



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
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July 2, 2018

Honorable City Council:

RE: Petition No. 1812- Larson Realty, request the outright vacation of a portion of Trumbull Avenue's public right-of-way adjacent to 1620 Michigan Avenue, commonly known as the old Tiger Stadium site.

Petition No. 1812 of Larson Realty request to outright vacate the westerly 13 feet of Trumbull Avenue, 100 feet wide, from the Fisher Freeway Service Drive southward 537 feet toward Michigan Avenue, 120 feet wide; also to outright vacate the easterly part of Kaline Drive, 50 feet wide, (now an easement) between Cochrane Avenue, 65 feet wide and Trumbull Avenue, and the north-south alley, 18 feet wide, (now an easement) first west of Trumbull between Kaline Drive and Fisher Freeway Service Drive.

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 create a buildable parcel of land between the new P.A.L. Ballpark at the Corner and Trumbull Avenue.

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. The Planning and Development Department had concerns about the alignment of Trumbull Avenue from the Fisher Freeway Service Drive to Michigan Avenue. The developer has addressed these concerns and will provide a consistent streetscape in the area. Public Lighting Authority (PLA) has street lighting in the area. PLA has stated that they will work with the developer to install new underground fed LED lighting along Trumbull Avenue. A provision for the PLA street lighting is a part of the resolution. DTE – Gas Division reports involvement in the area and will need to relocate some gas lines. Provisions for the relocation of the gas lines 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 the 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 part of the westerly 13 feet of Trumbull Avenue, 100 feet wide, from the Fisher Freeway Service Drive southward 537 feet toward Michigan Avenue, 120 feet wide; also the easterly part of Kaline Drive, 50 feet wide, (now an easement) between Cochrane Avenue, 65 feet wide and Trumbull Avenue, and the north-south alley, 18 feet wide, (now an easement) first west of Trumbull between Kaline Drive and Fisher Freeway Service Drive and all more particularly described as land in the City of Detroit, Wayne County, Michigan being:

- 1) **Part of Trumbull Avenue**, lying easterly of and adjoining the easterly line of Lots 58, 59, 60, and part of Lot 57 and Kaline Drive (now an easement) and Cherry Street (now vacated) "Plat of Julianna T. Abbott's Subdivision of Out Lot 89 and that part of the Woodbridge Grove, between Cherry and Pine Streets, Woodbridge Farm" as recorded in Liber 5, Page 36 of Plats, Wayne County Records; also lying easterly of and adjoining the easterly line of that part of Private Claim 22 also known as the Woodbridge Farm that is westerly of and adjoining the westerly line of Trumbull Avenue, 100 feet wide, all being more particularly described as follows: Beginning at the northeasterly corner of said Lot 58 "Plat of Julianna T. Abbott's Subdivision" as recorded in Liber 5, Page 36 of Plats, Wayne County Records; thence $S23^{\circ}38'17''E$ along the westerly line of Trumbull Avenue 536.04 feet; thence $N66^{\circ}23'00''E$ 13.00 feet; thence $N23^{\circ}38'17''W$ along a line 13 feet easterly of and parallel to the westerly line of Trumbull Avenue, 524.04 feet; thence $N68^{\circ}38'17''W$ 18.38 feet to the westerly line of Trumbull Avenue; thence $S23^{\circ}38'17''E$ along the westerly line of Trumbull Avenue 1.00 feet to the Point of Beginning.
- 2) **Part of Kaline Drive**, opened by acceptance of deeds December 7, 1937 and known as Cherry Street (renamed Kaline Drive July 28, 1970, J.C.C. page 1971); also converted to easement May 19th, 1993 J.C.C. pages 924-927; and being part of Lots 58, 59, 61, 62, 63 and north-south alley, 18 feet wide between said Lots 59 and 61, and part of the east-west alley northerly of and adjoining said Lots 61, 62, and 63 "Plat of Julianna T. Abbott's Subdivision of Out Lot 89 and that part of the Woodbridge Grove, between Cherry and Pine Streets, Woodbridge Farm" as recorded in Liber 5, Page 36 of Plats, Wayne County Records, all being more particularly described as follows: Commencing at the northeasterly corner of Lot 58 of said "Plat of Julianna T. Abbott's Subdivision" as recorded in Liber 5, Page 36 of Plats, Wayne County Records; thence $S23^{\circ}38'17''E$ along the westerly line of Trumbull Avenue 16.00 feet to the Point of Beginning; thence $S66^{\circ}27'12''W$ along the northerly line of Kaline Drive 231.00 feet; thence $S23^{\circ}38'17''E$ 50.00 feet to the southerly line of Kaline Drive; thence $N66^{\circ}27'12''E$ along the southerly line of Kaline Drive 231.00 feet to the westerly line of Trumbull Avenue, 100 feet wide; thence $N23^{\circ}38'17''W$ along said westerly line of Trumbull Avenue, 50.00 feet to the Point of Beginning.
- 3) **Part of the north-south alley**, being all that part remaining of the north-south alley, 18 feet wide, also converted to easement May 19th, 1993 J.C.C. pages 924-927; first westerly of Trumbull Avenue between the southerly line of the Fisher Freeway service drive and the northerly line of Kaline Drive, and lying easterly of and adjoining the easterly line of the southerly 17.53 feet of Lot 55 and lying westerly of and adjoining the westerly line of the northerly 16 feet of Lot 58 and the southerly 1.46 feet of Lot 57 "Plat of Julianna T. Abbott's Subdivision of Out Lot 89 and that part of the Woodbridge Grove, between Cherry and Pine Streets, Woodbridge Farm" as recorded in Liber 5, Page 36 of Plats, Wayne County Records.

