



Tuesday, March 18, 2025

Department of Public Works
City of Detroit
2 Woodward Ave #611
Detroit, MI 48226

RE: ROW Encroachment Letter of Intent
1520 Adelaide Street, Detroit, MI 48214
Reference Permit #: BLD2025-0111

To Whom It May Concern:

Eastern Market Development Corporation acquired 3445 Russell under a related entity, EMDC Shed 7 Supporting Corporation, in September 2024. Our contractor, The Alan Group has submitted a permit request for the renovation of the warehouse distribution facility located at 3445 Russell. During the permit review, it was determined that previous work completed on the building under different ownership did not procure a Right of Way (ROW) encroachment approval. This includes the mechanical ventilation equipment (2' encroachment, southern elevation), awnings (2' 3" encroachment, eastern elevation), roll-up doors (3' encroachment, eastern elevation) and building façade details (1' 8.5" encroachment southern elevation, 1' 9" eastern elevation) on the restaurant located on the southern portion of the building. The southern ROW is 10' 5." And the eastern ROW is 11' 5.5". As designed, these building elements will not impede pedestrian or vehicular traffic.

These features were constructed prior to our acquisition of the property in September 2025. Limited details exist as this work was done prior to our ownership of the property. To the best of our knowledge, the façade details have existed since original construction in 1992. The mechanical equipment and roll-up doors were added in 2015 by a tenant. The awnings are believed to have been added in 2017 by the tenant.

As a result, I am writing to request ROW encroachment approval for these aspects of the building. As the building is built out to the property line, it is not possible to include these elements of the building within the building property boundary. The awnings and façade details provide aesthetic design elements to different the restaurant as a destination at this location. The mechanical equipment supports the kitchen.

Thank you for considering our request.

Sincerely,

Sarah Pavelko
Executive Director, Eastern Market Development Corporation
President, EMDC Shed 7 Supporting Corporation

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