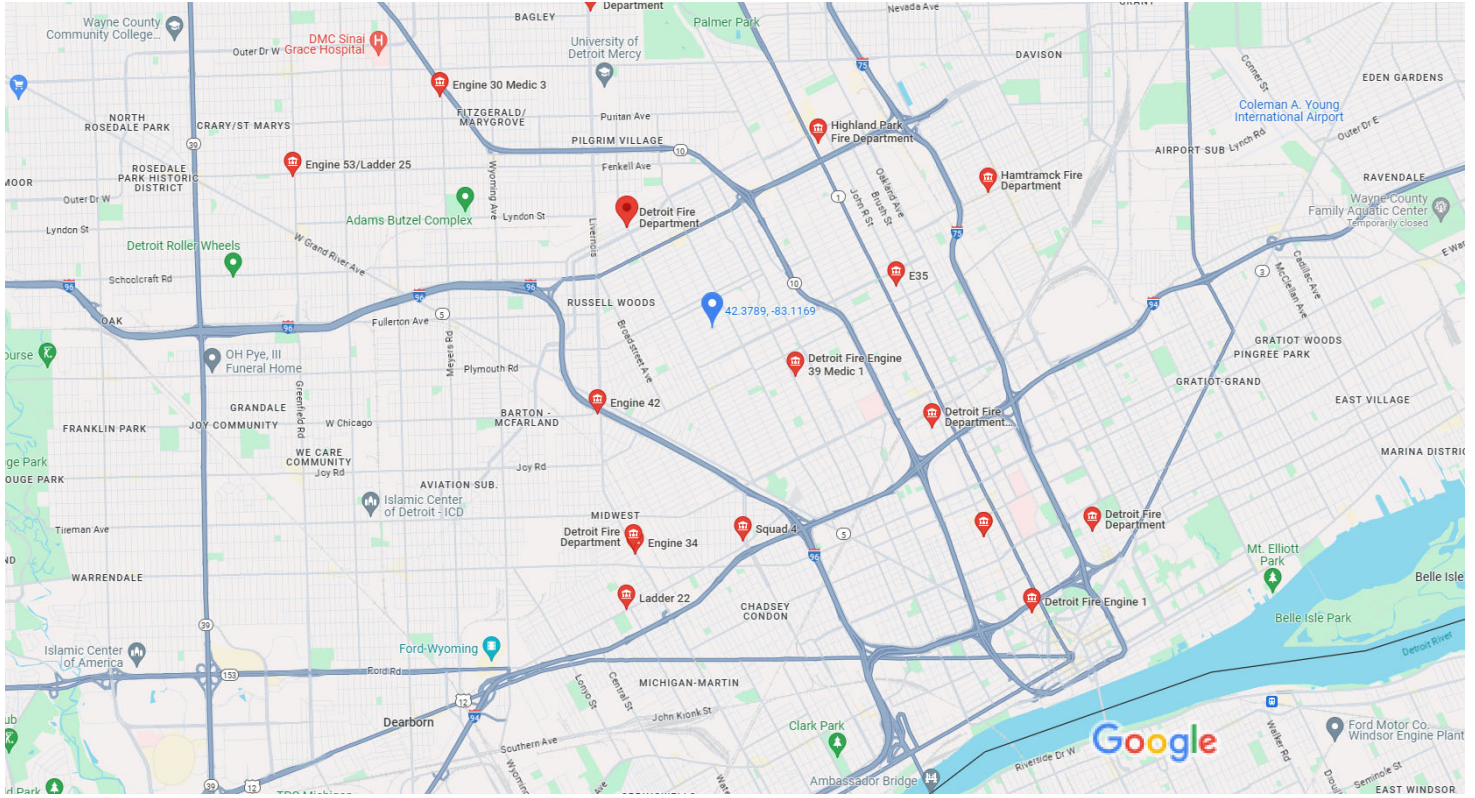


[Directions](#)

Eighth Precinct Police Station

No reviews





Map data ©2024 Google 1 mi

Rating ▾ Hours ▾ All filters

Results ⓘ

Detroit Fire Department

4.9 (8)
Fire station · 13939 Dexter Ave
Open 24 hours



Directions

Detroit Fire Engine 39 Medic 1

5.0 (3)
Fire station · 8700 14th St
Open 24 hours



Website



Directions

E35

5.0 (2)

Fire station · 111 Kenilworth St

[Open 24 hours](#)



[Directions](#)

Detroit Fire Department Engine 17 Ladder 7 Chief 5

4.3 (6)

Fire station · 6100 2nd Ave



[Directions](#)

Hamtramck Fire Department

4.3 (11)

Fire station · 2625 Caniff St

[Open 24 hours](#) · (313) 305-4503



[Website](#)



[Directions](#)

Detroit Fire Department

5.0 (1)

Fire station · 6535 Livernois



[Directions](#)

Engine 34

5.0 (4)

Fire station · 6345 Livernois

(313) 596-2920



[Website](#)



[Directions](#)

Highland Park Fire Department

4.2 (5)

Fire station · 25 Gerald St

(313) 852-3068



[Website](#)



[Directions](#)

Engine 42

5.0 (2)

Fire station · 6324 W Chicago



[Directions](#)

Squad 4

5.0 (3)





Where am I: [Home](#) / [Water and Sewerage Department](#) / [DWSD Resources](#)

About DWSD

The Detroit Water and Sewerage Department (DWSD) is one of the largest water and sewer utilities in the United States serving more than 200,000 Detroit residential and commercial accounts that includes a city population of nearly 680,000. DWSD's water network consists of more than 2,700 miles of transmission and distribution mains and nearly 3,000 miles of sewer collection piping.

On January 1, 2016, the City of Detroit began leasing regional water and sewer infrastructure, as well as water and wastewater treatment facilities, to the Great Lakes Water Authority (GLWA). The regional system built by DWSD, serves 126 municipalities in seven southeast Michigan counties. The agreement between DWSD and GLWA includes a \$50 million annual lease payment for 40 years to replace and rehabilitate DWSD's aging water and sewer system. DWSD continues to retain ownership of the regional assets.

DWSD has a rich history as a public utility dating back to 1836. Known for decades as the Department of Water Supply (DWS), the department officially became the Detroit Water and Sewerage Department in 1973 under Detroit's City Charter. Both DWSD and GLWA are headquartered in the Water Board Building located at 735 Randolph Street in Detroit.

DWSD is a branch of city government. In 1852, the City of Detroit's Common Council formed a Board of Trustees to operate the water system and provide it with hands-on management. In 1853, the state legislature transformed the Board of Trustees into the Board of Water Commissioners (BOWC) which continues as DWSD's governing body today. All seven current commissioners are Detroit residents, appointed by the Mayor.

DWSD is organized into five operating groups: Customer Care, Field Services, Finance and Procurement, Administration, and Meter Operations. By Michigan statute, water and sewer rates are based on the cost of service only. The department receives no subsidies from property taxes.

The BOWC holds an annual public hearing on DWSD's fiscal year budget which includes proposed water and sewer rates for the following fiscal year. DWSD's day-to-day operations are managed by Director Gary Brown who has more than 30-years of dedicated service to the citizens of Detroit. Brown was appointed by Mayor Mike Duggan in late 2015 and confirmed by the Board of Water Commissioners in January 2016.

The Detroit Water and Sewerage Department recognizes that good municipal citizenship involves more than operational efficiencies. The department is committed to identifying opportunities consistent with its mission to provide safe drinking water, reliable customer service and environmental integrity. In 2015, DWSD sponsored or participated in a wide-range of outreach activities. In addition to numerous community group and block club meetings, DWSD participated in the March of Dimes March for Babies, Detroit River Water Festival, Making Strides Against Breast Cancer Walk, among others.

Since 1985, DWSD participates in celebrating National Drinking Water Week and gives recognition to student winners for research in water-related projects through the annual Science and Engineering Fair of Metropolitan Detroit.



