

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENT PETITION REFERENCE COMMUNICATION

*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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Petition No.	1440
Name of Petitioner	American Community Developers, Inc.
Description of Petition	request for the vacation of easements located over Kaline Drive, between Cochrane Street and Trumbull Street, vacated to utility easement on 5/19/1993 per City Council Resolution.
Type of Petition	Alley Vacation
Submission Date	05/25/2021
Concerned Departments	Department of Public Works - City Engineering Division; Planning and Development Department
Petitioner Contact	Michael D. Essian, Vice President, American Community Developers, Inc. 20250 Harper, Detroit, MI 48225 (313) 881-8130



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 TTY: 711  
WWW.DETROITMI.GOV

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To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
MapsandRecordsBureau@DetroitMI.Gov  
(313) 224-3970

Petitioner:  
American Community Developers, Inc.  
20250 Harper  
Detroit, MI, 48225

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition for the vacation of easements located over Kaline Drive, between Cochrane Street and Trumbull Street, vacated to utility easement on 5/19/1993 per City Council resolution.

Reviewed by:

Jered Dean  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985

# American Community Developers, Inc.

20250 Harper  
Detroit, MI 48225

(313) 881-8150  
Fax (313) 884-0722

March 23, 2021

Via Email: [DeanJ@DetroitMI.gov](mailto:DeanJ@DetroitMI.gov)

Jered Dean, Manager II  
Department of Public Works  
City Engineering Division  
City of Detroit  
2 Woodward Avenue, #611  
Detroit, MI 48226

RE: 2610 Cochrane Street  
Outright Vacation Request

Dear Mr. Dean,

This is a supplemental letter to our Outright Vacation Request dated March 15, 2021 related to the above-referenced property. American Community Developers, Inc. ("ACD") is working closely with the City of Detroit Department of Housing and Revitalization to develop the site located at 2610 Cochrane into mixed income residential apartments. This site is referred to as "Left Field" in recognition of the site's past use as the former Tigers Stadium.

Left Field is proposed to contain approximately 120 apartment units. Half of the units will be set aside as affordable units with rent and income limits starting at 40% of the Area Median Income. ACD controls the site through a Development Agreement with the Detroit Economic Growth Corporation. All project financing has been approved and construction is expected to commence upon receipt of environmental clearance from the City of Detroit.

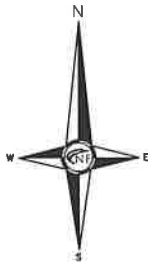
In order to complete this project, we have requested an outright vacation of a certain area on the site formerly known as Kaline Drive (as well as any other remaining public alleys and/or easements across the site). We have already received Conditional Land Use and Site Plan Approval subject to certain setback variances requested of the Board of Zoning Appeals. Time is of the essence, so we respectfully request you review and submit our Outright Vacation Request to the Honorable City Council as soon as possible.

If you have any questions or require any additional information, please feel free to contact me.

Sincerely,

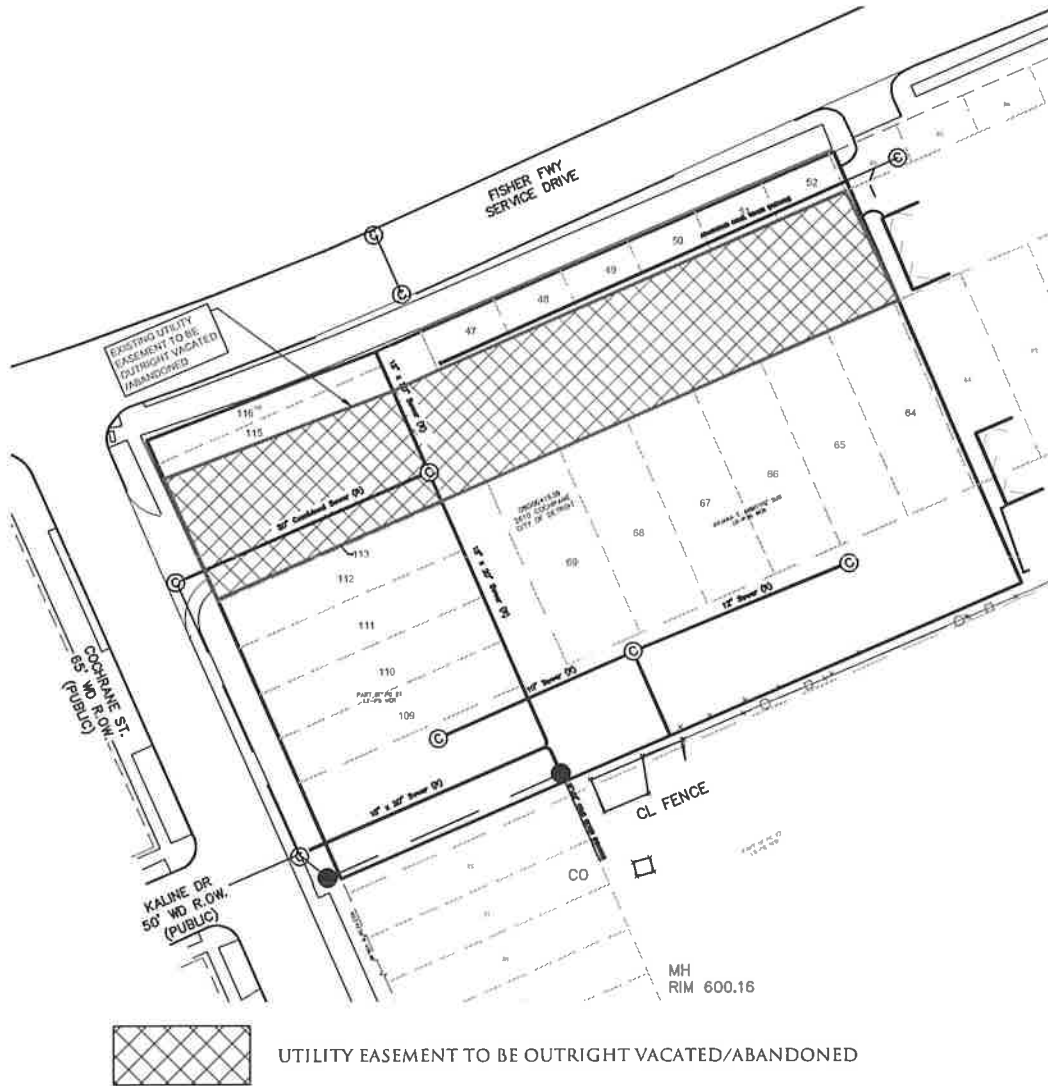


Michael D. Essian  
Vice President



# Exhibit A

## LEFT FIELD DEVELOPMENT OUTRIGHT EASEMENT VACATION /ABANDON



**NOWAK & FRAUS  
ENGINEERS**  
NOWAK & FRAUS ENGINEERS  
 28 WEST ADAMS, SUITE 200  
 DETROIT, MI 48226  
 TEL: (313) 965-2444  
 FAX: (248) 332-8257

Prepared for:  
 American Community  
 Devolpers  
 20250 Harper Avenue  
 Detroit, MI 48225

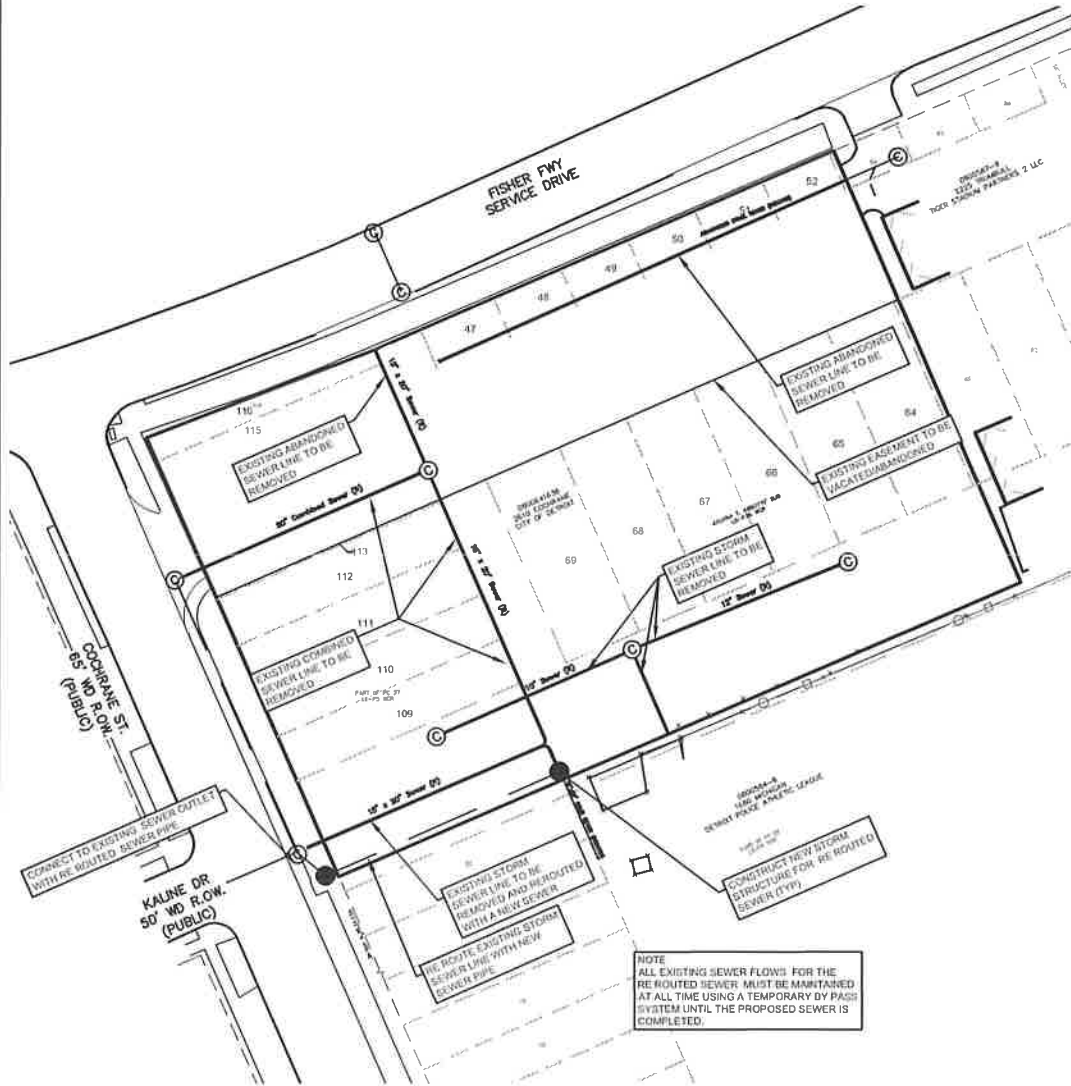
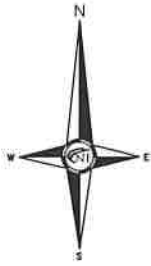
SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=60'	2021-04-15	J. Cecil	L611	1 of 1



# Exhibit B

## LEFT FIELD DEVELOPMENT

### UTILITY REMOVAL



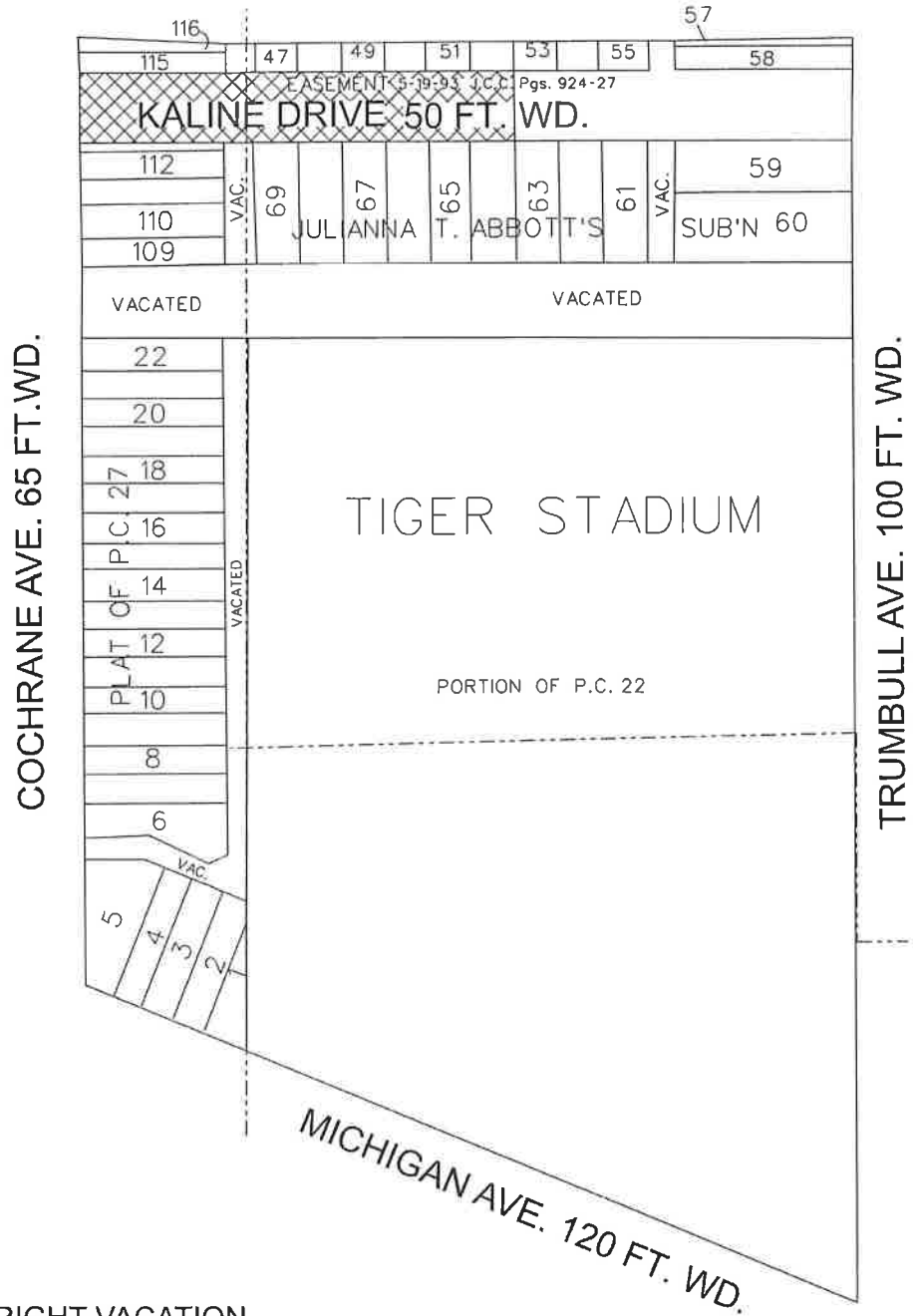
**NOWAK & FRAUS ENGINEERS**  
 NOWAK & FRAUS ENGINEERS  
 28 WEST ADAM, SUITE 210  
 DETROIT, MI 48226  
 TEL: (313) 965-2444  
 FAX: (248) 332-8257

Prepared for:  
 American Community  
 Developers  
 20250 Harper Avenue  
 Detroit, MI 48225



SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=60'	2021-04-15	J. Cecil	L611	1 of 1

PETITION NO.



 - OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 29 D

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	SA	CHECKED		JD	
DATE	04-22-21	APPROVED			

REQUEST TO OUTRIGHT VACATE  
THE REMAINING UTILITY EASEMENT  
FOR KALINE DRIVE,  
BETWEEN COCHRANE AND TRUMBULL.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	