

**City of Detroit**  
**OFFICE OF THE CITY CLERK**

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, September 11, 2015*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

**826**    *SDG Associates, LLC, request partial right-of-way vacation west of the UAW-Ford National Programs Center property and east of the original Civic Center Drive right-of-way into which the garage encroaches.*

CITY CLERK 31 AUG 2015 PM2:40

August 31, 2015

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Two Woodward Avenue,  
Detroit, MI 48226

Re: **PETITION**  
**of UAW-Ford National Programs Center**  
**151 West Jefferson Avenue, Detroit, Michigan 48226**  
**for PARTIAL RIGHT-OF-WAY VACATION**

Dear Honorable Body:

On the instructions of the UAW-Ford National Programs Center, we are hereby submitting this petition for partial right-of-way vacation as described below and illustrated on the attached drawing, Exhibit 'A'.

Our new request is to vacate the partial right-of-way west of the UAW-Ford National Programs Center property and east of the original Civic Center Drive right-of way into which the garage encroaches.

Sincerely,



**GEOFFREY HARRISON**

**Principal**

Contact Person – Tel: 313 961-9000 extension 109

E-mail: [gharrison@sdg-assoc.com](mailto:gharrison@sdg-assoc.com)

Fax: 313 964-3233

cc: Denise Lewis  
Ray Pierce  
Don Godfrey  
Emmet Moten



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY: 711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

October 12, 2015

Honorable City Council:

**RE: Petition No. 826 SDG Associates, LLC, request for the partial right-of-way vacation west of the UAW – Ford National Programs center property and east of the original Civic Center right-of-way into which the garage encroaches.**

Petition No. 826, SDG Associates, LLC request the outright vacation of part of Civic Center Drive, variable width between Atwater Street and Jefferson Avenue.

The petition was referred to the City Engineering Division – DPW for investigation (utility clearance) and report. This is our report.

UAW-Ford National Programs Center has purchased from the City of Detroit the building at 151 West Jefferson (commonly known as Veteran's Memorial Building). The sale was approved by your Honorable Body. Included in the agreement for that sale was a statement that the UAW-Ford National Programs Center anticipated requesting approval from your Honorable Body for the construction of a parking structure immediately west of the building. The current request for outright vacation is for the construction of the parking structure including: below grade foundations and the structure itself.

This request is a modification of Petition, No. 565- SDG Architects and Planners on behalf of UAW- Ford National Programs Center. The original request was for encroachments in public land adjoining Civic Center Drive 36.74 feet wide between Atwater Street and Jefferson Avenue and into Woodbridge Street (Now an Easement) between Civic Center Drive and Griswold (Now vacated).

The reason for the revised request is that it is preferable to outright vacate the involved right-of-way, because the foundation and the parking structure are permanent in nature and the outright vacation would allow the building to remain in perpetuity. The previous request (Petition 565) that was granted for the building to encroach on the Civic Center Drive public right-of-way is a revocable permission and the UAW-Ford National Programs Center prefers to outright vacate the requested area.

City Engineering Division – DPW finds the outright vacation acceptable because the request involves right-of-way that was already in use by the Veterans Memorial Building for a drive thru and drop off area, and not as a thoroughfare. Civic Center Drive has



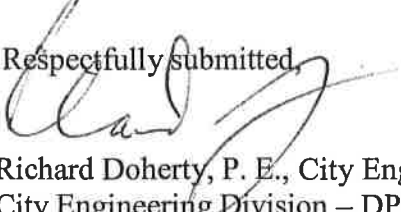
sufficient width for both vehicular and pedestrian travel even with the requested vacation. A provision in the attached resolution provides for a sidewalk, 6 feet wide, for pedestrian travel. As part of the Cobo Center redevelopment, Civic Center Drive no longer connects to Jefferson Avenue and is instead a cul-de-sac just north of the vacation request.

The request was approved by the Planning and Development Department, the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW.

All other city departments and private utility companies have reported no objections to the vacations. Provisions protecting utility installations are part of this resolution (if necessary).

I am recommending adoption of the attached resolution.