DWSD Public Affairs

dwsd-publicaffairs@detroitmi.gov

NEWS & EVENTS

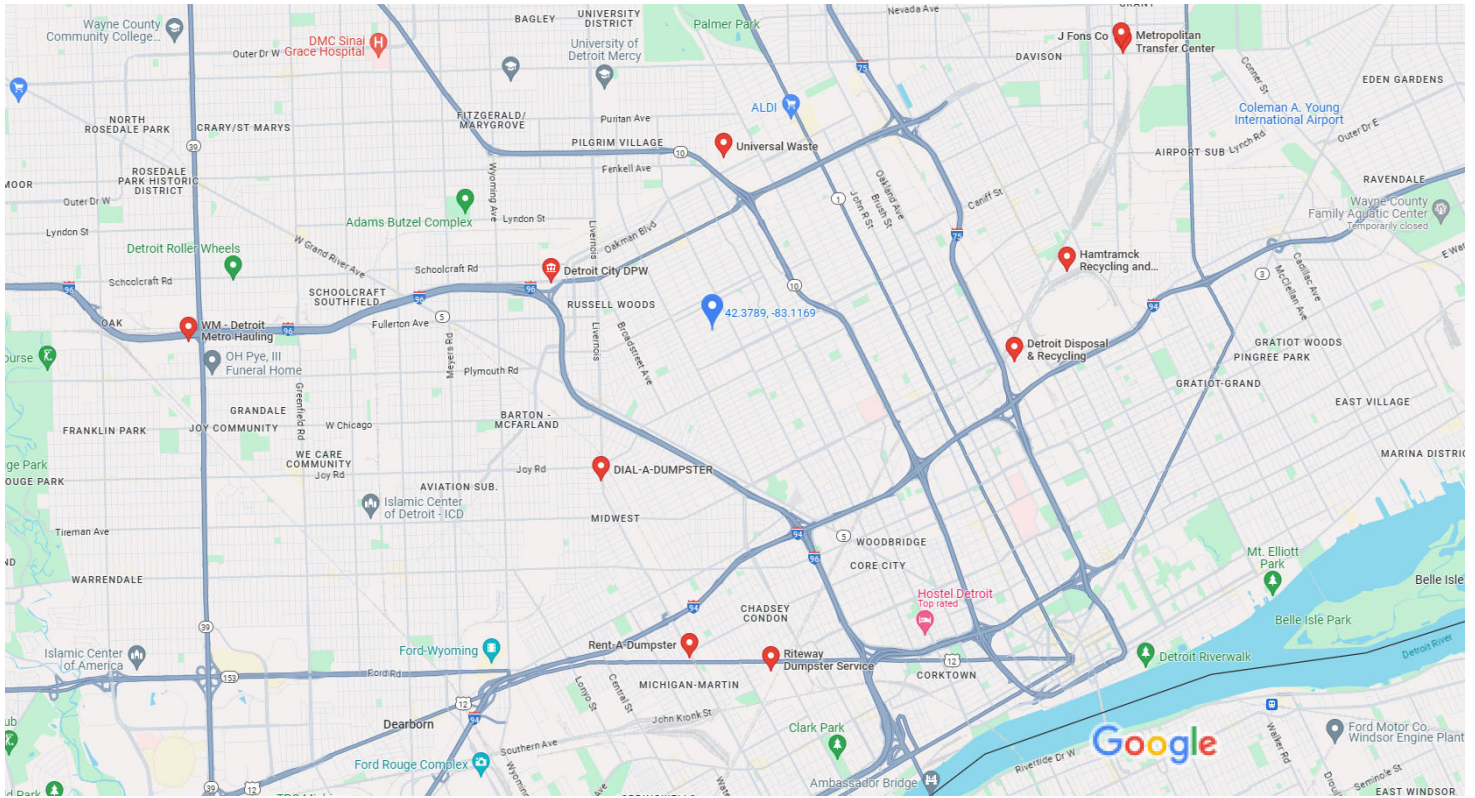
FEB
21

Detroit Water and Sewerage Department Notice: Public Meeting for Sewer Rehabilitation FY25 Clean Water State Revolving Fund (CWSRF) Project

EVENT

DETROIT WATER AND SEWERAGE DEPARTMENT NOTICE

PUBLIC MEETING FOR SEWER REHABILITATION



Map data ©2024 Google 1 mi

Rating ▼
Hours ▼
☰ All filters

Results ⓘ

DIAL-A-DUMPSTER

5.0 (79)

Waste management service · 8503 Livernois

Livernois

Open · Closes 5 PM · (313) 205-9631

Onsite services · Online estimates



Website



Directions

Detroit Disposal & Recycling

4.4 (65)

Waste management service · 1475 E Milwaukee Ave

Milwaukee Ave


Open · Closes 5 PM · (313) 664-0200



Website



Directions

 "... them watch my kids while me and the wife had a night on the town."

WM - Detroit Transfer Station

3.9 (46)

Waste management service


Open · Closes 8 PM · (866) 797-9018



Website



Directions

 "WM consumer servers reo has always made me feel that my issue ..."

Universal Waste

5.0 (1)

Garbage collection service · 14400 Woodrow Wilson St
(313) 334-5681



Directions

1-888-TRASH-IT

4.8 (34)

Garbage dump service · 3200 Greenfield Rd #300


Open · Closes 5:30 PM ·
(888) 872-7448



Website



Directions

 "Not only were they able to squeeze me in last minute, they also went ..."

Runco Waste Industries

4.3 (19)

Garbage collection service · 21151 Meyers Rd

Open · Closes 5 PM · (248) 336-2333

Onsite services



Website



Directions

XS Trash

4.9 (91)

Garbage collection service · Oak St

Open · Closes 10 PM ·
(313) 801-1600

Onsite services



Website



Directions

J Fons Co

3.1 (130)




Website



Directions

Garbage collection service · 6451 E
McNichols Rd
Open · Closes 5 PM · (313) 893-6656

 "I went for the first time around 8am on Tuesday. very professional."

Metropolitan Transfer Center

3.2 (53)
Garbage dump · 6451 E McNichols
Rd




[Website](#)



[Directions](#)

Open · Closes 5 PM · (313) 893-3388

 "However it is still a value for me to work at that facility."

Motor City Disposal

5.0 (324)
Waste management service · 16482
13 Mile Rd



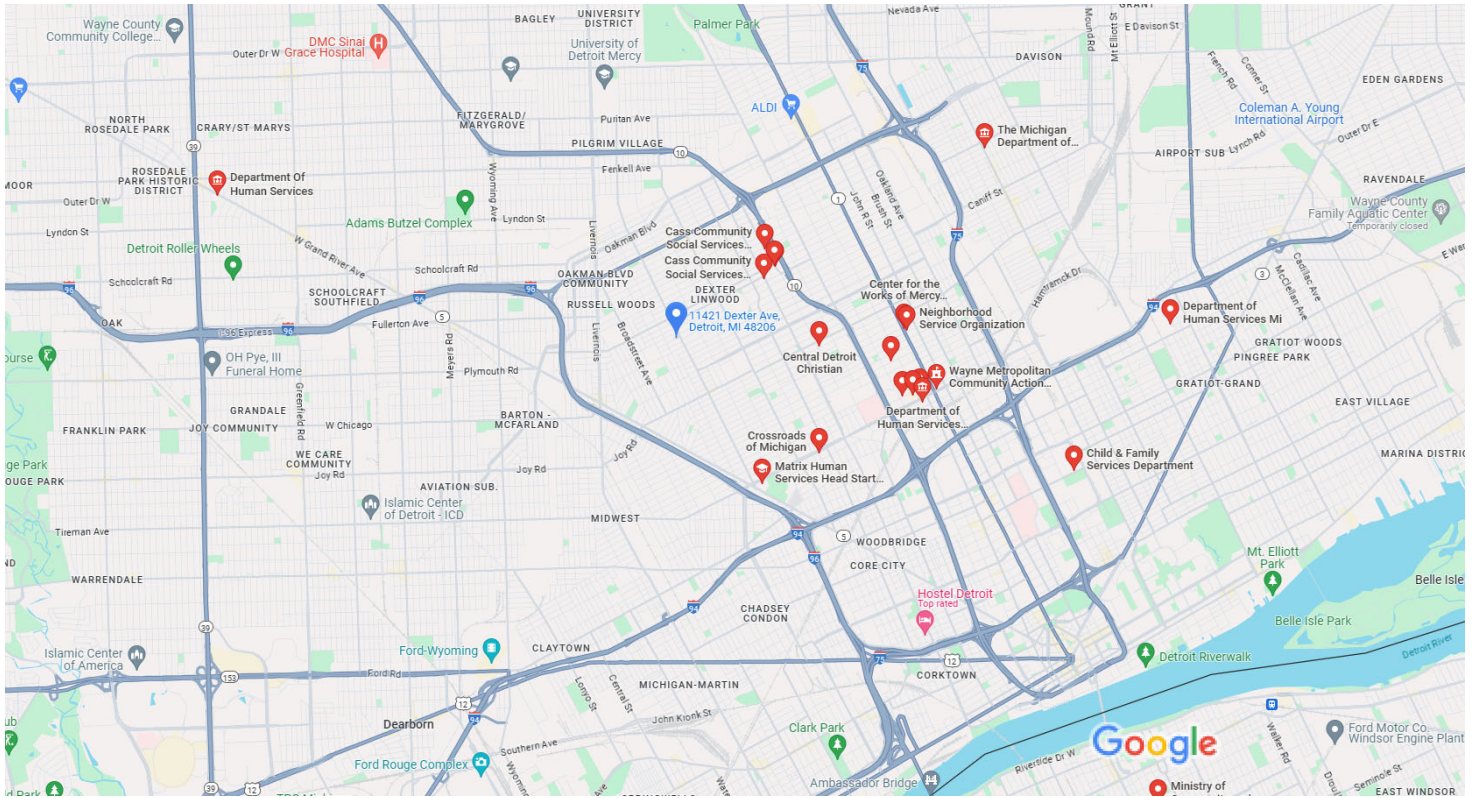
[Website](#)



[Directions](#)

Open · Closes 10 PM ·
(586) 842-2750

 "Hauling trash and making multiple trips is a lot of





Map data ©2024 Google 1 mi



Rating ▼
Hours ▼
☰ All filters

Results ⓘ

Cass Community Social Services
 3.9 (114)
 Social services organization · 11850 Woodrow Wilson St
 Open · Closes 5 PM · (313) 883-2277
 "The woman I spoke to gave me all the ..."

 Website
  Directions

Cass Community Social Services - World Building
 4.6 (53)

 Website
  Directions

Non-profit organization · 11745 Rosa
Parks Blvd
[Open](#) · Closes 5 PM · (313) 883-2277

Cass Community Social Services - Food Distribution Center



[Website](#)



[Directions](#)

4.7 (3)

Food bank · 11850 Woodrow Wilson
St

[Closes soon](#) · 1 PM · Opens

11:30 AM Fri · (313) 883-2277

Matrix Human Services - Youth Services



[Website](#)



[Directions](#)

4.7 (7)

Social services organization · 680
Virginia Park St

[Open](#) · Closes 4 PM · (313) 873-0678

Department of Human Services SUITE L- 450



[Website](#)



[Directions](#)

1.7 (18)

Municipal health department · 3040
W Grand Blvd

[Open](#) · Closes 5 PM · (313) 456-1000

"Close it down because they really don't help."

Crossroads of Michigan

4.5 (290)

Social services organization · 2424

W Grand Blvd

[Open](#) · Closes 4 PM · (313) 831-2787



[Website](#)



[Directions](#)

"Amazing staff very friendly they helped me a ..."

Neighborhood Service Organization

2.0 (4)

Social services organization · 8600

Woodward Ave

(313) 875-7601

**Wayne Metropolitan
Community Action Agency**

4.2 (232)

Community center · 7310 Woodward
Ave


Open · Closes 6 PM · (313) 388-9799



Website



Directions

 "They are excellent they help me with water bill."

Central Detroit Christian

4.5 (101)

Youth social services organization ·
1550 Taylor St


Open · Closes 6 PM · (313) 873-0064



Website



Directions

 "Helped me when other agencies would not."

**United Way for Southeastern
Michigan**

4.0 (38)

Social services organization · 3011
W Grand Blvd #500

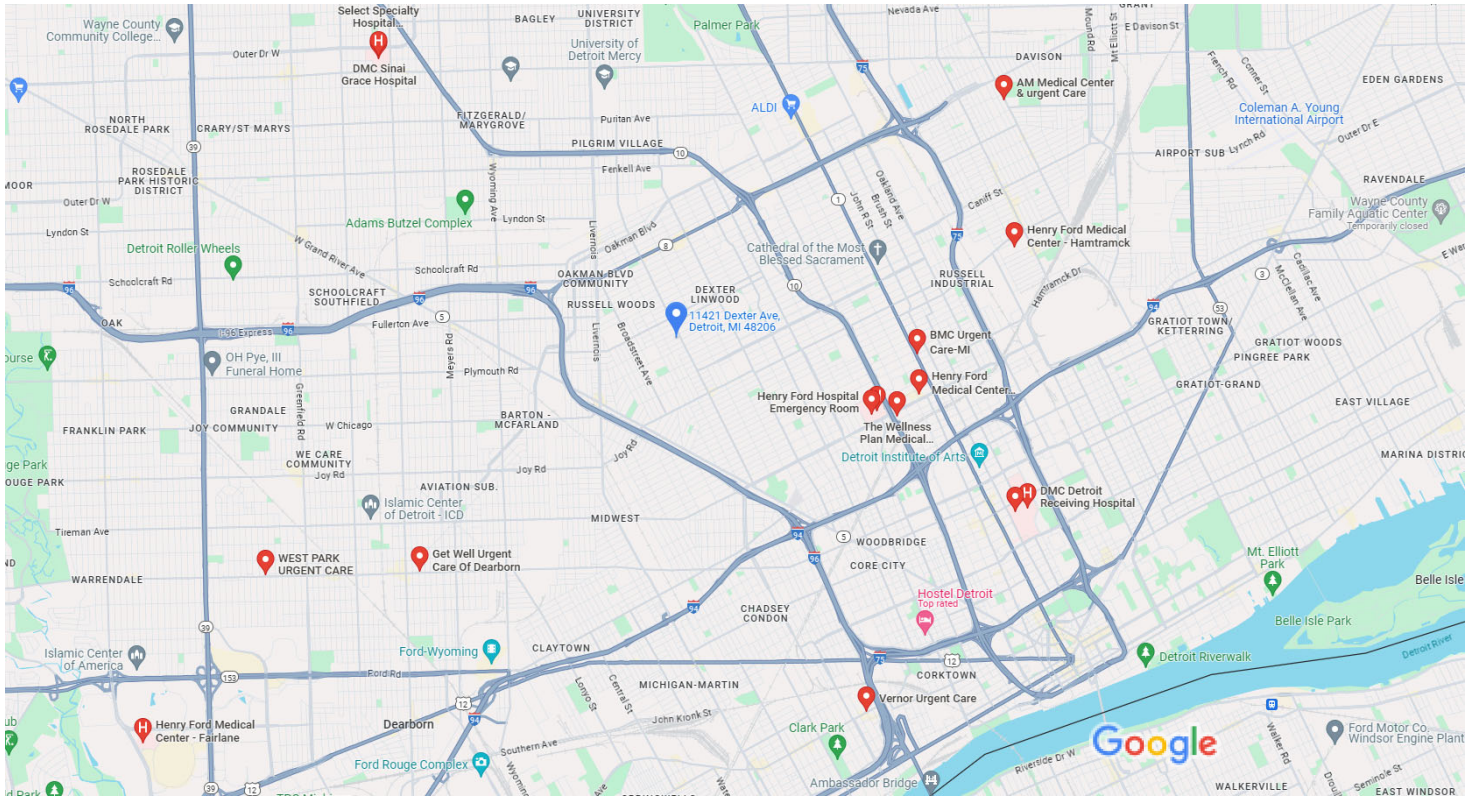
Open · Closes 5 PM · (313) 226-0200



Website



Directions



Map data ©2024 Google 1 mi

Rating ▾ Hours ▾ All filters

Results ⓘ

BMC Urgent Care-MI

2.7 (28)

Medical clinic · 8282 Woodward Ave

Open · Closes 5 PM · (313) 874-3440



Website



Directions

🗣️ "I didn't really need a check up, but the doctor decided to give me a ..."

**Henry Ford Hospital
Emergency Room**

2.1 (88)

Emergency room · 2799 W Grand Blvd




Website



Directions

Open 24 hours · (313) 916-1545

 "... for having me on the floor, so she went out of her way to ... Great ..."

Vernor Urgent Care


3.9 (157)

Urgent care center · 3456 Vernor Hwy

Open · Closes 9 PM · (313) 254-9693



Directions

 "... I have to been to major hospitals and these days they are so dismissive."

DMC Harper University Hospital Emergency Room

1.6 (58)

Emergency room · 3990 John R St


Open 24 hours · (313) 745-8040



Website



Directions

 "The doctor tried to misdiagnose me with an STI in front of other ..."

Fresenius Medical Care at Henry Ford Hospital

No reviews

Hospital · 2799 W Grand Blvd

(313) 916-2600



Website



Directions

Get Well Urgent Care Of Dearborn

4.9 (449)

Urgent care center · 13244 W Warren Ave


Open · Closes 9 PM · (313) 380-1200



Website



Directions

 "Best doctor and staff around. Don't waste your time ..."

Henry Ford Medical Center - New Center One

3.0 (81)

Medical clinic · 3031 W Grand Blvd


Open · Closes 5 PM · (313) 916-2600



Website



Directions

 "There is metered Parking around the park or a parking garage ..."

A M Medical Center & urgent Care

2.3 (31)

Urgent care center · 13031 Conant

[Open](#) · Closes 8 PM · (313) 893-5490



[Directions](#)

"He even did a covid test for me just because I asked him to because I ..."

The Wellness Plan Medical Centers - Gateway Medical Center

2.6 (63)

Medical clinic · 2888 W Grand Blvd

[Open](#) · Closes 7 PM · (313) 875-4200



[Website](#)



[Directions](#)

"Got my teeth examined, then the hygienist sends me to the front to ..."

Henry Ford Medical Center - Fairlane

4.2 (1,032)

Medical Center · 19401 Hubbard Dr

[Open 24 hours](#) · (313) 982-8100

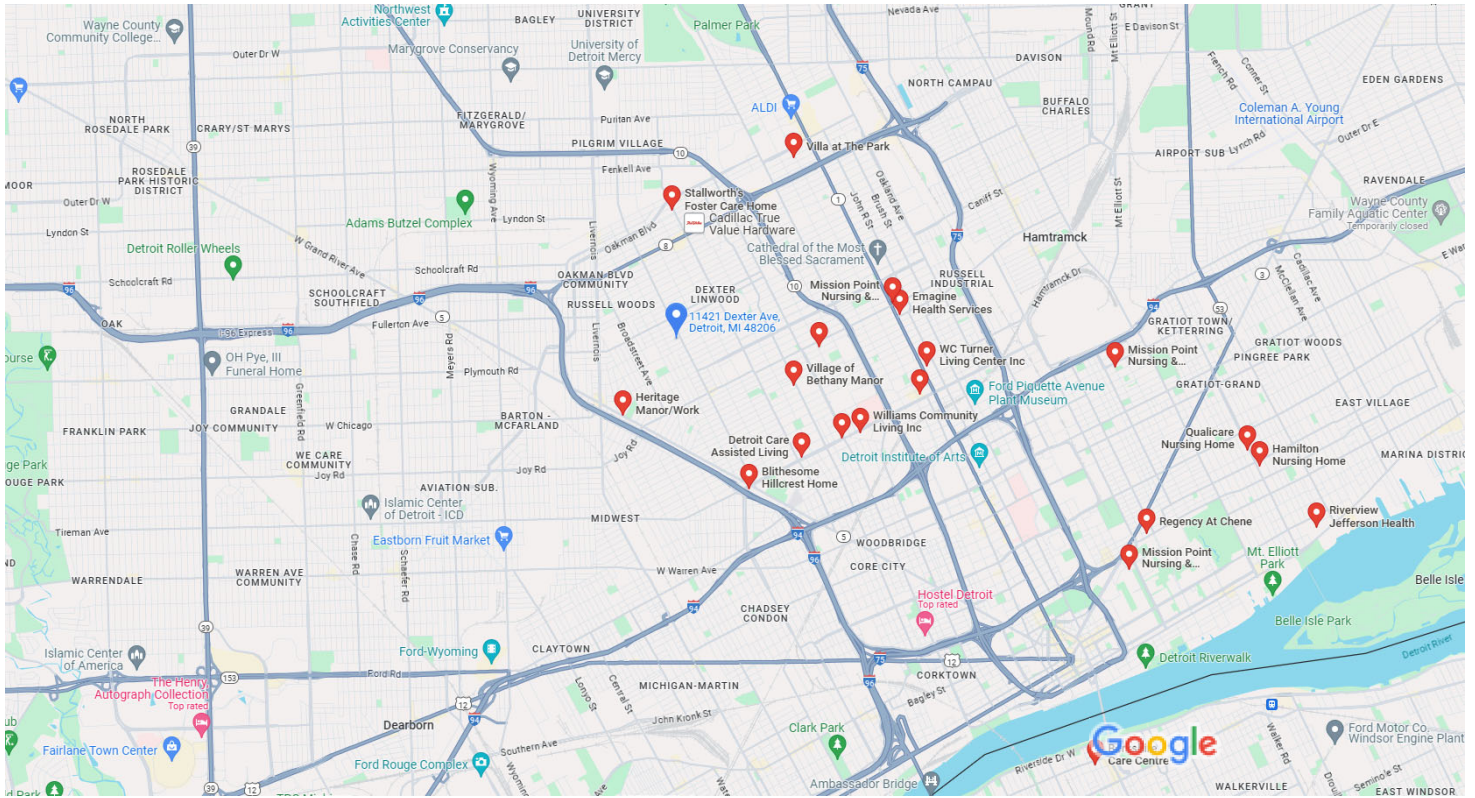


[Website](#)



[Directions](#)

"... care of me was super fast and efficient. ... **Urgent**



Map data ©2024 Google 1 mi

Rating ▼
Hours ▼
☰ All filters

Results ⓘ

Boulevard Temple Care Center
 3.4 (100)
 Nursing home · 2567 W Grand Blvd
 Open · Closes 5 PM · (313) 895-5340



Website



Directions


Heritage Manor/Work
 2.7 (26)
 Nursing home · 9500 Grand River Ave
 Open · Closes 6 PM · (313) 491-7920



Website



Directions


 "This is my 2nd stay here at Heritage Manor Rehab center in Flint,Mi."

Mission Point Nursing & Physical Rehabilitation Center of Woodward

3.5 (35)

Nursing home · 9146 Woodward Ave

[Open 24 hours](#) · (313) 875-1263



[Website](#)



[Directions](#)

"Great facility, I was recently discharged from the rehabilitation center."

Villa at The Park

2.3 (18)

Nursing home · 111 Ford St

[Open 24 hours](#) · (313) 305-6600



[Website](#)



[Directions](#)

"The facility is cleaned regularly and does not smell. The activities for ..."

Taylor Street Primary Care Clinic

No reviews

Medical clinic · 1550 Taylor St

[Open](#) · Closes 5 PM · (313) 486-5501



[Website](#)



[Directions](#)

Qualicare Nursing Home

3.9 (37)

Nursing home · 695 E Grand Blvd

[Open 24 hours](#) · (313) 925-6655



[Website](#)



[Directions](#)

"The facility is older but also smaller."

Williams Community Living Inc

5.0 (2)

Assisted living facility · 2662 W Grand Blvd
(313) 871-7542



[Directions](#)

Emagine Health Services

4.2 (5)

Mental health service · 8904 Woodward Ave

[Open](#) · Closes 7:30 PM · (313) 552-6630



[Website](#)



[Directions](#)

Blithesome Hillcrest Home

2.0 (4)

Assisted living facility · 2008 W Grand Blvd
(313) 898-3928



[Directions](#)

Detroit Care Assisted Living

No reviews

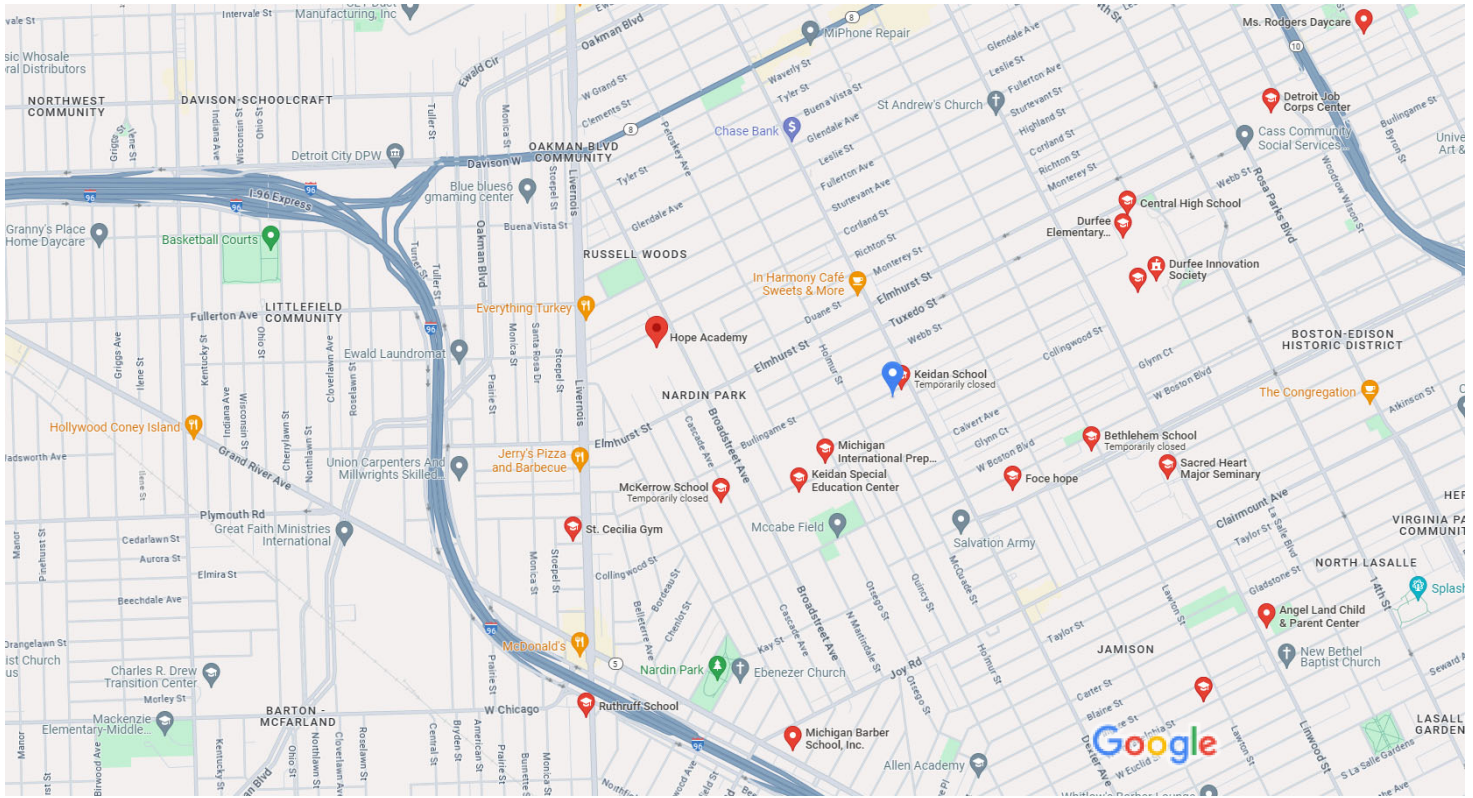
Mental health service · 2329 W



[Website](#)



[Directions](#)



Map data ©2024 Google 1000 ft

Rating ▼
Hours ▼
☰ All filters

Results ⓘ

Durfee Elementary-Middle School

3.6 (17)

Public educational institution · 2425 Tuxedo St

Open · Closes 2:40 PM · (313) 252-3070



Website



Directions

Central High School

3.2 (16)

High school · 2425 Tuxedo St

Open · Closes 4 PM · (313) 252-3000



Website



Directions

Hope Academy

3.5 (53)

Preschool · 12121 Broadstreet Ave


Open · Closes 4 PM · (313) 934-0054



Website



Directions

 "Great school and staff helping the community to strive"

Michigan International Prep School - Detroit

No reviews

School · 4242 Collingwood St

Open · Closes 3:30 PM ·

(248) 289-5521



Website



Directions

Keidan Special Education Center

4.8 (4)

Middle school · 4441 Collingwood St

(313) 873-9400



Website



Directions

Detroit High School

No reviews

School · 2900 W Philadelphia St



Directions

Ruthruff School

4.5 (2)

High school · 6311 W Chicago



Directions

Michigan Barber School, Inc.

4.4 (100)

Barber school · 8990 Grand River Ave

Open · Closes 4:30 PM ·

(313) 894-2300

Onsite services · Online classes



Website



Directions

[BOOK ONLINE](#)

Gentle Hands Of Integrity

5.0 (113)

Nursing school · 2470 Collingwood St Suite 306



Website



Directions

Open · Closes 4 PM · (313) 979-1669

 "10/10 if your looking for a school here ."

Angel Land Child & Parent Center

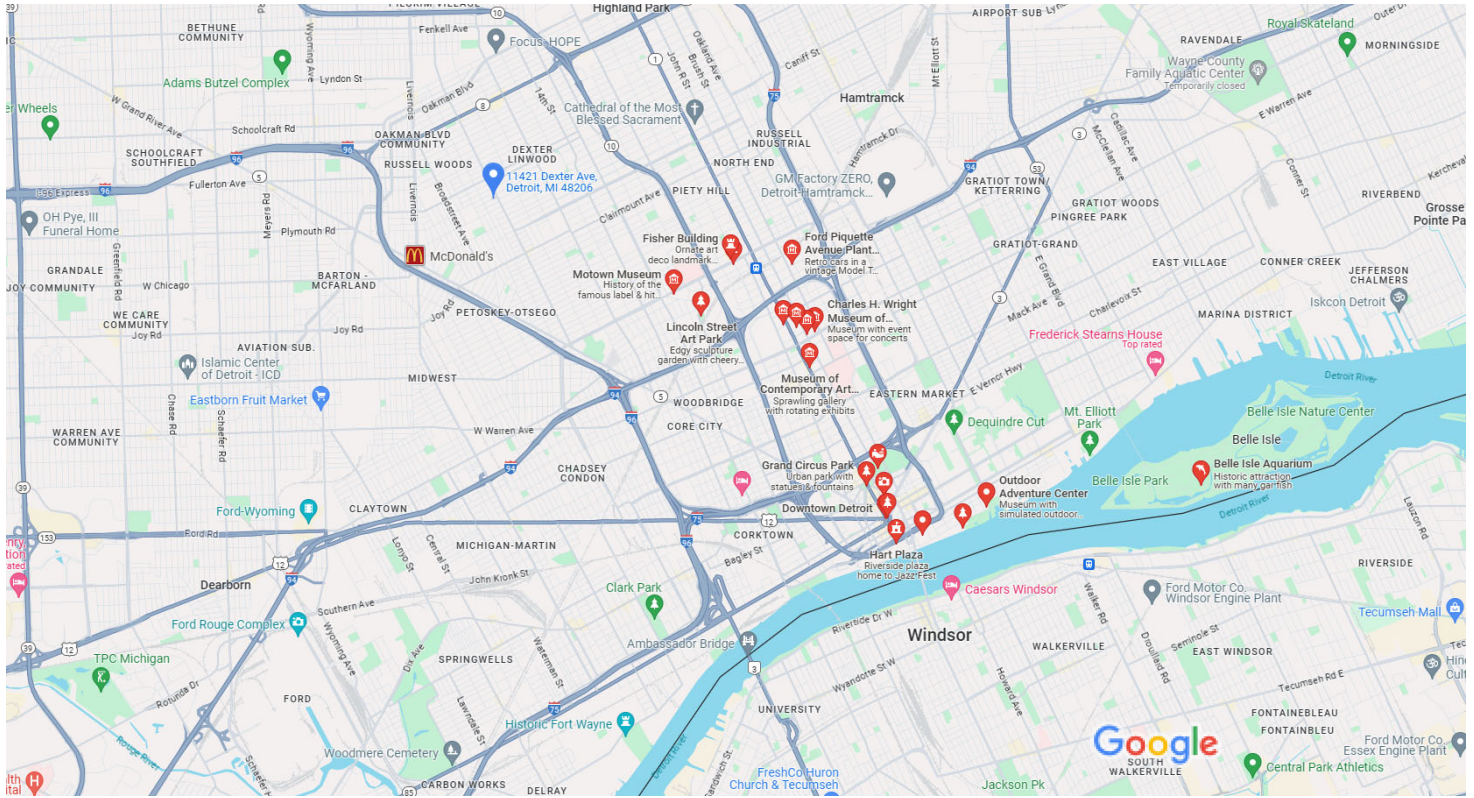
4.5 (11)

