

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hubban
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, January 29, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

- 145** *220 W. Congress Detroit, LLC, request to convey the alley running north-south to Congress Street and enter into a maintenance agreement regarding the alley that runs east-west from Shelby Street, both in the block bounded by Fort Street, Shelby Street, Congress & Washington*

220 W. Congress Detroit, LLC
607 Shelby, Suite 400, Detroit, MI 48226

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

RE: 220 W. Congress Detroit, LLC – Request for City to (i) convey the alley running north-south to Congress Street and (ii) enter into a maintenance agreement regarding the alley that runs east-west from Shelby Street, both in the block bounded by Fort Street, Shelby Street, Congress Street and Washington Blvd.

To the Honorable City Council,

My name is Roger Basmajian, the owner of 220 W. Congress Detroit, LLC, a Michigan limited liability company and the property located at 220 W. Congress Street. I am writing in regards to the two alleys located near 220 W. Congress Street and 211 W. Fort Street (the "Fort Property"); one that runs north-south, from the Fort Property to Congress Street and is of variable width (the "N/S Alley"), and one that runs east-west, from Shelby Street to the Fort Property and is 20 feet wide (the "E/W Alley"). Attached is a survey which shows the location and dimension of both the N/S Alley and E/W Alley. The survey also shows that, aside from a Comcast Cable TV line, there are no public utilities or easements located in the N/S Alley. This letter to request that the City Council of Detroit consider my proposal for the City to convey the N/S Alley to 220 W. Congress Detroit, LLC and enter into a maintenance agreement with 220 W. Congress Detroit, LLC for the E/W Alley as soon as possible.

The City obtained ownership of the N/S Alley from a predecessor in title of the Fort Property, the Detroit Bank and Trust Company. In 1958, the Detroit Bank and Trust Company petitioned the City to vacate a portion of the E/W Alley owned by the City. The vacation of the E/W Alley portion was approved by the City Plan Commission with the recommendation that sufficient land be deeded to the City for a new north-south alley outlet into Congress Street to eliminate a dead end condition in the remaining section of the E/W Alley. On May 29, 1958, a Quit Claim Deed was recorded in Wayne County

conveying the property for the new north-south alley outlet. The City has retained all rights and interest to the N/S Alley and the remaining section of the E/W Alley since. The proposed conveyance of the N/S Alley to 220 W. Congress Detroit, LLC would be economically beneficial for the City, as it would be an arm's length transaction at market price.

Further, ownership of the N/S Alley and a maintenance agreement with the City for the E/W Alley would allow the alley space to be redefined. More often than not, alleys are unused space that are unkempt, filled with trash, and can even be unsafe. It follows that people and organizations in many cities, including Detroit, are redefining alleys in their cities. We have already seen a few very different successful examples of alley rejuvenation projects in Detroit, including the Green Alley Project (which adds ambiance to Midtown neighborhoods), The Belt (which is a public art destination and provides access to retail and dining locations), and The Alley Project in Southwest Detroit (which has re-envisioned an alley as a safe space for young people to engage in positive, community-building activities).

