



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:
Southwest Housing Solutions
5716 Michigan Avenue
Detroit, MI, 48201

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 with conversion to public utility easement of the public alley bounded by Junction Avenue, Buchanan Street, 33rd Street, and Jackson Street.

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



Southwest Housing Solutions
1920 25th Street, Suite A
Detroit, MI 48216
313.841.3727 main
www.swsol.org

July 22, 2022

City of Detroit
Department of Public Works
City Engineering Division
2 Woodward Ave, Detroit, MI 48226

Gentlemen/Ladies:

RE: Letter of Intent-Southwest Housing Solutions-Alley Vacation

Southwest Housing Solutions (SWHS) respectfully submits this Letter of Intent to the City Engineering Division to vacate the north-south alley located in Southwest Detroit bounded by Jackson/Buchanan/Junction/33rd Street.

Southwest Housing Solutions
1920 25th Street
Detroit, MI 48216
Contact: Dan Loacano, 313-475-7415

On January 18, 2022, SWHS closed on 15 contiguous vacant parcels with the DLBA to build a community park. The aforementioned 15 lots are zoned R2 (residential). SWHS was required to obtain a *Conditional Land Use Permit (CLUP)* from BSEED to construct the park on property zoned R2. On May 13, 2021, our application for the permit was approved by BSEED. An extension on the CLUP expires on October 18, 2022. SWHS has signed a contract with Michigan Recreational Construction to build the park.

This new community park will support our redevelopment efforts in the Newberry neighborhood of the East Chadsey-Condon community. Currently, SWHS is leading an effort to convert 60 single family homes from rental to homeownership. To date, 47 of the 60 homes have been transitioned from rental to homeownership. Community residents participated in the design of the park. SWHS is working in collaboration with other Southwest Detroit community non-profits on other redevelopments efforts in the East Chadsey-Condon community.

Current conditions of the alley right of way between Jackson and Buchanan include:

[Southwest Counseling Solutions](#) | [Southwest Economic Solutions](#) | [Southwest Housing Solutions](#)

[5716 Michigan Avenue](#) | [Detroit, MI 48210](#) | [313.481.3100](#) | [313.481.3111 fax](#) | www.swsol.org



Standing on Jackson looking north onto the park site/alley ROW. As you can see grass has grown over the concrete.



On Buchanan looking south. Note, homeowner has closed off this portion of the alley with a fence.



Standing in the intersection of Jackson/Junction looking Northeast at park site

Public records indicate that there is a total of 61 parcels abutting the alley. The ownership of these parcels includes:

Detroit Land Bank Authority-29 vacant parcels

Southwest Housing Solutions-15 parcels

Private ownership-17

There are 7 homes that abut the alley between Jackson/Buchanan located on 33rd and Junction. On January 18, 2022, SWHS sent letters to the owners of the homes. No one replied to the letter which outlined the plans for the park and our desire to vacate the alley. SWHS staff made several visits to the homes to explain our project and solicit signatures. Some of the private property owners not only own a home (structure) but also own vacant parcels in proximity. To date, SWHS has secured signatures from 3 private property owners totaling 7 parcels abutting the alley.

Our goal is to gain approval (vacate alley) to remove the concrete in the alley right-of-way on just the portion that is included in the boundaries of the new park. We will not touch utilities in the right-of-way.

Sincerely,

Dan Loacano
Program Manager

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties owned by a business or other entity must be signed by an authorized agent in order to be counted in this petition.

By signing this petition the property owner is confirming awareness of the following changes to their property:

- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of 1/2 of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to the property will be adjusted based on any added impervious surfaces added to the property. Please contact the Department of Water and Sewage for additional questions regarding rates.
- (3) Garages orientated toward the alley may no longer be accessible by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waves their right to access their property using the alley.

Commercial properties are subject to the conditions of their land use grant. Which may require permission from the Buildings and Safety Engineering and Environment Department or the Board of Zoning Appeals prior to changing the limits of their property.

PRINT NAME / ADDRESS / DATE SIGNED

Rosario Salvador Guzman Salazar 4157 33rd & 4163 33rd Street _____

SIGNATURE

Phone No.

X Rosario Salvador Guzman Salazar X 313) 269-6465

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

Phone No

City of Detroit

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PRINT NAME / ADDRESS / DATE SIGNED

PENA PALACIOS / 4147 33rd / 3-16-22

SIGNATURE

xRoberto B. Pena

Phone No.

x313-912-2897

PRINT NAME / ADDRESS / DATE SIGNED

SIGNATURE

Phone No

IN Addition, OWNS:

4137 33rd 4150 Junction
4138 Junction
4144 Junction

City of Detroit

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PRINT NAME / ADDRESS / DATE SIGNED

Anthony Harris / 4187 33rd / X 4-28-2022

SIGNATURE

X Anthony Harris

Phone No.

248-739-6427

PRINT NAME / ADDRESS / DATE SIGNED

4187 33rd Anthony Harris ~~248~~ 4-28-2022

SIGNATURE

Anthony Harris

Phone No

248-739-6427

City of Detroit

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By signing this petition the property owner is confirming awareness of the following changes to their property:

- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of ½ of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
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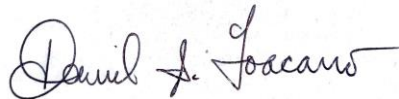
PRINT NAME / ADDRESS / DATE SIGNED

Southwest Housing Solutions

Attached List

July 25, 2022

SIGNATURE

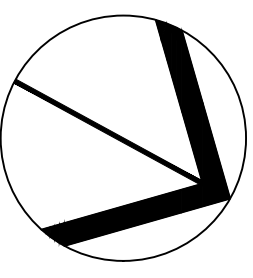
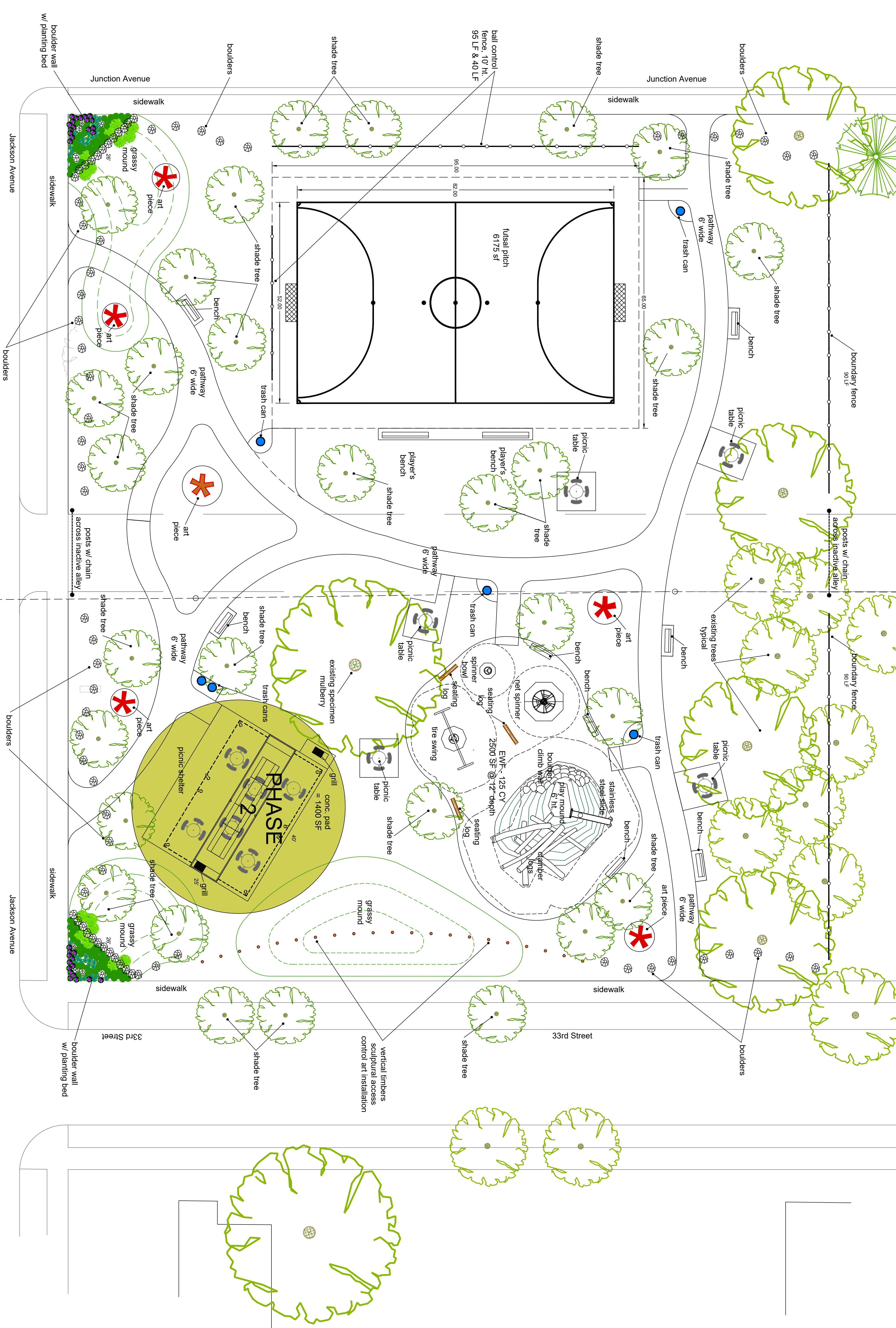


Phone No.

