

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

*Friday, September 08, 2017*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**1768**    *Bedrock Detroit, request for 1400 Woodward Hotel Encroachment into the Woodward Avenue, John R street, Farmer Avenue, and E. Grand Avenue Public Rights-of- Ways*



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.

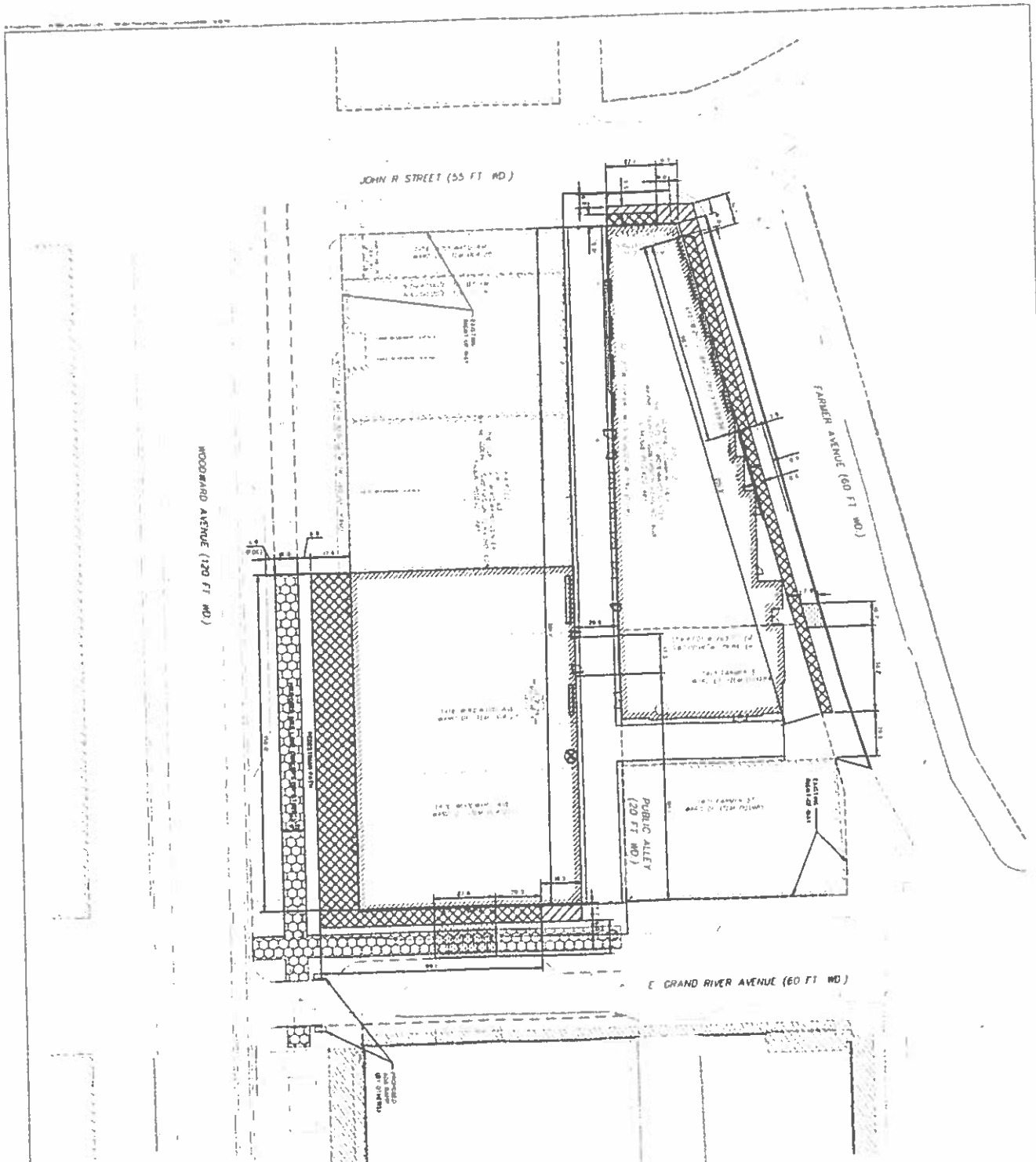
Sincerely,

David Rzyzi  
Director  
Infrastructure Engineering

ENCROACHMENT REQUEST

TECHNICAL SKILL.  
CREATIVE SPIRIT.

Request for 1400 Woodward Hotel Encroachment Request



WOODWARD AVENUE (120 FT WD)

JOHN R STREET (55 FT RD)

FARMER AVENUE (60 FT WD)

PUBLIC ALLEY (20 FT WD)

E GRAND RIVER AVENUE (60 FT WD)

**LEGEND**

- Encroachment 1: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of John R Street to the east corner of Farmer Avenue.
- Encroachment 2: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of Farmer Avenue to the east corner of E Grand River Avenue.
- Encroachment 3: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of E Grand River Avenue to the east corner of the 1400 Woodward Hotel.
- Encroachment 4: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of the 1400 Woodward Hotel to the east corner of the 1400 Woodward Hotel.
- Encroachment 5: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of the 1400 Woodward Hotel to the east corner of the 1400 Woodward Hotel.
- Encroachment 6: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of the 1400 Woodward Hotel to the east corner of the 1400 Woodward Hotel.

**PROPOSED ENCROACHMENTS**

Encroachment 1: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of John R Street to the east corner of Farmer Avenue.

Encroachment 2: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of Farmer Avenue to the east corner of E Grand River Avenue.

Encroachment 3: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of E Grand River Avenue to the east corner of the 1400 Woodward Hotel.

Encroachment 4: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of the 1400 Woodward Hotel to the east corner of the 1400 Woodward Hotel.

Encroachment 5: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of the 1400 Woodward Hotel to the east corner of the 1400 Woodward Hotel.

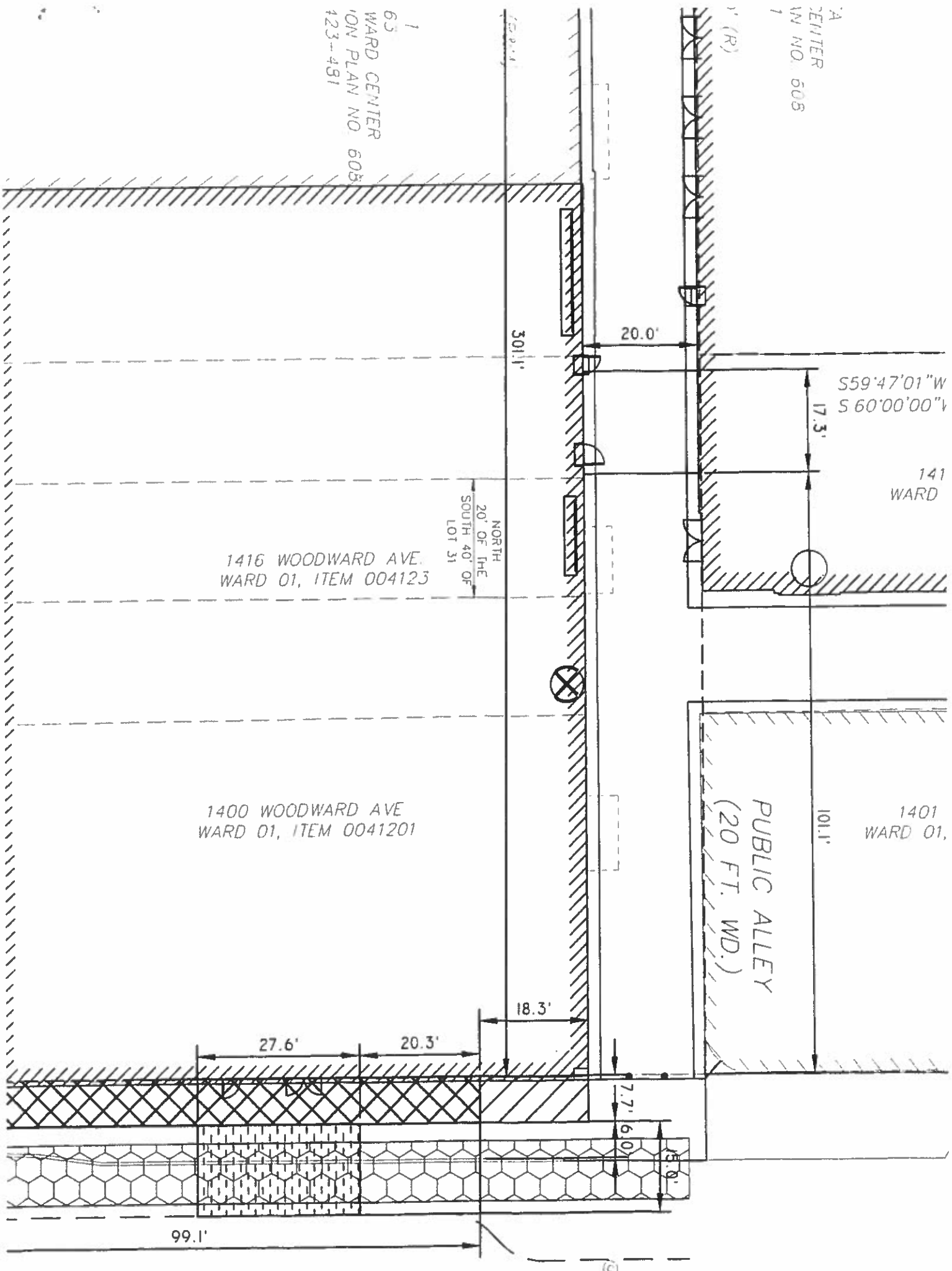
Encroachment 6: 3.5' wide sidewalk on the north side of Woodward Avenue from the east corner of the 1400 Woodward Hotel to the east corner of the 1400 Woodward Hotel.



C24	SITE PLAN ENCROACHMENTS	1400 WOODWARD HOTEL 1400 WOODWARD AVE. DETROIT, MI	KRAEMER DESIGN GROUP 140 BROADWAY DETROIT, MI 48226		65 CAPITAL SQUARE 3RD FLOOR DETROIT, MI 48226 TEL: 313.963.0500 FAX: 313.963.0500	PROJECT NO: 1400W PROJECT DR: 1400W DRAWN BY: D.D. CHECKED BY: B.M.	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	REVISIONS												
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WARD CENTER  
PLAN NO. 608  
1

63  
WARD CENTER  
PLAN NO. 608  
123-481



S59°47'01"W  
S60°00'00"W

141  
WARD

1416 WOODWARD AVE.  
WARD 01, ITEM 004123

NORTH  
20' OF THE  
SOUTH 40' OF  
LOT 31

1400 WOODWARD AVE  
WARD 01, ITEM 0041201

PUBLIC ALLEY  
(20 FT. WD.)

1401  
WARD 01,

99.1'

C

2017-09-08

**1768**

*1768 Petition of Bedrock Detroit, request  
for 1400 Woodward Hotel  
Encroachment into the Woodward  
Avenue, John R street, Farmer  
Avenue, and E. Grand Avenue Public  
Rights-of- Ways*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -  
CITY ENGINEERING DIVISION