



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  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

August 25th, 2023

Honorable City Council:

**RE: Petition No. x2023-202 – 1208 Woodward LLC, request for various at-grade encroachments within Woodward Avenue, East Grand River Avenue, Farmer Street, and Gratiot Avenue for the purpose of installing streetscape elements.**

Petition No. x2023-202 – 1208 Woodward LLC, request for various at-grade encroachments within Woodward Avenue, East Grand River Avenue, Farmer Street, and Gratiot Avenue for the purpose of installing streetscape elements.

The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

The request is being made as part of the streetscape design for the development of the parcel commonly known as 1208 Woodward Avenue (Hudson Site).

The request was approved by the Solid Waste Division – DPW, and City Engineering Division – DPW, Traffic Engineering Division

Detroit Water and Sewerage Department (DWSD) reports being involved, but they have no objection provided the DWSD encroachment provisions are followed. The DWSD provisions have been made a part of the resolution.

All other involved City Departments, including the Public Lighting Authority and Public Lighting Department; also privately owned utility companies have reported no objections to the encroachment. Provisions protecting all utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

Cc: Ron Brundidge, Director, DPW  
Mayor's Office – City Council Liaison

COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, that the Department of Public Works, City Engineering Division is hereby authorized and directed to issue permits to 1208 Woodward LLC or their assigns to install and maintain various at-grade encroachments within Woodward Avenue, East Grand River Avenue, Farmer Street, and Gratiot Avenue, further described as: Land in the City of Detroit, Wayne County, Michigan;

1. Woodward Avenue, being land lying westerly of and adjacent to lots 33 through 39 of “Section 7 of Governor & Judge’s Plan” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The proposed at-grade encroachments within Woodward Avenue are further described as:
  - a. Concrete Unit Pavers: being installed between the curb line and the westerly property line of 1208 Woodward Avenue.
  - b. Stone Set Paving: being installed along the centerline of the sidewalk area between the street curb line and the westerly property line of 1208 Woodward Avenue.
  - c. Landscaping and Tree Grates: landscaping areas will be defined using a raised curb and partition to separate the grade. Tree gates are described as being 6’ x 6’ and 1’ in depth.
  - d. Irrigation and conduit Trench: to be installed connecting the landscaping areas and tree grates. Said trench is designed to be constructed at 2’ wide and 3.5’ deep.
  - e. Bike Racks: to be installed in such a way that bicycles secured to the racks are aligned parallel to Woodward Avenue to ensure the pedestrian pathway is unobstructed. Bike racks shall be installed at a minimum of 3’ from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6’ wide).
  - f. Bollards: said bollards shall be installed below-grade at a depth of approx. 36” and extend above-grade at approx. 36”. Said bollards shall be installed at a minimum of 3’ from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6’ wide).
  - g. Trash receptacles: to be placed no closer than 3’ from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6’ wide).
  - h. Metal Benches: to be placed no closer than 3’ from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6’ wide). Said metal benches are described as being 10’ wide, 1.5’ in height, and 1.5’ long.
2. Gratiot Avenue, being land lying northerly of and adjacent to lots 33 and 78 of “Section 7 of Governor & Judge’s Plan” as recorded in Liber 34, Page 544 of Plats, Wayne County Records.
  - a. Decorative paving: being installed between the curb line and the southerly property line of 1208 Woodward Avenue.
  - b. Irrigation and conduit Trench: to be installed connecting the landscaping areas and tree grates. Said trench is designed to be constructed at 2’ wide and 3.5’ deep.
  - c. Bike Racks: to be installed in such a way that bicycles secured to the racks are aligned parallel to Gratiot Avenue to ensure the pedestrian pathway is unobstructed. Bike racks shall be installed at a minimum of 3’ from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6’ wide).

3. Framer Street, being land lying easterly of and adjacent to lots 72 through 78 of "Section 7 of Governor & Judge's Plan" as recorded in Liber 34, Page 544 of Plats, Wayne County Records.
  - a. Decorative paving: being installed between the curb line and the easterly property line of 1208 Woodward Avenue.
  - b. Landscaping and Tree Grates: landscaping areas will be defined using a raised curb and partition to separate the grade. Tree gates are described as being 6' x 6' and 1' in depth.
  - c. Irrigation and conduit Trench: to be installed connecting the landscaping areas and tree grates. Said trench is designed to be constructed at 2' wide and 3.5' deep.
  - d. Bike Racks: to be installed in such a way that bicycles secured to the racks are aligned parallel to Farmer Street to ensure the pedestrian pathway is unobstructed. Bike racks shall be installed at a minimum of 3' from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6' wide).
  - e. Bollards: said bollards shall be installed below-grade at a depth of approx. 36" and extend above-grade at approx. 36". Said bollards shall be installed at a minimum of 3' from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6' wide).
  - f. Trash receptacles: to be placed no closer than 3' from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6' wide).
  - g. Metal Benches: to be placed no closer than 3' from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6' wide). Said metal benches are described as being 10' wide, 1.5' in height, and 1.5' long.
4. East Grand River Avenue, being land lying southerly of and adjacent to lots 33 through 72 of "Section 7 of Governor & Judge's Plan" as recorded in Liber 34, Page 544 of Plats, Wayne County Records.
  - a. Decorative paving: being installed between the curb line and the northerly property line of 1208 Woodward Avenue.
  - b. Landscaping and Tree Grates: landscaping areas will be defined using a raised curb and partition to separate the grade. Tree gates are described as being 6' x 6' and 1' in depth.
  - c. Irrigation and conduit Trench: to be installed connecting the landscaping areas and tree grates. Said trench is designed to be constructed at 2' wide and 3.5' deep.
  - d. Bike Racks: to be installed in such a way that bicycles secured to the racks are aligned parallel to East Grand River Avenue to ensure the pedestrian pathway is unobstructed. Bike racks shall be installed at a minimum of 3' from the curb line so not to conflict with street signage and positioned away from the main pedestrian path (minimum of 6' wide).

All encroachments listed within this resolution shall comply with the following restrictions:

1. No items shall be installed within 36" of the street curb line, other than decorative or non-standard grading, so not to conflict with street signage.
2. A minimum of 6' of clearance must be maintained for pedestrian traffic through the sidewalk area surrounding the site, known as 1208 Woodward Avenue. Said 6' clearance area must be unobstructed by any encroachment approved by this resolution and includes street infrastructure including, but not limited to, street signage, light poles, and fire hydrants.

PROVIDED, that if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; and be it further

PROVIDED, that access is maintained to all fire department connections, and be it further

PROVIDED, that by approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right-of-way, and at all times, DWSD, its agents or employees, shall have the right to enter upon the right-of-way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right-of-way, shall be borne by DWSD; and be it further

PROVIDED, that all construction performed under this petition shall not be commenced until after (5) days written notice to DWSD. Seventy-two (72) hours' notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system; and be it further

PROVIDED, that construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner; and be it further

PROVIDED, that if DWSD facilities located within the right-of-way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities; and be it further

PROVIDED, that the petitioner shall hold DWSD harmless for any damages to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities; and be it further

PROVIDED, 1208 Woodward LLC or their assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by 1208 Woodward LLC or their assigns, and further

PROVIDED, that all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by 1208 Woodward LLC or their assigns. Should damages to utilities occur 1208 Woodward LLC or their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, that no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

PROVIDED, that 1208 Woodward LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of 1208 Woodward LLC or their assigns of the terms thereof. Further, 1208 Woodward LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; and further

PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

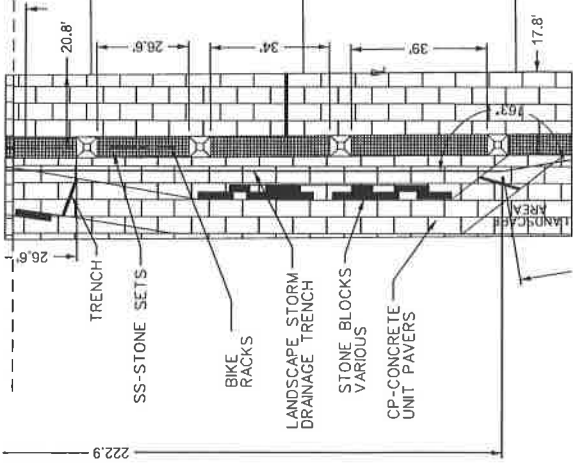
PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and 1208 Woodward LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further

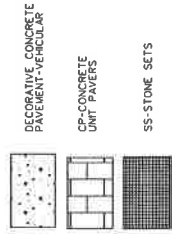
PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

MAP-22-52

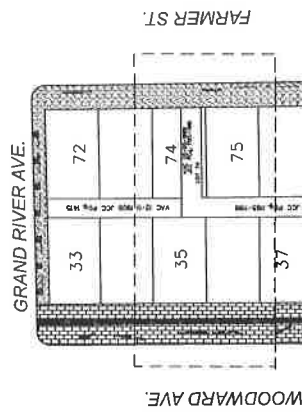
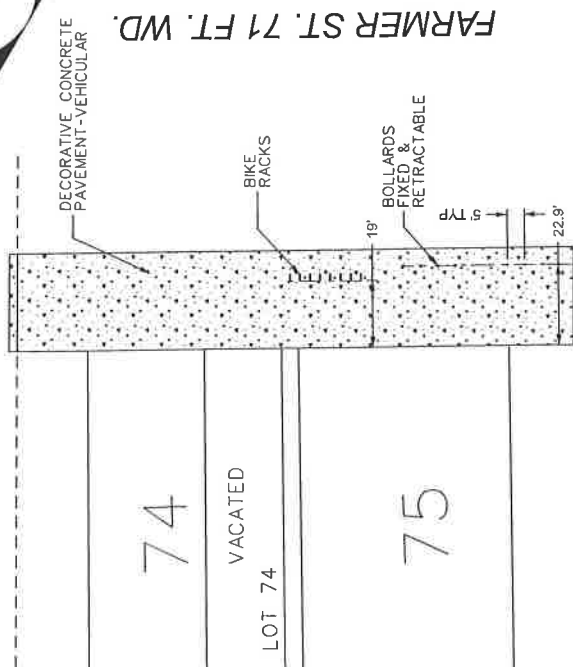
WOODWARD AVE. 120 FT. WD.



- IRRIGATION AND ELECTRICAL CONDUIT TRENCH
- 3' X 3.5' DEEP TRENCH FOR LANDSCAPE STORM DRAINAGE
- TREE PLANTER GRATE 6'X6'
- BOLLARD
- BIKE RACK 2'X2'10'X33"
- STONE BLOCK - VARIOUS SIZES
- TRASH RECEPTACLE



- REQUEST ENCROACHMENT



CARTO 28 A

<b>B</b>					
<b>A</b>	DESCRIPTION	DRWN	CHKD	APPD	DATE
	REVISIONS				
	CHECKED	JD			
DATE	APPROVED	JD			
04-05-2023					

REQUEST ENCROACHMENT INTO THE RIGHTS OF WAY WITHIN THE BLOCK BOUNDED BY WOODWARD AVE., E. GRAND RIVER, FARMER ST., AND GRATIOT AVE. FOR STREETSCAPE ELEMENTS FOR THE PROPOSED HUDSON SITE

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 22-52  
DRWG. NO. 22-52-2



FARMER ST. 71 FT. WD.

74

VACATED LOT 74

75

35

GRAND RIVER AVE.

WOODWARD AVE.

FARMER ST.

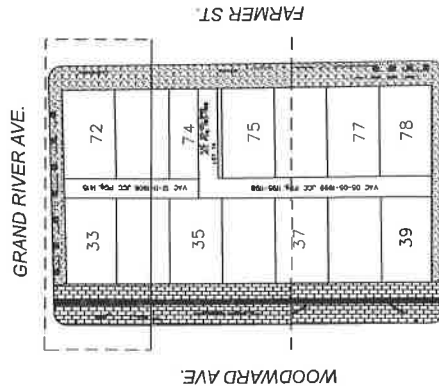
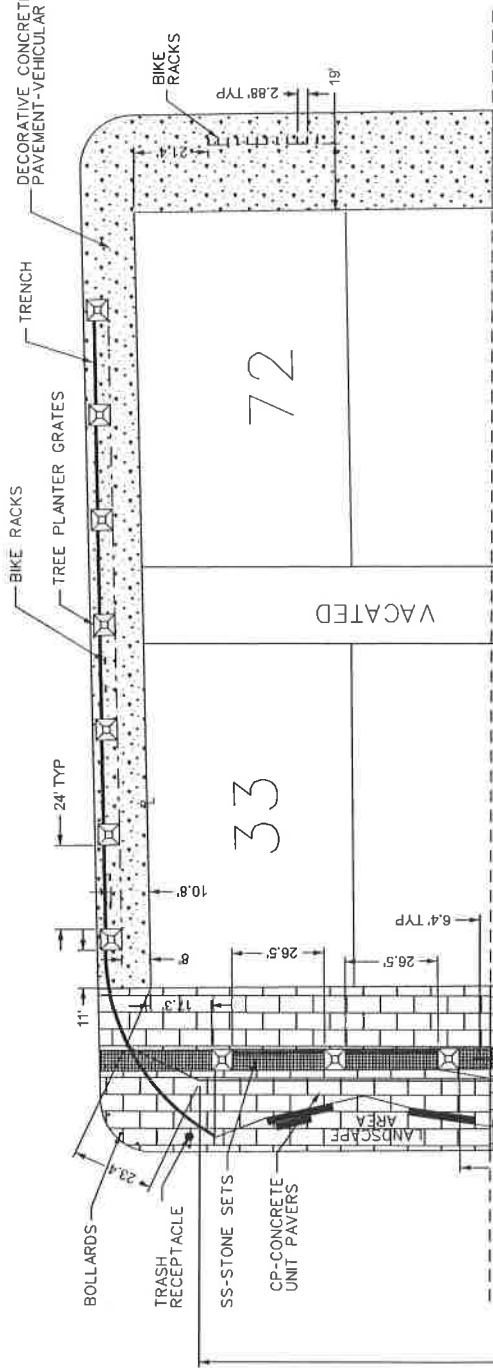
GRATIOT AVE.

MAP-22-52

GRAND RIVER AVE. 60 FT. WD.

WOODWARD AVE. 120 FT. WD.

FARMER ST. 71 FT. WD.



- 2" WIDE BY 1/2" DEEP TRENCH FOR REINFORCED CONCRETE CURB AND GUTTER (SEE SPECIFICATIONS)
- TREE PLANTER GRATE 6'x6'
- BOLLARD
- BIKE RACK 2'x2'x0'x3"
- 2' x 3.5' DEEP TRENCH FOR LANDSCAPE STORM DRAINAGE
- STONE BLOCK - VARIOUS SIZES
- TRASH RECEPTACLE
- DECORATIVE CONCRETE PAVEMENT-VEHICULAR
- CP-CONCRETE UNIT PAVERS
- SS-STONE SETS

- REQUEST ENCROACHMENT

CARTO 28 A

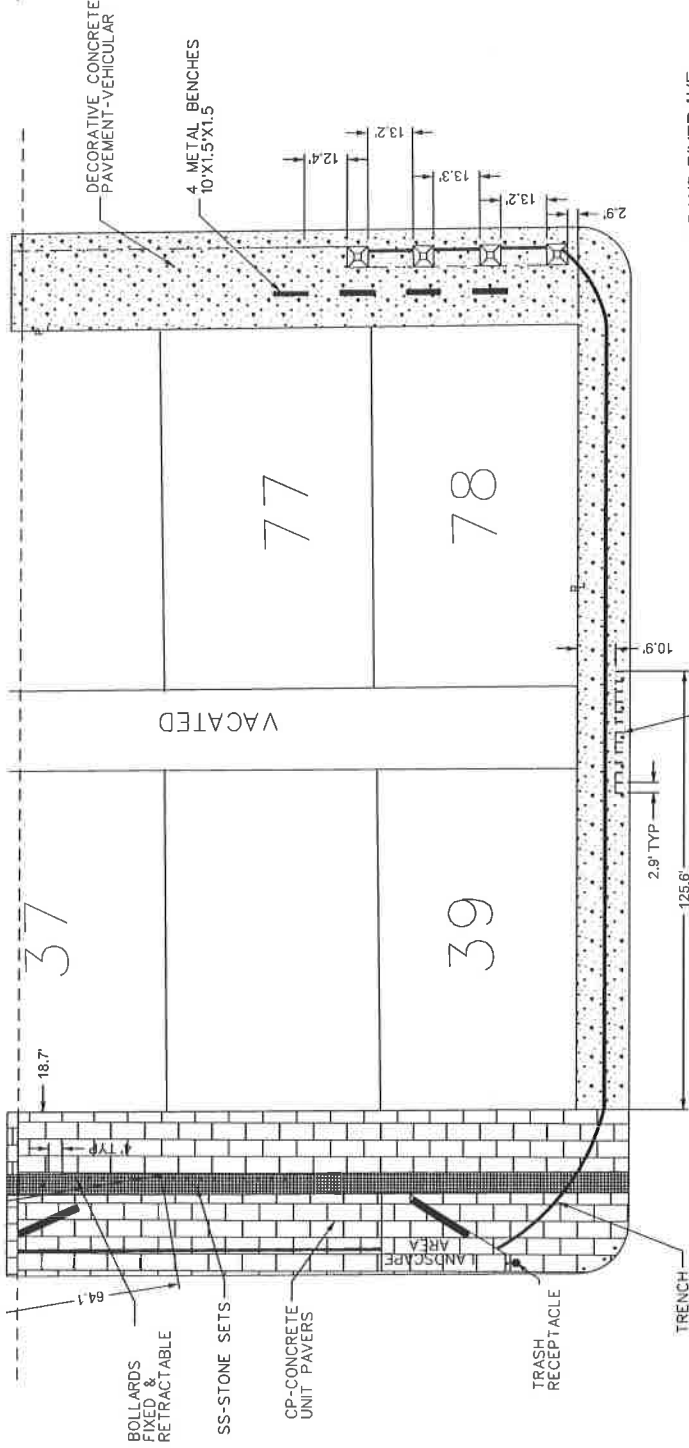
CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	22-52
DRWG. NO.	22-52-1

REQUEST ENCROACHMENT INTO THE RIGHTS OF WAY WITHIN THE BLOCK BOUNDED BY WOODWARD AVE., E. GRAND RIVER, FARMER ST., AND GRATIOT AVE. FOR STREETSCAPE ELEMENTS FOR THE PROPOSED HUDSON SITE

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED	JD		
DATE	04-05-2023	APPROVED	JD		

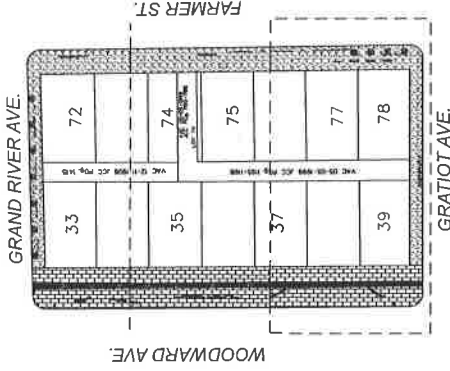
MAP-22-52

WOODWARD AVE. 120 FT. WD.



FARMER ST. 71 FT. WD.

GRATIOT AVE. 60 FT. WD.



CARTO 28 A

- IRRIGATION AND ELECTRICAL CONDUIT TRENCH
- TREE PLANTER GRATE 6'X6'
- BOLLARDS, FIXED AND RETRACTABLE
- BIKE RACK 2'X2'10"X3"
- METAL BENCH 10'X1.5'X1.5'
- 2" X 3.5" DEEP TRENCH FOR LANDSCAPE STORM DRAINAGE
- STONE BLOCK - VARIOUS SIZES
- TRASH RECEPTACLE
- DECORATIVE CONCRETE PAVEMENT-VEHICULAR
- CP-CONCRETE UNIT PAVERS
- SS-STONE SETS

- REQUEST ENCROACHMENT

B					
A					
DESCRIPTION	DRAWN	CHECKED	APP'D	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	JD		
DATE	04-05-2023	APPROVED	JD		

REQUEST ENCROACHMENT INTO THE RIGHTS OF WAY WITHIN THE BLOCK BOUNDED BY WOODWARD AVE., E. GRAND RIVER, FARMER ST., AND GRATIOT AVE. FOR STREETSCAPE ELEMENTS FOR THE PROPOSED HUDSON SITE

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU  
JOB NO. 22-52  
DRWG. NO. 22-52-3

