



**DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION**

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May 5, 2025

Honorable City Council:

**RE: Petition No. x2025-092 – Bedrock Real Estate, LLC, request for several encroachments within the easterly Woodward Ave. right-of-way; into the northerly John R. St. right-of-way; and into the westerly alley right-of-way, adjacent to the parcel commonly known as 1500 Woodward Ave., for the existing encroachments of a door canopy, column lines, building fenestrations, building turret façade, a fire escape, an exhaust vent, building mounted lighting, a blade sign and a security camera.**

Petition No. x2025-092 – Bedrock Real Estate, request for several encroachments within the easterly Woodward Ave., 120 ft. wide, right-of-way; into the northerly John R. St., 55 ft. wide right-of-way; and into the westerly alley, variable widths right-of-way, adjacent to the parcel commonly known as 1500 Woodward Ave., for the existing encroachments of a door canopy, column lines, building fenestrations, building turret façade, a fire escape, an exhaust vent, building mounted lighting, a blade sign and a security camera.

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., John R. St and the public alley, in the block bounded by Woodward Ave., John R. St., Broadway Ave., and Witherell St., further described as: Land in the City of Detroit, Wayne County, Michigan;

1. An above grade encroachment into the John R. St. right-of-way, 55 ft. wide, for an existing fire escape that starts 1.6 feet east of the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. This fire escape extends 23.6 feet east, 6.1 feet into the John R. St., 55 ft. wide right-of-way and ranges from 11' to 95' above grade.
2. An above grade encroachment into the Public Alley right-of-way, width varies, for the existing building mounted lighting, starting at the southeast corner of lot 27, extending 29.8' north, of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The lighting (quantity: 3) extends 1' into the public alley right-of-way and from 9.25' to 10.5' above grade.
3. An above grade encroachment into the John R. St. right-of-way, 55 ft. wide for the existing building mounted lights that start at the southwest corner of lot 27, extending 100.3' east, of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The lighting (quantity: 6) extends 1' into the John R. St. right-of-way and ranges from 20' to 22.5' above grade.
4. An above grade encroachment into the Woodward Ave. right-of-way, 120 ft. wide for the existing building mounted lights that start at the southwest corner of lot 27, extending 29.8' north, of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The lighting (quantity: 3) extends 1' into the Woodward Ave. right-of-way and from 20' to 22.5' above grade.
5. An above grade encroachment into the Public Alley right-of-way, width varies, for the existing exhaust vent that starts 2.7' from the southeast corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The equipment extends 3.5' into the public alley right-of-way for 5.1' and ranges from 27' to 36' above grade.
6. An above grade encroachment into the John R. St. right-of-way, 55 ft. wide and the Woodward Ave. right-of-way, 120 ft. wide for the existing building mounted security camera that starts at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said security camera extends diagonally 3.75' x 2.2' from the southwest corner into the John R. St. and Woodward Ave. right-of-ways and ranges from 93' to 96' above grade.

7. An above grade encroachment into the John R. St. right-of-way, 55 ft. wide and the Woodward Ave. right-of-way, 120 ft. wide for the existing blade sign that starts at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said sign extends diagonally 3' x 3.17' from the southwest corner into John R. St. and Woodward Ave. right-of-ways and ranges from 10.42' to 15' above grade.
8. An above grade encroachment into Woodward Ave., 120 ft. wide for the existing building column line that starts at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said building columns extend 35' north and extend 1' west into the Woodward Ave. right-of-way and range from 0' to 16' above grade.
9. An above grade encroachment into John R St., 55 ft. wide for the existing building column line that starts at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said building columns extend 100.3' east and extend 0.5' south into the John R St. right-of-way and range from 0' to 16' above grade.
10. An above grade encroachment into Woodward Ave., 120 ft. wide for existing building fenestrations, starting at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said fenestrations extend 2' west into the Woodward Ave. right-of-way and extend 35' north along the building façade and range from 16' to 91.5' above grade.
11. An above grade encroachment into John R St., 55 ft. wide for existing building fenestrations, starting at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said fenestrations extend 2' south into the John R. St. right-of-way and extend 100.3' east along the building façade and range from 16' to 91.5' above grade.
12. An above grade encroachment into Woodward Ave., 120 ft. wide for the existing door canopy, starting at 5.2' from the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The canopy extends 7' west into the Woodward Ave. right-of-way, and ranges from 9' to 11.5' above grade.
13. An above grade encroachment into John R. St., 55 ft. wide and Woodward Ave., 120 ft. wide for the existing building turret façade from the building's 2<sup>nd</sup> level to the 6<sup>th</sup> level starting at the southwest corner of lot 27 of "The Governor and Judges Plat of Section 7" as recorded in Liber 34, Page 544 of Plats, Wayne County Records. The turret extends 3' into the John R. St. right-of-way and 3' into the Woodward Ave. right-of-way, and ranges from 16' to 91.5' above grade.

**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

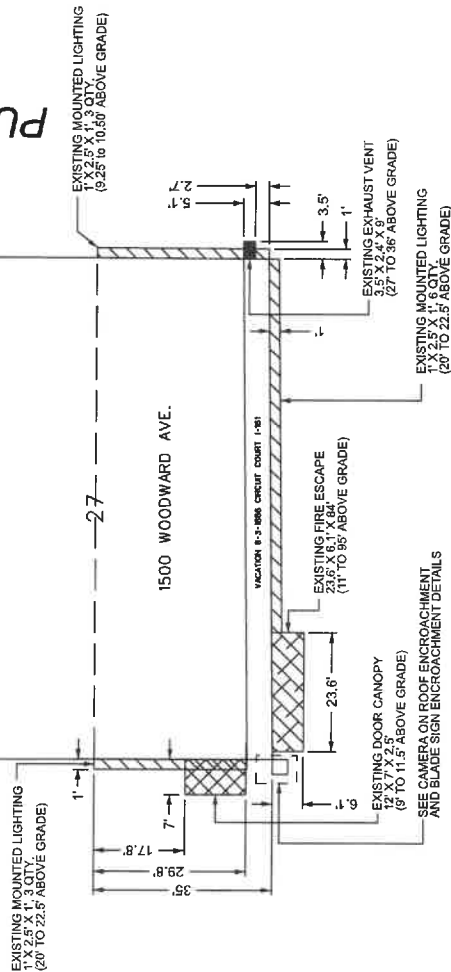
PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and Bedrock Real Estate, LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

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.

WOODWARD AVE. 120 FT. WD.

PUBLIC ALLEY



JOHN R. ST. 55 FT. WD.

- REQUEST ENCROACHMENT (For Camera on Roof)
- REQUEST ENCROACHMENT (For Blade Sign)
- REQUEST ENCROACHMENT (For Exhaust Vent)
- REQUEST ENCROACHMENT (For Fire Escape)
- REQUEST ENCROACHMENT (For Mounted Lighting)
- REQUEST ENCROACHMENT (For Door Canopy)

B									
A	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE				
	DRAWN BY	AP	CHECKED	LC / TS					
	DATE	05-02-2025	APPROVED	GE					

(FOR OFFICE USE ONLY)

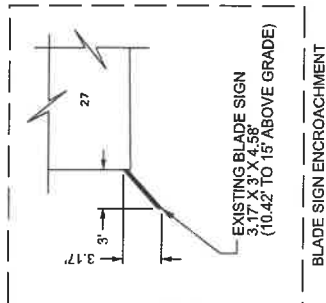
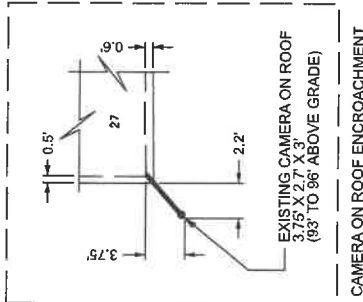
REQUEST ENCROACHMENT  
INTO WOODWARD AVE. 120 FT. WD.,  
JOHN R. ST. 55 FT. WD. AND NORTH/SOUTH PUBLIC ALLEY  
AT 1500 WOODWARD AVE.

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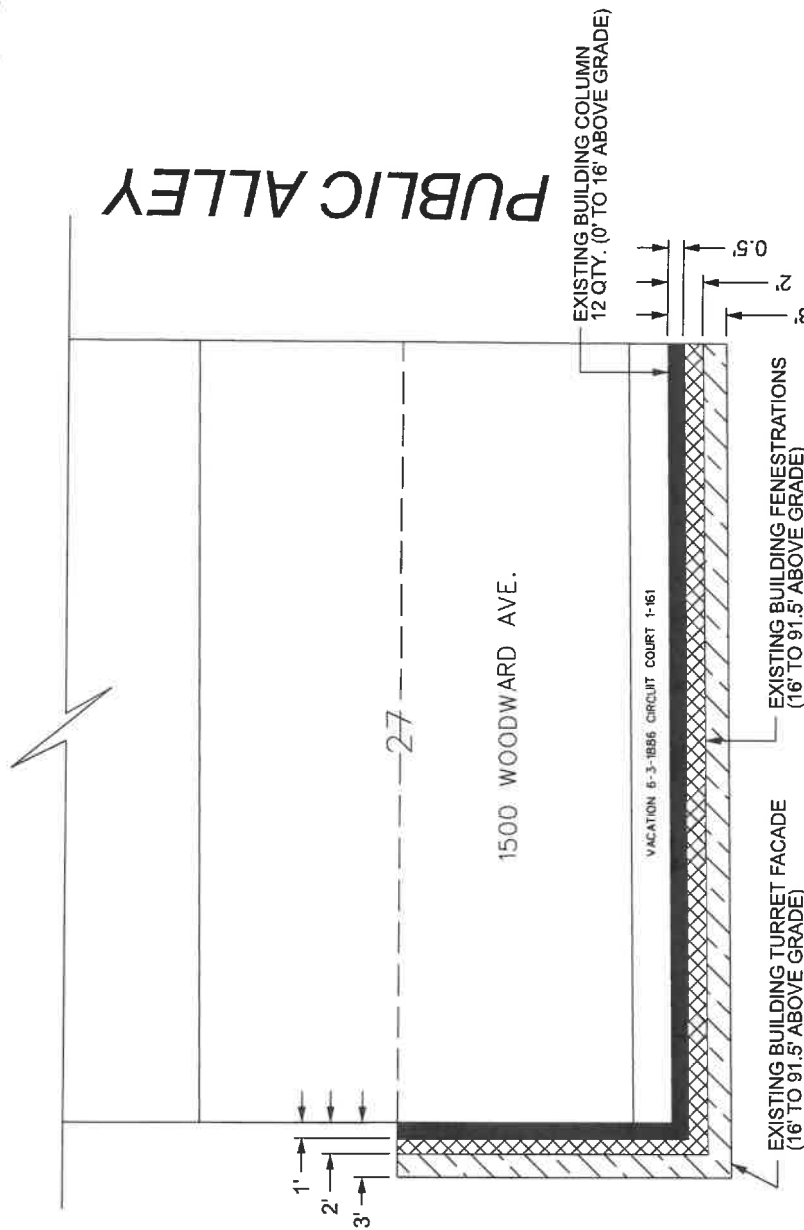
CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 25-34

DRWG. NO.



WOODWARD AVE. 120 FT. WD.



- REQUEST ENCROACHMENT  
(For Building Turret Facade)
- REQUEST ENCROACHMENT  
(For Building Fenestrations)
- REQUEST ENCROACHMENT  
(For Building Columns)

JOHN R. ST. 55 FT. WD.

(FOR OFFICE USE ONLY)

B									
A	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE				
	REVISIONS								
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	DATE	05-02-2025	APPROVED	GE					

REQUEST ENCROACHMENT  
INTO WOODWARD AVE. 120 FT. WD.,  
JOHN R. ST. 55 FT. WD. AND NORTH/SOUTH PUBLIC ALLEY  
AT 1500 WOODWARD AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	JOB NO. 25-34	DRWG. NO. 02
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