

City of Detroit
**City Engineering Division, Department of Public Works
Survey Bureau**

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 08/29/2019

Petition: x866

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input checked="" type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x866

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

Not Involved

Involved; but asking you to hold action on this petition until further notice.

Involved; but no objections to the property change.

Involved; objection to the property change.

Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

DPW/SMD

(Utility or City Department)

Mr. Leslie R Wallen

By

Supervisor

Title

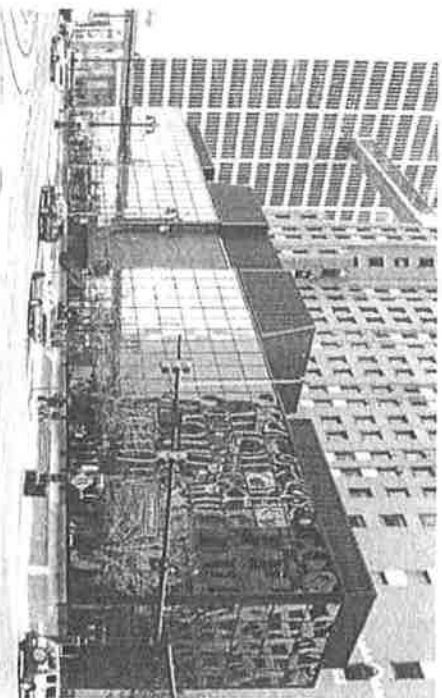
Aug 22, 2018

Date

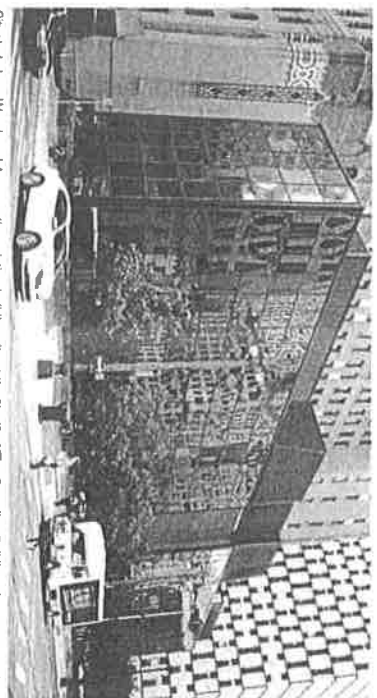
313.224.0018

Area code – Telephone number

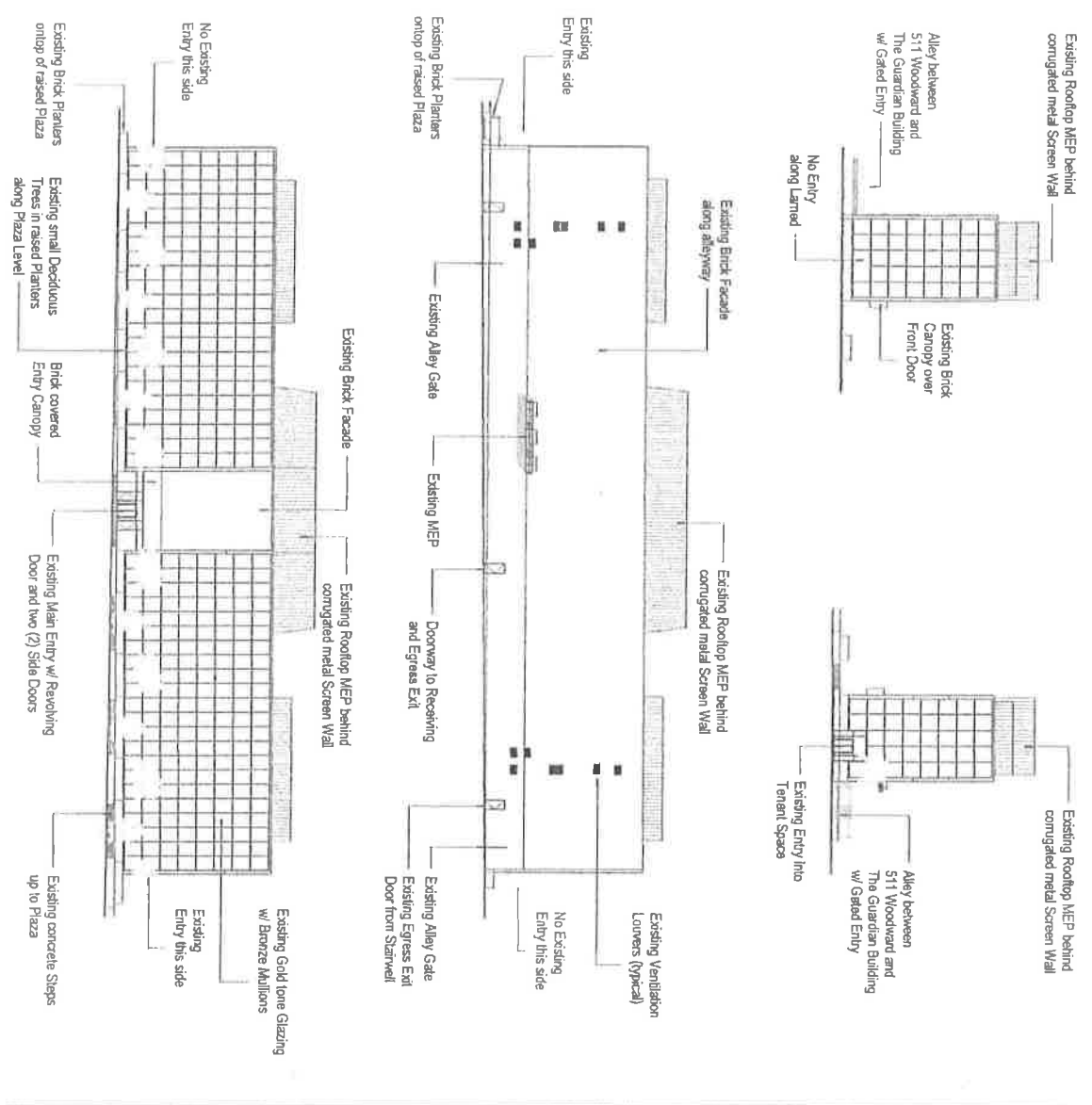
Existing Conditions



Existing conditions of building include gold tone mullions separating panes. Main entry into building includes one (1) revolving door and two (2) swing doors. Middle portion of facade is brick with brick canopy over main entry. Screen walls on roof are corrugated metal painted dark bronze.

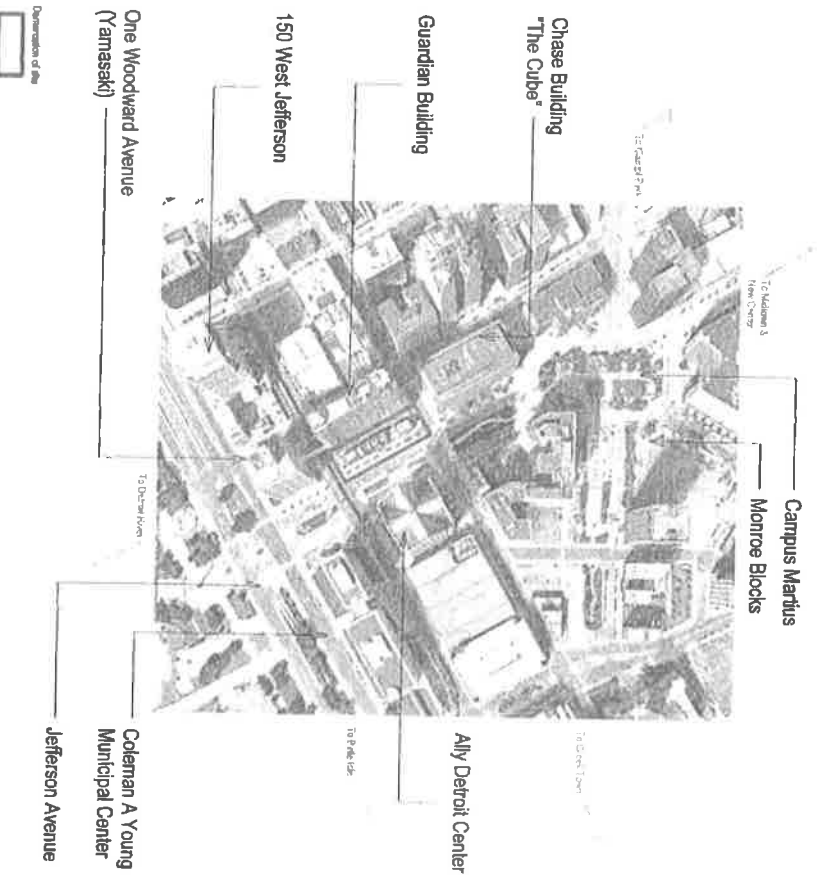
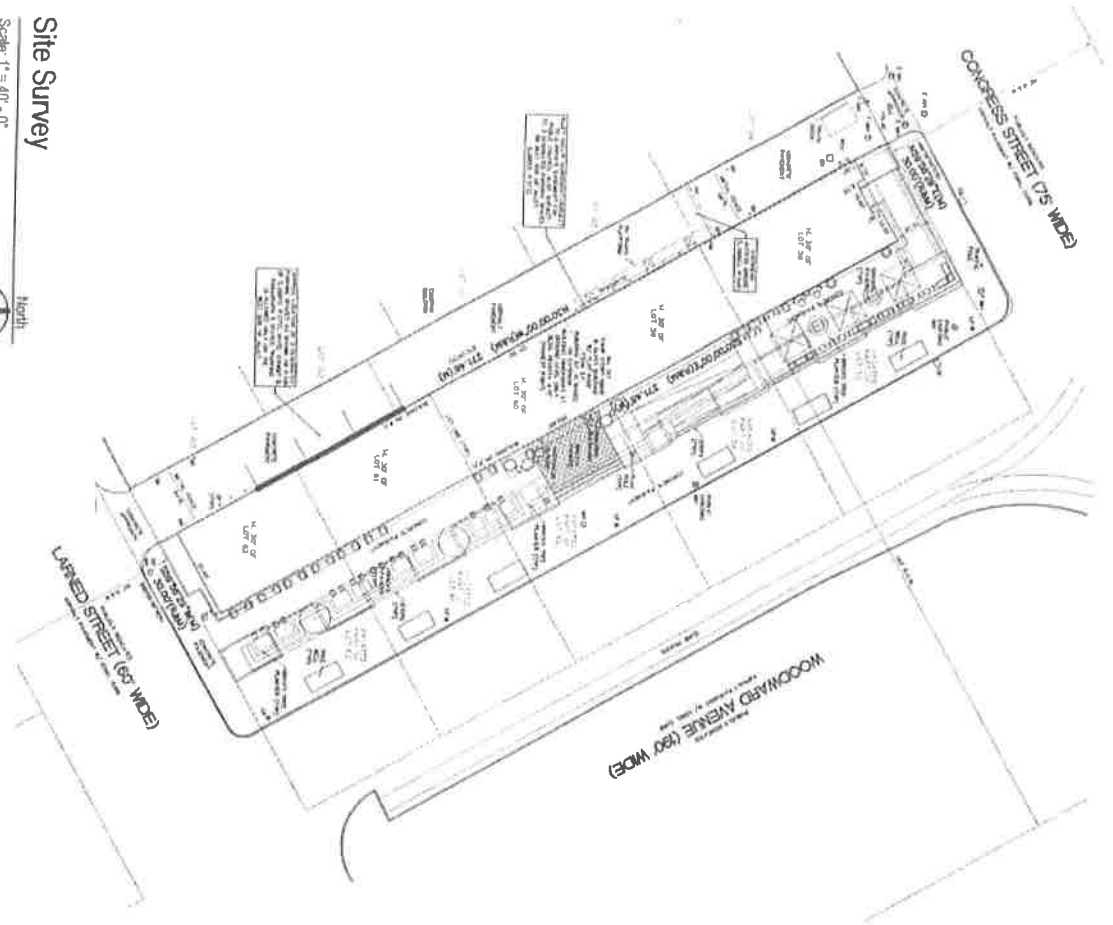


Situated along Woodward Avenue, the existing building sits at the "foot" of The Guardian Building. Long vacant, the empty building leaves a gap in Woodward's transformation and Detroit's expanding downtown lifestyle.



511 Woodward Ave Detroit MI

Site Location & Survey



Site Survey

Scale: 1" = 40' - 0"



511 Woodward Ave Detroit, MI



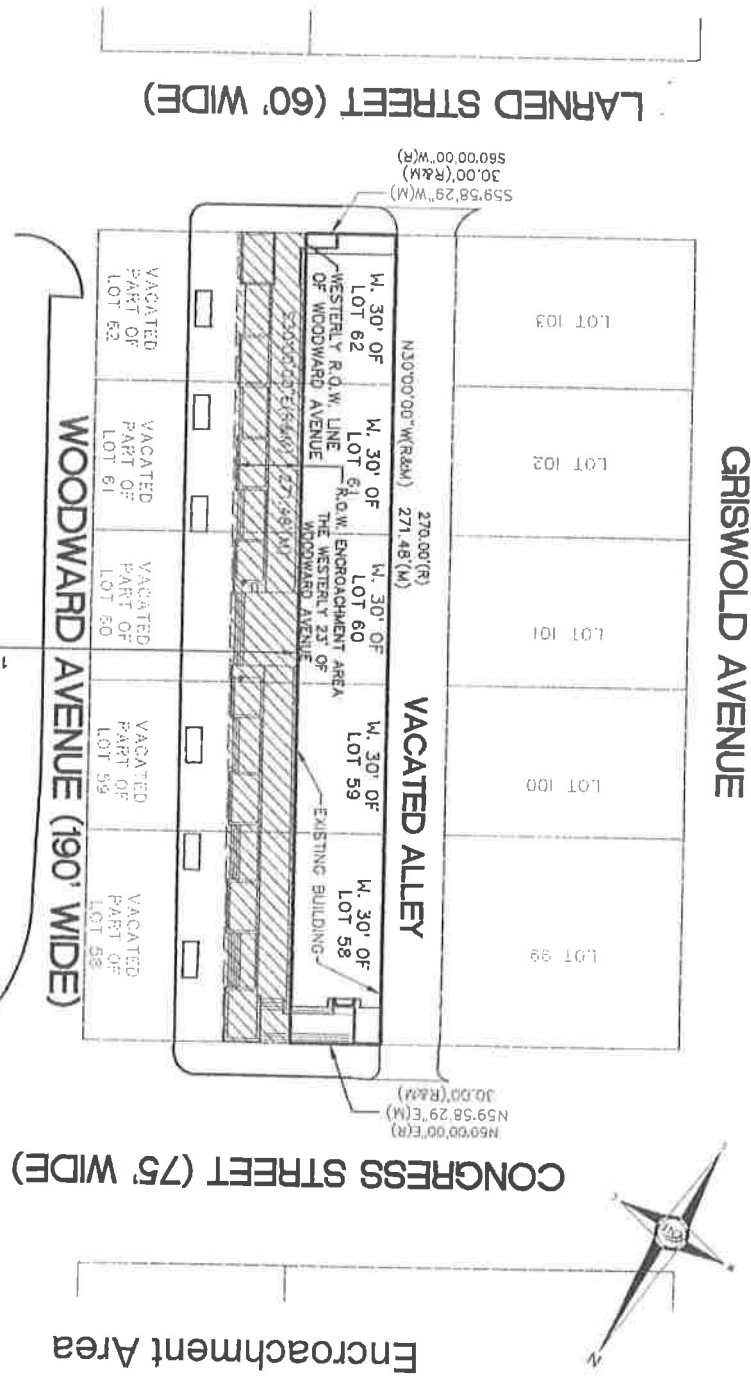
NOWAK & FRAUS ENGINEERS
ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

PREPARED FOR:
 THE ELIA GROUP

SCALE: 1" = 50'
 DATE: 01/21/2019
 DRAWN: K.N.
 JOB NO.: K459-01
 SHEET: 1 of 1

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.

R.O.W. ENCROACHMENT AREA:
 Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:



CONGRESS STREET (75' WIDE)

LARNED STREET (60' WIDE)

WOODWARD AVENUE (190' WIDE)

GRISWOLD AVENUE

VACATED ALLEY

Encroachment Area



NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032

TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR: THE ELIA GROUP

SCALE 1" = 50'

DATE 01/21/2019

DRAWN K.N.

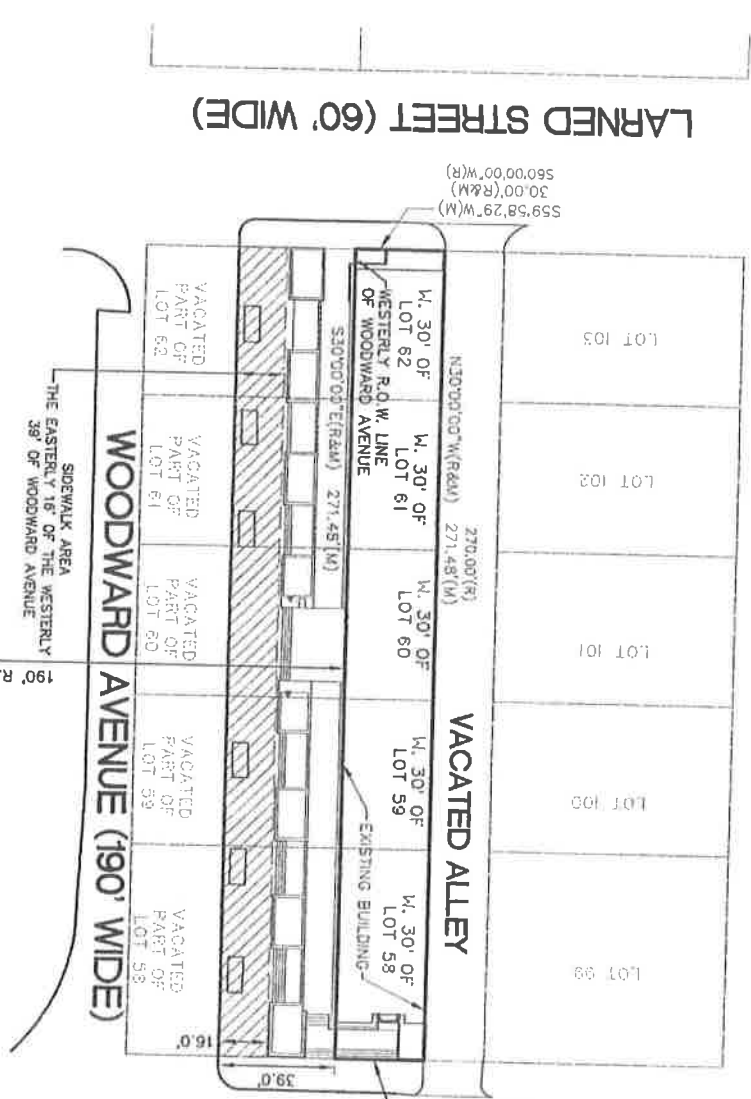
JOB NO. K459-01

SHEET 1 of 1

THE EASTERLY 16 FEET OF THE WESTERLY 39 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.

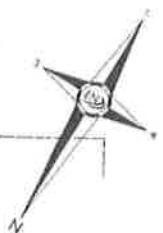
Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

SIDEWALK AREA:



CONGRESS STREET (75' WIDE)

Sidewalk Area



GRISWOLD AVENUE

LARNED STREET (60' WIDE)

559'58"29" W (M)
30.00' (R&M)
560'00"00" W (R)

559'58"29" E (M)
30.00' (R&M)
560'00"00" E (R)

270.00' (R)
271.48' (M)

VACATED ALLEY

320'00"00" E (R&M) 271.48' (M)

W. 30' OF WESTERLY R.O.W. LINE OF WOODWARD AVENUE

EXISTING BUILDING

VACATED PART OF LOT 62

VACATED PART OF LOT 61

VACATED PART OF LOT 60

VACATED PART OF LOT 59

VACATED PART OF LOT 58

SIDEWALK AREA
THE EASTERLY 16' OF THE WESTERLY 39' OF WOODWARD AVENUE

190' R.O.W.

WOODWARD AVENUE (190' WIDE)

LOT 103

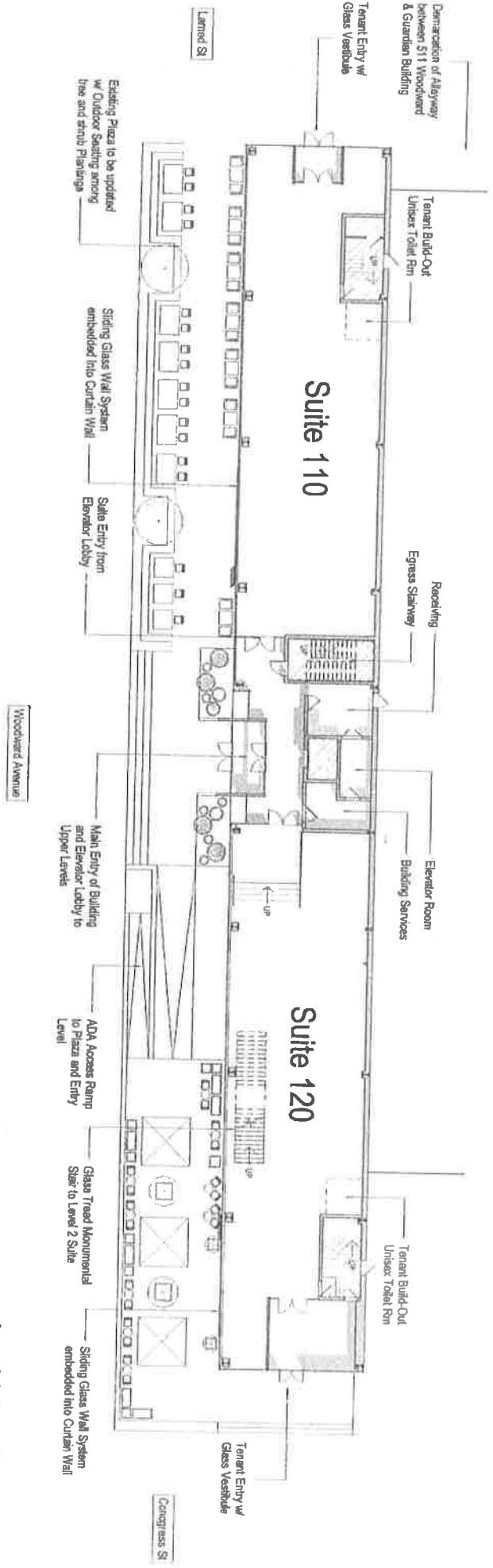
LOT 102

LOT 101

LOT 100

LOT 99

LARNED STREET (60' WIDE)







Level 1 Area Plan

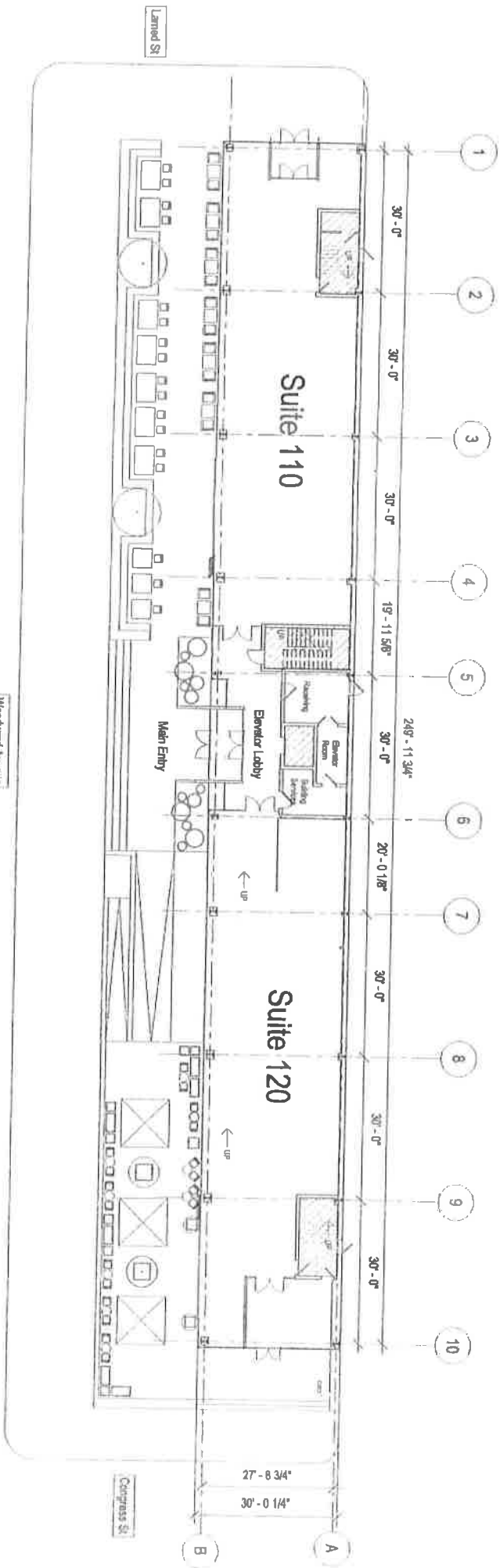
Scale: 1" = 20' - 0"



511 Woodward Ave Detroit MI

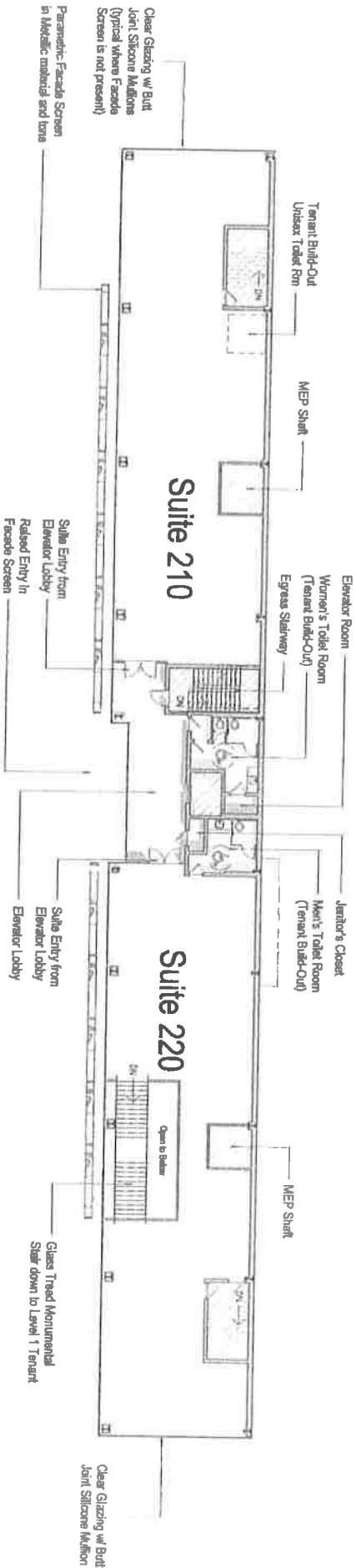
Plan



Level 1 Floor Plan

Scale: 1" = 20' - 0"





Level 2 Area Plan

Scale: 1" = 20' - 0"



511 Woodward Ave Detroit MI



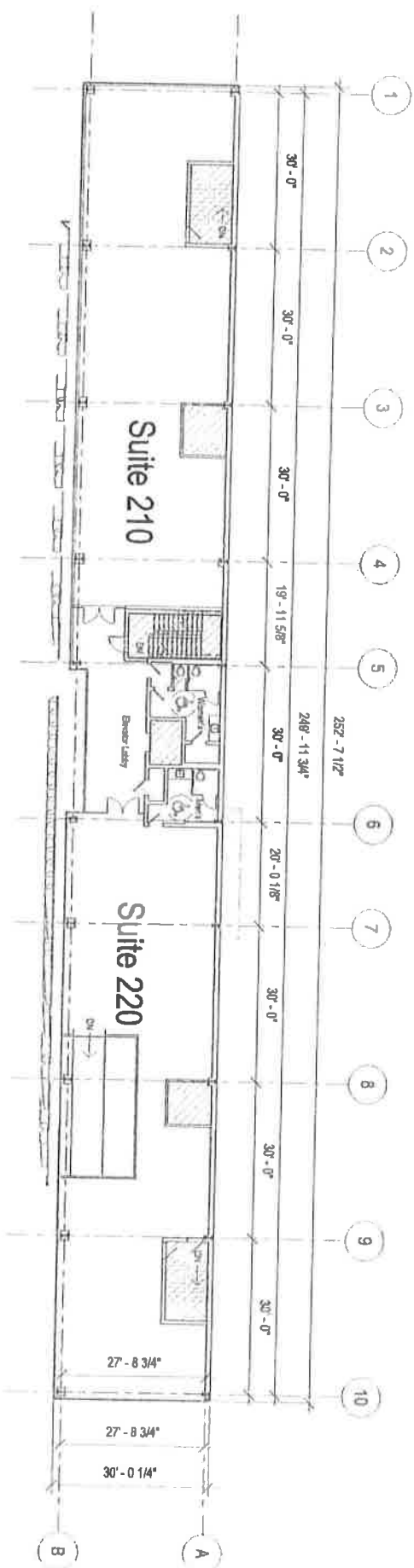
Shymanick & Associates LLC



smmm

YAMASAKI

Plan



Level 2 Floor Plan

Scale: 1" = 20'-0"

North



511 Woodward Ave Detroit MI



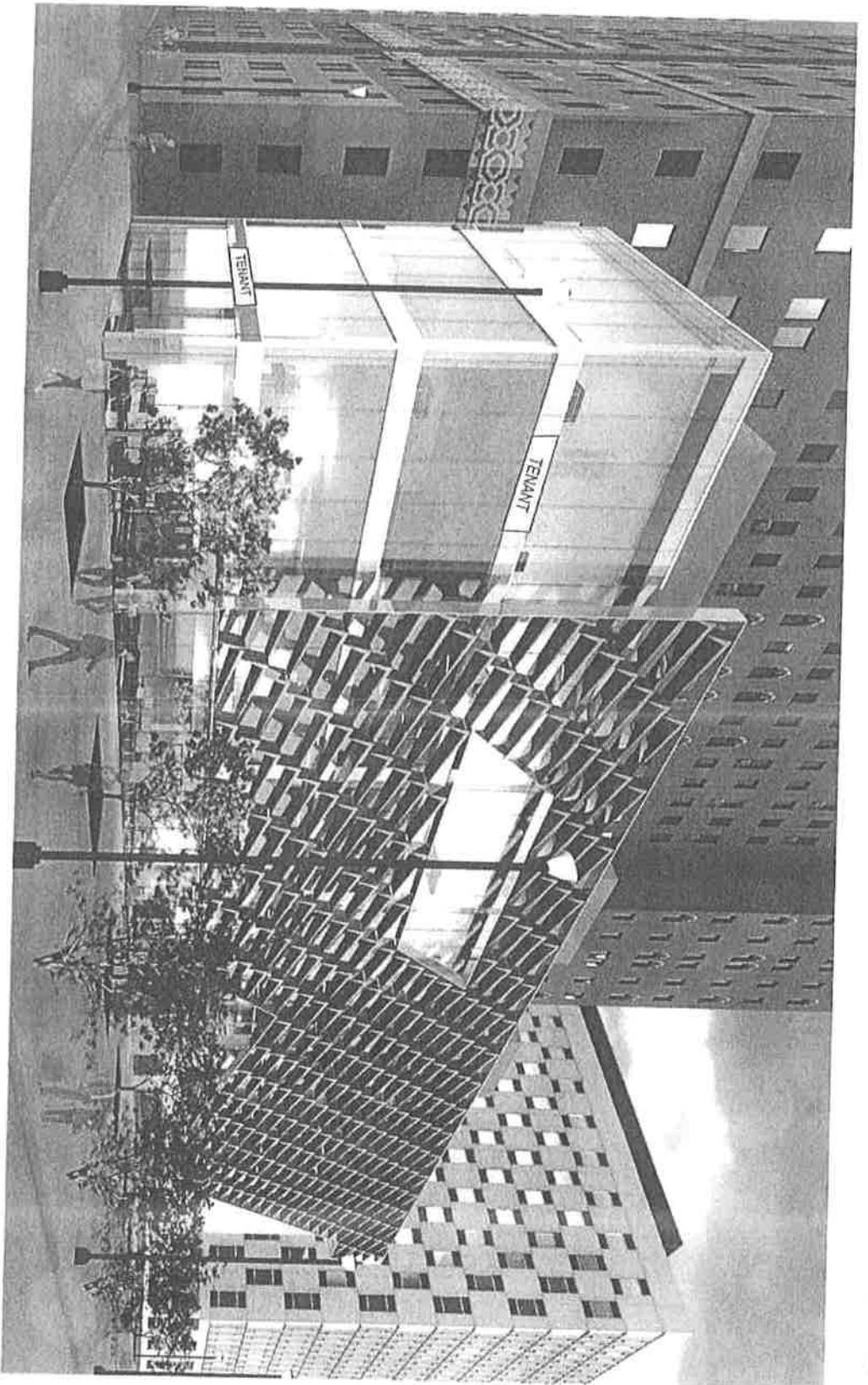
Szymanski & Associates LLC



smm

YAMASAKI

Rendering



511 Woodward Ave Detroit MI



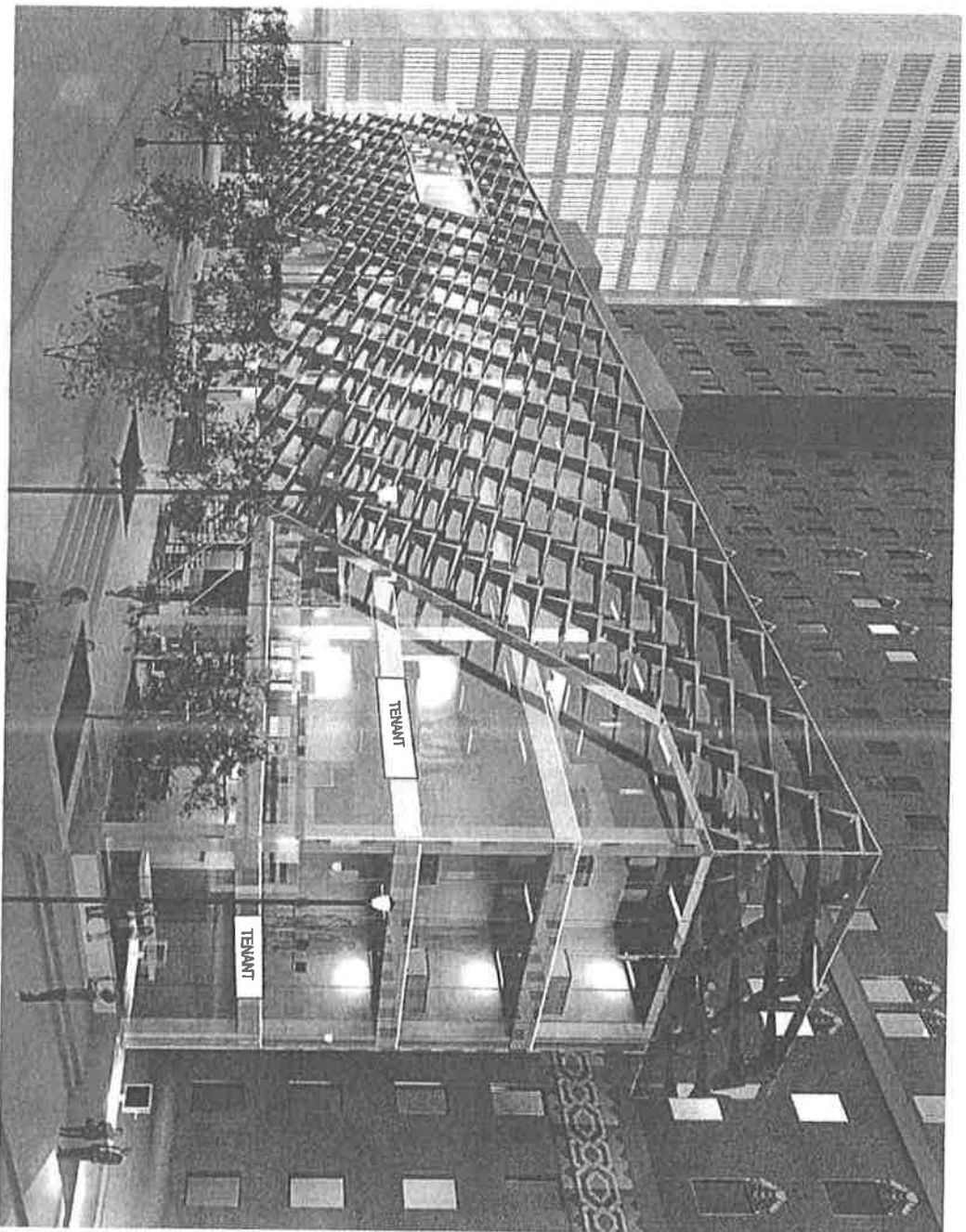
Spruand &
Associates LLC



sim

YAMASAKI®

Rendering



511 Woodward Ave Detroit MI

THE
ELLA
GROUP
124 S Oa Woodward Ave Suite A Emeryville MI 44029



Shymanski &
Associates LLC

ILLUMIN RT
BY THE UNIVERSITY OF MICHIGAN

srm

YAMASAKI®

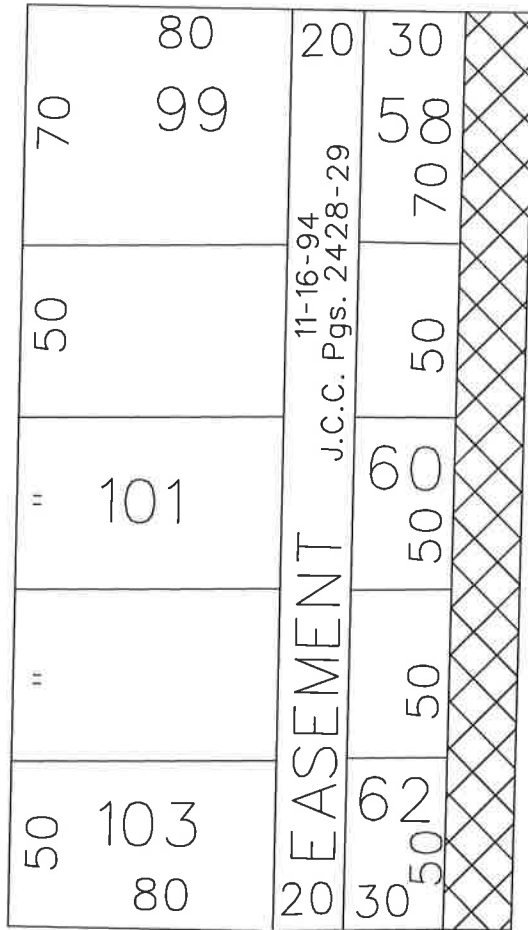
PETITION NO. 866
 YAMASAKI & ICONIC-511, LLC
 3011 W. GRAND BOULEVARD, SUITE 222
 DETROIT, MICHIGAN 48202
 PHONE NO. (313) 462-4316



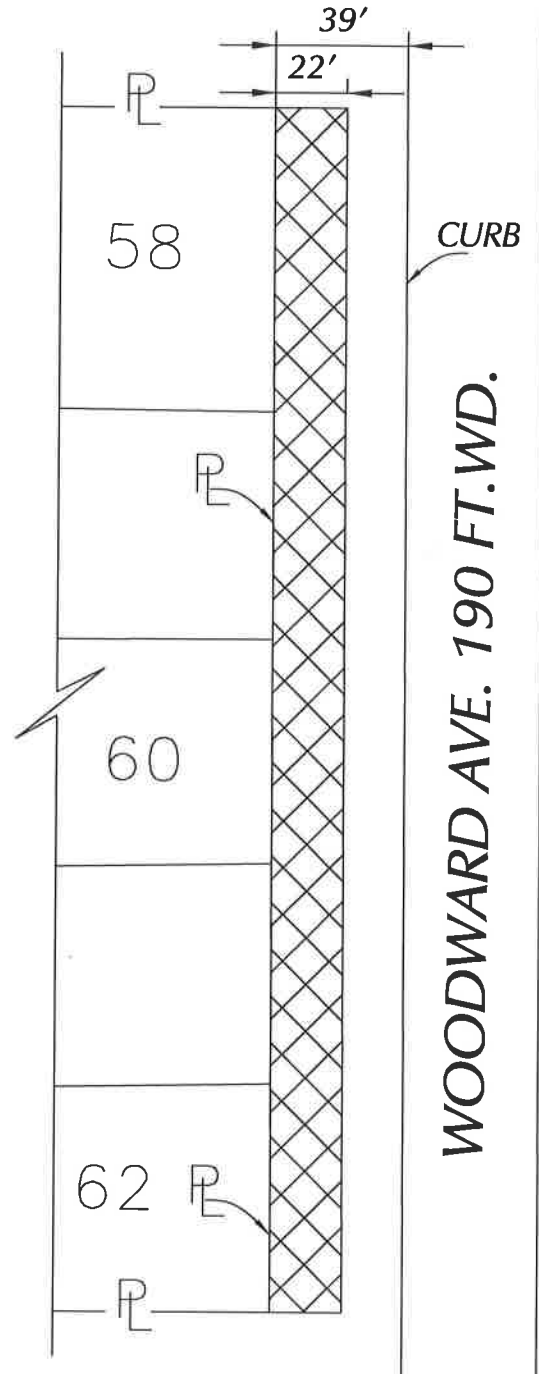
CONGRESS ST. 60 FT.WD.

CONGRESS ST. 60 FT.WD.

GRISWOLD ST. 90 FT.WD.



WOODWARD AVE. 190 FT.WD.



WOODWARD AVE. 190 FT.WD.

LARNED ST. 60 FT.WD.

LARNED ST. 60 FT.WD.

CARTO 28 E



- REQUEST ENCROACHMENT

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

(FOR OFFICE USE ONLY)

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