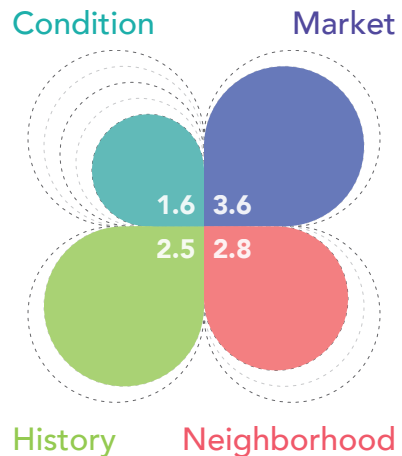


# 1 Burt



Address: 20710 Pilgrim  
 Parcel: 22104487  
 District: 1  
 SNF Area: Northwest/Grand River  
 Owner: City of Detroit  
 Site Area: 3.43 ac  
 Gross Floor Area: 46,200 sf  
 Floors: 2  
 Plan Type: U  
 School Type: Elementary  
 Year Built: 1925, 1959  
 Zoned: R1  
 Base Rehab Cost (est): \$2.0M  
 Total Rehab Cost (est): \$12.1M



## Building Overview

2-story double-loaded U-plan. Original south unit built in 1925. Northeast and northwest wings were added in 1959.

Original front facade is gothic revival style with brown brick, decorative stonework, wood frame windows, and a large 2-story bay window in the center. Finishes are plaster

1959 additions are modern style. Windows are glass block ribbons over bays of three operable steel windows. Construction is concrete frame with CMU.

Gym and auditorium located in 1950s northwest wing, and are simple concrete frame and block construction.

Auditorium features three exterior access points with vestibules, including one dedicated auditorium entrance at the rear. There is a small balcony and projection room accessible from inside the auditorium.

Gym has direct exterior access and is connected to a kitchen and several offices and storage areas.

Lockers, plumbing, and windows are scrapped.

## Neighborhood Overview

In Northwest/Grand River SNF area. Located in Brightmoor neighborhood, near Miller Grove and Rosedale Park neighborhoods.

Located two blocks south of Grand River Ave., a major commercial corridor and transit artery.

Less than one mile from Meijer grocery store and supercenter.

Approximately one mile from Old Redford area at Grand River and Lahser. The area includes the Redford Theater, Artist Village Detroit, retail, bike shop, restaurants and cafes, and a recent mixed-use rehab project at the Obama Building.

Adjacent residential blocks have moderately high vacancy and Land Bank ownership. Located in a transitional zone between highly desirable, intact Rosedale Park and Minock Park neighborhoods to the north and west, and the distressed Brightmoor neighborhood to the southeast.

Near Claremont-Rosedale neighborhood, where there are many aging homeowners and a need for local senior housing.

## Development Overview

### Opportunities

- Located in SNF area
- Walking distance from significant commercial hub and transit.
- Adjacent to stable and desirable residential neighborhoods.
- Auditorium/Gym/Cafeteria cluster is highly accessible and can be operated independently from the rest of the school.

### Challenges

- Mix of architectural styles; lacks overall historic integrity.
- 1950s wings are utilitarian design; glass block windows not particularly desirable feature.
- Heavily scrapped
- Windows and roof need total replacement.

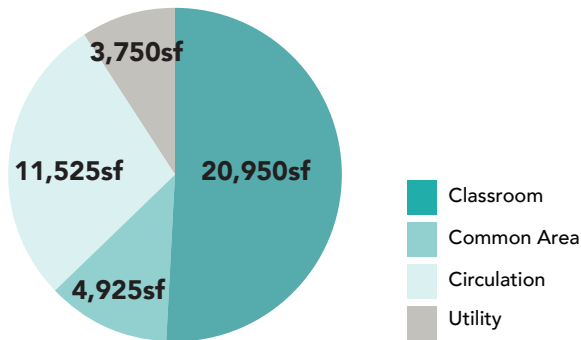
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Above Average
- Retail: Above Average
- Office: Below Average
- Industrial: Below Average

### Market-based Use Recommendations

- Best market for senior housing, due to limited existing supply, high rent, and above-average projected senior population growth.

## Existing Floorplan + Program



41,140 sf net floor area

### Structure

- Reinforced concrete frame (1925)
- Concrete-encased steel frame (1959)

### Roof System:

- Wood deck on steel structure (1925)
- Concrete tee-joist slab (1959)
- Metal deck on steel beams (gym/auditorium)
- Bituminous built-up roof with internal drains

### Facade:

- Brick with limestone/cast stone accents
- Wood frame windows (1925)
- Glass block with operable steel windows (1959)

### Floor System:

- Concrete joist and slab

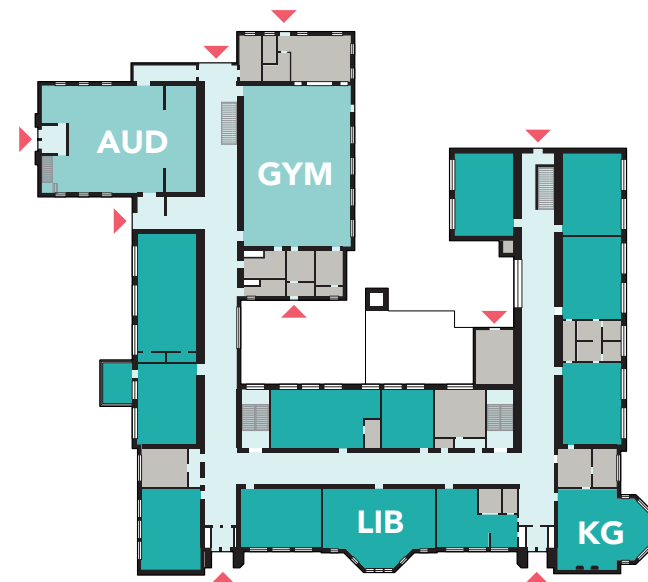
### Interior Walls:

- Plaster (1925)
- Painted CMU (1959)

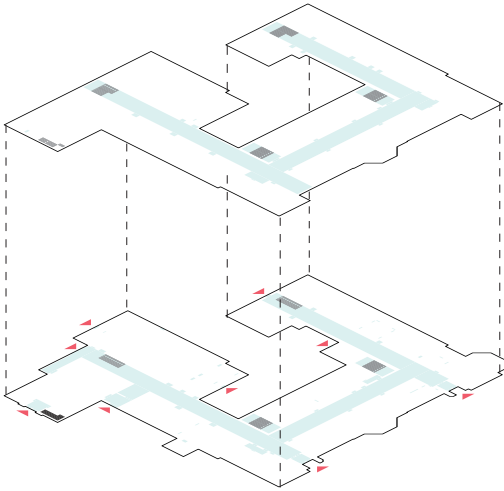
## Second Floor



## First Floor



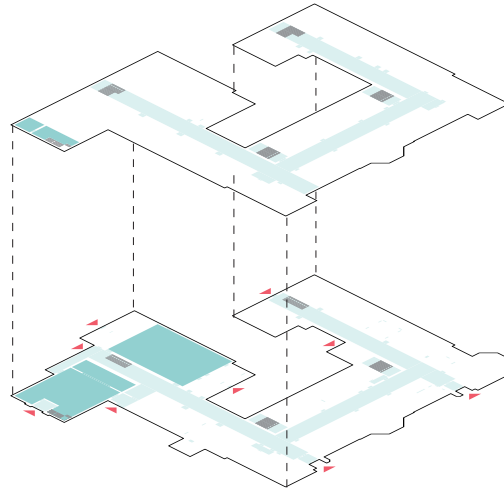
## Existing Floorplan + Program



### Circulation

Burt's circulation follows a U-pattern, with a double-loaded corridor in the original south unit, and primarily single-loaded corridors in the later east and west units. Two main entrances are located on the south elevation in the original unit; there are three major entrances serving the gym and auditorium cluster, in addition to two service entrances.

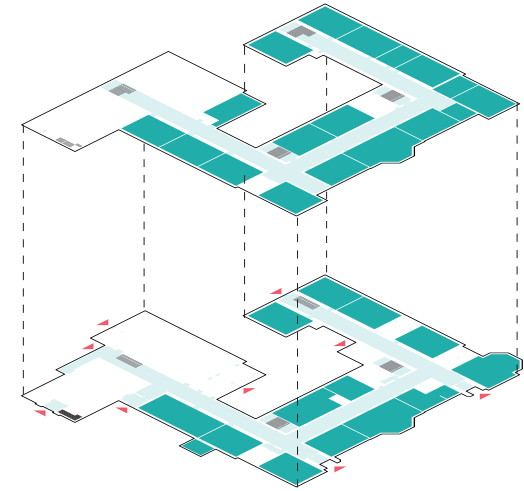
Corridors are 12' wide throughout.



### Common Areas

The gym and auditorium are clustered at the northwest corner of the school. They are served by multiple entrances, and can be operated separately from the rest of the school.

Both spaces are approximately 40x60' with 17' ceilings.



### Classroom Areas

There are 27 classrooms arranged around the outer perimeter of the building, on the south, west, and east elevations. Only six classrooms face the paved inner courtyard.

Typical classroom dimensions are 22' wide by 30' to 30'6" length, with typical ceiling height of 12', but ranging between 10' to 12'4".

## Building Distress

### Roof

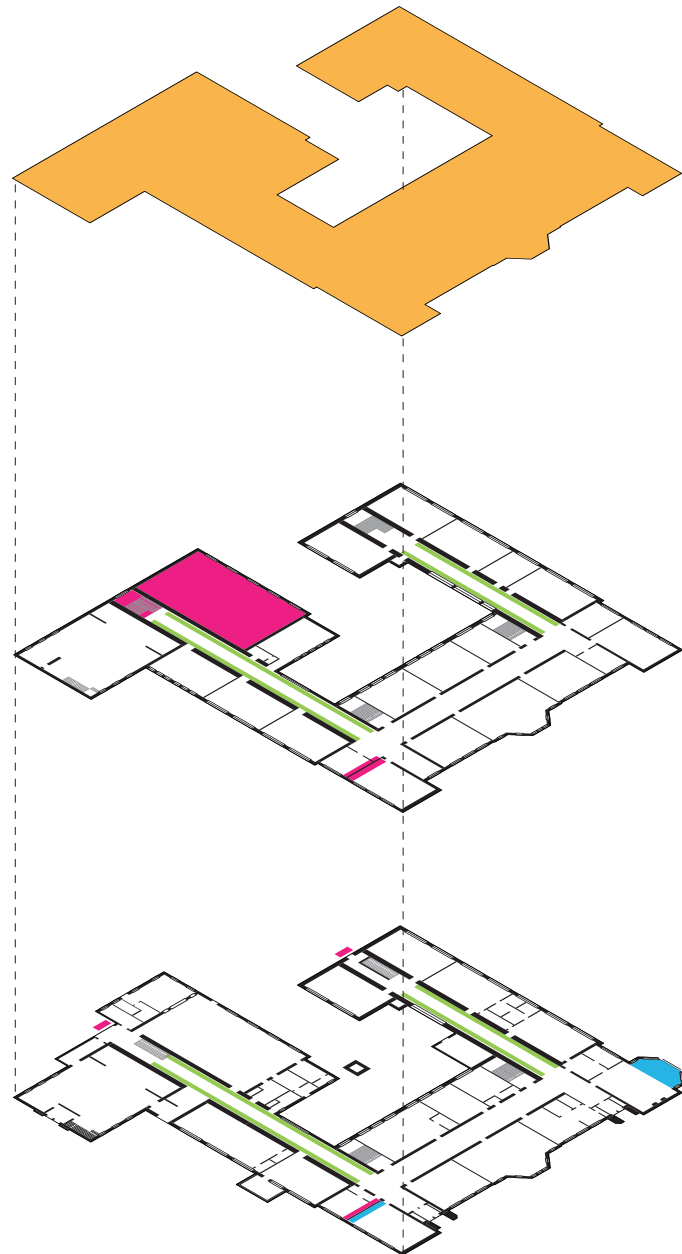
- Structural deterioration of entire roof system; replace entire roof.
- Inspect and repair clogged roof drains.

### Second Floor

- Structural deterioration of floor slab beam at southwest corner; may be repaired in place.
- Gymnasium roof structure requires inspection; vertical cracking at CMU walls at roof beams and corrosion of metal deck.
- Roof slab cracked over northwest stair; likely requires replacement.
- Lockers removed from hallways.
- Windows scrapped throughout.

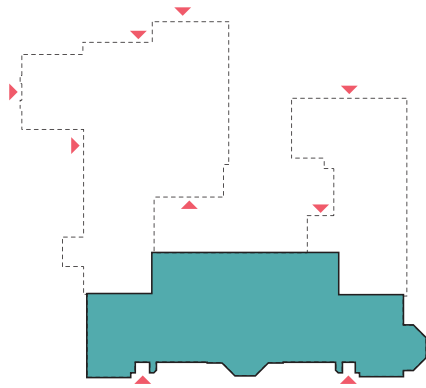
### First Floor

- Water damage and collapsed partition wall at southwest corner.
- Masonry distress due to water infiltration observed across facade. Cast stone/limestone units distressed particularly at north entrances.
- Lockers removed from hallways.
- Windows scrapped throughout.



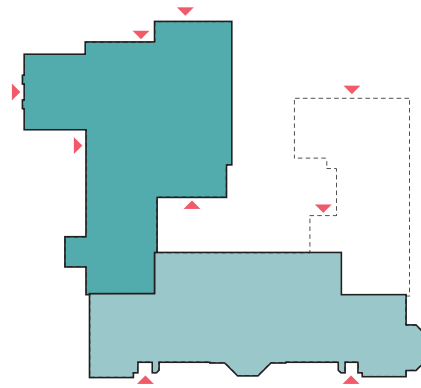
- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

# Building Evolution



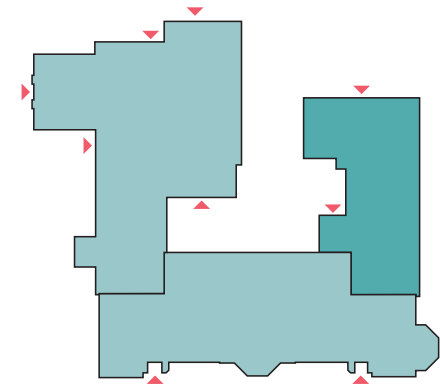
## Original Unit 1925

Original unit is a symmetrical, two-story, double-loaded block with 11 classrooms, library, kindergarten, and office. The architecture is a traditional collegiate gothic style.



## First Addition (1959)

The west wing, added in 1959, is a modern, International Style building with horizontal glass block ribbon windows (later replaced). The unit consists of a single-loaded corridor with five classrooms, a gym, and an auditorium.



## Second Addition (1959)

The east wing, also added in 1959 and built in a modern style, contains eight classrooms on a single-loaded corridor.



## School History

### Thomas Burt School Elementary

Redford Union Schools initiated the erection of the Thomas Burt Elementary School in 1925. The Detroit Board of Education acquired ownership of the property in 1926, prior to the school building's completion, when the neighborhood was annexed by the City of Detroit. The school's original unit had a capacity of 580 and included 10 classrooms, an auditorium, gym, and kindergarten. A detached, portable building with two classrooms was also located within the parcel. Upon its completion, Detroit Board of Education and City building inspection officials noted that the school was not well built; newspaper articles from the day stated that the Burt School's chimney was built "upside down" and that the ceiling in the building's playroom had collapsed. The Detroit Board of Education closed the building in May 1926 due to these issues. The school was reopened after repairs were completed with an enrollment of over 700. Due to overcrowded conditions at Burt, its students were required to attend school on a half-day basis.

The Detroit Board of Education sought approval to increase their 1930 construction budget by nearly \$3,000,000 so that they might better accommodate

the city's rapidly-expanding school-aged population. The Detroit Board of Education had targeted \$100,000 of their proposed budget expansion towards the erection of a new addition at the Burt School. However, only \$43,341 was ultimately approved for the acquisition of additional acreage for the Burt School site. In 1938, the Detroit Board of Education utilized Public Works Authority funds to erect a new portable building at the school site.

In 1949, Detroit residents approved a special millage which provided \$50,000,000 to the Detroit Board of Education so that it might update and expand its facilities to support a projected enrollment increase of 40,000 students between 1955 and 1963. During this building campaign, the Detroit Board of Education erected 119 new school buildings and additions to existing buildings, to include a large addition to the Burt School in 1953-1954. The new addition, which was erected at a cost of \$271,152, boasted a capacity of 350 and housed a number of additional classrooms. Architects Schreve, Walker, and Associates provided the new wing's design.

In 1959, Burt School was reorganized to include a junior high school in addition to

its elementary. By 1970, the school was at capacity and served a predominantly white student body.

The Detroit Public School system, successor to the Detroit Board of Education., permanently closed the school in 2010 and subsequently sold the property to the City of Detroit in 2015.

#### References

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*Detroit, City of, Board of Education, Architectural Planning Department. Burt Elementary School Floor Plans and Site Plan. Detroit: Board of Education, 1964*

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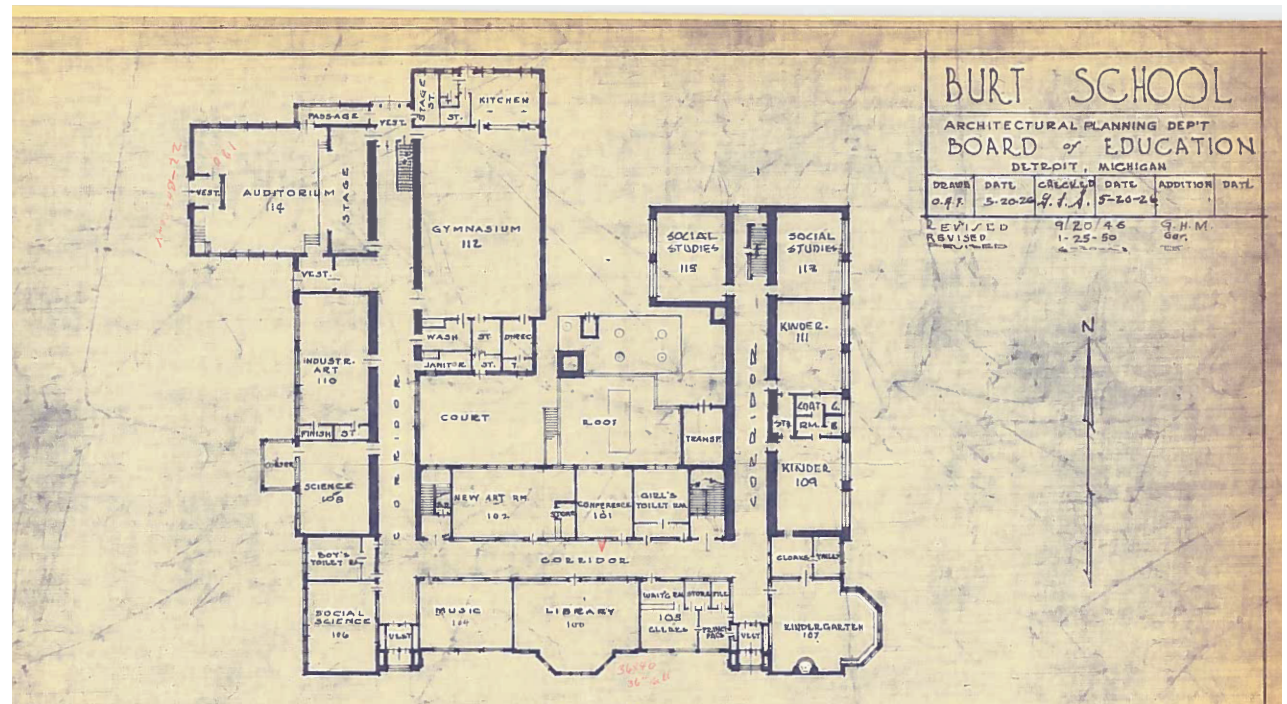
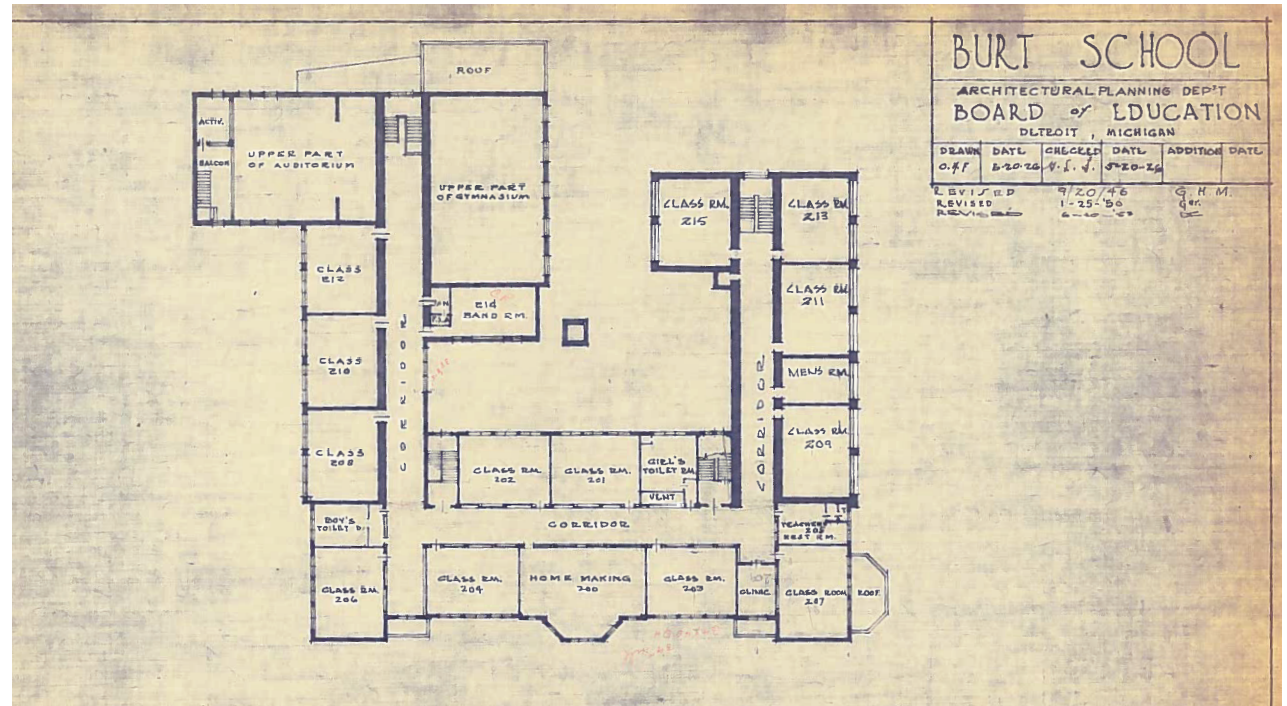
*Detroit Free Press. Ask \$2,970,170 for 15 Schools. Detroit. Detroit Free Press; Dec 21, 1930; pg. 1*

*Detroit Way Above Class Size. Detroit: Detroit Free Press; Jan 11, 1970; pg. 8*

*Additions to Schools Reported. Detroit; Detroit Free Detroit Free Press; Jul 5, 1953; pg. 9*

*Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016*

*Lansing State Journal. School Ordered Closed. Lansing: Lansing State Journal; May 13, 1926; Page*







The main (south) facade of the original 1925 wing.



Courtyard and modern-style 1959 wings viewed from the north. The 1959 wings featured large glass-block ribbon windows, a contrast to traditional windows in the original unit.



The 1959 auditorium features an enclosed vestibule, a small second-floor balcony, and tall windows on both sides. Finishes are simple, painted CMU block.



Gymnasium and kitchen serving window.





Window configuration and finishes in typical 1925 classroom. Original wood frame windows and their metal replacements are gone; radiators have also been scrapped.



Kindergarten bay window in original 1925 unit. Windows, original wood benches, and radiators have been removed. Water infiltration at the protruding roof has caused plaster failure.



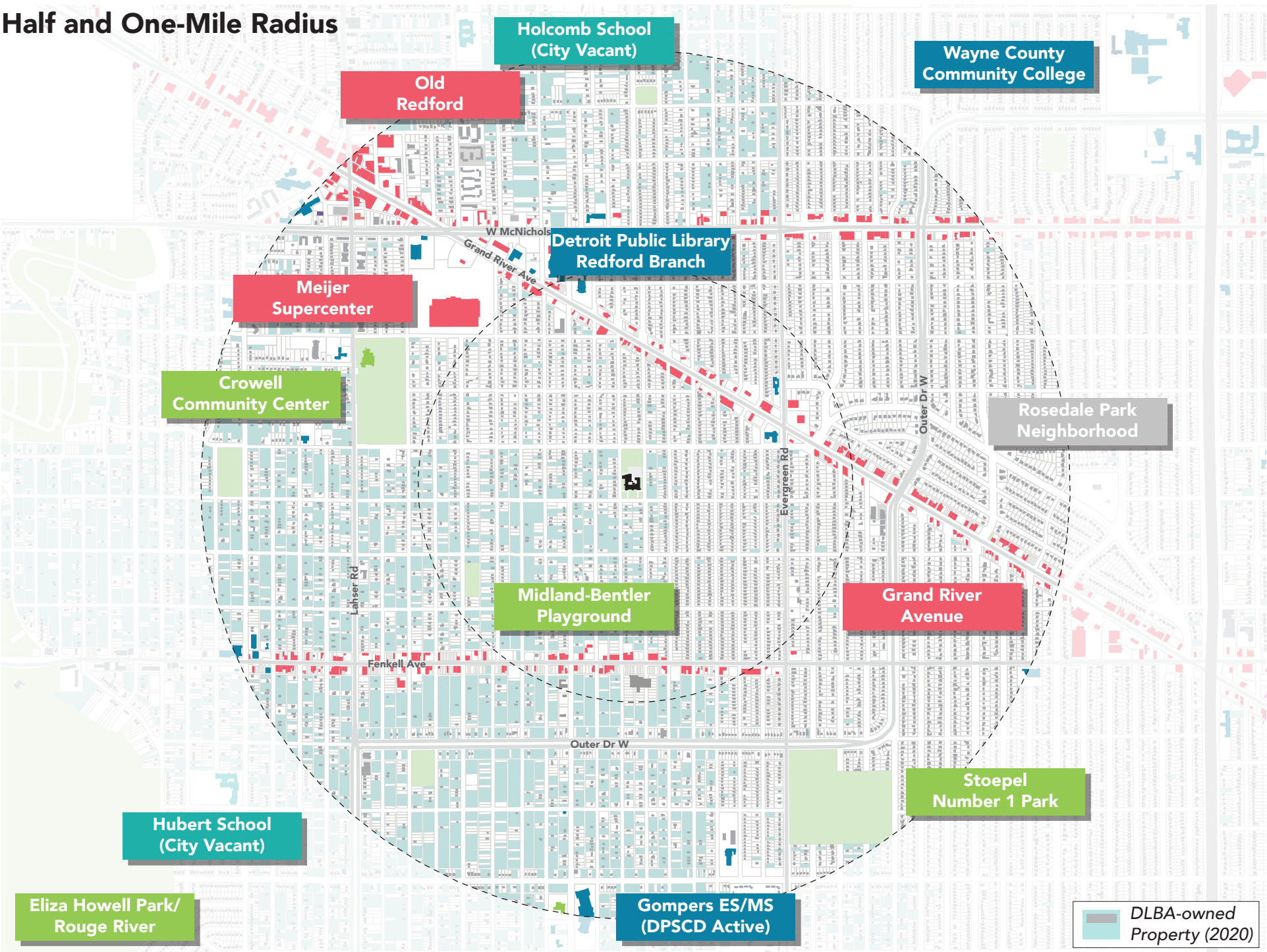
Typical window configuration and concrete block finishes in modern 1959 classrooms.



Typical corridor in 1959 addition. Lockers and ductwork have been scrapped, but otherwise the corridor is clean and in serviceable condition.



# Half and One-Mile Radius



## Neighborhood By The Numbers

54<sub>/100</sub>

**Walkscore**  
Somewhat walkable

0.2<sub>mi</sub>

**Transit Access**  
Less than 5 minute walk to nearest  
DDOT Connect Ten or Key Route

1.4<sub>mi</sub>

**Freeway Access**  
5-10 minute drive  
to nearest freeway ramp

0.4<sub>mi</sub>

**Park Access**  
Less than 15 minute walk  
to nearest park (1+ acre)

0.7<sub>mi</sub>

**Nearest Recreation Center**  
Less than 15 minute walk  
to nearest City Rec Center

0.5<sub>mi</sub>

**Library Access**  
Less than 15 minute walk  
to nearest public library

28%

**Vacant/DLBA Property**  
Moderate rate of vacancy  
within 0.25 mile radius (2020)

245

**Building Alteration Permits**  
High construction activity  
within 1mi radius (2016-2018)

2.7%

**Senior Population Growth**  
Moderate projected growth  
within 1mi radius (2019-2024)



## Financial Analysis Summary

Burt Elementary School is in the Grandriver Northwest SNF area. The building is located at 20710 Pilgrim St. in the Brightmoor neighborhood in District 1. It is approximately five miles from the Joe Lewis Greenway and near the NW Grandriver McNichols commercial corridor. Total residential population in 2019 was approximately 15,600 and 2019-2024 projected annual population growth rate is -0.4%. However, the senior population annual growth rate is projected at 2.7%. According to EMSI, 2019 estimated median household income for the area was \$37,000. 4.2% of the population took public transportation to work.

In terms of built conditions, there are approximately 600 buildings in the 1-mile radius around Burt, and 250 new construction and alteration building permits, according to City of Detroit data. This is an above average number of permits in 1-mile radius compared to other schools in the Vacant School portfolio, and if viewed as proxy for activity and investment, could indicate positive future trends and other development in the area. Burt scored a Walkscore of 54, 'somewhat walkable' – some errands can be accomplished on foot (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.1% annually (EMSI). In terms of multi-family development, the area has an above-average number of HRD units at 734, and above average market rate rents as recorded by CoStar - \$16 psf or \$800 per unit on average. Vacancy rates were low at 6%. Burt also has one 160,000 sf senior building, which averages \$21 psf or \$1,100 per unit rents.

Burt is near the NW Grandriver McNichols commercial corridor featured in the 2018 Detroit Neighborhood Retail Opportunity Study. The 1-mile radius area around Burt contains an average amount of retail compared to other schools in the portfolio, including six grocery stores, and about average retail rents and vacancy rates, approximately \$11 psf and 2% vacancy (EMSI / CoStar). Burt outperforms in terms of retail sales, with \$157 million annually, compared to an expected value of \$150 million given its local population (EMSI). This indicates that people travel from outside the 1-mile radius to shop in the neighborhoods around Burt, a good sign for neighborhood vibrancy and economic activity.

There are 15 buildings categorized as commercial office in the 1-mile radius according to CoStar, with slightly lower than average rents (\$12 psf). Burt has little industrial inventory in the 1-mile surrounding area, only seven buildings and no recorded rent data.

***From Profile Recommendation:*** Recommended for Senior Housing because 1 existing building with average Senior Housing vacancy rate, very high Senior Housing rents at \$21 psf and above-average senior population growth rate projections.

# Market Information

## Burt 1

### Development Type Gross Area (SF)

Rehabilitated Structure	46,196
Demolished Structure	-

### Income (PSF values)

Blended Rental Income	\$10.00
Less Vacancy	\$0.50
Less Expense	\$1.50
2022 NOI (escalated)	\$8.50
Blended Cap Rate	8.4%
Capped NOI	\$101

**Total Value \$4,700,000**

### High Level Funding Breakdown

Equity	\$1.99	10%
Debt	\$4.19	21%
Gap	\$13.71	69%

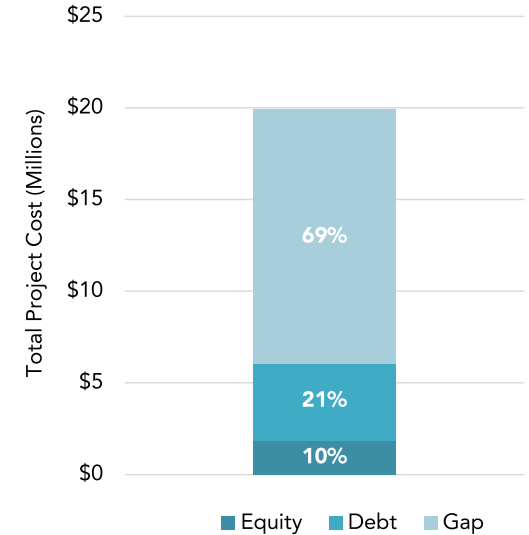
**Total Project Cost \$19.89**

### 2022 Costs

Total Rehab Cost	\$12,100,000
Total Fit-Out Cost	\$7,800,000

**Total Project Cost \$19,900,000**

**Gap \$ 13,700,000**



## Burt 2

### Development Type Gross Area (SF)

Rehabilitated Structure	19,318
Demolished Structure	26,878

### Income (PSF values)

Blended Rental Income	\$17.00
Less Vacancy	\$1.00
Less Expense	\$2.00
2022 NOI (escalated)	\$14.00
Blended Cap Rate	8.0%
Capped NOI	\$177

**Total Value \$3,400,000**

### High Level Funding Breakdown

Equity	\$1.05	10%
Debt	\$3.07	29%
Gap	\$6.41	61%

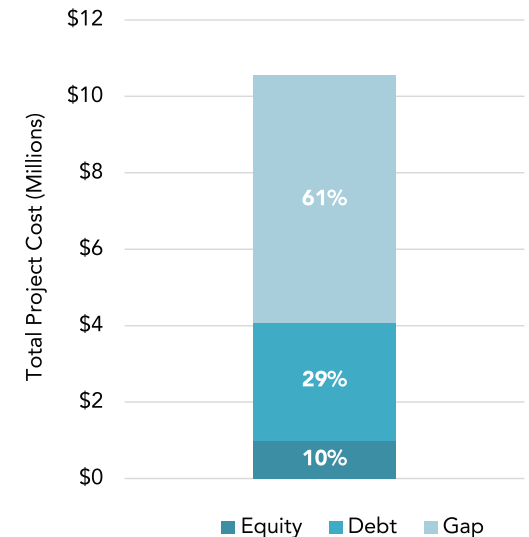
**Total Project Cost \$10.54**

### 2022 Costs

Total Rehab Cost	\$6,800,000
Total Fit-Out Cost	\$3,700,000

**Total Project Cost \$10,500,000**

**Gap \$ 6,400,000**



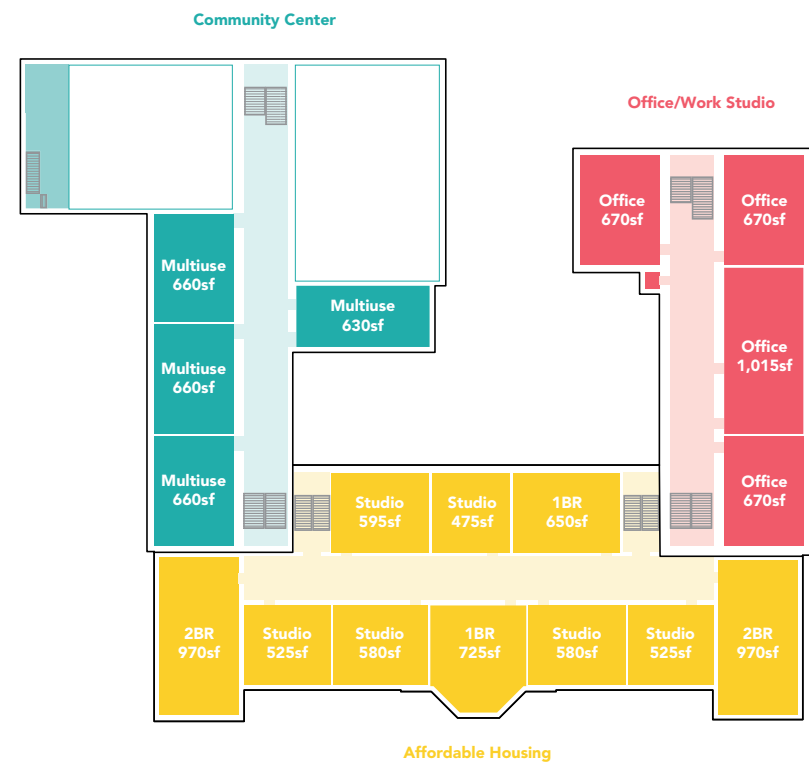
# Scenario 1: Triple Play

## Activate 3 wings separately

Burt features three distinct units with different architectural styles. Due to the type of historic finishes and window configuration, the original 1920s wing is better suited for housing than the two 1950s wings. The west wing, with its large gym and auditorium can be used for community recreation, culture, and gathering space. The east wing has continuous ribbon windows and can easily be subdivided into smaller office spaces or opened up to accommodate open-plan workspaces. Here, each wing is shown operating independently of the others; each has two dedicated entrances and self-contained circulation. This scenario could be developed all at once, or in separate phases.



