



## MEMORANDUM

**ADDRESS:** 1039 Marlborough St., Detroit, Michigan 48215

**FROM:** Marques King Design Manager, EJDevCo.

**DATE:** 2/5/2021

**RE:** Historic District Commission Review of 1039 Marlborough Parking Lot for Marlborough Apts

**Remarks:**

Dear HDC,

EJDevCo is proposing to construct a 17 space Green Stormwater Parking Lot on 1039 Marlborough Street in the Jefferson Chalmers Neighborhood. The current parcel is currently vacant, zoned for an Residential use. But, parking is allowed as a conditional use approved by zoning.

We are developing this parking lot to support the Marlborough Apartments which is a residential apartment project consisting of 23 units spread over two buildings. - 1031 Marlborough & 910 Marlborough. We understand that by-right we are required to provide 17 off-street parking spaces. 17 will be provided on the 1039 Marlborough parcel which is adjacent to the 1031 Marlborough Building (15 units) and will directly service that building. A parking lot on 14507 East Jefferson Avenue (already in use as a parking lot) will be patched and restriped to provide the additional parking spaces needed to satisfy the remaining amount.

I hope this narrative provides sufficient explanation for this project.

Sincerely,

Marques King,  
Economic Development & Design Manager, East Jefferson Development Corporation  
[mking@ejdevco.com](mailto:mking@ejdevco.com)

**CC:** Derric Scott, CEO of EJDevCo. [dscott@ejdevco.com](mailto:dscott@ejdevco.com)

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