

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Robin R. Underwood, CMC
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, June 19, 2014

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 PLANNING AND DEVELOPMENT DEPARTMENT

307 *Basco, request to purchase of Alley/Easement located next to 220 W. Congress, Detroit, MI. 48226.*

DETROIT
CITY CLERK

2014 JUN 19 A 11: 29

April 30, 2014

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A Young Municipal Center
Detroit, MI 48226

RE: Request to Purchase of Alley/Easement located next to 220 W. Congress, Detroit, MI 48226

To whom it may concern:

Please regard this correspondence as a request by BASCO, the owner of the property located at 220 W. Congress, Detroit, MI, to purchase from the City of Detroit, the alley located directly to the West and North of our site. With respect to the process, and in addition to this correspondence, please find the following information attached for your review:

1. Alta Land Title Survey – Alley/Easement is highlighted in yellow.
2. City Council Petition Instruction Sheet

BASCO is an investment and development company which had its starts in Royal Oak and Ferndale in 2001. Since then we have developed and still own significant number of properties in those communities. Our target model focuses on creative redevelopment of neglected and under-utilized properties in walkable communities. The company currently is in the process of redeveloping 751 Griswold, 220 W. Congress and 607 Shelby all in downtown Detroit. We are also moving our main offices to 607 Shelby #500, Detroit MI 48226.

BASCO purchased 220 W. Congress in October of 2013 with the intent to redevelop the building and provide creative office and/or residential space as well as new retail on the ground floor. Since then, we have been doing feasibility studies to determine the best use for this structure. However existing site conditions, such as narrow frontage and significant depth as well as being surrounded by taller buildings, restrict sunlight and site lines to the back portion of the building, hence jeopardize the overall marketability of the project.

Our goal remains to redevelop the building, bringing back some of the historical character of the structure along with modern touches. However, with consideration from City Council, we would need to extend the building's footprint into the west alley via balconies, patios and wrapping around of the ground level storefronts. We will also turn the remainder of the alley into a walkable and usable space thru Landscaping and brick pavers, resulting into a pleasant hangout space for everyone to enjoy compared to the trash ridden, desolate and concrete alley it is now.

The success of this project would require the purchase of the alley from the City for the reasons described above. Not only will this project breathe new life into a vacant building and create a vibrant public space, vacating the alley will also take away the burden of maintenance costs of the alley from the City as well as adding to the City of Detroit's much needed tax base.

If our request would constitute an actual hearing in front of the Council, we will be happy to make the necessary arrangements to discuss this proposal. In the meantime, we thank you for your consideration of this purchase. Please feel free to contact us, should you have any questions or concerns.

Respectfully,



Roger Basmajian

BASCO of Michigan
23077 Greenfield #358
Southfield, MI 48075

248-569-6351

>>> Ron Brundidge 2/12/2015 4:54 PM >>>
see my highlighted questions, provide info today

>>> Ladvia Holman 2/12/2015 4:20 PM >>>
What type of response is needed from Fire for Petition 361?

>>> Keith McCrary 2/12/2015 4:05 PM >>>
Ladvia,

X230 All responses are in Petition to be written today. **are we recommending approval or rejection?**

X246 Petition was completed and resolution written on 1/5/15. **ok**

X201 Petition is a long stretch of alley that was previously temp. closed in partial sections. We have one objection from a property owner at the far East of the alley. This petitioner is asking for a easement. Because of the objection we will write as a Temporary Closure. **ok, but does the property owner who objects to the easement, have issue with renewing the temp closure?**



X307 The petitioner was called 6/26/14 and asked to provide consent letters of abutting property owners. They have yet to respond. **ok, my response will indicate non-responsiveness as indicator that petitioner no longer wants to proceed**

X360 Petition was completed and resolution written on 10/6/14. **Ok**

X361 Waiting on response from the Fire Dept.. As of 1/6/14 we have sent them 4 notices. **Fire approval not needed; if we have other approvals, recommend approval of the installation**

Keith McCrary
Supervisor of Maps and Records
Survey Bureau
City Engineering Division
Department of Public Works
[313-224-3970](tel:313-224-3970)
mccraryk@detroitmi.gov

Mike Duggan, Mayor

X 307

*cell (248) 410 9566
Petitione stored in monahan
Please call*

