



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

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