

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, March 05, 2018

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.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

205 *Bedrock Management LLC, request to encroach into the public right-of-way at 600 Woodward Avenue which is bounded by Woodward Avenue, Cadillac Square, the north/south alley east of Woodward Avenue and Congress Street.*



March 2, 2018

HAND DELIVER

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

RE: Giffels Webster - Request for a series of encroachments within the Woodward Avenue rights-of-way and the adjacent public alley rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Management Services, LLC, 630 Woodward Avenue, Detroit, Michigan, 48226 respectfully requests to encroach into the public right-of-way at 600 Woodward Avenue which is, bounded by Woodward Avenue, Cadillac Square, the north/south alley east of Woodward Avenue and Congress Street.

We are also requesting an encroachment along the entire west and east walls as well as 82 feet along the south wall of the building for the future installation of a café on the first floor of the building from the ground level to a height of 8.5 feet. This encroachment will extend 12 feet into the Woodward right-of-way, 4 feet into Congress right-of-way and 8 feet into the alley right-of-way. In addition to this, we are requesting an encroachment 8.5 feet above grade to the top of the building at 172 feet above grade. This encroachment will span along the entirety of the west, south and east facades and extend 5 feet from the building walls.

Finally, we are requesting a below ground encroachment along the entire west, east and south walls of the building for the existing areaway. This encroachment will be 11.5 feet below grade and extend 17 feet into the Woodward right-of-way, 7.3 feet into Congress right-of-way and 5.5 feet into the alley right-of-way.

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. Obtaining these encroachments is critical to fully utilize the sides of the building. Drawings of the proposed locations of the encroachments are attached.

If you should have any questions, please do not hesitate to Michael Marks at (P) 313.962.4442 or mmarks@giffelswebster.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael A. Marks".

Michael Marks, Partner
Giffels Webster

CC: Bedrock Real Estate Services, LLC



Know what's below.
Call before you dig.

DATE	ISSUE
Date	Issue

Developed For:
600 Woodward Ave LLC

630 Woodward Ave.
Detroit, MI 48226

**ENCROACHMENT
PLAN**

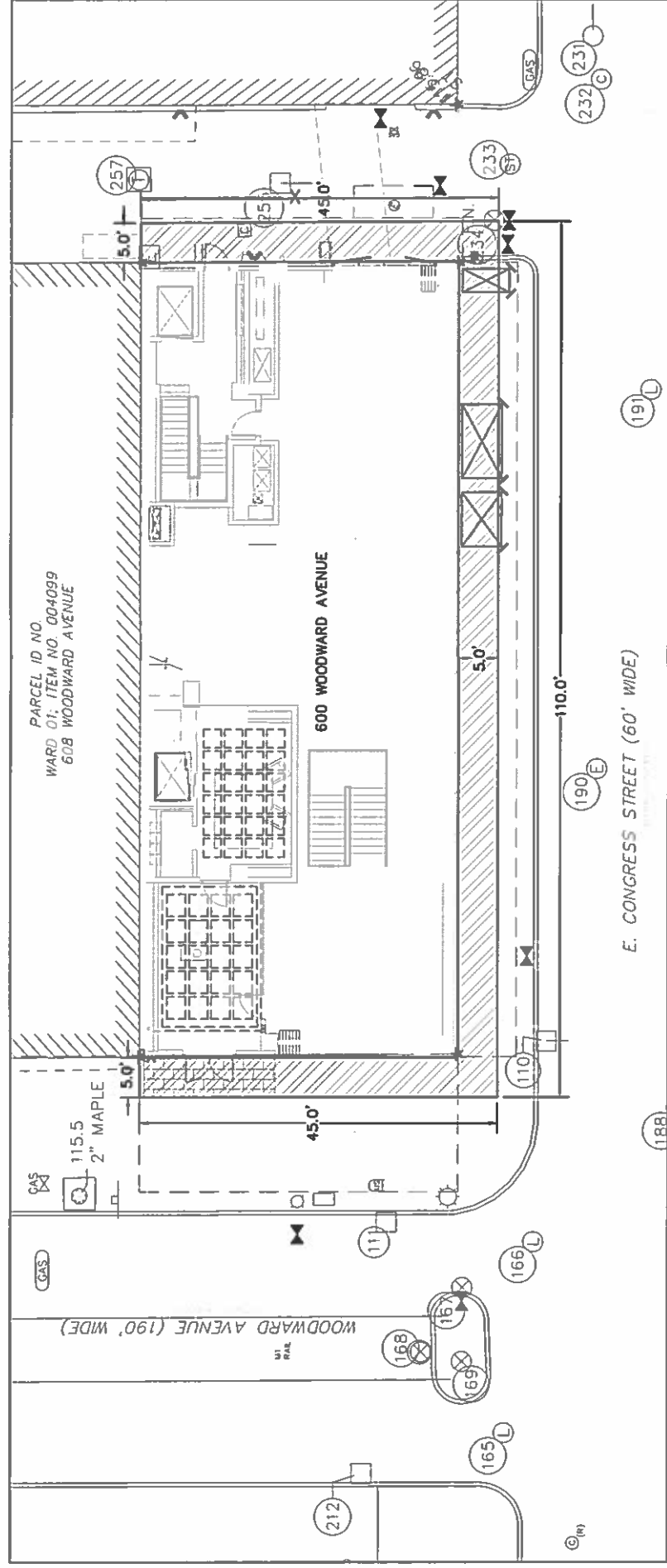
**600 WOODWARD
VINTON
ENCROACHMENT
CITY OF DETROIT
WAYNE COUNTY
MICHIGAN**

Date:	03.02.2018
Scale:	1" = 20'
Sheet:	2 OF 2
Project:	18809-100

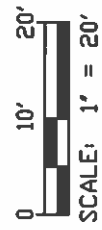
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LEGEND

ABOVE GROUND ENCROACHMENTS, FROM
8.5 FT TO 17.2 FT ABOVE GRADE.



**ABOVE GROUND ENCROACHMENT
PLAN VIEW**





Know what's below.
Call before you dig.

DATE

ISSUE

Date

Issue

Developed For:
600 Webward Ave LLC

630 Woodward Ave.
Detroit, MI 48226

**ENCROACHMENT
PLAN**

**600 WOODWARD
VINTON
ENCROACHMENT**
CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date: 03.02.2018

Scale: 1" = 20'

Sheet: 1 OF 2

Project: 18809-10D

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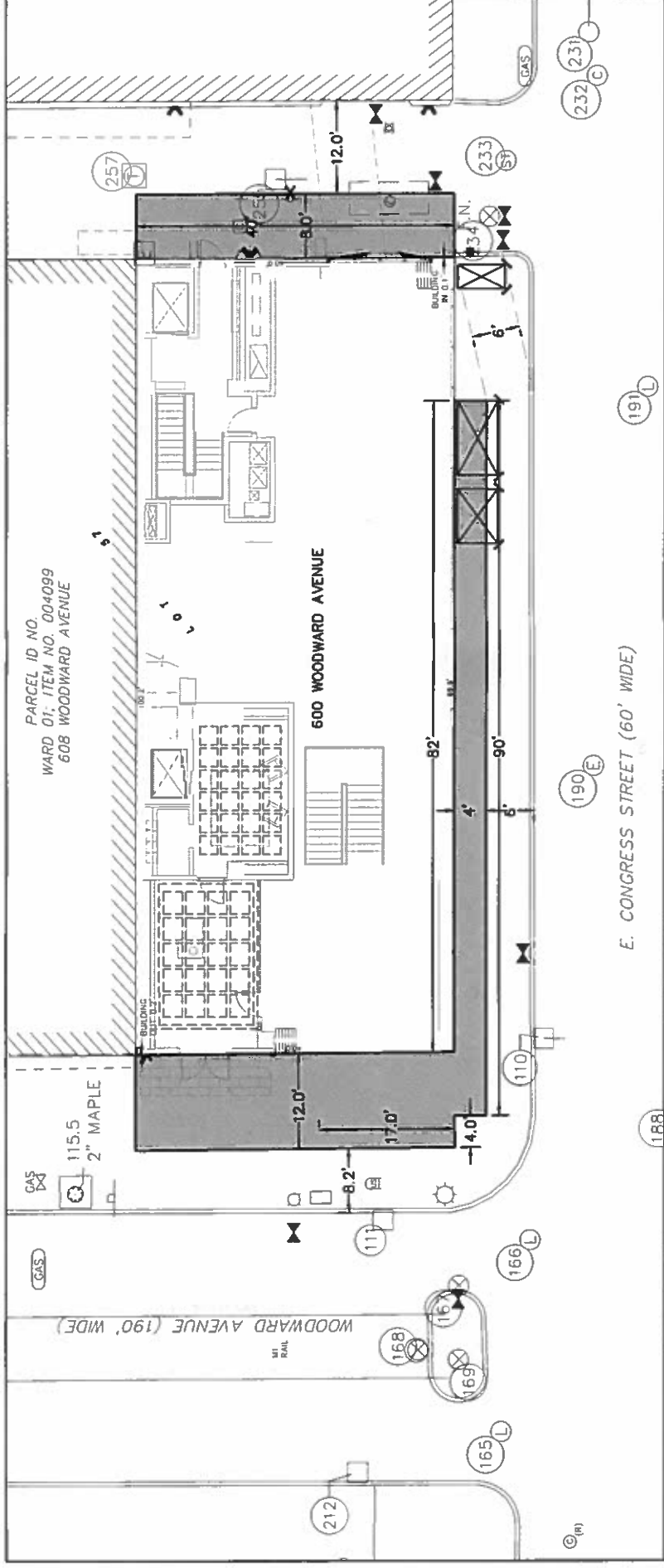
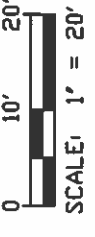
LEGEND



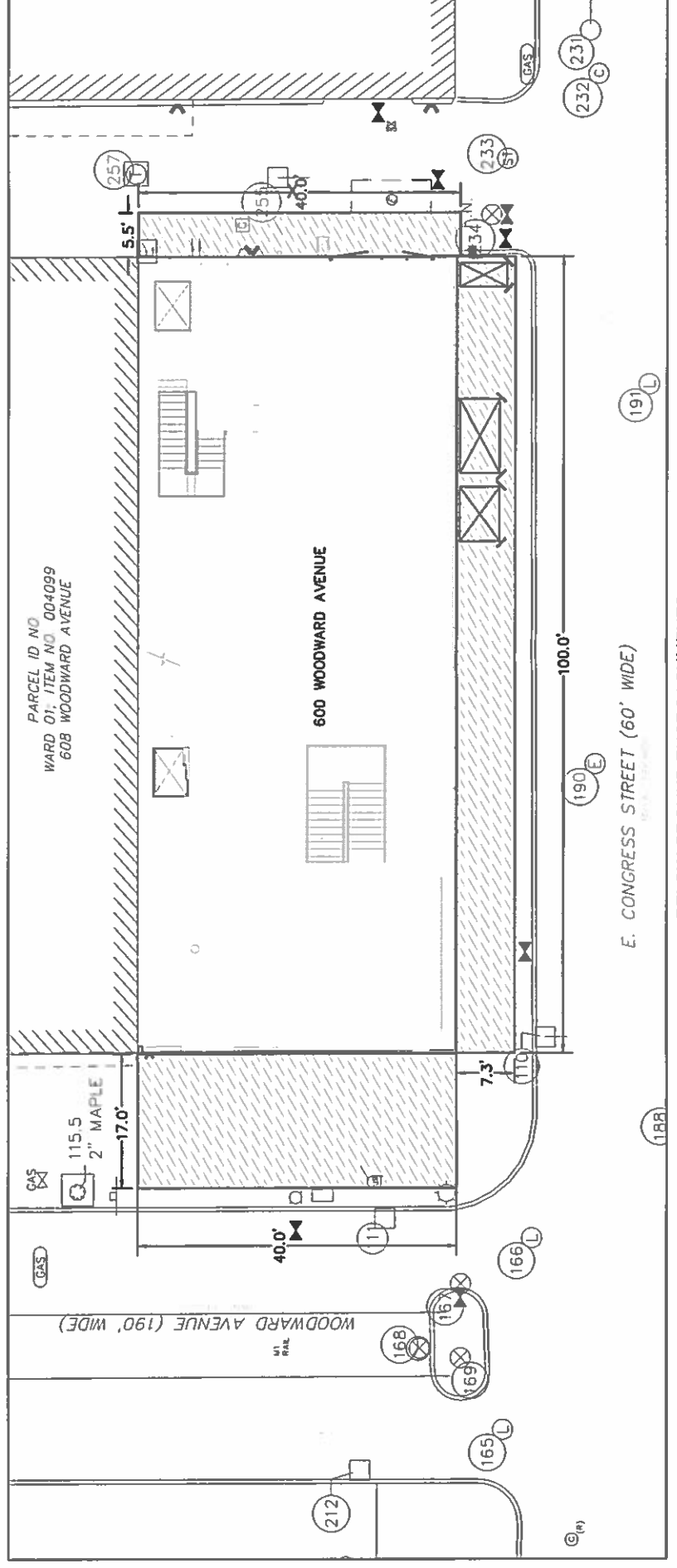
GROUND LEVEL ENCROACHMENTS



BELOW GROUND ENCROACHMENTS,
FROM 0FT TO -11.5FT BELOW GRADE



**GROUND LEVEL ENCROACHMENTS
PLAN VIEW**



**BELOW GROUND ENCROACHMENTS
PLAN VIEW**

2018-03-05

205

205 *Petition of Bedrock Management LLC, request to encroach into the public right-of-way at 600 Woodward Avenue which is bounded by Woodward Avenue, Cadillac Square, the north/south alley east of Woodward Avenue and Congress Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION