

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, January 03, 2019

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

618 *Giffels Webster, request for a series of encroachments within the Cass Avenue, Lafayette Blvd, and Washington Blvd rights-of-way*



December 21, 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 Cass Avenue, Lafayette Blvd, and Washington Blvd 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 321 West Lafayette which is bounded by Cass Avenue, Lafayette Blvd, Washington Blvd, and the east/west alley south of Lafayette Boulevard.

We are requesting a below ground encroachment along the west, east, north, and south walls of the building for the existing vault areaway. This encroachment will be 20.5 feet below grade and extend 8 feet into the Cass Avenue right-of-way, 13 feet into the Lafayette Boulevard right-of-way, 9 feet into the Washington Boulevard right-of-way, and 3 feet into the alley right-of-way bounded by Cass Avenue and Washington Boulevard.

We are also requesting an encroachment for the structural vent grating for the existing vault areaway along the Cass Avenue right-of-way. The encroachment extends 8 feet into the Cass Avenue right-of-way and begins 20 feet northwest of the southwest corner of the property line and continues northwest 75 feet.

Finally, we are requesting an encroachment from the property line to the curb line for a section of stamped concrete sidewalk and integrated snow-melt system starting 82 feet northeast of the northwest corner of the property line and ending 82 feet southwest of the northwest corner of the property line on the Lafayette side 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. Obtaining these encroachments is critical to fully utilize the sides of the building. Drawings of the proposed locations of the encroachments are attached.

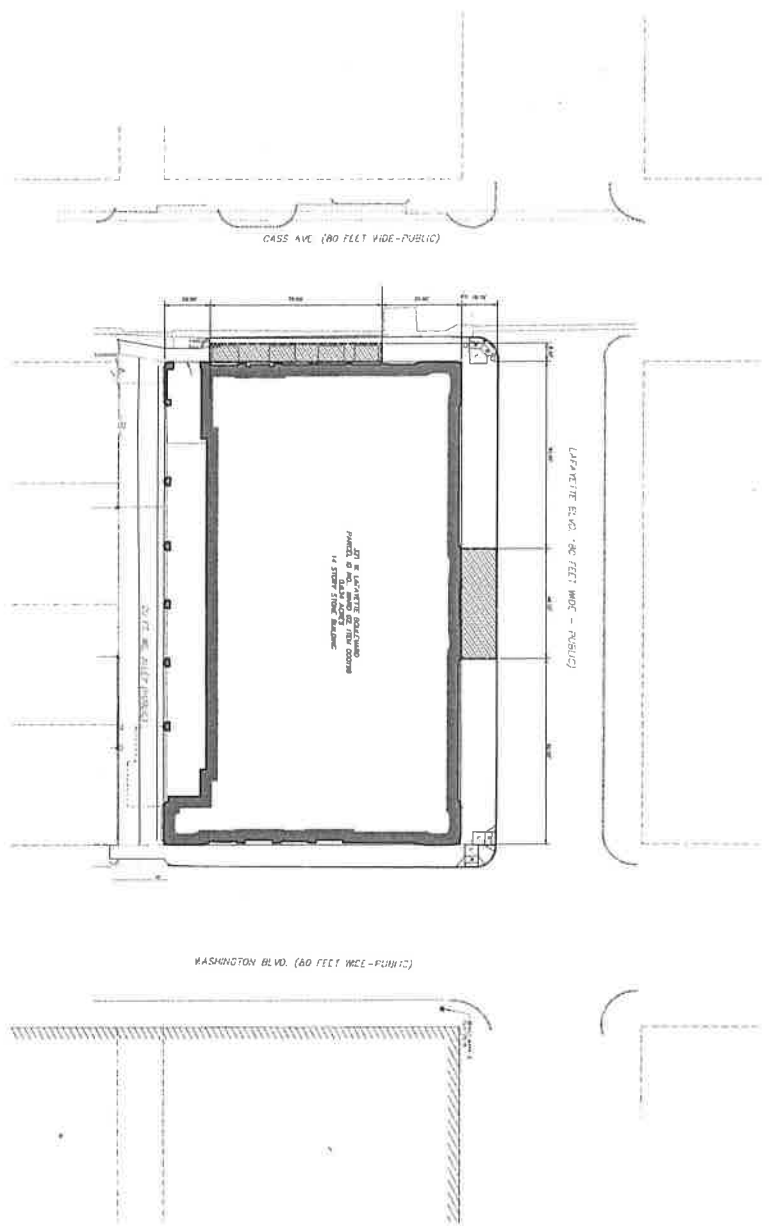
If you should have any questions, please do not hesitate to Michael Darga at (P) 313.962.4442 or mdarga@giffelswebster.com.

Respectfully,

A handwritten signature in cursive script that reads "Michael Darga".

Michael Darga, PE
Giffels Webster

CC: Kraemer Design Group; Bedrock Real Estate Services, LLC



LEGEND
 HATCHED SYMBOL REPRESENTS THE BUILDING
 FOOTPRINT. EXISTING WALL AND FOUNDATION SHALL BE SETBACK



Project Name	Detroit Free Press Building
Project Number	201812
Client	Pyramid Development LLC
Architect	Giffels Webster
Engineer	Kraemer Design Group
Scale	AS SHOWN
Date	10/9/2017
Drawn By	[Redacted]
Checked By	[Redacted]
Approved By	[Redacted]
Notes	[Redacted]

**Detroit Free Press Building
 Core and Shell**
 341 WEST LAFAYETTE STREET
 DETROIT, MI 48226

**PYRAMID
 DEVELOPMENT LLC**
 1052 WOODWARD AVE
 DETROIT, MI

**giffels
 webster**
 28 W. Adams Suite 1200
 Detroit, MI 48226
 p (313) 963-4442
 f (313) 963-5008
 www.giffelswebster.com

KraemerDesignGroup
 4800 Woodward Street, Detroit, MI 48226 | 313.963.2000 | 313.963.2000
 www.kraemerdsgroup.com

2019-01-03

618

618 *Petition of Giffels Webster, request
for a series of encroachments within
the Cass Avenue, Lafayette Blvd, and
Washington Blvd rights-of-way*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION