

**Department Of Public Works  
City Engineering Division**

July 25, 1996

Honorable City Council:

Re: Petition No. 1580. Bethany Presbyterian Manor, Presbyterian Villages of Michigan Alley to Vacation in the block bounded by LaSalle, 14th, Pingree and Blaine

Petition No. 1580 of "Presbyterian Villages of Michigan" requests the (outright) vacation of an easterly part of the east-west public alley, 18 feet wide, in the block bounded by LaSalle Boulevard, 14th, Pingree and Blaine Avenues. A three story, 52 unit senior housing building is planned for the site.

City Council has approved the following resolutions for the project:

- (a) City-owned land sale — August 2, 1995 (J.C.C. page 2075); and
- (b) PD zoning — September 20, 1995 (J.C.C. pages 2377-79); and
- (c) Intent to vacate part of public alley — October 6, 1995 (J.C.C. page 2518); and
- (d) Easement Agreement #95-12 [DWSD] — January 24, 1996 (J.C.C. pages 179-80).

The requested vacation was approved by the Planning and Development Department. The petition was referred to the City Engineering Division — DPW for investigation (utility clearances) and report. This is our report:

The homeowner at 2257 Blaine requires two-way public alley access to an existing garage. A "resolution of intent" submitted by the Planning and Development Department to City Council (adopted on October 6, 1995) indicates a plan to dedicate land for a north-south public alley, 20 feet wide, outlet into Pingree. The new public alley must be constructed to city specifications.

The City Engineering Division — DPW has consulted with the Law Department. The Law Department has drafted a document that protects the interests of the city and allows the development plan to proceed. "Presbyterian Villages of Michigan" has submitted an executed copy of the agreement to the city. The "Presbyterian Villages of Michigan" agreement is part of the public alley vacation resolution.

Four utility services within the public alley have reported costs. They are the Ameritech/Michigan Bell Telephone Company, Comcast Cablevision, Detroit Edison Company, and the Water and Sewerage Department. Arrangements to reroute or adjust utilities are complete. All other city departments and privately owned utility companies have reported no objections to the requested (outright) vacation.

I am recommending adoption of the attached resolution.

Respectfully submitted, SUNDAY  
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City Engineering Division — DPW

By Council Member Scott:

Whereas, City Council has approved the following resolutions for the "Bethany Presbyterian Manor" Project, a three story, 52 unit senior housing building by Presbyterian Village of Michigan, a Michigan nonprofit corporation:

- (a) City-owned land sale- August 2, 1995 (J.C.C. page 2075); and
- (b) PD zoning — September 20, 1995 (J.C.C. pages 2377-79); and
- (c) Intent to vacate part of public alley — October 6, 1995 (J.C.C. page 2518); and
- (d) Easement Agreement #95-12 [DWSD] — January 24, 1996 (J.C.C. pages 179-80); and

Whereas, The City Engineering Division — DPW has reviewed a modified request to outright vacate an easterly part of the east-west public alley, 18 feet wide, in the block bounded by LaSalle Boulevard, 14th, Pingree and Blaine Avenues; purpose to construct said Bethany Presbyterian Manor. There are at least twelve other homeowners along Blaine and Pingree Avenues. Petition No. 1580 is unilateral and does not contain the written consent of other owners along Blaine and Pingree Avenues. The homeowner at 2257 Blaine requires two-way public alley access to an existing garage. Also, the new public alley must be constructed to city specifications; and

Whereas, The City Engineering Division — DPW has consulted with the Law Department. The Law Department has drafted a document that protects the interests of the city and allows the development plan to proceed. "Presbyterian Villages of Michigan" has submitted an executed copy of the agreement to the city; therefore be it

Resolved, All that part of the east-west public alley, 18 feet wide, in the block bounded by LaSalle Boulevard, Fourteenth, Pingree and Blaine Avenues lying southerly of and abutting the south line of Lots 263 thru 268; also lying northerly of and abutting the north line of Lots 196 thru 201 of "Austin's Subdivision of part of Quarter Section 47, of the Ten Thousand Acre Tract," City of Detroit, Wayne County, Michigan as recorded in Liber 30, Page 45, Plats, Wayne County Records;

Be and the same is hereby (outright) vacated as a public alley to become part and parcel of the abutting property; subject to the following terms and condition(s):

**Declaration of Offer to  
Dedicate Alley and Grant of  
Temporary Access Easement**

THIS DECLARATION AND GRANT is made as of December 11, 1995, by Bethany Presbyterian Manor, as succes-