



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 601  
DETROIT, MICHIGAN 48226  
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June 14, 2016

Honorable City Council:

**RE: Petition No. 929, Giffels Webster, request that the City of Detroit outright vacate portions of the public rights-of-way to facilitate the Brush Park Parcel A+B redevelopment project.**

Petition No. 929, Giffels Webster on behalf of Bedrock Real Estate Services, request for outright vacation of two east-west alleys in the blocks bounded by John R. 60 feet wide, Brush Street, 60 feet wide, Adelaide Street, 60 feet wide, Alfred Street, 60 feet wide and Edmund Place, 60 feet wide.

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

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

The Planning and Development Department reports that the location is under HDC review and a provision that the new development must obtain the Historic District Committee's certificate of appropriateness.

The Public Lighting Department (PLD) reports involvement with five alley lights. The luminaires and bracket arms must be removed prior to closure. A provision for the PLD removal has been made a part of the resolution.

AT&T reports manholes with facilities and conduit in them. The developer will need to contact AT&T for the relocation or removal of their facilities.

DTE Energy – Electric reports being involved in both alleys. The alley North of Alfred, between John R. and Brush has overhead work, system conduit and cable; and the estimated cost of removal and relocation is: \$148,927.69 The alley South of Alfred, between John R. and Brush also has overhead work, system conduit and cable; and the estimated cost of removal and relocation is: \$113,973.86; also DTE Energy will need to maintain an easement that is the full width of the alley from the east right-of-way line of John R. and extending 100 feet east to the NB transformer #463.

The Detroit Water and Sewerage Department (DWSD) reports no objection if the petitioner agrees to relocate the sewers in accordance with the DWSD provisions for relocation at no cost to DWSD. The DWSD provisions are a part of the resolution.



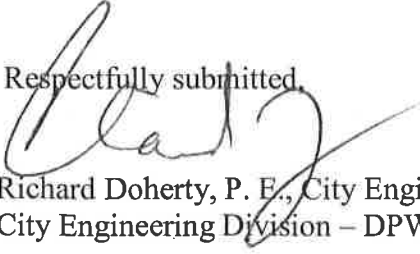
All other city departments and utilities have reported no objections to the vacations and provisions for all utility relocations have been made a part of the attached resolution.

The property adjoining the two subject alleys is mainly city-owned and is the subject of a development agreement. There is one other owner of property adjoining the alley who should be notified of the City Council formal session considering this matter. The Assessor's office lists the owner of property commonly known as 227 Adelaide Street as:

Woodward Building Plaza Inc.  
743 Beaubien, STE. 201  
Detroit, MI 48226

There is an appropriate resolution, containing the necessary conditions, attached for consideration by your Honorable Body.

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, all of the east-west public alley, 20 feet wide in the block bounded by Adelaide Street, 60 feet wide, Alfred Street, 60 feet wide John R. Street, 60 feet wide and Brush Street, 60 feet wide lying northerly of the northerly line of Lots 1 through 10, both inclusive, Block 3 "Brush Subdivision of Park Lot 10, part of 11 and Brush Farm Adjoining in the rear" as recorded in Liber 1, Page 152 of Plats, Wayne County Records, also lying southerly of and adjoining the southerly line of Lots 11 through 21, both inclusive, Block 3 "Brush Subdivision of part of Park Lot 11 and part of the Brush Farm" as recorded in Liber 1, Page 253 of Plats, Wayne County Records; also all of the east-west public alley, 20 feet wide in the block bounded by Alfred Street, 60 feet wide, Edmund Place, 60 feet wide John R. Street, 60 feet wide and Brush Street, 60 feet wide lying northerly of the northerly line of Lots 1 through 11, both inclusive, Block 6, and lying southerly of and adjoining the southerly line of Lots 12 through 23, both inclusive Block 6 "Brush Subdivision of part of Park Lots 12 and 13 and part of the Brush Farm adjoining" as recorded in Liber 1, page 286 of Plats, Wayne County Records.

Be and the same are hereby vacated (outright) as public rights-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 and city departments services (if necessary); and further

PROVIDED, that the new development obtain a Certificate of Appropriateness from the Historic District Committee; and further

PROVIDED, that the five street lights located in the alleys be removed by a qualified electrical contractor and that the materials, consisting of the luminaries and bracket arms, be returned to the Public Lighting Department (PLD) including notification of Denise Williams, Mechanical Engineer for PLD at 313 267-7216; and further

PROVIDED, that petitioner/property owner make satisfactory arrangements with DTE Energy for the removal of their facilities. DTE Energy – Electric reports being involved in both alleys. The alley North of Alfred, between John R. and Brush has overhead work, system conduit and cable; and the estimated cost of removal and relocation is: \$148,927.69 The alley South of Alfred, between John R. and Brush also has overhead work, system conduit and cable; and the estimated cost of removal and relocation is: \$113,973.86 and for more information contact DTE at 313 235-5172; and further

PROVIDED, that DTE Energy shall retain an easement that is the full width of the alley in the block bounded by Adelaide Street, Alfred Street, John R. Street, and Brush Street, from the east right-of-way line of John R. and extending 100 feet east to the NB transformer #463 said easement further described as lying northerly of and adjoining the

northerly line of Lot 10 and the westerly 15.6 feet of Lot 9, Block 3 "Brush Subdivision of Park Lot 10, part of 11 and Brush Farm Adjoining in the rear" as recorded in Liber 1, Page 152 of Plats, Wayne County Records, also lying southerly of and adjoining the southerly line of Lot 11 and the westerly 47.44 feet of Lot 12, Block 3 "Brush Subdivision of part of Park Lot 11 and part of the Brush Farm" as recorded in Liber 1, Page 253 of Plats, Wayne County Records; and further

PROVIDED, that the petitioner shall design and construct proposed sewers and to make connections to the existing public sewer as required by the Detroit Water and Sewerage Department (DWSD) prior to the construction of the proposed sewers; and further

PROVIDED, that the plans any sewers shall be prepared by a registered engineer; and further

PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers and to issue permits for the construction of the sewers; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

PROVIDED, that the entire cost of the proposed sewers construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

PROVIDED, that the petitioner shall grant to the City a satisfactory easement for the sewers; and further

PROVIDED, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

PROVIDED, that the petitioner/property owner shall provide DWSD with as-built drawings on the proposed sewers; and further

PROVIDED, that the petitioner shall provide a (1) one year warranty for the proposed sewers; and further

PROVIDED, that upon satisfactory completion, the sewers shall become City property and become part of the City system. Any exiting sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

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

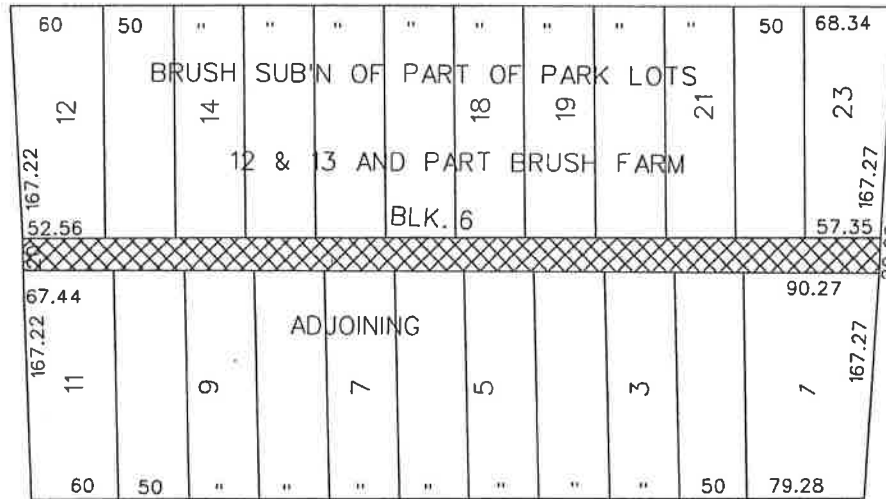
PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 929  
 GIFFELS WEBSTER  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 C/O JOHN REDASH  
 PHONE NO. 313 962-4442



## EDMUND PLACE 60 FT. WD.

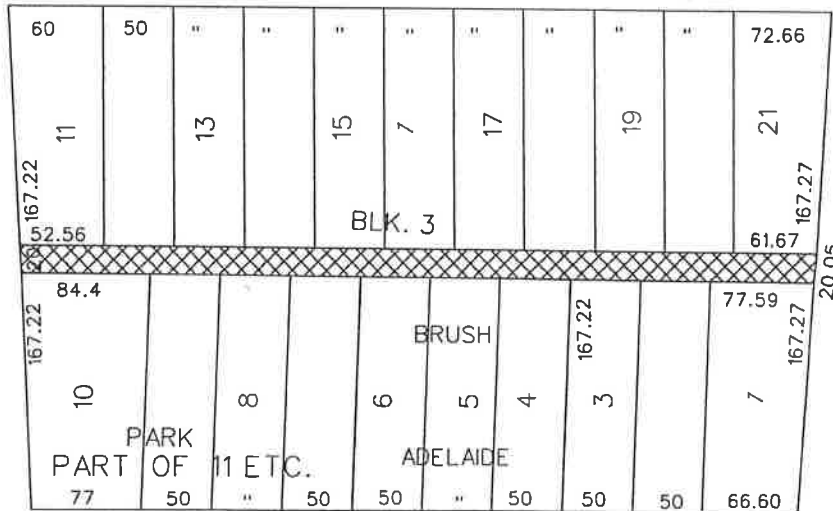
CLOSED TO VEHICULAR TRAFFIC AND CONVERTED TO PEDESTRIAN MALL FOR  
 GENERAL PUBLIC USE - JCC FEBRUARY 2, 1977 PG. 234



JOHN R. ST. 60 FT. WD.

BRUSH ST. 60 FT. WD.

## ALFRED ST. 60 FT. WD.



## ADELAIDE ST. 60 FT. WD.



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 29 F

|             |  |           |      |          |      |   |  |  |
|-------------|--|-----------|------|----------|------|---|--|--|
| B           |  |           |      |          |      | <b>REQUEST TO OUTRIGHT VACATE<br/>         THE EAST/WEST PUBLIC ALLEYS<br/>         VARIOUS WIDTHS<br/>         IN THE BLOCK BOUND BY<br/>         BRUSH, ADELAIDE, JOHN R. ST.<br/>         AND EDMUND PLACE</b> | <b>CITY OF DETROIT<br/>         CITY ENGINEERING DEPARTMENT<br/>         SURVEY BUREAU</b> |  |
| A           |  |           |      |          |      |   | <b>JOB NO. 01-01</b>   |  |
| DESCRIPTION |  | DRWN      | CHKD | APPD     | DATE |   | <b>DRWG. NO. X 929</b>   |  |
| DRAWN BY    |  | REVISIONS |      |          |      |   |  |  |
| DATE        |  | CHECKED   |      | APPROVED |      |   |  |  |
| 01-21-16    |  | WLW       |      |          |      |   |  |  |