



June 18, 2026

**DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

Coleman A. Yound Municipal Center
2 Woodward Ave., Suite Suite 601
Detroit, Michigan 48226

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Honorable City Council:

RE: Petition No. x2026-116 – Paradise Valley Cultural and Entertainment District Conservancy, request for several encroachment within the east-west public alley bounded by Gratiot Ave., Broadway Ave., Grand River Ave., Centre St., and Randolph St. for alley improvements.

Petition No. x2026-116 – Paradise Valley Cultural and Entertainment District Conservancy, request for several encroachments within the east-west public alley, 20 ft. wide, bounded by Gratiot Ave., 120 ft. wide, Broadway Ave., 100 ft. wide, Grand River Ave., 60 ft. wide, Centre St., 60 ft. wide and Randolph St., 39.48 ft. wide for alley improvements.

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 Paradise Valley Cultural and Entertainment District Conservancy or their assigns to install and maintain various encroachments within the east-west public alley, further described as: Land in the City of Detroit, Wayne County, Michigan;

- Proposed overhead string lights, mounted to buildings for the entire length of the east-west alley. Lying southerly of and adjacent to lots 58 through 62 and lying northerly of and adjacent to lots 5 through 10 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said proposed string lights will encroach the full width of the alley at 18.0' above grade.
- Existing building-mounted mechanical duct, 1.0' by 1.0' by 19.5', lying southerly of and adjacent to lot 62 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said mechanical duct is mounted 9.0' to 28.5' above grade and encroaches 1.0' into the northerly part of the alley.
- Existing building-mounted mechanical duct, 2.0' by 2.0' by 36.0', lying southerly of and adjacent to lot 59 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said mechanical duct is mounted 11.0' to 47.0' above grade and encroaches 2.0' into the northerly part of the alley.
- Existing building-mounted mechanical duct, 2.0' by 2.0' by 22.0', lying southerly of and adjacent to lot 58 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said mechanical duct is mounted 11.0' to 33.0' above grade and encroaches 2.0' into the northerly part of the alley.
- Existing building-mounted platform holding a 3.0' by 2.0' condenser unit, the platform measures 8.0' by 4.0', lying southerly of and adjacent to lot 57 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing building-mounted platform shall be installed 17.0' above-grade.
- Existing fire escape stairs lying southerly of and adjacent to lot 58 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 16.0' by 4.0' and shall be installed 30.0' above-grade.
- Existing fire escape stairs lying southerly of and adjacent to lot 58 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 20.0' by 4.0' and shall be installed 17.0' above-grade.
- Existing fire escape stairs lying southerly of and adjacent to lot 58 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 2.0' by 2.0' by 22.0' and shall be installed 11.0' to 33.0' above-grade.
- Existing fire escape stairs lying southerly of and adjacent to lot 59 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 8.0' by 4.0' and shall be installed 26.0' above-grade.
- Existing fire escape stairs lying southerly of and adjacent to lot 59 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County

Records. Said existing fire escape stairs shall be installed 14.0' by 4.0' and shall be installed 14.0' above-grade.

- Existing fire escape stairs lying northerly of and adjacent to lot 8 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 14.0' by 4.0' by 105.0' and shall be installed 8.0' above-grade to 113.0' above grade.
- Existing fire escape stairs lying northerly of and adjacent to lot 10 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 14.0' by 4.0' by 80.0' and shall be installed 14.0' above-grade to 94.0' above grade.
- Existing fire escape stairs lying northerly of and adjacent to lots 5 and 6 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing fire escape stairs shall be installed 20.0' by 4.0' and shall be installed 16.0' above-grade.
- Nine (9) removable security bollards lying southerly of and adjacent to lot 62 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said removable security bollards shall be installed at 0.66' diameter. Said nine (9) security bollards shall be installed 2.0' above-grade and 4.66' below-grade.
- Existing building mounted steel guardrail lying southerly of and adjacent to lot 61 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing building mounted steel guardrail shall be installed at 1.0' by 1.0' and shall be installed 1.0' above-grade.
- Tentative location for emergency phone lying southerly of and adjacent to lot 61 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records.
- Thirteen (13) proposed benches lying southerly of and adjacent to lot 60 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said existing building mounted steel guardrail shall be installed at 5.75' by 1.75' by 0.5' from the property line. Said thirteen (13) proposed benches shall be installed at 0' to 2.0' above-grade
- Thirty-four (34) proposed planters with trellis lying southerly of and adjacent to lot 58 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 of Plats, Wayne County Records. Said Thirty-four (34) proposed planters with trellis shall be installed at 4.5' by 1.5' and shall be installed 0.16' from the property line. Said thirty-four (34) proposed benches shall be installed at 0.0' to 8.3' above-grade.
- Decorative pavement lying the full length and width of the public east-west alley, 20 ft. wide bounded by Grand River Ave., 60 ft. wide, Centre St., 60 ft. wide, Broadway Ave., 100 ft. wide, Randolph St., 39.48 ft. wide, and Gratiot Ave., 120 ft. wide. Said decorative pavement shall be installed lying southerly of lots 57 through 62 and lying northerly of and adjacent to lots 5 through 10 of "The Governor and Judges Plat of Section 9" as recorded in Liber 34, Page 552 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, Paradise Valley Cultural and Entertainment District Conservancy 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 Paradise Valley Cultural and Entertainment District Conservancy 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 Paradise Valley Cultural and Entertainment District Conservancy or their assigns. Should damages to utilities occur Paradise Valley Cultural and Entertainment District Conservancy 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 Paradise Valley Cultural and Entertainment District Conservancy 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 Paradise Valley Cultural and Entertainment District Conservancy or their assigns of the terms thereof. Further, Paradise Valley Cultural and Entertainment District Conservancy 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

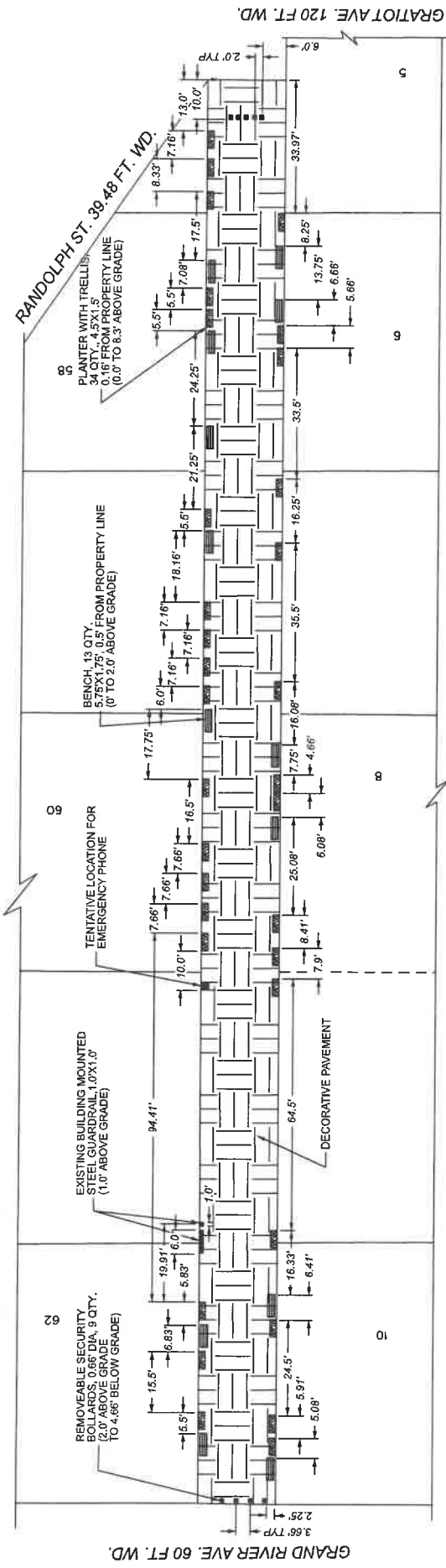
PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and Paradise Valley Cultural and Entertainment District Conservancy acquires no implied or other privileges hereunder not expressly stated herein; and further

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.

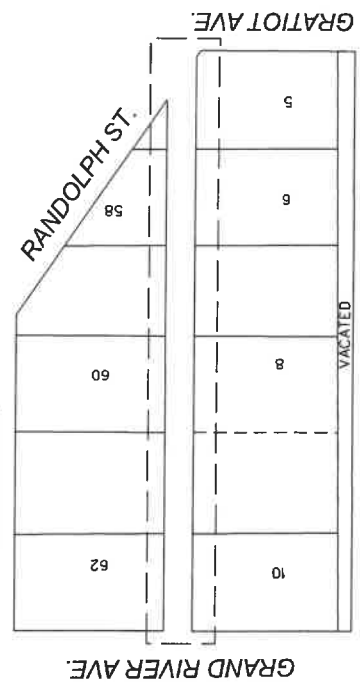


CENTRE ST. 60 FT. WD.



- REQUEST ENCROACHMENT (FOR STEEL GUARDRAIL)
- REQUEST ENCROACHMENT (FOR SECURITY BOLLARD)
- REQUEST ENCROACHMENT (FOR EMERGENCY PHONE)
- REQUEST ENCROACHMENT (FOR PLANTER WITH TRELLIS)
- REQUEST ENCROACHMENT (FOR BENCH)
- REQUEST ENCROACHMENT (FOR DECORATIVE PAVEMENT)

BROADWAY AVE. 100 FT. WD.



(FOR OFFICE USE ONLY)

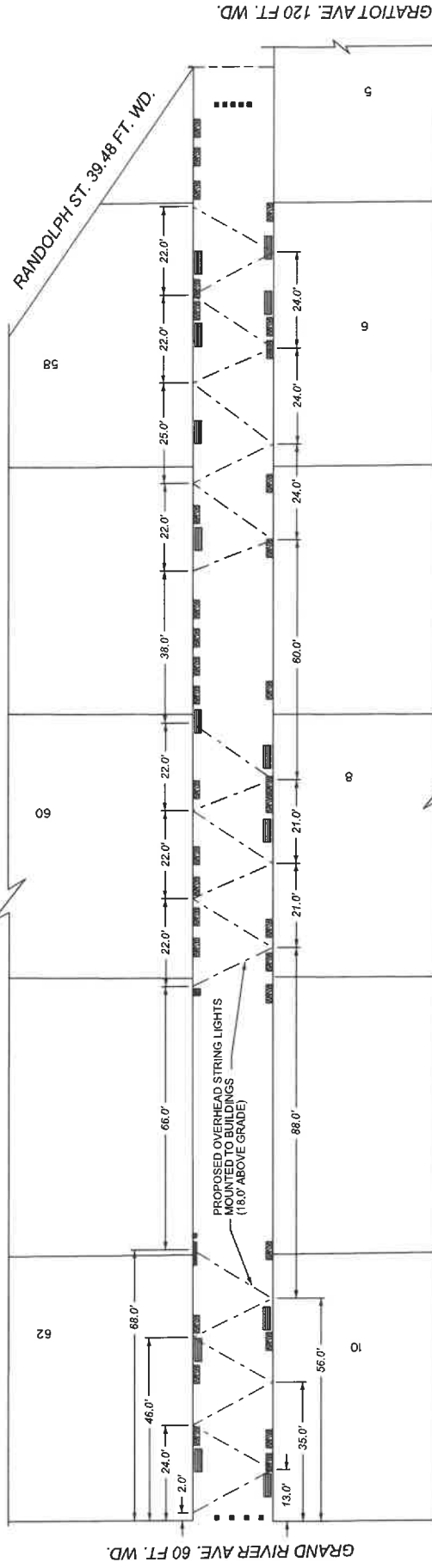
CARTO 28 A

DRAWN BY	LC	REQUEST ENCROACHMENTS INTO THE ALLEY BOUNDED BY RANDOLPH ST., CENTRE ST., GRAND RIVER AVE., BROADWAY AVE., AND GRATIOT AVE	CITY OF DETROIT	
	DATE		04/13/2026	CITY ENGINEERING DIVISION
	CHECKED		AP	MAPS & RECORDS BUREAU
	APPROVED		GE	JOB NO.
			DRWG. NO. 01	

MAP-25-105

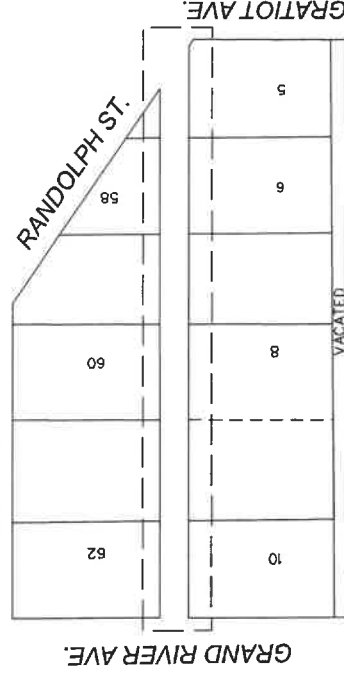


CENTRE ST. 60 FT. WD.



BROADWAY AVE. 100 FT. WD.

CENTRE ST.



- REQUEST ENCROACHMENT
(FOR OVERHEAD LIGHTING)

BROADWAY AVE.

CARTO 28 A

(FOR OFFICE USE ONLY)

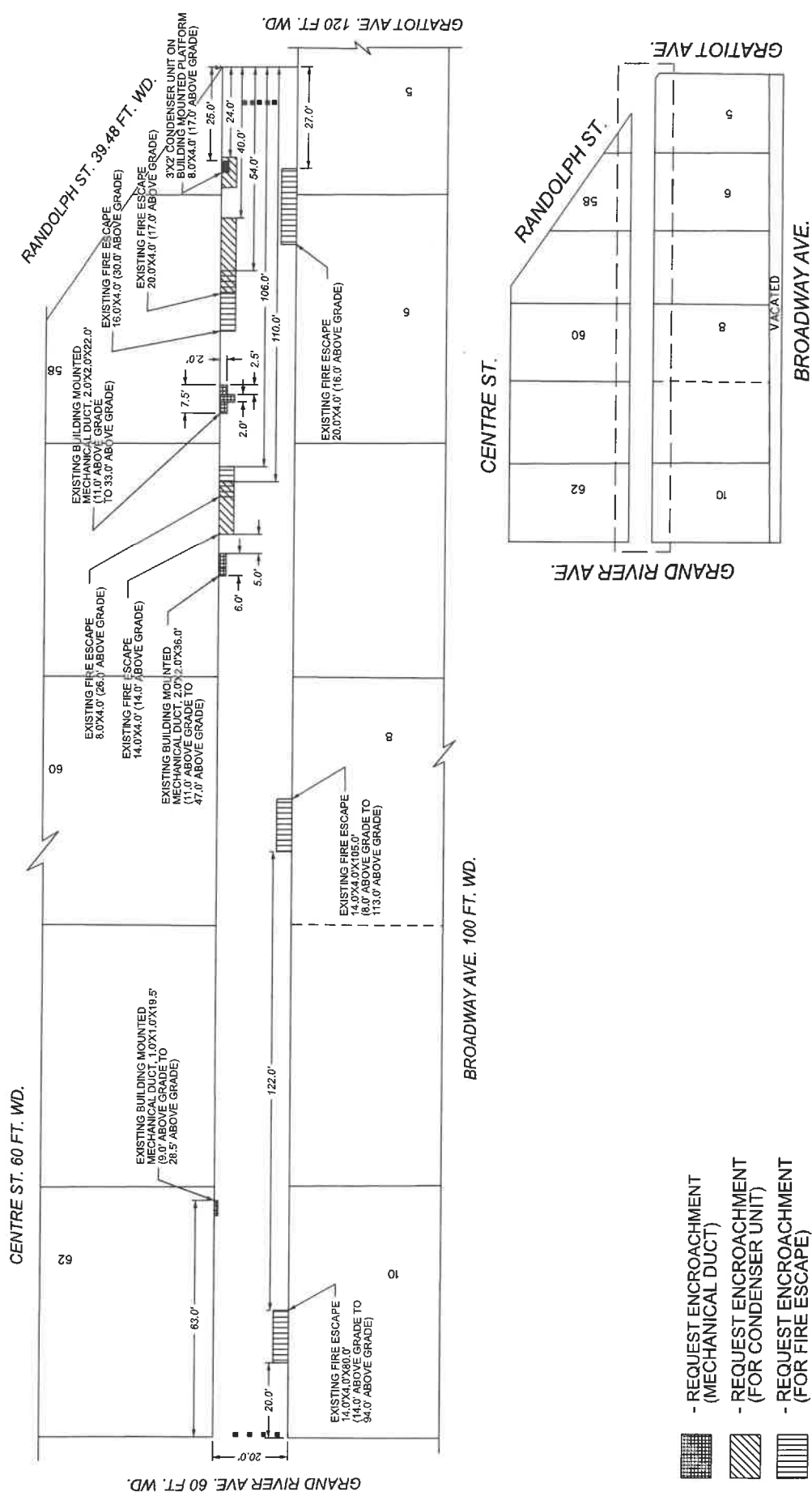
DRAWN BY	LC
DATE	04/13/2026
CHECKED	AP
APPROVED	GE

REQUEST ENCROACHMENTS INTO
THE ALLEY BOUNDED BY RANDOLPH ST., CENTRE ST.,
GRAND RIVER AVE., BROADWAY AVE., AND GRATIOT AVE

CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

JOB NO. 25-105

DRWG. NO. 02



(FOR OFFICE USE ONLY)

CARTO 28 A

DRAWN BY

57

DATE 06/18/2026

026

CHECKED **AP**

AP

REQUEST ENCROACHMENTS INTO
THE ALLEY BOUNDED BY RANDOLPH ST., CENTRE ST.,
GRAND RIVER AVE., BROADWAY AVE., AND GRATIOT AVE

**CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU**

JOB NO. 25-105

DRWG. NO. 03