

studiozONE, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

August 24, 2023

Department of Public Works
City of Detroit

RE: Overhead Encroachment into the Right of Ways for New Building at 300 Madison

To Whom It May Concern:

Music Hall Center for the Performing Arts, the owner for the Music Hall at 350 Madison and the parking lot at 300 Madison is requesting permission to encroach over the public right of ways on Randolph, Madison and the Alley between 300 Madison and 350 Madison.

The encroachment is for the following purposes:

1. A decorative screen on Madison and Randolph protrudes out over the sidewalk and the 2nd Floor and above to allow for space for maintenance and cleaning of the glass curtain wall behind the decorative screen.
2. Projecting roof elements over Madison, Randolph and the Alley. The projections function as a "canopy" which one would normally find at the 1st Floor or 2nd Floor of a building. We have chosen to place the canopy much higher on this new building.
3. A projection into the Alley at the 2nd Floor for the Music Academy for a Dance Studio. Conceptually the alley is becoming "activated" with pedestrian friendly activities in addition to the traditional service activities. Besides artwork on the walls of the alley, the project of the Dance Studio into the alley will also visually add to the activation of the alley.
4. At the rooftop level, we are proposing a "bridge" connection cross the Alley from the existing Music Hall to the new building.

Sincerely,

John P. Biggar, PA, AIA, NCARB
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