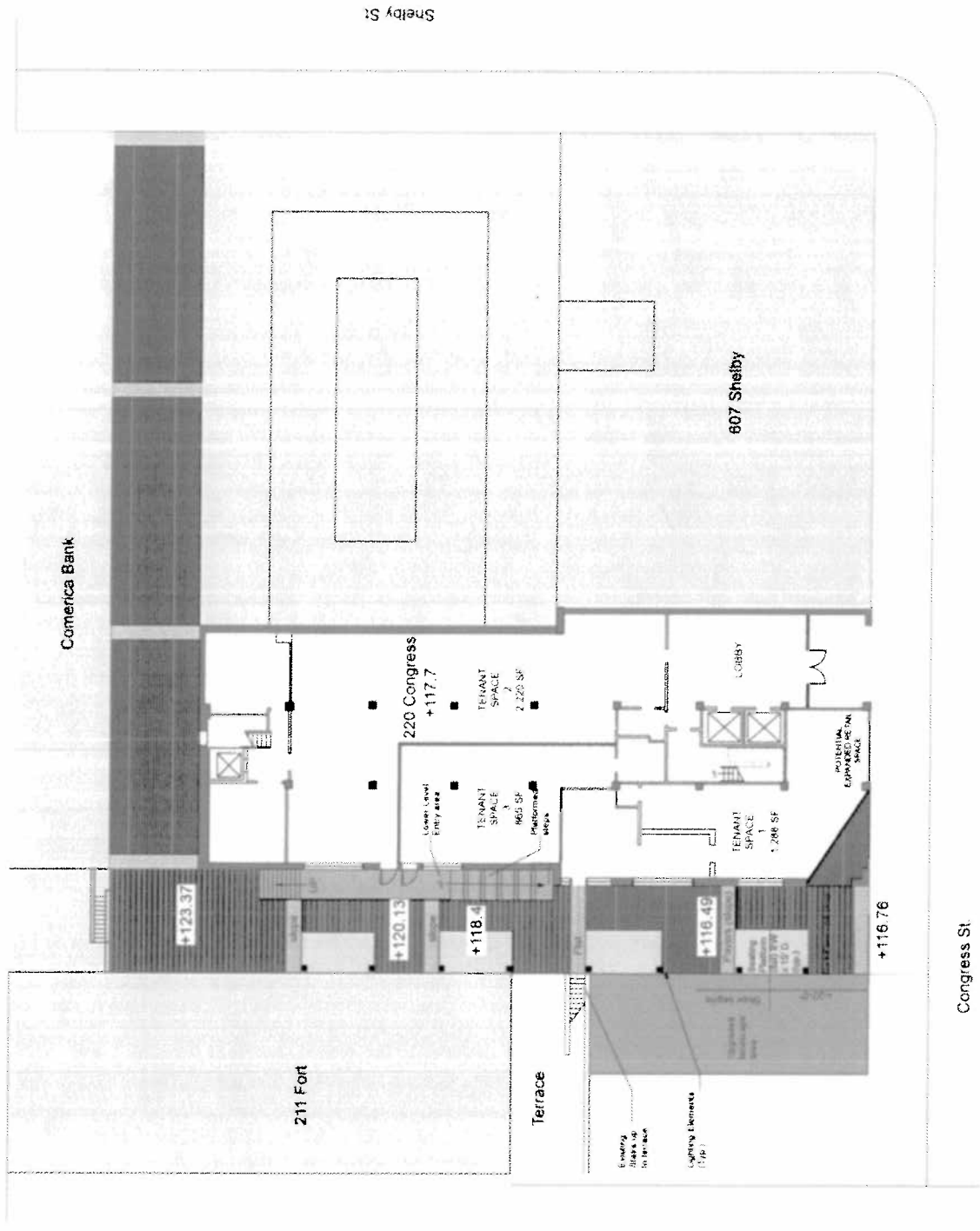
We would greatly enhance the N/S Alley and E/W Alley in a manner that would make the alley space more functional and attractive for pedestrians who may be working, shopping, dining or living in the area. This redevelopment project would improve neighboring property values by making aesthetic and functional improvements to the alley space. In addition to increasing neighboring property values, creating a pedestrian-friendly public area would generate more business for neighboring retail, dining and commercial properties. Ultimately, this alley redevelopment would generate more life and energy in our City.

Sincerely,



Roger Basmajian
220 W. Congress Detroit, LLC, Owner





220 Congress/ Shelby Passage
 MAR 16, 2011
 Concept Site Plan



2018-01-29

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145 *Petition of 220 W. Congress Detroit, LLC, request to convey the alley running north-south to Congress Street and enter into a maintenance agreement regarding the alley that runs east-west from Shelby Street, both in the block bounded by Fort Street, Shelby Street, Congress & Washington*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT