



**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:
Selden Innovation Center LLC
3939 Woodward Avenue, STE 100
Detroit, MI, 48201

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 Selden Innovation Center LLC, request for encroachment into a public utility easement of an On-site Advertising Sign/Canopy on the south side Vacated Frank Street, adjacent to 950 Selden Street.

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



STONEFIELD
engineering & design

October 27, 2021

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 Frank Street
Industry Detroit
950 Selden Street
City of Detroit, Wayne County, Michigan

Honorable City Council:

QFactor in partnership with Invest Detroit and Midtown Detroit is petitioning to encroach within the southern 8 FT of Frank Street and extending 30 FT northeast of the vacated portion of Frank Street located between 4th Street and the John C. Lodge Service Drive. The encroachment petition will allow for the installation of an overhead canopy and building sign as a part of the adaptive reuse of the Jefferson School Building. The building canopy will provide 12'-4 1/4" vertical clearance over the sidewalk. The sign will be 4'-5" in height and will be 17'- 5 1/2" above grade at the top of the sign.

- **WHO:** Industry Detroit QOZB, LLC
- **WHAT:** Encroachment within Frank Street
- **WHERE:** Encroachment of the southern 8 FT of Frank Street and extending 30 FT northeast of the vacated portion of Frank Street located between 4th Street and the John C. Lodge Service Drive.
- **WHEN:** We are requesting to start the process immediately so that it does not slow the on-going improvements of the Jefferson School Building.
- **WHY:** The request is being made to install an overhead canopy and building sign within the Frank Street right-of-way. The need for the request arises from the zero lot line nature of the existing building.

Thank you for your consideration,

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

V:\DET\2020\DET-200015-QFactor-950 Selden, Detroit, MI\Correspondence\Outgoing\City or Township\2021-10-26_Encroachment\Encroachment Petition - Sign and Canopy.docx

EXTERIOR RESTORATION SCOPE OF WORK

1. ALL EXISTING WINDOWS TO BE REPLACED WITH NEW ALUMINUM WINDOWS, INCLUDING NEW FLASHING AND SILLS.
2. ANY EXTERIOR ELEMENTS CREATING HAZARDOUS / UNSAFE CONDITIONS TO BE EVALUATED BY A STRUCTURAL ENGINEER AND REPAIRED.
3. MASONRY PARAPETS TO BE STABILIZED AND REPAIRED.
4. MASONRY TO BE TUCKPOINTED AND REPAIRED AS DETERMINED BY MASONRY RESTORATION CONTRACTOR.
5. STEEL LINTELS TO BE TESTED AND REPLACED AS DETERMINED BY A STRUCTURAL ENGINEER.
6. EXISTING BUILT-UP ROOF SYSTEM TO BE DEMOLISHED AND REPLACED WITH NEW INSULATION AND SINGLE-PLY MEMBRANE.

HamiltonAnderson

architecture landscape architecture urban design

Hamilton Anderson Associates, Inc
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Detroit, Michigan 48226
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MEP Engineer
8402 S Troy Ctr.
Centennial, CO 80111
303.936.1633

Structural Engineer

SDI Structures
1435 Randolph Suite 200
Ann Arbor, MI 48104
734.213.6990

Civil Engineer

Stonefield Engineering
807 Shady St. # 200
Ann Arbor, MI 48106
248.247.1115

Client
QFactor / Invest Detroit
/ Midtown Detroit

300 Selden St.
Detroit, MI 48201

Key Plan

PERMIT SET

Project

05/28/2021

INDUSTRY Detroit

Drawing Title

BUILDING ELEVATIONS

Project Number 201911.00

Drawn By:

Scale: As indicated

Seal:

Approved By:

Signature:

