



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

(211)

COLLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 • TTY: 711
FAX: (313) 224-3471
WWW.DETROITMI.GOV

August 24, 2016

Honorable City Council:

Re: Petition No. 887 – Euclid Manufacturing, request to vacate a portion of E. Euclid Avenue and Hartwick Street to facilitate a manufacturing complex.

Petition No. 887 – Euclid Manufacturing, request to vacate and convert to easement East Euclid Avenue, 60 feet wide from Riopelle Street, 46 feet wide to the Grand Trunk Railroad also part of Hartwick Avenue, variable width, also the dedicated walkways adjoining 4 and 14 feet wide from Clay Avenue, 66 feet wide to Euclid Avenue, 60 feet wide.

This request is being made to facilitate a manufacturing complex with free flowing traffic and pedestrian access between buildings; also to provide security.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW.

Public Lighting Authority (PLA) reports four to five poles and lights within the proposed easement that will need to be removed/relocated. PLA can provide detail estimate of cost if necessary. A provision for PLA requirements is included in the resolution.

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution.

DTE Energy Electric and Gas report involvement, but have no objection provided there is an easement to insure access to their facilities. Provisions for easement including access are a part of the resolution.

All other involved City Departments and privately owned utility companies have reported no objections to the conversion of the public right-of-way into a private easement for public utilities. Provisions protecting utility installations are part of the attached resolution.

The property adjoining the two subject streets is privately owned by four property owners including the petitioner. The Petitioner has sent certified mail with return receipt to the three other owners requesting support for the street closings. The property owner's addresses were obtained through City of Detroit Assessor's records. Two of the mailed notices were returned as



undeliverable; and no response was received from the one that was delivered. The Department of Public Works – City Engineering Division is also mailing a copy of our report to council to the adjoining property owners.

There is an appropriate resolution, containing the necessary conditions, attached for consideration by your Honorable Body.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Doherty".

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

JMK/

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, All that part of East Euclid Avenue, 60 feet wide from Riopelle Street, 46 feet wide to the Grand Trunk Railroad; also part of Hartwick Avenue, variable width, also the dedicated walkways adjoining 4 and 14 feet wide from Clay Avenue, 66 feet wide to Euclid Avenue, 60 feet wide and being more particularly described as:

- 1) Land in the City of Detroit, Wayne County, Michigan being East Euclid Avenue, 60 feet wide lying northerly of and adjoining the northerly line of Lots 32 through 54, both inclusive and the vacated public alleys adjoining, also lying southerly of and adjoining the southerly line of Lots 1 through 22, both inclusive and the easterly 4.00 feet of Lot 23 and the vacated public alleys adjoining "Guilloz and Whitaker's Subdivision of Lot Number 12, ¼ Section 58 and part of ¼ section 43, 10000 Acre Tract Hamtramck Township, Wayne County, Michigan" as recorded in Liber 8, page 31 of Plats, Wayne County Records.
- 2) Land in the City of Detroit, Wayne County, Michigan being Hartwick Avenue, variable width, being Out Lots A, B, C and D; also Lots 15 and 32; also the easterly 6 feet of Lot 14, and the westerly 6 feet of Lot 16, and the westerly 4 feet of Lot 31 and the easterly 14 feet of Lot 33 (Deeded for sidewalk purposes); and the east-west public alley, 18 feet wide adjoining said Lots and parts of Lots including those portions deeded for sidewalk purposes "Julius Stroh, Bernard Stroh Jr. and Edward E. Hartwick's Milwaukee Junction Subdivision of part of Lot 9 and Lots 10 and 11, Quarter Section 58, Ten Thousand Acre Tract, City of Detroit, Wayne County, Michigan, as recorded in Liber 31, Page 74 Plats, Wayne County Records; also Lots 42 and 43 (Deeded for Street purposes) and the east-west alley, 10 feet wide adjoining "Guilloz and Whitaker's Subdivision of Lot Number 12, ¼ Section 58 and part of ¼ section 43, 10000 Acre Tract Hamtramck Township, Wayne County, Michigan" as recorded in Liber 8, page 31 of Plats, Wayne County Records.

Be and the same are hereby vacated as a public rights-of-way and converted into private easements for public utilities of the full width of the rights-of-way, which easements shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said rights-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public streets herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public street in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated streets herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the

adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easement, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated streets shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

Provided, that an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

Provided, that if any time in the future, the owners of any lots abutting on said vacated streets shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incidental to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any

action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action; and be it further

Public Lighting Authority (PLA) reports four to five poles and lights within the proposed easement that will need to be removed/relocated. PLA can provide detail estimate of cost if necessary, and be it further

Provided, that if it becomes necessary to remove the paved street returns at the entrance (into Clay Avenue or Riopelle Street) such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

