



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

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January 30th, 2024

Honorable City Council:

RE: Petition No. x2024-036 – Whitney Building SPE, LLC, request for encroachment within Washington Blvd, Park Avenue, and Woodward Avenue, adjacent to the parcel commonly known as 1 Park Avenue, for the installation of decorative paving, canopies/awnings, and a pergola.

Petition No. x2024-036 – Whitney Building SPE, LLC, request for encroachment within Washington Blvd, 195 ft. wide, Park Avenue, 60 ft. wide, and Woodward Avenue, 120 ft. wide, adjacent to the parcel commonly known as 1 Park Avenue, for the installation of decorative paving, canopies/awnings, and a pergola.

This request is being made on behalf of the ground-floor restaurant space to improve the exterior appeal and outdoor dining experience.

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

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 Whitney Building SPE, LLC or their assigns to install and maintain various encroachments within Washington Blvd, Park Avenue, and Woodward Avenue further described as: Land in the City of Detroit, Wayne County, Michigan;

1. Decorative Paving, within the easterly part of Washington Blvd, 195 ft. wide, lying westerly of and adjacent to lots 20-21 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said decorative paving will extend 8.6' into the easterly part of Washington Blvd, ranging from 35.8' to 88.5' north from the south line of said lot 20, and extend an additional 11.3', for a total of 17.9', into the easterly part of Washington Blvd, ranging from 53.6' to 71.4' north from the south line of said lot 20.
2. Decorative Paving, within the easterly part of Washington Blvd, 195 ft. wide, lying northerly of and adjacent to lots 21-22 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said decorative paving will extend 21.3' into the southerly part of Park Avenue, ranging from 40.6' to 53.1' west from the east line of said lot 22.
3. Canopy, within the easterly part of Washington Blvd, 195 ft. wide, lying westerly of and adjacent to lot 20 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said canopy is designed to extend 3' into Washington Blvd, measuring 10' Length x 3' Wide x 2' Height and shall be installed at 10.75' above grade.
4. Canopy, within the southerly part of Park Avenue, 60 ft. wide, lying northerly of and adjacent to lots 20-22 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said canopy is designed to extend 12' into Park Avenue, measuring 12.33' Length x 12' Wide x 3' Height and shall be installed at 10.25' above grade.
5. Canopy, within the westerly part of Woodward Avenue, 120 ft. wide, lying easterly of and adjacent to lot 22 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said canopy is designed to extend 3' into Woodward Avenue, measuring 10' Length x 3' Wide x 2' Height and shall be installed at 10.25' above grade.
6. Canopy, within the westerly part of Woodward Avenue, 120 ft. wide, lying easterly of and adjacent to lot 23 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said canopy is designed to extend 3' into Woodward Avenue, measuring 10' Length x 3' Wide x 2' Height and shall be installed at 10.25' above grade.
7. Awnings, within the westerly part of Woodward Avenue, 120 ft. wide, lying easterly of and adjacent to lots 22-23 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said awnings is designed to extend 6.3' into Woodward Avenue, measuring 14' Length x 6.33' Wide x 4.25' Height and shall be installed at 8.62' above grade.
8. Awning, within the southerly part of Park Avenue, 60 ft. wide, lying northerly of and adjacent to lot 22 of "Section 8 of the Governor's and Judges Plan" as recorded in Liber 34, Page 543 of Plats, Wayne County Records. Said awning is designed to extend 3.5' into Woodward Avenue, measuring 14' Length x 3.5' Wide x 4.25' Height and shall be installed at 8.62' above grade.

PROVIDED, that the petitioner maintains an obstruction free area within Washington Blvd where the area of the sidewalk between the street curb and the pergola/outdoor dining area (encroachment area) is under 10 ft. in width. Petitioner shall not use the obstruction free area for the staging of signage, decorations, or valet drop-off/pick-up; and be it further

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, Whitney Building SPE, 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 Whitney Building SPE, 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 Whitney Building SPE, LLC or their assigns. Should damages to utilities occur Whitney Building SPE, 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 Whitney Building SPE, 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 Whitney Building SPE, LLC or their assigns of the terms thereof. Further, Whitney Building SPE, 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 Whitney Building SPE, 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

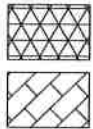
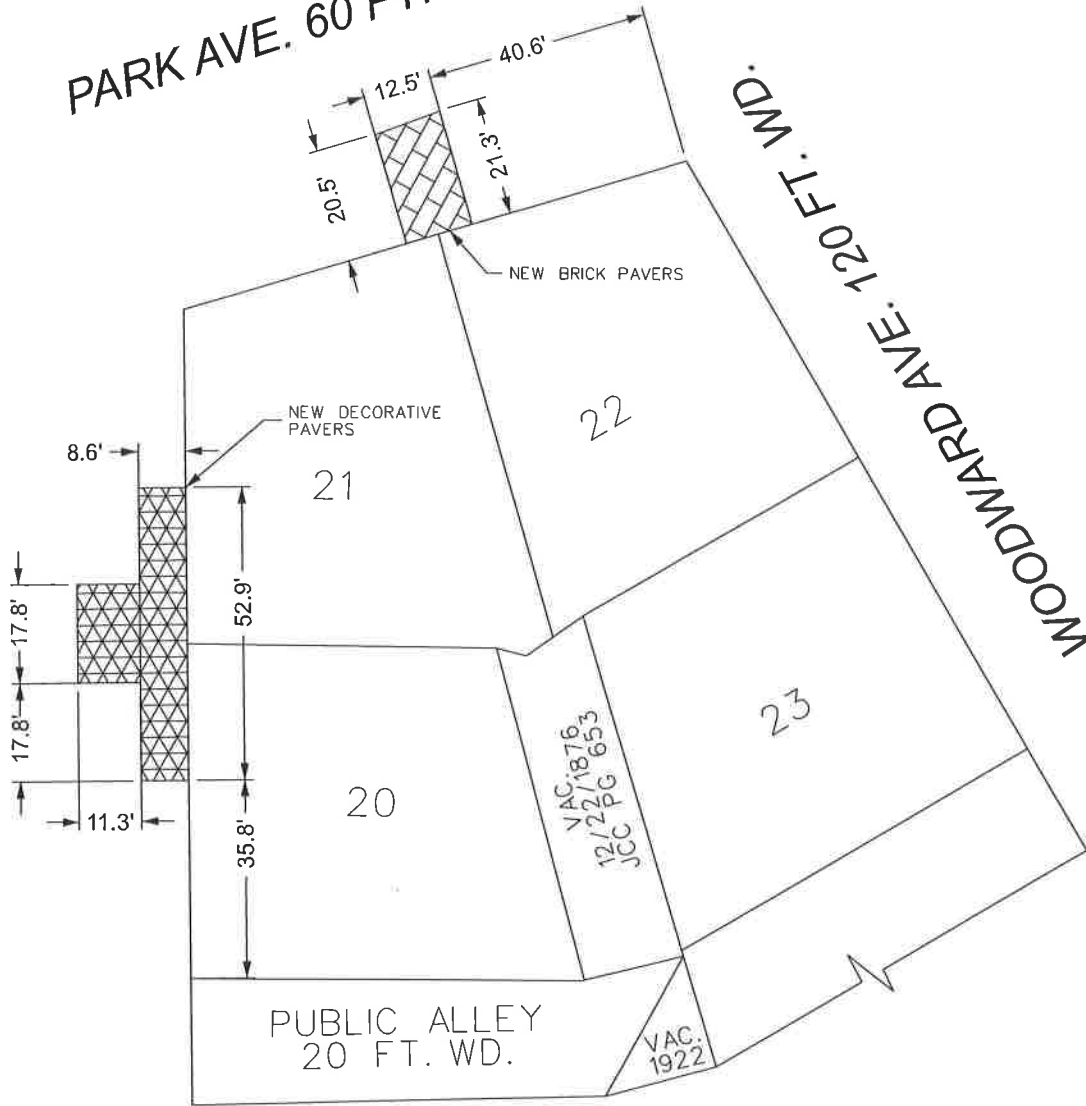
PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.



WASHINGTON BLVD. 195 FT. WD.

PARK AVE. 60 FT. WD.

WOODWARD AVE. 120 FT. WD.



- REQUEST AT GRADE ENCROACHMENT
(For new decorative brick pavers)
- REQUEST AT GRADE ENCROACHMENT
(For new brick pavers)

(FOR OFFICE USE ONLY)

CARTO 28 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	12-19-2023	APPROVED	JD		

REQUEST ENCROACHMENTS
INTO PARK AVE.,
AND WASHINGTON BLVD.

