



City of Detroit  
Inter-Departmental Communication

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**TO:** Richard Doherty, City Engineer  
City Engineering/Department of Public Works

**FROM:** Debra Singleton, Engineer  
Detroit Water and Sewerage Department

**DATE:** September 27, 2017

**RE:** Petition No. 1615  
Request to Conversion To Easement The South Portion Of The North/South  
Alley In The Block Bound By Owen, Woodward, Leicester Ct., And John R.

The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows

- Our records indicate that there is sewer in the alley. DWSD has no objection to the requested conversion to easement provided that the attached provisions for conversion to easement are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313) 964-9245

Sincerely,

Debra Singleton  
Engineer  
Permits Section

DSMS//gl  
Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

City of Detroit  
**City Engineering Division, Department of Public Works  
Survey Bureau**

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 07/24/2017

Petition: x1615

- |                                                            |                                                        |
|------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                      |
| <input type="checkbox"/> Comcast Television (CATV)         | <input type="checkbox"/> Dedication                    |
| <input type="checkbox"/> Detroit Edison (DTE)              | <input type="checkbox"/> Encroachment                  |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Outright Vacation             |
| <input type="checkbox"/> Great Lakes Water Authority       | <input type="checkbox"/> Temporary Closing             |
| <input type="checkbox"/> Land Bank Authority               | <input checked="" type="checkbox"/> Vacate to Easement |
| <input type="checkbox"/> Michcon (DTE)                     |                                                        |
| <input type="checkbox"/> Planning & Development Department |                                                        |
| <input type="checkbox"/> Public Lighting Authority         |                                                        |
| <input type="checkbox"/> Public Lighting Department        |                                                        |
| <input type="checkbox"/> Police Department                 |                                                        |
| <input type="checkbox"/> Solid Waste Division, DPW         |                                                        |
| <input type="checkbox"/> Street Design Bureau, DPW         |                                                        |
| <input type="checkbox"/> Street Maintenance Division, DPW  |                                                        |
| <input type="checkbox"/> Traffic Engineering Division, DPW |                                                        |
| <input type="checkbox"/> Water and Sewerage Department     |                                                        |
| <input type="checkbox"/> _____                             |                                                        |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW  
City Engineer

**TO: City Engineering Division, DPW  
2 Woodward Ave., Suite 642  
Detroit, Michigan 48226-3462  
Survey Bureau: 313-224-3970**

**Petition: x1615**

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
  
- Involved; but asking you to hold action on this petition until further notice.
  
- Involved; but no objections to the property change.
  
- Involved; objection to the property change.
  
- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
  
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

\_\_\_\_\_  
(Utility or City Department)

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Area code – Telephone number

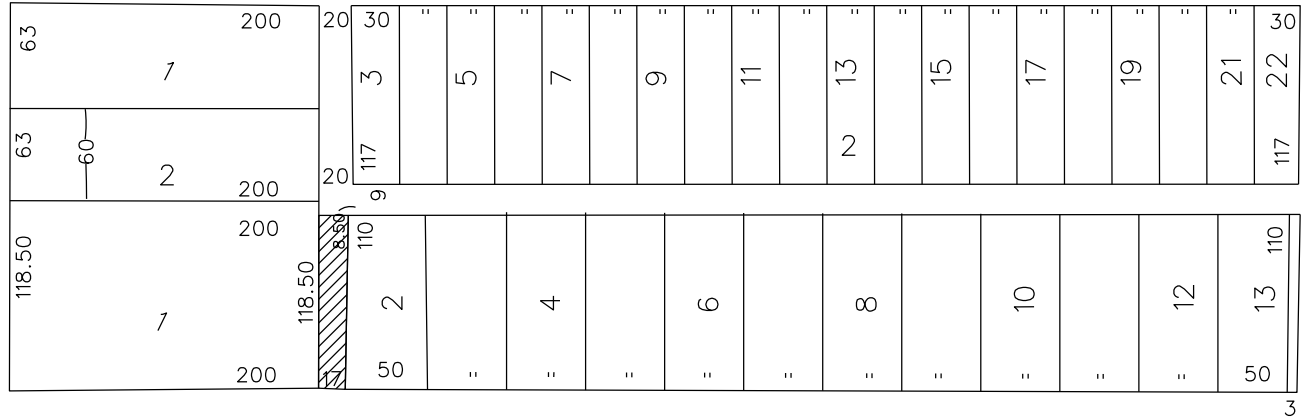
PETITION NO. 1615  
 EARLY CONSTRUCTION  
 P.O. BOX 839  
 NORTHVILLE, MICHIGAN 48167  
 C/O JOSEPH EARLY  
 PHONE NO. 313 350-5662



WOODWARD AVE. 100 FT. WD.

LEICESTER CT. 60 FT. WD.

JOHN R. ST. 80 FT. WD.



OWEN AVE. 60 FT. WD.



- VACATE TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 32 F

| B           |          |          |      |      |  |
|-------------|----------|----------|------|------|--|
| A           |          |          |      |      |  |
| DESCRIPTION | DRWN     | CHKD     | APPD | DATE |  |
| REVISIONS   |          |          |      |      |  |
| DRAWN BY    | WLW      | CHECKED  |      |      |  |
| DATE        | 07-24-17 | APPROVED |      |      |  |

REQUEST TO VACATE TO EASEMENT  
 THE SOUTH PORTION OF THE  
 NORTH/SOUTH PUBLIC ALLEY, 17 FT. WD.  
 IN THE BLOCK BOUND BY  
 OWEN, WOODWARD AVE., LEICESTER CT.  
 AND JOHN R. ST.

|                                                                 |        |
|-----------------------------------------------------------------|--------|
| CITY OF DETROIT<br>CITY ENGINEERING DEPARTMENT<br>SURVEY BUREAU |        |
| JOB NO.                                                         | 01-01  |
| DRWG. NO.                                                       | X 1615 |

## PROVISIONS FOR VACATION TO EASEMENT

1. An easement, the full width of the existing right of way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth.

Free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department.
3. If at any time in the future, the owners of any lots abutting on said vacated right of way shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13

## **Detroit Water & Sewerage Department (DWSD) Notes:**

- Our records indicate that there are water mains and sewers which are located in the vicinity of the proposed project limits.
- It is DWSD's requirement that any proposed utility crossing DWSD water mains or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Also any proposed utility running adjacent to DWSD water mains and sewers must maintain a minimum of 5 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or sewer.
- There are possibilities of several water and sewer service lines crossing in the vicinity of proposed work, field verify their location and depth to maintain our required clearance.
- Detroit Water and Sewerage Department (DWSD) prohibits the use of heavy construction equipment (bulldozers, backhoes, extremely large rollers, etc.) and or storage of building material directly over or near our mains or sewers. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where the DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, then the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main/sewer facilities and appurtenances. The contractor shall waive all claims for damages under such circumstances.
- For any proposed work that involves DWSD utilities (water mains and/or sewers), an approval and a permit is required from DWSD before the commencement of work.





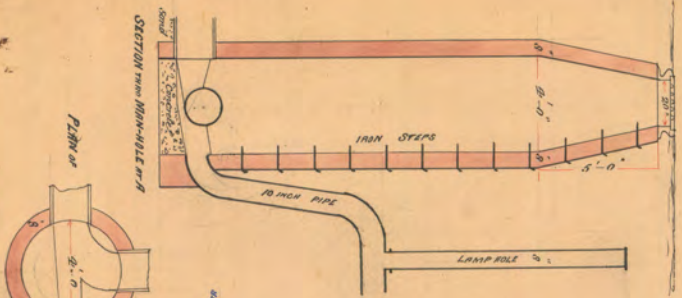


SEWER N<sup>o</sup> 223  
ROLL N<sup>o</sup> 2085

LATERAL SEWER  
In alleys between  
WOODWARD, OAKLAND & OWEN AVES  
And  
LEICESTER COURT

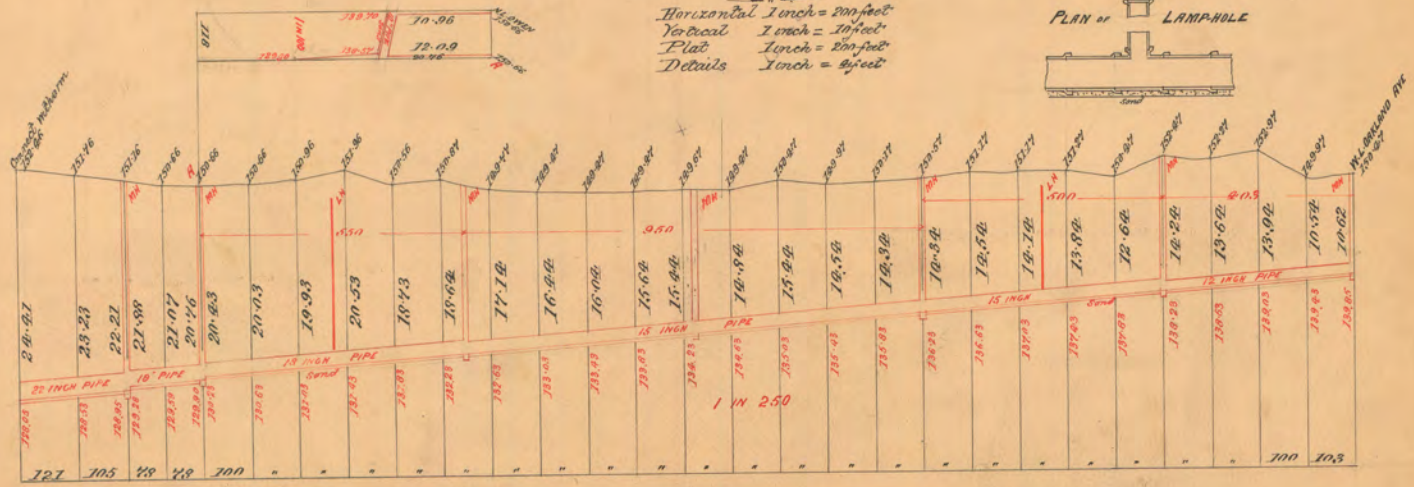
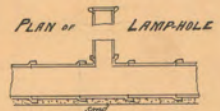
Ferd Parath  
Condr  
75789 00

- Length of Sewer = 2903 feet ✓  
 " " 10 inch pipe - 118 feet  
 " " 12 inch pipe - 203 "  
 " " 15 inch pipe - 1957 "  
 " " 18 inch pipe - 406 "  
 " " 22 inch pipe - 226 "
- 3 - Man-holes  
 3 - Lamp-holes  
 120 - 6 inch Y Connections  
 6 - 12 inch Connections  
 1 - 18 inch Connections  
 Grades 1.00 & 1.00 per 100



| WOODWARD AVE | LEICESTER COURT | OWEN AVE | OAKLAND AVE |
|--------------|-----------------|----------|-------------|
| 200          | 200             | 200      | 200         |
| 1            | 1               | 1        | 1           |
| 2            | 2               | 2        | 2           |
| 3            | 3               | 3        | 3           |
| 4            | 4               | 4        | 4           |
| 5            | 5               | 5        | 5           |
| 6            | 6               | 6        | 6           |
| 7            | 7               | 7        | 7           |
| 8            | 8               | 8        | 8           |
| 9            | 9               | 9        | 9           |
| 10           | 10              | 10       | 10          |
| 11           | 11              | 11       | 11          |
| 12           | 12              | 12       | 12          |
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| 14           | 14              | 14       | 14          |
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| 20           | 20              | 20       | 20          |
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| 22           | 22              | 22       | 22          |
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| 27           | 27              | 27       | 27          |
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| 30           | 30              | 30       | 30          |
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| 33           | 33              | 33       | 33          |
| 34           | 34              | 34       | 34          |
| 35           | 35              | 35       | 35          |
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| 38           | 38              | 38       | 38          |
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| 45           | 45              | 45       | 45          |
| 46           | 46              | 46       | 46          |
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| 68           | 68              | 68       | 68          |
| 69           | 69              | 69       | 69          |
| 70           | 70              | 70       | 70          |
| 71           | 71              | 71       | 71          |
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| 74           | 74              | 74       | 74          |
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| 77           | 77              | 77       | 77          |
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| 79           | 79              | 79       | 79          |
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| 87           | 87              | 87       | 87          |
| 88           | 88              | 88       | 88          |
| 89           | 89              | 89       | 89          |
| 90           | 90              | 90       | 90          |
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| 92           | 92              | 92       | 92          |
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| 94           | 94              | 94       | 94          |
| 95           | 95              | 95       | 95          |
| 96           | 96              | 96       | 96          |
| 97           | 97              | 97       | 97          |
| 98           | 98              | 98       | 98          |
| 99           | 99              | 99       | 99          |
| 100          | 100             | 100      | 100         |

Scales  
 Horizontal 1 inch = 200 feet  
 Vertical 1 inch = 10 feet  
 Plat 1 inch = 200 feet  
 Details 1 inch = 8 feet



N. E. The Contractor to furnish and put in place a 1x2 pine strip 10 feet long directly over each House Connection. The tops of strip to be flush with the surface of the ground.

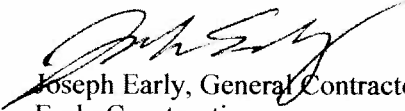


**Early Construction**  
Joseph Early

May 23, 2017

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

St. Rita Apartments is requesting to close the alley located on the east side of 35 Owen in Detroit (see attached diagram). We request that this be done as soon as possible to provide better access to the building and to provide safety and easier access for the residents. Attached is the project description for 35 Owen. Thank you for your consideration.



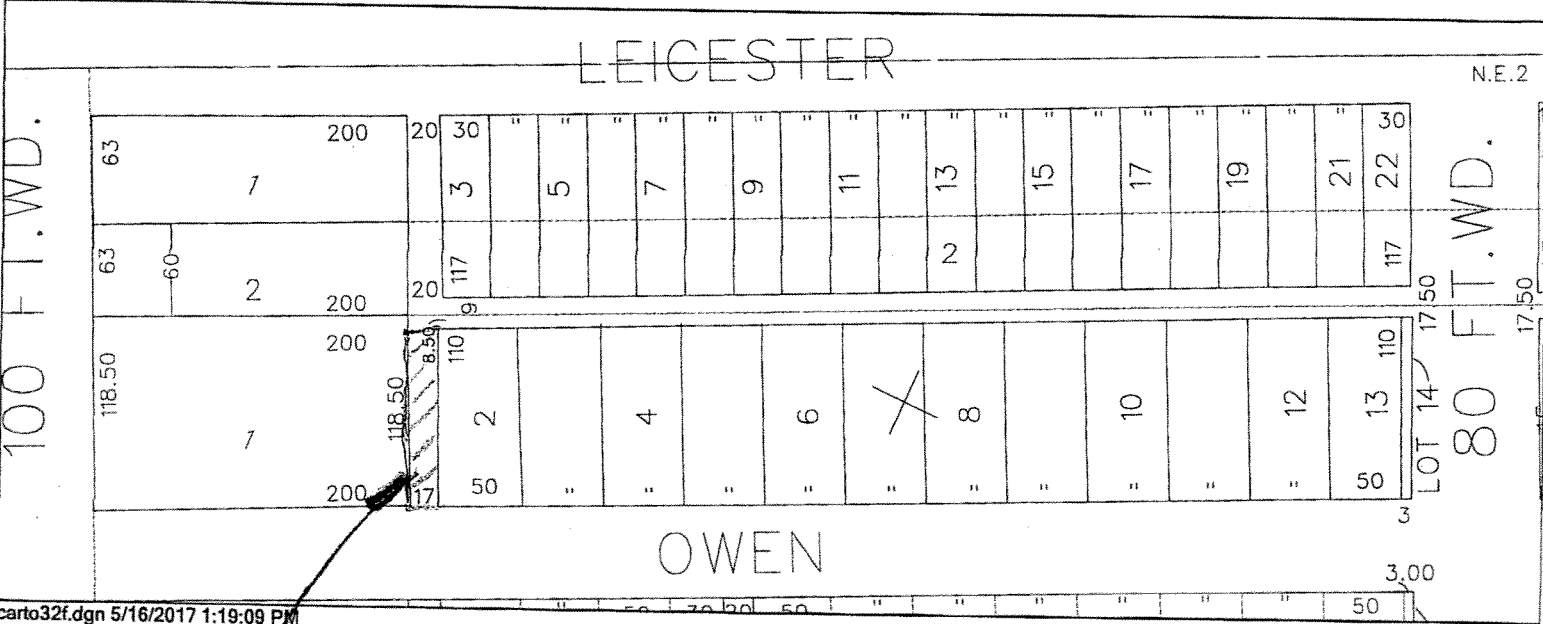
Joseph Early, General Contractor & Developer  
Early Construction  
PO Box 839  
Northville, MI 48167-0839  
313-350-5662

LEICESTER

N.E. 2

100 FT.WD.

80 FT.WD.



carto32f.dgn 5/16/2017 1:19:09 PM

Alley to be vacated.

**EXHIBIT 1 - NARRATIVE PROJECT DESCRIPTION**  
***SAINT RITA APTS - 35 OWEN STREET, DETROIT, MI 48202***

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Narrative:</b>                      | <p>Saint Rita Apts is the adaptive re-use of an historic vacant building into a 100% special needs development by Detroit Central City Community Mental Health, Inc.. The partnership will acquire the vacant building and completely gut and rehab this historic structure.</p> <p>Saint Rita Apts is north of Midtown, near several hospitals including the VA and the Detroit Medical Center, within walking distance of several churches and schools, and will have a bus route connection to the M-1 Rail stop in the New Center.</p> <p>The development will meet Enterprise Green Communities standards. Each unit will be individually metered to help educate tenants about the importance and benefits of energy conservation</p>                                                                          |
| <b>Units:</b>                          | 26 total units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Construction Type:</b>              | 26 (100%) percent adaptive reuse units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Affordable / Market Rate Units:</b> | 26 (100%) new affordable housing units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Construction Style:</b>             | 26 (100.0%) apartment units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Project location:</b>               | 35 Owen Street, Detroit, MI 48202<br>Bounded by: Clairmount, E. Grand Blvd., I-75, Woodard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Prior LIHTC Status:</b>             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Proximate to:</b>                   | <ul style="list-style-type: none"> <li>• Main bus route on Woodward and on Clairmount/Owen Streets (DDOT Owen/Woodward Route #4 and Clairmount/Owen Route #10 plus several Woodward buses).</li> <li>• (Owen Street changes to Clairmount on the west side of Woodward.)</li> <li>• Less than 200 feet from the M-1 Rail and several SEMTA bus routes.</li> <li>• Several restaurants and churches within 8 blocks</li> <li>• 1 mile from New Center and less than 5 miles from Downtown Detroit.</li> <li>• Within 45 minutes of several suburban working areas</li> <li>• Less than 30 minutes from several suburban job centers</li> <li>• Close to the VA, Detroit Medical Center and several schools</li> <li>• 100% special needs with a veterans preference</li> <li>• 100% project-based vouchers</li> </ul> |
| <b>Amenities:</b>                      | <p>Disposal<br/>         Microwave<br/>         Range<br/>         Refrigerator - frost-free (14 cubic ft. min.)<br/>         Laundry<br/>         Parking<br/>         MSHDA vouchers for all tenants<br/>         24-hr on-site management<br/>         Blinds<br/>         Central air<br/>         Community room<br/>         High speed internet<br/>         Picnic area<br/>         Security system</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Employee units</b>                  | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**EXHIBIT 1 - NARRATIVE PROJECT DESCRIPTION**  
**SAINT RITA APTS - 35 OWEN STREET, DETROIT, MI 48202**

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|                                            |                                                               |
|--------------------------------------------|---------------------------------------------------------------|
| <b>Family units</b>                        | 0                                                             |
| <b>Special Needs Units</b>                 | 26                                                            |
| <b>Subsidies:</b>                          | MSHDA PBV's for the 26 special needs units (to be requested). |
| <b>Service provider:</b>                   | Detroit Central City Community Mental Health, Inc.            |
| <b>Total number of barrier free units:</b> | 4                                                             |
| <b>Total number of visitable units:</b>    | 26                                                            |

**Total number of buildings: 1**

**Square Footage**

|                                                   |                           |
|---------------------------------------------------|---------------------------|
| <i>Total</i>                                      | 31,467                    |
| <i>Residential</i>                                | 23,512                    |
| <i>Community Area</i>                             | 585 (22.5 sq ft per unit) |
| <i>Laundry and Common Area</i>                    | 5,370                     |
| <i>Property Mgt Office</i>                        | 2,000                     |
| <i>NOTE: Total Non-Residential Square Footage</i> | 7,955                     |

**Highest # of Stories: 6**

**Type of Financing:** Detroit - HOME; Cinnaire - LIHTC; Cinnaire - federal HTC

**Tenants served:** 100.0% at 60% of AMI

**Bedroom mix:** 26 1-BR units

**Total credits requested in this application:** \$525,448

**Development Team:**

*Sponsor:* Ryan Lepper, President & Chief Executive Officer  
 Detroit Central City Community Mental Health, Inc.  
 10 Peterboro  
 Detroit, MI 48201  
 Ph: 313-831-3160  
 Fx: 313-831-2604  
 Eml: rlepper@dcccmh.org

*Co-Developer 1: 51.0%* Ryan Lepper, President & Chief Executive Officer  
 Detroit Central City Community Mental Health, Inc.  
 10 Peterboro  
 Detroit, MI 48201  
 Ph: 313-831-3160  
 Fx: 313-831-2604  
 Eml: rlepper@dcccmh.org

*Co-Developer 2: 37.0%* Mr. Joseph Early, President  
 Leitrim Corporation  
 43850 Wabeek Lane  
 Novi, MI 48168

**EXHIBIT 1 - NARRATIVE PROJECT DESCRIPTION**  
***SAINT RITA APTS - 35 OWEN STREET, DETROIT, MI 48202***

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Ph: 248-921-8112  
Fx: 248-596-9332  
Eml: earlyjp@aol.com

*Co-Developer 3: 12.0%* Mr. Thomas L. Lapka, Managing Member  
Cove Investments, LLC  
605 S. Capitol Avenue  
Lansing, MI 48933  
Ph: 517-482-0222  
Fx: 517-482-9019  
Eml: toml@mclpc.com

*Architect:* Steve Pariseau, AIA and Managing Member  
Shelter Design Studio, LLC  
104 W. Fourth St., STE 303  
Royal Oak, MI 48067  
Ph: 248-629-7153  
Fx: 248-629-7154  
Eml: spariseau@shelterstudiollc.com

*General Contractor:* Mr. Joseph Early, Managing Member  
Joseph P. Early, LLC  
43850 Wabeek Lane  
Novi, MI 48168  
Ph: 248-921-8112  
Fx: 248-596-9332  
Eml: earlyjp@aol.com

*Property Management:* Mr. Robert Beale, Managing Member  
Premier Property Management LLC  
2325 W. Shiawassee, Suite 202  
Fenton, MI 48430  
Ph: 810-629-9500  
Fx: 810-714-5540  
Eml: rbeale@4premier.net

*Social Service Coordinator:* Ryan Lepper, President & Chief Executive Officer  
Detroit Central City Community Mental Health, Inc.  
10 Peterboro  
Detroit, MI 48201  
Ph: 313-831-3160  
Fx: 313-831-2604  
Eml: rlepper@dcccmh.org

*Partnership Attorney:* Mr. Ted Rozeboom, Attorney at Law  
Loomis Ewert Parsley Davis & Gotting, PC  
124 W. Allegan, 7th Floor  
Lansing, MI 48933  
Ph: 517-482-2400  
Fx: 517-482-4313  
Eml: tsrozeboom@loomislaw.com

**EXHIBIT 1 - NARRATIVE PROJECT DESCRIPTION**  
***SAINT RITA APTS - 35 OWEN STREET, DETROIT, MI 48202***

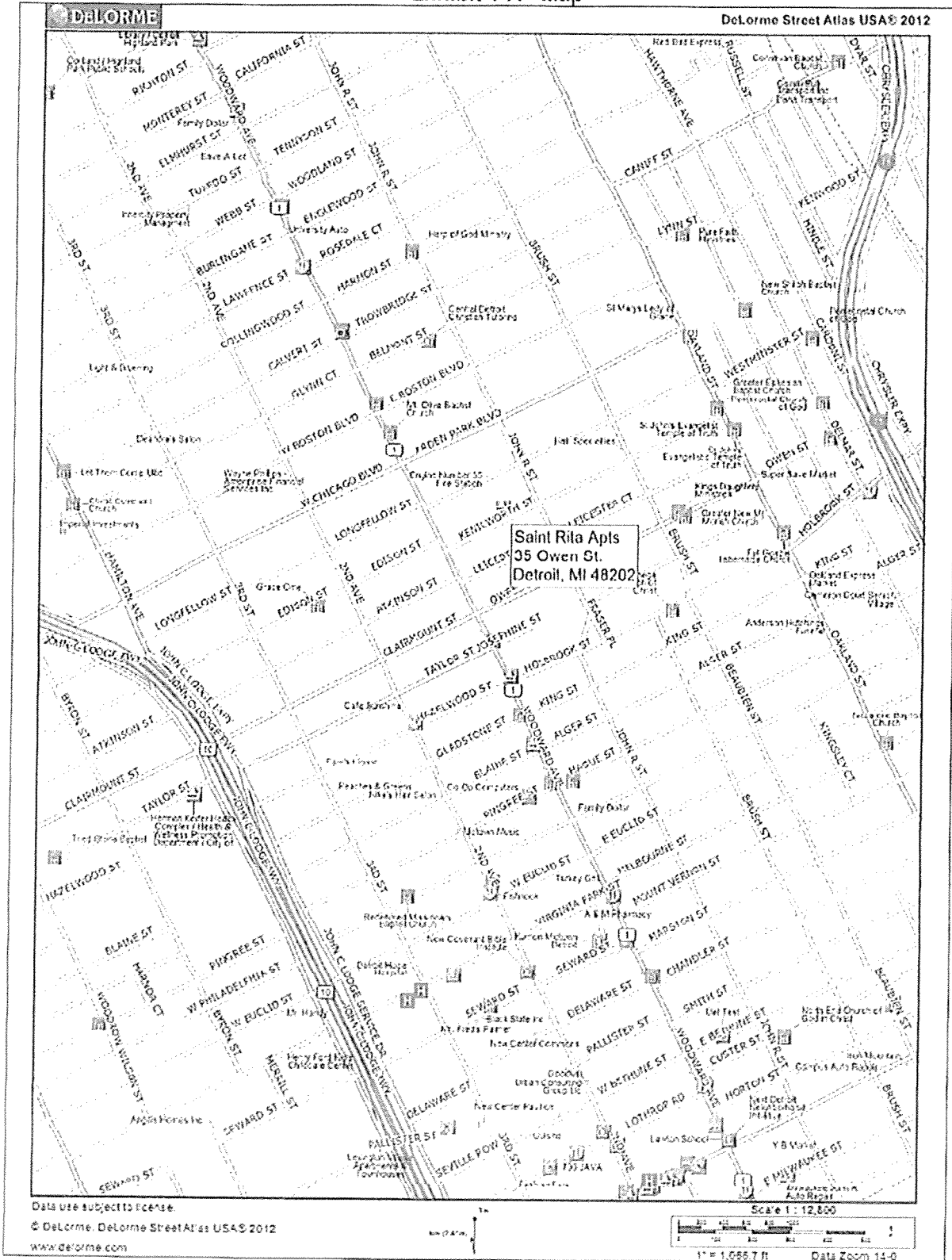
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**Attachments:**

- Exhibit 1-A* Map
- Exhibit 1-B* Job Creation Letter

# EXHIBIT 1 - NARRATIVE PROJECT DESCRIPTION SAINT RITA APTS - 35 OWEN STREET, DETROIT, MI 48202

Exhibit 1-A - Map





Early Construction- Number of workers  
PRELIMINARY BUDGET SUMMARY  
35 Owen Detroit, MI - 26 units  
9/23/2016

| Trade Description/Subcontractor   | Number of Workers |
|-----------------------------------|-------------------|
| GENERAL CONDITIONS                | 1                 |
| ENVIRONMENTAL                     | 4                 |
| DEMOLITION                        | 8                 |
| LANDSCAPING, IRRIGATION, PAVERS   | 4                 |
| FENCING                           | 4                 |
| SITE UTILITIES & EXCAVATION       | 3                 |
| BITUMINOUS PAVING                 | 6                 |
| CONCRETE                          | 6                 |
| MASONRY                           | 8                 |
| STRUCTURAL STEEL                  | 2                 |
| FLASHING AND SHEET METAL (COPING) | 2                 |
| ROUGH CARPENTRY                   | 8                 |
| FINISH CARPENTRY                  | 4                 |
| BUILDING INSULATION               | 4                 |
| ROOFING SYSTEM                    | 6                 |
| GYPCRETE                          | 4                 |
| CAULKING                          | 2                 |
| WOOD DOORS & FRAMES/FINISH HDW.   | 4                 |
| WINDOWS                           | 4                 |
| GYPSTUM DRYWALL                   | 8                 |
| CERAMIC TILE                      | 4                 |
| ACOUSTICAL TILES                  | 4                 |
| RESILIENT FLOORING                | 4                 |
| CARPETING                         | 4                 |
| PAINTING                          | 4                 |
| SPECIALTIES                       | 3                 |
| APPLIANCES                        | 2                 |
| CABINETS AND COUNTERTOPS          | 4                 |
| BLINDS/DRAPES                     | 2                 |
| ELEVATOR                          | 4                 |
| PLUMBING                          | 6                 |
| FIRE PROTECTION SYSTEM            | 4                 |
| HVAC                              | 6                 |
| ELECTRICAL WORK                   | 6                 |
| LOW VOLTAGE                       | 4                 |
|                                   |                   |
| <b>SUBTOTAL</b>                   | <b>153</b>        |