



May 22, 2012

Honorable City Council;

RE: Petition No. 3766 – Palmer Woods Association, request to utilize traffic calming techniques in the Palmer Woods Neighborhood.

Petition No. 3766 of “Palmer Woods Association” request the closure of Strathcona Drive, 60 feet wide, and Balmoral Drive, 60 feet wide, at Woodward Avenue, 204 feet wide; also Lincolnshire Drive, variable width, at West Seven Mile Road 120 feet wide. These closures will assist and be a positive reduction in volume and speed of vehicles within the Palmer Woods Neighborhood.

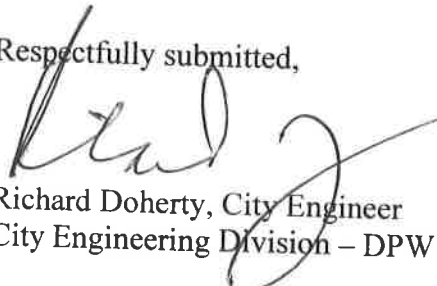
The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

However, the resolution did not reserved an area for bike lanes traffic (**all corrections in bold print and underlined**).

An appropriate resolution, adding the bike lanes to the resolution/provisions, is attached for consideration by your Honorable Body.

I am recommending adoption of the attached resolution.

Respectfully submitted,



Richard Doherty, City Engineer
City Engineering Division – DPW

NRP/

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

BY COUNCIL MEMBER _____

WHEREAS, In order for the Palmer Woods Association to carry out the development plan to reduce the volume and speed of vehicles, it is necessary for the City of Detroit to revise public rights-of-way: therefore be it

WHEREAS, The Recreation Department agrees to grant the Department of Public Works (DPW) easements over Recreation's property for the three point turn-a-rounds proposed by the Palmer Woods Association. This agreement is subject to the closure of the following streets and if the City of Detroit re-opens the following streets this easement will be void and returned to the Recreation Department: therefore be it

WHEREAS, the Recreation Department will have maintenance and jurisdiction over landscape easements areas as treated for Boulevards in the City of Detroit: therefore be it

RESOLVED, that the following described portion of public streets shall be closed to vehicular traffic and converted into landscaped areas with access for necessary utility service vehicles and City of Detroit, also within landscape easement area #1 two 5-foot strips of land be set aside for bike lanes(as per attached Woodward Avenue and Strathcona Drive intersection drawing:

LANDSCAPE EASEMENT AREA 1:

Land in the City of Detroit, Wayne County, Michigan, lying Southerly of and abutting the South line of Lot 368 and the East 0.17 feet of Lot 367 and lying Northerly of and abutting the North line of the East 25.25 feet of Lot 40 all in the "Palmer Woods" being a subdivision of Part of Southwest ¼ Section 2 and Part of Southeast ¼ Section 3, T.1S.,R.11E., lying west of Woodward Avenue, Greenfield Township (now City of Detroit), Wayne County, Michigan as recorded in Liber 32, Page 16, Plats, Wayne County Records;

LANDSCAPE EASEMENT AREA 2:

Land in the City of Detroit, Wayne County, Michigan, Lying Southerly of and abutting the South line of the East 35.00 feet of Lot 18 and Lying Northerly of and abutting the North line of Lot 17, 2.63 feet, and the East 32.37 feet of Lot 16 all in the "Palmer Woods" being a subdivision of Part of Southwest ¼ Section 2 and Part of Southeast ¼ Section 3, T.1S.,R.11E., lying west of Woodward Avenue, Greenfield Township (now City of Detroit), Wayne County, Michigan as recorded in Liber 32, Page 16, Plats, Wayne County Records;

LANDSCAPE EASEMENT AREA 3:

Land in the City of Detroit, Wayne County, Michigan, Lying Easterly of and abutting the East line of the 0.82 feet of Lot 260 and the South 14.18 of Lot 259 to a point on the Westerly line of the Half Circle of Palmer Park (North End) being 30.00 feet from the right-of-way line.

Be and the same are hereby closed to vehicular traffic and converted into landscape areas with full easement rights retain for the public and private utility companies, which easements rights shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the Palmer Woods Associations and by their heirs, executors, administrators and assigns, also said areas are still under the full control of the City of Detroit, also within landscape easement area #1 two 5-foot strips of land be set aside for bike lanes(as per attached Woodward Avenue and Strathcona Drive intersection drawing; forever to wit:

First, the use of the said landscape easements or right-of-way 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 streets 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 landscape easements or rights-of-way in and over street 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 landscape easements or rights-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, That no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, and landscaping materials (subject to City Engineering Division – DPW and Recreation Department Approval) shall be built or placed upon said landscape easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fifth, That if any utility located in said landscape easements shall break or be damaged as a result of any action on the part of Palmer Woods or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with the approval of City Engineering Division - DPW, then in such event Palmer Woods or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That the Palmer Woods Association constructed two five-foot wide bike lanes as shown in the attached Woodward Avenue and Strathcona Drive intersection drawing; and further

PROVIDED, That any and all materials that are to be used within the said landscaping easements must be approved by Recreation Department and/or City Engineering Division – DPW before installation; and further

PROVIDED, That when the landscaping easements are no longer needed a resolution by the Honorable City Council must be presented and approved, and after said approval the Department of Public Works (DPW) no longer required the three point turn-a-rounds. For this DPW release and grant back the land for the three point turn-a-rounds to the Recreation Department; and further

PROVIDED, that at no time are the landscape easements are to block or impede any residential driveways once final construction is completed; and further

WHEREAS, The Recreation Department approves the granting of park land (Greenbelt) and portion of park land known as Palmer Park – North End to the Department of Public Works (DPW) for right-of-way purpose. This land is to be use for vehicular three point turn-a-round. Said three point turn-a-round is subject to the approval of Traffic Engineering Division – DPW and City Engineering Division – DPW; therefore be it

RESOLVED, That your Honorable Body authorized the acceptance of the following described easements over park land for three point turn-a-rounds between the Recreation Department and the Department of Public Works;

Land in the City of Detroit, Wayne County, Michigan, all that part of Park Land known as Palmer Park – North End being a located in the area of Lincolnshire Drive, variable width and West Seven Mile Road, 120 feet wide, being a 26.00 feet wide along Lincolnshire Drive, and 13.25 feet width at the rear, and by 41.50 feet in length portion of Park Land; Approximately 640.00 square feet;

Also, all that part of park land known as the Greenbelt along Woodward Avenue, 204 feet wide, and Strathcona Drive, 60 feet wide, being 24.75 feet wide and 29.00 feet in length and 70.00 feet West of the East Lot line of Lot 40 in the "Palmer Woods" being a subdivision of Part of Southwest ¼ Section 2 and Part of Southeast ¼ Section 3, T.1S.,R.11E., lying west of Woodward Avenue, Greenfield Township (now City of Detroit), Wayne County, Michigan as recorded in Liber 32, Page 16, Plats, Wayne County Records;

