

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, June 25, 2019

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.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

965 *Stonefield Engineering and Design, request the conversion to easement of the existing alleyway adjacent to the property they currently own at 2881 East Grand Blvd & 6540 St. Antoine in Detroit, Michigan.*



STONEFIELD
engineering & design

#965

June 6, 2019

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

**RE: Petition for the Conversion of an Alley to Easement
Proposed Developments
PARCEL IDs: 03001789, 03001790, 03001791, 03001792-3, 03003021.003L & 03003271
2857, 2863, 2871, 2881 East Grand Boulevard, 6540 St. Antoine Street & 6545 Oakland Avenue
Detroit, Wayne County, MI**

Honorable City Council:

Method Development is requesting a conversion to easement of the existing alleyway adjacent to the property they currently own at 2881 East Grand Boulevard & 6540 St Antoine Street in Detroit, Michigan in order to activate the alleyway for pedestrian traffic to the proposed development and surrounding areas.

- **WHO:** Method Development Group is the petitioner and current property owner of all the property abutting and surrounding the alley.
- **WHAT:** We are requesting a conversion of the existing alley to a 16 FT public utility easement where all existing utilities will remain above and below grade.
- **WHERE:** The alley south of 2857, 2863, 2871 & 2881 E Grand Boulevard & north of 6540 St Antoine Street in Detroit, MI.
- **WHEN:** We are requesting to start the process towards conversion to an easement of the alley by the end of July 2019 so that it does not hold up the proposed development.
- **WHY:** We are requesting the conversion for the following reasons:
 - By converting from an alley to an easement, the area in question will function in the same manner regarding emergency vehicle access while also granting Method Development the flexibility to provide aesthetically pleasing improvements that are consistent with surrounding improvements to the Milwaukee Junction neighborhood.
 - To remain consistent with the surrounding properties as the alley is disconnected one block north and one block south of the development in question. The alleys within the blocks to the north and south appear to have been vacated in a manner that prevents the alleys from operating as a thoroughfare.
 - To activate and allow for pedestrian traffic through the alley to the development and surrounding areas.
 - To ensure that Method Development, the owner of all properties abutting the alley will incur all expenses related to surface upkeep, management and security

Thank you for your consideration,

Mitchell Harvey
mharvey@stonefieldeng.com
Stonefield Engineering and Design, LLC

**PETITION FOR CONVERSION OF RIGHT OF WAY
(STREET AND/OR ALLEY) TO EASEMENT**

DETROIT, June 6, 2019

TO THE HONORABLE, THE CITY COUNCIL:

We, the undersigned, owners in fee of the property abutting the alley located between 2881 East Grand Boulevard






and 6540 St Antoine Street, Detroit, MI with the Parcel IDs:03001789, 03001790, 03001791, 03001792-3 & 03003271 & 03003021.003L
Location of Right of Way

Do respectfully petition your Honorable Body to vacate said Right of Way and convert same into a public easement.

Further, the undersigned, representing one hundred percent (100%) ownership of property abutting said Right of Way hereby agree that all existing utilities in said Right of Way are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incidental to such removal or relocation, unless such charges are waived by the utility owners.

We do further agree that no building or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER Amelia Patt Zamir, 1510 Surria Ct., Blm. Hls., MI 48304 (248)520-4899
(Name) (Address) (Phone No.)

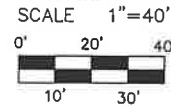
LOT NO.	SIGNATURE OF DEED HOLDER	ADDRESS	DATE
229		2857 East Grand Boulevard, Detroit, MI	6/7/19
230			
231		2863 East Grand Boulevard, Detroit, MI	6/7/19
232			
233			
233		2871 East Grand Boulevard, Detroit, MI	6/7/19
234			
235		2881 East Grand Boulevard, Detroit, MI	6/7/19
236			
237			
84		6540 St Antoine Street, Detroit, MI	6/7/19

EXHIBIT

PROPOSED VACATED ALLEY DESCRIPTION:

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

ALL OF THE 16 FOOT WIDE ALLEY LYING WESTERLY OF OAKLAND AVENUE (50 FOOT RIGHT OF WAY), AND EASTERLY OF ST. ANTOINE STREET (50 FOOT RIGHT OF WAY), AND NORTHERLY OF LOT 84 AND LOT 99, AND VACATED 20 FOOT ALLEY, AND SOUTHERLY OF LOTS 229 TO 237, INCLUSIVE, OF FRISBIE AND FOXEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 6 OF PLATS, PAGE 78 OF WAYNE COUNTY RECORDS.



OAKLAND AVENUE
50' PUBLIC RIGHT OF WAY

EAST GRAND BOULEVARD 150' PUBLIC RIGHT OF WAY	LOT 229	PROPOSED VACATED 16' ALLEY	#6545 PARCEL ID: 03003021.003L OWNER OF RECORD: METHOD MJ LLC	#6539 PARCEL ID: 03003022 OWNER OF RECORD: METHOD MJ LLC	#6535 PARCEL ID: 03003023 OWNER OF RECORD: METHOD MJ LLC			
	LOT 230 #2857 PARCEL ID: 03001789 OWNER OF RECORD: METHOD MJ LLC					LOT 99 PARCEL 2B	LOT 98 PARCEL 3B	LOT 97 PARCEL 4B
	LOT 231 FRISBIE AND FOXEN'S SUBDIVISION					EAST 10' OF VACATED ALLEY		
	LOT 232 PARCEL 2A #2863 PARCEL ID: 03001790 OWNER OF RECORD: METHOD MJ LLC					WEST 10' OF VACATED ALLEY		
	EAST 15' OF LOT 233							
	WEST 15' OF LOT 233							
	LOT 234 PARCEL 3A #2871 PARCEL ID: 03001791 OWNER OF RECORD: METHOD MJ LLC					LOT 84	LOT 85 PARCEL 1B	LOT 86
	LOT 235					FRISBIE AND FOXEN'S SUBDIVISION		
	LOT 236 PARCEL 4A					#6540 PARCEL ID: 03003271 OWNER OF RECORD: METHOD MJ LLC		
	LOT 237 #2881 PARCEL ID: 03001792-3 OWNER OF RECORD: METHOD MJ LLC							

ST. ANTOINE STREET
50' PUBLIC RIGHT OF WAY

REVISED JUNE 12, 2019 - ADDED ADDRESS TO 2B, 3B, & 4B
REVISED JUNE 04, 2019 - PER REVIEW COMMENTS

KEM-TEC A GROUP OF COMPANIES PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES			
Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048	Ann Arbor (734) 994.0888 FAX: (734) 994.0667	Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecagroupofcompanies.com			
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN			
FIELD SURVEY: N/A		DATE: MAY 31, 2019	
DRAWN BY: JDM		SHEET: 1 OF 1	
SCALE: 1" = 40'		JOB NO.: 19-01226	

2019-06-25

965

965 *Petition of Stonefield Engineering and Design, request the conversion to easement of the existing alleyway adjacent to the property they currently own at 2881 East Grand Blvd & 6540 St. Antoine in Detroit, Michigan.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION