

October 6, 2023

City of Detroit
Maps and Records Bureau
2 Woodward Avenue, Room 216
Detroit, MI 48226

RE: REQUEST FOR RIGHTS-OF-WAY ENCROACHMENT

- **E/W 20-FT ALLEY LOCATED BETWEEN 60 HARPER STREET AND 71 E. EDSSEL FORD FWY**
- **N/S 20-FT ALLEY LOCATED IMMEDIATELY WEST OF 60 HARPER**
- **N/S VACATED ALLEY (WITH RETAINED EASEMENTS LOCATED IMMEDIATELY WEST OF 71 E. EDSSEL FORD FWY DETROIT, WAYNE COUNTY, MICHIGAN**

To whom it may concern:

On behalf of MHT Housing, Inc, applicant for the above reference encroachments, we seek permission to make improvements to the following alleys:

- 20-ft wide alley located between 60 Harper Street and 71 E. Edsel Ford Freeway;
- 20-ft wide alley located immediately west of 60 Harper Street; and
- 20-ft wide vacated alley (with retained easements) located immediately west of 71 E. Edsel Ford Freeway for the purposes of ingress/egress, parking facilities, curb/gutter, and storm sewer crossings and connections. A site plan created specifically for this purpose is included in this request.

The requested improvements are related to construction of a new 3-story, mixed-use development consisting of 49 residential units and 1st floor commercial space in one building fronting Harper Street, with rear access to the referenced alley. Alley improvements are requested to provide safe ingress/egress from Harper Street, connecting to the existing 20-ft alley that divides the two properties at the east project boundary. Parking facilities are proposed south of the alley with drive connections to the alley, and sidewalk crossings connecting the building and parking area. Parking spaces are proposed over the vacated alley fronting E. Edsel Ford Freeway. Related encroachment requests include storm sewer facilities to capture roof drainage from the new building, and route runoff from the building to stormwater storage and pre-treatment facilities prior to discharging to the city combined sewer.

Currently, the alleys are unimproved.

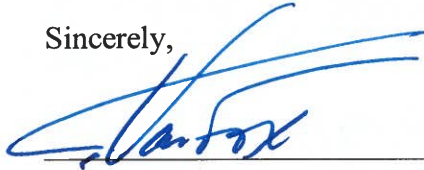
Specific improvements include new 8-inch concrete pavement section, per city's standards. Given the use of the alley for overhead utilities, including the utility poles, we propose to offset the drives from the alley centerline, and provide curb and gutter (as needed and as illustrated), to accommodate grade differences greater than 0.8 feet at the alley edge. Curb and gutter has been removed from the project within public alleys where practicable. Adjacent 10-ft wide ingress/egress easement is proposed to ensure safe and adequate travel width for the intended vehicle use.

Curbed parking is proposed in the vacated alley immediately west of 71 E. Edsel Ford Freeway to account for grade differences at the property line, and to provide shared parking to parishioners of Our Lady of the Rosary catholic church.

An 18-inch storm sewer alley crossing is proposed to direct stormwater runoff from 60 Harper south across the east/west alley to new stormwater facilities at 71 E. Edsel Ford Freeway. The storm sewer depth crosses the alley perpendicularly at a depth of approximately 7.9 feet below proposed pavement grades. Two new 24-inch diameter drainage structures are proposed within the vacated alley, with 12-inch storm sewer at minimal depth.

We respectfully request permission to provide the encroachments as described herein, and as illustrated in the attached site plan.

Sincerely,



T. Van Fox, President
MHT Housing, Inc.
32500 Telegraph Road, Suite 100
Detroit, Michigan 48025
Tel.: 248-833-0552
Email: vanfox@mhthousing.net