



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY: 711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

September 26, 2019

Honorable City Council:

**RE: Petition No. 866 – Yamasaki & ICONIC – 511, LLC, request for Façade Easement & Patio Permit.**

Petition No. 866 – Yamasaki & ICONIC – 511, LLC, request for encroachments with outdoor seating, tree planters, architectural screen façade, trench drain, trellis, cable railing, pavers, and umbrellas. The encroachments are on the west side of Woodward Avenue, 190 feet wide, between Larned Street, 60 feet wide, and Congress Street, 60 feet wide.

The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

The request is being made for enhancement and redevelopment of the building and existing plaza on Woodward Avenue.

The request was approved by the Solid Waste Division – DPW, and City Engineering Division – DPW.

Detroit Water and Sewerage Department (DWSD) has not responded to date, but provided the DWSD encroachment provisions are followed, DWSD interests will be protected. The standard DWSD provisions have been made a part of the resolution.

All other involved City Departments, including the Public Lighting Authority and Public Lighting Department; also privately owned utility companies have reported no objections to the encroachment. Provisions protecting all utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

JMK/SW

Cc: Ron Brundidge, Director, DPW  
Mayor's Office – City Council Liaison

COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, that the Department of Public Works, City Engineering Division is hereby authorized and directed to issue permits to Yamasaki & ICONIC – 511, LLC or their assigns to install and maintain encroachments with a patio area with non-standard paving, tree planters, trench drain, trellis, cable railing, umbrellas, etcetera; also with an architectural screen façade. The encroachments are on the west side of Woodward Avenue, 190 feet wide, between Larned Street, 60 feet wide, and Congress Street, 75 feet wide. Encroachments are further described as follows:

- 1) Patio area with non-standard paving , outdoor seating, trees, trench drain, trellis, cable railing, umbrellas on land situated in the County of Wayne, City of Detroit, State of Michigan, described as follows: the westerly 23 feet of Woodward Avenue (190 feet wide) right-of-way lying between Larned Street (60 feet wide) and Congress Street (75 feet wide) being part of lots 58 through 62, all inclusive, of “Governor and Judges plan of Section 2” according to the plat thereof as recorded in Liber 34 of deeds, page 549, Wayne County Records.
- 2) Architectural elements with screen façade on land situated in the County of Wayne, City of Detroit, State of Michigan, described as follows: the westerly 3.5 feet of Woodward Avenue (190 feet wide) right-of-way lying between Larned Street (60 feet wide) and Congress Street (75 feet wide) being part of lots 58 through 62, all inclusive, of “Governor and Judges plan of Section 2” according to the plat thereof as recorded in Liber 34 of deeds, page 549, Wayne County Records, with an elevation of 8 feet above grade and extending to the building height.

PROVIDED, that if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; and be it further

PROVIDED, that access is maintained to all fire department connections, and be it further

PROVIDED, that the remaining sidewalk width meets minimum ADA requirements and all City standards and policies are met; and be it further

PROVIDED, that by approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right-of-way, and at all times, DWSD, its agents or employees, shall have the right to enter upon the right-of-way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD’s facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD’s facilities, which could normally be expected had the petitioner not encroached into the right-of-way, shall be borne by DWSD; and be it further

PROVIDED, that all construction performed under this petition shall not be commenced until after (5) days written notice to DWSD. Seventy-two (72) hours’ notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system; and be it further

PROVIDED, that construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner; and be it further

PROVIDED, that if DWSD facilities located within the right-of-way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities; and be it further

PROVIDED, that the petitioner shall hold DWSD harmless for any damages to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities; and be it further

PROVIDED, Yamasaki & ICONIC – 511, LLC or their assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by Yamasaki & ICONIC – 511, LLC or their assigns, and further

PROVIDED, that all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by Yamasaki & ICONIC – 511, LLC or their assigns. Should damages to utilities occur Yamasaki & ICONIC – 511, LLC or their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, that no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

PROVIDED, that Yamasaki & ICONIC – 511, LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of Yamasaki & ICONIC – 511, LLC or their assigns of the terms thereof. Further, Yamasaki & ICONIC – 511, LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; and further

PROVIDED, that filing of said indemnity agreement shall be construed as acceptance of this Resolution by the “permitee”; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by Yamasaki & ICONIC – 511, LLC, or their assigns; and further

PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

PROVIDED, this resolution or part thereof is revocable at the will, whim or caprice of the City Council, and Yamasaki & ICONIC – 511, LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further

PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

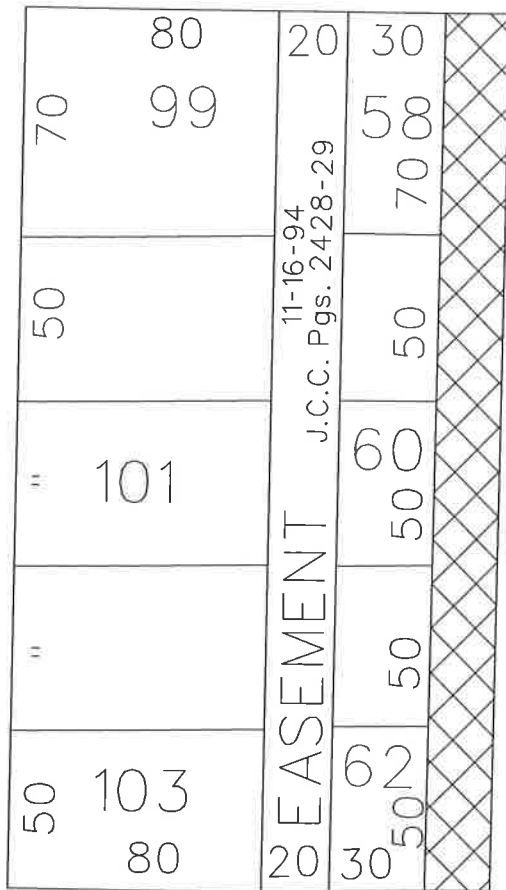
PETITION NO. 866  
 YAMASAKI & ICONIC-511, LLC  
 3011 W. GRAND BOULEVARD, SUITE 222  
 DETROIT, MICHIGAN 48202  
 PHONE NO. (313) 462-4316



CONGRESS ST. 60 FT.WD.

CONGRESS ST. 60 FT.WD.

GRISWOLD ST. 90 FT.WD.



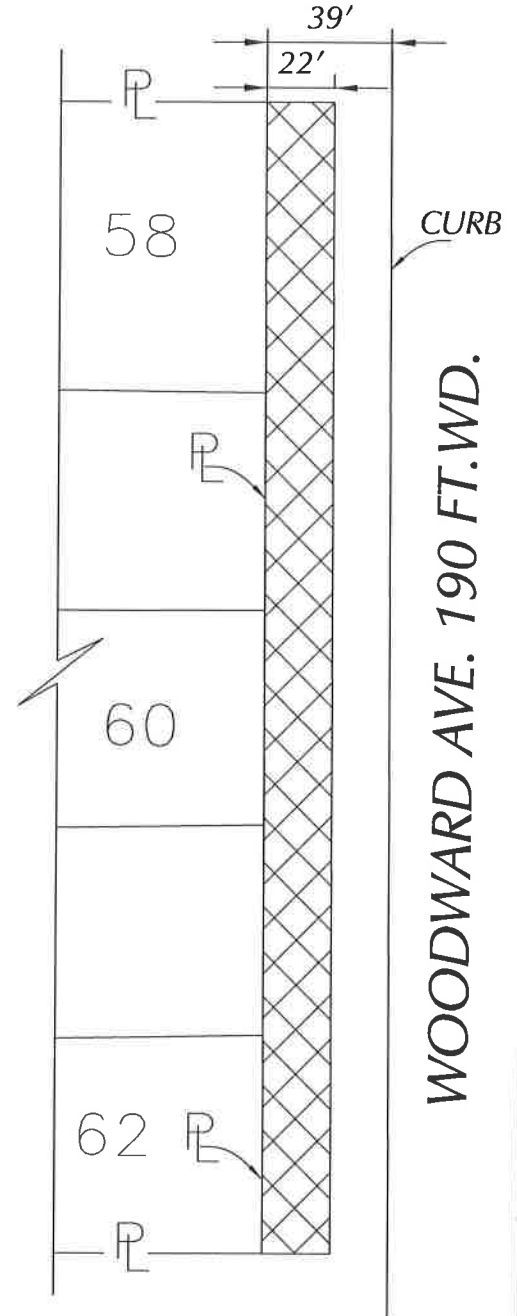
WOODWARD AVE. 190 FT.WD.

LARNED ST. 60 FT.WD.



- REQUEST ENCROACHMENT  
 (WITH "ARCH. SCREEN, TRENCH DRAIN,  
 TREE PLANTER, TRELLIS, CABLE RAILING,  
 SEATING, FIRE PITS, PAVERS AND UMBRELLAS")

(FOR OFFICE USE ONLY)



LARNED ST. 60 FT.WD.

CARTO 28 E

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	SA	CHECKED		KSM	
DATE	08-29-19	APPROVED			

REQUEST ENCROACHMENT  
 INTO WOODWARD AVE.  
 AT 511 WOODWARD AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 866