

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, April 19, 2021

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

1418 *Hubbard Vernor Limited Dividend Housing Association, LLC, request for streetscape encroachments (bike racks, landscaping boxes) along Vernor Hwy, Palms Avenue, and Hubbard Street adjacent to 4000 West Vernor Hwy.*



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
WWW.DETROITMI.GOV

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

Petitioner:
Hubbard Vernor Limited Dividend Housing Association, LLC
7752 W Vernor Hwy.
Detroit, MI, 48209

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 for streetscape encroachments (bike racks, landscaping boxes) along Vernor Hwy, Palms Avenue, and Hubbard Street adjacent to 4000 West Vernor Hwy.

Reviewed by:

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985



Mr. Jared Dean
City of Detroit – City Engineering Survey Bureau
2 Woodward Avenue CAYMC
Detroit, MI 48226

March 19, 2021

RE: La Joya Gardens Project - BLD2020-05067

Dear Mr. Dean,

The following information is a formal encroachment petition for La Joya Gardens Project located at 4000 W Vernor, Detroit MI. The project site is owned partly by IDRE2, LLC, a subsidiary of Invest Detroit with the remainder owned by the City of Detroit. I represent the project and am the applicant related to this right of way encroachment. Once all parcels are transferred, ownership will reside with Hubbard Vernor Limited Dividend Housing Association, LLC.

Our site plan has bike racks and street level tree pits as part of the improvements along the Vernor frontage. The bike racks have been shown along the curb since the inception of the project. We are providing 30 bike racks for residents within the building, but the racks along the street are provided for visitors to come and secure their bikes during public events. Locating the bike racks in the plazas reduces the usable area for events, which we intend to keep as open and flexible as possible. Locating them along the street next to the trees and planters also establishes a street edge while delineating the sidewalk from the street. Hopefully, this increases public awareness of the bike racks as a convenient transportation option, while also keeping the plazas free for events and outdoor seating for the retail tenants.

I can be reach at epotas@cinnaire.com or 313.515.6224 as needed.

Sincerely,


Ed Potas
Manager, Real Estate Development

Lansing | Corporate Headquarters
1118 South Washington Avenue
Lansing, Michigan 48910
517 482 8555

Detroit
2111 Woodward Avenue, Suite 600
Detroit, Michigan 48201
313 641 3751

Chicago
225 West Washington Street, Suite 1350
Chicago, Illinois 60606
312 957 7283

Madison
10 East Doty Street, Suite 445
Madison, Wisconsin 53703
608 234 5291

Grand Rapids
100 Grandville Avenue SW, Suite 202
Grand Rapids, Michigan 49503
616 272 7880

Indianapolis
320 North Meridian, Suite 516
Indianapolis, Indiana 46204
317 423 8880

Wilmington
100 West 10th Street, Suite 502
Wilmington, Delaware 19801
302 655 1420

March 9th, 2021

The tree grates and bike racks will require an approved encroachment. In order to petition for an encroachment, the city of Detroit will require:

- 1. Site plan specific to the public space, which will highlight the dimensions of the grates and how far they are from the property line.**
 - Dimensions of the tree pits are on C4.1 and C4.2. Note that these are not tree *grates*. They are landscaped planting beds. The planting plan on L-800 indicates the planting schedule and locations.
- 2. Details about the design of the bike racks.**
 - Bike racks are located on L-110 Layout Plan, and a section detail is provided on 3/L-700.
 - The bike rack is specified as The VROOM Bicycle rack from the same manufacturer as the outdoor furnishings. Here is a link to the product:
<https://vestre.com/us/products/cycle-parking/vroom-bicycle-rack>. It is a stainless steel "U" cast into the concrete.
- 3. The sidewalks there are approx. 9 ft. wide and a bike rack will require at least 6 ft. of space.**
 - The bike racks are oriented parallel to the sidewalk between the street tree beds, which encourages cyclists to lock their bikes up parallel to the street.
- 4. The bike racks will need to be positioned in a way to allow a minimum of 6 ft. of clearance for pedestrians on the sidewalk.**
 - Due to the parallel orientation of the bike racks, locked bikes will not encroach into the clear space for pedestrian circulation between the street tree beds and the building.
- 5. They will also need measurements telling them where the bike racks will be located relative to the property line.**
 - Per note above, bike racks are located on L-110.
- 6. According with last comments received on March 03,2021.**
 - See new sheets modified, L-110 includes all requested dimensions
 - L-105 indicates the boundary between public improvements and our property line.
 - Sheets C4.1 and C4.2 were modified with measurements originating from the property line.

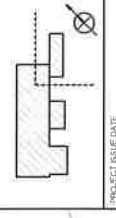
LA JOYA GARDENS

LOCATION
 DETROIT, MI
 MICHIGAN DEVELOPMENT # 2004
 OWNER
 2111 WOODWARD AVENUE, SUITE 200
 DETROIT, MI 48221

SITIO

ARCHITECT
 11100 WOODWARD AVENUE, SUITE 1117
 DETROIT, MI 48221
 PRINCIPAL ARCHITECT
 2111 WOODWARD AVENUE, SUITE 200
 DETROIT, MI 48221
 LANDSCAPE ARCHITECT
 11100 WOODWARD AVENUE, SUITE 1117
 DETROIT, MI 48221
 CIVIL ENGINEER
 11100 WOODWARD AVENUE, SUITE 1117
 DETROIT, MI 48221
 MECHANICAL ENGINEER
 11100 WOODWARD AVENUE, SUITE 1117
 DETROIT, MI 48221
 ELECTRICAL ENGINEER
 11100 WOODWARD AVENUE, SUITE 1117
 DETROIT, MI 48221
 PLUMBING ENGINEER
 11100 WOODWARD AVENUE, SUITE 1117
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SPONSOR
 ARCHITECT
 SUSSEY
 MICHIGAN
 REVISION

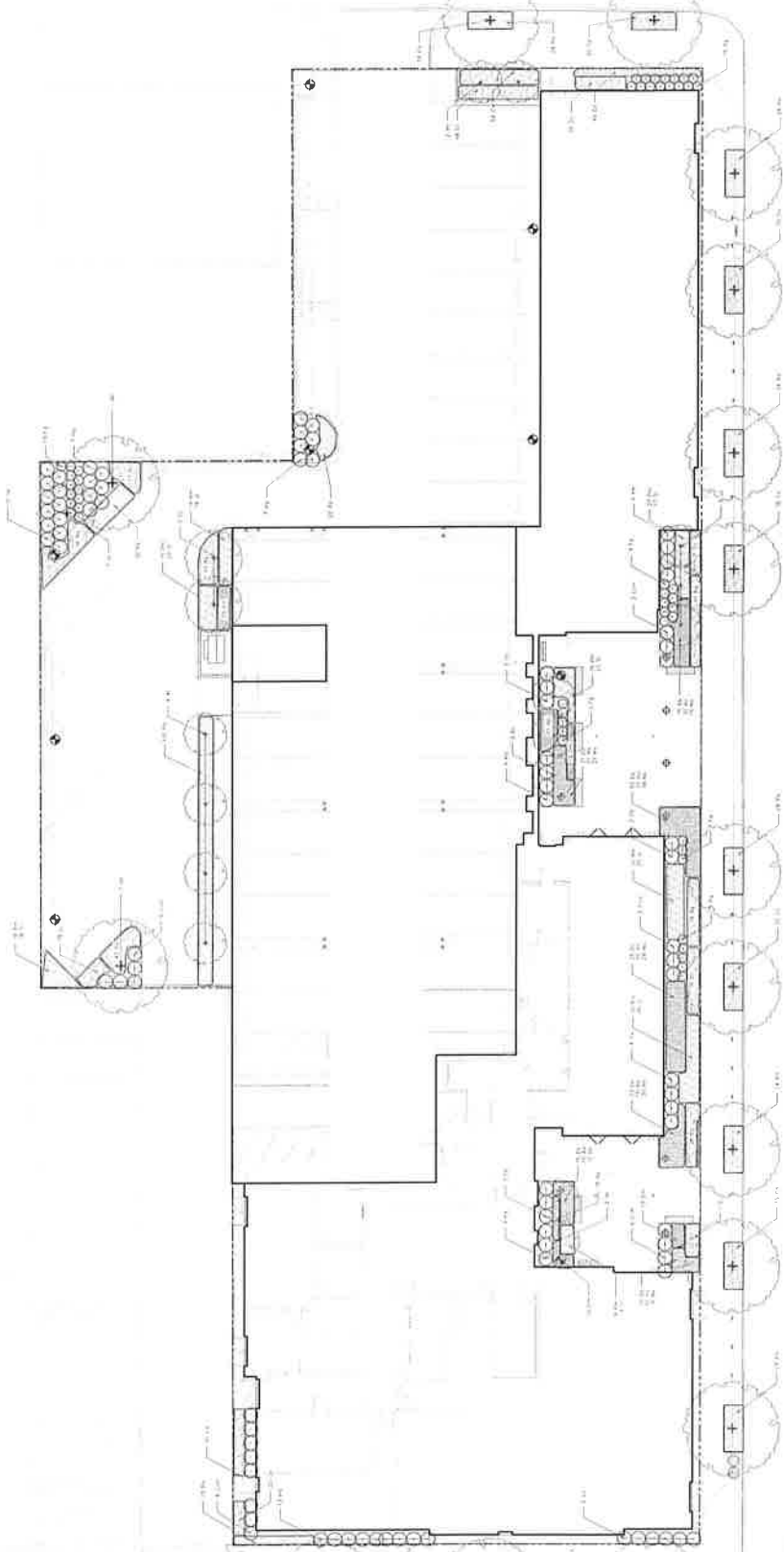


NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	10/15/10	ISSUED FOR PERMIT
3	10/15/10	ISSUED FOR PERMIT
4	10/15/10	ISSUED FOR PERMIT
5	10/15/10	ISSUED FOR PERMIT
6	10/15/10	ISSUED FOR PERMIT
7	10/15/10	ISSUED FOR PERMIT
8	10/15/10	ISSUED FOR PERMIT
9	10/15/10	ISSUED FOR PERMIT
10	10/15/10	ISSUED FOR PERMIT

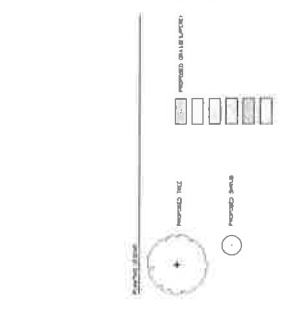
SEAL

PROJECT ISSUE DATE

PLANTING PLAN
 L-800



- GENERAL NOTES - CONTINUING**
- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLAN AREA.
 - VERIFY ALL PLANTING MATERIALS WITH EXISTING LANDSCAPE ARCHITECT.
 - MODIFY TO REFLECT ALL DISTANCES TO LANDSCAPE ARCHITECT.
 - LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR ALL PLANTING MATERIALS TO BE USED IN ALL PLANTING AREAS.
 - ALL PLANTING MATERIALS TO BE USED IN ALL PLANTING AREAS SHALL BE VERIFIED BY THE ARCHITECT.
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PLANT SCHEDULE	SYMBOL	QTY	COMMON NAME	SCACING	REMARKS
TREES	A1	1	ANDROMEDA	10' x 10'	SEE PLAN
	A2	1	ANDROMEDA	10' x 10'	SEE PLAN
	A3	1	ANDROMEDA	10' x 10'	SEE PLAN
	A4	1	ANDROMEDA	10' x 10'	SEE PLAN
SHRUBS	B1	1	ANDROMEDA	10' x 10'	SEE PLAN
	B2	1	ANDROMEDA	10' x 10'	SEE PLAN
	B3	1	ANDROMEDA	10' x 10'	SEE PLAN
	B4	1	ANDROMEDA	10' x 10'	SEE PLAN

LA JOYA GARDENS

LOCATION:
DETROIT, MI
MICHIGAN DEVELOPMENT #2204
OWNER:
CHIMMERE
10000 WOODLARK BLVD. SUITE 600
DETROIT, MI 48221

SITIO

ARCHITECT:
MORNINGSTAR ARCHITECTS
200 W. WABASH AVE. SUITE 100
DETROIT, MI 48226

ASSOCIATED ARCHITECT:
THE ARCHITECTURE CENTER
100 W. WABASH AVE. SUITE 100
DETROIT, MI 48226

PLANTING:
GOSWELL & MCGRAW
100 W. WABASH AVE. SUITE 100
DETROIT, MI 48226

LANDSCAPE ARCHITECT:
MORNINGSTAR ARCHITECTS
200 W. WABASH AVE. SUITE 100
DETROIT, MI 48226

LANDSCAPE ARCHITECT:
MORNINGSTAR ARCHITECTS
200 W. WABASH AVE. SUITE 100
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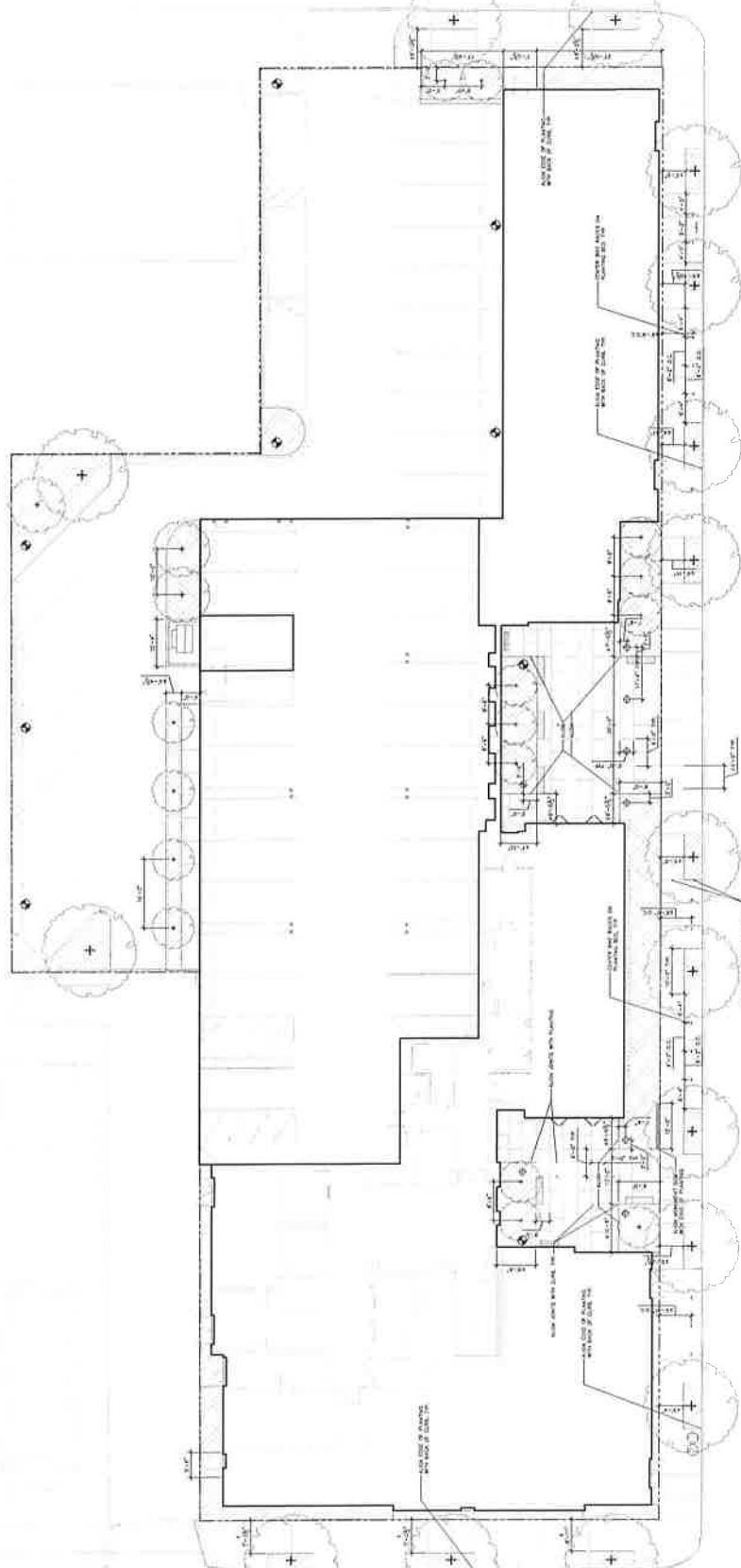
LANDSCAPE ARCHITECT:
MORNINGSTAR ARCHITECTS
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DETROIT, MI 48226

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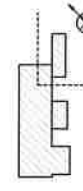
- GENERAL NOTES - LANDSCAPE**
1. EXISTING SITE CONDITIONS, UTILITIES AND SITE UTILITIES INFORMATION IS BASED ON SURVEY DATA PROVIDED FOR THE PROJECT. ACTUAL CONDITIONS MAY VARY FROM THE INFORMATION PROVIDED. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 2. VERIFY EXISTING CONDITIONS OF UTILITIES AS SHOWN ON GRAPHS AND REPORTS AT THE TIME OF CONSTRUCTION.
 3. ALL LINES AND DIMENSIONS NOT INDICATED OTHERWISE AT THE SITE SHALL BE AS SHOWN ON THE CONTRACT. IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. VERIFY ALL FIELD VERIFY DIMENSIONS FROM FIELD MEASUREMENTS AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT.



LAYOUT PLAN

L-110

REV.	DATE	DESCRIPTION
1	08/15/2023	ISSUE FOR PERMIT
2	08/15/2023	REVISIONS TO PERMIT
3	08/15/2023	REVISIONS TO PERMIT
4	08/15/2023	REVISIONS TO PERMIT
5	08/15/2023	REVISIONS TO PERMIT
6	08/15/2023	REVISIONS TO PERMIT
7	08/15/2023	REVISIONS TO PERMIT
8	08/15/2023	REVISIONS TO PERMIT
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14	08/15/2023	REVISIONS TO PERMIT
15	08/15/2023	REVISIONS TO PERMIT
16	08/15/2023	REVISIONS TO PERMIT
17	08/15/2023	REVISIONS TO PERMIT
18	08/15/2023	REVISIONS TO PERMIT
19	08/15/2023	REVISIONS TO PERMIT
20	08/15/2023	REVISIONS TO PERMIT



SPONSOR: _____
 ARCHITECT: _____
 SURETY: _____
 MICHIGAN: _____
 REVIEW: _____

PROJECT ISSUE DATE: _____
 SHEET NO.: L-110
 TOTAL SHEETS: _____

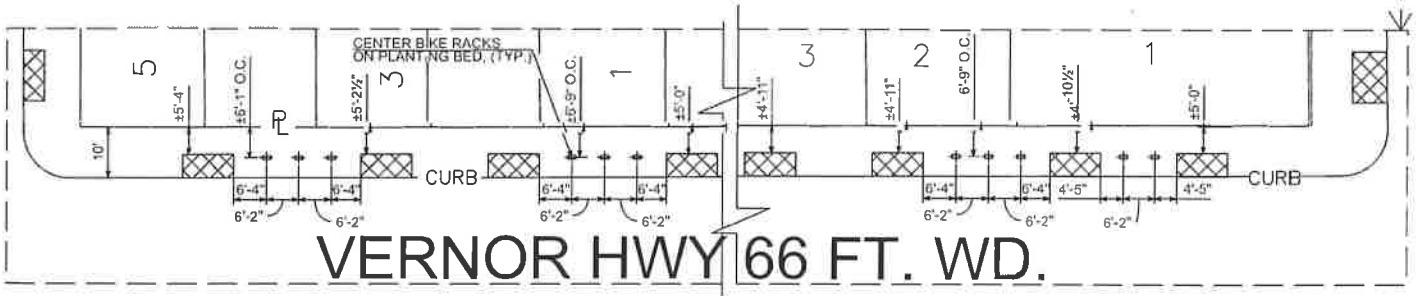


PALMS AVE. 50 FT. WD.

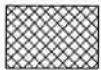
HUBBARD ST. 56 FT. WD.



VERNOR HWY 66 FT. WD.



VERNOR HWY 66 FT. WD.



- REQUEST ENCROACHMENT

With :

- LANDSCAPING BEDS ALONG W VERNOR, PALMS, AND HUBBARD
- BIKE RACKS ON W VERNOR.

(FOR OFFICE USE ONLY)

CARTO 19 D

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	JD		
DATE	03-30-21	APPROVED			

REQUEST ENCROACHMENT
 INTO W. VERNOR HWY,
 PALMS AVE. AND HUBBARD ST.
 AT 4000 W Vernor

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO.