

Janice M. Winfrey
City Clerk

City of Detroit
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

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.

Petition No.	2024-168
Name of Petitioner	Henry Ford Health
Description of Petition	Petition requests for various vacations and dedications of several public Right-of-Way in the block generally bounded by West Grand Blvd., John C. Lodge Service Dr., Holden Ave., and Sterling Ave.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	07/10/24
Concerned Departments	Media Services, Building & Safety Engineering, Police Department, Fire Department, Municipal parking Department, Transportation Department, Health Department, General Services Department
Petitioner Contact	Michael Marks Giffels Webster 28 W. Adams, Suite 1200 Detroit, Michigan 48226 (P): 313-980-1469 mmarks@giffelswebster.com

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

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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
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June 14, 2024

Honorable City Council:

RE: Petition Number x2024-168 – DPW, City Engineering Division, request for various vacations and dedications of several public Right-of-Way in the block generally bounded by West Grand Blvd., John C. Lodge Service Dr., Holden Ave., and Sterling Ave.

Petition Number x2024-168 – DPW, City Engineering Division, request for various vacations and dedications of several public Right-of-Way in the block generally bounded by West Grand Blvd. 150 ft. wide, John C. Lodge Service Dr. variable width, Holden Ave. 66 ft. wide, and Sterling Ave. 60 ft. wide.

The petition was referred to the City Engineering Division – DPW for investigation (utility clearance) and report. This is our report.

This request is on behalf of Henry Ford Health and its purpose is to support the redevelopment of the 83-acre north and south campus site referred to as Destination Grand.

All other city departments and utilities have reported no objections to the proposed right-of-way dedications, vacations, and easements.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

Cc: Ron Brundidge, Director – DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, that your Honorable Body authorize the acceptance of the following described properties owned by Henry Ford Health for public street purposes and land to be dedicated as public streets and alley:

1. North part of new Lincoln Street 60 ft. wide right of way, bounded by West Grand Boulevard and West Milwaukee Avenue

Part of unit 1 of Henry Ford South Campus, WCCP no.: 1158, as recorded in Liber 56300, page 59, Wayne County records, being more particularly described as:

Commencing at northwest corner of said unit 1, also being the intersection of the south right of way line the of West Grand Boulevard (150 feet wide) and the east line of West Milwaukee Avenue (variable width); thence n.62°13'54"e., 433.91 feet to the point of beginning; thence continuing n.62°13'54"e., 60.00 feet; thence s.27°46'06"e., 364.59 feet to a point on the north line of West Milwaukee Avenue (variable width); thence s.62°13'44" w., 60.00 feet along said north line; thence n.27°46'06" w., 364.59 feet to the point of beginning and containing 0.502 acres.

2. South part of new Lincoln Street 60 ft. wide right of way, between West Milwaukee Avenue and existing Lincoln Avenue

Part of unit 2 of Henry Ford South Campus, WCCP no.: 1158, as recorded in liber 56300, page 59, Wayne County records, also part of lots 21 through 26 of "Avery and Van Husan's Subdivision" as recorded in Liber 11, Page 13 of plats, Wayne County records, being more particularly described as:

Commencing at the northwest corner of said unit 1, also being the intersection of the south right of way line of West Grand Boulevard (150 feet wide) and the east line of West Milwaukee Avenue (variable width); thence n.62°13'54"e., 433.91 feet; thence s.27°46'06"e., 434.59 feet to the point of beginning on the south line of West Milwaukee Avenue (variable width); thence n.62°13'54"e., 60.00 feet along said south line; thence s.27°46'06"e., 220.84 feet; thence n.62°13'44"e., 2.87 feet to a point on the northwest right of way line of Lincoln Street (variable width);

Thence s.08°26'22" w., 201.24 feet along said northwest line; thence 183.26 feet along a non-tangent curve to the left, said curve having a radius of 290.00 feet, a central angle of 36°12'28" and a long chord bearing n.09°39'52" w., 180.23 feet; thence n.27°46'06" w., 211.91 feet to the point of beginning and containing 0.387 acres.