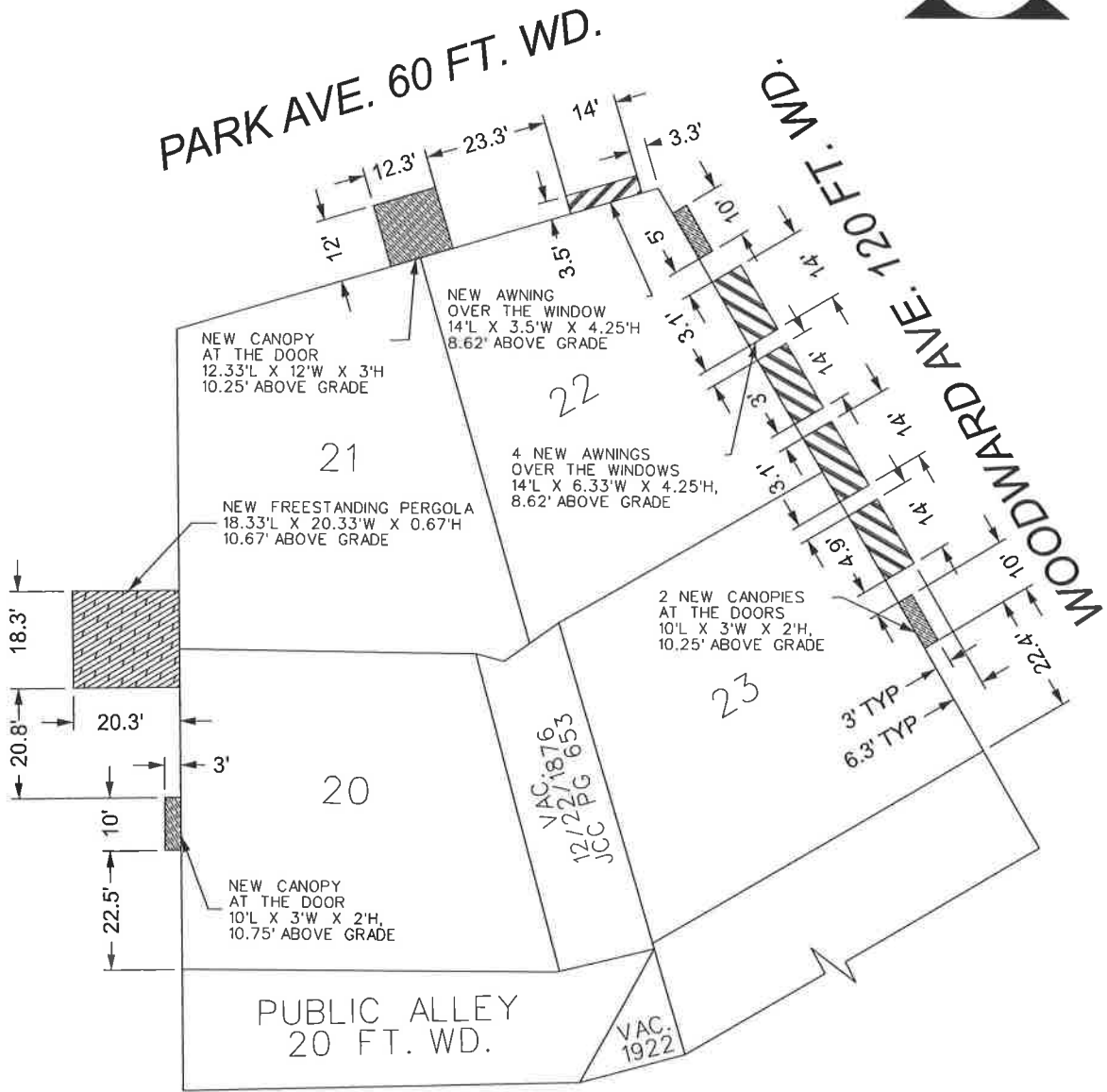
CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-135
DRWG. NO.	23-135_2



WASHINGTON BLVD. 195 FT. WD.

PARK AVE. 60 FT. WD.

WOODWARD AVE. 120 FT. WD.



- ABOVE GRADE ENCROACHMENT
(For proposed awnings over windows)
- ABOVE GRADE ENCROACHMENT
(For proposed canopies over doors)
- ABOVE GRADE ENCROACHMENT
(For new freestanding pergola over decorative pavers)

(FOR OFFICE USE ONLY)

CARTO 28 B

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		AP	
DATE	12-19-2023	APPROVED		JD	

REQUEST ENCROACHMENTS
INTO WOODWARD AVE., PARK AVE.,
AND WASHINGTON BLVD.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-135
DRWG. NO.	23-135_1