



November 1, 2022

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

RE: Request for Encroachment into Leverette Street

Dear Honorable Council Members,

On behalf of 1375 Michigan Properties LLC and CH Corktown LLC, Parkstone Development Partners would like to request an encroachment into the Leverette Street right-of-way at 1375 Michigan within the block bounded by Michigan, Leverette, and Eighth.

The purpose of the encroachment is to allow the existing fence line to remain, as well as to allow for further improvements to the public right-of-way within the fence line. For reference, Detroit City Council previously granted the fence encroachment to a different petitioner on July 5, 2016, and the fence has remained in the right-of-way since that time. The proposed improvements are shown on the attached site plan and would include the following:

- **Existing Metal Fence.** Painted metal fence of approximately 223' that extends from the eastern most point of the property extending 10'-6" into the Right of Way at the east end down to 8'-2" as it approaches the building.
- **Existing Metal Gate.** 18'-0" painted metal gate to remain in the Right of Way along the existing fence line.
- **Existing Flagpole.** Flagpole to remain which is centered 3'-6" beyond the property line into the Right of Way.
- **New and Removable Floating Deck.** Floating deck on pedestal framing to be constructed along the full length of the fence line along Leverette Street in the right of way. The deck is level with (2) 6" steps down. Based on the varying existing concrete slab height the deck will range from 27" above grade to 6" above grade. A portion of the deck to be covered in stained cedar and a portion to be covered in turf as shown.
- **New and Removable Wood Posts.** (4) 8"x8"x17' tall wood posts fastened to the existing concrete slab with a steel sleeve. The metal sleeve to be fastened with steel anchor bolts to be readily removable. The posts are to be centered 2'-6" beyond the property



line into the Right of Way. A second set of (4) 4"x4"x8' tall wood posts are proposed which will be fastened to the new deck with a steel sleeve. The metal sleeve to be fastened with steel anchor bolts to be readily removable. The posts are proposed to be centered 10'-2" beyond the property line into the Right of Way. The posts will be used for string lighting and associated cables.

- **New and Removable Gravel.** Gravel fill in the game area to be covered with a turf carpeting. This will abut the proposed deck and will extend approximately 1'-10" beyond the property line into the Right of Way.
- **New and Removable Décor.** String lights, planters, plantings, firepit, decorative steel arches, lounge furniture is planned none of which is permanently affixed.

Please feel free to contact me with any questions at [janelle@parkstonedevelopment.com](mailto:janelle@parkstonedevelopment.com) or at 313-636-1518. Thank you for your time and attention toward this matter.

Respectfully,

Janelle Bulat, Project Manager  
Parkstone Development Partners