Day care center · 8642 Linwood St

Open · Closes 4 PM · (313) 894-4331



[Directions](#)



Map data ©2024 Google 1 mi

Rating ▼
Hours ▼
☰ All filters

Results ⓘ

Detroit Institute of Arts

4.8 (11,485)

Tourist attraction · 5200 Woodward Ave
 Large art museum displaying global works
 Open · Closes 4 PM



👤 "All in all, amazing touristy thing to do."

Motown Museum

4.7 (5,215)

Tourist attraction · 2648 Berry Gordy Jr.
 Boulevard, 2648 W Grand Blvd
 History of the famous label & hit-maker



Open · Closes 6 PM

"Send a part of detroit history is always nice"

Michigan Science Center

4.4 (2,573)

Tourist attraction · 5020 John R St
Dynamic science museum for children

Open · Closes 4 PM



"There is **something to do** for all ages. ... The **Detroit** science center is a round state in the community outreach for young kids of Detroit."

Detroit Historical Museum

4.8 (1,675)

Tourist attraction · 5401 Woodward Ave
Interactive & educational city museum

Open · Closes 5 PM



"They showed retro **things that used to be in detroit** that are now not here."

Detroit Riverwalk

4.8 (4,665)

Tourist attraction · 1340 Atwater St

Open · Closes 10 PM



"A lot of cool **things to see** and just a chill vibe being by the river and ..."

Campus Martius Park

4.7 (11,605)

Tourist attraction · 800 Woodward Ave
Park features event space & bistro

Open · Closes 9 PM



"... **Detroit** at the foot of ... If **you're** looking for **something to do**, or ..."

Lincoln Street Art Park

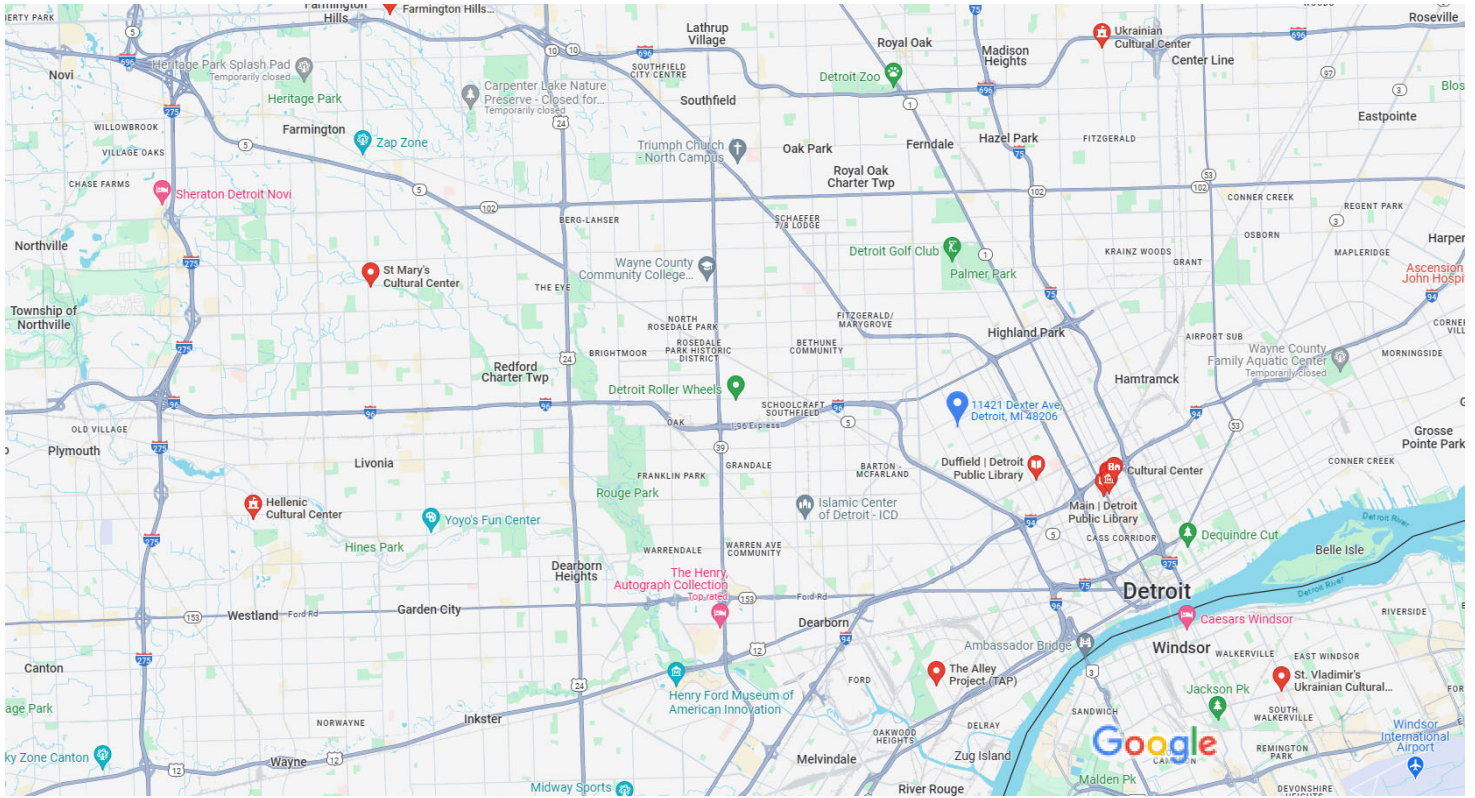
4.7 (470)

Tourist attraction · 5926 Lincoln St
Edgy sculpture garden with cheery murals

Open 24 hours



"... and **something** very special but I am not expert to ... Art park **that is** ..."



Map data ©2024 Google 2 mi

Cultural Center

No reviews
Detroit, MI



Directions

Ukrainian Cultural Center

4.4 (369)
Cultural center · 26601 Ryan Rd
Open · Closes 5 PM · (586) 757-8130
Dine-in · No delivery



Website



Directions

Detroit Institute of Arts


4.8 (11,485)
Art museum · 5200 Woodward Ave
Large art museum displaying global works
Open · Closes 4 PM · (313) 833-7900



Website



Directions

 "A wonderful cultural resource."

St Mary's Cultural Center

4.6 (554)


Cultural center · 18100 Merriman Rd
(734) 421-9220



[Website](#)



[Directions](#)

 "St Mary's Cultural Center"

Hellenic Cultural Center

4.5 (207)

Banquet hall · 36375 Joy Rd
Open · Closes 5 PM · (734) 525-3550



[Website](#)



[Directions](#)

Dine-in · No takeout · No delivery

American Polish Cultural Center

4.5 (525)

Banquet hall · 2975 E Maple Rd
Polish gathering spot with a
restaurant

Open · Closes 6 PM · (248) 689-3636

Dine-in · Takeout · Delivery


Duffield | Detroit Public Library

4.1 (34)

Public library · 2507 W Grand Blvd
Open · Closes 8 PM · (313) 481-1710



[Directions](#)

 "The facilities are clean and staff is always friendly!"

St. Vladimir's Ukrainian Cultural Centre

4.5 (23)

Cultural center · 2000 Tecumseh Rd E
+1 519-254-8067



[Directions](#)

The Alley Project (TAP)

4.4 (33)

Arts organization · 9101 Avis St
(313) 744-2077



[Website](#)



[Directions](#)

**Italian American Cultural
Society and Banquet Center**

4.6 (707)

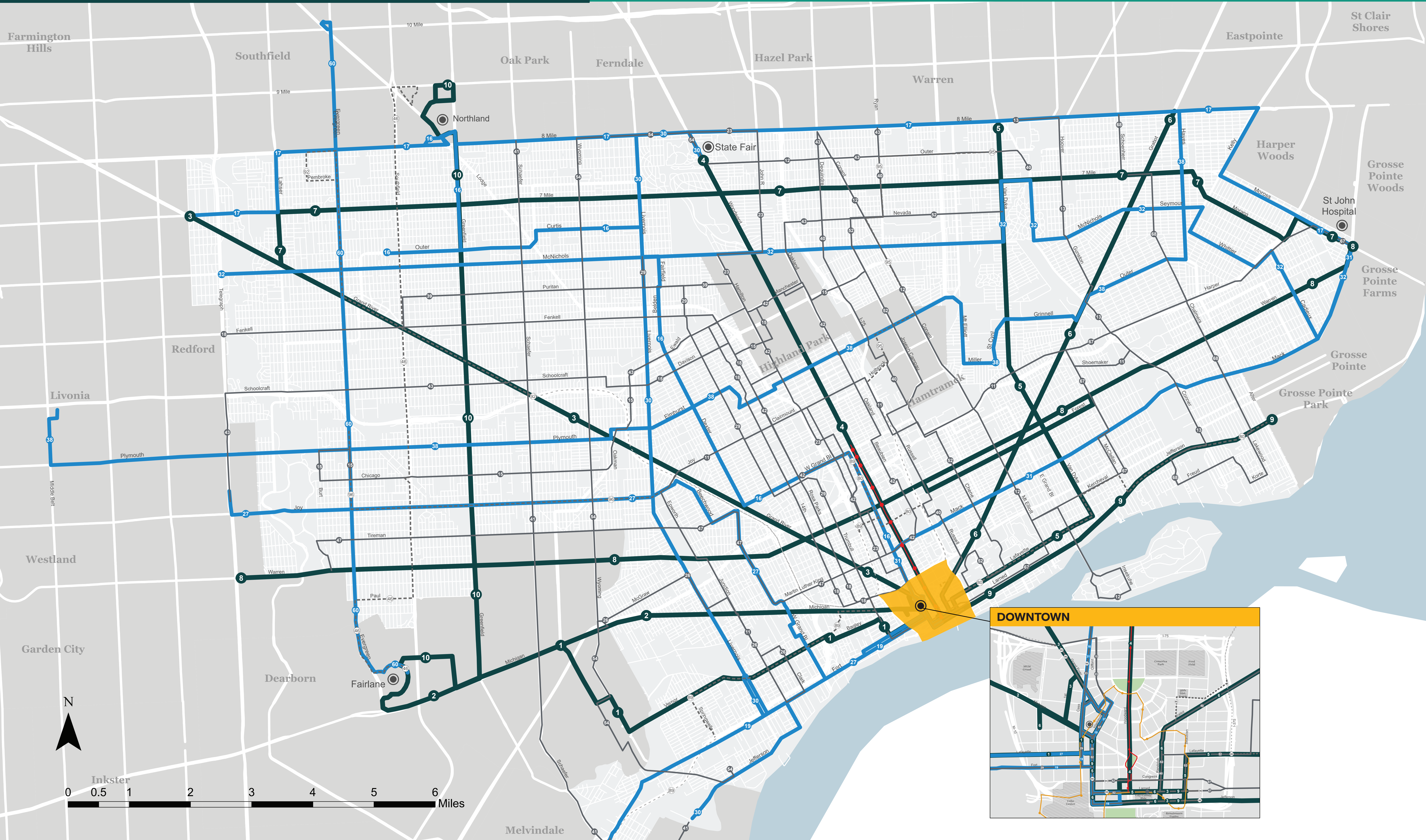
Event venue · 43843 Romeo Plank
Rd #1



[Website](#)



[Directions](#)



ConnectTen Routes

ConnectTen Routes are the backbone of the transit system. All ConnectTen Routes are:

- 24/7
- 20 minutes or better weekday frequency
- Every 20-30 minutes at other times.

- 1 Vernor*
- 2 Michigan*
- 3 Grand River*
- 4 Woodward*
- 5 Van Dyke-Lafayette*
- 6 Gratiot*
- 7 Seven Mile*
- 8 Crosstown*
- 9 Jefferson*
- 10 Greenfield*

* Denotes 24/7 route.

Key Routes

Cross-city routes operating 18-24 hours a day, with frequency every 15-30 minutes.

- 16 Dexter*
- 17 Eight Mile*
- 19 Fort
- 27 Joy
- 30 Livernois
- 31 Mack
- 32 McNichols
- 38 Plymouth
- 60 Evergreen

* Denotes 24/7 route.

Neighborhood Routes

Shorter routes operating during day and early evening times, with frequency every 30-60 minutes.

- 11 Clairmont
- 12 Conant
- 13 Conner
- 15 Chicago/Davison
- 18 Fenkell
- 23 Hamilton/John R
- 26 Junction
- 29 Linwood
- 39 Puritan
- 40 Russell
- 41 Schaefer
- 42 Mid-City Loop
- 43 Schoolcraft
- 47 Tireman
- 52 Chene
- 54 Wyoming
- 67 Cadillac/Harper
- 68 Chalmers

Part-Time Routes

Limited service, generally operating during weekday peak hours.

