

2020-08-12

1306

1306 *Petition of POAH DD Sugar Hill LLC,
request to encroach into the John R &
Garfield St right-of-way for non-
standard sidewalk improvements,
adjacent to 119 Garfield.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

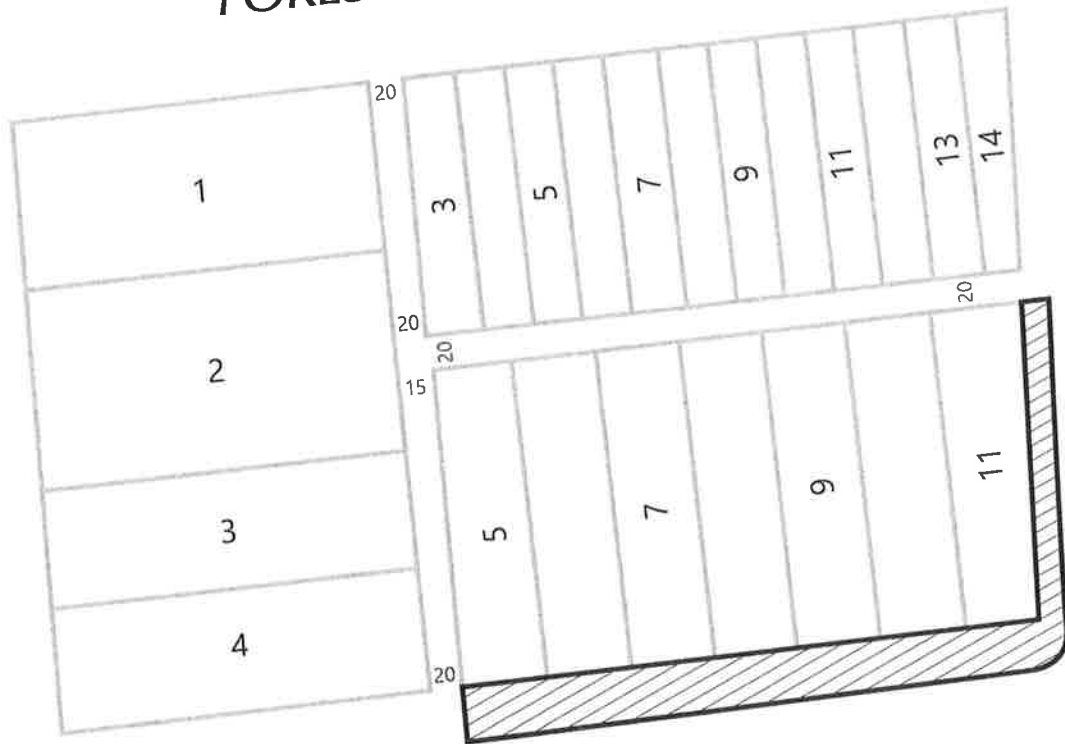
DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT

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DEVELOPMENT DEPARTMENT



FOREST AVE 70 FT. WD

WOODWARD AVE 120 FT. WD



JOHN R 60 FT. WD

GARFIELD AVE 60 FT. WD



ENCROACHMENT:
Under drain, concrete pavers,
crushed slate and non-standard
sidewalk jointing area.

(FOR OFFICE USE ONLY)

CARTO 30 F

B					
	A				
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	KJ	CHECKED	KSM		
DATE	08-03-20	APPROVED BY	JD		

ENCROACHMENT ON SIDEWALK
ALONG GARFIELD ST., IN THE BLOCK
BOUND BY GARFIELD AVE., WOOD-
WARD AVE., FOREST AVE., AND JOHN R.

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

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

Petition: X1306

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

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:

DETROIT POLICE DEPT 3RD PCT

(Utility or City Department)

CHRIS GIBSON 4649

By

POLICE OFFICER 4649, CODE ENFORCEMENT

Title

08-31-2020
Date

313-596-1310, 596-1363

Area code – Telephone number

2/20/2018 wlw

APPROVED
AUG 31 2020
CAPTAIN
THIRD PRECINCT



09/23/2019

City of Detroit
City Engineering Division, Department of Public Works
Maps and Records Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 08-21-2020

Petition: X1306

- | | |
|---|--|
| <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 checked="" type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> Detroit Thermal | |
| <input type="checkbox"/> International Transmission Company (ITC) | |

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). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

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

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, August 12, 2020

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.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1306 *POAH DD Sugar Hill LLC, request to encroach into the John R & Garfield St right-of-way for non-standard sidewalk improvements, adjacent to 119 Garfield.*

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1466

1306



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

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Eric Williams
On behalf of: POAH Sugar Hill, LLC
ewilliams@stonefieldeng.com

On behalf of the above mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition to encroach into the John R Street and Garfield Street right-of-way for the purpose of non-standard sidewalk improvements, located adjacent to 119 Garfield Street.

