

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, July 21, 2017

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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AMENDMENT

Herewith, the following referral is a copy of Petition 1095

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DPW - CITY ENGINEERING DIVISION      PLANNING AND DEVELOPMENT DEPARTMENT

**1095**      *Intersection Consulting Group, request approval for the outright vacation of Hendricks between Dubois and the 1st alley west of Chene with a 20' easement for relocated DWSD water main and outright vacation of all alleys in the block bounded by Dubois, Vernor, Chene, and Hendricks.*

**NOTE:**      Attached please find additional documentation for the above mentioned petition.

**PETITIONER IS AMENDING PETITION DUE TO:**  
**REVISED LANGUAGE . See attached.**

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.

# Intersection Consulting Group

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July 7, 2017

Honorable Detroit Council  
C/O Detroit City Clerk  
Coleman A. Young Municipal Center  
2 Woodward Ave, Ste. 200  
Detroit, MI 48226

RE: Request for modification to Petition 1095 (Hendricks St Vacation)

On behalf of Ciena Healthcare and the Eastwood Skilled Nursing Home Replacement project, we respectfully request Petition 1095 to read as follows:

*Fill the alley west of*

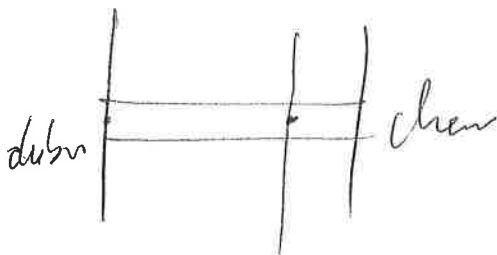
-Outright vacation of Hendricks between Dubois and Chene with a 20' easement for relocated DWSD water main as shown in attached sketch.

-Outright vacation of all alleys in the block bound by Dubois, Vernor, Chene, and Hendricks.

Please feel free to contact me with any questions.

Respectfully Submitted,

Brian R. Ellison, Principal  
The Intersection Consulting Group LLC



AMENDED

## DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, July 12, 2017

To: *The Department or Commission Listed Below*

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

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### AMENDMENT

Herewith, the following referral is a copy of Petition 1095

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DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

**1095**    *Intersection Consulting Group, request approval for the outright vacation of Hendricks between Dubois and Chene with a 20' easement for relocated DWSD water main and outright vacation of all alleys in the block bounded by Dubois, Vernor, Chene, and Hendricks.*

**NOTE:**    Attached please find additional documentation for the above mentioned petition.

**PETITIONER IS AMENDING PETITION DUE TO:**  
**REVISED LANGUAGE USED ON PETITION. See attached.**

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.

# Intersection Consulting Group

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July 7, 2017

Honorable Detroit Council  
C/O Detroit City Clerk  
Coleman A. Young Municipal Center  
2 Woodward Ave, Ste. 200  
Detroit, MI 48226

RE: Request for modification to Petition 1095 (Hendricks St Vacation)

On behalf of Ciena Healthcare and the Eastwood Skilled Nursing Home Replacement project, we respectfully request Petition 1095 to read as follows:

-Outright vacation of Hendricks between Dubois and Chene with a 20' easement for relocated DWSD water main as shown in attached sketch.

-Outright vacation of all alleys in the block bound by Dubois, Vernor, Chene, and Hendricks.

Please feel free to contact me with any questions.

Respectfully Submitted,

Brian R. Ellison, Principal  
The Intersection Consulting Group LLC

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

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**AMENDED**

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Tuesday, April 19, 2016*

*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

**1095** *Intersection Consulting Group, request approval for the vacation of Hendricks St. from Dubois to Public Alley W. of Chene St.*

# Intersection Consulting Group

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April 12, 2016

Honorable Detroit City Council

C/O Detroit City Clerk

Coleman A. Young Municipal Center

2 Woodward Avenue, Ste. 200

Detroit, MI 48226

RE : Request approval for the vacation of Hendricks St from Dubois to Public Alley W of Chene St.

On behalf of Ciena Healthcare and the Eastwood Skilled Nursing Home Replacement project, we respectfully request approval for the vacation of Hendricks St from Dubois St to the Public Alley-West of Chene St. to allow for the construction of a 100,000 square foot skilled nursing facility.

This \$15 million project will be the first new construction, skilled nursing facility built in the City of Detroit in over forty years.

The site plan and ALTA survey have been included with this petition request.

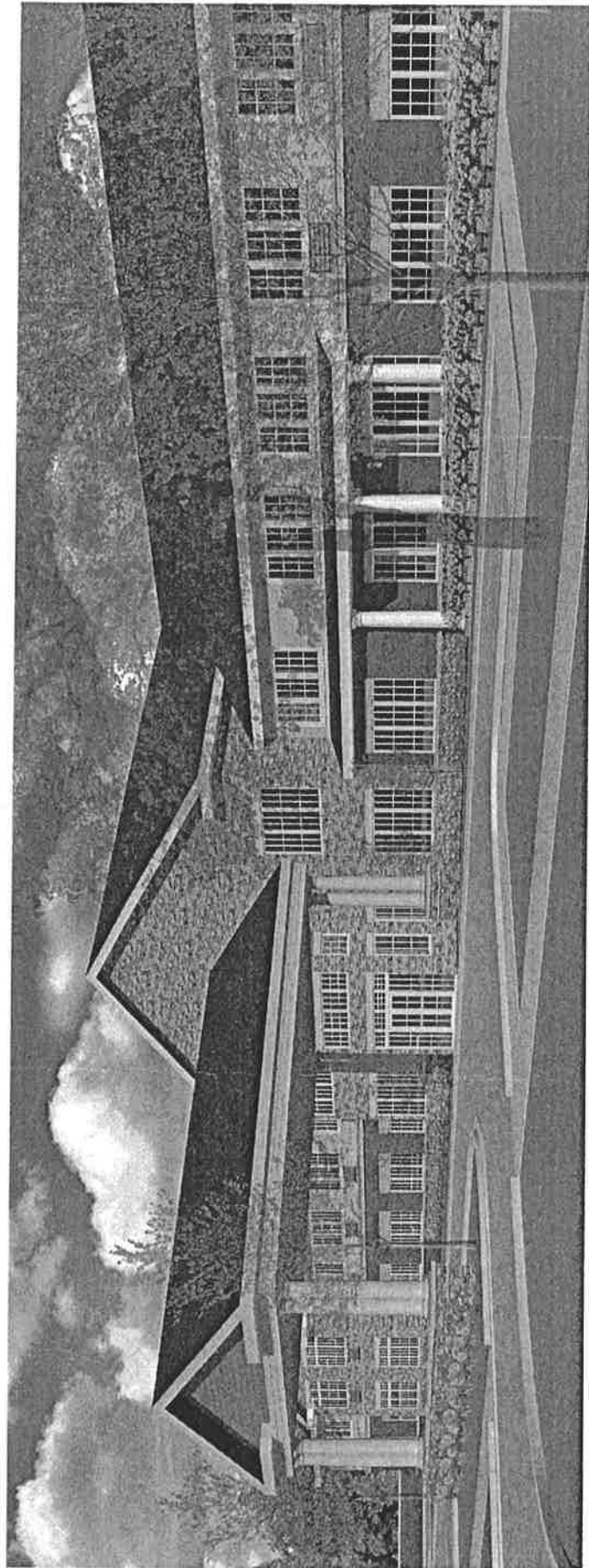
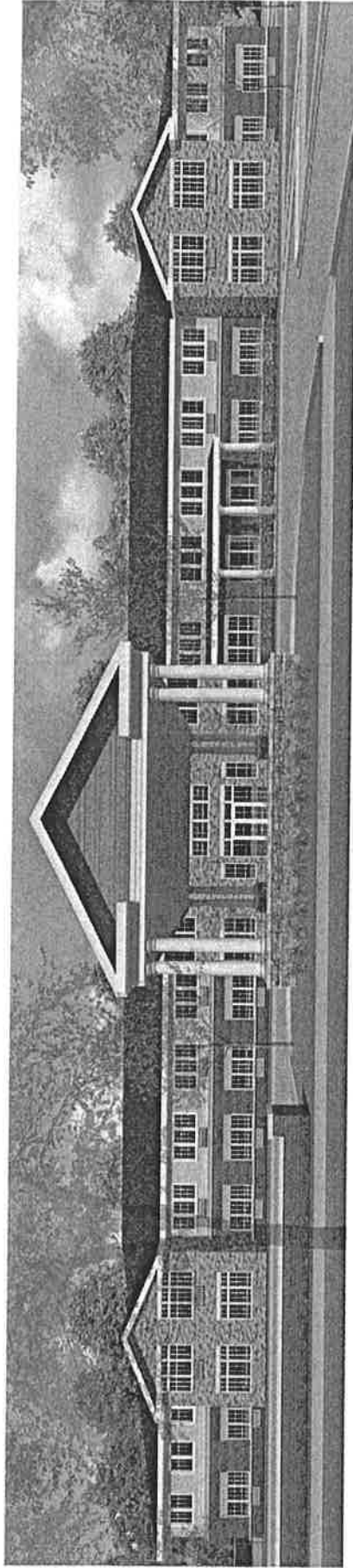
Please feel free to contact me with any questions.

Respectfully Submitted,

Brian R Ellison, Principal

Intersection Consulting Group

CITY CLERK 2016 APR 13 PM 3:56



St. Marys Replacement

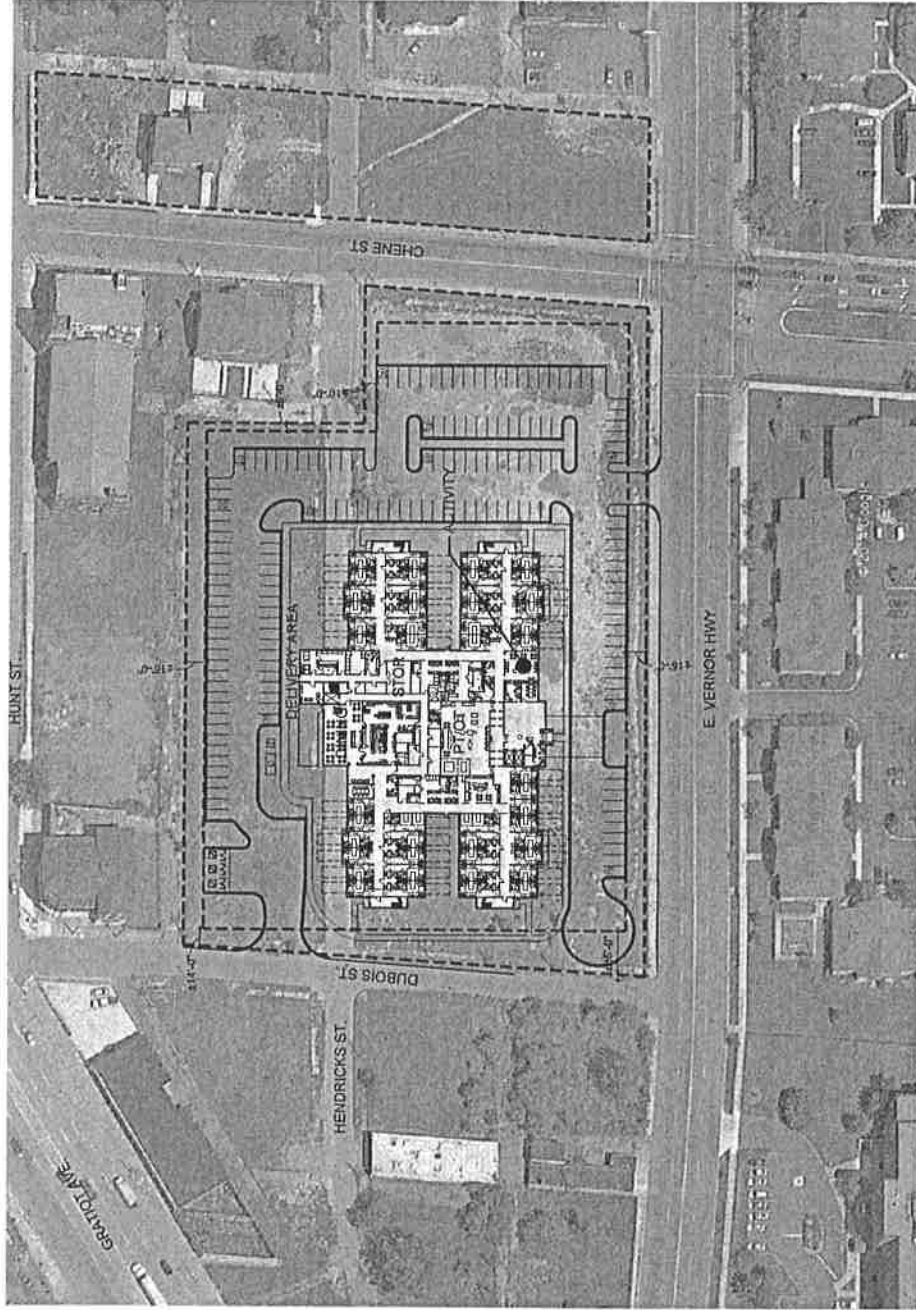
St. Clair Shores, MI

NSA Project # 215210 - June 25, 2015

**CIENA**  
HEALTHCARE

SPA





PROPOSED SKILLED NURSING FACILITY  
 APPROXIMATELY 89,715 S.F., 2 STORY  
 APPROXIMATELY 147 BEDS  
 168 PARKING SPACES

# Preliminary Design - Site Plan

Detroit Eastwood Replacement

Detroit, MI



NSA Project No. 214202.01, December 5, 2014







February 9, 2017

Honorable City Council:

**RE: Petition No. 1095, Intersection Consulting Group, request approval for the vacation of Hendricks St. from Dubois to Public Alley W. of Chene St.**

Petition No. 1095, Intersection Consulting Group, request for outright vacation of Hendricks Street, 50 feet wide, from Dubois Street, 50 feet wide to the north-south public alley, 18 feet wide, 1<sup>st</sup> West of Chene Street, 120 feet wide.

The request is being made in order to consolidate the properties for the construction of a 100,000 square foot skilled nursing facility.

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 Public Lighting Department (PLD) and Public Lighting Authority (PLA) both report no involvement.

AT&T reports being involved. The developer will need to contact AT&T for the relocation and removal of their facilities or grant them an easement.

DTE Energy – Electric reports being involved, but has no objection provided DTE street light equipment remains in the Dubois Street right-of-way.

DTE Energy – Gas reports being involved with a three inch gas main in the subject area. The developer will need to contact DTE Energy- Gas for the cost of relocating their services.

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

The Planning and Development Department (P&DD) reports involvement. The final design plans for the development are subject to consultation with P&DD.



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

I am recommending adoption of the attached resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Doherty", written over a circular stamp or seal.

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 that part of Hendricks Street, 50 feet wide from Dubois Street, 50 feet wide to the north-south public alley, 18 feet wide, 1<sup>st</sup> West of Chene Street, 120 feet wide and more particularly described as: Land in the City of Detroit, Wayne County, Michigan being Hendricks Street, 50 feet wide, lying northerly of and adjoining the northerly line of Lots 5, 6, 7 and 8 Block 33 also lying southerly of and adjoining the southerly line of Lots 1, 2, 3 and 4 Block 36 "Plat of the Subdivision of the West half of P.C. 91 from German St. (Now Waterloo St.) to Railroad St. (Now Watson St.) incl." as recorded in Liber 1, Page 283 of Plats, Wayne County Records; also lying northerly of and adjoining the northerly line of Lots 17 thru 24, both inclusive, Block 22, (including that part of said Lot 24 opened as an alley and later vacated), and lying southerly of and adjoining the southerly line of Lots 1 thru 8, both inclusive, Block 23 "Subdivision of part of James Campau Farm, East ½ of P.C.91" as recorded in Liber 2, Pages 17 and 18 Plats, Wayne County Records.

Be and the same are 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; and further

PROVIDED, that the final design for the development shall be subject to consultation with the Planning and Development Department; and further

PROVIDED, that petitioner/property shall not affect the DTE Energy-Electric Street Lighting equipment in the Dubois Street right-of-way; and further

PROVIDED, that the petitioner/property owner 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 DTE services in abandoning/removing and/or relocating/rerouting, including the survey, design and drawing of DTE Gas utilities; and further

PROVIDED, that the petitioner shall design and construct proposed sewers and water mains and to make connections to the existing public sewer 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 any 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 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

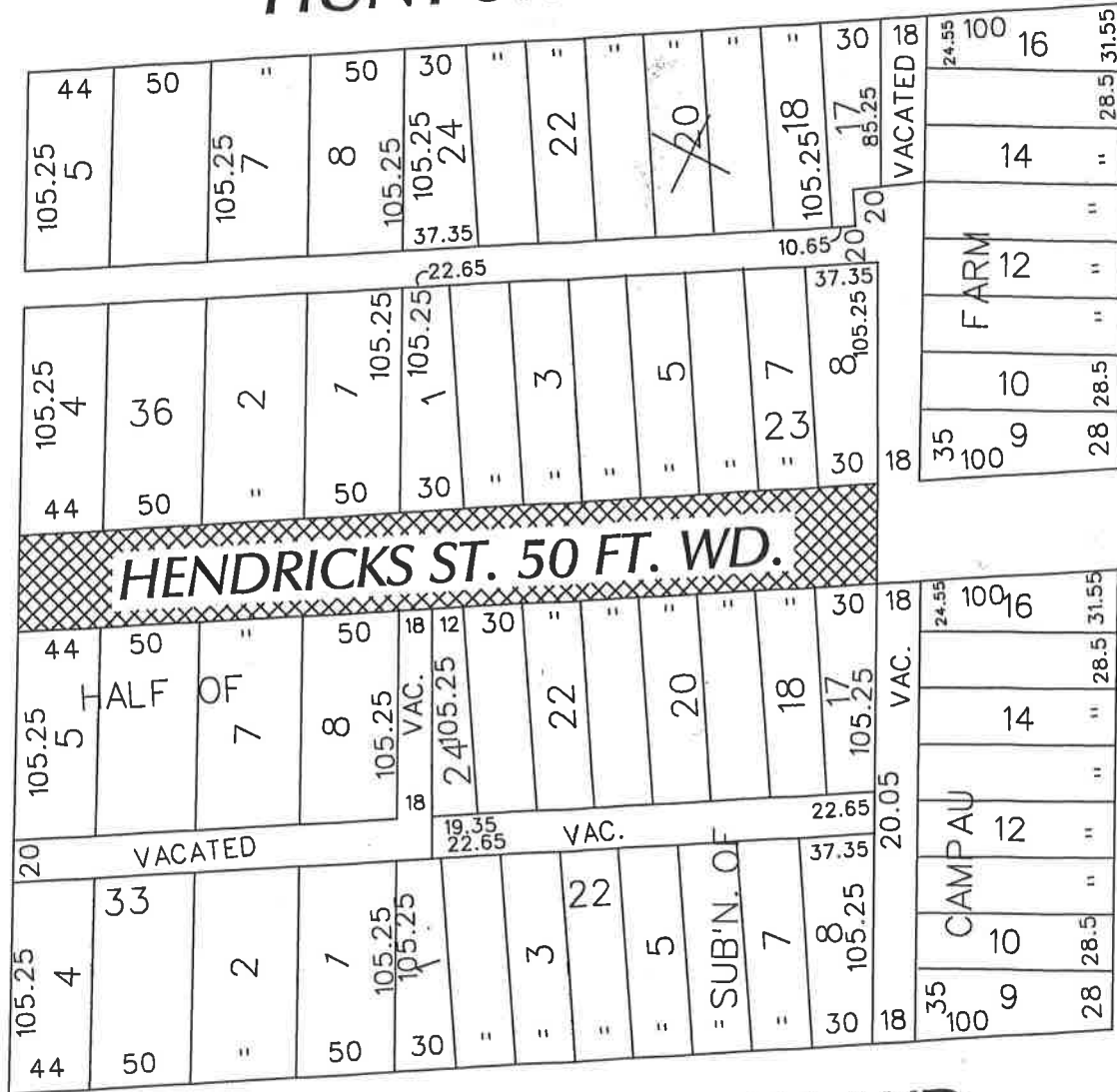
PROVIDED, that any construction in the public rights-of-way such as removal and construction of new driveways, curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns;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



HUNT ST. 50 FT. WD.

DUBOIS ST. 50 FT. WD.



CHENE ST. 120 FT. WD.

VERNOR HWY. 85 FT. WD.



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 39 E

REQUEST TO OUTRIGHT VACATE  
 A PORTION OF HENDRICKS ST. 50 FT. WD.  
 IN THE AREA BOUND BY  
 DUBOIS, HUNT, CHENE ST.  
 AND E. VERNOR HWY.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01  
 DRWG. NO. X 1095

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED			
DATE	04-25-16	APPROVED			