Be and the same is hereby vacated (outright) as 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 and city departments services or granting of easements if necessary, and further

PROVIDED, that DTE – Gas Company has facilities in the area, and the petitioner or their assigns will be responsible for the cost of any gas line relocation, and further

PROVIDED, that the petitioner shall maintain Fire Department vehicle access to all buildings, fire department connections and fire hydrants, and further

PROVIDED that the petitioner or their assigns shall be responsible for removal of the existing overhead streetlights and the installation of underground fed LED streetlights with the work to be done in conjunction and with the approval of the Public Lighting Authority, 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 exiting 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 removal and construction of new curb and sidewalk and any other work in the public right-of-way 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.

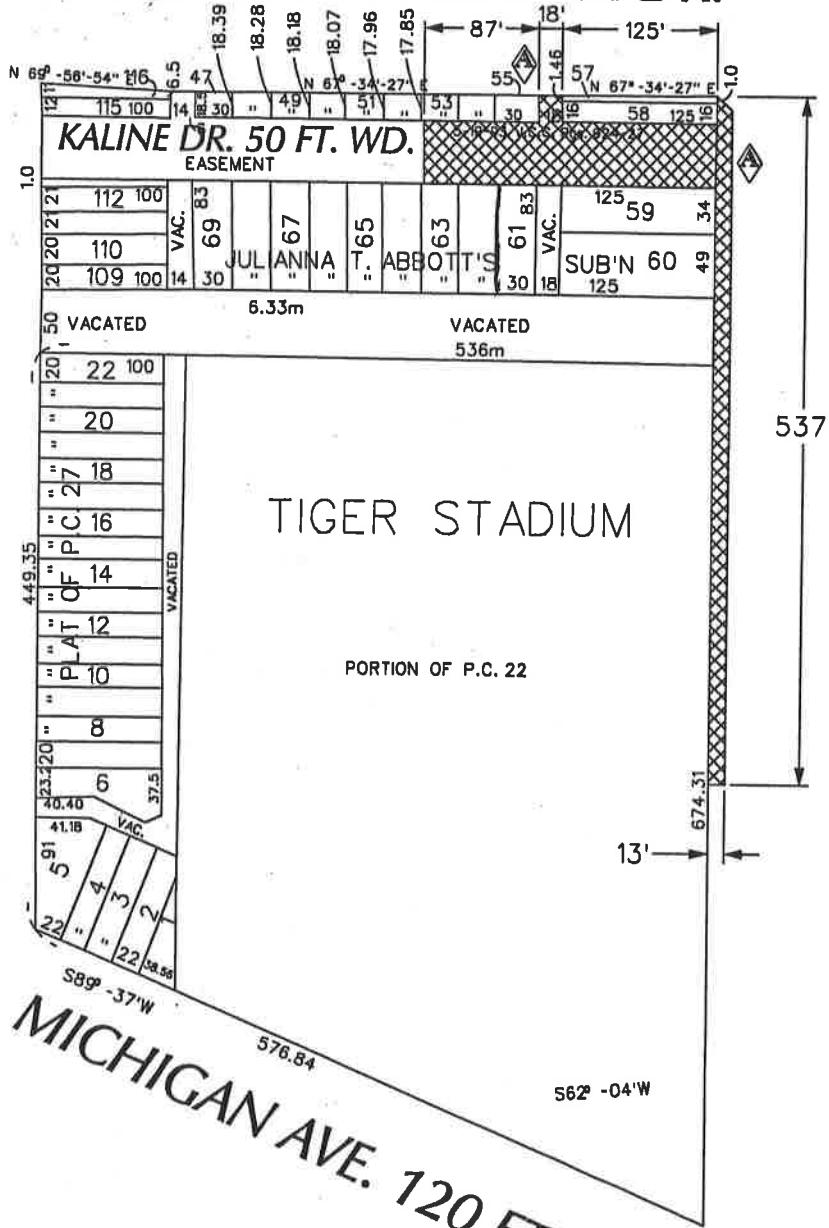
PETITION NO. 1812
 LARSON REALTY
 C/O GIFFELS WEBSTER
 28 W. ADAMS, SUITE 1200
 DETROIT, MICHIGAN 48226
 C/O MATT WOJCIECHOWSKI
 PHONE NO. 313 962-4442

"REVISED"



FISHER FREEWAY
 W. FISHER FWY. SERVICE DR.

COCHRANE AVE. 65 FT. WD.



TRUMBULL AVE. 100 FT. WD.



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 29 D

B					
A	ADJOINING A PORTION OF KALINE DR. 50 FT. AND A NORTH/SOUTH PUBLIC ALLEY 18 FT. WD. TO OUTRIGHT VACATE.	WLW	KSM	KSM	4/17/18
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED		KSM	
DATE	01-26-18	APPROVED			

REQUEST TO OUTRIGHT VACATE
 A PORTION OF TRUMBULL AVE. 100 FT. WD.
 A PORTION OF KALINE DR. 50 FT. WD.
 NORTH/SOUTH PUBLIC ALLEY 18 FT. WD.
 IN THE AREA BOUND BY
 COCHRANE, TRUMBULL, MICHIGAN AVE.
 AND W. FISHER FWY. SERVICE DR.

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1812