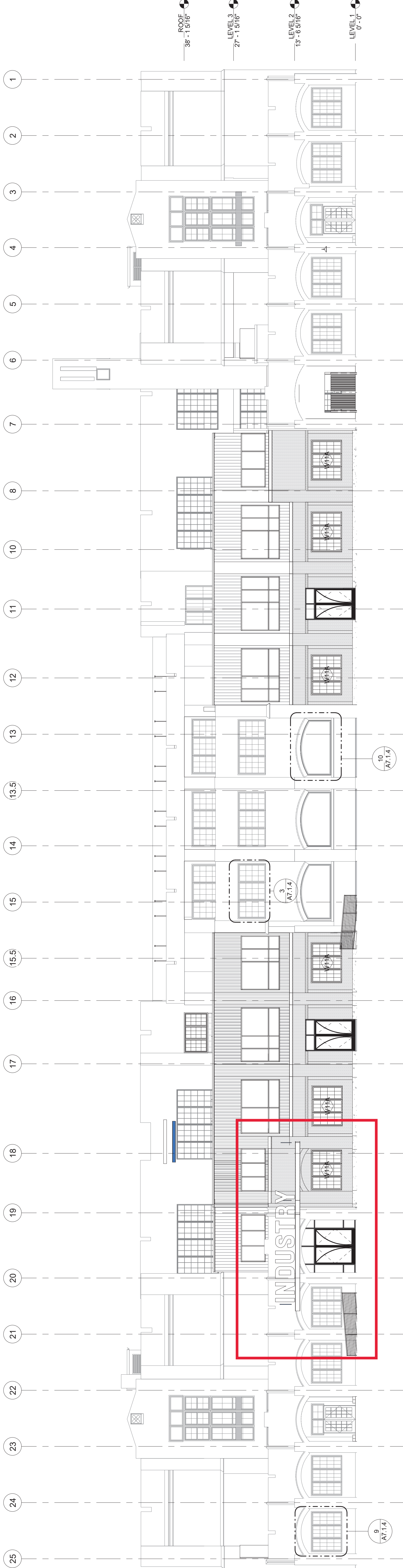
Drawing No:

A3.1.1



2 BUILDING ELEVATION - SOUTH

A1.1 / 3/32" = 1'-0"



1 BUILDING ELEVATION - NORTH

A1.2 / 3/32" = 1'-0"

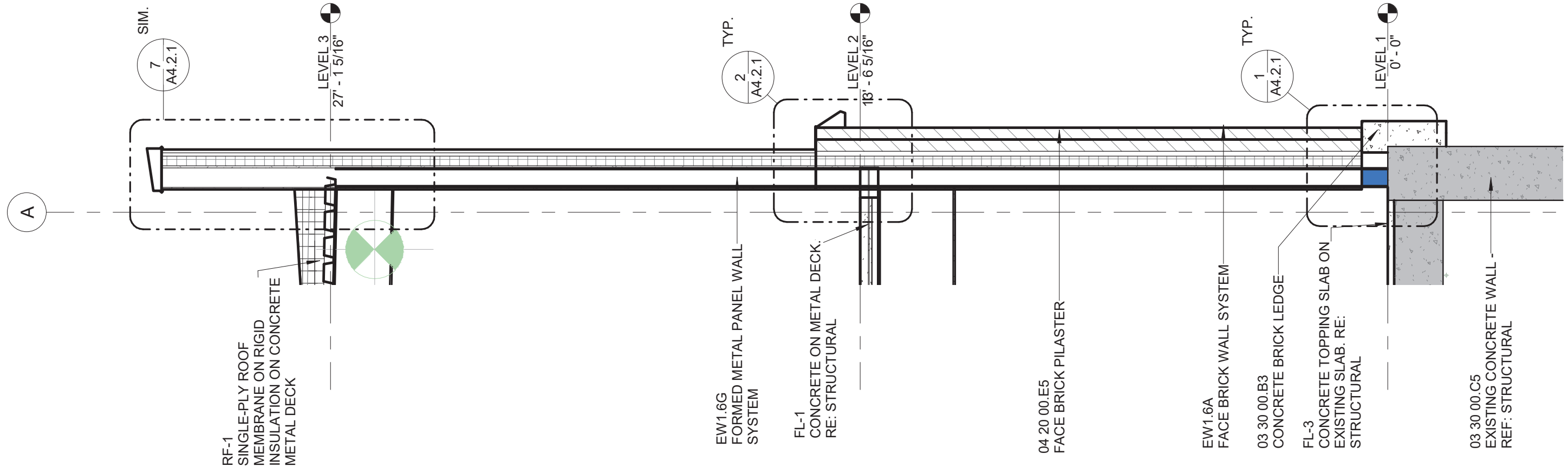
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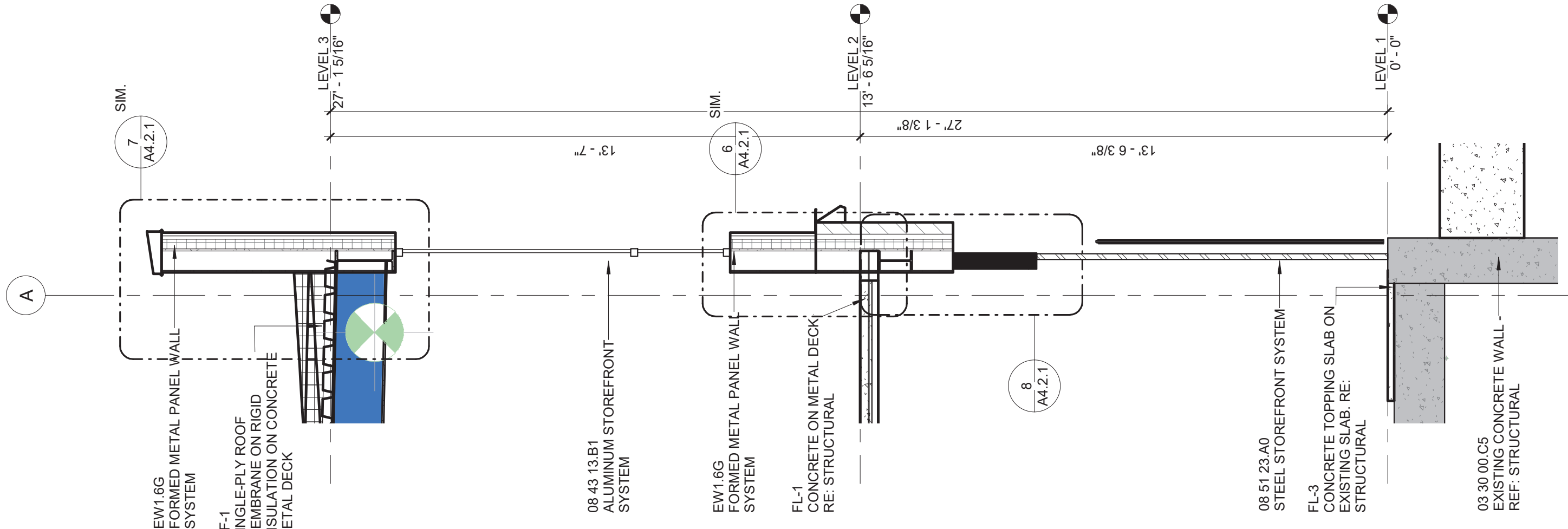
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Structural Engineer
SDI Structures
14000 E. Harvard Ave
Ann Arbor, MI 48104
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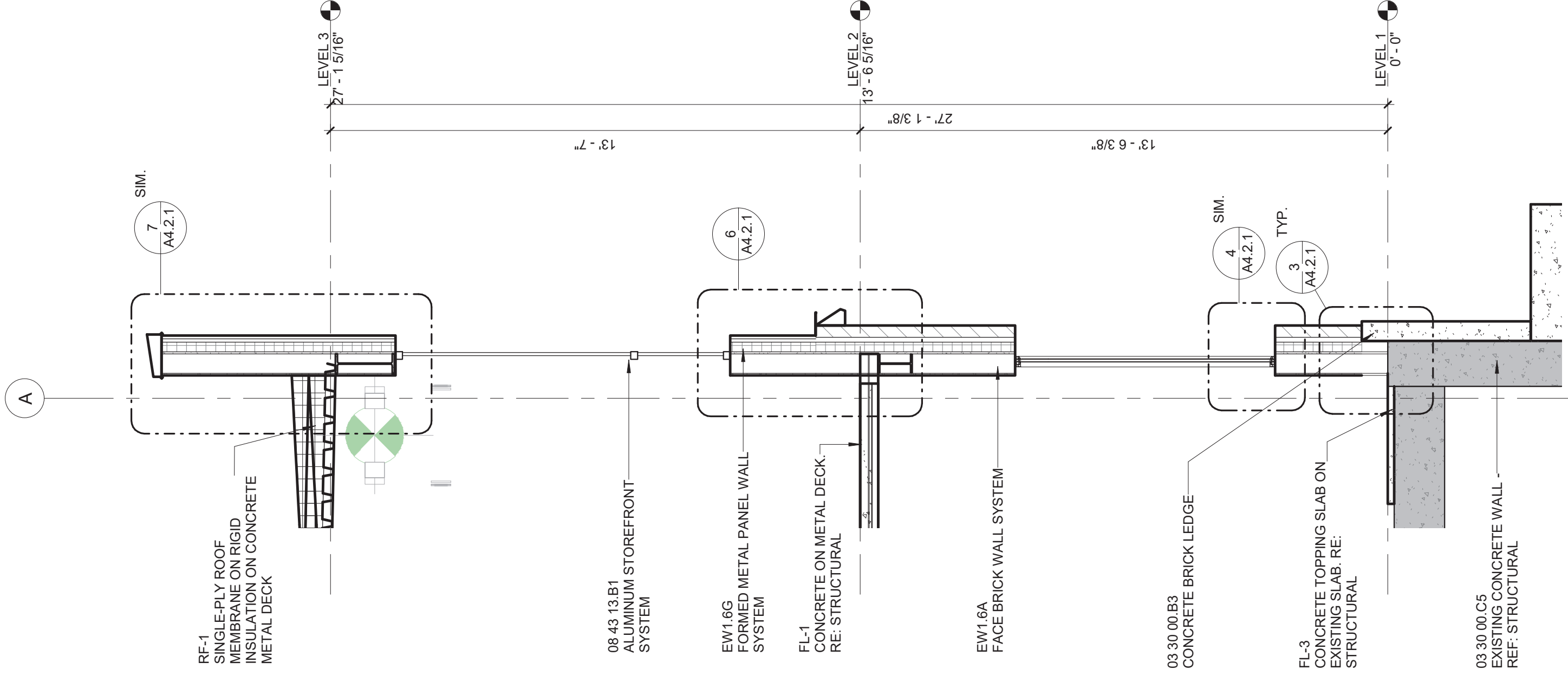
Civil Engineer
Stonefield Engineering
607 Shelby St. # 200
Ann Arbor, MI 48106
248.247.1115



