



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

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July 23, 2018

Honorable City Council:

RE: Petition No. 1761 Detroit Real Estate LLC, request to vacate various streets, alleys and rights-of-way in order to support a large 313,000 square foot project.

Petition No. 1761 of Detroit Real Estate LLC request to outright vacate Newhall Street, variable width, from Mt Elliott, 66 feet wide eastward to a dead end near New York Central Railroad, also the north-south alley, 20 feet wide, and the east-west alley, 20 feet wide, in the block of Newhall Street, Georgia Avenue, 60 feet wide, Mt Elliott Avenue, and New York Central Railroad.

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

The request is being made to facilitate a warehouse renovation for Arcelormittal who will operate a new manufacturing facility serving automakers and creating new job opportunities.

Detroit Water and Sewerage Department (DWSD) has no objection to the vacation provided certain provisions are met. The DWSD provisions are a part of the attached resolution. Detroit Fire Department (DFD) has conditions that are made a part of the resolution.

DTE – Electric has already received payment for relocation of their facilities. AT&T will also relocate their facilities at project cost. Provisions for both DTE and AT&T are a part of the resolution.

All other involved City departments and privately owned utility companies have reported no objections to the vacations. Provisions for relocation of the utilities and for City services are a part of this resolution.

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 of Newhall Street, variable width, from Mt Elliott, 66 feet wide eastward to a dead end near New York Central Railroad, also the north-south alley, 20 feet wide, and the east-west alley, 20 feet wide, in the block of Newhall Street, Georgia Avenue, 60 feet wide, Mt Elliott Avenue, and New York Central Railroad, all being land in the City of Detroit, Wayne County Michigan; and described as follows:

- 1) Newhall Street, variable width, lying south of and adjoining the south line of Lots 23 through 37, both inclusive and the alley between said Lots 36 and 37; also lying north of and adjoining the north line of Lots 4 through 18, both inclusive, also lying north of and adjoining that part of Newhall Street and the "U" shaped alley previously vacated on April 9, 1935, all in the "Howe's Subdivision of part of the E ½ of the SW ¼ of Section 21, T.1S,R.12E. and the S. part of Out Lot G of the J. Dunn Farm, Wayne County, Michigan" as recorded in Liber 13, page 24 of Plats, Wayne County Records; EXCEPTING therefrom the west 20.00 feet of the north 40.00 feet of Newhall Street lying south of and adjoining the west 20.00 feet on the south line of said Lot 37 of the aforementioned subdivision; said exception to be used as a part of Mt. Elliott Avenue.
- 2) North-south alley, 20 feet wide, lying east of and adjoining the east line of Lots 37 through 44, both inclusive; also lying west of and adjoining the west line of Lots 36 and 45 and the alley between said Lots, all in the "Howe's Subdivision of part of the E ½ of the SW ¼ of Section 21, T.1S,R.12E. and the S. part of Out Lot G of the J. Dunn Farm, Wayne County, Michigan" as recorded in Liber 13, page 24 of Plats, Wayne County Records.
- 3) East-west alley, 20 feet wide, lying north of and adjoining the north line of Lots 24 through 36, both inclusive; and lying south of and adjoining the south line of Lots 45 through 57, both inclusive, all in the "Howe's Subdivision of part of the E ½ of the SW ¼ of Section 21, T.1S,R.12E. and the S. part of Out Lot G of the J. Dunn Farm, Wayne County, Michigan" as recorded in Liber 13, page 24 of Plats, Wayne County Records.

Be and the same is 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 or granting of easements if necessary, and further

PROVIDED, that the petitioner/property owner make satisfactory arrangements with DTE Energy – Electric division for the removal and relocation of their facilities in the area of the vacations, and further

PROVIDED, that the petitioner/property owner make satisfactory arrangements with AT&T for the removal and relocation of their facilities in the area of the vacations by contacting the Custom Work Group at 888-901-2799, and further

PROVIDED, that Detroit Fire Department (DFD) have vehicle access at all times, also that the fire hydrant on the property be kept free and clear from any obstruction, also that the petitioner or owner provide DFD with a knox-box and manual gate key, and further

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

PROVIDED, that the plans for the sewers and water mains 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 water mains and to issue permits for the construction of the sewers and water mains; 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 and water mains 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 water mains; 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 water mains; and further

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

PROVIDED, that upon satisfactory completion, the sewers and water mains shall become City property and become part of the City system. Any existing sewers and water mains 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 pavement, 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. 1761
 DETROIT MT. ELLIOTT REAL ESTATE LLC
 2500 ENTERPRIZE DR.
 ALLEN PARK, MICHIGAN 48101
 C/O CURT FELCH
 PHONE NO. 734 721-3334



