



# The RACER Trust: Empowering America's Auto Communities

## Detroit, MI

RACER Site 11010

Industrial Land  
6560 Cass Ave.  
Detroit, MI 48202

Updated June 2021

### Site Description

The property is a 0.23-acre lot located at 6560 Cass Avenue in Detroit, just north of downtown at the intersection of Cass Avenue and West Grand Avenue. It is a rectangular-shaped lot that, when RACER took ownership, had no structures and consisted of a maintained lawn with landscaped trees and shrubs along its perimeter. The land is generally flat, and slopes slightly from east to west. The property may be accessed from Cass Avenue on the west or West Grand Boulevard on the north.

The property was the former location of the Stephenson Building (a.k.a. Boulevard Center Building), a 10-story building with a basement constructed in approximately 1925 and demolished in approximately 1985. The building housed numerous businesses, including a mixture of retailers, banks, and restaurants. The property was vacant beginning in 1985. The property was sold to Art Vartabedian Trustee in 2010 and has since been used as an asphalt-covered surface parking lot.



### Environmental History

Phase I Environmental Site Assessments (ESAs) were conducted in 2002 and 2009, and identified one Recognized Environmental Concern (REC) involving the speculated use of a potential hydraulic elevator system in the former Stephenson Building.

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However, hydraulically driven elevators, historically and currently, are nearly always limited to low-storied structures. Given that the former structure at this property was 10 stories, the associated elevator almost certainly was not hydraulically driven, and most likely was a gearless cable-driven elevator. Such elevators are not prone to significant environmental impact. Accordingly, as agreed with the Michigan Department of Environmental Quality (now the Department of Environment, Great Lakes, and Energy), the property is not considered a “facility” under Michigan’s environmental law, and therefore, no environmental follow-up was needed.



## Next Steps

No further action is required at this property.

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

## For More Information

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