May 27, 2025

Dokes Design Architecture
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Detroit, MI 48226
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City of Detroit
Attn: Department of Public Works
2 Woodward Ave. Ste. 611
Detroit, MI 48226

RE: Letter of Intent – Right-of-Way Permit Application for Bollards and Awnings (Encroachments)

Greetings Reviewer:

On behalf of the development team for the renovation of the mixed-use building located at 16703 E. Warren, I am submitting this letter of intent in support of our application for a right-of-way encroachment permit. This request includes the installation of protective bollards in the public alley, as well as aluminum awnings on the south and west façades of the building.

The proposed installation of up to five bollards, spanning east to west along the alley, is a critical protective measure for this development. Each bollard will have a maximum diameter of 6 inches, rise 4 feet above grade, and extend 3 feet below grade, supported by a concrete-filled footing. The bollards will be installed 3 feet on center away from the face of the building. This location and configuration are intended to create a durable barrier that safeguards a section of building-mounted electrical equipment that protrudes approximately 17 inches and spans 14 feet horizontally. This infrastructure, situated along the alley, lies adjacent to a utility easement and a nearby cell tower, making it particularly vulnerable to daily truck traffic—including garbage and waste removal vehicles accessing onsite dumpsters. The bollards will help prevent accidental impacts and reduce future maintenance and replacement costs for both public and private assets. Please refer to the attached site plan for additional illustration.

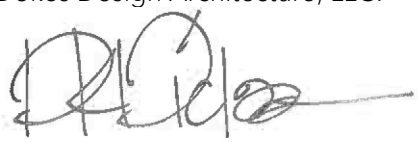
In addition to the bollards, the development team also proposes the installation of four aluminum awnings, each finished in a satin black powder coat. These awnings, designed to provide both functional weather protection and architectural enhancement, will project no more than 3 feet from the building.

Each awning will be positioned directly above an exterior door and stand 3 feet tall. Most awnings will not exceed 3 feet 6 inches in width. However, one awning on the west elevation will span approximately 7 feet in width to cover two adjacent doors. The addition of these awnings improves building performance by offering solar protection and shade for ground-level commercial spaces and contributes to the comfort of residents entering the building. From a placemaking perspective, they strengthen the pedestrian experience, reinforce commercial visibility, and contribute to the revitalization of the corridor.

We appreciate your consideration of this request and welcome any follow-up should additional clarification or materials be required. Please find the accompanying site plan for further reference.

Sincerely,

Dokes Design Architecture, LLC.



Damon Dickerson
Associate | Director of Architecture