

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENT PETITION REFERENCE COMMUNICATION

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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Petition No.	2025-209
Name of Petitioner	Warren BD, LLC
Description of Petition	Petition to request various encroachments within the northerly part of E Warren Avenue, within the westerly part of Yorkshire St., and within the southerly part of the east/west public alley, adjacent to the parcel commonly known as 16703 E Warren Ave., for the installation of four above door awnings, on E Warren and Yorkshire St., and the installation of electrical equipment and bollards in the alley.
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation</b>
Submission Date	08/11/25
Concerned Departments	Buildings, Safety Engineering, and Environmental Department (BSEED), Detroit Department of Transportation (DDOT), Detroit Fire Department (DFD), Detroit Health Department (DHD), General Services Department (GSD), Media Services Department, Municipal Parking Department, Police Department (DPD)
Petitioner Contact	Dokes Design Architecture, LLC Damon Dickerson 607 Shelby St. Ste 731 Detroit, MI 48226 P: (248) 763-3678



**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  
WWW.DETROITMI.GOV**

To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
MapsandRecordsBureau@DetroitMI.Gov  
(313) 224-3970

Petitioner:  
Warren BD, LLC  
779 Piper Ave.  
Detroit, MI 48215

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition to request various encroachments within the northerly part of E Warren Avenue, within the westerly part of Yorkshire St., and within the southerly part of the east/west public alley, adjacent to the parcel commonly known as 16703 E Warren Ave., for the installation of four above door awnings, on E Warren and Yorkshire St., and the installation of electrical equipment and bollards in the alley.

Georgine Gersdorff  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985



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May 27, 2025

Dokes Design Architecture  
607 Shelby St. Ste. 731  
Detroit, MI 48226  
248 763 3678

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.



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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



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