First Floor



Second Floor



Studio (475-595sf)	9
1BR (615-725sf)	6
2BR (970-1070sf)	4
<b>TOTAL UNITS</b>	<b>19</b>

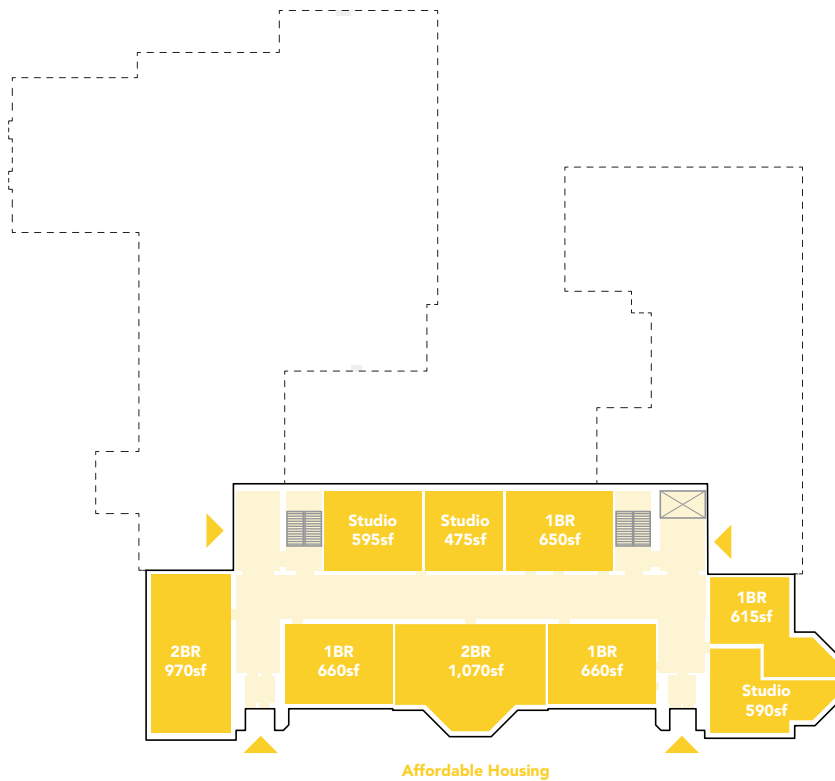
Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Affordable Housing	Plaster w/ Conc Structure	Historic	42%	19,318		153 \$	2,955,677.44
Community/Rec Center	CMU w/ Conc Structure	Historic	35%	16,139		159 \$	2,566,125.80
Office/Studio	CMU w/ Conc Structure	Historic	23%	10,739		159 \$	1,707,451.84
Parking (50 spots)						12000 \$	600,000.00
<b>Developed Area (GFA)</b>				<b>46,196</b>			
<b>Fit-out subtotal</b>							<b>\$ 7,829,255.08</b>
<b>Rehab subtotal</b>							<b>\$12,058,372.38</b>
<b>COST TOTAL</b>							<b>\$19,887,627.46</b>



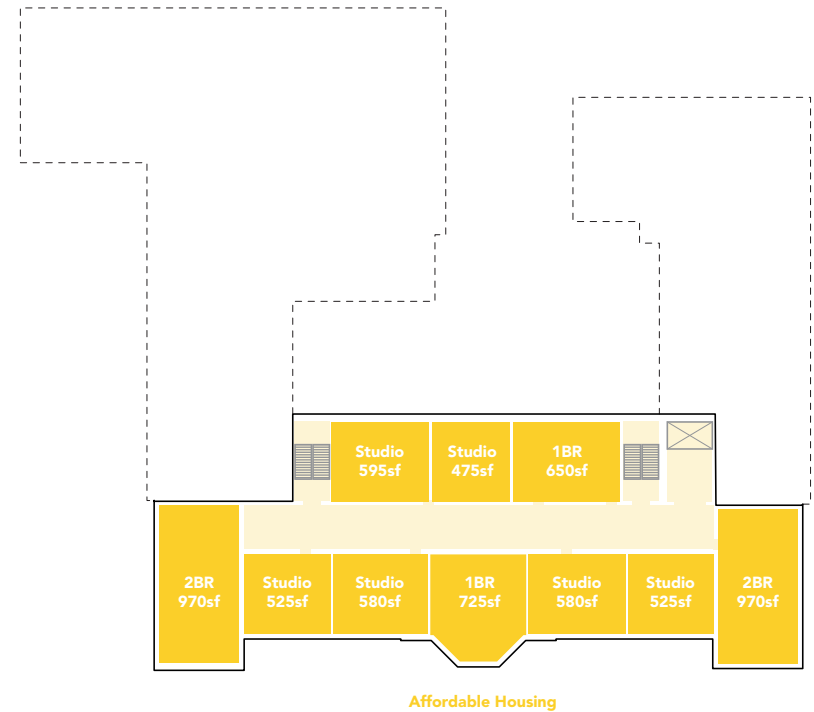
## Scenario 2: All Original

### Rehab original 1920s school and demolish 1950s wings

Burt features three distinct units with different architectural styles. Due to the type of historic finishes and window configuration, the original 1920s wing is better suited for housing than the two 1950s wings. This scenario proposes demolishing the modern wings to create an all-housing development housed in the original historic building. Demolishing the large, modern wings reduces the overall rehab costs, and creates more room on site for new construction or open space.



First Floor



Second Floor



Studio (475-595sf)	9
1BR (615-725sf)	6
2BR (970-1070sf)	4
<b>TOTAL UNITS</b>	<b>19</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Affordable Housing	Plaster w/ Conc Structure	Historic	42%	19,318		153 \$	2,955,677.44
Demolition			58%	26,878	371,475	0.7 \$	260,032.61
Elevator						225000 \$	225,000.00
Parking						12000 \$	288,000.00
<b>Developed Area (GFA)</b>				<b>19,318</b>			
<b>Fit-out Cost</b>							<b>\$ 3,728,710.05</b>
<b>Rehab Cost</b>							<b>\$6,809,496.18</b>
<b>COST TOTAL</b>							<b>\$10,538,206.23</b>