Respectfully submitted,

  
Richard Doherty, P. E., City Engineer  
City Engineering Division – DPW

JMK/

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

BY COUNCIL MEMBER \_\_\_\_\_

RESOLVED, That all that part of the Civic Center Drive, variable width, in the City of Detroit, Wayne County, Michigan, lying within the following boundary: Commencing at the southwesterly corner of Lot 68 "Plat of the Jones property known as the Beard and Greely Claims, Section 3, Governor and Judges Plan of the City of Detroit" as recorded in Liber 1, Page 290 of Plats, Wayne County Records; thence S67°58'46"W along the southerly line of said Lot 68 a distance of 7.05 feet; thence N30°13'34"W along the easterly line of Civic Center Drive 5.14 feet to the Point of Beginning; thence N30°13'34"W continuing along the easterly line of Civic Center Drive 95.30 feet; thence N25°07'22"W continuing along the easterly line of Civic Center Drive 84.03 feet; thence N59°44'08"E 4.54 feet; thence N30°13'34"W 4.01 feet; thence S59°44'08"W 16.94 feet to a point being 76.94 feet west of, as measured at a right angle, to the west line of the Veterans Memorial Building; thence S30°13'34"E 183.00 feet; thence N59°44'08"E 4.90 feet to the Point of Beginning.

Be and the same is hereby vacated (outright) as a public right-of-way to become part and parcel of the abutting property, subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies services, or grant the necessary easements for utilities remaining in the vacated right-of-way; and further

PROVIDED, that the petitioner contact AT&T CWO group at (888) 901-2779 regarding the nature of AT&T services, and the estimated costs of removing and/or rerouting such services: and further

PROVIDED, That the petitioner contact DTE Energy Gas Company Public Improvement Department: Michael Fedele at 313 389 7211 (Supervisor) or Laura Forrester at 313 389 7261 (Gas Planner), for the estimated cost of the gas services in abandoning/removing and/or relocating/rerouting, including the survey, design and drawing of the gas utilities; and further

PROVIDED, That any necessary relocation of PLD underground facilities must be done at project cost. PLD has reported manholes, hand holes, cables, conduit and underground duct banks; and further

PROVIDED, that the petitioner/property owner contact DTE electric for removing and/or rerouting their services. The DTE right-of-way facilitator is Kimberly A. Tassen (313) 235-4458; and further

PROVIDED, That any relocation of sewer or water lines shall be done in accordance with DWSD rules and regulations with all costs borne by the petitioner; and be it further

petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities; and be it further

PROVIDED, That all construction performed under this petition shall not be commenced until after (5) days written notice to DWSD. Seventy-two (72) hours' notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system; and be it further

PROVIDED, That the petitioner maintain a minimum clear sidewalk width of 6 feet at all times to allow for pedestrian traffic; also the petitioner shall be responsible for all expenses associated with the design and construction of new curb and sidewalk in order to obtain a minimum clear sidewalk width of 6 feet.

PROVIDED, that any construction in the public rights-of-way such as removal and construction of new driveways, curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

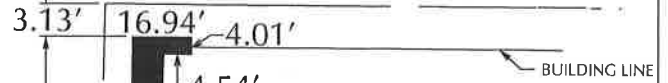
PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 826  
 SDG  
 UAW - FORD NATIONAL PROGRAMS CENTER  
 615 GRISWOLD, SUITE 103  
 DETROIT, MICHIGAN 48226  
 C/O GEOFFREY HARRISON  
 PHONE NO. 313 964-3233



W. JEFFERSON AVE. 210 FT. WD. □

(VACATED)  
 WOODBRIDGE ST. 50 FT. WD.



SEC. 30

GRISWOLD ST. 50 FT. WD.  
 (VACATED)

CIVIC CENTER DR. VARIABLE WIDTH

183.00'

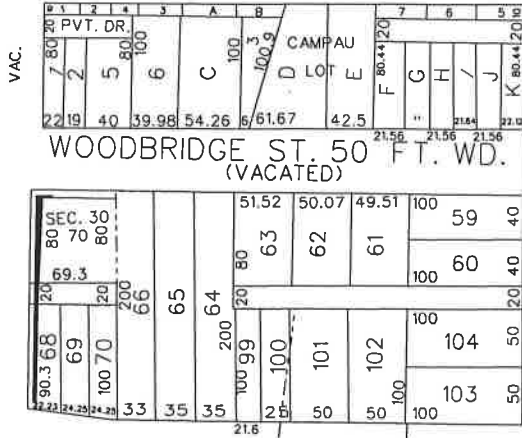
84.03'

LOT 68

95.30'

4.9'  
 6.95'

100.36 CAL.  
 CONANT'S  
 EXCHANGE



ATWATER ST. 50 FT. WD.  
 (VACATED)

CIVIC CENTER DR.  
 VARIABLE WIDTH



REQUEST FOR OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 28 E

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	JK	CHECKED			
DATE	OCT. 2015	APPROVED			

REQUEST FOR OUTRIGHT VACATION  
 OF PART OF CIVIC CENTER DR.  
 AT 151 W. JEFFERSON AVE.  
 VETERANS MEMORIAL BUILDING

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 826