



August 25, 2017

Honorable Detroit City Council
c/o Detroit City Clerk
2 Woodward Avenue
200 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Request for 1400 Woodward Hotel Encroachment into the Woodward Avenue, John R Street, Farmer Avenue, and E. Grand River Avenue Public Right-of-Ways

On behalf of Bedrock Detroit, 630 Woodward Avenue, Detroit, Michigan, 48226, the Mannik & Smith Group Inc. is respectfully requesting an encroachment approval for the 1400 Woodward Hotel into the Woodward Avenue, John R Street, Farmer Avenue and E. Grand River Avenue public right-of-ways with the installation of canopies and café seating.

We are requesting an 17.4 foot wide – 150 feet in length encroachment into the Woodward Avenue right-of-way, an 5.0 foot wide – 22.1 feet in length encroachment into the John R Street right-of-way, a 5 foot wide – 221.3 feet in length encroachment into the Farmer Avenue right-of-way, and a 7.7 foot wide – 99.1 feet in length encroachment into the E. Grand River Avenue right-of-way; all encroachments mentioned in this paragraph will begin at grade and extend to the height of the building.

Additionally, we are requesting a 3.5 foot wide – 22.1 feet in length encroachment and a 8.5 foot wide – 9.7 feet in length encroachment into the John R Street right-of-way, a 8.5 foot wide – 14.1 feet in length encroachment and a 3.5 foot wide – 90.1 feet in length encroachment into the Farmer Avenue right-of-way, a 7.7 foot wide – 18.3 feet in length encroachment into the E. Grand River right-of-way; all encroachments mentioned in this paragraph will begin 8 feet above grade and extend to the height of the building.

In addition, we are requesting a 7.8 foot wide – 10.7 feet in length encroachment into the Farmer Avenue right-of-way, a 15.0 foot wide – 27.6 feet in length encroachment into the E. Grand River right-of-way; all encroachments mentioned in this paragraph will begin 10 feet above grade and extend to the height of the building.

These encroachments will neither impede pedestrian nor vehicular traffic, nor will they interfere with the maintenance of the public rights-of-way, including utility company and Fire Department access. The requested encroachments maintain at minimum, a 6 foot wide access way within the sidewalk for pedestrian use. Obtaining these encroachments is critical to fully utilize this property as a commercial establishment and will promote activity along the streets. A drawing of the proposed location of the encroachments is included. If you should have any questions, please do not hesitate to contact our office at (313) 961-9500.

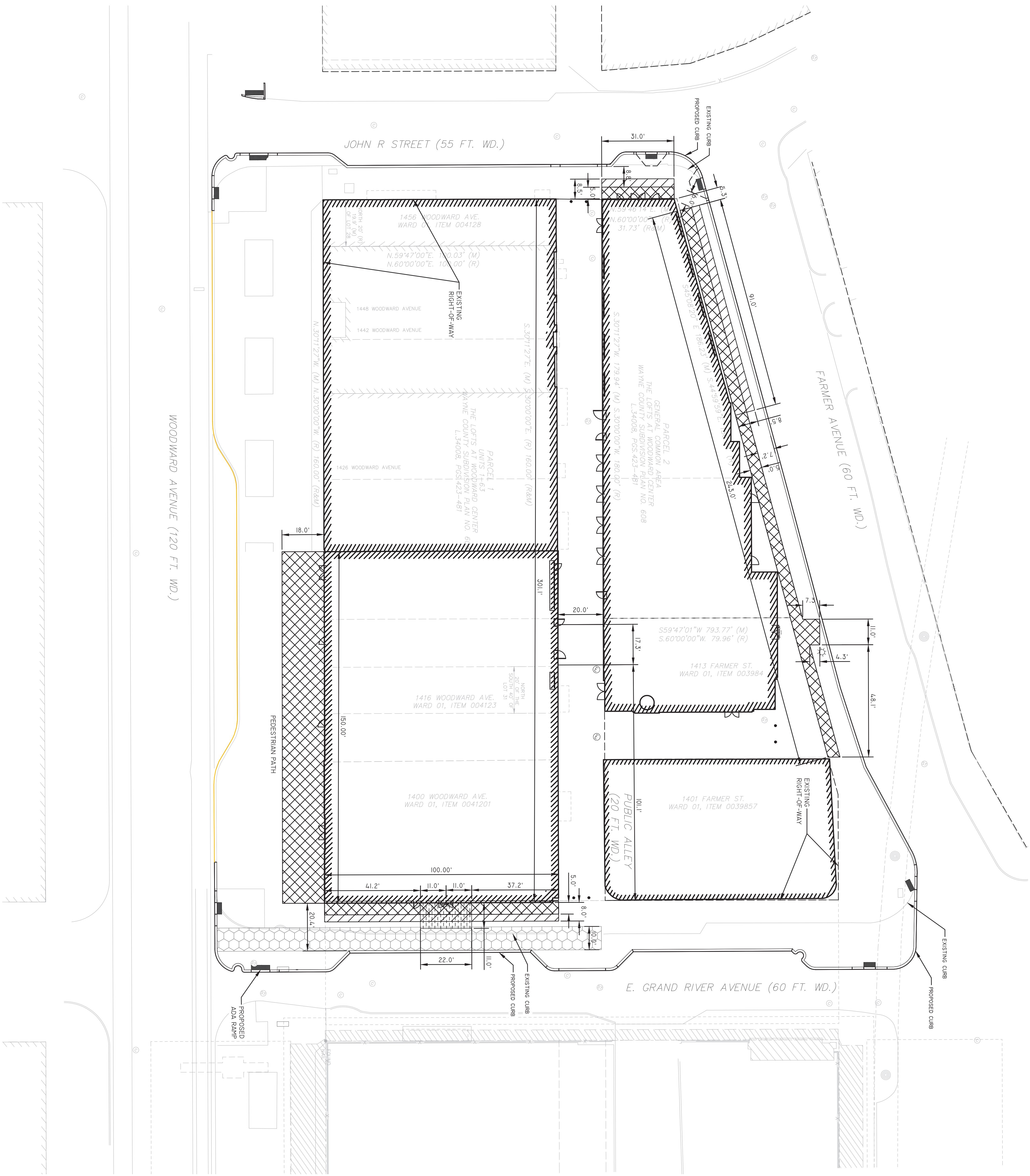
Sincerely,

David Rzyzi
Director
Infrastructure Engineering

ENCROACHMENT REQUEST

TECHNICAL SKILL.
CREATIVE SPIRIT.

Request for 1400 Woodward Hotel Encroachment Request



LEGEND	
	ENCROACHMENT 1: REQUESTED ENCROACHMENT FOR OUTDOOR DINING AND/OR PLANTERS, EXTERIOR LIGHTS AND/OR AWNINGS -BEGINNING AT GRADE
	ENCROACHMENT 2: REQUESTED ENCROACHMENT FOR EXTERIOR LIGHTS -BEGINNING 8' ABOVE GRADE
	ENCROACHMENT 3: REQUESTED ENCROACHMENT FOR EXTERIOR LIGHTS -BEGINNING 10' ABOVE GRADE
	PROPOSED BIKE LANE CONCEPT -BY OTHERS

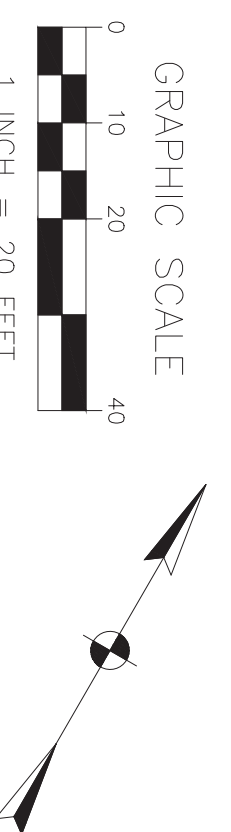
THESE ENCROACHMENTS WILL NEITHER IMPERE PEDESTRIAN NOR VEHICULAR TRAFFIC NOR WILL IT INTERFERE WITH THE MAINTENANCE OF THE PUBLIC RIGHTS-OF-WAY, INCLUDING UTILITY COMPANY AND FIRE DEPARTMENT ACCESS. THE REQUESTED ENCROACHMENTS MAINTAIN AT MINIMUM, A 6 FOOT WIDE ACCESS WAY WITHIN THE SIDEWALK FOR PEDESTRIAN USE. OBTAINING THESE ENCROACHMENTS ARE CRITICAL TO FULLY UTILIZE THIS PROPERTY AS A COMMERCIAL ESTABLISHMENT AND WILL PROMOTE ACTIVITY ALONG THE STREET.

PROPOSED ENCROACHMENTS

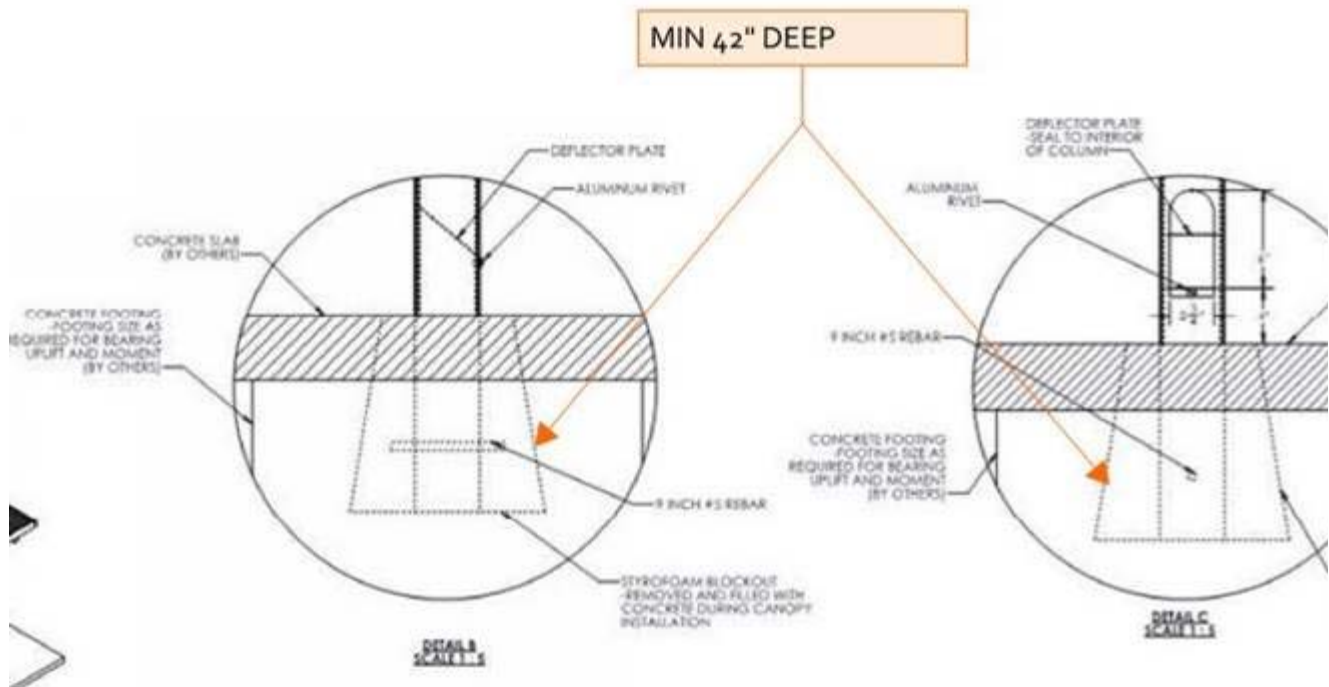
ENCROACHMENT 1: A 5.0 FT WIDE ENCROACHMENT INTO THE JOHN R. STREET RIGHT-OF-WAY 31.0 FT IN LENGTH; AN 8.5 FT WIDE ENCROACHMENT INTO THE FARMER STREET RIGHT-OF-WAY 24.3 FT IN LENGTH, WITH AN ADDITIONAL PORTION WHICH IS 11.0 FT IN LENGTH AND WHICH EXTENDS AN ADDITIONAL 7.3 FT ON ONE SIDE AND AN ADDITIONAL 4.3 FT ON THE OTHER SIDE, INTO THE FARMER STREET RIGHT-OF-WAY; A 5.0 FT WIDE ENCROACHMENT INTO THE E. GRAND RIVER AVENUE RIGHT-OF-WAY 100.0 FT IN LENGTH; AND AN 18.0 FT WIDE ENCROACHMENT INTO THE WOODWARD AVENUE RIGHT-OF-WAY 150.0 FT IN LENGTH. ALL ENCROACHMENTS MENTIONED IN THIS PARAGRAPH WILL BEGIN AT GRADE AND EXTEND TO THE HEIGHT OF THE BUILDING.

ENCROACHMENT 2: AN 8.5 FT WIDE ENCROACHMENT INTO THE JOHN R. STREET RIGHT-OF-WAY 31.0 FT IN LENGTH; AN 8.5 FT WIDE ENCROACHMENT INTO THE FARMER STREET RIGHT-OF-WAY 91.0 FT IN LENGTH; AND AN 8.0 FT WIDE ENCROACHMENT INTO THE E. GRAND RIVER AVENUE RIGHT-OF-WAY 100.0 FT IN LENGTH. ALL ENCROACHMENTS MENTIONED IN THIS PARAGRAPH WILL BEGIN 8 FEET ABOVE GRADE AND EXTEND TO THE HEIGHT OF THE BUILDING.

ENCROACHMENT 3: AN 11.0 FT WIDE ENCROACHMENT INTO THE E. GRAND RIVER RIGHT-OF-WAY 22.0 FT IN LENGTH; ALL ENCROACHMENTS MENTIONED IN THIS PARAGRAPH WILL BEGIN 10 FEET ABOVE GRADE AND EXTEND TO THE HEIGHT OF THE BUILDING.



C2.4	SITE PLAN ENCROACHMENTS	1400 WOODWARD HOTEL 1400 WOODWARD AVE. DETROIT, MI	KRAEMER DESIGN GROUP 1420 BROADWAY DETROIT, MI 48226	 Mannik Smith GROUP TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com	65 CADILLAC SQUARE SUITE 3311 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509	NO. 1 DATE 03/30/2018 BY MSG	DESCRIPTION REVISIONS TO ENCROACHMENT SITE PLAN
					PROJECT DATE: 02/06/2018 PROJECT NO.: K1880004 DRAWN BY: BLA CHECKED BY: DAR	NO. 2 DATE 04/03/2018 BY MSG	DESCRIPTION DIMENSION ADDED FOR CLARITY



Thank you!

Breanna Anderson

Project Engineer

The Mannik & Smith Group, Inc.

65 Cadillac Square, Suite 3311

Detroit, MI 48226

[\(313\) 961 - 9500](tel:(313)961-9500) ext. 1011

www.MannikSmithGroup.com



 Please consider the environment before printing this email.

From: Keith McCrary [<mailto:mccraryk@detroitmi.gov>]

Sent: Thursday, April 05, 2018 1:44 PM

To: David Ryzyi

Cc: Debra Singleton

Subject: Re: FW: FW: Petition #1768 - Drawing Review (2nd Request)

David,

Per request from DWSD we need the mounting depth.

Good afternoon Gentlemen,

For encroachments such as the Petition 1819 where items are mounted into the ground, can the petitioners please be asked to provide the depth below ground of the mounted items not just the width/length/height?
Thanks

Best Regards,

Debra Singleton

Engineer

Detroit Water and Sewerage Department • 6425 Huber St. • Detroit, MI 48211

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E: SingletonD@detroitmi.gov

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Keith McCrary

Supervisor of Maps and Records

Survey Bureau

City Engineering Division

Department of Public Works

[313-224-3970](tel:313-224-3970)

mccraryk@detroitmi.gov

Mike Duggan, Mayor

>>> David Rzyzi <DRzyzi@manniksmithgroup.com> 4/4/2018 6:46 PM >>>