



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:
Innovative Acquisitions, LLC
Represented by Giffels Webster
28 W Adams, Suite 1200
Detroit, MI, 48226

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 Grand River Avenue, State Street, and the public alley adjacent to the parcel commonly known as 1249 Washington Blvd for the purpose of installing non-standard paving and planter boxes.

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



August 16, 2022

**Honorable Detroit City Council
C/o Detroit City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226**

RE: Giffels Webster - Request for a series of encroachments into the rights-of-way within the block bounded by Grand River Avenue (60 feet wide), Washington Boulevard (195 feet wide), State Street (35 feet wide), and the Public Alley (20 feet wide).

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf Bedrock 630 Woodward Ave, Detroit, Michigan, 48226 respectfully requests the following encroachments into the City of Detroit public right-of-way.

- Encroachments include:
 - At grade encroachments:
 - The encroachment for the granite curb is 0.5 feet thick and 436 ft long. The curb begins 10.0 feet South and 1.8 feet East of the property line at the corner of State St and Washington Blvd. The curb ends 9.0 feet North and 8.0 feet East of the property line at the corner of Grand River Ave and Washington Blvd.
 - The at grade encroachment for non-standard pavement begins at the South corner of State St and the Public Alley and extends 20.0 feet to the West and 10.0 feet to the South.
 - The at grade encroachment for permeable pavers and proposed planters begins 6.0 feet South of the property line along State St and extends 4.0 feet South to the curb. The encroachment begins 0.0 feet West of the property line at the intersection at State St and Washington Blvd and extends West 105.0 feet.
 - The at grade encroachments for proposed permeable pavers, stone benches, and planters begins 6.0 feet South of the property lines at the intersection of State St and Washington Blvd and extends 58.5 feet to the North. The encroachment begins 16.5 East of the property line on Washington Blvd and extends 7.7 feet to the road.
 - The at grade encroachments for proposed decorative pavers begin 58.5 feet North of the property lines at the intersection of State St and Washington Blvd and extends 18.6 feet to the North. The encroachment begins 0.0 East of the property line on Washington Blvd and extends 24.2 feet to the road.

- The at grade encroachments for proposed permeable pavers, planters, and stone benches begin 77.1 feet North of the property lines at the intersection of State St and Washington Blvd and extends 164.1 feet to the North. The encroachment begins 16.5 East of the property line on Washington Blvd and extends 7.7 feet to the road.
- The at grade encroachments for proposed decorative pavers begin 241.2 feet North of the property lines at the intersection of State St and Washington Blvd and extends 18.7 feet to the North. The encroachment begins 0.0 East of the property line on Washington Blvd and extends 24.2 feet to the road.
- The at grade encroachments for proposed permeable pavers, planters, and stone benches begin 259.9 feet North of the property lines at the intersection of State St and Washington Blvd and extends 105.3 feet to the North. The encroachment begins 16.5 East of the property line on Washington Blvd and extends 7.7 feet to the road.
- The at grade encroachments for proposed permeable pavers and planters begins 6.0 feet North of the property line at the corner of Grand River Ave and Washington Blvd and extends 3.0 feet North. The encroachment begins 0.0 feet West of the property line at the corner of Grand River Ave and Washington Blvd and extends 44.3 feet.
- The at grade encroachments for proposed decorative pavers begins 0.0 feet North of the property line on Grand River Ave 9.0 feet North. The encroachment begins 44.3 feet West of the property line at the corner of Grand River Ave and Washington Blvd and extends 16.4 feet.
- The at grade encroachments for proposed permeable pavers and planters begins 6.0 feet North of the property line on Grand River Ave 3.0 feet North. The encroachment begins 60.7 feet West of the property line at the corner of Grand River Ave and Washington Blvd and extends 44.3 feet West.
- The at grade encroachment for non-standard pavement begins at the South corner of Grand River Ave and the Public Alley and extends 16.5 feet to the West and 9.0 feet to the South.
- The at grade encroachment for non-standard pavement begins 16.5 feet West of the South corner of Grand River Ave and the Public Alley and extends 9.0 feet to the West. The encroachment begins 0.0 feet off the Grand River Ave property line and extends 9.0 feet to the North.
- The at grade encroachment for non-standard pavement types begins 3.5 feet West of the property line at the intersection of Grand River Ave and the Public Alley and extends 13.0 feet. The encroachment begins 0.0 feet South of the property line at the intersection of Grand River Ave and the Public Alley and extends 62.1 feet South.
- The at grade encroachment for non-standard pavement types begins 0.0 feet West of the property line of the Public Alley and extends 20.0 feet. The encroachment begins 62.1 feet South of the property line at the intersection of Grand River Ave and the Public Alley and extends 142.1 feet South.

- The at grade encroachment for non-standard pavement types begins 3.5 feet West of the property line of the Public Alley and extends 13.0 feet. The encroachment begins 204.2 feet South of the property line at the intersection of Grand River Ave and the Public Alley and extends 39.8 feet South.

Limits of the requested encroachments can be found in the attachment, enclosed herein.

Giffels Webster has been asked to facilitate the requested encroachments. If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 508.654.7845 or at levans@giffelswebster.com.

Respectfully,

A handwritten signature in cursive script, appearing to read "Levans".

Leon Evans, PE
Project Manager



CITY OF DETROIT
GENERAL SERVICES DEPARTMENT

115 ERSKINE ST.
DETROIT, MICHIGAN 48201
PHONE 313 • 224.1100
FAX 313 • 628-1915

TO: Jared Dean,
Department of Public Works

FROM: Tim Karl,
Chief of Landscape Architecture
General Services Department

DATE: November 22, 2022

RE: Book Development Encroachment Petitions

Dear Mr. Dean,

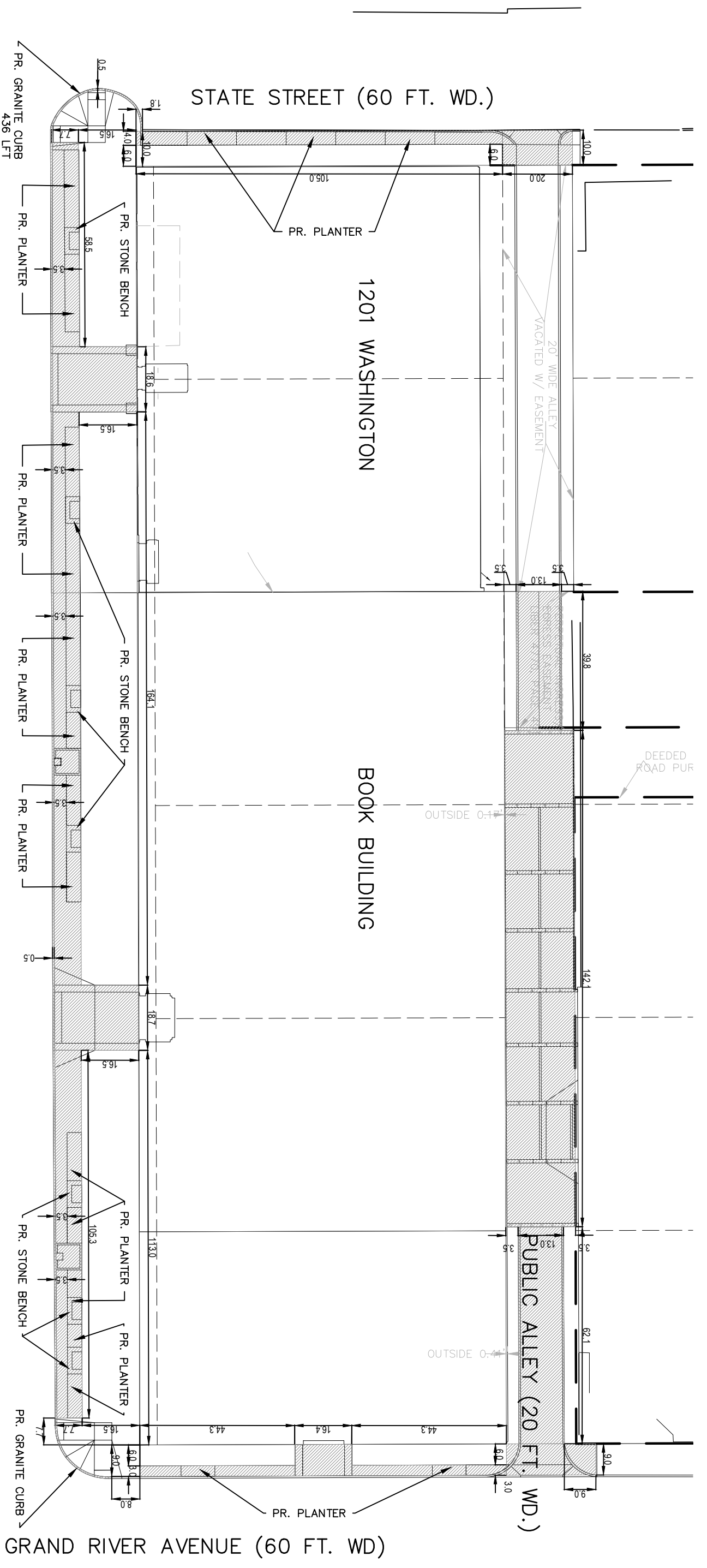
The General Services has reviewed the three encroachment petitions dated August 1, August 16, and August 18, 2022, provided by Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf Bedrock 630 Woodward Ave, Detroit, Michigan, 48226 (“Bedrock”). These are various site improvements that include but not limited to granite curbs, planters, benches, pavers, non-standard pavement, pedestrian bridge, art/green wall, and storm sewer drainage system(s). These improvements appear to be consistent with Chapter 33 – Parks and Recreation, Section 33-1-4 Jurisdiction over parks, public places, and boulevards, and over roadways in parks and public places.