Based on the scope of the project the following requirements have been outlined:

- No further requirements noted.

Sincerely,

Jered Dean
Manager II
Maps and Records Bureau



STONEFIELD
engineering & design

July 27, 2020

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Petition for the Right-of-Way Encroachment Along Garfield Street and John R. Street
Sugar Hill Mixed Use Development
119 Garfield Street
City of Detroit, Wayne County, Michigan**

Honorable City Council:

POAH DD Sugar Hill, LLC is petitioning to encroach within the northern 19 FT of Garfield Street and extending 235 FT West of John R. Street. Additionally, POAH DD Sugar Hill, LLC is petitioning to encroach within the western 10 FT of John R. Street and extending 160 FT North of Garfield Street. The vacation petition will allow for non-City standard streetscape improvements to be installed as a part of the City RFP mixed-use development.

- **WHO:** POAH DD Sugar Hill, LLC
- **WHAT:** Encroachment within Garfield Street and John R. Street
- **WHERE:** Encroachment of the northern 19 FT of Garfield Street and extending 235 FT West of John R. Street. Encroachment of the western 10 FT of John R. Street and extending 160 FT North of Garfield Street.
- **WHEN:** We are requesting to start the process immediately so that it does not slow the on-going development of the Sugar Hill Mixed-Use Development.
- **WHY:** The request is being made to install non-City standard streetscape improvements that will include concrete pavers, crushed slate within tree pits, shrubs and ground cover plantings, non-standard concrete sidewalk and under drain facilities to service the landscaped areas. The proposed underdrain being installed within the public right-of-way will be privately maintained.

Thank you for your consideration,

Eric Williams
cwilliams@stonefieldeng.com
Stonefield Engineering and Design, LLC

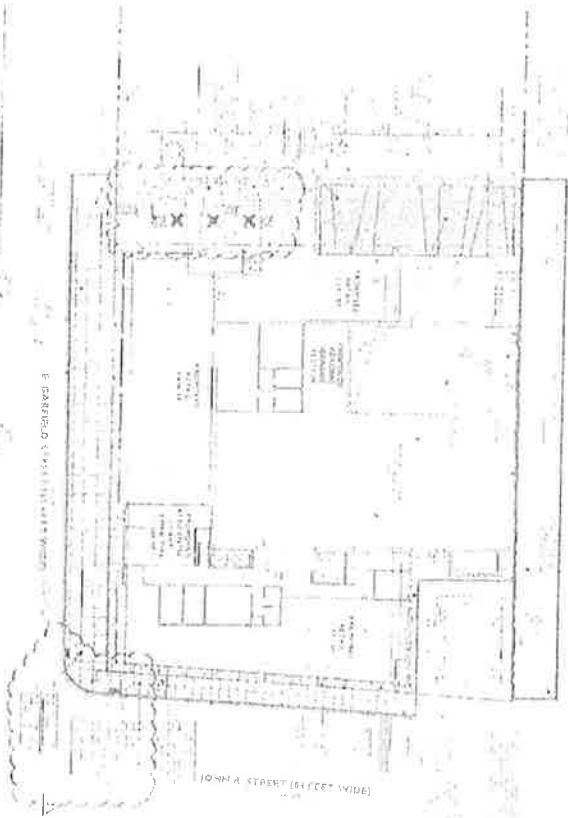
cc: Reid Mauti, rmauti@stonefieldeng.com

Y:\M\2017\17220-McIntosh Paris Associates-Garfield Road and John R Road, Detroit, MI\Permitting\Municipal\Applications & Checklists\Encroachment\2020-07-27_Sugar Hill Encroachment Request.docx

stonefieldeng.com

607 Shelby Street, Suite 200, Detroit, MI 48226

t. 248.247.1115



THE ABOVE IS A GENERAL DESCRIPTION OF THE PROPERTY AND THE BUILDING THEREON. THE EXACT LOCATION OF THE PROPERTY IS SHOWN ON THE ATTACHED MAP. THE BUILDING IS A SINGLE-FAMILY RESIDENCE. THE PROPERTY IS LOCATED AT THE CORNER OF JOHN A STREET AND E CAROLINA STREET. THE BUILDING IS APPROXIMATELY 40 FEET WIDE AND 60 FEET DEEP. THE FRONT PORCH IS APPROXIMATELY 10 FEET WIDE. THE REAR PORCH IS APPROXIMATELY 10 FEET WIDE. THE BUILDING IS IN GOOD CONDITION.

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PERKINS
 WILL
 ARCHITECTS
 STONEFIELD

CO-11-03