

City of Detroit Housing and Revitalization Department (HRD)
Request for Qualifications:
Woodward & Rosedale Ct – Gateway Community
11504, 11520, 11526, & 11534 Woodward Avenue
Permanent Supportive Housing (PSH)



Release Date: September 3rd, 2025
Pre-Submission Conference: September 22nd, 2025
Proposal Submission Deadline: November 7th, 2025

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Project Overview

The City of Detroit's Housing and Revitalization Department (HRD) Public-Private Partnership (P3) Division seeks a qualified development team to bring a new construction multi-family Permanent Supportive Housing (PSH) project to the proposed site to compliment the goals outlined in [Detroit's Affordable Housing Strategy](#) and [Homelessness Strategic Plan](#):

- HRD will consider a development team that consists of a developer with knowledge and experience in Permanent Supportive Housing developments and established partnerships required for the Michigan State Housing Development Authority (MSHDA) Low Income Housing Tax Credit (LIHTC) Permanent Supportive Housing application. The developer should be committed to providing quality Permanent Supportive Housing to Detroiters throughout the lifetime of the affordability agreement. While the full team may not be assembled at time of submission and review, the submitting team should have a well thought out plan of partnerships to support the full development.
- HRD envisions a development that has 45-65% of the units as Permanent Supportive Housing units, supported with MSHDA Project Based Vouchers (PBV) that the Development team will secure through the MSHDA LIHTC application process, however, HRD will consider all PSH projects with 35-100% PSH units. HRD seeks a PSH development that brings on a variety of PSH units to house singles and families experiencing chronic homelessness with this development. There should be no more than 75 PBV units in the development. All non-PSH units should be at or below 80% AMI.
- HRD desires a first-floor commercial component that serves the needs of the community and future residents; however, this is not required in the proposed development
- The proposed development's priority population for the PSH units must align with the current priority population of the Detroit Continuum of Care (CoC). At the time of release of this RFQ, the priority population is households experiencing chronic homelessness. The respondent must demonstrate commitment to taking all referrals for the PSH units from the Detroit CoC's priority population. No other preference or priority populations should be suggested for the proposed development's PSH units as part of this RFQ.

Respondents to this RFQ should demonstrate familiarity and meet threshold requirements with the [MSHDA LIHTC Addendum III application](#), [City of Detroit Affordable Housing NOFA](#), and the [Detroit CoC PSH Letter of Support Policy](#).

It is not required for the respondent to have all necessary service providers and partners for submission, however, demonstration of relationships necessary for the MSHDA LIHTC Addendum III application should be provided through current relationships/partnerships, MOUs, Letters of Support, or similar. Selected respondent will need all required service partners and partnerships in place at time of MSHDA LIHTC Addendum III application and/or City of Detroit's Affordable Housing NOFA.

If the proposed development offers a variety of unit sizes, the PSH units should also reflect the variety of unit sizes within the development.

The successful respondent will adhere to these guiding principles:

- **Housing First:** Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry.
- **Harm Reduction:** Techniques can confront and mitigate the harms of drug and alcohol use through non-judgmental communication while motivational interviewing may be useful in helping households acquire and utilize new skills and information.
- **Community-Oriented Development Process:** The selected development team must be transparent with residents of the community and maintain an open dialogue with stakeholders throughout the development. This includes (but is not limited to) incorporating community members' values and desires in the developer selection process, construction issues, site plan/design decisions, and marketing any residential units during the lease up. It is required the selected respondent update the community on major milestones for each phase of the process.
- **Neighborhood Scale Development:** The design, scale, and quality of the proposed residential units will enhance the existing housing typologies found within the surrounding neighborhood. The structures will allow observation of the street and provide pedestrians with a sense of walkability.
- **Growing Detroit's Development Talent:** The City of Detroit is committed to the development of emerging local developers, architects, and builder talent through the real estate projects it sponsors. While not required for all participants, it is encouraged that some of the partners participating in the project should be locally based and new emerging talent in the real estate sector.
- **Sustainable and Equitable Development:** The project will support neighborhood investment and job opportunities, while also incorporating design elements that

promote environmental sustainability – both in the natural (i.e., natural plant species) and built environment (i.e. storm water management, LED lighting, renewable energies) and an array of alternatives that promote healthy design development.

The successful respondent will:

1. Demonstrate a strong understanding and practice of supportive housing, including housing first, harm reduction, and commitment to reducing recidivism of homelessness.
2. Have experience developing and operating Permanent Supportive Housing.
3. Demonstrate a strong track record of delivering high quality projects on time.
4. Have considerable experience completing new construction multi-unit residential structure/space and/or constructing multi-unit residential infill development.
5. Demonstrate the desire to create a development that works to bridge various communities within the neighborhood.

Respondents are asked to submit the following:

1. **Project Description:** Letter of intent, which includes a narrative of the respondent's approach to developing the site, proposed programming, and anticipated outcomes.
2. **Project Team Experience:** Detailed professional experience/history of the development team and service provision team including current resumes & bios, respective roles and responsibilities of team members, examples of similar completed projects, and references for a minimum of three (3) past projects of comparable size.
3. **Project Financing:** Developer equity, development budget, [twenty-year proforma](#) (including operating budget), preliminary construction costs, market and financial assumptions, financial details, and detailed and vetted sources and uses for the proposed project clearly outlining any city and state funding/abatement opportunities.
4. **Service Financing and programming:** Developer should submit a fifteen-year budget for supportive services provided on site, including, sources of funding, proposed staffing levels, and proposed programming
5. **Project Design:** Graphic representation and basic schematic design. (The applicant should provide graphic representation of the general massing and neighborhood context of the proposed project; however, the City prefers that applicants invest their time and resources in the development of detailed financial analysis for this project rather than upfront design work.)
6. **Project Timeline:** Preliminary project schedule, predevelopment timeline, construction timeline, lease-up timeline, and strategy for developing the site should be clearly outlined

Neighborhood Context/Area Summary

The Gateway Community, also known as Old North End, is located at the border of Highland Park to the North, Arden Park and Boston Edison to the South, Hamtramck to the East, and the Lodge Freeway to the West. The neighborhood blends historic single- and multi-family dwellings, a historic commercial corridor on Oakland Avenue, and easy access to public transit. Portions of The Gateway Community were included in the North End Planning area which is bounded by East Grand Boulevard to the South, the City of Highland Park to the North, I-75 and the City of Hamtramck (northern portion of the east boundary) to the East, and Woodward Avenue to the West.

The planning process engaged residents to produce strategies providing guidance on integrating the deep cultural heritage and historic nature of the North End while tackling affordable housing concerns, reactivating Oakland Avenue as a commercial corridor, and addressing quality of life and safety issues related to vacant lot activation, recreation, and safer streets. The outcome is the North End Framework Plan which focuses on five main areas: Cultural Heritage & Historic Preservation, Parks & Open Space, Housing & Neighborhood Stabilization, Streets for People, and Commercial Activation.

As part of the Housing & Neighborhood Stabilization, the Framework plan focuses on the preservation of affordable housing, creating housing for all family sizes, and the expansion of housing and access to housing programs. Goals include, infill development, increase in housing assistance, preservation of naturally affordable housing, and to expand education on housing and access to housing programs. Within these goals the Framework plan specifically focuses on the expansion of project-based vouchers, which this RFQ hopes to further through this project.

Current Housing and Multi-Family Investment

- **The Beauton:** \$7.3 million ground-up project provides 29 new affordable apartments, with over half of the units at or below 80% AMI
- **Marwood and Marston:** \$18.2 million Marwood + Marston project on the City's North End preserves 59-unit Marwood Apartments and adds 12 new units at the Marston, with all 71 units of housing reserved for those households ranging 30-80% AMI.
- **Ruth Ellis Clairmont Center:** \$16 million mixed use development provides 43 units, 34 of which are Permanent Supportive Housing units covered by MSHDA PBVs.
- **Cathedral Arts Apartments:** \$19.7 million mixed use development includes 6,000 sq ft of commercial and community space, of which, the M Training Center, a workforce development hub operated by MHT provides Detroit residents to paid training, internships, and full-time employment in the property maintenance and multifamily housing industry. All 53 units of housing are deeply affordable, and include 16 units of Detroit Housing Commission Project Based Vouchers.
- **Reverend Dr. Jim Holley Residences:** \$18 million provides 60 1-bedroom units of affordable senior housing to residents at or below 50% area median income.

- **Glynn Court:** Renovated an expanded affordable housing development provides 51 units of recently upgraded apartments to residents earning at or below 60% area median income.
- **The Oakland Ave:** A rehabilitation by local organization Stafford House of a vacant hundred-year-old building located on Oakland Avenue that will include 10 residential units below 80% area median income and 5,200 square feet of commercial space.

Commercial Development/Non-Residential Development

- **Detroit Food Commons:** \$22 million development located on Woodward Ave the Detroit Food Commons or Detroit People's Food Co-Op, provides fresh produce, selections of frozen foods, packaged foods, meat, and ready-made items for members and non-members. The space also includes community space for gathering, a test kitchen, banquet hall, and meeting space.
- **Café Noir:** Located in the North End along John R the café provides a local coffee shop space for residents to have coffee, pastries, and gathering space.
- **Woodward and Grand Blvd:** Commercial space along Woodward and Grand Blvd intersection has seen recent improvements and lease up, including the addition of a number of restaurants including Joe Louis Southern Kitchen, Cooking with Que, Supinos Pizza, Yum Village, and Baobab Fare.

Greater Downtown Investment/Places & Institutions

- **Catholic Charities of Southeast Michigan Center for the Works of Mercy:** Catholic Charities of Southeast Michigan provides a client choice food pantry, clothing closet, and case management services. We also host Malta Dental and Medical Clinic, H.O.P.E (Helping Operations for People Empowerment), Wayne County Jail Outreach Ministry, and Chance for Life.
- **Q-Line:** 3.3-mile-long street car system taking riders to-and-from Downtown to the North End, providing easy travel along Woodward Ave.
- **Considine Center:** In partnership between the City of Detroit's Parks and Recreation Department and the Considine Center, residents, nonprofits, and service providers can utilize this space in addition to on site services and recreation provided by the Considine Center.

The Proposed Development

Aligned with the City of Detroit's Homelessness Strategic Plan and the City of Detroit's Affordable Housing Strategy, HRD is targeting a development to help fulfill key goals from these plans. The Housing and Revitalization Department seeks a mixed affordable and Permanent

Supportive Housing development and believes the ideal number of PSH units is between 45-65% of total units, however, the minimum must be 35% PSH but we will consider up to 100% PSH.

The proposed development target population must align with the Detroit CoC's PSH letter of support policy and the City of Detroit's Multifamily NOFA. The development should show commitment to taking all referrals for PSH units from Detroit's Coordinated Entry System (locally known as CAM), managed by Detroit CoC's Lead Agency, HAND. Understanding of the prioritized population's need for a stable and healthy living environment should be reflected in the RFQ response. This may include on-site amenities, partnerships, design considerations, unit makeup, and features of the development (See **Exhibit C** for sample massing based on zoning constraints).

The respondent should be familiar with the MSHDA LIHTC and Addendum III application requirements for PSH development. Required amenities and design within the MSHDA LIHTC and Addendum III applications should be part of the respondent's proposed development.

The respondent should provide a proposed timeline of development, including major project milestones with environmental due diligence, project design and review, funding, and other major activities.

a. Permanent Supportive Housing Specifications

The PSH units should align with MSHDA, Detroit CoC, and City of Detroit's goals to support Detroit's chronically homeless population with low-barrier, deeply affordable, and supportive permanent housing. PSH households should be provided with a lease that is identical to that of the non-PSH units. Supportive services should be provided on-site and participation in services is not a requirement of tenancy. The respondent should demonstrate commitment to the guiding principles outlined in this RFQ and incorporate those principles in their response.

While a service provider and property manager commitment or selection is not required in this response, the respondent should provide a response on how they will screen and select for these partnerships. If the respondent has experience working with this population and/or in developing Permanent Supportive Housing, they should include current work, services, and/or developments successes in working with this population. If the respondent has no experience working with this population, they should include in their response a pathway to understanding, engagement, and learnings to improve understanding and support potential residents within this development.

Supportive housing combines affordable housing with supportive services that help people with disabilities and complex health challenges. It is an innovative and evidence-

based solution that helps people thrive by breaking the cycle of homelessness and ensuring that all individuals have the opportunity to be an ongoing part of their community.

All supportive housing:

Prioritizes households facing multiple barriers to housing stability.

Provides affordable and non-time limited housing.

Offers all household members flexible and comprehensive services, which are voluntary for program participants and tenants.

Provides households with a lease or sublease that is identical to a market rate lease.

Effectively coordinates with key partners to foster housing stability and overall well-being.

Offers tenant-centered resources to support tenants in building strong social support networks, fostering recovery, and creating a sense of belonging.

Includes units and building with design details created to meet the needs that tenants identify, at minimum meeting habitability standards and providing a private and lockable area that includes a living space, a kitchen, and a bathroom.

Location Map, Aerial Photos, Survey, and Environmental

Location and Map

Included in the RFQ are parcels 11504, 11520, 11526, & 11534 Woodward Ave, totaling 1.05 acres. Parcel address 11542 Woodward Ave is privately owned and not part of this RFQ. The properties border Woodward to the west, Rosedale Ct to the south, Englewood St to the west, and Woodland St to the east. All parcels related to this RFQ are vacant land with no structures standing.

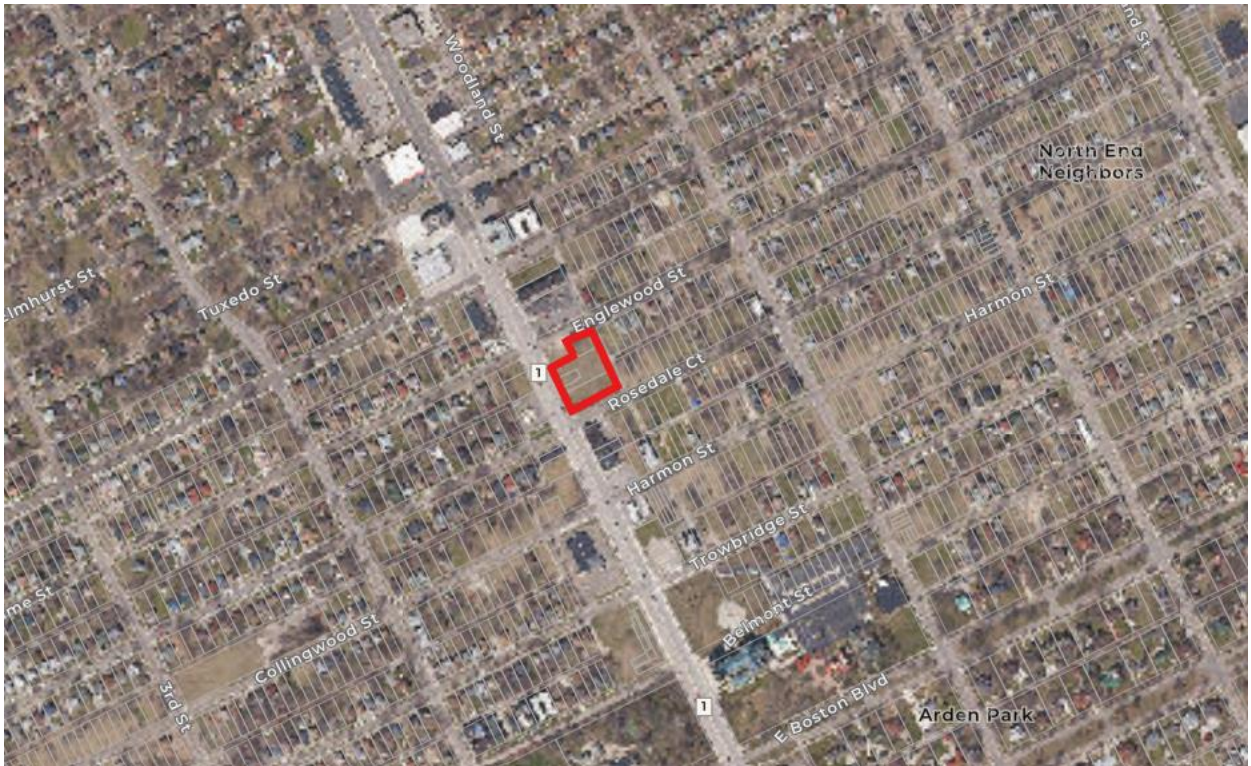
- 11504 Woodward Ave – Zoned B4, 0.436 acre, 19000 sq ft, Parcel ID 01004372-3
- 11520 Woodward Ave - Zoned B4, 0.392 acre, 17096 sq ft, Parcel ID 01004374
- 11526 Woodward Ave - Zoned B4, 0.071 acre, 3103 sq ft, Parcel ID 01004375
- 11534 Woodward Ave - Zoned B4, 0.151 acre, 6585 sq ft, Parcel ID 01004376

All parcels are located in a [Traditional Main Street Overlay](#) (TMSO) area and should follow guidelines as applicable.

The City will work with the selected respondent on any rezoning or other entitlement needed to enable a successful project.

Aerial Photos





Survey

A survey is in process with the City of Detroit and will be made available to the selected developer within 90 days of selection.

Title

Title work is being completed by the City of Detroit and will be made available to the selected developer within 90 days of selection.

Environmental Reports

A Phase 1 environmental report is being completed by the City of Detroit and will be made available to the selected developer within 90 days of selection.

A Phase 1 was completed on parcels 11504, 11520, 11526, & 11534 Woodward Ave in 2021 and portion of the completed assessment is available in this document (see **Exhibit A**).

Incentives & Affordability Requirements

Affordability requirements must meet MSHDA LITHC standards. All non-PSH units should be at or below 80% AMI. There are many potential resources that may be accessed for funding, including opportunities through The City of Detroit and the Housing and Revitalization Department.

- Michigan Economic Development Corporation – CRP
<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/factsheets/communityrevitalizationprogram.pdf>
- LISC <https://www.lisc.org/our-model/lending/loan-products/>
- Detroit Housing for the Future Fund <https://dhff.org/>
- Federal Home Loan Bank Affordable Housing Program (AHP)
<https://www.fhlbi.com/services/community-programs/affordable-housing-program/>
- City of Detroit Housing and Revitalization Notice of Funding Availability (NOFA)
<https://detroitmi.gov/departments/housing-and-revitalization-department/housing-development>

Available Public Subsidies that may be made available by the City:

- the HOME Investment Partnership Program (HOME)
- the Community Development Block Grant Program (CDBG)
- the Community Development Block Grant Disaster Recovery Funds (CDBG-DR) Program
- the HOME – American Rescue Plan (HOME-ARP) Program
- City of Detroit Affordable Housing Trust Fund (DHFT)

For interest in the City of Detroit Payment In Lieu of Taxes (PILOT), developers can learn more about program requirements and application process here:

<https://detroitmi.gov/departments/housing-and-revitalization-department/housing-development/payment-lieu-taxes-pilot>

- All PSH units as defined in the PILOT ordinance are taxed at \$1 year

The Detroit Economic Growth Corporation (DEGC) offers tax abatement programs and incentives. More information can be found here: <https://www.degc.org/tax-incentives>

Utilizing City of Detroit Tax abatements and financing will require adherence to the City of Detroit’s Inclusionary Housing Ordinance.

Please review this ordinance here. <https://detroitmi.gov/document/inclusionary-housing-ordinance-0>

Evaluation and Selection Process

Evaluation Criteria

Respondent’s submission will be evaluated based on the following:

Respondent and Proposed Team Experience

1. Successful experience in the development, construction, and management of development projects of comparable size and complexity
2. Commitment to providing quality supportive housing by demonstration of
 - a. Service funding commitment
 - b. Appropriate staffing levels for service provision
 - c. Partnerships with service providers who are experienced in provision of services to designated population
3. Commitment to referrals from Detroit's Coordinated Entry System (CES), locally known as CAM, from the Detroit CoC's priority population for all PSH units
4. Cohesion of the team, as demonstrated by previous experience working together
5. Successful experience with MSHDA's LIHTC application, specifically with Permanent Supportive Housing awards
6. LIHTC Self-score on current QAP with submitted supported documentation
7. Demonstrate a strong record in delivering quality projects on time
8. Have significant multi-family rehabilitation and/or development expertise
9. The degree to which the team demonstrates successful experience with ownership and management of multifamily developments of comparable size
10. The quality and comprehensiveness of the proposed commercial space marketing and strategy, including their approach to pricing, advertising, and other key components of the process, if applicable
11. The team's overall responsiveness and compatibility with the City's goals, including their ability to communicate effectively and work collaboratively with City staff, including Local Hiring and Participation.
 - a. Detroit-based project team, minority or women owned business, and/or significant partnerships with local firms and community organizations, and evidence of previous local hiring experience.
12. Commitment and willingness to work with the Gateway Community and surrounding neighborhoods, including updates as project progresses, attending community meetings, and if applicable, providing community space and services

Preliminary Program Strategy

1. The proposed development and methodology provided by the Respondent is logical, feasible, and clearly understandable, and indicates an understanding of realistic sources and uses of funds required for the project.
2. Preliminary programming strategy of housing development, parking, and amenities reflects an understanding of local market conditions and resident needs

3. The extent to which the development team understands Supportive Housing best practices, needs of the residents and population served, and utilizes Housing First and Harm Reduction strategies in development
4. The extent to which the developer intends to engage the community within their development timeline
5. The budgets provided indicate the Respondent's commitment to ensuring the pricing proposed is reasonable
6. The proposed timeline and phasing ensure timely completion of the project
7. Financial and Leverage Capacity
8. Ability to obtain, structure, and implement financing for the project, including demonstrated ability to procure financing and complete projects on schedule and within budgetary assumptions
9. Depth and credibility of financial pro forma, ability to deliver identified financial sources, and capacity of development principles
10. Consider the percentage of equity the developer intends to put towards this project
11. Any work that was done in the preparation for submission by the Respondent will be taken into consideration
12. Extent to which preliminary site plan proposed and design adheres to the Guiding Development Principles (see **Exhibit B**)
13. The degree to which the proposed construction budget is realistic and implementable

Selection Process

A Selection Committee (the “Committee”) will be established to review submissions. Committees typically consist of representatives from HRD, P&DD, NED, and community stakeholders. Additionally, the Committee may seek assistance from selected consultants. The Committee reserves the right to contact references and verify material submitted in any proposal.

The Submission of a proposal with all the requested information does not guarantee the Respondent will be a candidate for an interview.

SUBMISSION PROCESS AND TIMELINE SCHEDULE DATE

Release Date: September 3rd, 2025

Pre-Submission Conference: September 22nd, 2025

Proposal Submission Deadline: November 7th, 2025 at 5pm

Selection of Preferred Developer List: November 14th, 2025

Shortlist Interviews: November 18th-26th, 2025

Final Developer Selection: December 19th, 2026

Direction for Submissions

To be considered, all RFQ responses must be received by 5:00 P.M. on November 7th, 2025. The responsibility of submitting the RFQ response rests entirely with the Respondent to the RFQ. Submissions shall be limited to 20 pages and must be made electronically with an 8.5x11 page size (plans/renderings may be up to 11x17) PDF via email to publicprivatepartnerships@detroitmi.gov or by USB thumb drive delivered to the City of Detroit Housing and Revitalization Department, located in Suite 908 (9th Floor), CAYMC, 2 Woodward, Detroit, Michigan 48226.

Proposals sent by overnight delivery service will be considered timely if the delivery date stamped is at least one (1) day before the due date set for receipt of the RFQ. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the Respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any submission that is not properly marked, addressed, or delivered to the submission location, in the required form, by the required submission time will be ineligible for consideration. Hard copies and faxed submissions will not be accepted.

Once received by HRD, submission will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to publicprivatepartnerships@detroitmi.gov. Responses to inquiries on the Woodward and Rosedale Request for Qualifications will be provided to applicants after the pre-submission conference, attendees will receive a list of responses to frequently asked questions by email. No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved in the preparation and submission of the RFQ to the City of Detroit and any work performed in connection therewith shall be assumed by the Respondent. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the Respondent prior to the commencement of work.

All information in the Respondent's proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (commonly known as the Freedom of Information Act FOIA).

Pre-Submission Conference and Timeline on September 22nd, 2025 HRD will conduct a Pre-Submission Conference through Microsoft Teams starting at 1:00 p.m. (Virtual)

Additional questions can be directed to publicprivatepartnerships@detroitmi.gov

Join meeting here:

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 275 740 469 222 1

Passcode: BM2yM7qT

Dial in by phone

[+1 469-998-6602,,297821866#](#) United States, Dallas

[Find a local number](#)

Phone conference ID: 297 821 866#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Acquisition Bid & Financial Information

Acquisition and Bid Price: The Brokers' Opinion of Value for the parcels is estimated at \$366,270. The Respondent should provide an acquisition cost within the pro forma that they deem feasible. The selected developer will be responsible for all infrastructure costs related to the project, including but not limited to electrical, street, water, and sewerage.

List of Exhibits

Exhibit A: Summarized Phase 1 environmental report

1.0 EXECUTIVE SUMMARY

1.1 Phase I ESA Summary and Conclusions

KES Environmental Services (KES) was retained by [REDACTED] to conduct a Phase I Environmental Site Assessment (ESA) of four adjacent vacant parcels located at 11504, 11520, 11526, and 11534 Woodward Avenue in Detroit, Wayne County, Michigan (Property). The Phase I ESA was conducted in accordance with ASTM Practice E 1527-13 and the 2021 Michigan State Housing Development Authority (MSHDA) Environmental Review Requirements. The information and opinions rendered in this report are exclusively for reliance by [REDACTED] and MSHDA, and KES will not distribute or publish this report without the consent of said parties, except as required by law or court order. This Phase I ESA is used, or may be used in the future, by [REDACTED]. qualify for one of three Landowner Liability Protections: Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner on CERCLA Liability and for a property transaction.

The Phase I ESA included (1) a site inspection conducted on August 30, 2021; (2) interviews with knowledgeable site contacts; (3) review of pertinent Michigan Department of Environment, Great Lakes, and Energy (EGLE), Wayne County, and Detroit records and responses; (4) acquisition and review of federal and state database search; and (5) review of historical aerial photographs, Sanborn maps, city directories, topographic maps, and a FEMA Flood Insurance Rate Map.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 and the 2021 MSHDA Environmental Review Requirements of 2607 14th Street, Detroit, Wayne County, Michigan (Property). Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed evidence of recognized environmental conditions (RECs) and Vapor Encroachment Conditions (VECs) to the Subject Property from Historical Cleaner sites formally located along the western portion of the Subject Property at 11506, 11508, 11516, and 11528 Woodward Avenue, as well as two Historical Cleaner sites (11546 Woodward Avenue and 16 Englewood Street) formally located adjacent to the north-northwest of the Subject Property.

No negative site impacts were identified regarding the Property. Examples of negative site impacts include, but are not limited to, excessive noise or physical hazards from railroad, vehicular, or air traffic; high tension power lines or high pressure gas transmission pipelines, sanitary landfills or auto salvage yards; sewage treatment plants, stored hazardous materials on or near sites; aboveground or underground storage tanks; buried or spilled hazardous wastes/plumes; operating oil wells; mine shafts; gravel pits; wetlands; orchards; and prime agricultural soils classification.

1.2 Identified Data Gaps

No data gaps or data failure points were encountered for this investigation.

1.3 Identified Liens or Activity and Use Limitations

EGLI maintains a list of properties that have perfected environmental liens on file with the RD. The Property was not on the list as of the last update dated October 11, 2019 (Appendix 10.5). Based on a review of the government records search for the Property provided from EDR, there are no activity and use limitations against the Property.

8.0 EVALUATION AND REPORT PREPARATION

8.1 Findings

This assessment has revealed evidence of RECs and VECs to the Subject Property at four Historical Cleaner site formally located along the western portion of the Subject Property: 11506 Woodward Avenue (Olive Camp – Historical Cleaner site for 1921), 11508 Woodward Avenue (Historical Cleaner site for 1940 through 1970), 11516 Woodward Avenue (Henry Levingstone – Historical Cleaner site for 1926 through 1931), and 11528 Woodward Avenue (Hans J. Peterson – Historical Cleaner site for 1926). Additionally, two adjoining sites are also RECs and VECs: Rosedale Tailors – 11546 Woodward Avenue (adjacent to the northwest and listed as a Historical Cleaner site for 1921) and Yee Wah – 16 Englewood Street (adjacent to the north-northwest and listed as a Historical Cleaner site for 1921 through 1926).

8.2 Opinions

In the professional opinion of KES, an appropriate level of inquiry has been made into the previous ownership and uses of the Property consistent with good commercial and customary practice in an effort to minimize liability. This assessment has revealed evidence of RECs and VECs to the Subject Property from Historical Cleaner sites formally located along the western portion of the Subject Property at 11506, 11508, 11516, and 11528 Woodward Avenue, as well as two Historical Cleaner sites (11546 Woodward Avenue and 16 Englewood Street) formally located adjacent to the north-northwest of the Subject Property.

8.3 Additional Investigation

KES recommends conducting additional investigation (a Phase II ESA) to address these RECs and VECs.

8.4 Data Gaps

No data gaps or data failure points were encountered for this investigation, with the exception of the inability to interview the prior owners of the Property. This data gap is not considered significant because of other available information reviewed consisting of aerial photographs, assessing records, address directories, and knowledgeable site contacts.

8.5 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of four adjacent vacant parcels located at 11504, 11520, 11526, and 11534 Woodward Avenue in Detroit, Wayne County, Michigan, referred to as the "Property". Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed evidence of RECs and VECs to the Subject Property from Historical Cleaner sites formally located along the western portion of the Subject Property at 11506, 11508, 11516, and 11528 Woodward Avenue, as well as two Historical Cleaner sites (11546 Woodward Avenue and 16 Englewood Street) formally located adjacent to the north-northwest of the Subject Property. KES recommends conducting additional investigation (a Phase II ESA) to address these RECs and VECs.

8.6 Additional Services

No additional services were completed.

8.7 Deviations

No deletions, deviations, or additions to E 1527-13 have occurred during this assessment, except for MSHDA Environmental Review Requirements for 2021.

8.8 References

The following references were used in preparing this Phase I ESA:

- Standard Practice for Phase I Environmental Site Assessment E 1527-13
- Michigan State Housing Development Authority Environmental Review Requirements for 2021
- ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening
- User's Environmental Questionnaire and Disclosure Statement
- The EDR Radius Map Report with GeoCheck, August 25, 2021
- Detroit and Wayne County Health Department Records and Responses
- FEMA website
- Certified Sanborn Map Report, August 26, 2021
- The EDR Aerial Photo Decade Package, August 25, 2021
- DEQ RD Perfected Environmental Liens, October 11, 2019
- EDR City Directory Image Report, August 27, 2021, and
- EDR Historical Topographic Map Report, August 25, 2021

8.9 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Jeffrey Guzick, EP
Site Assessor and Project Manager

8.10 Qualification(s) of Environmental Professional(s)

Jeffrey Guzick has approximately twenty years of experience in Environmental Consulting including Phase I Environmental Site Assessments. Mr. Guzick has Bachelor of Science degrees in Hydrogeology and Environmental Studies from Western Michigan University. Mr. Guzick is a Michigan accredited Asbestos Inspector (A46552).

Exhibit B: Planning & Development Department Guiding Development Principles

Guiding Development Principles

The City of Detroit is committed to advancing design excellence in all projects, which will produce equity, sustainability, resilience, and healthy living for those who live, work, and play within and around project areas. Accordingly, proposals shall exhibit walkable urban design principles, sustainable neighborhood development strategies that may include a variety of uses and appropriate building typologies with a variety of architectural expressions. Buildings shall be designed in proper form and function within the neighborhood context. Successful RFP proposals will adhere to the following guiding design principles for redevelopment of the Property:

Reinforce the Public Realm

1. Building should define the public space of a street or park in a meaningful way.
2. Mixed-use structures should be designed in such a way as to allow observation of the street.
3. Buildings generally should have minimal front lot line setbacks. Well-designed, varying setbacks (discontinuous with the lot frontage) will break up blocks and provide relief for the pedestrian.
4. The built environment should provide interesting building typologies with varied architectural expressions and should be designed to complement the community.

Sustainable and Equitable Development

1. Densities shall support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.
2. Design for environmental sustainability – both in the natural (i.e. wetlands, natural plant species) and built environment (i.e. storm water mitigation, LED lighting, renewable energies).

Parking

1. Minimize land surface area dedicated to parking in order to maximize the site for development.
2. Vehicular access should be located so as to minimize, if not avoid, conflicts with the pedestrian, utilizing alleys, where possible.
3. Bicycle parking should be located so as to minimize, if not avoid, conflicts with pedestrians, utilizing alleys and adequate shelter, where possible.

Exhibit C: Massing Concepts *for illustrative purposes only*

Massing concept zoning constraints:

Zoned B4

Min Lot Area = 7,000 Sf

Min Lot Width = 70'

Rear Setback = 30'

Max Height = 35'

Additional Height = 20'



