

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, August 16, 2019*

*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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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**1042**    *Trinity Investments Limited LLC, request to outright vacate subsurface easements on former Conger, Phelps, Medbury, Baldwin, Sheridan streets and adjacent alleys*

1042



August 7, 2019

**The Honorable City Council**

Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226

**RE: Petition to Outright Vacate Subsurface Easements on former Conger, Phelps, Medbury, Baldwin, Sheridan Streets and adjacent Alleys in the area bound by Van Dyke, Hendrie, Field, Medbury, Townsend and Lambert.**

The Honorable City Council:

On behalf of Trinity Investments Limited, LLC, we are petitioning the City of Detroit to:

**Outright Vacate Subsurface Easements on the former Conger, Phelps, Medbury, Baldwin, Sheridan Streets and Adjacent Alleys in the area bound by Van Dyke, Hendrie, Field, Medbury, Townsend and Lambert.**

***The General Plan Showing the Outright Vacation of Subsurface Easements is shown on Exhibit 1. Exhibit 1.A through Exhibit 1.H show the following Streets and Alleys where Subsurface Easements are requested to be Outright Vacated;***

Exhibit 1.A: Subsurface Easements on Alleys bound by Townsend, Hendrie, Field and Medbury.

Exhibit 1.B: Subsurface Easements on Alleys bound by Van Dyke, Phelps, Baldwin and Conger.

Exhibit 1.C: Subsurface Easements on Alleys bound by Van Dyke, Medbury, Baldwin and Phelps.

Exhibit 1.D: Subsurface Easements on Alleys bound by Van Dyke, Hendrie, Baldwin and Medbury.

Exhibit 1.E: Subsurface Easements on Alleys bound by Baldwin, Medbury, Townsend and Lambert.

Exhibit 1.F: Subsurface Easements on 276.09' of Medbury between Baldwin and Townsend and Alley between Hendrie and Medbury.

Exhibit 1.G: Subsurface Easements on 794.12' of Baldwin between Conger and Hendrie.

Exhibit 1.H: Subsurface Easements on 451.91' of Conger, 463.03' of Phelps and 474.90' of Medbury between Baldwin and Van Dyke.

**TECHNICAL SKILL.**  
**CREATIVE SPIRIT.**

These ROW's were previously vacated and converted to subsurface easements.

This request on behalf of Trinity Investments Limited, LLC for the outright vacation of the Subsurface Easements of the former Conger, Phelps, Medbury, Baldwin, Sheridan Streets and adjacent Alleys, is being proposed due to future construction activity planned on the former Kettering High School and Rose Middle School Sites. The development will include a 632,500 sf. light industrial building with parking. All of the property adjacent to the existing subsurface easements is within the boundary of the future development.

Currently there is a DWSD water and sewer mains and DTE gas facilities within the limits of the existing subsurface easements. The petitioner will coordinate with DWSD to remove or abandon all the water and sewer mains currently within the easements. The petitioner will also coordinate with DTE to remove all their facilities within the limits of the subsurface easements, eliminating any public or private utilities currently within the subsurface easement areas.

This petition is for an outright vacation of the existing subsurface easements on the streets and alleys as shown on Exhibits 1.A through 1.H.

Respectfully Submitted,

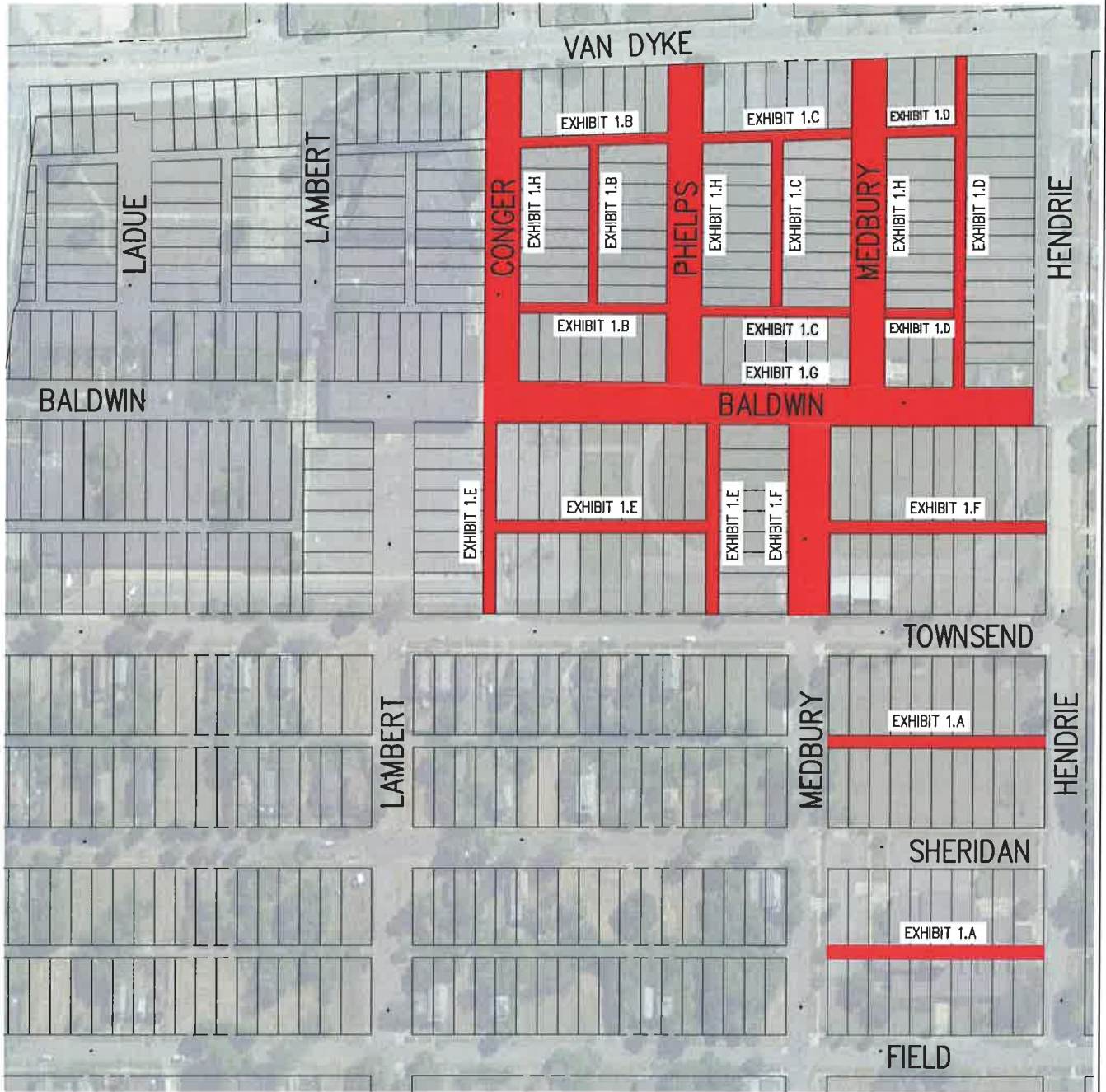


David A. Rzyzi, P.E.  
The Mannik & Smith Group, Inc.

c: J. Knoll

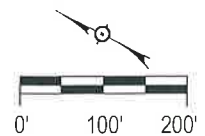
Attachments: Exhibit 1  
Exhibit 1.A through Exhibit 1.H

EXHIBIT 1—GENERAL PLAN: OUTRIGHT VACATION OF SUBSURFACE EASEMENTS



LEGEND

 PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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PREPARED FOR:



KETTERING SITE REDEVELOPMENT  
CITY OF DETROIT

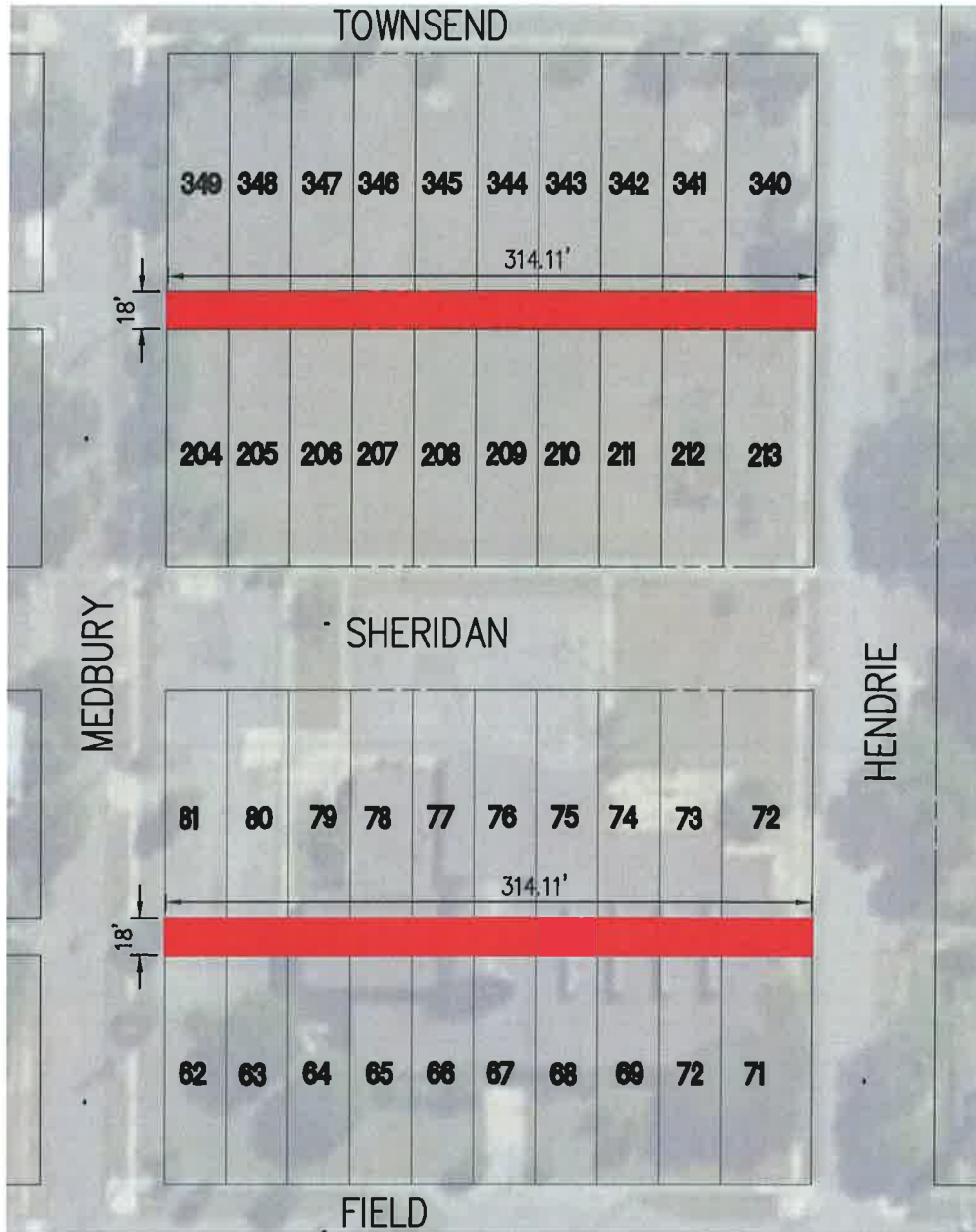
EXHIBIT 1

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**EXHIBIT 1.A – OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN ALLEYS**

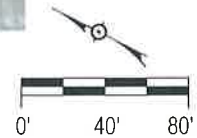
–OUTRIGHT VACATION OF 18’ SUBSURFACE EASEMENT WEST OF LOTS 340–349 (INCLUSIVE), EAST OF LOTS 204–213 (INCLUSIVE), BETWEEN MEDBURY AND HENDRIE

–OUTRIGHT VACATION OF 18’ SUBSURFACE EASEMENT SOUTH OF LOTS 72–81 (INCLUSIVE), NORTH OF LOTS 62–71 (INCLUSIVE), BETWEEN MEDBURY AND HENDRIE



**LEGEND**

 PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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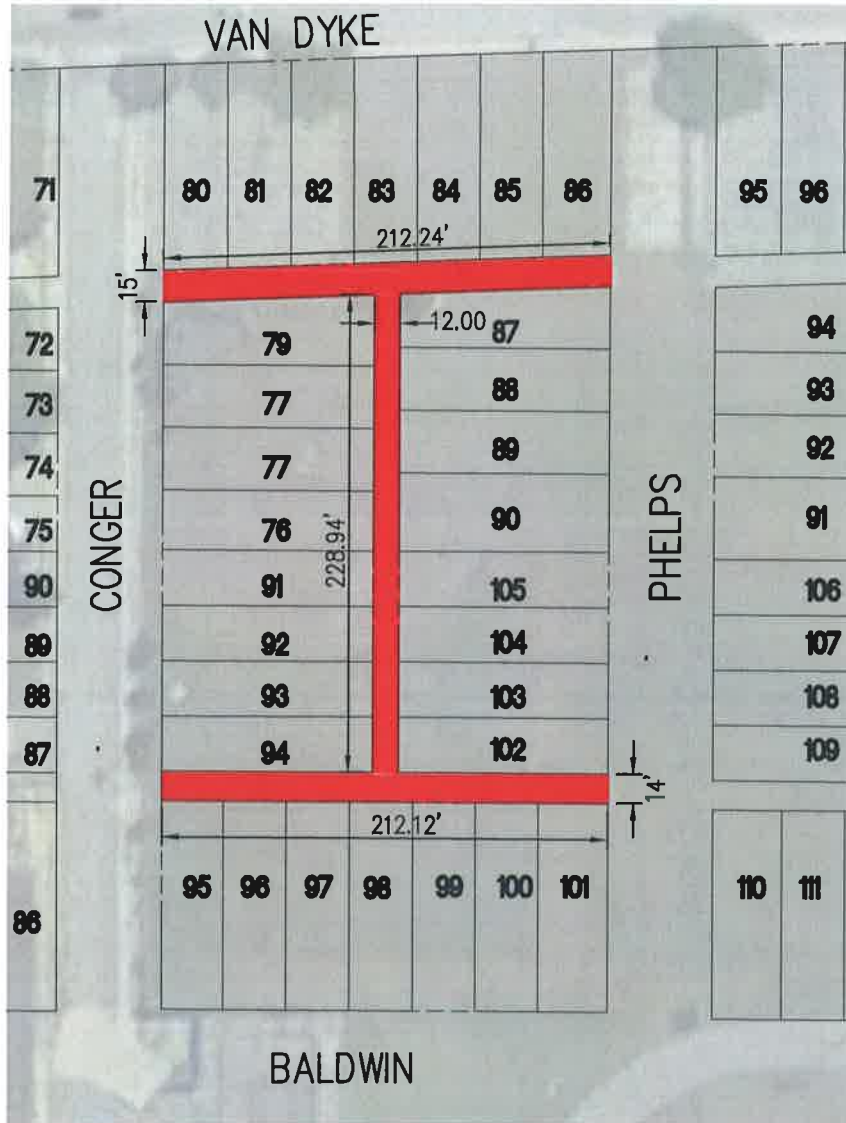

KETTERING SITE REDEVELOPMENT  
 CITY OF DETROIT

EXHIBIT 1.A

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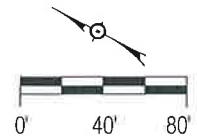
# EXHIBIT 1.B – OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN ALLEYS

- OUTRIGHT VACATION OF 15' SUBSURFACE EASEMENT WEST OF LOTS 80–86 (INCLUSIVE), EAST OF LOTS 79 & 87 (INCLUSIVE), BETWEEN CONGER AND PHELPS
- OUTRIGHT VACATION OF 14' SUBSURFACE EASEMENT WEST OF LOTS 94 & 102 (INCLUSIVE), EAST OF LOTS 95–101 (INCLUSIVE), BETWEEN CONGER AND PHELPS
- OUTRIGHT VACATION OF 12' SUBSURFACE EASEMENT NORTH OF LOTS 87–90 & 102–105 (INCLUSIVE), SOUTH OF LOTS 76–79, & 91–94 (INCLUSIVE)



## LEGEND

 PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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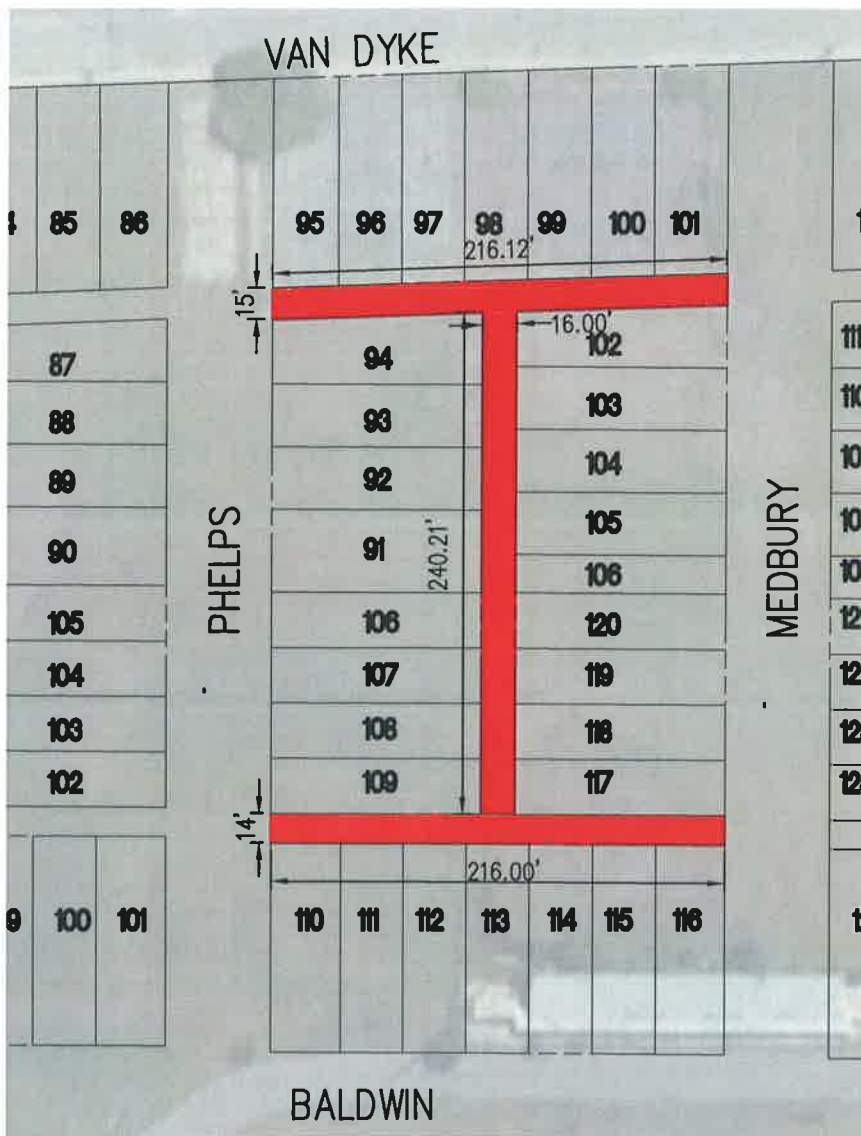
KETTERING SITE REDEVELOPMENT  
CITY OF DETROIT

EXHIBIT 1.B



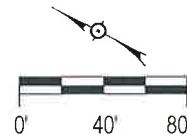
# EXHIBIT 1.C – OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN ALLEYS

- OUTRIGHT VACATION OF 15’ SUBSURFACE EASEMENT WEST OF LOTS 95–101 (INCLUSIVE), EAST OF LOTS 94 & 102 (INCLUSIVE), BETWEEN PHELPS AND MEDBURY
- OUTRIGHT VACATION OF 14’ SUBSURFACE EASEMENT WEST OF LOTS 109 & 117 (INCLUSIVE), EAST OF LOTS 110–116 (INCLUSIVE), BETWEEN PHELPS AND MEDBURY
- OUTRIGHT VACATION OF 16’ SUBSURFACE EASEMENT WEST OF LOTS 102–106 & 117–120 (INCLUSIVE), EAST OF LOTS 91–94 & 106–109 (INCLUSIVE)