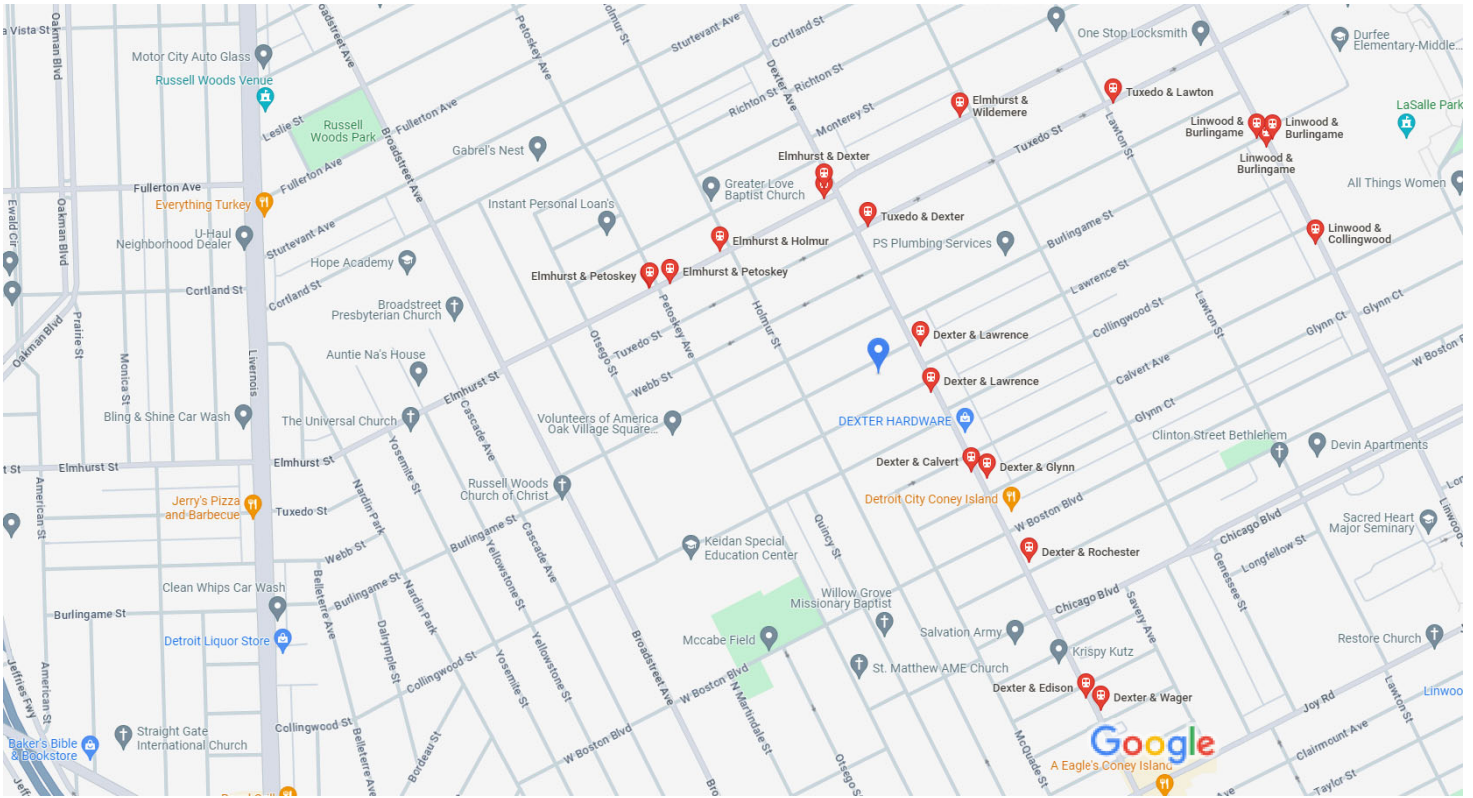
- 46 Southfield
- 80 Villages Direct
- 89 Southwest Direct
- 92 Rosedale Express
- 95 Ryan Express
- 96 Joy Express

DDOT Routes

- █ ConnectTen
- █ Primary
- █ Neighborhood
- - - Peak Hour Route

Transit In the City

- Transit Hubs
- █ People Mover
- █ M1 Rail
- █ SMART Bus



Map data ©2024 500 ft

Rating All filters

Results

Elmhurst & Dexter
No reviews
Transport interchange

[Directions](#)

Dexter & Edison
No reviews
Bus stop

[Directions](#)

Elmhurst & Petoskey
No reviews
Transport interchange

[Directions](#)

Dexter & Calvert

4.0 (1)

Bus stop



[Directions](#)

Linwood & Burlingame

No reviews

Transport interchange



[Directions](#)

Elmhurst & Dexter

3.0 (1)

Bus stop



[Directions](#)

Elmhurst & Petoskey

No reviews

Bus stop



[Directions](#)

Elmhurst & Petoskey

No reviews

Bus stop



[Directions](#)

Elmhurst & Wildemere

No reviews

Bus stop



[Directions](#)

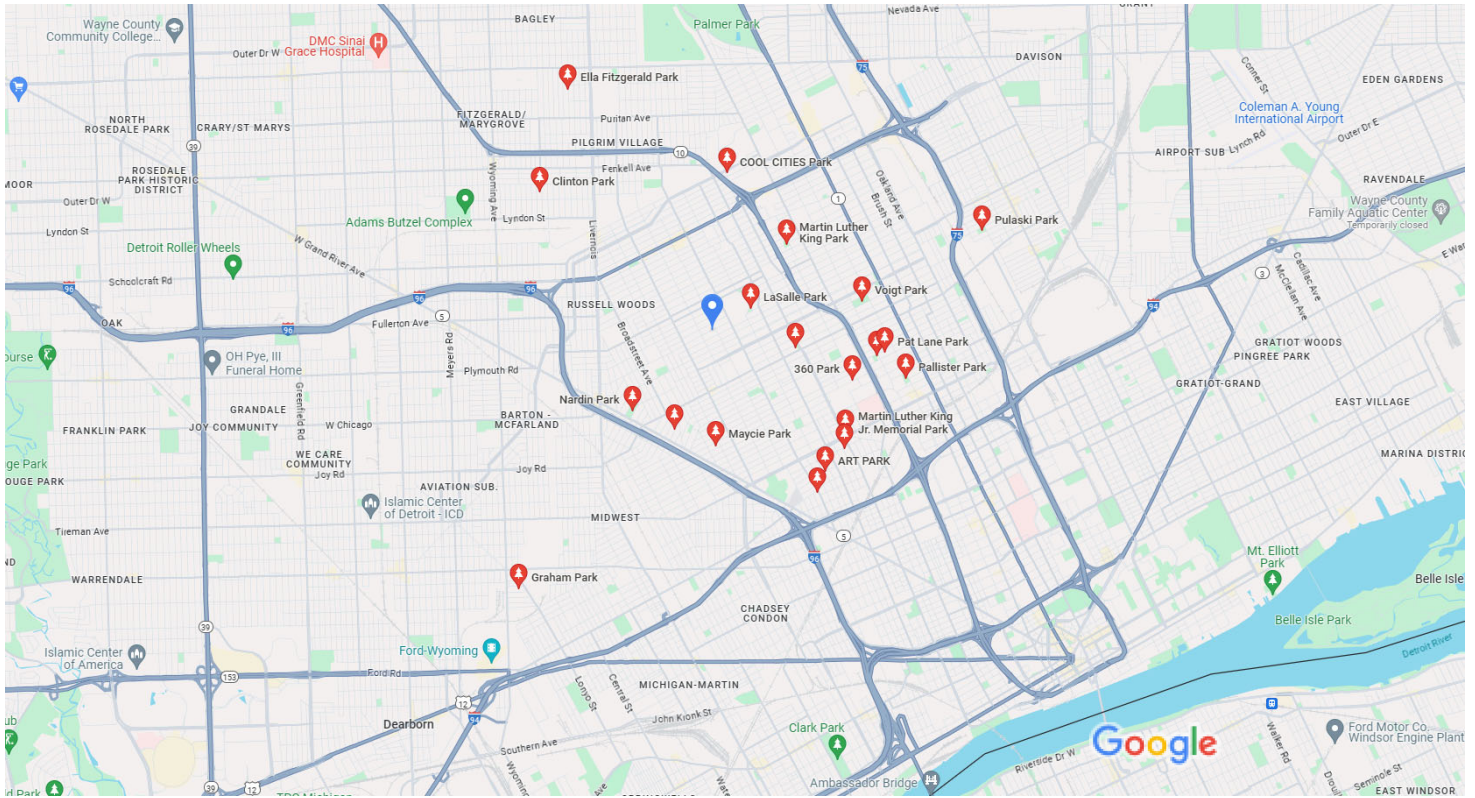
Tuxedo & Dexter

4.0 (2)

Bus stop



[Directions](#)



Map data ©2024 Google 1 mi

Rating ▾ Hours ▾ All filters

Results ⓘ

Nardin Park
4.5 (50)
Park · 9516 Grand River Ave
Open · Closes 10 PM



LaSalle Park
4.7 (6)
Park · 2380 La Salle Blvd



Martin Luther King Park

4.0 (23)

Park

[Open now](#)



Pat Lane Park

4.2 (9)

Park · 699 W Philadelphia St

[Open 24 hours](#)



Voigt Park

4.4 (25)

Park · 795 Longfellow St



McDuffy Park

3.5 (2)

Park · 803 W Philadelphia St



TRAB'S PARK

5.0 (6)

Park · 8881 Kimberly Ct

