

Department of Public Works
City Engineering Division

April 20, 1998

Honorable City Council:

Re: Petition No. 3681 — Phase One
Tigers/Lions Stadium Complex Project
Detroit/Wayne County Stadium
Authority (together with Planning &
Development Department and
Downtown Development Authority)
Streets, Alleys and Utility Easements
to Vacation in the area bounded by
Woodward, Brush, Adams and the
Fisher Freeway

"Phase One" of Petition No. 3681 of
"Detroit/Wayne County Stadium
Authority" requests the outright vacation
of certain public streets, alleys, and utility
easements in the area bounded by
Woodward Avenue, Brush Street, Adams
Avenue, and the Fisher Freeway Service
Drive; vicinity of the new "Tigers" stadium
site, including related planning/construction
activities. City Council approved
amendments (November 13, 1996 —
J.C.C. page 2497; also April 11, 1997 —
J.C.C. pages 785-86) to a tax increment
financing plan and development plan for
Area No. 1 to allow for the construction of
the new Tigers and Lions stadium.

The petition was referred to the City
Engineering Division — DPW for investi-
gation (utility clearances) and report. This
is our report:

Traffic Engineering Division — DPW
approved the immutable public street
closing(s).

Since, the outright vacations are the
result of necessary public improvements,
all private utility companies are required
to relocate their facilities from the vacated
streets, alleys, and utility easements.
Planning and Development Department
(working together with the "Downtown
Development Authority", and "City/Wayne

County Stadium Authority") must consult
with the Law Department to determine
which utility removal and/or relocation
costs incidental to the Tigers/Lions Stadium
Complex Project are properly payable
under current law.

I am recommending adoption of the
attached resolution.

Respectfully submitted,
SUNDAY JAIYESIMI
City Engineer

By Council Member Mahaffey:

Whereas, City Council approved
amendments (November 13, 1996 —
J.C.C. page 2497; also April 11, 1997 —
J.C.C. pages 785-86) to a tax increment
financing plan and development plan for
Area No. 1 to allow for the construction of
the new Tigers and Lions stadium; and

Whereas, City activities, within devel-
opment agreements, includes various
adjustments to public rights-of-way to
accomplish the Tigers/Lions Stadium
Complex Project; and

Whereas, "Phase One" of Petition No.
3681 of "Detroit/Wayne County Stadium
Authority" requests the outright vacation
of certain public streets, alleys, and utility
easements in the area bounded by
Woodward Avenue, Brush Street, Adams
Avenue, and the Fisher Freeway Service
Drive; vicinity of the new "Tigers" stadium
site, including related planning/construction
activities; therefore be it

Resolved, All of John R. Street, 60 feet
wide, lying between the northerly line of
Adams Avenue (50 feet wide) and the
southerly line of Montcalm Street East (50
feet wide) of the "Plat of Williams Park
Lots 1, 2, 3 and 4" as made and adopted
by the commissioners for the partition of
the Estate of John R. Williams referred to
in their partition in their report duly filed
in the City of Detroit, Wayne County,
Michigan (1857) as recorded in Liber 1,
Pages 39 and 65, Plats, Wayne County
Records; also

All of converted Columbia Street East,
50 feet wide, lying between the easterly
line of Witherell Street (60 feet wide) and
the westerly line of John R. Street (60 feet
wide) of the "Plat of Williams Park Lots 1,
2, 3 and 4" as made and adopted by the
commissioners for the partition of the
Estate of John R. Williams referred to in
their partition in their report duly filed in
the City of Detroit, Wayne County,
Michigan (1857) as recorded in Liber 1,
Pages 39 and 65, Plats, Wayne County
Records; [NOTE: Said Columbia Street
having been previously vacated and con-
verted into a private easement for public
utilities by City Council on May 27, 1987
— J.C.C. pages 1159-60;] also

All of Elizabeth Street East, 60 feet
wide, lying between the easterly line of
Witherell Street (60 feet wide) and the
westerly line of John R. Street (60 feet
wide) of the "Plat of Williams Park Lots 1,
2, 3 and 4" as made and adopted by the
commissioners for the partition of the
Estate of John R. Williams referred to in
their partition in their report duly filed in
the City of Detroit, Wayne County,
Michigan (1857) as recorded in Liber 1,
Pages 39 and 65, Plats, Wayne County
Records; also