**LEGEND**

PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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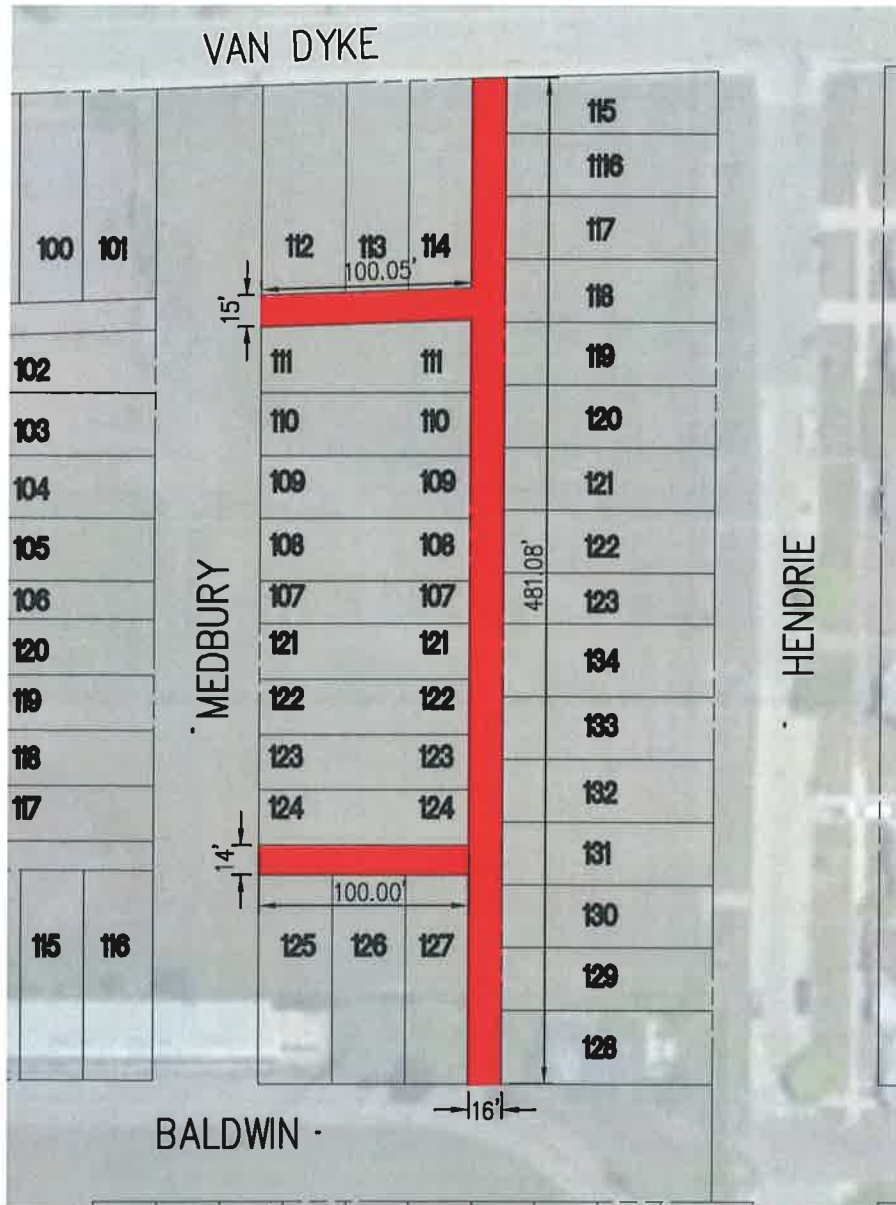
INTERACTIVE SYSTEMS, LLC

KETTERING SITE REDEVELOPMENT  
CITY OF DETROIT


EXHIBIT 1.C

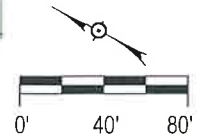
# EXHIBIT 1.D –OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN ALLEYS

- OUTRIGHT VACATION OF 16' SUBSURFACE EASEMENT NORTH OF LOTS 115–123 & 128–134 (INCLUSIVE), SOUTH OF LOTS 114, 127, 107–111, & 121–124 (INCLUSIVE), BETWEEN BALDWIN AND VAN DYKE
- OUTRIGHT VACATION OF 15' SUBSURFACE EASEMENT WEST OF LOTS 112–114 (INCLUSIVE), EAST OF LOT 111 (INCLUSIVE), SOUTH OF MEDBURY
- OUTRIGHT VACATION OF 14' SUBSURFACE EASEMENT WEST OF LOT 124 (INCLUSIVE), EAST OF LOTS 125–127 (INCLUSIVE), SOUTH OF MEDBURY



## LEGEND

 PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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CITY OF DETROIT

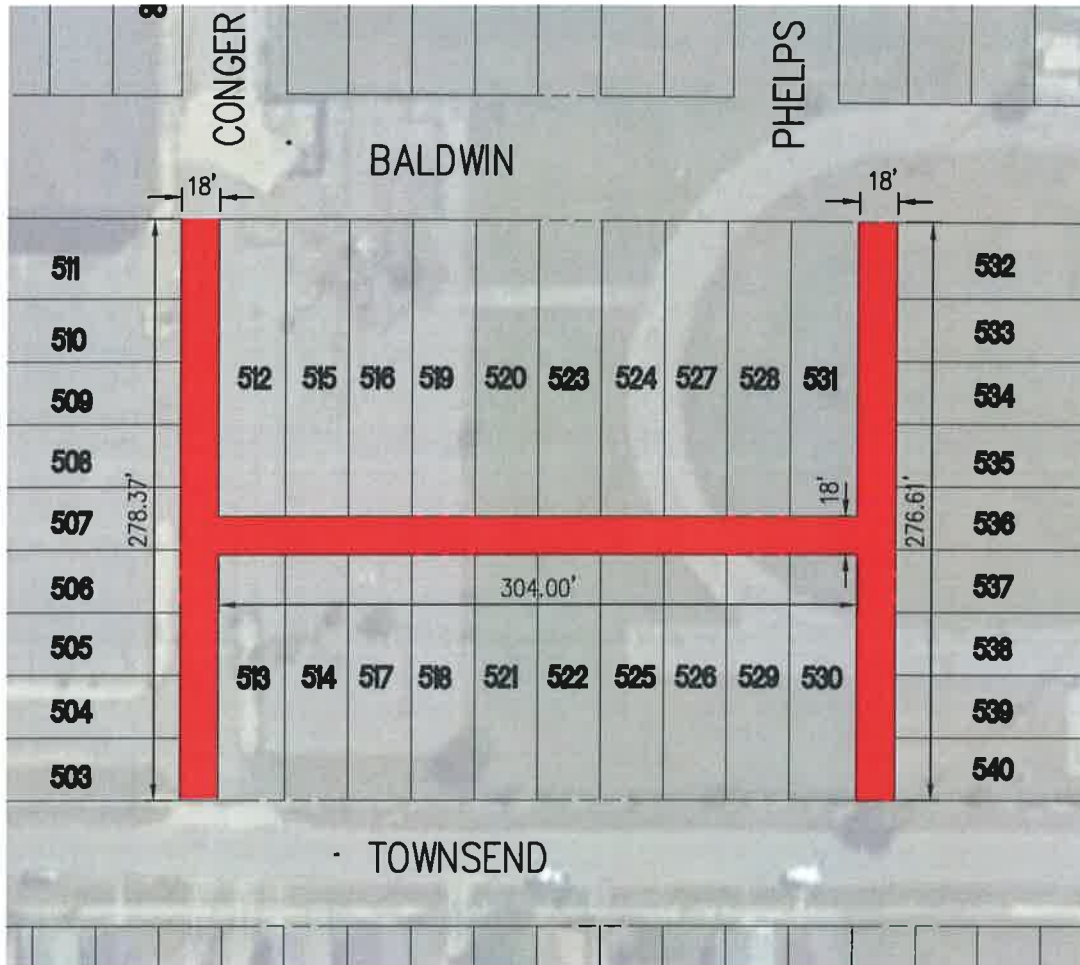
EXHIBIT 1.D

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# EXHIBIT 1.E –OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN ALLEYS

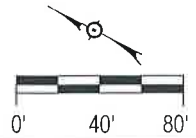
- OUTRIGHT VACATION OF 18’ SUBSURFACE EASEMENT NORTH OF LOTS 512 & 513 (INCLUSIVE), SOUTH OF LOTS 503–511 (INCLUSIVE), BETWEEN BALDWIN TOWNSEND
- OUTRIGHT VACATION OF 18’ SUBSURFACE EASEMENT NORTH OF LOTS 532–540 (INCLUSIVE), SOUTH OF LOTS 530 & 531 (INCLUSIVE), BETWEEN BALDWIN AND TOWNSEND
- OUTRIGHT VACATION OF 18’ SUBSURFACE EASEMENT WEST OF LOTS 512,515,516,519,520,523,524,527,528, & 531 (INCLUSIVE), EAST OF LOTS 513, 514, 517, 518, 521, 522, 525, 526, 529, & 530 (INCLUSIVE)



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## LEGEND

 PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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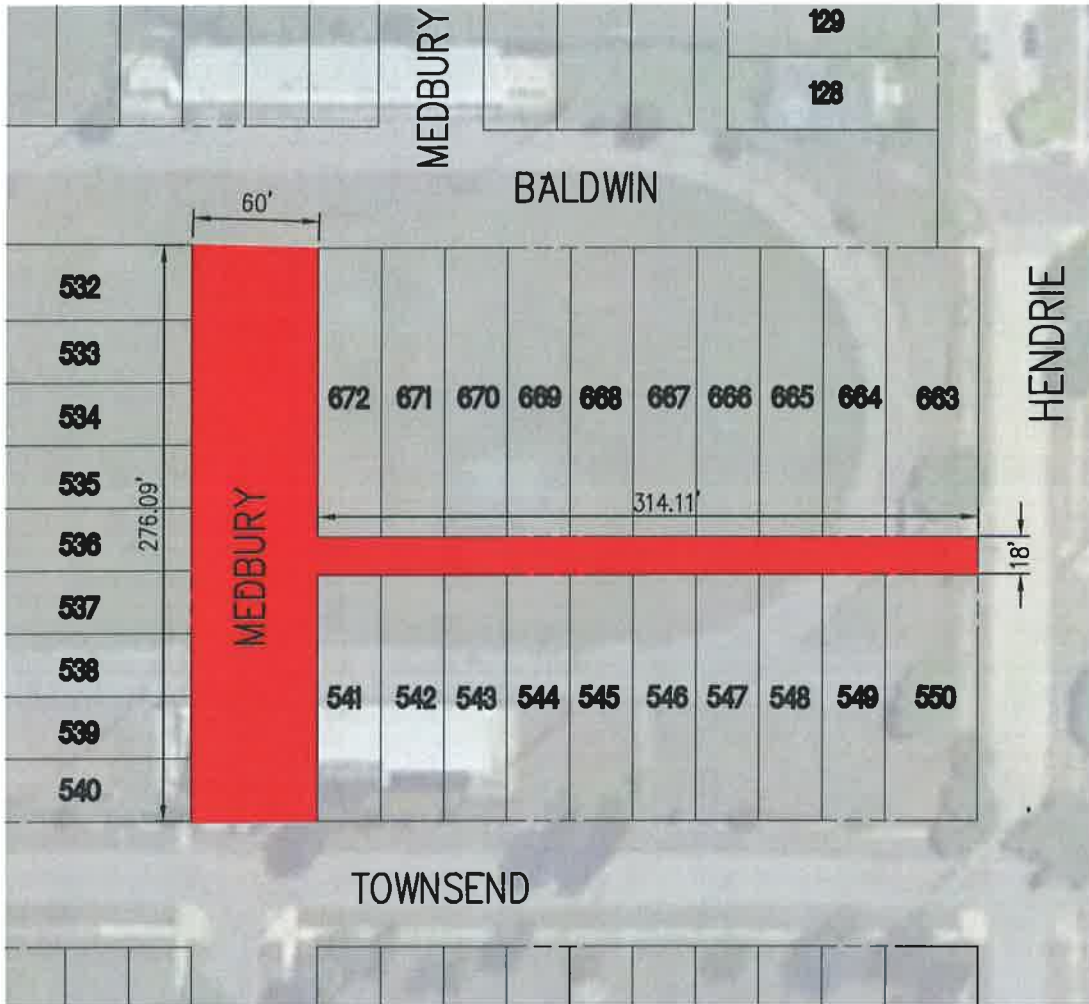
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 CITY OF DETROIT

