

# City of Detroit

OFFICE OF THE CITY CLERK

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

November 12, 1998

**To:** The Department or Commission Listed Below

**From:** Jackie L. Currie  
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 the usual time limit.

### /CITY PLANNING COMMISSION/PLANNING AND DEVELOPMENT/PUBLIC LIGHTING/ PUBLIC WORKS AND TRANSPORTATION DEPARTMENTS/

1092 Detroit Entertainment, LLC, requesting approvals in connection with the construction of the temporary casino: vacation of alleys and streets, easements for pedestrian walkway and construction of signage in public rights of way in the area of Butternut St., Trumbull Ave., Brooklyn St., Elm St. and Temple Ave.



# Detroit Entertainment LLC

1922 CASS AVENUE DETROIT, MI 48226 313•237•7710 FAX 313•237•7719

1092

The Honorable City Council  
City of Detroit  
200 City County Building  
2 Woodward Avenue  
Detroit, MI 48226

10 27 85 AM 6  
--CLERK--

Attention: Ms. Jackie Currie, City Clerk

Re: Petition to vacate streets and alleys

Dear Ms. Currie

In connection with the construction of the temporary casino for Detroit Entertainment, L.L.C. ("Detroit Entertainment"), Detroit Entertainment hereby requests The Honorable City Council of the City of Detroit to grant such approvals as are necessary in connection with the (i) vacation of Batternut Street between Trumbull and Brooklyn, (ii) vacation of the alleys in the area bounded by Elm Street, Brooklyn Street, Temple Avenue and Trumbull Avenue, (iii) granting of air rights for construction and operation of a pedestrian access walkway above Brooklyn Street between the proposed Valet Parking Building on the west side of Brooklyn Street and the proposed Grand River Casino on the east side of Brooklyn Street, (iv) granting of easements to the City for pedestrian walkway purposes over certain private property abutting Temple Avenue between Trumbull Avenue and Brooklyn Street, Elm Street between Trumbull Avenue and Brooklyn Street, and Brooklyn Street between Elm Street and Temple Avenue, and (v) construction of certain signage and construction of certain encroachments in public rights of way abutting the property on which the temporary casino and related parking will be constructed. The attached memo lists the items for which approval is needed, and the attached drawing depicts those items.

Detroit Entertainment already owns or leases most of the privately owned property in the subject area and is in the process of acquiring the balance of that property except two (2) parcels which Detroit Entertainment has previously brought to the attention of City Council; Detroit Entertainment will grant to those property owners appropriate private access easements to replace the access provided by the alleys that must be vacated. Detroit Entertainment has a holding letter from the City of Detroit for all City-owned property in the subject area and trusts that consummation of the transactions contemplated by that holding letter will occur shortly.

We would like you to know that the street and alley vacations described in this letter have been discussed in public hearings before the Planning Commission and this Honorable City Council in connection with the rezoning of the subject property to a PD District. Further, Detroit Entertainment has communicated not only with the respective City Departments having jurisdiction of this matter but also with the various utility companies that will be affected. In light of this, we hope that the approvals herein requested will be granted expeditiously so that construction of the temporary casino may occur in a timely fashion.

Please feel free to contact me if you have any questions. Thank you for your cooperation.

Sincerely,



Bob Fry  
General Manager

**Atwater**  
Casino Group

[www.detroitentertainment.com](http://www.detroitentertainment.com)

A Joint Venture



Circus Circus Michigan, Inc.

Architects - Engineers  
601 West Fort Street  
Detroit, Michigan 48226  
Tel: (313) 963-2300  
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To: Mike Stratte,  
Detroit Entertainment, LLC

From: Brian Thompson

Re: Grand River Casino  
Vacation, Easement, and Encroachment Listing

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1. Vacation:
  1. Butternut Street in it's entirety between the west edge of Brooklyn and the east edge of Trumbull rights of way.
  2. All alleys in the block bounded by Elm Street, Brooklyn, Butternut, and Trumbull.
  3. All alleys in the block bounded by Butternut, Brooklyn, Temple, and Trumbull.
  4. A portion of the alley bounded entirely by the proposed Grand River Casino adjacent to lots 15, 16, 17, 18, 2, 6, 7, and 8 as depicted on the attached plan 01C0.5.
2. Easements:
  1. Private easement for access to lot 46 in a location mutually acceptable to the parties, to replace access previously provided by the vacated alley.
  2. Private easement for access to lot 65 in a location mutually acceptable to the parties, to replace access previously provided by the vacated alley.
  3. Pedestrian access easement 4 feet wide along the north edge of the Temple Street right of way between Trumbull and Brooklyn for the purposes of constructing a sidewalk.
  4. Pedestrian access easement 7 feet 5 inches wide along the south edge of Elm Street between Trumbull and Brooklyn for the purposes of constructing a sidewalk.
  5. Pedestrian access easement 2 feet 6 inches wide along the west edge of the Brooklyn Street right of way between Elm and Temple for the purposes of constructing a sidewalk.
3. Air Rights:
  1. Air rights for pedestrian access walkway above Brooklyn Street between the proposed Valet Parking Building and the proposed Grand River Casino. Bottom of walkway to be 16'-0" minimum above roadway. Width of air rights: 27'-0".
4. Signage:
  1. Building mounted directional signage and facility identification signage on the existing bridge/walkway structure over Temple Street near Brooklyn Street.
  2. Building mounted directional signage and facility identification signage on new pedestrian access walkway above Brooklyn Street between the proposed Valet Parking Building and the proposed Grand River Casino.

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3. Additional signage for traffic and facility identification will be required. This signage is not fully defined, but is expected to be installed primarily on private property outside the existing and proposed rights of way.
  5. Encroachments:
    1. Two new building columns and footings for the purpose of supporting an overhead walkway above Brooklyn Street between the proposed Valet Parking Building and the proposed Grand River Casino. Columns will be located in the public right of way immediately adjacent to the Grand River Casino building, approximately 100 feet and 121 feet north of Temple Street along the east edge of the Brooklyn Street right of way.
    2. Up to 8 landscaping trees in treewell grates in the public sidewalk along the westerly edge of Grand River Avenue adjacent to the proposed Grand River Casino north of Temple Street. Trees will be located nominally 30" away from the pavement at approximately 40 foot intervals.
    3. Up to 9 landscaping trees in treewell grates in the public sidewalk along the northerly edge of Temple Street between Brooklyn Street and Grand River Avenue. Trees will be located nominally 30" away from the pavement at approximately 40 foot intervals.
    4. Up to 8 non-conforming street lighting fixtures in the public sidewalk along the easterly edge of Brooklyn Street adjacent to the proposed Grand River Casino. Fixtures will be located nominally 30" away from the pavement at approximately 29 to 52.5 foot intervals. Fixtures are spaced at the Brooklyn Street pedestrian entrance to alleviate sidewalk congestion.
    5. Up to 10 non-conforming street lighting fixtures in the public sidewalk along the westerly edge of Grand River Avenue adjacent to the proposed Grand River Casino north of Temple Street. Fixtures will be located nominally 30" away from the pavement at approximately 40 foot intervals.
    6. Up to 6 non-conforming street lighting fixtures in the public sidewalk along the northerly edge of Temple Street between Brooklyn Street and Grand River Avenue. Fixtures will be located nominally 30" away from the pavement at approximately 40 to 80 foot intervals.

Notes:

1. There are no proposed specialty or non-conforming sidewalks.
2. Additional trees and light fixtures will be provided within the property limits not requiring exceptions to right of way requirements.
3. Pedestrian access easements indicated reflect the easement widths necessary for tree and lighting standards to be located outside of right of way and sidewalk.

Cc: A Entenman                      Doc Control  
C Scott Dube