

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

*Tuesday, July 23, 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

**996**    *Cinnaire Solutions, request for an easement over the existing East-West, and part of the North-South, alley, leaving all utilities in place, adjacent to property located at 9303 E. Jefferson Ave.*



cinnaire.com | 844-4CINNAIRE

The Honorable City Council  
Attn: Office of the City Clerk  
2 Woodward Ave.  
200 CAYMC  
Detroit, MI 48226

7/16/2019

Dear Honorable City Council,

Cinnaire Solutions respectfully requests two petitions in this document to move forward with a playground for River Crest Apartments (fka Colony & Fisher Arms) located on 9303 E Jefferson Avenue. Cinnaire Solutions is the development division at Cinnaire, a Community Development Financial Institution. We are a skilled and trusted partner that brings to the table the experience and capabilities to address the most challenging housing and economic development opportunities. Below are the two petitions and attached documentation. Thank you for your consideration.

**WHO:** Cinnaire Solutions (www.cinnaire.com)

**WHAT:** There are two petitions for the same property in this request.

**Request 1:** We petition for an easement over the existing East-West and part of the North-South Alley, leaving the utilities in place.


**Request 2:** Convert the existing drive into a Public Access Easement. It already connects to the North-South alley and would serve as an exit (substituting the East-West Alley). Please see attached drawings for further clarification.

**WHERE:** River Crest Apartments (fka Colony & Fisher Arms), 9303 E Jefferson Ave, Detroit MI 48214

**WHEN:** We are aiming to have the playground constructed before December 2019.

**WHY:** Cinnaire is planning on building a playground for the residents of River Crest Apartments and will need access to add surface mounted playground equipment over the alley. The equipment will be able to be quickly removed and would only be located on the eastern corner of the alley.

Sincerely,

  
Lilia Gonzalez  
Design + Development Strategist  
Address: 2111 Woodward Avenue, Suite 600, Detroit MI 48201  
Phone Number: 313-544-4017  
Email: lgonzalez@cinnaire.com

**Lansing | Corporate Headquarters**  
1118 South Washington Avenue  
Lansing, Michigan 48910  
517 482 8555

**Detroit**  
2111 Woodward Avenue, Suite 600  
Detroit, Michigan 48201  
313 841 3751

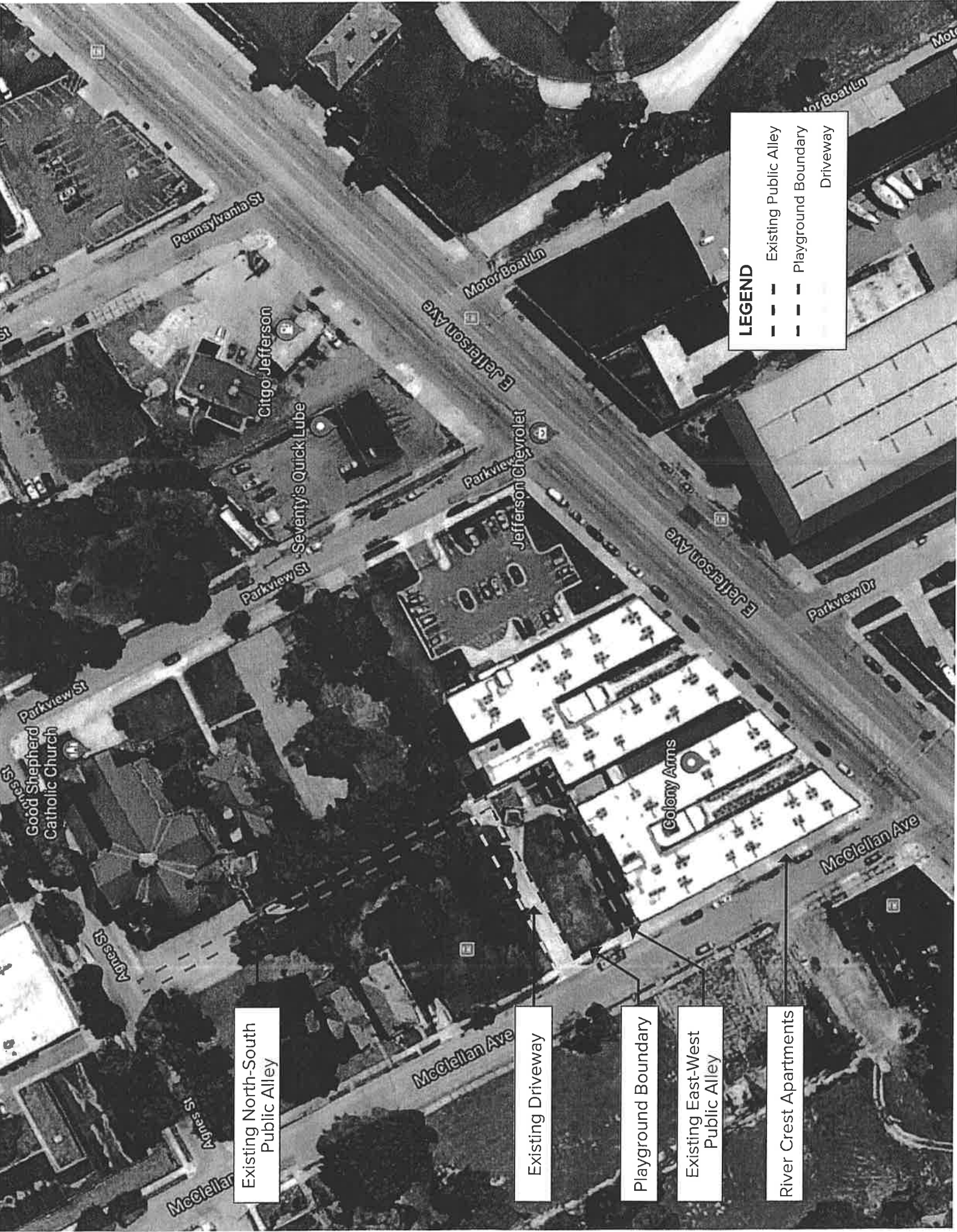
**Chicago**  
225 West Washington Street, Suite 1350  
Chicago, Illinois 60606  
312 957 7283

**Madison**  
2 East Mifflin Street, Suite 403  
Madison, Wisconsin 53703  
608 234 5291

**Grand Rapids**  
100 Grandville Avenue SW, Suite 202  
Grand Rapids, Michigan 49503  
616 272 7880

**Indianapolis**  
320 North Meridian, Suite 516  
Indianapolis, Indiana 46204  
317 423 8880

**Wilmington**  
100 West 10th Street, Suite 502  
Wilmington, Delaware 19801  
302 655 1420



**LEGEND**

- - - Existing Public Alley
- - - Playground Boundary
- - - Driveway

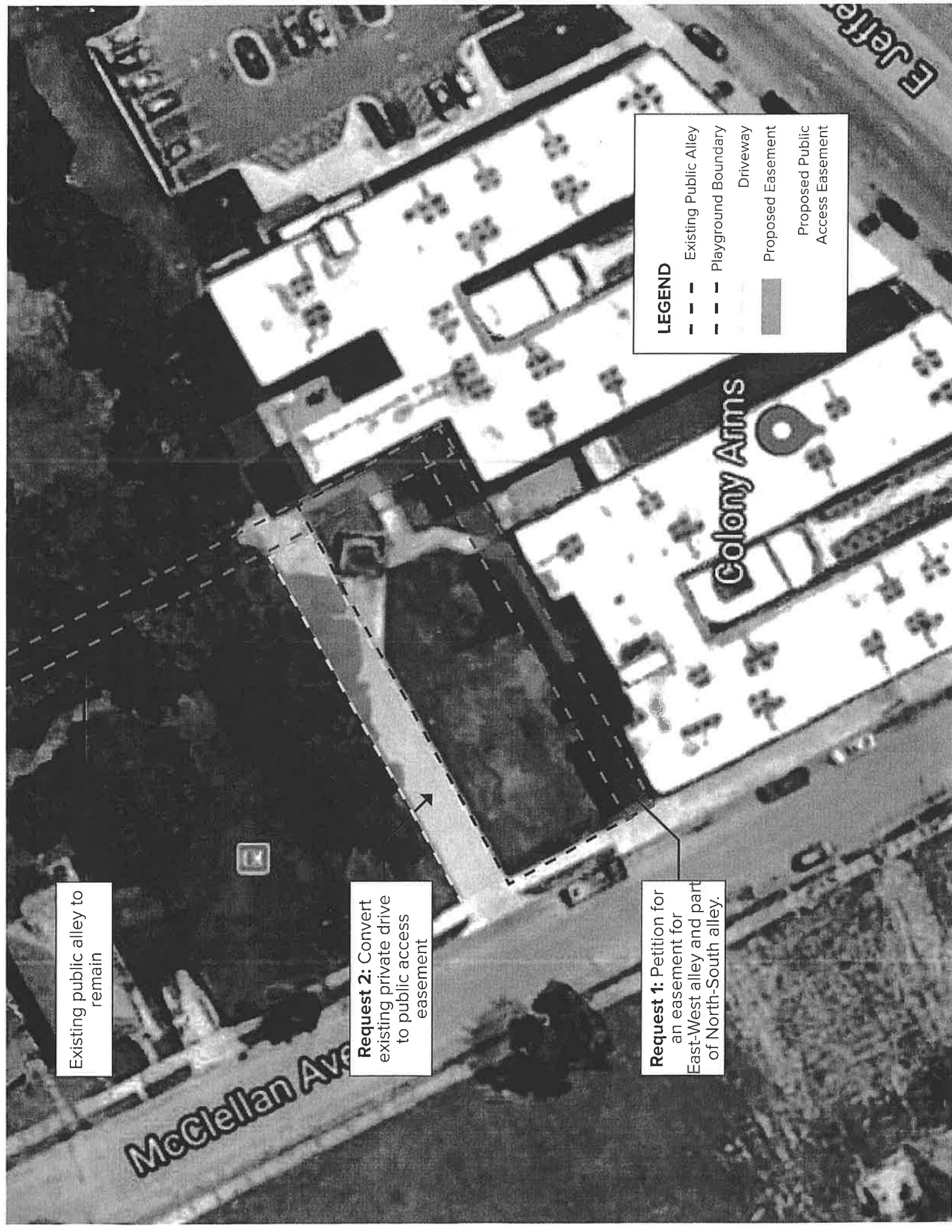
Existing North-South  
Public Alley

Existing Driveway

Playground Boundary

Existing East-West  
Public Alley

River Crest Apartments



**LEGEND**

- - - Existing Public Alley
- - - Playground Boundary
- Driveway
- █ Proposed Easement
- █ Proposed Public Access Easement

Existing public alley to remain

**Request 2:** Convert existing private drive to public access easement

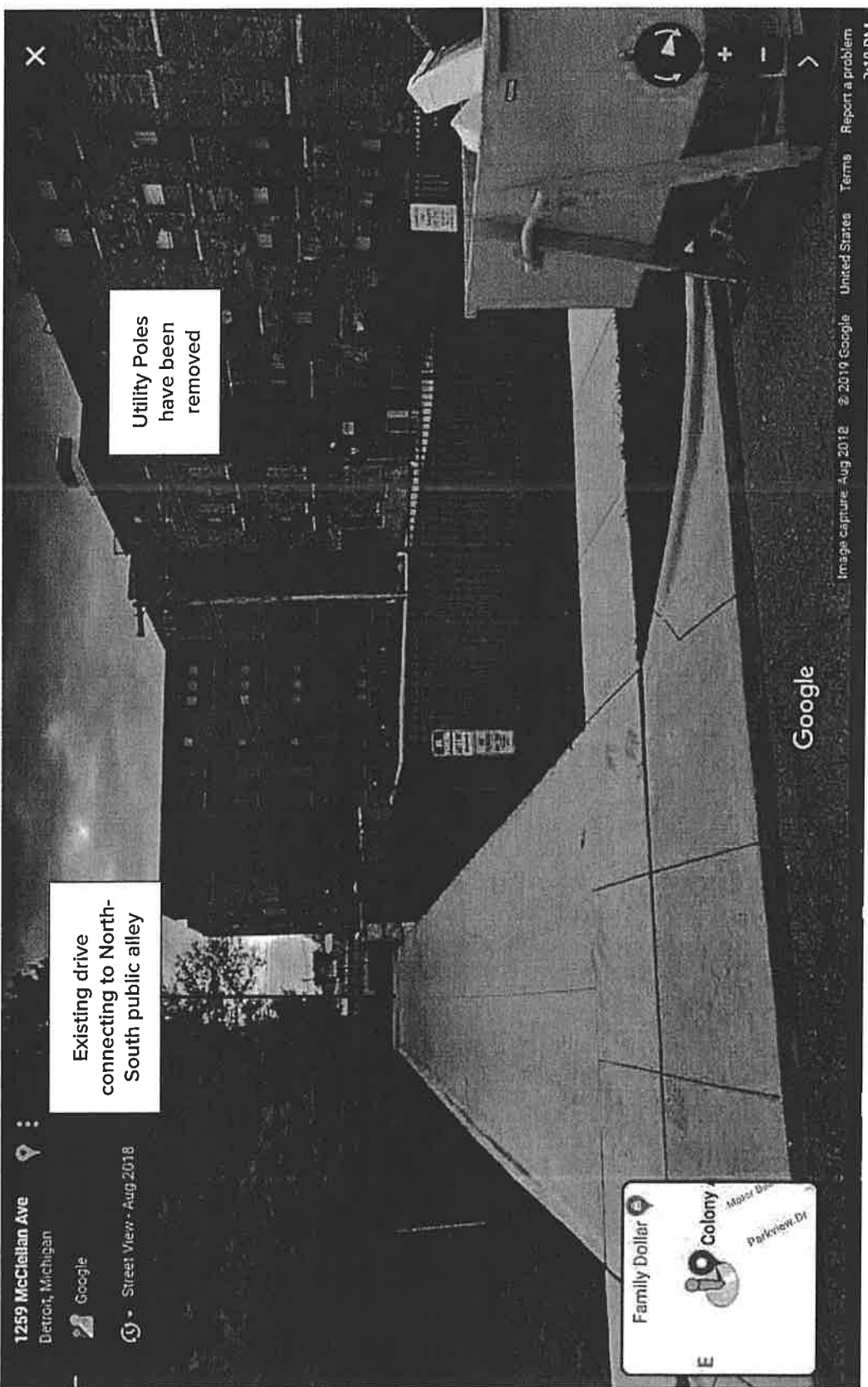
**Request 1:** Petition for an easement for East-West alley and part of North-South alley.

McClellan Ave

Colony Arms

E Jeffrey





1259 McClellan Ave  
Detroit, Michigan



Street View - Aug 2018

Existing drive connecting to North-South public alley

Utility Poles have been removed

Google

Image capture - Aug 2018 © 2019 Google United States Terms Report a problem 3-10.DM







EXISTING ALLEY

EXISTING FENCING

EARTH MOUNDING

SEATING - STUMP RETAINING WALL  
(1' HT), TYP.

LANDSCAPE SCREENING

CONCRETE PAD - GATHERING/SEATING  
AREA AND SEASONAL CHILDREN'S  
SPRAY PAD

TUNNEL UNDER EARTH MOUNDING  
(MATERIAL TBD)

EARTH MOUNDING

DECORATIVE LANDSCAPING AND  
SHADING

EXISTING ALLEY RIGHT-OF-WAY  
BOUNDARY

(SHADED) SEATING AREA

EXISTING GATE

EXISTING FENCING

EXISTING SIDEWALK TO REMAIN

EXISTING TRASH ENCLOSURE

PROPOSED PARENT SEATING/OBSERVATION  
AREA

EXISTING SIDEWALK TO REMAIN

EXISTING ALLEY RIGHT-OF-WAY  
BOUNDARY

EXISTING MECHANICAL EQUIPMENT

EXISTING SIDEWALK TO REMAIN

PATHWAY TO PLAY AREA

EXISTING BUILDING ENTRANCE/EXIT

NOTES:

1. CONCEPT PLAN IS FOR DESIGN PURPOSES ONLY AND IS NOT FOR CONSTRUCTION
2. CONCEPT PLAN ASSUMES REMOVAL OF EXISTING UTILITY POLES CURRENTLY IN PROPERTY THAT ARE NOT IN USE
3. CONCEPT PLAN ASSUMES THAT THERE WILL BE NO MODIFICATIONS TO EXISTING UNDERGROUND UTILITIES

2019-07-23

**996**

**996** *Petition of Cinnaire Solutions, request for an easement over the existing East-West, and part of the North-South, alley, leaving all utilities in place, adjacent to property located at 9303 E. Jefferson Ave.*

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**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

PLANNING AND DEVELOPMENT DEPARTMENT    DPW -  
CITY ENGINEERING DIVISION