

studiozONE, llc

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

October 10, 2023

Department of Public Works
City of Detroit

RE: Alley Vacation of the existing alley between properties located at 350 Madison (Music Hall) and 300 Madison (parking lot)

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 the vacating of the alley between the two properties, approximately 160' of alley length.

The alley vacation is for the following purposes:

1. Installation of new footings along the length of the west side of the alley. The new building is a zero lot line structure and construction foundation work will have to be performed in the existing alley for installation of footings.
2. We are working with the existing utility providers in the alley currently, DTE, DWSD, AT & T and Everstream (formerly Rocket Fiber) on the upgrade and relocation of the utilities for the new building. Some utilities will be temporarily relocated during the construction period. The DTE service will require a major service upgrade with all new electrical underground utilities for both the existing and new building.
3. We will have "bridges" connecting the existing building and new building at the 2nd Floor and the existing rooftop level which will cross the alley overhead.
4. There will be an underground connection between the kitchens of both buildings.
5. After the construction is completed, the alley will be reopened and available for service vehicles to enter the alley to serve all building owners along the length of the alley to the south and the alley will be "activated" for pedestrian public access.
6. All property owners adjacent to the alley, to the south of the Music Hall site, will continue to have access to the alley per the attached Egress Easement. See the attached notification of agreement to the Egress Easement.

Sincerely,

John P. Biggar, PA, AIA, NCARB
studiozONE, llc