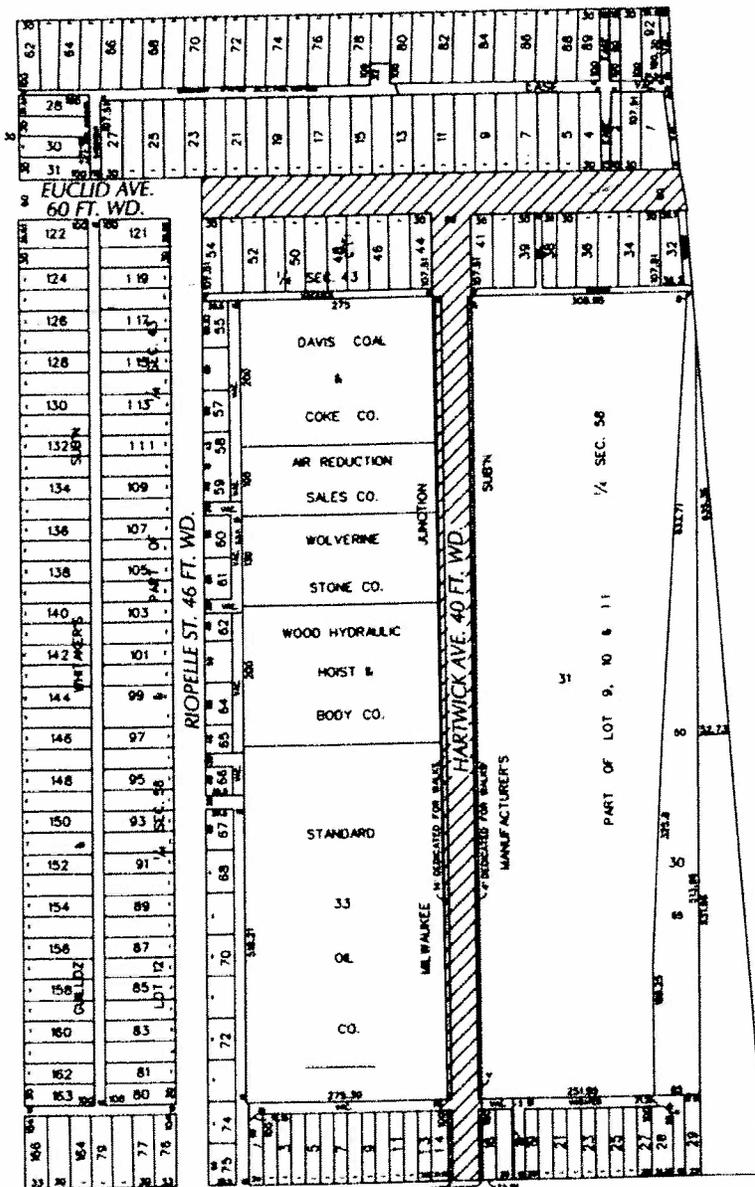
Provided, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 887
 EUCLID MANUFACTURING
 1500 EUCLID AVE.
 DETROIT, MICHIGAN 48211
 C/O DAWN DAYTON
 PHONE NO. 734 751-6300 EXT. 10274



PHILADELPHIA AVE. 50 FT. WD.

WALTER P. CHRYSLER FREEWAY



R.R.
 TRUNK
 GRAND

CLAY ST. 66 FT. WD.



- REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 41 C

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
11-23-15					

REQUEST TO CONVERT TO EASEMENT
 A PORTION OF E. EUCLID AVE. 60 FT. WD.
 HARDWICK AVE. 40 FT. WD. AND A PORTION
 OF THE EAST/WEST PUBLIC ALLEY 18 FT. WD.
 IN THE BLOCK BOUND BY
 CLAY ST., WALTER P. CHRYSLER FWY., PHILADELPHIA AVE.
 AND GRAND TRUNK R.R.

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 887



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

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August 24, 2016

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DTE Energy Electric and Gas report involvement, but have no objection provided there is an easement to insure access to their facilities. Provisions for easement including access are a part of the resolution.

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There is an appropriate resolution, containing the necessary conditions, attached for consideration by your Honorable Body.

Respectfully submitted,

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Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

JMK/

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, All that part of East Euclid Avenue, 60 feet wide from Riopelle Street, 46 feet wide to the Grand Trunk Railroad; also part of Hartwick Avenue, variable width, also the dedicated walkways adjoining 4 and 14 feet wide from Clay Avenue, 66 feet wide to Euclid Avenue, 60 feet wide and being more particularly described as:

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adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

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Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

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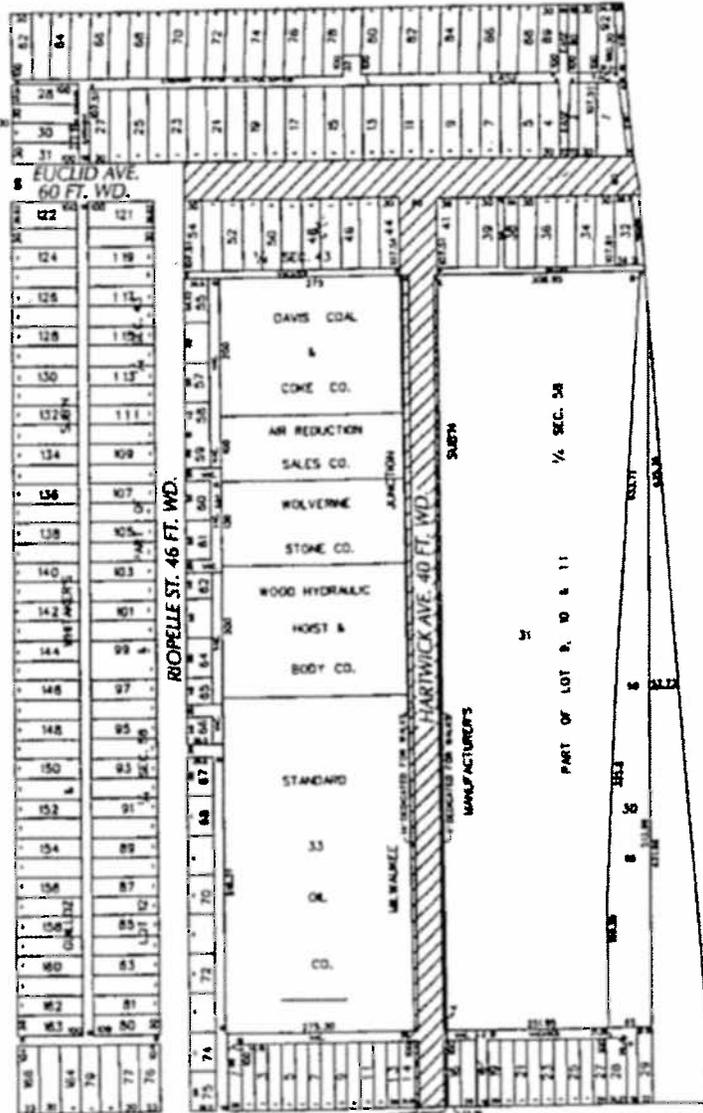
Provided, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 887
 EUCLID MANUFACTURING
 1500 EUCLID AVE.
 DETROIT, MICHIGAN 48211
 C/O DAWN DAYTON
 PHONE NO. 734 751-6300 EXT. 10274



PHILADELPHIA AVE. 50 FT. WD.

WALTER P. CHRYSLER FREEWAY



R.R.

TRUNK

GRAND

CLAY ST. 66 FT. WD.



- REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 41 C

B				
A				
DESCRIPTION				
REVISIONS				
DATE	11-23-15	CHECKED	APPROVED	
DRAWN BY	WLW	CHECKED		

REQUEST TO CONVERT TO EASEMENT
 A PORTION OF E. EUCLID AVE. 60 FT. WD.
 HARDWICK AVE. 40 FT. WD. AND A PORTION
 OF THE EAST/WEST PUBLIC ALLEY 18 FT. WD.
 IN THE BLOCK BOUND BY
 CLAY ST., WALTER P. CHRYSLER FWY, PHILADELPHIA AVE.
 AND GRAND TRUNK R.R.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 887

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Monday, November 02, 2015

No. of Pages **4**

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #887, Euclid Manufacturing, request to vacate a portion of E. Euclid Avenue and Hartwick Street to facilitate a manufacturing 'complex'.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Mr. Richard Doherty, City Engineer

DPW - City Engineering Division

(313) 224-1464

Attachment

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, November 02, 2015

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION

887 *Euclid Manufacturing, request to vacate a portion of E. Euclid Avenue and Hartwick Street to facilitate a manufacturing 'complex'.*

Euclid Mfg.

1500 Euclid Ave
Detroit, MI 48211

Phone: (313) 852-2711
Fax: (313) 875-9340

October 29, 2015

City Clerk
City of Detroit
Sent Via Email
gilbertand@detroitmi.gov

To Whom It May Concern:

Euclid Manufacturing intends to expand operations in the City of Detroit in 2016. It is our intention to expand the business into an existing building, 1600 E. Euclid (map attached). Currently, Euclid Manufacturing is located at 1500 E. Euclid. Both properties are owned by 1500 E. Euclid, LLC. Euclid Manufacturing and 1500 E. Euclid, LLC also have common owners.

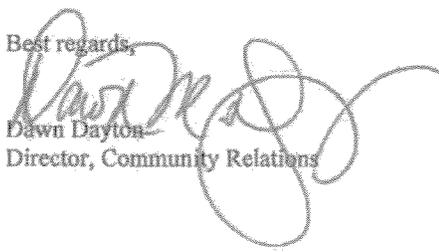
We would like to have vacated a portion of E. Euclid Avenue and Hartwick Street to facilitate a manufacturing 'complex'. Closing a portion of these roads would allow Euclid Manufacturing free-flowing traffic and access between buildings while ensuring employee safety.

Currently, Euclid Manufacturing employs approximately 90 full-time Associates. The company has invested more than \$40 million in property improvements, equipment and machinery. The expansion into 1600 E. Euclid Avenue would bring another \$10 million investment by the company over the next two years. Additionally, this expansion would require between 50 and 75 new full-time Associates.

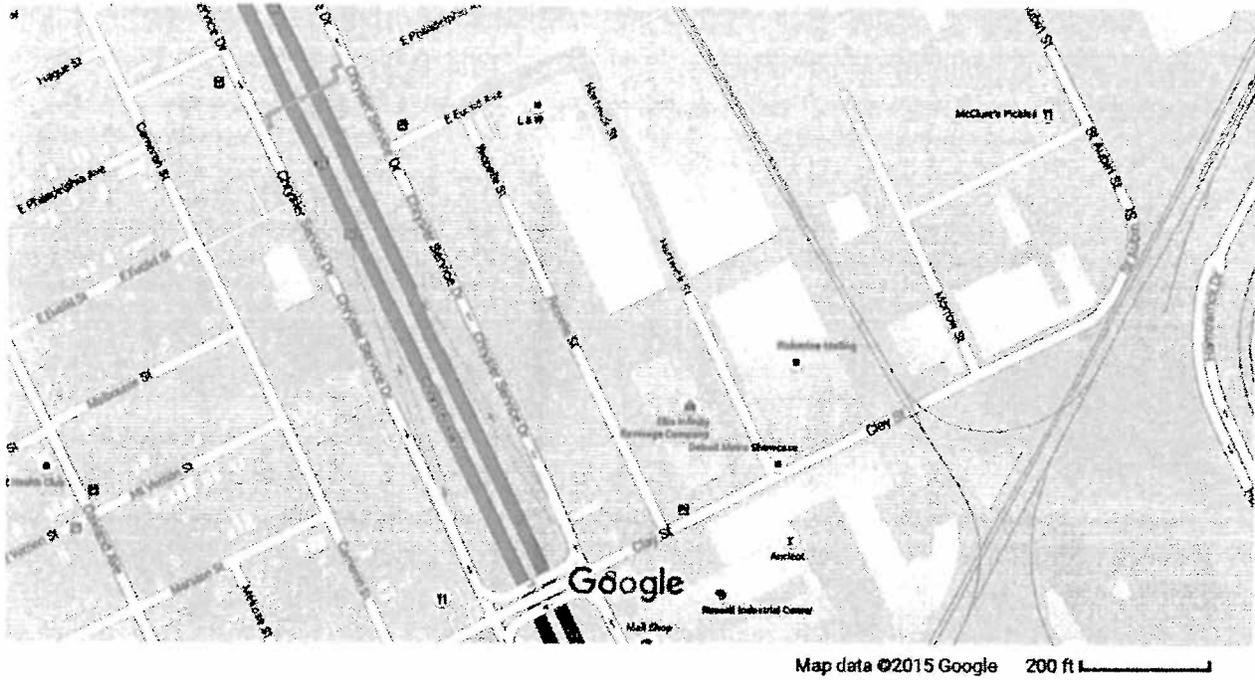
Without the ability to flow freely between the two buildings (on Hartwick Street), the expansion of Euclid Manufacturing does not make sense. We would greatly appreciate your prompt attention to this matter as we need to make expansion decisions before year end.

Please contact me at (734) 397-6300 ext. 10274 or via cell phone at (734) 751-2046 to move this project forward.

Best regards,


Dawn Dayton
Director, Community Relations

Google Maps Google Maps





CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

(212)

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 601
DETROIT, MICHIGAN 48226
PHONE (313) 224-3949 • TTY 711
FAX (313) 224-3471
WWW.DETROITMI.GOV

August 23, 2016

Honorable City Council:

RE: Petition No. 958, VG Statler City, LLC, request to vacate alley located interior to the block bounded by Washington Blvd., Clifford St., Bagley Ave. and Park Ave.

Petition No. 958, VG Statler City, LLC, request for outright vacation of the east-west alley and the north-south alley in the block bounded by Clifford Street, 60 feet wide, Park Avenue, 60 feet wide, Bagley Avenue, 150 feet wide and Washington Boulevard, 195 feet wide.

The request is being made in order to consolidate the properties for a future development. The petitioner has entered into an agreement with the City of Detroit Downtown Development Authority on January 5, 2015 to purchase and develop the land.

The petition was referred to the City Engineering Division – DPW for investigation (utility clearance) and report. This is our report.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW.

The Public Lighting Department (PLD) and Public Lighting Authority (PLA) both report no involvement with the subject alleys.

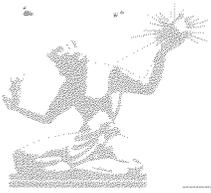
AT&T and Comcast report being involved. The developer will need to contact AT&T and Comcast for the relocation and removal of their facilities.

DTE Energy – Electric (DTE-E) reports being involved. The developer will need to grant DTE-E a temporary easement to relocate DTE-E facilities at a later date; cost for the relocation will be provided once the easement has been received.

DTE Energy – Gas reports no involvement

The Detroit Water and Sewerage Department (DWSD) reports no objection if the petitioner agrees to relocate the sewers and water mains in accordance with the DWSD provisions for relocation at no cost to DWSD. The DWSD provisions are a part of the resolution.

The Detroit Fire Department (DFD) reports involvement. The developer must maintain DFD vehicular access to all businesses and residents.



The Planning and Development Department (P&DD) is involved, but has no objection to the property change. Final project design subject to consultation with P&DD. The project is partially located in a Historic District and HDC Certificate of Appropriateness # 15-4550 has been obtained by the petitioner.

All other city departments and utilities have reported no objections to the vacations and provisions for all utility relocations have been made a part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Doherty".

Richard Doherty, P. E., City Engineer
City Engineering Division – DPW

JMK/

Cc: Ron Brundidge, Director – DPW
Mayor's Office – City Council Liaison
Bruce Goldman – Law Department

BY COUNCIL MEMBER _____

RESOLVED, all of the remaining open public alleys in the block bounded by Clifford Street, 60 feet wide, Park Avenue, 60 feet wide, Bagley Avenue, 150 feet wide and Washington Boulevard, 195 feet wide and being further described as:

- 1) The north-south public alley, 20 feet wide, and variable width lying easterly of and adjoining the easterly line of Lots 25, 26 and 27 including the southerly 12 feet of Lot 25 deeded as an alley, also lying westerly of and adjoining the westerly line of Lots 67, 17 and 18 including the vacated alley adjoining said Lots 67 and 17 "Governor and Judges Plan of Section No. 10" as recorded in Liber 34, Page 553 of Deeds, Wayne County Records.
- 2) The east-west public alley, 12 feet wide, being the southerly 12 feet of Lot 25 "Governor and Judges Plan of Section No. 10" as recorded in Liber 34, Page 553 of Deeds, Wayne County Records; also described in the deed to the City of Detroit on July 30, 1912 as "The west 12 feet of the west ½ of Lot 25 Governor and Judges Plan of Section No. 10".

Be and the same are hereby vacated (outright) as public rights-of-way to become part and parcel of the abutting property, subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services (if necessary); and further

PROVIDED, that petitioner/property owner make satisfactory arrangements with DTE Energy- Electric for the removal of their facilities and the granting of a temporary easement for DTE until the relocation arrangements are made. DTE Energy – Electric reports being involved in both alleys and for more information contact DTE at 313 235-5172; and further

PROVIDED, that access for Detroit Fire Department Vehicles be maintained for all businesses and residents; and further

PROVIDED, that the petitioner shall design and construct proposed sewers and to make connections to the existing public sewer as required by the Detroit Water and Sewerage Department (DWSD) prior to the construction of the proposed sewers; and further

PROVIDED, that the plans for the sewers shall be prepared by a registered engineer; and further

PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers and to issue permits for the construction of the sewers; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

PROVIDED, that the entire cost of the proposed sewer construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

PROVIDED, that the petitioner shall grant to the City a satisfactory easement for the sewers; and further

PROVIDED, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

PROVIDED, that the petitioner/property owner shall provide DWSD with as-built drawings on the proposed sewers; and further

PROVIDED, that the petitioner shall provide a (1) one year warranty for the proposed sewers; and further

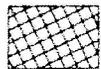
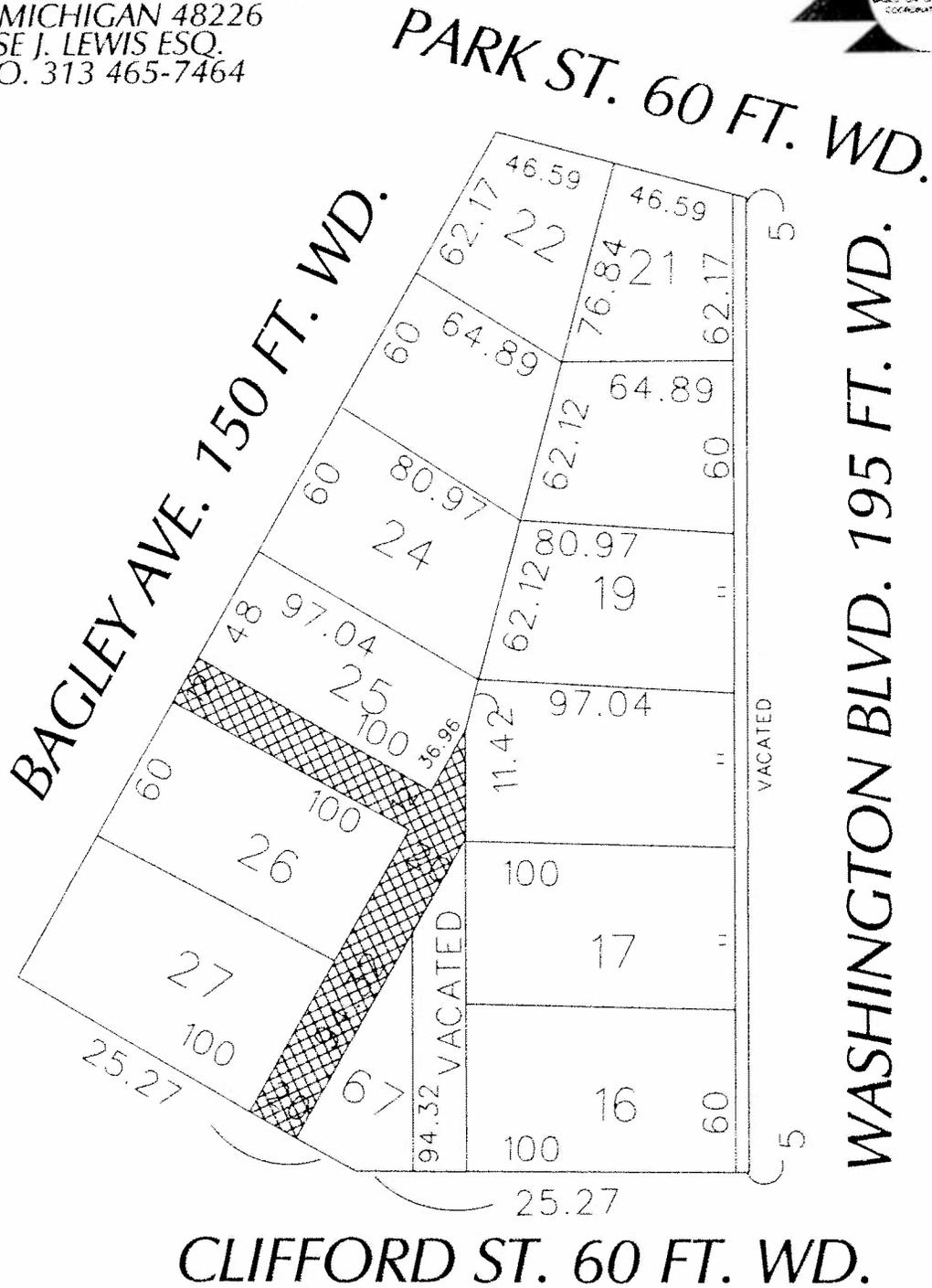
PROVIDED, that upon satisfactory completion, the sewers shall become City property and become part of the City system. Any exiting sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

PROVIDED, that any construction in the public rights-of-way such as removal and construction of new driveways, curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

PROVIDED, The Law Department is hereby authorized to cause a quit-claim deed to be issued (if deemed necessary) to VG Statler City, LLC to transfer the above described parcels of land for the fair market value and/or other valuable consideration; and further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 958
 VG STALER CITY LLC
 660 WOODWARD AVE.
 2290 FIRST NATIONAL BUILDING
 DETROIT, MICHIGAN 48226
 C/O DENISE J. LEWIS ESQ.
 PHONE NO. 313 465-7464



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 28 B

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DESCRIPTION		DRWN	CHEK	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
04-05-16					

REQUEST TO OUTRIGHT VACATE
 THE EAST/WEST AND NORTH/SOUTH PUBLIC ALLEYS
 VARIOUS WIDTHS IN THE BLOCK BOUND BY
 BAGLEY AVE., CLIFFORD AND PARK ST.
 AND WASHINGTON BLVD.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 958



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLLIER A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 601
DETROIT, MICHIGAN 48226
PHONE (313) 224-3949 • CITY 711
FAX (313) 224-3471
WWW.DETROITMI.GOV

August 23, 2016

Honorable City Council:

RE: Petition No. 958, VG Statler City, LLC, request to vacate alley located interior to the block bounded by Washington Blvd., Clifford St., Bagley Ave. and Park Ave.

Petition No. 958, VG Statler City, LLC, request for outright vacation of the east-west alley and the north-south alley in the block bounded by Clifford Street, 60 feet wide, Park Avenue, 60 feet wide, Bagley Avenue, 150 feet wide and Washington Boulevard, 195 feet wide.

The request is being made in order to consolidate the properties for a future development. The petitioner has entered into an agreement with the City of Detroit Downtown Development Authority on January 5, 2015 to purchase and develop the land.

The petition was referred to the City Engineering Division – DPW for investigation (utility clearance) and report. This is our report.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW.

The Public Lighting Department (PLD) and Public Lighting Authority (PLA) both report no involvement with the subject alleys.

AT&T and Comcast report being involved. The developer will need to contact AT&T and Comcast for the relocation and removal of their facilities.

DTE Energy – Electric (DTE-E) reports being involved. The developer will need to grant DTE-E a temporary easement to relocate DTE-E facilities at a later date; cost for the relocation will be provided once the easement has been received.

DTE Energy – Gas reports no involvement

The Detroit Water and Sewerage Department (DWSD) reports no objection if the petitioner agrees to relocate the sewers and water mains in accordance with the DWSD provisions for relocation at no cost to DWSD. The DWSD provisions are a part of the resolution.

The Detroit Fire Department (DFD) reports involvement. The developer must maintain DFD vehicular access to all businesses and residents.



The Planning and Development Department (P&DD) is involved, but has no objection to the property change. Final project design subject to consultation with P&DD. The project is partially located in a Historic District and HDC Certificate of Appropriateness # 15-4550 has been obtained by the petitioner.

All other city departments and utilities have reported no objections to the vacations and provisions for all utility relocations have been made a part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Doherty", written over a horizontal line.

Richard Doherty, P. E., City Engineer
City Engineering Division – DPW

JMK/

Cc: Ron Brundidge, Director – DPW
Mayor's Office – City Council Liaison
Bruce Goldman – Law Department

BY COUNCIL MEMBER _____

RESOLVED, all of the remaining open public alleys in the block bounded by Clifford Street, 60 feet wide, Park Avenue, 60 feet wide, Bagley Avenue, 150 feet wide and Washington Boulevard, 195 feet wide and being further described as:

- 1) The north-south public alley, 20 feet wide, and variable width lying easterly of and adjoining the easterly line of Lots 25, 26 and 27 including the southerly 12 feet of Lot 25 deeded as an alley, also lying westerly of and adjoining the westerly line of Lots 67, 17 and 18 including the vacated alley adjoining said Lots 67 and 17 "Governor and Judges Plan of Section No. 10" as recorded in Liber 34, Page 553 of Deeds, Wayne County Records.
- 2) The east-west public alley, 12 feet wide, being the southerly 12 feet of Lot 25 "Governor and Judges Plan of Section No. 10" as recorded in Liber 34, Page 553 of Deeds, Wayne County Records; also described in the deed to the City of Detroit on July 30, 1912 as "The west 12 feet of the west ½ of Lot 25 Governor and Judges Plan of Section No. 10".

