



City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: June 5, 2018

RE: Petition No. 145-Revised
Request to Convert to Easement East/West Alley And Outright Vacate A Portion OF
The North/South Alley In The Block Bound By Fort, Shelby, Congress, And Washington
Blvd.

The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition. DWSD has a water main and sewers located within the area requested for conversion to easement. DWSD has no objections to the requested vacation or conversion to easement provided the attached provisions are followed.

If you have any questions, please feel free to call me at (313) 267-8309 or Mohammed Fa Siddique at (313) 964-9245.

Sincerely,

Debra Singleton
Engineer
Permits Section

DS/MS/gj
Attachments
CC::Mohamad Farhart, CSF

"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"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <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

"REVISED"

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:

(Utility or City Department)

By

Title

Date

Area code – Telephone number

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 03/02/2018

Petition: x145

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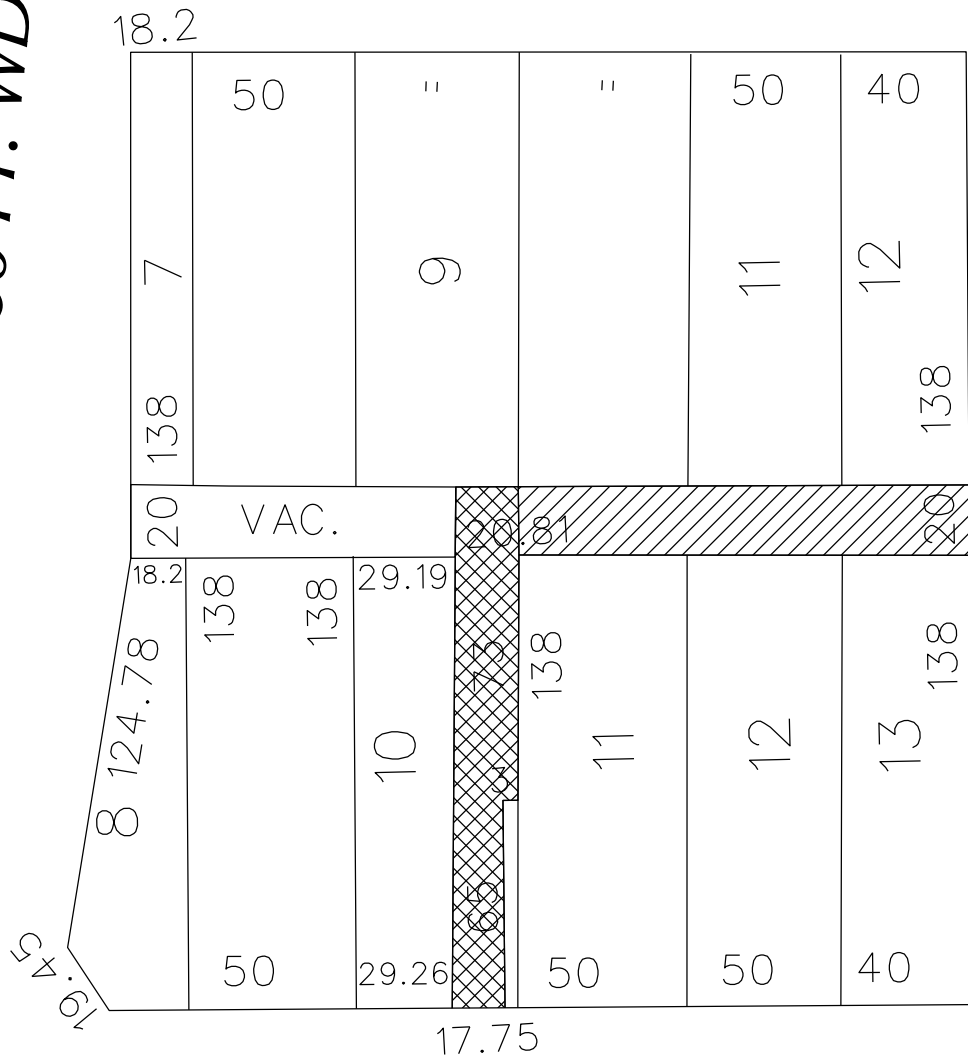
PETITION NO. 145
 220 W. CONGRESS DETROIT LLC
 607 SHELBY, SUITE 400
 DETROIT, MICHIGAN 48226
 C/O ROGER BASMAJIAN
 PHONE NO. 313 727-4886



FORT ST. 100 FT. WD.

WASHINGTON BLVD. 80 FT. WD.

SHELBY ST. 60 FT. WD.