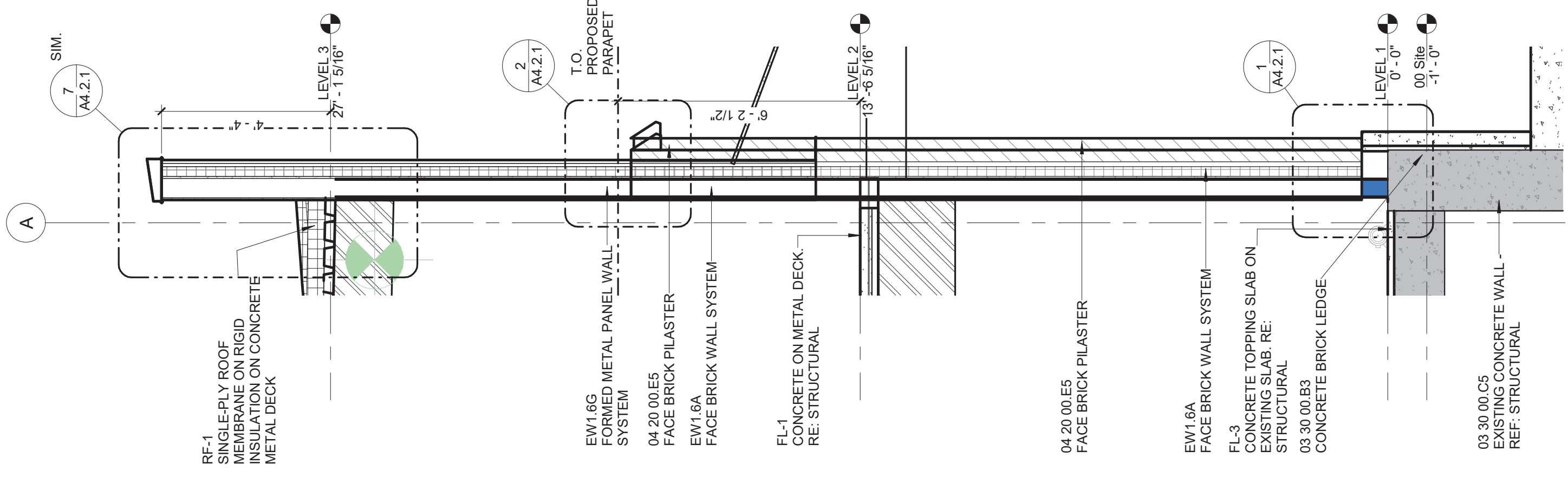
WALL SECTION - FRANK ST. TYP.
BRICK PILASTER
A1.1 3/8" = 1'-0"



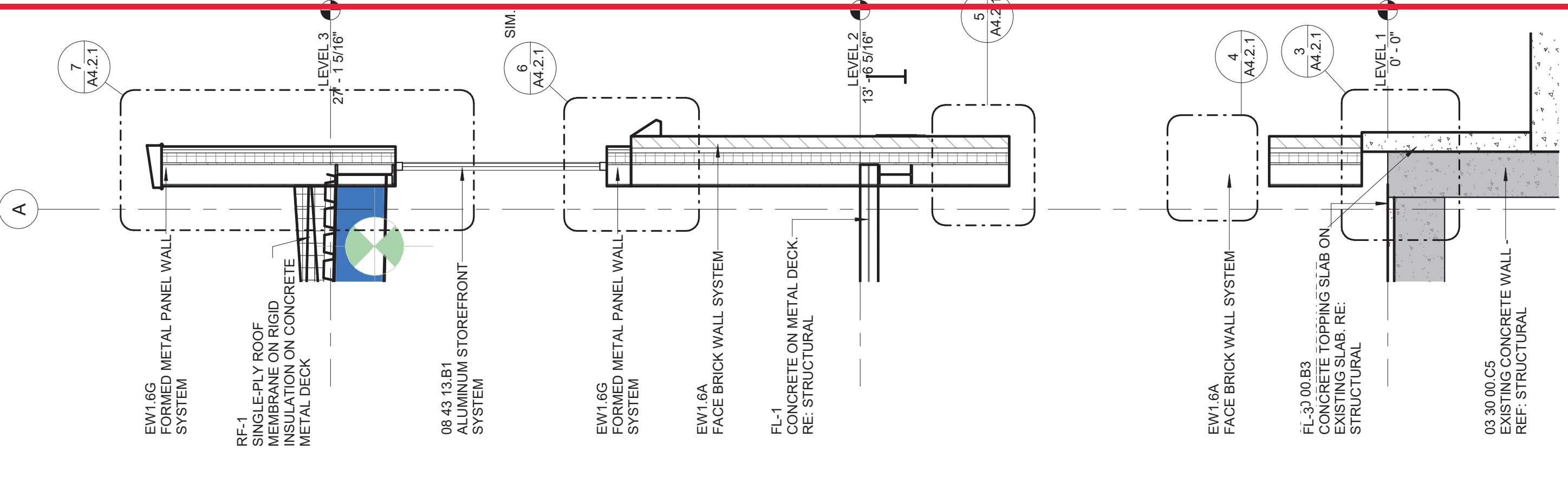
SECTION AT NORTH WALL DOOR
A1.1 3/8" = 1'-0"



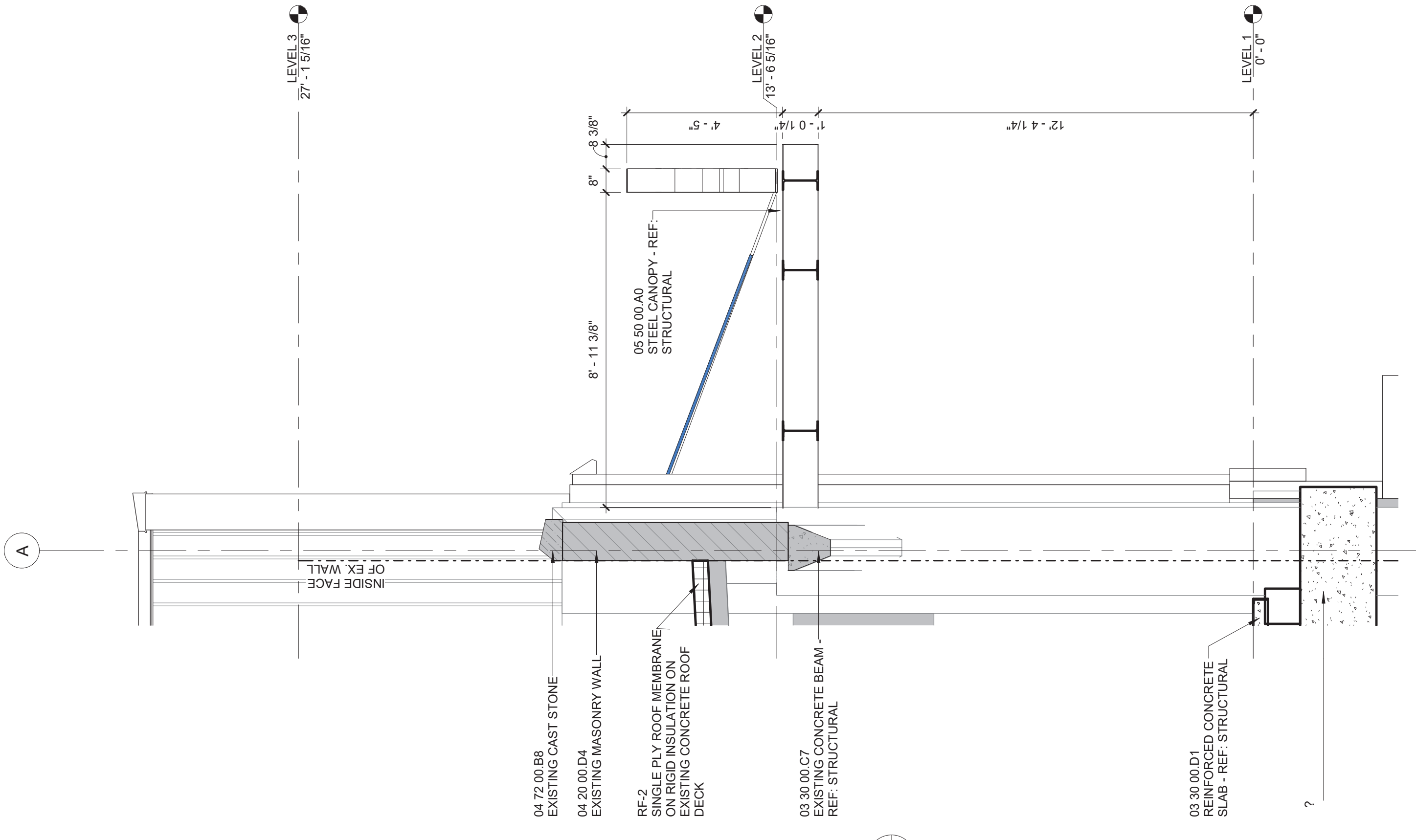
SECTION AT NORTH WALL
A1.1 3/8" = 1'-0"



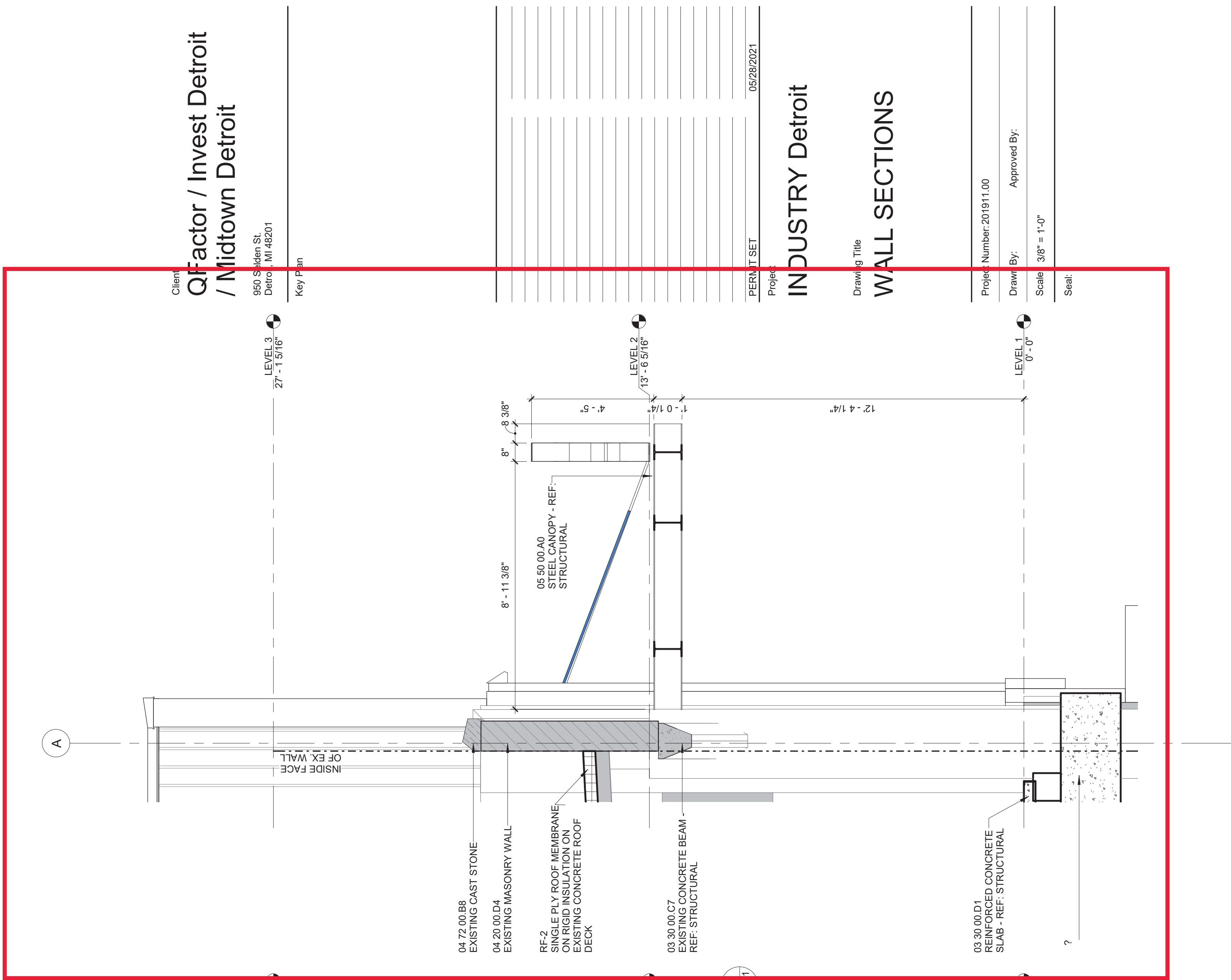
WALL SECTION - FRANK ST. BRICK
PILASTER
A1.1 3/8" = 1'-0"



WALL SECTION -
FRANK ST. WINDOW
A1.1 3/8" = 1'-0"



SECTION AT NORTH
ENTRY DOOR
A1.1 3/8" = 1'-0"



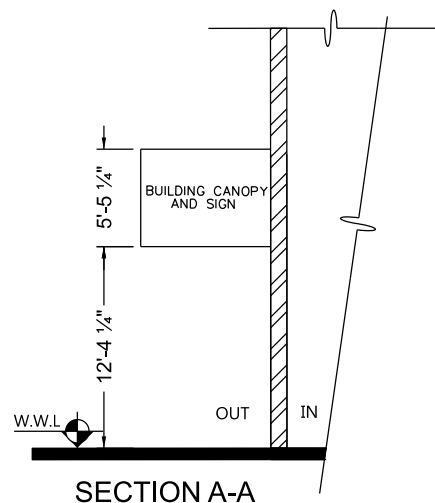
Client
QFactor / Invest Detroit
/ Midtown Detroit
500 S Main St
Detroit, MI 48201
Key Plan

Project
INDUSTRY Detroit
Drawing Title
WALL SECTIONS

Project Number 201911.00
Drawn By: Approved By:
Scale 3/8" = 1'-0"
Seal:

Signature:
Drawing No:

A4.1.1



| | | | | |
|-----------------|--|------------|------|-----------|
| B | | | | |
| A | | | | |
| DESCRIPTION | | DRWN | CHKD | APPD DATE |
| REVISIONS | | | | |
| DRAWN BY SA | | CHECKED JD | | |
| DATE 11-12-2021 | | APPROVED | | |

REQUEST ENCROACHMENT
INTO FRANK STREET
WITH THE INSTALLATION OF A CANOPY
ABOVE THE ENTRANCE TO 950 SELDEN.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

| | |
|---------|-------|
| JOB NO. | 01-01 |
|---------|-------|

DRWG. NO.