Be and the same are hereby vacated (outright) as public rights-of-way to become part and parcel of the abutting property, subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services (if necessary); and further

PROVIDED, that petitioner/property owner make satisfactory arrangements with DTE Energy- Electric for the removal of their facilities and the granting of a temporary easement for DTE until the relocation arrangements are made. DTE Energy - Electric reports being involved in both alleys and for more information contact DTE at 313 235-5172; and further

PROVIDED, that access for Detroit Fire Department Vehicles be maintained for all businesses and residents; and further

PROVIDED, that the petitioner shall design and construct proposed sewers and to make connections to the existing public sewer as required by the Detroit Water and Sewerage Department (DWSD) prior to the construction of the proposed sewers; and further

PROVIDED, that the plans for the sewers shall be prepared by a registered engineer; and further

PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers and to issue permits for the construction of the sewers; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

PROVIDED, that the entire cost of the proposed sewer construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

PROVIDED, that the petitioner shall grant to the City a satisfactory easement for the sewers; and further

PROVIDED, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

PROVIDED, that the petitioner/property owner shall provide DWSD with as-built drawings on the proposed sewers; and further

PROVIDED, that the petitioner shall provide a (1) one year warranty for the proposed sewers; and further

PROVIDED, that upon satisfactory completion, the sewers shall become City property and become part of the City system. Any exiting sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

PROVIDED, that any construction in the public rights-of-way such as removal and construction of new driveways, curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

PROVIDED, The Law Department is hereby authorized to cause a quit-claim deed to be issued (if deemed necessary) to VG Statler City, LLC to transfer the above described parcels of land for the fair market value and/or other valuable consideration; and further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI, December 22, 2015

TO THE HONORABLE CITY COUNCIL:

Council Members:

The undersigned is the Developer of the property abutting the alley shown on the attached survey by Professional Engineering Associates, dated October 6, 2014, Job No. 2014-179.

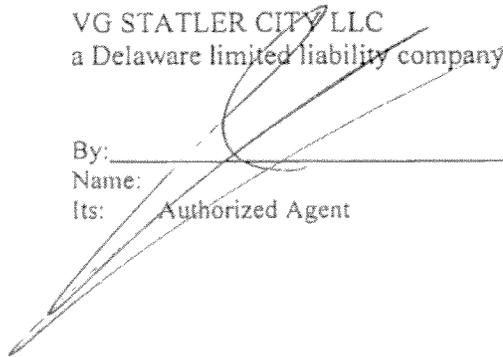
The undersigned does respectfully petition your Honorable Body on behalf of the City of Detroit Downtown Development Authority (the "DDA"), as the owner of the property abutting said alley, to vacate outright said alley, to the extent such alley has not been vacated previously. The undersigned has been granted the rights to develop the abutting property under the Agreement to Purchase and Develop Land entered into with the DDA dated January 5, 2015.

Further, the undersigned represents not less than two-thirds (66-2/3%) ownership of property abutting said alley.

SIGNATURE OF SPONSORING PETITIONER

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
Name: _____
Its: Authorized Agent



CITY CLERK 2 FEB 2016 PM 2:50

Petitioner's Contact:

VG STATLER CITY LLC
c/o Denise J. Lewis, Esq.
Honigman Miller Schwartz and Cohn LLP
2290 First National Building
660 Woodward Avenue
Detroit, MI 48226-3506
Phone: (313) 465-7464
Fax: (313) 465-7465
Email: dlewis@honigman.com

CITY CLERK 1 FEB 2016 PM 2:48

EXHIBIT A

Alley to be vacated is located interior to the block bounded by Washington Blvd., Clifford Street, Bagley Avenue and Park Avenue. The subject alley is shown on the survey attached and intersects with Clifford Street.

PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI

February 10, 2016

TO THE HONORABLE CITY COUNCIL:

Council Members:

The undersigned is the Owner of the property surrounding the alley shown on the attached survey by Professional Engineering Associates, dated October 6, 2014, Job No. 2014-179.

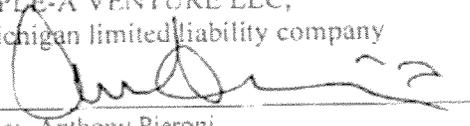
The undersigned does respectfully petition your Honorable Body, as the owner of the property surrounding said alley, to vacate outright said alley. The undersigned has entered into a purchase agreement with VG Statler City LLC to acquire the parcel surrounding said alley, and VG Statler City LLC has also signed this petition confirming concurrence in the vacation request.

Further, the undersigned represents 100% of the ownership of property abutting said alley.

Request is made to consider this alley vacation request in conjunction with the Petition for Outright Vacation of Alley, Petition No. 958, affecting the alley adjacent to and abutting the subject alley.

SIGNATURE OF PETITIONERS

TRIPLE-A VENTURE LLC,
a Michigan limited liability company

By: 
Name: Anthony Pieroni
Its: Authorized Agent

GOM Properties, LLC, a Michigan limited liability
company

By: _____
Name: Geoffrey O. Mavis
Its: Manager

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
Name: Jonathan Holtzman
Its: Authorized Agent

FILE
AS ONE
PACKAGE

PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI

February 10, 2016

TO THE HONORABLE CITY COUNCIL:

Council Members:

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By: _____
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Its: Authorized Agent

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company

By: 
Name: Geoffrey O. Mavis ✓
Its: Manager

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
Name: Jonathan Holtzman
Its: Authorized Agent

PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI

February 10, 2016

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Its: Authorized Agent

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Name: Geoffrey O. Mavis
Its: Manager

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
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PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI

February 10, 2016

TO THE HONORABLE CITY COUNCIL:

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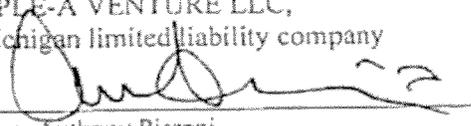
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By: _____
Name: Geoffrey O. Mavis
Its: Manager

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
Name: Jonathan Holtzman
Its: Authorized Agent

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PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI

February 10, 2016

TO THE HONORABLE CITY COUNCIL:

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By: Geoffrey O. Mavis
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Its: Manager

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
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Its: Authorized Agent

PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI

February 10, 2016

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a Michigan limited liability company

By: _____

Name: Anthony Pieroni

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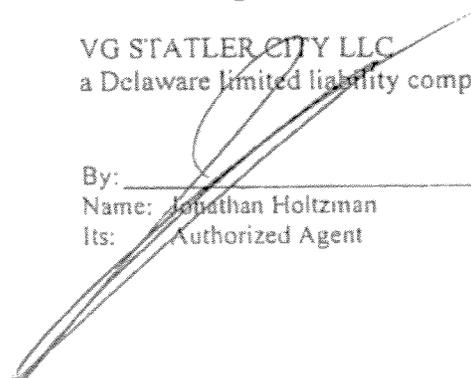
GOM Properties, LLC, a Michigan limited liability
company

By:  _____

Name: Geoffrey O. Mavis

Its: Manager

VG STATLER CITY LLC
a Delaware limited liability company

By:  _____

Name: Jonathan Holtzman

Its: Authorized Agent

EXHIBIT A

Alley to be vacated is located interior to the block bounded by Washington Blvd., Clifford Street, Bagley Avenue and Park Avenue. The subject alley is shown on the survey attached and intersects with Clifford Street.

TRIPLE-A VENTURE LLC
139 Bagley
Detroit, Michigan 48226

February 10, 2016

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: Petition No. 958 for Outright Vacation of Alley

Ladies and Gentlemen:

This letter is written to concur and support the petition filed by VG Statler City LLC for Outright Vacation of the Alley, accepted for processing by your office on February 2, 2016. Our company is the owner of property that abuts the subject Alley, and we fully support the requested vacation.

Thank you for your attention to this matter.

TRIPLE-A VENTURE LLC, a Michigan limited liability company

By: 

Anthony Pieroni

Its: Manager

GOM Properties, LLC, a Michigan limited liability company

By: _____

Geoffrey O. Mavis

Its: Manager

*TRIPLE-A VENTURE LLC
139 Bagley
Detroit, Michigan 48226*

February 10, 2016

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
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By: _____
Anthony Pieroni
Its: Manager

GOM Properties, LLC, a Michigan limited liability company

By: 
Geoffrey O. Mavis
Its: Manager

*TRIPLE-A VENTURE LLC
139 Bagley
Detroit, Michigan 48226*

February 10, 2016

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
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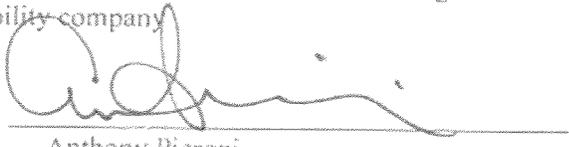
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TRIPLE-A VENTURE LLC, a Michigan limited liability company

By: 

Anthony Pieroni

Its: Manager

GOM Properties, LLC, a Michigan limited liability company

By: _____

Geoffrey O. Mavis

Its: Manager

*TRIPLE-A VENTURE LLC
139 Bagley
Detroit, Michigan 48226*

February 10, 2016

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: *Petition No. 958 for Outright Vacation of Alley*

Ladies and Gentlemen:

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Thank you for your attention to this matter.

TRIPLE-A VENTURE LLC, a Michigan limited liability company

By: _____

Anthony Pieroni

Its: Manager

GOM Properties, LLC, a Michigan limited liability company

By:  _____

Geoffrey O. Mavis

Its: Manager

TRIPLE-A VENTURE LLC
139 Bagley
Detroit, Michigan 48226

February 10, 2016

Office of Detroit City Clerk
2 Woodward Avenue
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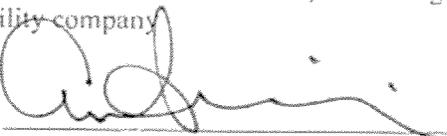
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Thank you for your attention to this matter.

TRIPLE-A VENTURE LLC, a Michigan limited liability company

By: 

Anthony Pieroni

Its: Manager

GOM Properties, L.L.C., a Michigan limited liability company

By: _____

Geoffrey O. Mavis

Its: Manager

CITY CLERK 17 FEB 2016 PM 3:59

*TRIPLE-A VENTURE LLC
139 Bagley
Detroit, Michigan 48226*

February 10, 2016

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: Petition No. 958 for Outright Vacation of Alley

Ladies and Gentlemen:

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Thank you for your attention to this matter.

TRIPLE-A VENTURE LLC, a Michigan limited liability company

By: _____
Anthony Pieroni
Its: Manager

GOM Properties, LLC, a Michigan limited liability company

By: _____
Geoffrey O. Mavis
Its: Manager

PETITION FOR OUTRIGHT VACATION OF ALLEY

Detroit, MI, December 22, 2015

TO THE HONORABLE CITY COUNCIL:

Council Members:

The undersigned is the Developer of the property abutting the alley shown on the attached survey by Professional Engineering Associates, dated October 6, 2014, Job No. 2014-179.

The undersigned does respectfully petition your Honorable Body on behalf of the City of Detroit Downtown Development Authority (the "DDA"), as the owner of the property abutting said alley, to vacate outright said alley, to the extent such alley has not been vacated previously. The undersigned has been granted the rights to develop the abutting property under the Agreement to Purchase and Develop Land entered into with the DDA dated January 5, 2015.

Further, the undersigned represents not less than two-thirds (66-2/3%) ownership of property abutting said alley.

