

ond request for funds to Mr. Stecher in the event that he wished to reconsider his November 18 denial. I have already done so.

Council Member Peoples also asked that the Clerk provide a Resolution to the City Council whereby the Council could formally indicate its support on this matter. Therefore, I am presenting to you the attached Resolution for your consideration.

Thank you very much for your support in this matter.

Respectfully submitted,

JAMES H. BRADLEY

City Clerk

By Council Member Cleveland:

Whereas, The City Clerk is an elected official administering a jurisdiction separate from the Executive Branch of government, and

Whereas, The City Clerk has scheduled an Administrative Meeting of his staff to be held on December 13, 1986 at a cost to the city of \$470 and

Whereas, Funds are available in the budget of the office of the City Clerk to pay for such a meeting and

Whereas, The purpose of the Administrative Meeting is to improve the efficiency of the Office of the City Clerk in several areas

Therefore Be It Resolved:

That the Detroit City Council hereby goes on record as supporting City Clerk James H. Bradley in his effort to conduct the above-mentioned meeting and urges the Mayor, Budget Department and Finance Department to recognize this expenditure as a valid expense to the City of Detroit and provide funds in the amount of \$470 as requested.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Mahaffey, Peoples, Ravitz and President Henderson — 9.

Nays — None.

City Engineering Department

December 9, 1986

Honorable City Council:

Re: Petition No. 801(a), Landmark Properties, Inc., et al Requesting permission to maintain existing encroachments of 1114 Washington Boulevard (formerly Radisson Cadillac Hotel).

Petition No. 801(a) of Landmark Properties, Inc., et al requests permission to maintain existing encroachments of 1114 Washington Boulevard (formerly Radisson Cadillac Hotel).

The petition was referred to the City Engineering Department for investigation and report. This is our report:

Canopies are referenced under Building Officials & Code Administrators

(BOCA) Basic Building Code Section 313.2.2 — "Awnings and Canopies/- Fixed or permanent awnings." The existing canopies and eight window coverings must be maintained under the rules and regulations of the Buildings and Safety Engineering Department.

Michigan Avenue is under the jurisdiction of the State of Michigan. Permission to maintain existing Michigan Avenue encroachments will have to be obtained from the Michigan Department of Transportation.

An appropriate resolution, granting permission to maintain existing encroachments, is attached for consideration by your Honorable Body.

Respectfully submitted,

CLYDE R. HOPKINS

Director

By Council Member Cleveland:

Resolved, that the resolution adopted on April 19, 1978, J.C.C. Page 970-78, Petition No. 249 of Radisson Cadillac Hotel to encroach into Washington Boulevard right-of-way with an enclosed vestibule, be and the same is hereby rescinded for the reason that the Radisson Cadillac Hotel is no longer in operation; and that Petition No. 801(a) of Landmark Properties, Inc., Equity Real Estate Investments, Inc. and Book Cadillac Venture Limited Partnership relating to existing encroachments at that property be and is hereby granted.

Therefore, Be It Hereby Resolved that the City Engineering Department be and is hereby authorized and directed to issue permits to the Book Cadillac Venture Limited Partnership to maintain the following encroachments at 1114 Washington Boulevard, described as:

- (1) Canopy on Washington Boulevard;
- (2) Canopy on Michigan Avenue;
- (3) Eight window coverings/canopies on Washington Boulevard;
- (4) Underground service elevator and sidewalk vault on Shelby Street; and
- (5) Sidewalk vaults and foundations on Michigan Avenue.

Provided that the necessary permits be obtained from the City Engineering Department and that the same shall be maintained under the rules and regulations of the City Engineering Department and the Buildings and Safety Engineering Department.

Provided, that permittee at the time of obtaining said permits file with the Filing Dept. in form approved by the Law Department, an indemnity agreement, saving and protecting the City of Detroit harmless from any and all claims, damages, or expenses that may arise by reason of the issuance of said permits and the faithful performance by the permittee of the terms thereof, and in addition to pay all claims, damages,

or expenses that may arise out of the maintenance of said encroachments; and

Provided, that no rights in the public streets, alleys, or other public places shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at the expense of the permittee at any time when so directed by the City Council, and that the public property so affected shall be restored to a condition satisfactory to said Department by said permittee at its expense; and

Provided, that this resolution is revocable at the will, whim, or caprice of the City Council, and permittee hereby expressly waives any right to claim damages or compensation for removal of said encroachments, and further, that permittee acquires no implied or other privileges hereunder not expressly stated herein; and

Provided, that these permits shall not be assigned or transferred without the written approval of the City Council; and

Provided, that the filing of the indemnity agreement and the securing of the necessary permits referred to heretofore shall be construed as acceptance of this resolution by the permittee; and

Provided, that a certified copy of this resolution shall be recorded with the Office of the Register of Deeds for Wayne County by and at permittee's expense; and

Provided, that any permits necessary to maintain existing encroachments above or beneath the rights-of-way under the jurisdiction of the State of Michigan (Michigan Avenue) be obtained from the Michigan Department of Transportation.

Adopted as follows:

Yeas — Council Members Cleveland, Collins, Eberhard, Hood, Kelley, Mahafey, Peoples, Ravitz and President Henderson — 9.

Nays — None.

City Planning Commission

December 9, 1986

Honorable City Council:

Re: Riverfront West Phase II in a PCA zoning district approval of site plan and elevations. (Submitting resolution to approve with conditions).

The above-captioned approval is being requested to allow the construction of a third apartment tower in the area immediately east of the existing Riverfront Apartment towers. The proposed development is an extension of a major riverfront mixed-use development located on a 10 acre private site bounded by W. Jefferson Ave., the

Detroit River, Third and Cabacier Streets, and involves the construction of a 29 story, 271 unit apartment tower adjoining the Riverfront Phase I development.

The proposed building's facade, square footage, height and building texture will be identical to the existing (2) apartment towers. The developers are not proposing any further amenities for the third tower (i.e. health club, tennis courts and retail) as they have indicated that these items are available in the first two towers of the development.

The developer, Riverfront Associates No. 3, has indicated that 60 new surface parking spaces would be needed in conjunction with the 100 current spaces located between the parking garage and the two existing towers and the 246 spaces available in the 960 space garage. Jointly, the total amount of these spaces (approximately 406) should be sufficient to accommodate the parking needs of the proposed building according to the Zoning Ordinance standard of 1.25 per dwelling unit (there are 271 dwelling units proposed, 339 spaces required).

Due to the non-specificity of the site plan in terms of the bikepath/pedestrian walkway, it should be reconfirmed that the overall development of the site provides for this facility as earlier approved by the Council. Due to the lack of detail in the plan, the details of the landscaping should also be brought back for review at a later date.

In view of the above considerations, the City Planning Commission, at its regular meeting of December 4, 1986, voted to recommend approval of the plans and elevations as shown subject to the following conditions: 1) that future developments in the 10 acre project area continue to provide adequate room for the continuation of the bikepath and pedestrian pathway as approved previously; 2) that a final landscape plan be submitted to the City Planning Commission for review and approval prior to the issuance of an Occupancy Permit for the building; and 3) that the proposed apartment tower be identical in height, footprint, building material texture and facade color of the existing two Riverfront apartment towers.

The resolution effectuating the above recommendation is attached for your consideration.

Respectfully submitted,

HAROLD GLOVER

Chairperson

MARSHA S. BRUHN

Director

By Council Member Ravitz:

Whereas, The Riverfront Associates No. 3 has proposed to construct a third apartment tower in the area immediately