After careful review and the understanding that Bedrock or any and all future owner(s) of the associated Book Development and 1201 Washington properties will be responsible for all ongoing maintenance and liabilities the General Services Department recommends the approval of the proposed above-mentioned improvements.

Sincerely,

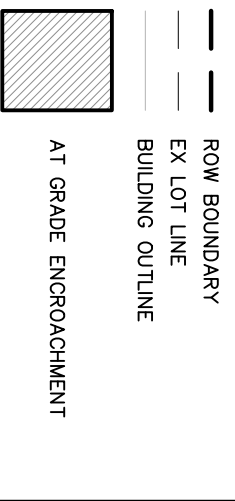
A handwritten signature in black ink, appearing to read 'Tim Karl', written in a cursive style.

Tim Karl
Chief of Landscape Architecture

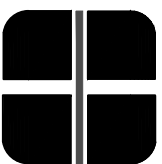


THREE DIMENSIONAL EQUIPMENT

WASHINGTON BOULEVARD (195 FT. WD.)



giffels
webster



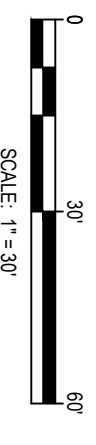
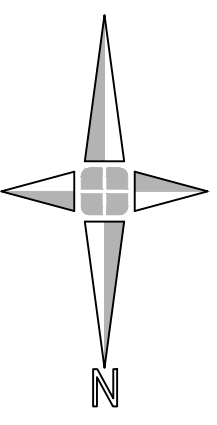
AT GRADE ENCROACHMENTS

PROJECT INFORMATION:
BOOK DEVELOPMENT
19574-000

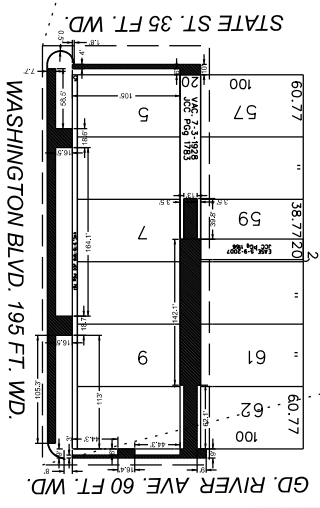
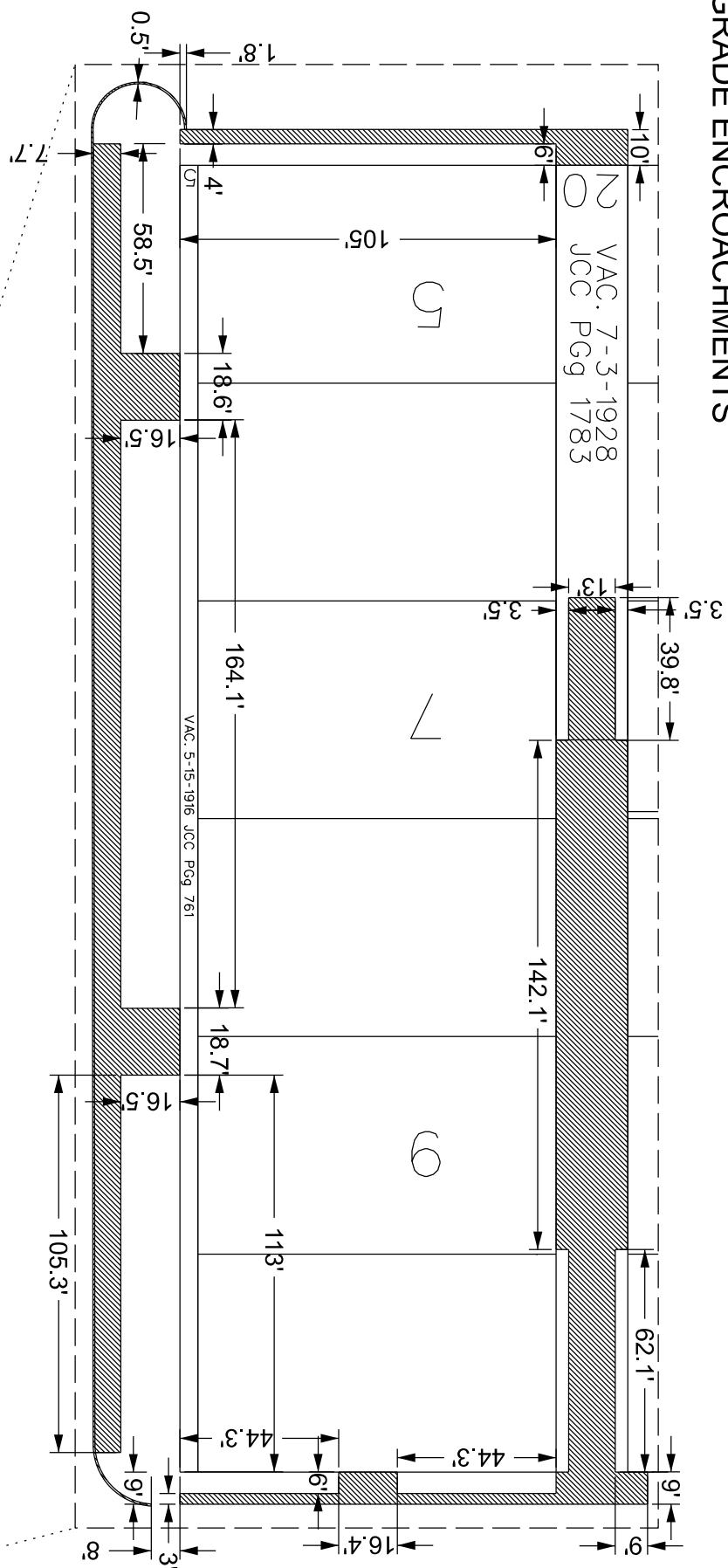
THE PROJECT IS LOCATED ON THE BLOCK BOUND BY STATE ST., WASHINGTON BLVD., AND GRAND RIVER AVE.

THE PLANS ABOVE INCLUDE PROPOSED AT GRADE ENCROACHMENTS FOR NON-STANDARD PAVEMENT TYPES, GRANITE CURB, PLANTERS, AND STONE BENCHES.

ENCROACHMENT EXHIBIT PREPARED BY:
JUSTINE HICKEY
313.285.5241
08-15-2022



**PETITION ID MAP-22-70
AT GRADE ENCROACHMENTS**



- AT GRADE ENCROACHMENT

REQUEST FOR A SERIES OF ENCROACHMENTS INTO THE PUBLIC R.O.W. BOUND BY WASHINGTON BLVD, STATE ST GRAND RIVER BLVD & PARK PLACE. ENCROACHMENTS TO THE R.O.W. INCLUDE GRANITE CURBS, DECORATIVE PAVERS, NON-STANDARD PAVEMENT, STONE BENCHES & PLANTERS.



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| 08-23-2022 | MC | FOR OFFICE USE ONLY | JD |
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| CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU | |
| 22-70 | CARTO 28 B |