CONGRESS ST. 60 FT. WD.



- OUTRIGHT VACATION



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 28 E

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	03-02-18	APPROVED			

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	
JOB NO.	01-01
DRWG. NO.	X 145

LATERAL SEWER IN ALLEY

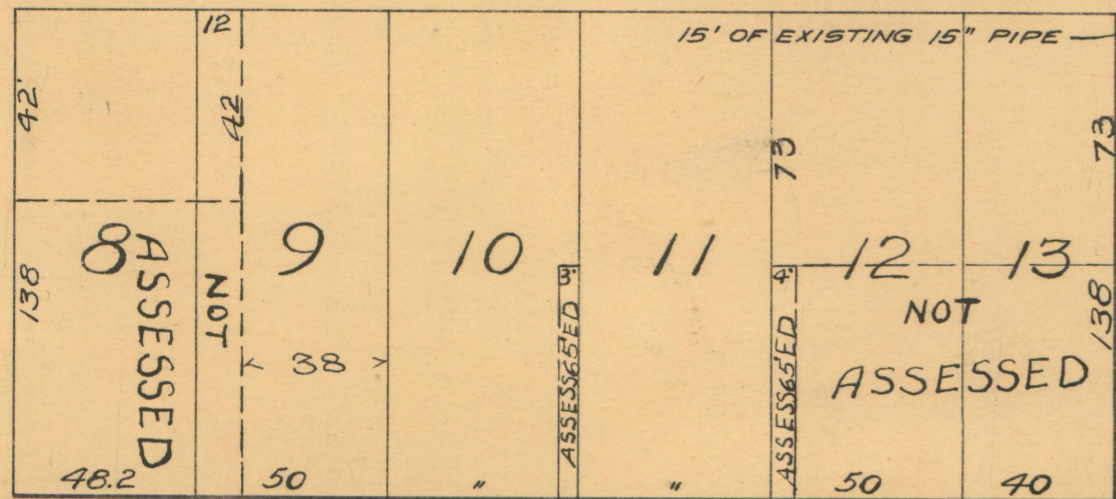
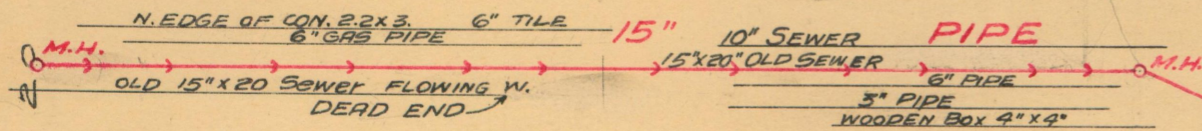
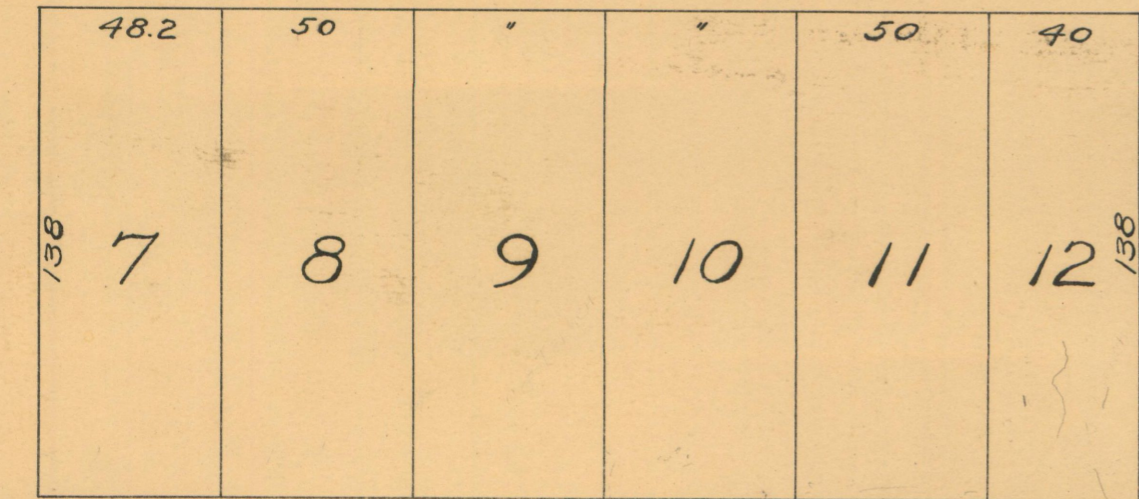
IN BLOCK BOUNDED BY
WAYNE AND SHELBY
CONGRESS AND FORT STS.
DETAILS

SEWER No 2235
Roll " 7545

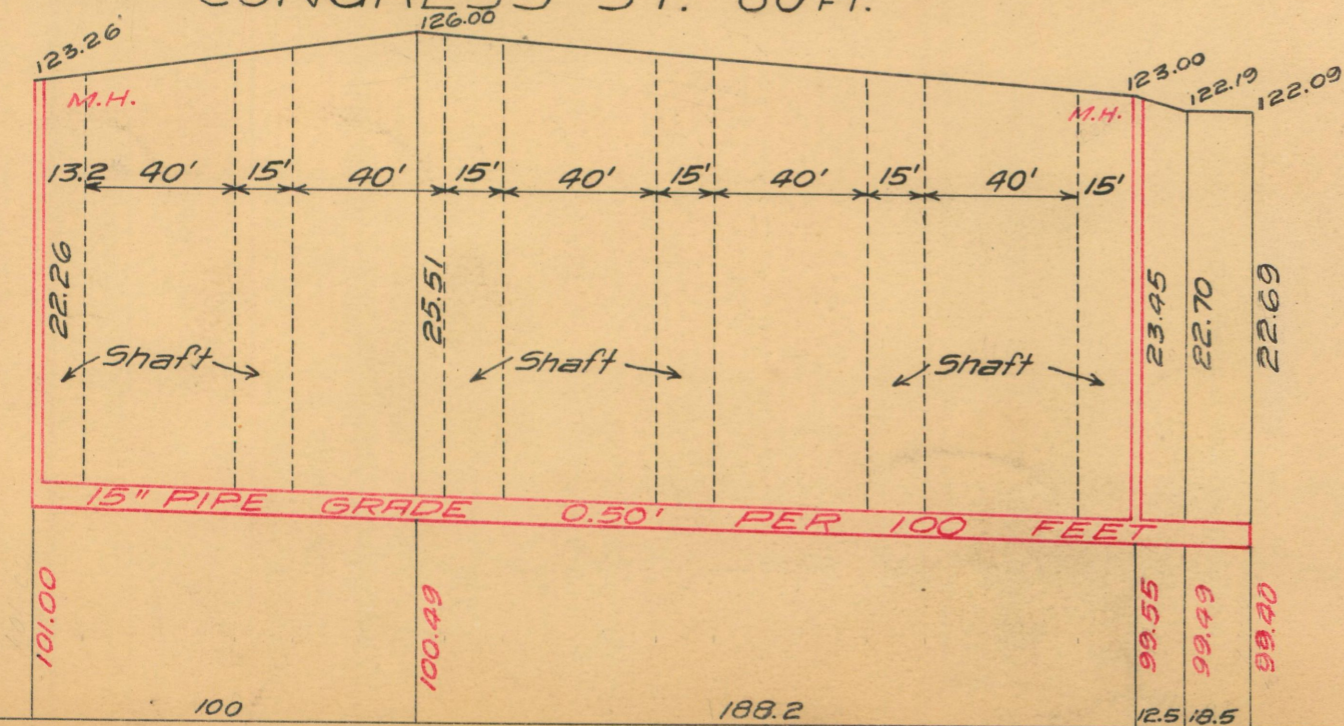
LENGTH OF SEWER 319 FEET
LENGTH OF 15" PIPE 319' INC. 24'-6"-Y₂.
2 MANHOLES WITH IRON STEPS GRADE 0.50 PER 100 FEET.

FORT ST. 100 FT.

