



June 23, 2025

**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  
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Honorable City Council:

**RE: Petition No. x2025-083 – Bedrock Real Estate, LLC, request for several encroachments within the easterly part of Woodward Ave., in the block bounded by John R., and Grand River Ave., adjacent to the parcel commonly known as 1448 Woodward Ave., for the installation of canopies, building lighting, above-grade sign, surface mounted bollards, and foundation bollards.**

Petition No. x2025-083 – Bedrock Real Estate, LLC, request for several encroachments within the easterly part of Woodward Ave., 120 ft. wide in the block bounded by John R., 60 ft. wide and Grand River Ave., 60 ft. wide, adjacent to the parcel commonly known as 1448 Woodward Ave., for the installation of canopies, building lighting, above-grade sign, surface mounted bollards, and foundation bollards.

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 Bedrock Real Estate, LLC or their assigns to install and maintain various encroachments within Woodward Ave., further described as: Land in the City of Detroit, Wayne County, Michigan;

1. Three canopies mounted on the building facade, within Woodward Ave., lying westerly of and adjacent to lots 29 and 30 of "Plan of the Section Numbered Seven" as recorded in Liber 34, Page 544, Wayne County Records. The first canopy shall be installed 5.9' from the southwest corner of the property, 16.7' long and encroaches 4.5' into the easterly portion of Woodward Ave. Said building mounted canopy shall be installed ranging from 12' to 13' above grade. The second canopy shall be installed 26.2' from the southwest corner of the property, 16.7' long and encroaches 5' into the easterly portion of Woodward Ave. Said building mounted canopy shall be installed ranging from 12' to 13' above grade. The third canopy shall be installed 46.5' from the southwest corner of the property, 16.8' long and encroaches 5' into the easterly portion of Woodward Ave. Said building mounted canopy shall be installed ranging from 12' to 13' above grade.
2. Building mounted lighting on the façade that starts at the southwest corner of the property and occurs at four locations along the façade. Said light fixtures will encroach 1.0' into the easterly portion of Woodward Ave., and range from 8' to 9' above grade. The first building mounted lighting is 3' from the southwest corner of the property, the second building mounted lighting is 24.4' from the southwest corner of the property, the third building mounted lighting is 44.7' from the southwest corner of the property, and the fourth building mounted lighting is 65.5' from the southwest corner of the property.
3. Security rated foundation bollards shall be installed starting at the southwest corner of the property and extending 63.3' north to the northwest corner of the property, into the easterly portion of Woodward Ave. There are a total of 12 bollards, located at a distance ranging from 4.0' to 4.3' apart. Said bollards are 1' in diameter and encroach from 2' below grade to 2' above grade.
4. Surface mounted bollards, total of six that start at the southwest corner of the property and extend 65.5' north to the northwest corner of the property. Three surface mounted bollards shall be installed lying northerly of Grand River Ave. Three surface mounted bollards shall be installed lying southerly of John R. St. Six surface mounted bollards shall encroach from 5.1' to 14.5' into the easterly part of the Woodward Ave. right of way and shall be installed 0' below grade to 2' above grade.
5. Above-grade sign on the building's facing lying easterly of Woodward Ave and shall be installed 33.2' from the southwest corner of the property. Said above-grade sign shall be installed ranging from 15' to 20' above grade and shall be 2.5' in length and extend 0.3' into the easterly part of Woodward Ave.

All of the above-described encroachments are within the easterly part Woodward Ave., 120 ft. wide, lying westerly of and adjacent to Lots 28, 29, and 30 of "Governor &

Judges Plan of the Section Numbered Seven” as recorded in Liber 34, Page 544 of Plats, Wayne County Records.

**RESOLVED**, that the Director of the Department of Public Works, or his or her designee, is authorized to execute any document or documents necessary or convenient to make and incorporate technical amendments, corrections, or other minor changes to any document or documents necessary or convenient in furtherance of or to effectuate the action or transaction hereby approved, including the legal description of any property described herein, in the event there are any scrivener’s errors, mistakes of fact, or changes in circumstances, or as may be required to correct minor inaccuracies, or are necessitated by unforeseen circumstances or technical matters, provided that the changes do not materially alter the substance or terms of the action or transaction hereby approved;”

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, Bedrock Real Estate, 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 Bedrock Real Estate, 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 Bedrock Real Estate, LLC or their assigns. Should damages to utilities occur Bedrock Real Estate, 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 Bedrock Real Estate, 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 Bedrock Real Estate, LLC or their assigns of the terms thereof. Further, Bedrock Real Estate, 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 Bedrock Real Estate, 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

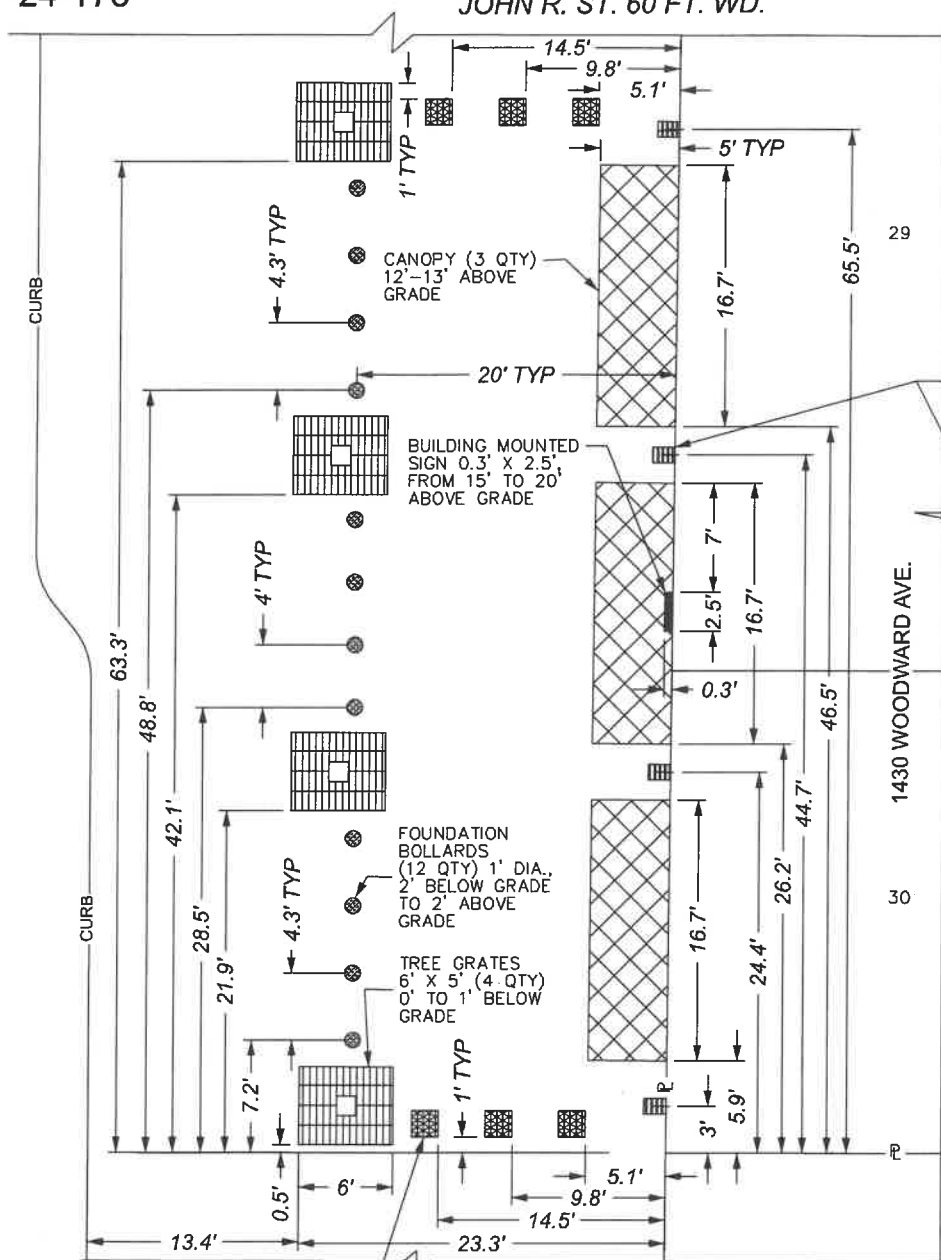
PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

MAP-24-173

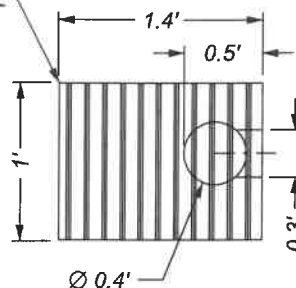
JOHN R. ST. 60 FT. WD.



WOODWARD AVE. 120 FT. WD.



BUILDING MOUNTED LIGHTING  
(4 QTY) 1.4' X 1.0', FROM  
8' TO 9' ABOVE GRADE



SURFACE MOUNTED BOLLARDS  
(6 QTY) 1.7' X 1.7'  
FROM 0' TO 2' ABOVE GRADE

GRAND RIVER AVE. 60 FT. WD.



- REQUEST ENCROACHMENT  
(For Tree Grates)



- REQUEST ENCROACHMENT  
(For Surface Mounted Bollards)



- REQUEST ENCROACHMENT  
(For Foundation Bollards)



- REQUEST ENCROACHMENT  
(For Above Grade Sign)



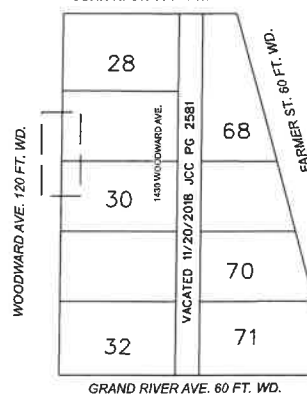
- REQUEST ENCROACHMENT  
(For Above Grade Canopies)



- REQUEST ENCROACHMENT  
(For Building Mounted Lighting)

(FOR OFFICE USE ONLY)

JOHN R. ST. 60 FT. WD.



GRAND RIVER AVE. 60 FT. WD.

CARTO 28 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP/TS		
DATE	06-23-2025	APPROVED	GE		

REQUEST ENCROACHMENT  
INTO WOODWARD AVE.  
AT 1430 WOODWARD AVE.

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 24-173

DRWG. NO.