

December 22, 2021

To: City of Detroit, Department of Public Works
Re: Outright Alley Vacation – 1581 and 1589 MLK Boulevard

King and Cochrane L.L.C. is building a mixed-use property on the corner of Martin Luther King Blvd and Cochrane Street in North Corktown. The project includes six parcels (3426 Cochrane, 3432 Cochrane, 3436 Cochrane, 3442 Cochrane, 1589 MLK Blvd and 1581 MLK Blvd). The two MLK lots are on both sides of the alley between Cochrane and Trumbull. With the current site, we would be forced to build two separate structures – one on the main site on Cochrane and another at 1581 MLK to block the sight of parking from the boulevard. We are requesting an outright alley vacation because it will allow us to build a single structure across the entire site with parking tucked behind the building. This outcome will make the project both more financially viable and aesthetically pleasing. Along with this cover letter, we have attached a site plan from our design team and a utility plan from our civil engineer to show where updated utilities will be placed.

Thank you for your consideration.

Anthony L. Askew
Co-Owner, Developer, King & Cochrane L.L.C.