Exterior of building facing Northeast



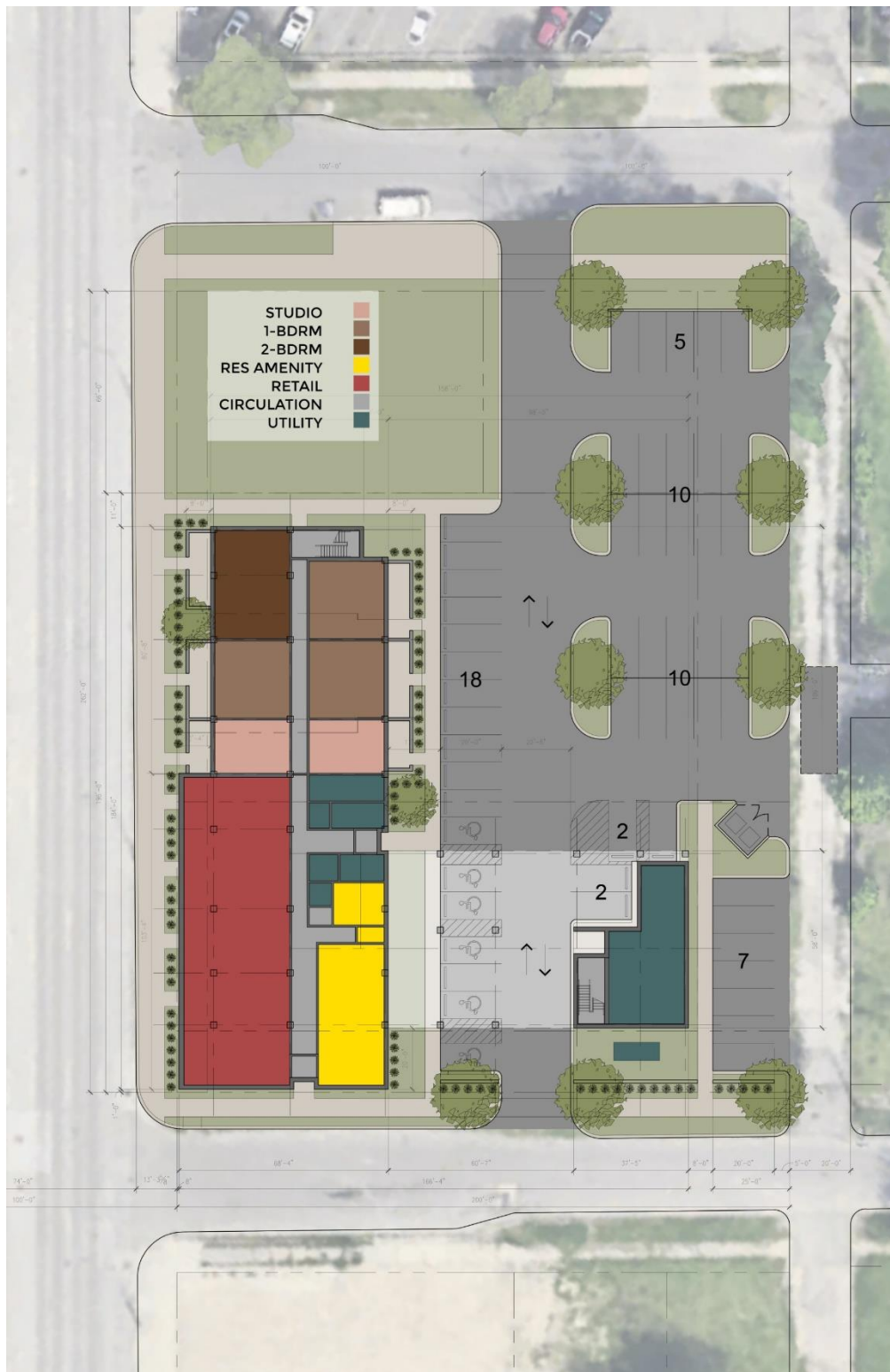
Exterior of building facing Southwest



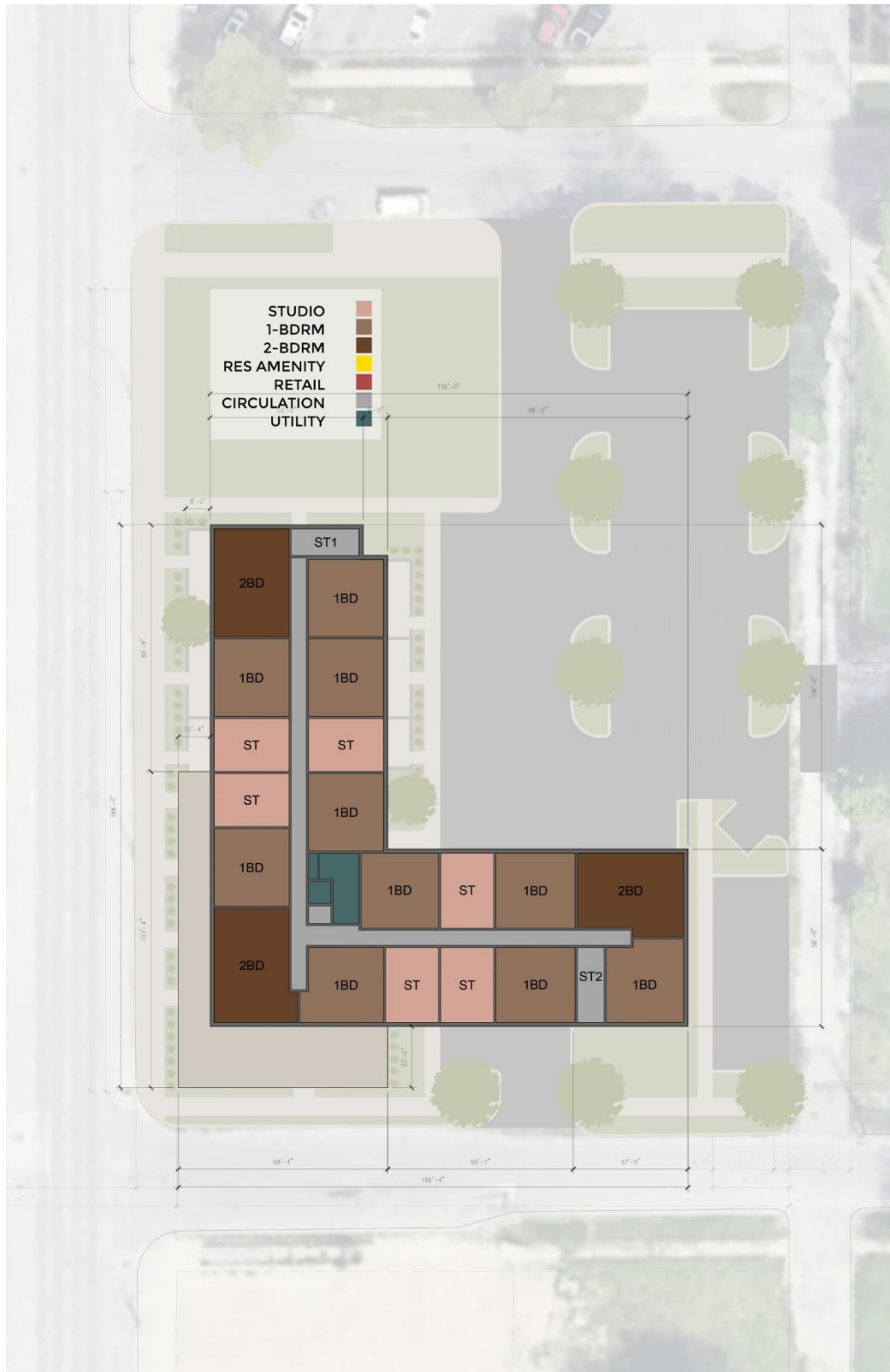
Aerial overview, facing Northeast



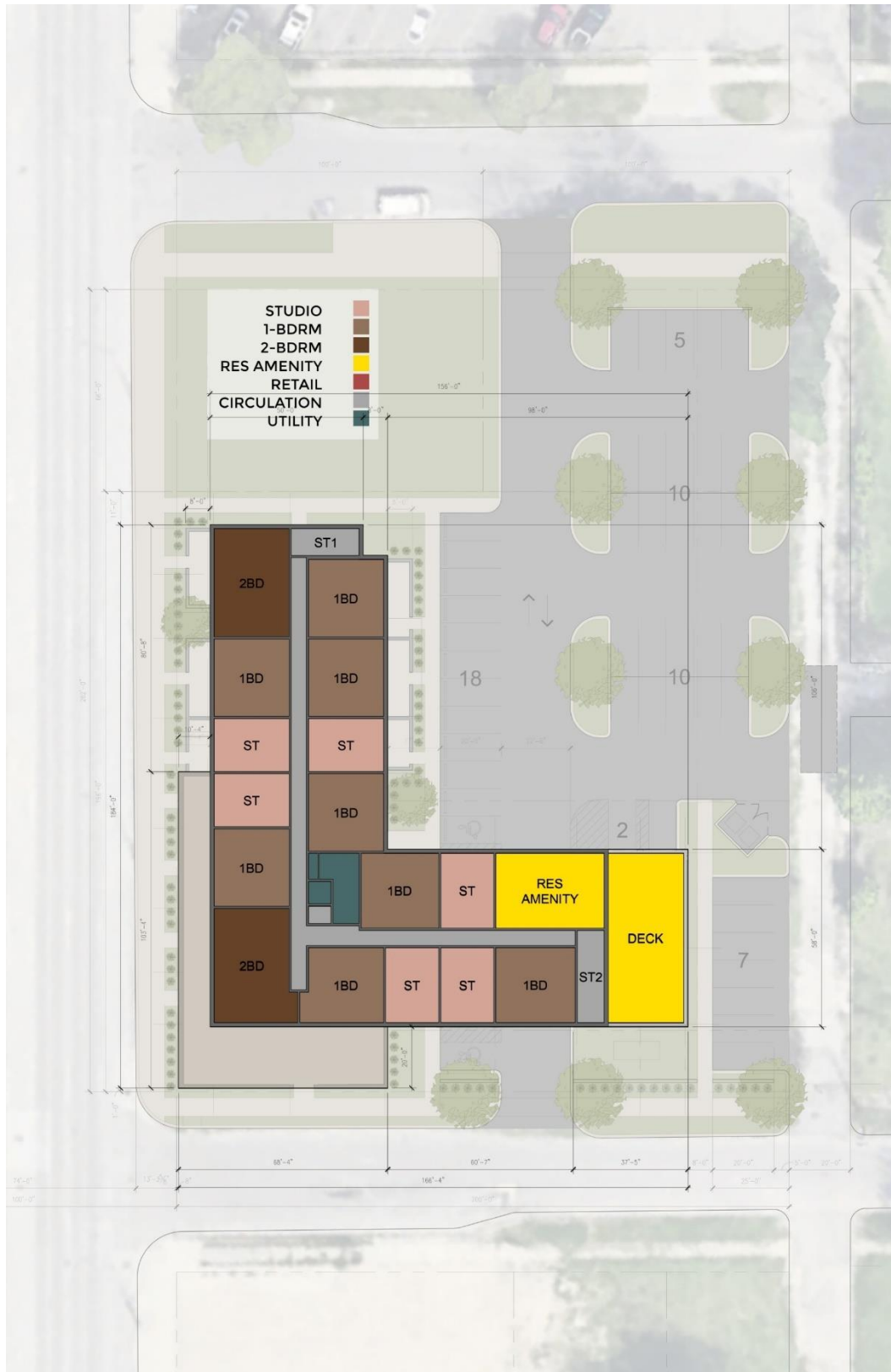
Aerial overview facing Southwest



First Floor with proposed commercial space of 3,473SF, 6 units of residential, and 14' high
54 parking spaces shown, 1 loading space in alley and 1 loading space along Rosedale



Second and Third floor 19 units of residential, 9' tall



Fourth floor 16 units of residential, 9' tall