All of the east-west public alley, 20 feet
wide in the block bounded by Witherell,
John R., Columbia, and Montcalm
Streets; also being adjacent to the rear of
Lots 127 through 140 inclusive, and Lots
167 through 180 inclusive of the "Plat of
Williams Park Lots 1, 2, 3 and 4" as made
and adopted by the commissioners for the
partition of the Estate of John R. Williams
referred to in their partition in their report
duly filed in the City of Detroit, Wayne
County, Michigan (1857) as recorded in
Liber 1, Pages 39 and 65, Plats, Wayne
County Records;

All of the converted east-west public
alley, 20 feet wide, in the block bounded
by Witherell, John R., Elizabeth, and

Columbia Streets; also being adjacent to
the rear of Lots 56 through 64 inclusive,
and Lots 98 through 111 inclusive of the
"Plat of Williams Park Lots 1, 2, 3 and 4"
as made and adopted by the commis-
sioners for the partition of the Estate of John
R. Williams referred to in their partition in
their report duly filed in the City of Detroit,
Wayne County, Michigan (1857) as
recorded in Liber 1, Pages 39 and 65,
Plats, Wayne County Records; [NOTE
Said east-west public alley, 20 feet wide,
in said block having been previously
vacated and converted into a private
easement for public utilities by City
Council on May 27, 1987 — J.C.C. pages
1159-60;] also

All of the remaining east-west and
north-south public alleys, (both) 20 feet
wide, in the block bounded by Witherell
and John R. Streets, Adams Avenue, and
Elizabeth Street being the easterly 20.00
feet of Lot 2 of "F.J.D. Crann's Subdivision
of Lots 32, 33 and 34 William's
Subdivision of Park Lots", City of Detroit,
Wayne County, Michigan as recorded in
Liber 53, Page 348, Deeds, Wayne
County Records (said part of lot having
been deeded to the City of Detroit for public
alley purposes on December 18, 1906
— J.C.C. page 1430); also being adjacent
to the rear of the easterly 20.00 feet of Lot
2, Lots 3 and 4 of "F.J.D. Crann's
Subdivision of Lots 32, 33 and 34
William's Subdivision of Park Lots", City of
Detroit, Wayne County, Michigan as
recorded in Liber 53, Page 348, Deeds,
Wayne County Records; also adjacent to
the rear of Lots 14 through 19 inclusive,
and Lots 28 through 31 inclusive of the
"Plat of Williams Park Lots 1, 2, 3 and 4"
as made and adopted by the commis-
sioners for the partition of the Estate of John

R. Williams referred to in their partition in
their report duly filed in the City of Detroit,
Wayne County, Michigan (1857) as
recorded in Liber 1, Pages 39 and 65,
Plats, Wayne County Records; also

All of Columbia Street East, 50 feet
wide, lying between the easterly line of
John R. Street (60 feet wide) and the
westerly line of Brush Street (50 feet
wide); also adjacent to the front of Lots
112 through 126 inclusive of the "Plat of
Williams Park Lots 1, 2, 3 and 4" as made
and adopted by the commissioners for the
partition of the Estate of John R. Williams
referred to in their partition in their report
duly filed in the City of Detroit, Wayne
County, Michigan (1857) as recorded in
Liber 1, Pages 39 and 65, Plats, Wayne
County Records; also adjacent to the front
of Lots 1 through 6 inclusive, and Lots 9
through 14 inclusive of the "Map of
Houghton's Section of the Brush Farm as
Subdivided into lots by J. Almy (June
1835)." City of Detroit, Wayne County,
Michigan as recorded in Liber 7, Page
174, City Records; also

All of Elizabeth Street East, 60 feet
wide, lying between the easterly line of
John R. Street (60 feet wide) and the
westerly line of Brush Street (50 feet
wide); also adjacent to the front of Lots 24
through 27 inclusive, and Lots 37 through
39 inclusive, and Lots 65 through 70 inclu-
sive of the "Plat of Williams Park Lots 1, 2,
3 and 4" as made and adopted by the
commissioners for the partition of the
Estate of John R. Williams referred to in
their partition in their report duly filed in
the City of Detroit, Wayne County,
Michigan (1857) as recorded in Liber 1,
Pages 39 and 65, Plats, Wayne County
Records; also adjacent to the front of Lots
17 through 22 inclusive, and Lots 25
through 30 inclusive of the "Map of
Houghton's Section of the Brush Farm as
Subdivided into lots by J. Almy (June
1835)." City of Detroit, Wayne County,
Michigan as recorded in Liber 7, Page
174, City Records; also