SIGNATURE OF SPONSORING PETITIONER

VG STATLER CITY LLC
a Delaware limited liability company

By: _____
Name: _____
Its: Authorized Agent

Petitioner's Contact:

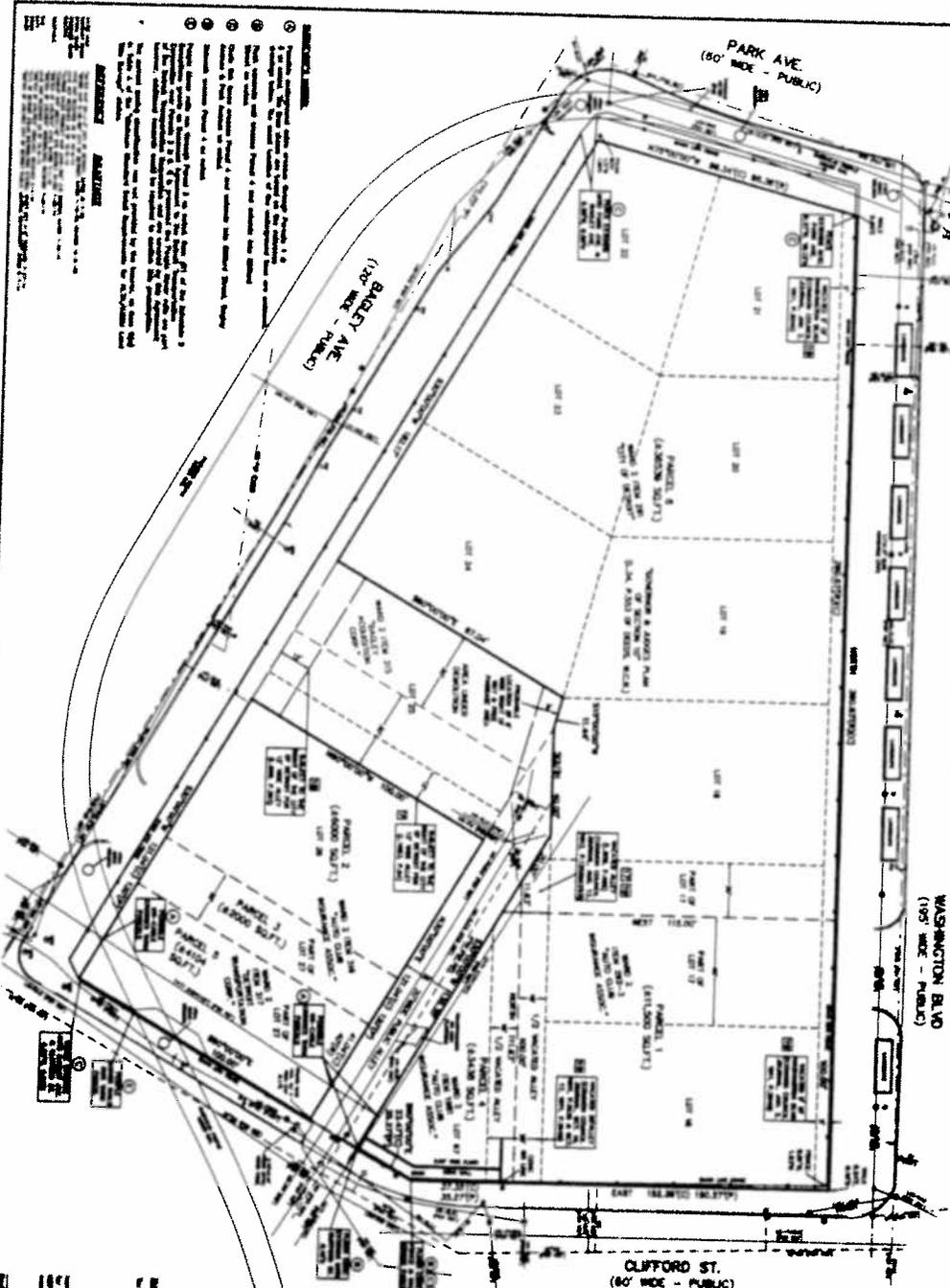
VG STATLER CITY LLC
c/o Denise J. Lewis, Esq.
Honigman Miller Schwartz and Cohn LLP
2290 First National Building
660 Woodward Avenue
Detroit, MI 48226-3506
Phone: (313) 465-7464
Fax: (313) 465-7465
Email: dlewis@honigman.com

EXHIBIT A

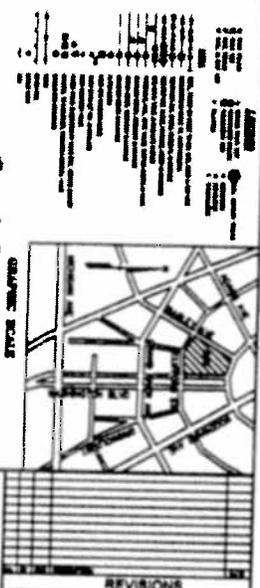
Alley to be vacated is located interior to the block bounded by Washington Blvd., Clifford Street, Bagley Avenue and Park Avenue. The subject alley is shown on the survey attached and intersects with Clifford Street.

LEGAL NOTES:
 THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN HEREON INTO LOTS AND PARCELS FOR THE PURPOSE OF CONVEYING THE SAME TO THE SEVERAL PARTIES NAMED IN THE INSTRUMENTS REFERRED TO IN THE FOREGOING.

GENERAL NOTES:
 1. THE BOUNDARIES OF THE TRACT SHOWN HEREON WERE DETERMINED BY MEASUREMENT AND BY THE USE OF THE FOLLOWING DATA:
 (a) THE BOUNDARIES OF THE TRACT SHOWN HEREON WERE DETERMINED BY MEASUREMENT AND BY THE USE OF THE FOLLOWING DATA:
 (b) THE BOUNDARIES OF THE TRACT SHOWN HEREON WERE DETERMINED BY MEASUREMENT AND BY THE USE OF THE FOLLOWING DATA:
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 (j) THE BOUNDARIES OF THE TRACT SHOWN HEREON WERE DETERMINED BY MEASUREMENT AND BY THE USE OF THE FOLLOWING DATA:
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DETAILED NOTES:
 1. THE BOUNDARIES OF THE TRACT SHOWN HEREON WERE DETERMINED BY MEASUREMENT AND BY THE USE OF THE FOLLOWING DATA:
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VILLAGE GREEN COMPANIES
 10000 WASHINGTON
 WASHINGTON, D.C. 20007

ALTA/ACBM LAND TITLE SURVEY
 VILLAGE GREEN/TATLER CITY APARTMENTS

PEA
 PROFESSIONAL ENGINEERS AND ARCHITECTS

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