3. East 20 ft of the parcel at 1115 West Milwaukee Street of "Henry Ford South Campus" as recorded in Liber 56300, Page 59 of Plats, Wayne County Records.

PROVIDED, that the entire work in constructing the new streets and alley is to be performed in accordance with plans and specifications approved by City Engineering Division - DPW (CED) and constructed under the inspection and approval of CED; and further

PROVIDED, That the petitioner obtain Traffic Engineering Division, signature of approval on the final design and plans for the construction of the streets; and be it further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

RESOLVED, The alleys vacated with an easement bounded by Holden Street, 66 ft. wide, Trumbull Street, 60 ft. wide, and Lincoln Street, variable width, extending from the Holden Street east/west alley to the north 268.0 ft and to the east 145.0 ft to Lincoln Street, as established on 10/27/2020 JCC pgs. 1831-33, and the alley vacated with an easement bounded by West Baltimore Street, 60 ft. wide, Lincoln Street, variable width, and the John C. Lodge Service Drive, variable width, extending from West Baltimore Street to the north 123.9 ft and to the east 215.0 ft, as established on 05/17/2000 JCC pgs. 1130-33 further described as land in the City of Detroit, Wayne County, Michigan being:

1. The alley vacated with an easement bounded by West Baltimore Street, 60 ft. wide, Lincoln Street, variable width, and the John C. Lodge Service Drive, variable width, extending from West Baltimore Street to the north 123.9 ft and to the east 215.0 ft, as established on 05/17/2000 JCC pgs. 1130-33; further described as land in the City of Detroit, Wayne County, Michigan being:

The alley vacated with an easement, 15 ft wide, lying within "Henry Ford South Campus" as recorded in Liber 56300, Page 59 of Plats, Wayne County Records.

2. The alley vacated with an easement bounded by Holden Street, 66 ft. wide, Trumbull Street, 60 ft. wide, and Lincoln Street, variable width, extending from the Holden Street east/west alley to the north 268.0 ft and to the east 145.0 ft to Lincoln Street, as established on 10/27/2020 JCC pgs. 1831-33; further described as land in the City of Detroit, Wayne County, Michigan being:

The alley vacated with an easement, 20 ft wide, lying westerly of and adjacent to lots 18 through 25 of "Avery and Van Husan's Subdivision" as recorded in Liber 11, Page 13 of Plats, Wayne County Records, lying easterly of and adjacent to lots 56 and 57 of "Avery and Van Husan's Subdivision" as recorded in Liber 11, Page 13 of Plats, Wayne County Records, and lying easterly to and adjacent to "Henry Ford South Campus" as recorded in Liber 56300, Page 59 of Plats, Wayne County Records.

Be and the same are hereby vacated (outright) as an easement to become part and parcel of the abutting property, subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services, and further

PROVIDED, that the petitioner/property owner acknowledge that DWSO relinquishes all responsibility for underground sewers, if any, and further

PROVIDED, that the petitioner/property owner bear the entire cost of any modification to the sewer, in any, including costs related to construction, demolition, permitting, inspection, and survey, and further

PROVIDED, that any construction in the public rights-of-way such as curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division -- DPW specifications with all costs borne by the abutting owner(s), their heir or assigns, and further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds,

RESOLVED, Part of Lincoln Street, variable width, between West Baltimore Street, variable width, and West Grand Boulevard, 150 ft wide, part of West Milwaukee Street, between the proposed relocated Lincoln Street, 60 ft wide, and the John C. Lodge Service Drive, variable width, part of Trumbull Street, from the east/west public alley 20 ft. wide north of Holden Ave., 66 ft wide bounded by Sterling Avenue 60 ft. wide and Lincoln Street 60 ft. wide, north 62 ft, the alley bounded by West Baltimore Street, 60 ft wide, Lincoln Street, 100 ft wide, and West Milwaukee Street, variable width, and the John C. Lodge Service Drive, variable width, extending from West Baltimore Street to the north 123.9 ft and to the east 32.0 ft. further described as land in the City of Detroit, Wayne County, Michigan being:

1. Lincoln Street, variable width, bounded by West Baltimore Street, 66 ft wide, and West Milwaukee Street, variable width, and lying westerly of and adjacent to lots 1-7, lying westerly of the outright vacated east-west alley, as established on 4/22/1916 JCC page 582 north of W. Baltimore St. within "Henry Ford South Campus" as recorded in Liber 56300, Page 59 of Plats, Wayne County Records.
2. Lincoln Street, 100 ft wide, bounded by West Milwaukee Street, variable width, and West Grand Boulevard, 150 ft wide, lying westerly of and adjacent to "Henry Ford South Campus" as recorded in Liber 56300, Page 59 of Plats, Wayne County Records and lying easterly of "Henry Ford South Campus" as recorded in Liber 56300.
3. Part of West Milwaukee Street, between the proposed relocated Lincoln Street, 60 ft wide, and the John C. Lodge Service Drive, variable width, further described as land in the City of Detroit, Wayne County, Michigan being:

The southern 10 ft of West Milwaukee Street, variable width, lying northerly of and adjacent to "Henry Ford South Campus" as recorded in Liber 56300 Page 59.

4. Part of Trumbull Street, from the east/west public alley 20 ft. wide north of Holden Ave., 66 ft wide, bounded by Sterling Avenue 60 ft. wide and Lincoln Street 60 ft. wide, north 62 ft, further described as land in the City of Detroit, Wayne County, Michigan being:

Trumbull Street, 60 ft wide, lying easterly of and adjacent to lots 58 and 59 of "Avery and Van Husan's Subdivision" as recorded in Liber 11, Page 13 of Plats, Wayne County Records, and lying westerly of and adjacent to lots 56 and 57 of "Avery and Van Husan's Subdivision" as recorded in Liber 11, Page 13 of Plats, Wayne County Records.

5. The alley bounded by West Baltimore Street, 60 ft wide, Lincoln Street, 100 ft wide, West Milwaukee Street, variable width, and the John C. Lodge Service Drive, variable width, extending from West Baltimore Street to the north 123.9 ft and to the east 32.0 ft; further described as land in the City of Detroit, Wayne County, Michigan being:

Public alley, 16 ft. wide, lying westerly of and adjacent to lot 12 of "Ceugene Robinson's Subdivision" as recorded in Liber 15, Page 34 of Plats, Wayne County Records, and lying easterly of and adjacent to "Henry Ford South Campus" as recorded in Liber 56300, Page 59 of Plats, Wayne County Records.

Be and the same are hereby decertified/vacated (outright) as public rights-of-way to become part and parcel of the abutting property, and further.

Whereas the City of Detroit does request to decertify/vacate the above-described right-of-way. This decertification/vacation of the above-described right-of-way for a total decertification/vacation length of 1,321.2 feet. Said vacation is subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services, and further

PROVIDED, that the petitioner/property owner acknowledge that DWSD relinquishes all responsibility for underground sewers, if any, and further

PROVIDED, that the petitioner/property owner bear the entire cost of any modification to the sewer, in any, including costs related to construction, demolition, permitting, inspection, and survey, and further

PROVIDED, that any construction in the public rights-of-way such as curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division - DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

PROVIDED, that Henry Ford Health remove all the bike lanes from W. Milwaukee St. to W. Grand Blvd. to the John C. Lodge Expressway Service Drive.

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

MAP-23-149

WEST GRAND BLVD. 150 FT. WD.



HOLDEN AVE. 66 FT. WD.

- DEDICATED PUBLIC R.O.W.
- OUTRIGHT R.O.W. VACATION
- ALLEY R.O.W. OUTRIGHT VACATION
- ALLEY EASEMENT VACATION
- ALLEY R.O.W. DEDICATION

PLAT DATE: 22.05.2024

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CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU
 JOB NO. 23-149
 DRAWING NO.

HENRY FORD HEALTH SOUTH CAMPUS
 R.O.W. MODIFICATION

DISPOSITOR	REVISION	DATE	BY
LC	AP	02-20-2024	JD