All of the east-west public alley, 20 feet
wide, in the block bounded by John R.,
Brush, Columbia, and Montcalm Streets;

also being adjacent to the rear of Lots 119
through 126 inclusive, and Lots 181
through 188 inclusive of the "Plat of
Williams Park Lots 1, 2, 3 and 4" as made
and adopted by the commissioners for the
partition of the Estate of John R. Williams
referred to in their partition in their report
duly filed in the City of Detroit, Wayne
County, Michigan (1857) as recorded in
Liber 1, Pages 39 and 65, Plats, Wayne
County Records; also being adjacent to
the rear of Lots 1 through 4, 12, and 7
inclusive of "Rathbone's Subdivision of
Lot 12 of Park Lot 5 and part of the Brush
Farm," City of Detroit, Wayne County,
Michigan as recorded in Liber 1, Page
171, Plats, Wayne County Records; also
being adjacent to the rear of Lots 1
through 6 inclusive of the "Map of
Houghton's Section of the Brush Farm as
Subdivided into lots by J. Almy (June
1835)." City of Detroit, Wayne County,
Michigan as recorded in Liber 7, Page
174, City Records; also

All of the east-west public alley, 20 feet
wide, in the block bounded by John R.,
Brush, Elizabeth, and Columbia Streets;
also being adjacent to the rear of Lots 65
through 70 inclusive, and Lots 112
through 118 inclusive of the "Plat of
Williams Park Lots 1, 2, 3 and 4" as made
and adopted by the commissioners for the
partition of the Estate of John R. Williams
referred to in their partition in their report
duly filed in the City of Detroit, Wayne
County, Michigan (1857) as recorded in
Liber 1, Pages 39 and 65, Plats, Wayne
County Records; also being adjacent to

the rear of Lots 9 through 14 inclusive, and Lots 17 through 22 inclusive of the "Map of Houghton's Section of the Brush Farm as Subdivided into lots by J. Almy (June 1835)," City of Detroit, Wayne County, Michigan as recorded in Liber 7, Page 174, City Records; also

ELIZABETH
All of the east-west public alley, 20 feet wide in the block bounded by John R. and Brush Streets, Adams Avenue, and Columbia Street; also being adjacent to the rear of Lots 20 through 27 inclusive, and Lots 37 through 39 inclusive of the "Plat of Williams Park Lots 1, 2, 3 and 4" as made and adopted by the commissioners for the partition of the Estate of John R. Williams referred to in their partition in their report duly filed in the City of Detroit, Wayne County, Michigan (1857) as recorded in Liber 1, Pages 39 and 65, Plats, Wayne County Records; also being adjacent to the rear of Lots 25 through 30 inclusive, and Lots 33 through 38 inclusive of the "Map of Houghton's Section of the Brush Farm as Subdivided into lots by J. Almy (June 1835)," City of Detroit, Wayne County, Michigan as recorded in Liber 7, Page 174, City Records; also

All of the east-west public alley, 20 feet wide, in the block bounded by John R., Brush and Columbia Streets, and the Fisher Freeway Service Drive; also being adjacent to the rear of Lots 6 through 8 inclusive of the "Plat of Brush Subdivision of Park Lots and part of Brush Farm, East of and Adjoining Park Lots 5 and 4, City of Detroit, made by Edmond Adelaide and Alfred Brush," City of Detroit, Wayne County, Michigan as recorded in Liber 45, Page 121, Deeds, Wayne County Records; also being adjacent to the rear of Lot 1, a north-south private alley (12 and 22 feet wide), and Lot 4 of the "Plat of Subdivision of Lot 13 of the Subdivision of the Park Lot 5 and Part of the Brush Farm," City of Detroit, Wayne County, Michigan as recorded in Liber 1, Page 144, Plats, Wayne County Records; also

All of the converted east-west and north-south public alleys, (both) 20 feet wide, in the block bounded by Woodward Avenue, Witherell, Columbia and Montcalm Streets; also being adjacent to the rear of Lots 141 through 166 inclusive of the "Plat of Williams Park Lots 1, 2, 3 and 4" as made and adopted by the commissioners for the partition of the Estate of John R. Williams referred to in their partition in their report duly filed in the City of Detroit, Wayne County, Michigan (1857) as recorded in Liber 1, Pages 39 and 65, Plats, Wayne County Records; [NOTES: Said east-west and north-south public alleys, (both) 20 feet wide, in said block having been previously vacated and converted into private easement(s) for public utilities by City Council on September 28, 1988 — J.C.C. pages 2354-55; also December 9, 1994 — J.C.C. pages 2699-2702;] also

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All of the converted east-west and north-south public alleys, (both) 20 feet wide, in the block bounded by Woodward Avenue, Witherell, Elizabeth and Columbia Streets; also being adjacent to the rear of Lots 72 through 97 inclusive of the "Plat of Williams Park Lots 1, 2, 3 and 4" as made and adopted by the commissioners for the partition of the Estate of John R. Williams referred to in their partition in their report duly filed in the City of Detroit, Wayne County, Michigan (1857) as recorded in Liber 1, Pages 39 and 65, Plats, Wayne County Records; [NOTES: Said east-west and north-south public alleys, (both) 20 feet wide, in said block having been previously vacated and converted into private easement(s) for public utilities by City Council on December 9, 1994 — J.C.C. pages 2699-2702; also September 29, 1995 — J.C.C. pages 2455-56;]

Be and the same are hereby (outright) vacated as public streets, alleys and utility easements to become a part of and parcel of the adjoining property, subject to the following provisions:

Provided, That the Planning and Development Department (working together with the "Downtown Development Authority", and "City/Wayne County Stadium Authority") is hereby authorized and directed to make the necessary arrangements for the relocation of public and private utilities from the vacated streets, alleys, and utility easements here above described—to remaining public streets, alleys, and utility easements conveniently located in the area consistent with the public health, safety, convenience and general welfare; and further

Provided, That because the vacations are the result of necessary public improvements, all private utility companies are hereby directed to relocate their facilities from the vacated streets, alleys, and utility easements; and further

Provided, That prior to the processing of bills from utility companies and others for relocation of their equipment in connection with the Tigers/Lions Stadium Complex Project, the Planning and Development Department (working together with the "Downtown Development Authority", and "City/Wayne County Stadium Authority") shall consult with the Law Department to determine which utility removal and/or relocation costs incidental to the Tigers/Lions Stadium Complex Project are properly payable under current law. The Planning and Development Department (working together with the "Downtown Development Authority", and "City/Wayne County Stadium Authority") is hereby authorized to process only such billings as approved by the Law Department; and further

Provided, That the City Engineering Division — DPW, upon proper application and cash deposit, is hereby authorized and directed to issue permits to the private utility companies for relocation of their facilities from the vacated streets and alleys — to remaining city public streets and alleys consistent with the public health, safety convenience and general welfare; and further

Provided, This resolution — enacting the vacation of public streets, alleys, and

utility easements within the Tigers/Lions Stadium Complex Project site shall be effective upon the transfer of city property from the Planning and Development Department to the Downtown Development Authority (DDA); to be transferred to the City/Wayne County Stadium Authority through the DDA; and further

Provided, The City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds; and be it further

Resolved, That the Finance Director is hereby authorized and directed to issue a quit-claim deed to transfer the following vacated public (alley) right-of-way to the "Downtown Development Authority" (DDA) to be transferred to the "City/Wayne County Stadium Authority" through the DDA—for the fair market value and/or other valuable considerations.

Land in the City of Detroit, Wayne County, Michigan being "The easterly 20.00 feet of Lot 2 of "E.J.B. Grand's Subdivision of Lots 32, 33 and 34 William's Subdivision of Park Lots", City of Detroit, Wayne County, Michigan as recorded in Liber 53, Page 348, Deeds, Wayne County Records (said part of lot having been deeded to the City of Detroit for public alley purposes on December 18, 1906 — J.C.C. page 1430); containing about 1,800 square feet or 0.0413 acre more or less;"

Adopted as follows:

Yeas — Council Members Cleveland, K. Cockrel, Jr., S. Cockrel, Hood, Mahaffey, Tinsley-Williams, and President Hill — 7.

Nays — None.

Adjourned Session
4/23/98

J.C.C. pgs.

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SCALE: 1" = 200'