EXHIBIT 1.E

# EXHIBIT 1.F – OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN MEDBURY AND ALLEY

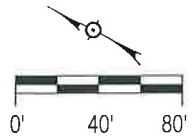
- OUTRIGHT VACATION OF 18’ SUBSURFACE EASEMENT WEST OF LOTS 663–672 (INCLUSIVE) EAST OF LOTS 541–550 (INCLUSIVE), BETWEEN MEDBURY AND HENDRIE
- OUTRIGHT VACATION OF 60’ UTILITY EASEMENT FOR MEDBURY BETWEEN BALDWIN AND TOWNSEND



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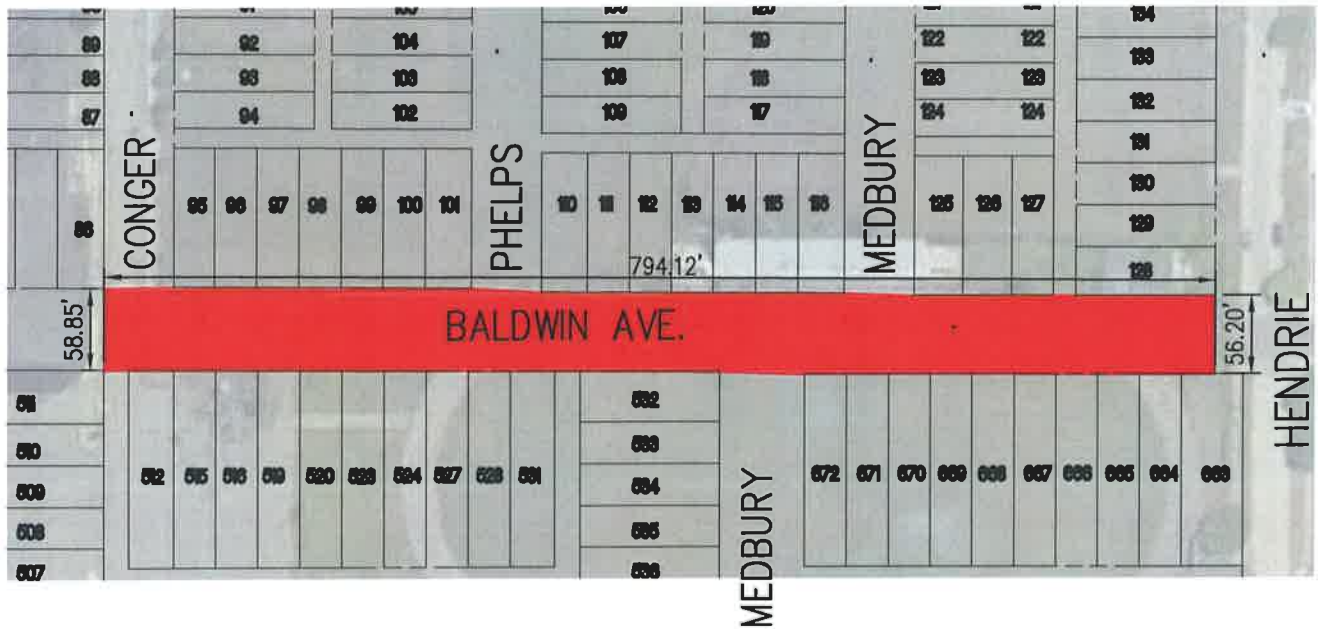
### LEGEND

PROPOSED SUBSURFACE EASEMENTS TO BE VACATED




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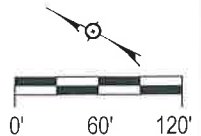
**EXHIBIT 1.G – OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN BALDWIN**  
 –OUTRIGHT VACATION OF SUBSURFACE EASEMENT OF VARYING WIDTH FOR BALDWIN BETWEEN CONGER AND HENDRIE



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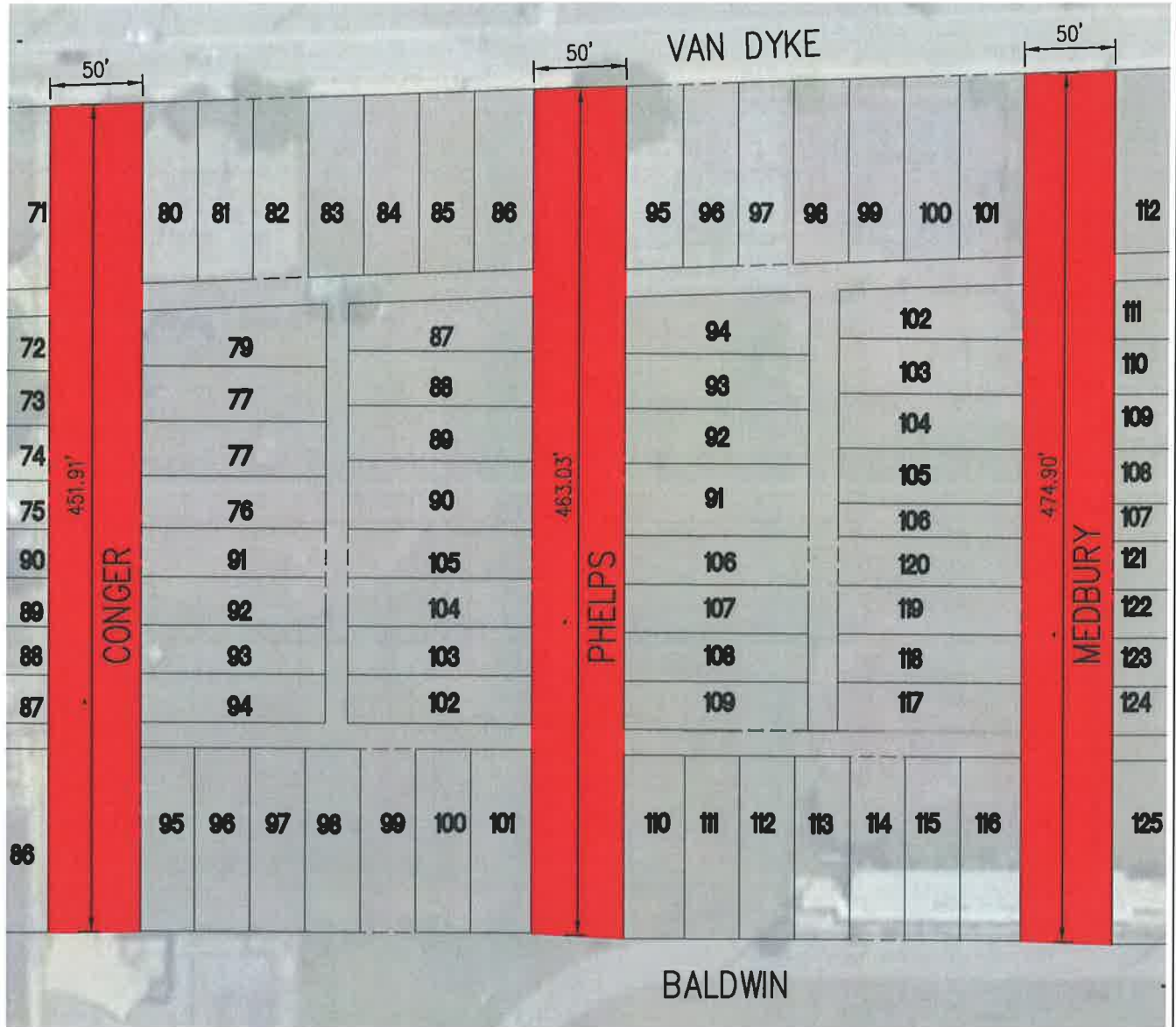
 PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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# EXHIBIT 1.H – OUTRIGHT VACATION OF SUBSURFACE EASEMENTS IN MEDBURY, PHELPS AND CONGER

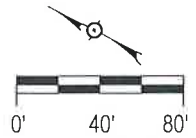
- OUTRIGHT VACATION OF 50' SUBSURFACE EASEMENT FOR MEDBURY BETWEEN VAN DYKE AND BALDWIN
- OUTRIGHT VACATION OF 50' SUBSURFACE EASEMENT FOR PHELPS BETWEEN VAN DYKE AND BALDWIN
- OUTRIGHT VACATION OF 50' SUBSURFACE EASEMENT FOR CONGER BETWEEN VAN DYKE AND BALDWIN



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PROPOSED SUBSURFACE EASEMENTS TO BE VACATED



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CITY OF DETROIT

EXHIBIT 1.H

2019-08-09

**1042**

**1042** *Petition of Trinity Investments Limited  
LLC, request to outright vacate  
subsurface easements on former  
Conger, Phelps, Medbury, Baldwin,  
Sheridan streets and adjacent alleys*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT    DPW -  
CITY ENGINEERING DIVISION