

"REVISED"

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 05/30/2018

Petition: x145

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | |
| <input type="checkbox"/> Great Lakes Water Authority | |
| <input type="checkbox"/> Land Bank Authority | |
| <input type="checkbox"/> Michcon (DTE) | |
| <hr/> | |
| <input type="checkbox"/> Planning & Development Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Public Lighting Authority | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Public Lighting Department | <input type="checkbox"/> Temporary Closing |
| <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: x145
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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:

Detroit Police Department
(Utility or City Department)

PO. Angela Hollis
By

Police officer
Title

5-31-18
Date

313 237-2850
Area code – Telephone number

APPROVED
MAY 31 2018
[Signature]
COMMANDING OFFICER

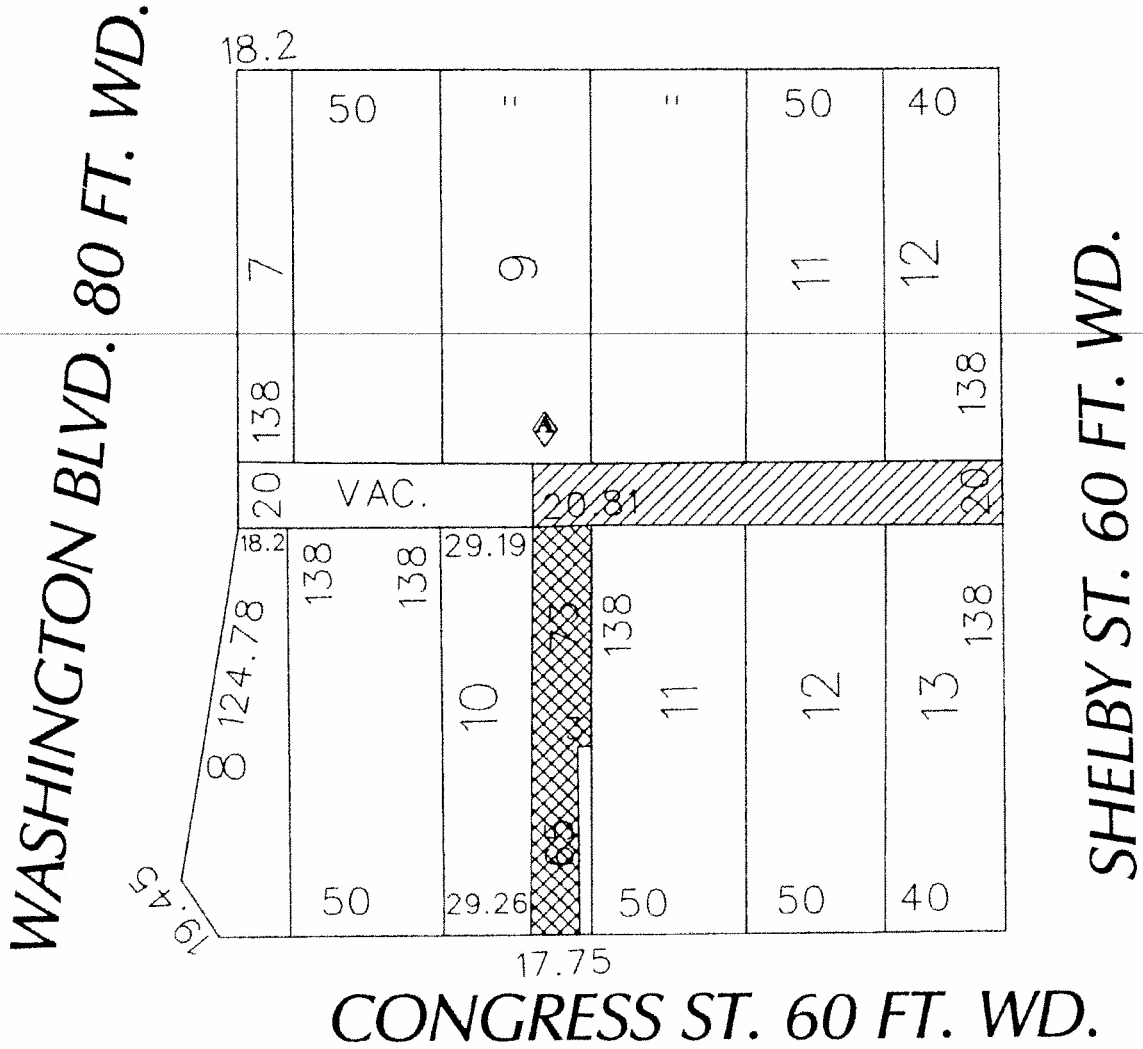
APPROVED
JUN 05 2018
[Signature]
COMMANDING OFFICER
METROPOLITAN DIVISION

PETITION NO. 145
 220 W. CONGRESS DETROIT LLC
 607 SHELBY, SUITE 400
 DETROIT, MICHIGAN 48226
 C/O ROGER BASMAJIAN
 PHONE NO. 313 727-4886

"REVISED"



FORT ST. 100 FT. WD.



- OUTRIGHT VACATION



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 28 E

B				CONVERSION TO EASEMENT THE EAST/WEST PUBLIC ALLEY, 20 FT. WD. AND OUTRIGHT VACATE THE NORTH/SOUTH PUBLIC ALLEY, VARIOUS WIDTHS IN THE BLOCK BOUND BY FORT, SHELBY, CONGRESS ST. AND WASHINGTON BLVD.				CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A								JOB NO. 01-01 DRWG. NO. X 145	
DESCRIPTION REVISIONS DRAWN BY WLW CHECKED KSM DATE 03-02-18				APPROVED					

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.

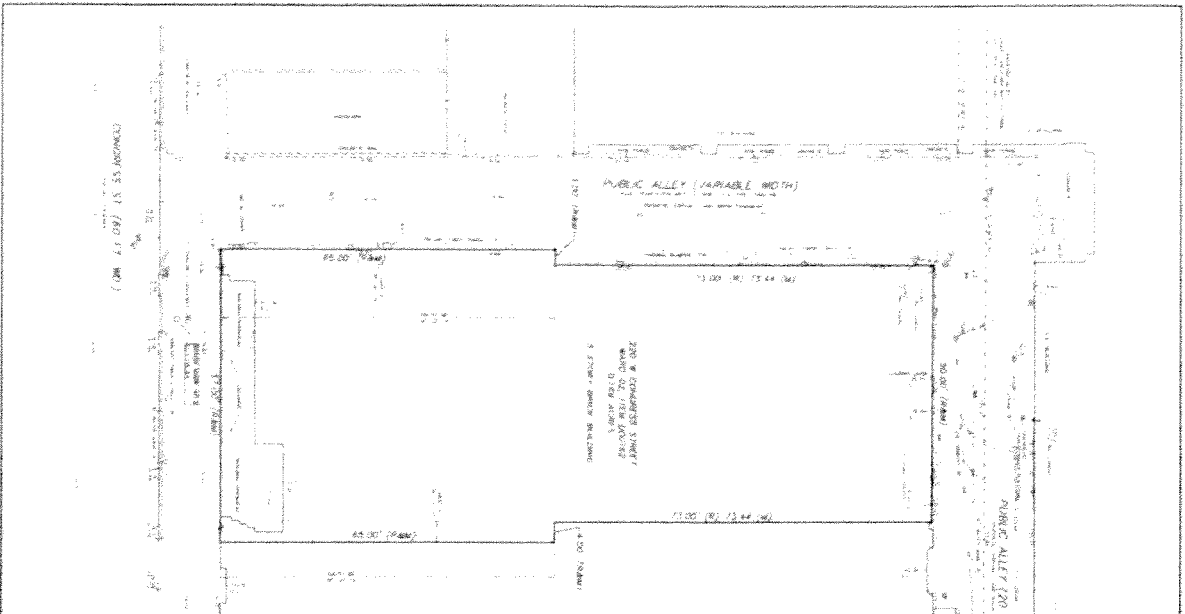
Further, ownership of the N/S Alley and a maintenance agreement with the City for the E/W Alley would allow the alley space to be redefined. More often than not, alleys are unused space that are unkempt, filled with trash, and can even be unsafe. It follows that people and organizations in many cities, 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