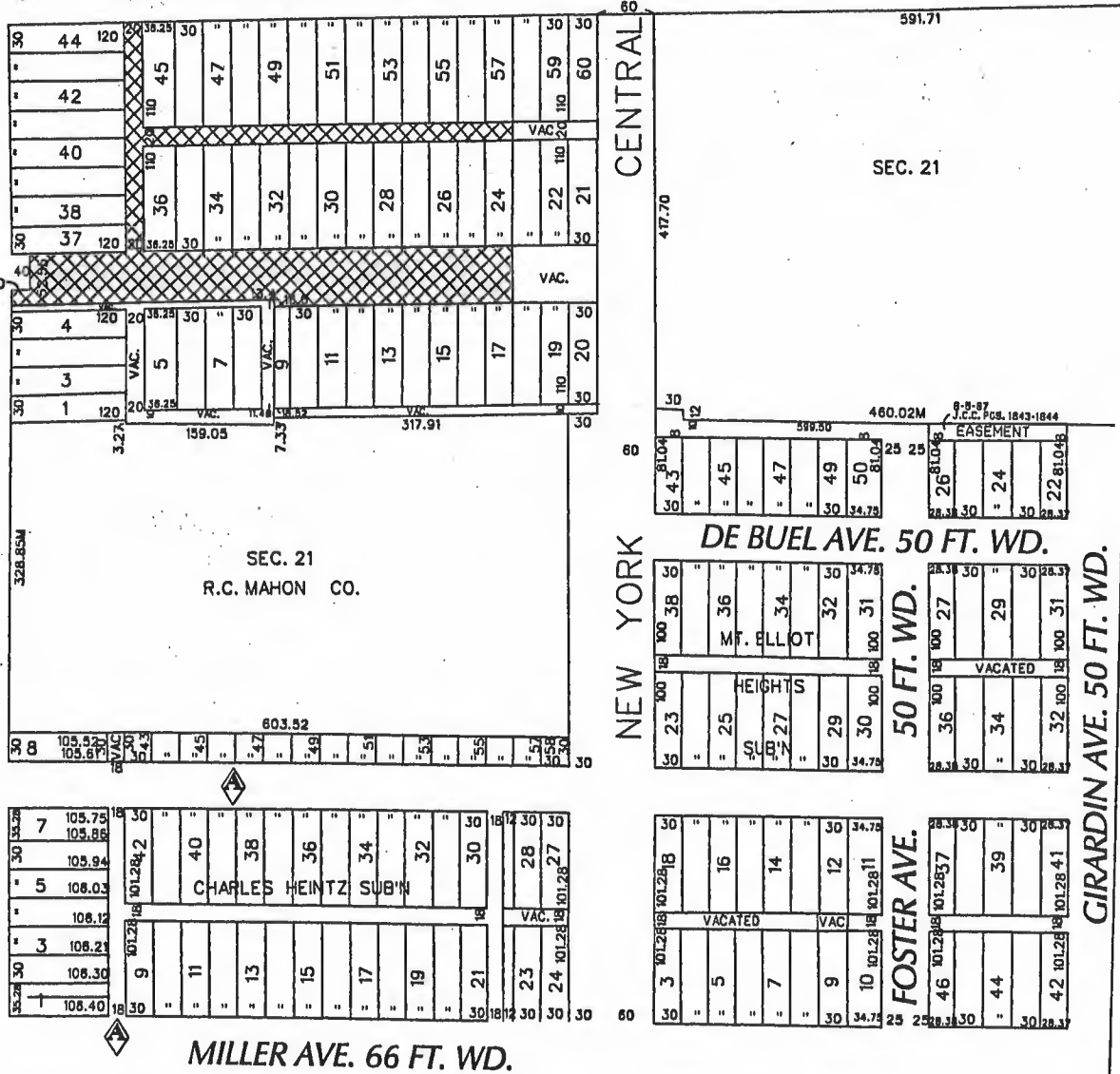
"REVISED"

GEORGIA AVE. 60 FT. WD.

NEWHALL ST.
 VARIOUS WIDTHS

MT. ELLIOTT AVE.
 66 FT. WD.

HEINTZ AVE.
 50 FT. WD.



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 50 E

B					
A	REMOVE HEINTZ ST. AND THE ALLEYS SOUTH OF HEINTZ ST. FROM THE PETITION	WLW	KSM	KSM	3/6/18
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	09-06-17	APPROVED			

**REQUEST TO OUTRIGHT VACATE
 NEWHALL ST. 60 FT. WD. AND VARIOUS
 PUBLIC ALLEYS 20 FT. WD.
 IN THE AREA BOUND BY
 HEINTZ, MT. ELLIOTT, GEORGIA AVE.
 AND NEW YORK CENTRAL R.R.**

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1761