



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

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

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

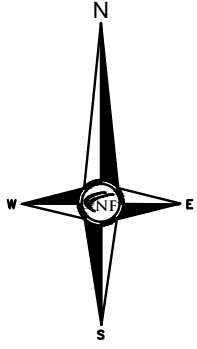
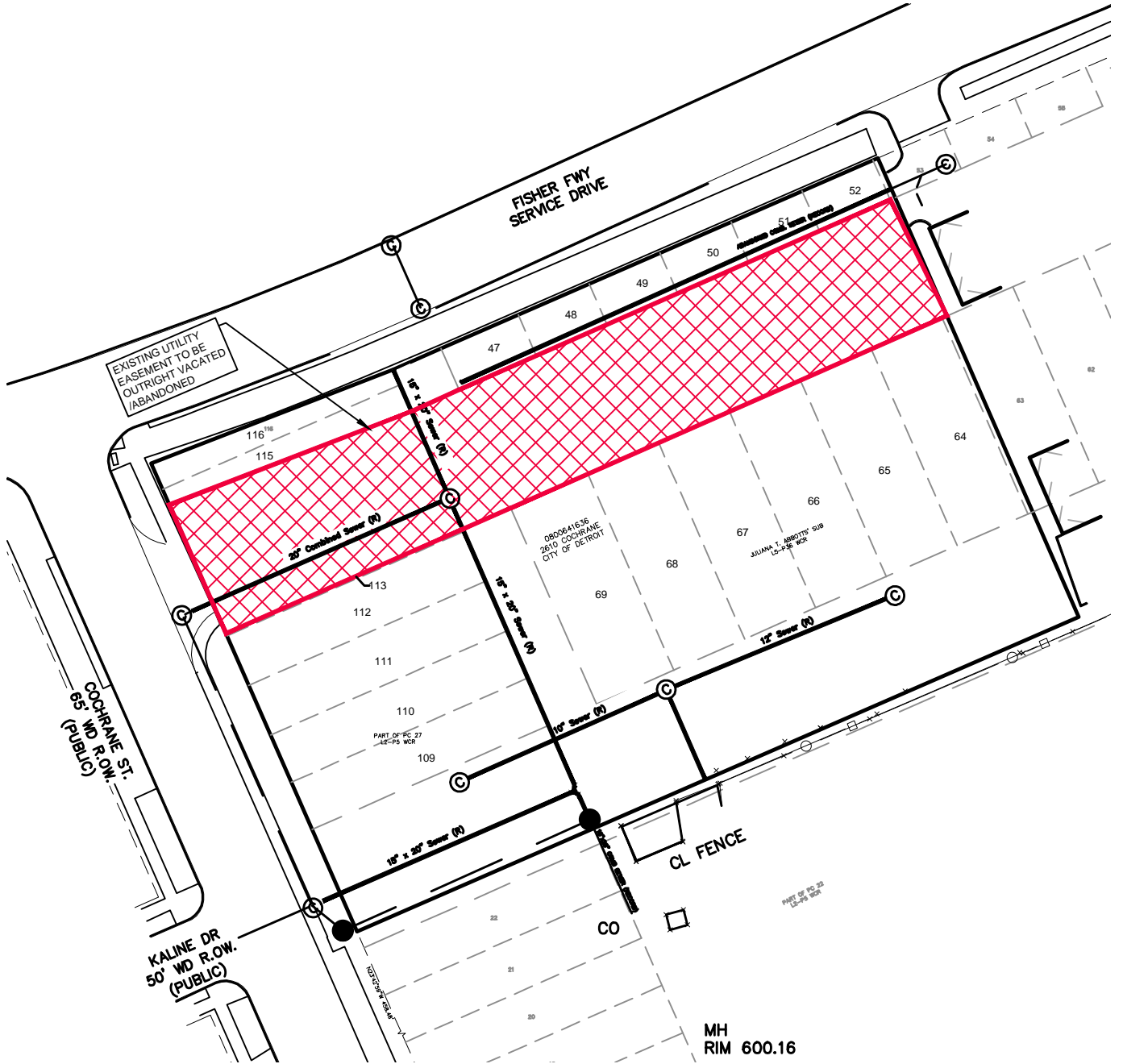


Exhibit A

LEFT FIELD DEVELOPMENT

OUTRIGHT EASEMENT VACATION / ABANDON



UTILITY EASEMENT TO BE OUTRIGHT VACATED/ABANDONED



NOWAK & FRAUS ENGINEERS

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

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

SCALE
 1"=60'

DATE
 2021-04-15

DRAWN
 J. Cecil

JOB NO.
 L611

SHEET
 1 of 1

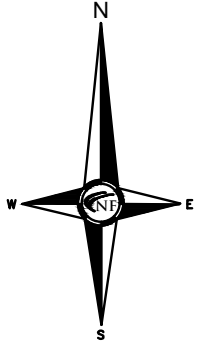
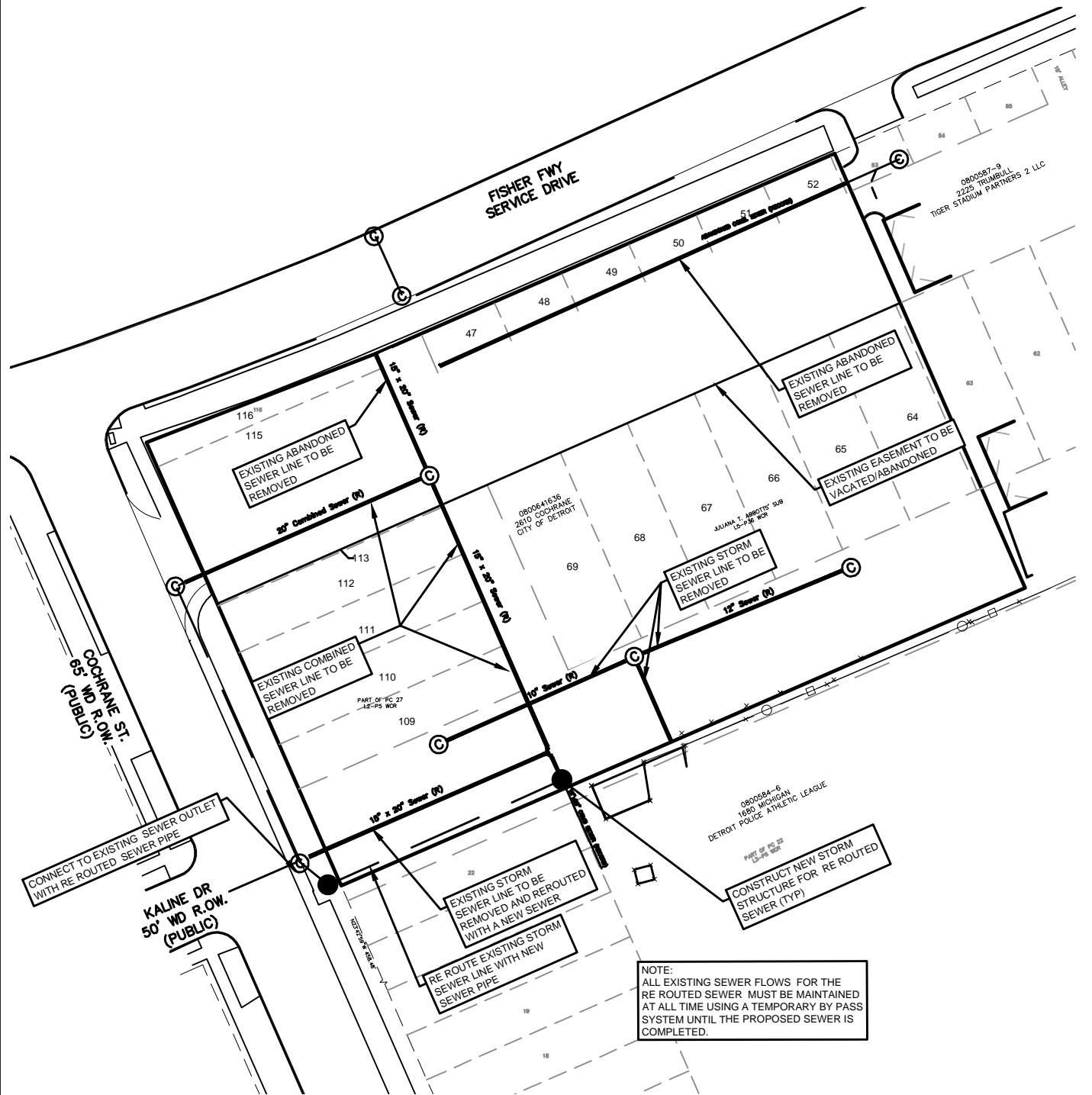