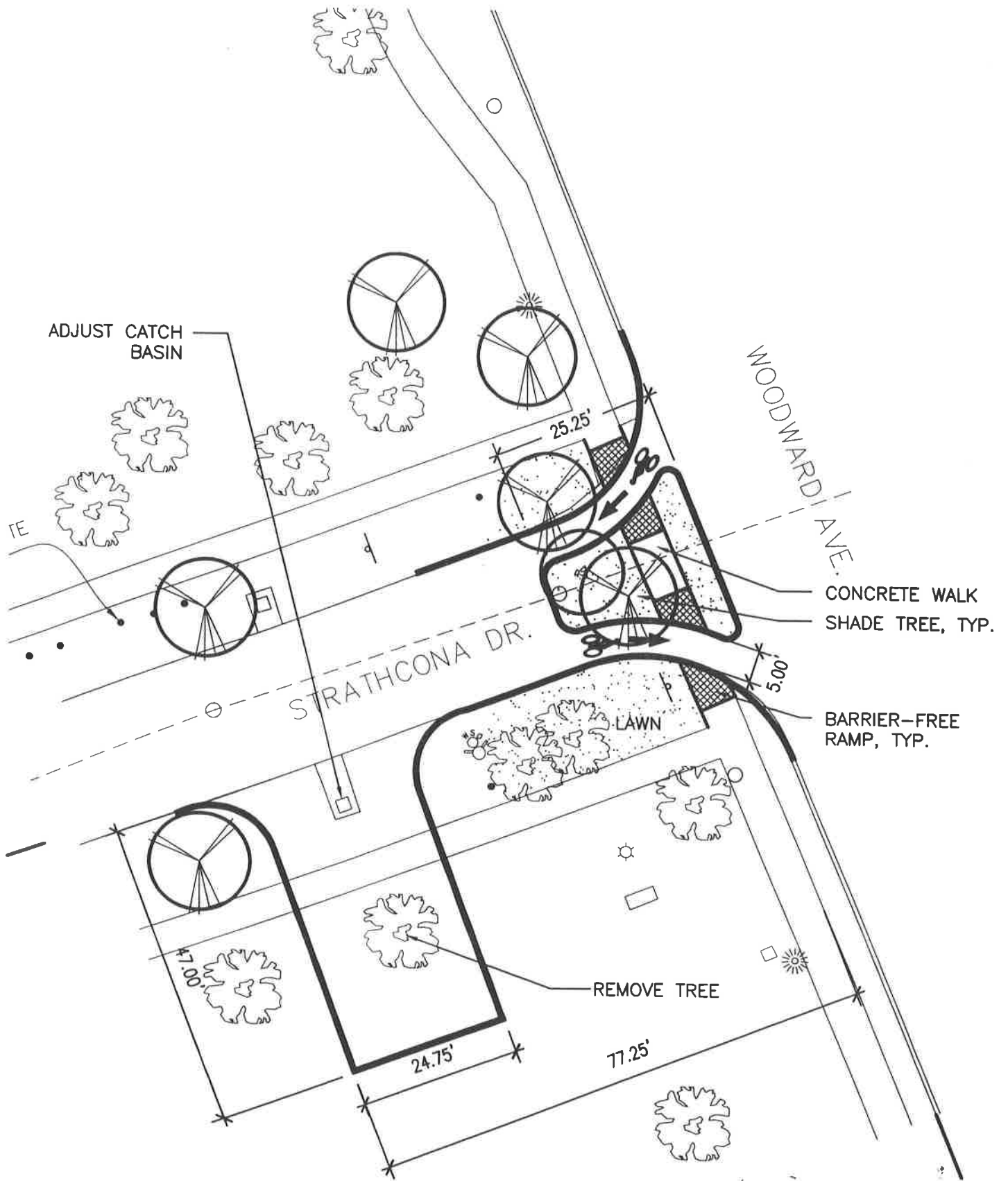
Also, all that part of park land known as the Greenbelt along Woodward Avenue, 204 feet wide, and Balmoral Drive, 60 feet wide, being 22.50 feet wide, and 28.50 feet in length and 30.00 feet West of the East lot line of Lot 18 in the "Palmer Woods" being a subdivision of Part of Southwest ¼ Section 2 and Part of Southeast ¼ Section 3, T.1S.,R.11E., lying west of Woodward Avenue, Greenfield Township (now City of Detroit), Wayne County, Michigan as recorded in Liber 32, Page 16, Plats, Wayne County Records;

PROVIDED, That if and/or when the closure of said streets is re-open, said three point turn-a-round easements will revert back to the original property owner (Recreation Department); and

PROVIDED, That construction design of the three point turn-a-rounds are approve by Traffic Engineering Division – DPW and/or City Engineering Division – DPW before construction of three point turn-a-round; and

PROVIDED, That all right-of-way permits are obtain from the Permit Bureau – City Engineering Division – DPW for work in the public right-of-way; and

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

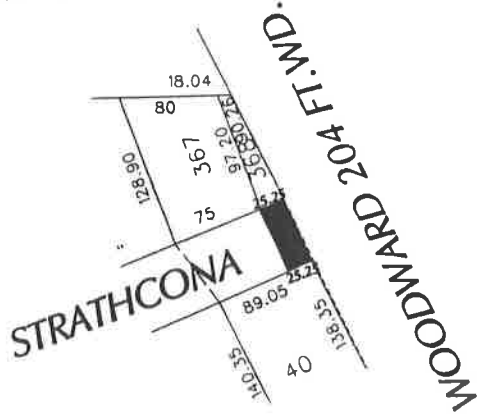


WOODWARD AVE & STRATHCONA DR

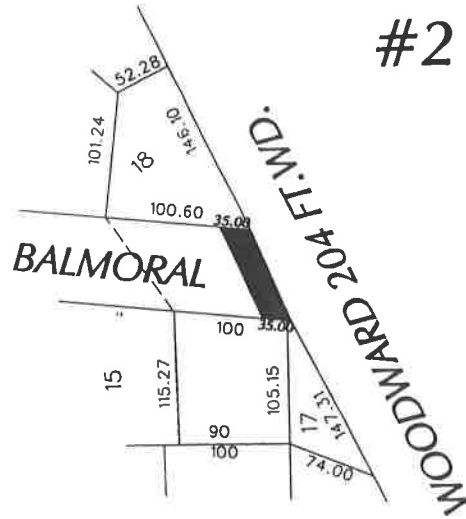
PETITION NO. 3766
 PALMER WOODS ASSOCIATION
 c/o CRAIG VANDERBURG
 1460 WELLESLEY DR.
 DETROIT, MI 48203
 33-891-3306



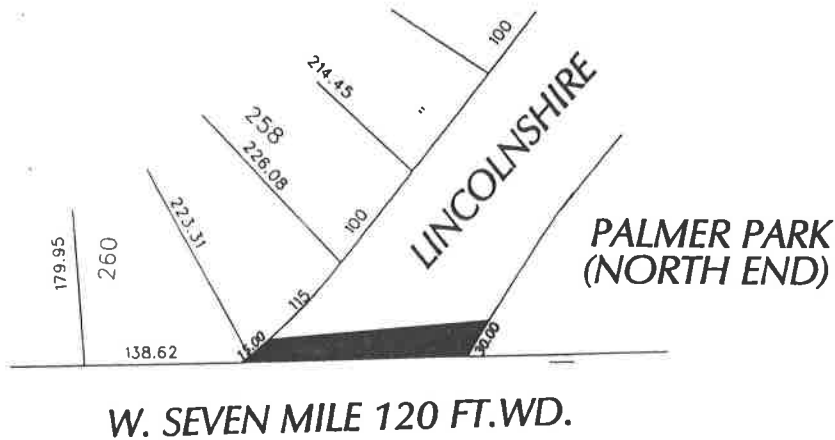
#1



#2



#3



NOTE: THE DETAILS FOR THE THREE POINT TURN IS ATTACHED.



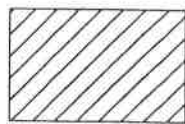
- REQUESTED CLOSURE AREAS
 (LANDSCAPE EASEMENTS)

CARTO 27 E&F

(FOR OFFICE USE ONLY)

B						REQUESTED CLOSURE OF STREETS FOR VEHICULAR TRAFFIC AT THE INTERSECTIONS OF STRATHCONA/WOODWARD, BALMORAL/ WOODWARD, AND LINCOLNSHIRE/W.SEVEN MILE.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU JOB NO. 01-01 DRWG. NO. x3766.DGN
	A						
DESCRIPTION		DRWN	CHKD	APPD	DATE		
DRAWN BY		REVISIONS					
DATE		APPROVED					

THREE POINT TURN-A-ROUND EASEMENT

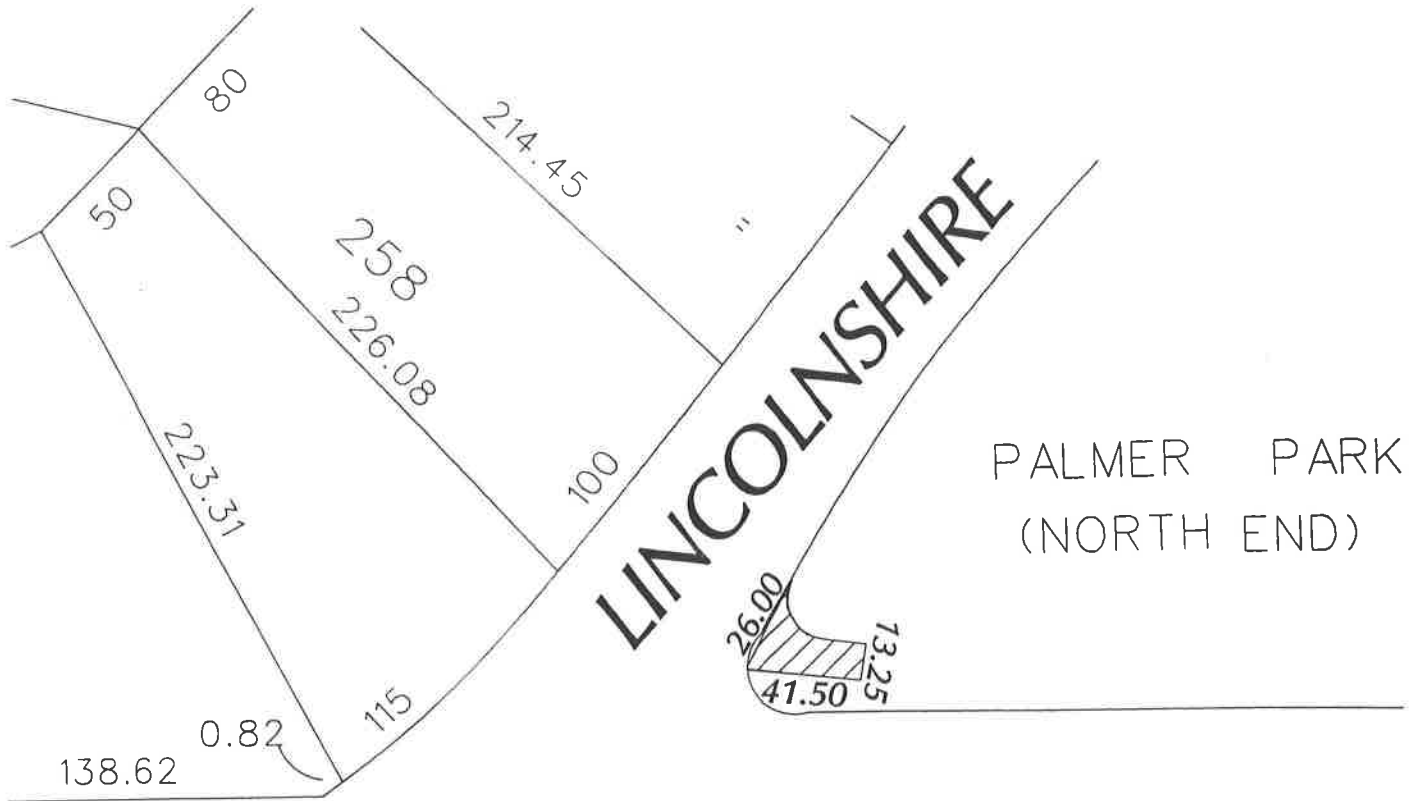


- REQUESTED EASEMENT AREA

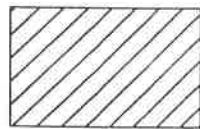
----- GREENBELT AREA

APPROXIMATELY 717.75 SQ. FT. OF EASEMENT AREA

THREE POINT TURN-A-ROUND EASEMENT



SEVEN MILE ROAD



- REQUESTED EASEMENT AREA

APPROXIMATELY 640.00 SQ. FT. OF EASEMENT AREA