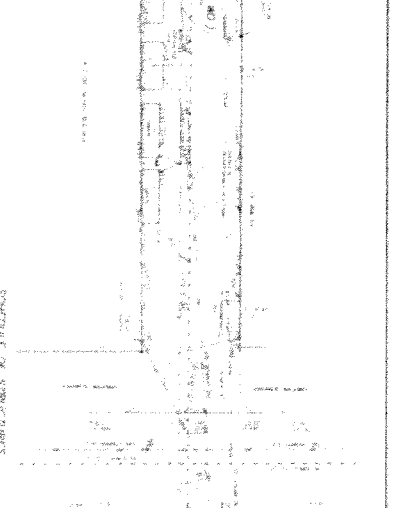


LEGEND - EXISTING

Symbol	Description
--- (dashed line)	EXISTING PROPERTY BOUNDARY
--- (dotted line)	EXISTING CURB
--- (dash-dot line)	EXISTING SIDEWALK
--- (long-dash line)	EXISTING DRIVEWAY
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--- (long-dash-dot-dot-dot line)	EXISTING DRIVEWAY
--- (short-dash-dot-dot-dot line)	EXISTING DRIVE

PROPERTY DESCRIPTION

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	LOT 1	10,000	929.03
2	LOT 2	10,000	929.03
3	LOT 3	10,000	929.03
4	LOT 4	10,000	929.03
5	LOT 5	10,000	929.03
6	LOT 6	10,000	929.03
7	LOT 7	10,000	929.03
8	LOT 8	10,000	929.03
9	LOT 9	10,000	929.03
10	LOT 10	10,000	929.03



NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON LOT 1.
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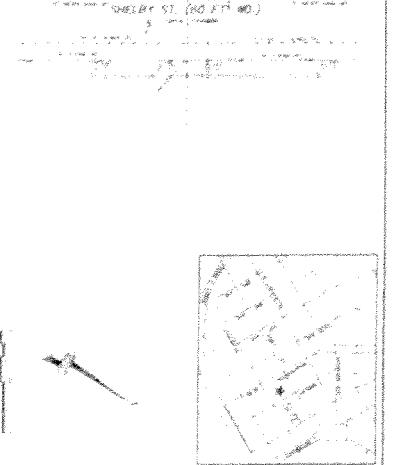
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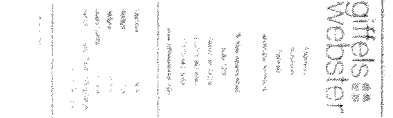
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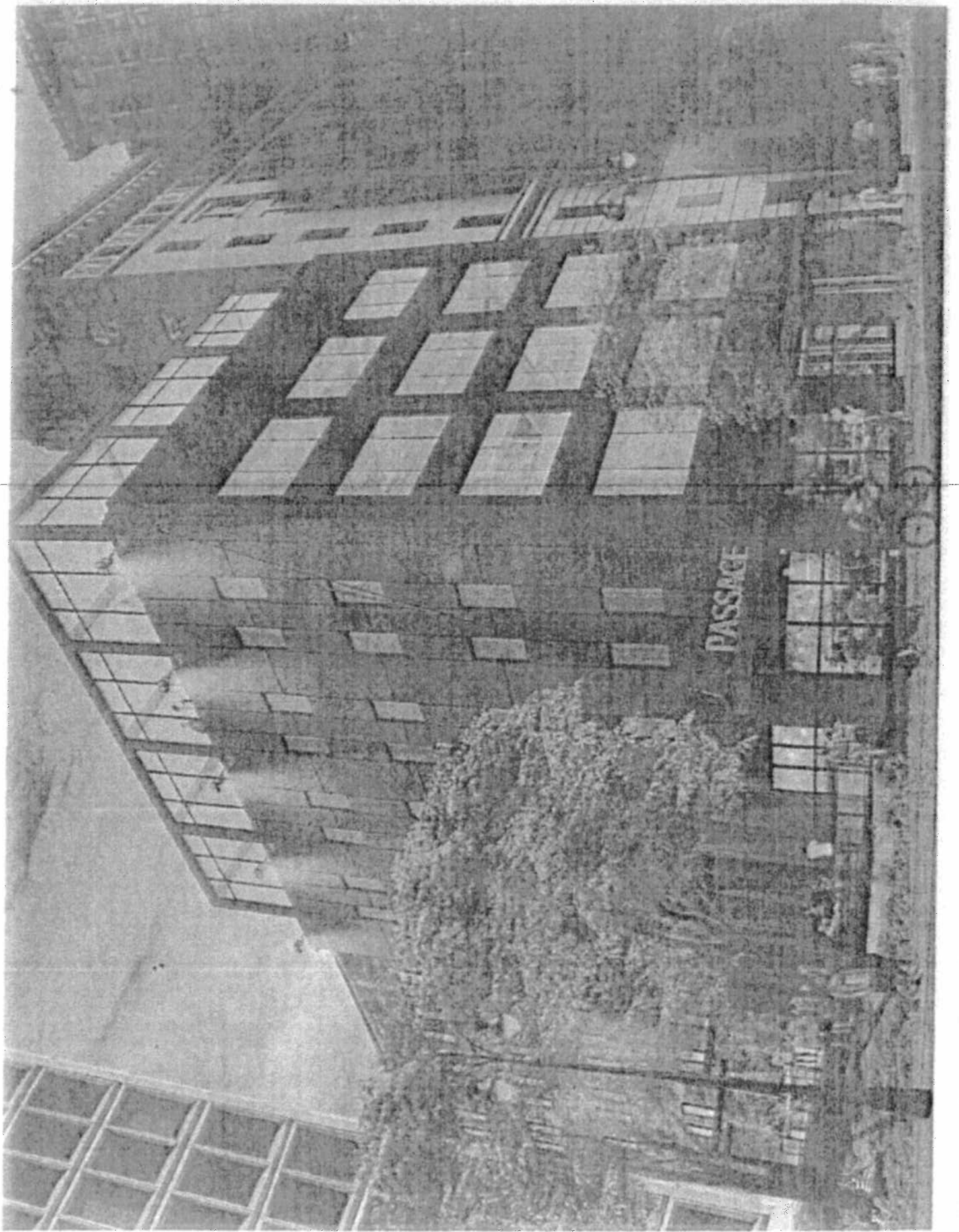
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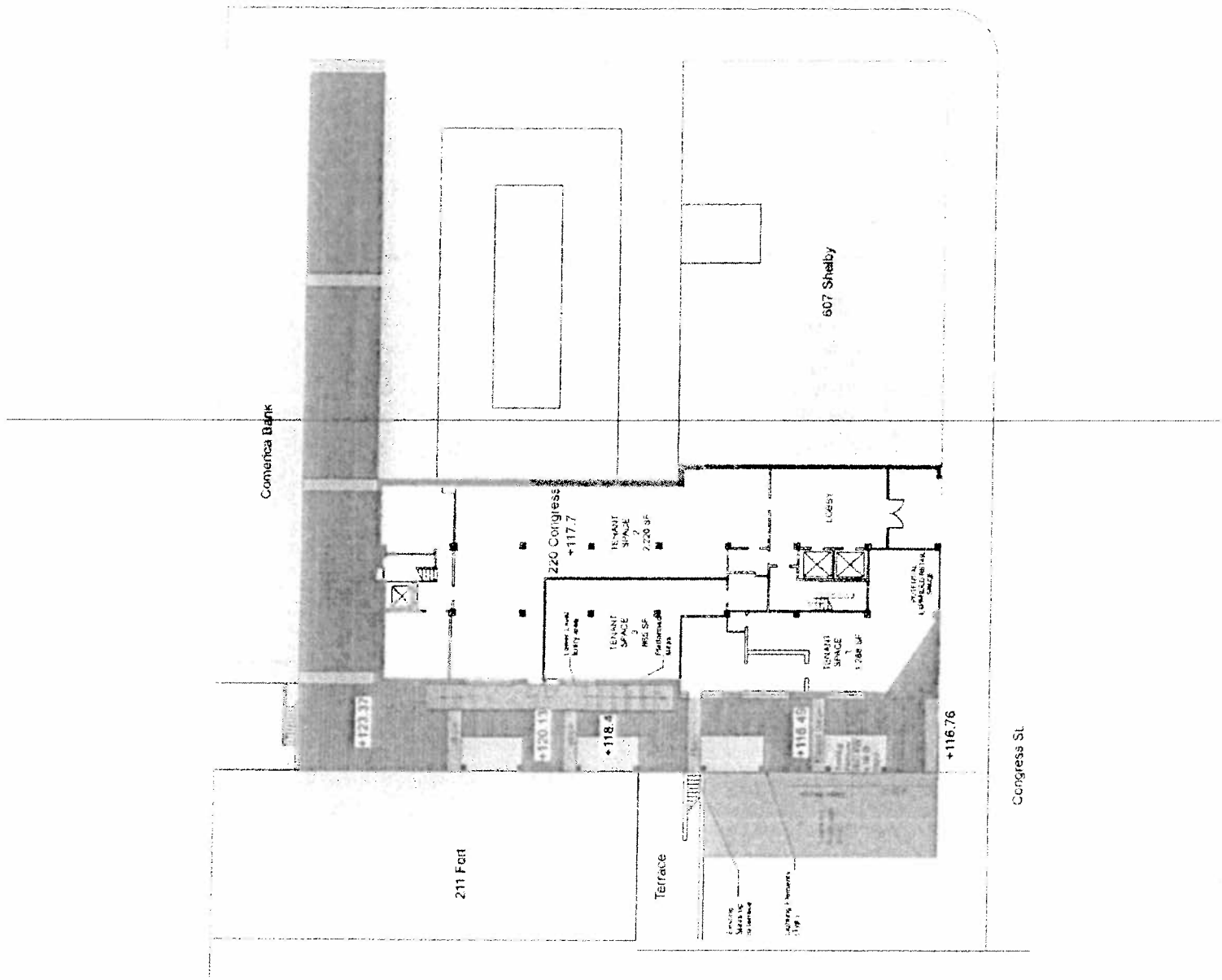


giffels
webster





Shelby St

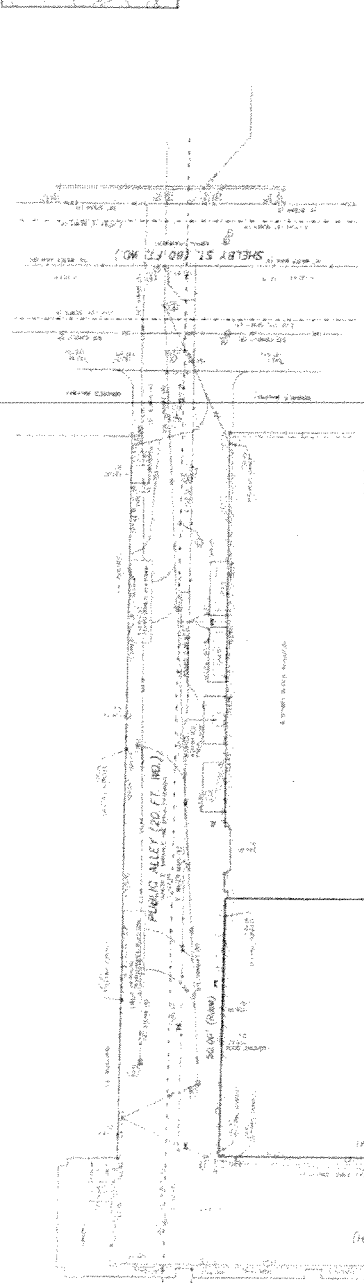
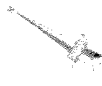
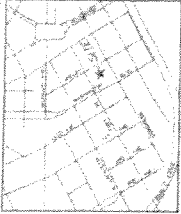


220 Congress, Shelby Passage
 MAY 15, 2017
 Concept Site Plan



TOPOGRAPHIC SURVEY

1000 North 10th Street
 Milwaukee, WI 53233
 Date: 08/15/17
 Scale: 1" = 100'
 Type: SURVEY



SCHEDULE OF STRUCTURES

NO.	DESCRIPTION	DATE	CONTRACTOR	REMARKS
1	3 STORY BRICK BUILDING	1910
2

PROPERTY DESCRIPTION

IF A PROPERTY IS NOT SHOWN ON THIS SURVEY, IT IS NOT PART OF THE SURVEYED AREA.

NOTICE
 THIS SURVEY IS A TOPOGRAPHIC SURVEY AND IS NOT A SURVEY OF TITLE. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORDS AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORDS AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR EASEMENTS.

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