Exhibit B

LEFT FIELD DEVELOPMENT UTILITY REMOVAL



**NOWAK & FRAUS
ENGINEERS**

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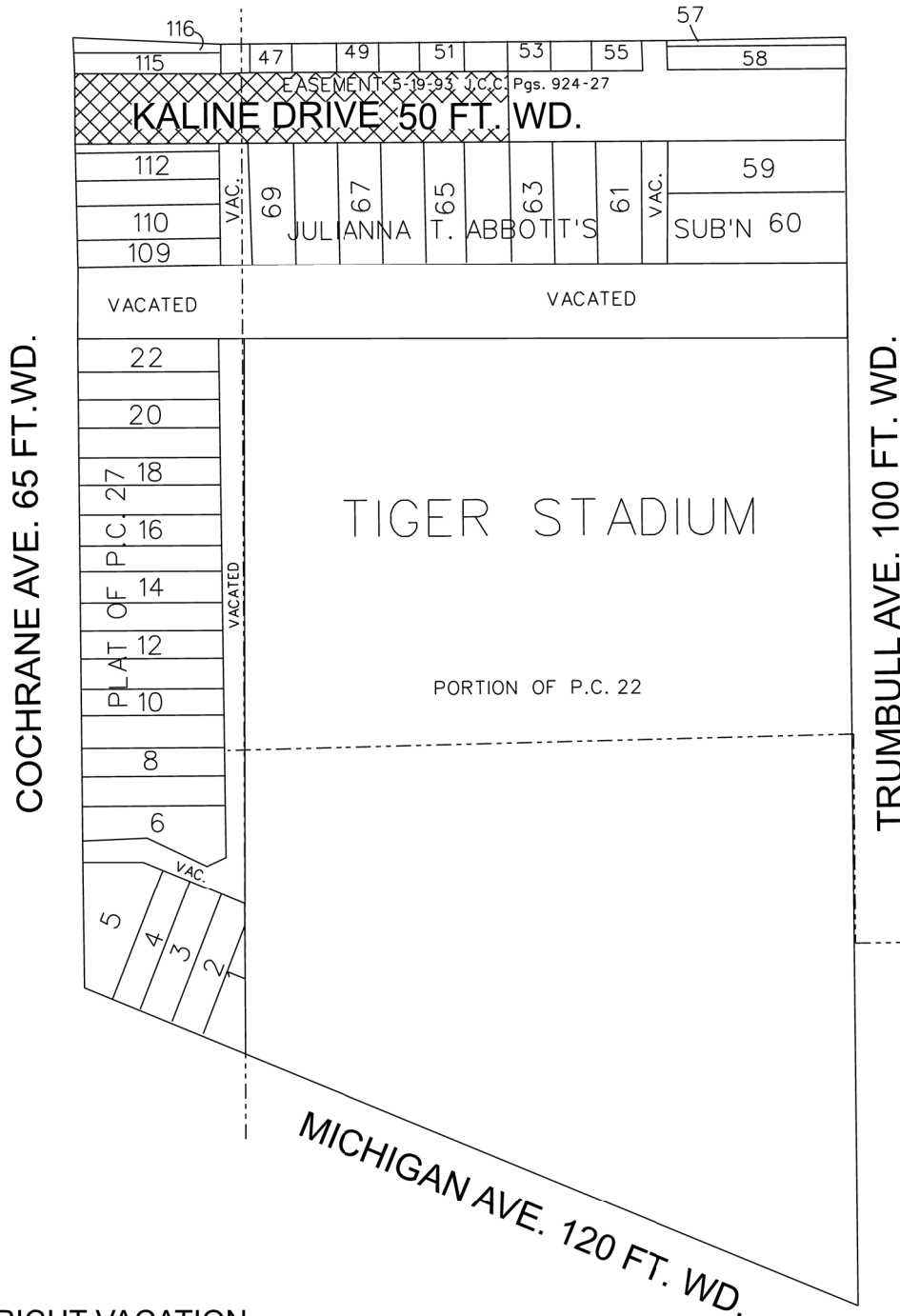
DRAWN
J. Cecil

JOB NO.
L611

SHEET
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.