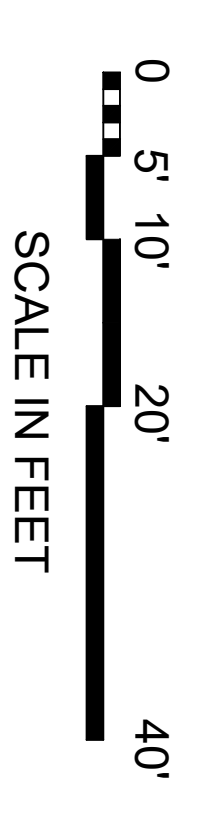
313-475-7415

PRINT NAME / ADDRESS / DATE SIGNED

EJUNCTION LOT 32 BLKD-BRUSHS SUB L16 P24 PLATS, WC R 16187 26 X 100 Parcel ID: 16012994. Commonly known as 4000 Junction, Detroit, MI 48210
E JUNCTION LOT 31 BLK D-BRUSHS SUB L16P24 PLATS, WC R 16/87 30 X 100 Parcel ID: 16012995. Commonly known as 4006 Junction, Detroit, MI 48210
E JUNCTION LOT 30 BLKD-BRUSHS SUB LIGP24 PLATS, WC R 16187 30X 100 Parcel ID: 16012996, Commonly known as 4012 Junction, Detroit, MI 48210
EJUNCTION LOT29 BLKD-BRUSHSSUBL16 P24 PLATS, WC R 16187 30 X 100 Parcel ID: 16012997, Commonly known as 4018 Junction, Detroit, MI 48210
E JUNCTION LOT 28 BLK D-BRUSHS SUB L16 P24 PLATS, WC R 16187 30 X 100 Parcel ID: 16012998. Commonly known as 4024 Junction, Detroit, MI 48210
E JUNCTION LOT 27 BLK D-BRUSHS SUB L16 P24 PLATS, WC R 16187 30 X 100 Parcel ID: 16012999. Commonly known as 4030 Junction, Detroit, MI 48210
EJUNCTION LOT26 BLKD-BRUSHS SUB L16P24PLATS, W CR 16187 30X 100 Parcel ID: Commonly known as 4036 Junction, Detroit, MI 48210
W 33RD LOT 1 BLK 4-SUB OF PC NO 260 N OF MICHIGAN AVE L3 P17 PLATS, WC R 16/88 25 X 100 Parcel ID: 16012565, Commonly known as 4003 Detroit, MI 48210
W 33RD LOT 2 BLK 4-SUB OF PC NO 260 N OF MICHIGAN AVE L3 P17 PLATS, WC R 16188 25 X 100 Parcel ID: 16012564, Commonly known as 4007 33,d, Detroit, MI 48210
W 33RD LOT 3 BLK 4-SUB OF PC NO 260 N OF MICHIGAN AVE L3 P17 PLATS, W C R 16/88 25 X 100 Parcel ID: 16012563. Commonly known as 4013 3yct, Detroit, MI 48210
W 33RD LOT4 BLK4-SUB OF PCNO 260 N OF MICHIGAN AVE L3 P17 PLATS, W R 16188 25 X 100 Parcel ID: 16012562. Commonly known as 4017 33" ¹ , Detroit, MI 48210
W 33RD LOT 5BLK4-SUB OF PCNO 260 N OF MICHIGAN AVE L3 P17 PLATS, WC R 16/88 25 X 100 Parcel ID: 16012561. Commonly known as 4023 Detroit, MI 48210
W 33RD LOT6 BLK4-SUB OF PCNO 260N OF MICHIGAN AVE L3 P17 PLATS, WC R 16/88 25 X 100 Parcel ID: 16012560, Commonly known as 4027 33", Detroit, MI 48210
W 33RD LOT 7 BLK 4-SUB OF PCNO 260N OF MICHIGAN AVE L3 P17 PLATS, WCR 16/88 25 X 100 Parcel ID: 16012559, Commonly known as 4033 33", Detroit, MI 48210
W 33RD LOT 8 BLK 4-SUB OF PC NO 260 N OF MICHIGAN AVE L3 P1 7 PLATS, WC R 16188 25 X 100 Parcel ID: 16012558, Commonly known as 4037 33,d, Detroit, MI 48210



NORTH



Conceptual Master Plan YAKER PARK

4012 JUNCTION AVENUE, DETROIT, MI

client
SOUTHWEST SOLUTIONS
1920 25TH STREET
DETROIT, MI 48216
313.297.1347

Issue + revision	date
REVIEW	08.26.19
FENCE ADDED TO	09.10.19
END OF FUTSAL	

date
MAR. 16. 2022

project number
222039A

sheet name
CONCEPTUAL
MASTER PLAN

sheet number
1 of 1

Building Fun
Michigan Recreational Construction INC.

OFFICES IN HOWELL & DETROIT
o. 517.545.7122 • f. 517.545.7144 • www.buildingfun.com