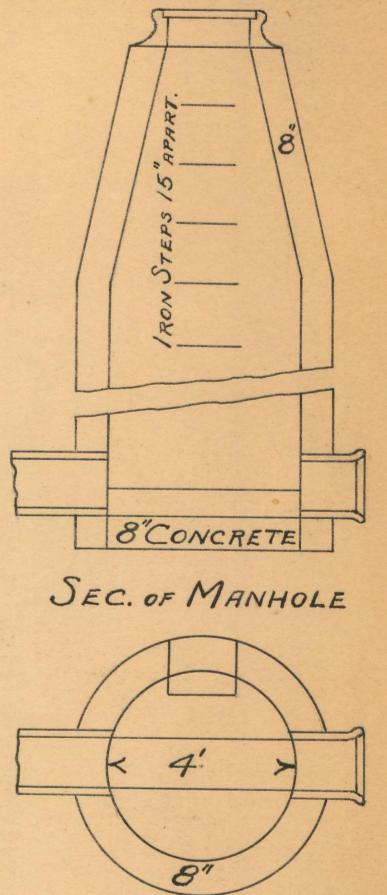
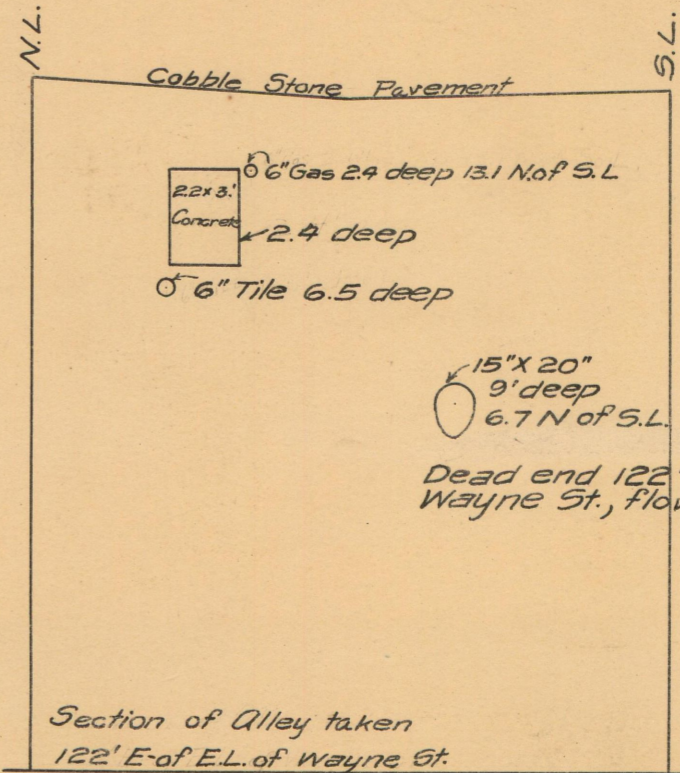
WAYNE ST. 50 FT.



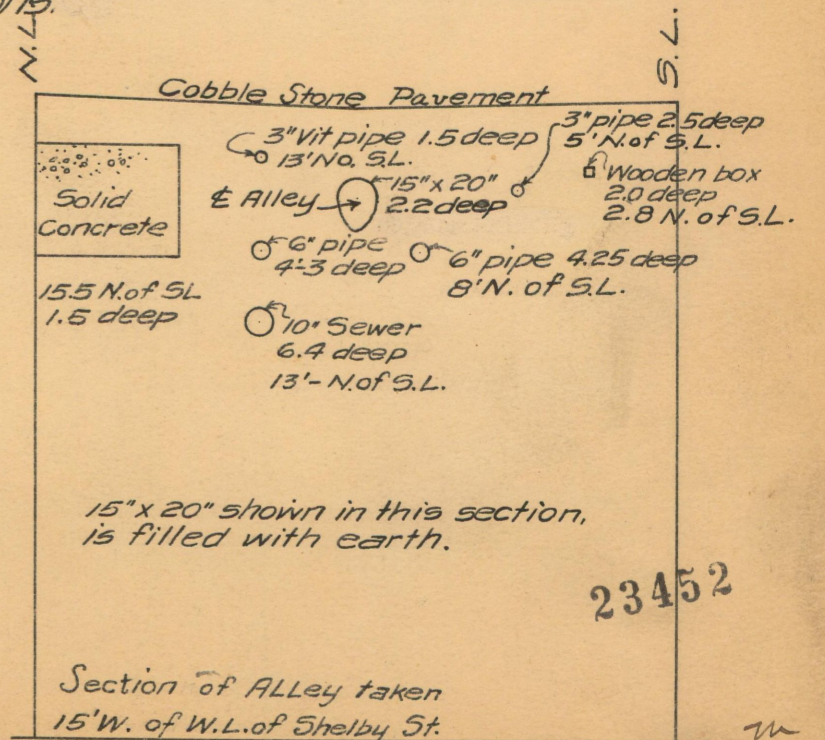
CONGRESS ST. 60 FT.



SHELBY ST. 60 FT.



Notes:
 Sewer to be tunneled.
 All backfill to be of Broken Stone or Brick, properly tamped to the satisfaction of the Inspector.
 All intercepted sewers or connections to be brought down and properly connected into new sewer.
 Cobble Stone pavement to be properly replaced if necessary contractor to do all shoring and make arrangements with D.U.R. for maintenance of track.
 Shaft holes may be back filled with earth, tamped according to specifications.



23452

PROVISIONS FOR CONVERSION TO EASEMENT

1. An easement, the full width of the existing right of way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department.
3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13

Detroit Water & Sewerage Department
Provisions for Relocation Due to Vacation for Petition No. 145

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

Provided that the plans for the sewers and or 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 or water mains and to issue permits for the construction of the sewers and or 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 or 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 or 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 shall provide DWSD with as -built drawings on the proposed sewers and or water mains; and further

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

Provided that upon satisfactory completion, the sewers and or water mains shall become City property and become part of the City system. And any existing sewers or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

06/30/14

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,

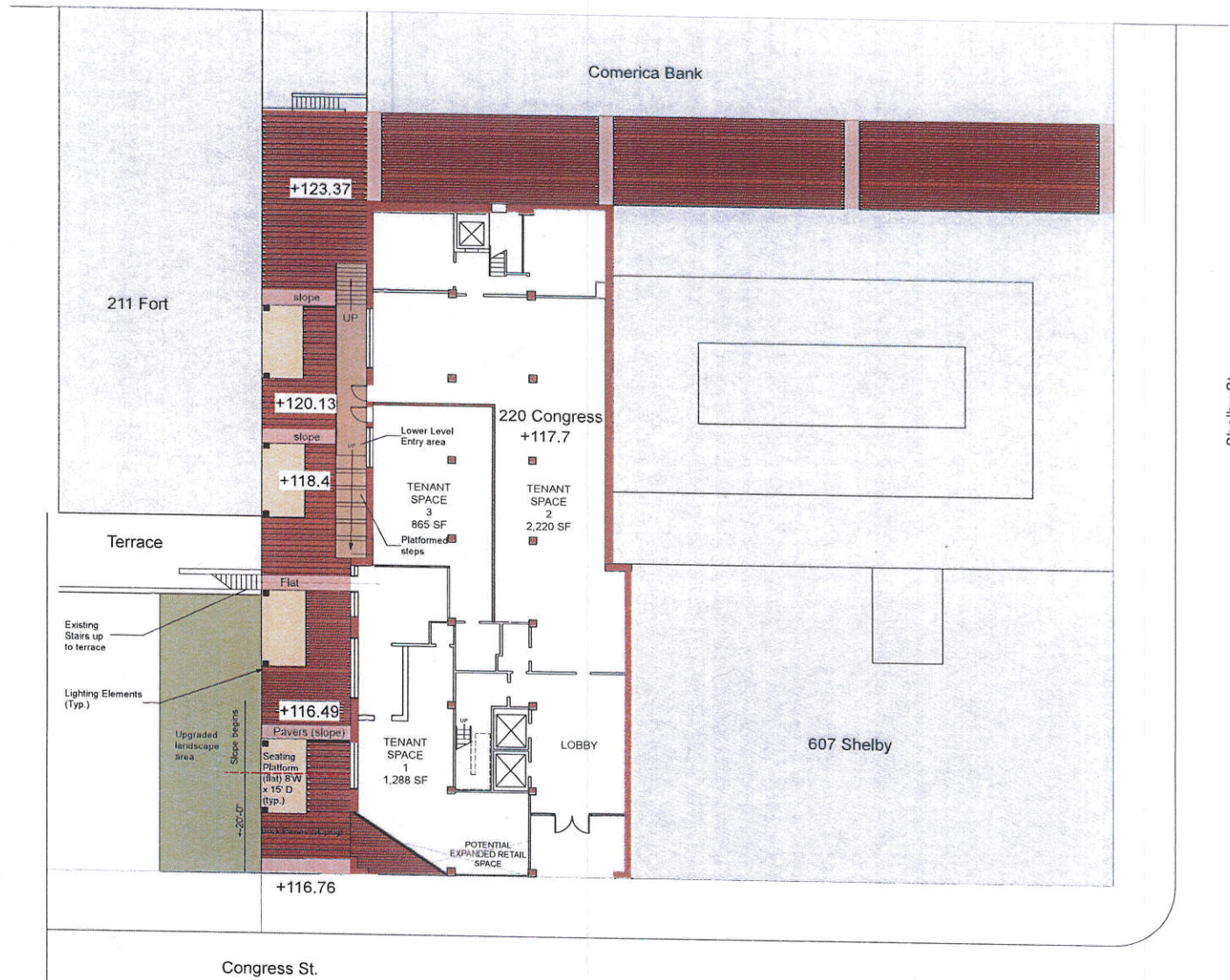


Roger Basmajian
220 W. Congress Detroit, LLC, Owner



PASSAGE

GRANT



Shelby St.

220 Congress/ Shelby Passage
 MAY 16, 2017
 Concept Site Plan

