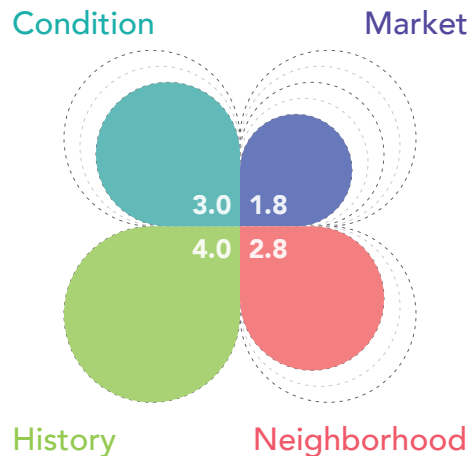


# 7 Kosciusko



Address: 20390 Tireman  
 Parcel: 22001637-9  
 District: 7  
 SNF Area: Warrendale/Cody/Rouge  
 Owner: City of Detroit  
 Site Area: 1.63 ac (3.70 ac w/ city parcel)  
 Gross Floor Area: 35,120 sf  
 Floors: 2  
 Plan Type: L  
 School Type: Elementary  
 Year Built: 1955  
 Zoned: R1  
 Base Rehab Cost (est): \$717K  
 Total Rehab Cost (est): \$8.1M



## Building Overview

2-story T-plan with classrooms double-loaded along main corridor.

Modern architecture with wide, continuous ribbon windows throughout, emphasizing horizontality of building.

Mid-century modern auditorium with large windows is a unique and striking space.

Gym is small but lots of natural light from both east and west elevations.

Roofline extends past the facade and wraps around the side of the building, Post-and-beam construction with CMU infill walls.

Large, park-like school yard with several mature trees scattered throughout—unique for a school yard.

## Neighborhood Overview

Located in Warrendale neighborhood

Homes directly across from the school yard on both sides have been demolished, creating a very open feel.

Houses facing the school and south of Tireman seem mostly intact, with few vacant lots.

Small apartment buildings on opposite side of Tireman

Five short blocks from Rouge Park, Detroit's largest public park, and home to amenities like a public pool, hiking and walking trails, horse stables, and athletics fields.

Sizeable refugee population, but not well-connected to existing block clubs or other established community activity.

Near Dearborn's Warren Avenue business district, a shopping and dining destination with many Arab-American businesses.

Served by DDOT 47 bus on Warren Ave.

## Development Overview

Opportunities:

- Growing immigrant community
- Near Warren Ave commercial corridor in Dearborn.
- Simple building configuration with flexible interior spaces
- Building in excellent condition

Challenges

- Lots of vacancy in surrounding residential neighborhood.

Real Estate Market summary:

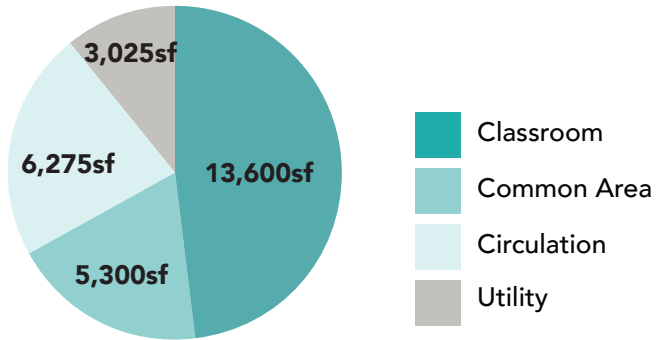
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for mixed-use development, including residential with auxiliary commercial or community uses.

## Existing Floorplan and Program



28,200 sf net floor area

### Structure

- Cast-in-place Concrete

### Roof System:

- Concrete deck
- Built-up roof with stone ballast
- Modified bitumen flashing
- Internal drains

### Facade:

- Brick
- Limestone, Granite, Concrete accents

### Floor System:

- Concrete w/ steel pan joist

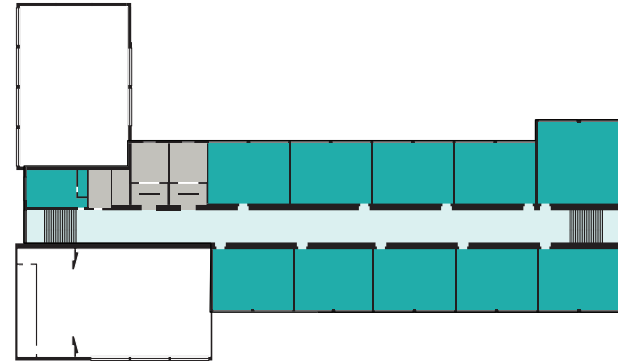
### Interior Walls (original unit):

- CMU

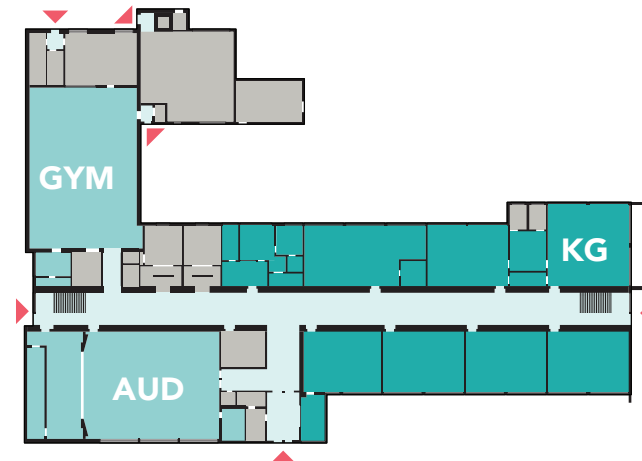
### Windows

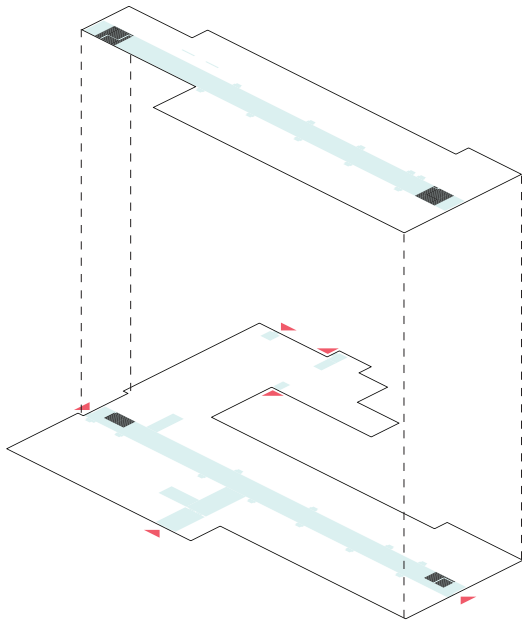
- Aluminum/glass block ribbon

## Second Floor



## First Floor

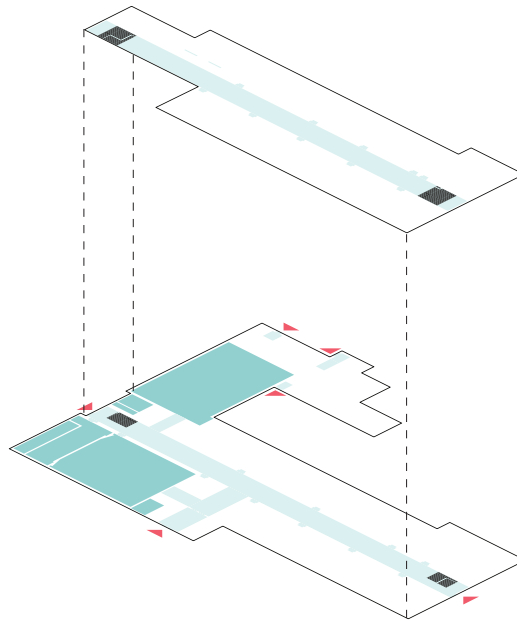




### Circulation

Both floors of Kosciusko are organized along one double-loaded corridor. There are three primary entrances: one main entrance in the center of the corridor on the south frontage, and two entrances at the ends of the corridor. Stairways are located at the far ends of the corridor.

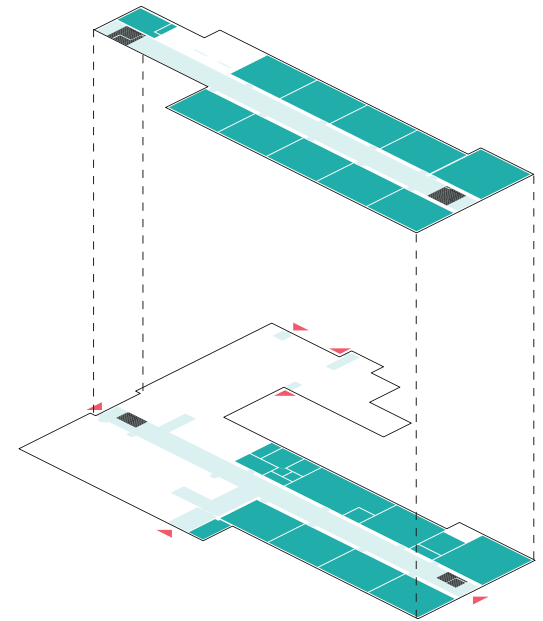
Corridors are 12' wide, with ceiling heights of 11'4" on the first floor and 8'5" on the second.



### Common Areas

This school features an auditorium and a multipurpose gym/cafeteria. Both spaces are located at the west end of the building. Neither space has dedicated exterior access.

The auditorium is a striking space with mid-century modern architectural features and tall, south-facing windows. The gym is 40x60' with 19' ceilings and ample natural lighting.



### Classroom Areas

Classrooms are located on both levels and are double-loaded along the east wing of the building.

Due to the post-and-beam structural system and continuous band windows, the partition walls between classrooms could be easily reconfigured.

Typical classrooms are 22'6"x30' with 11' ceilings.

# Building Distress

## Roof

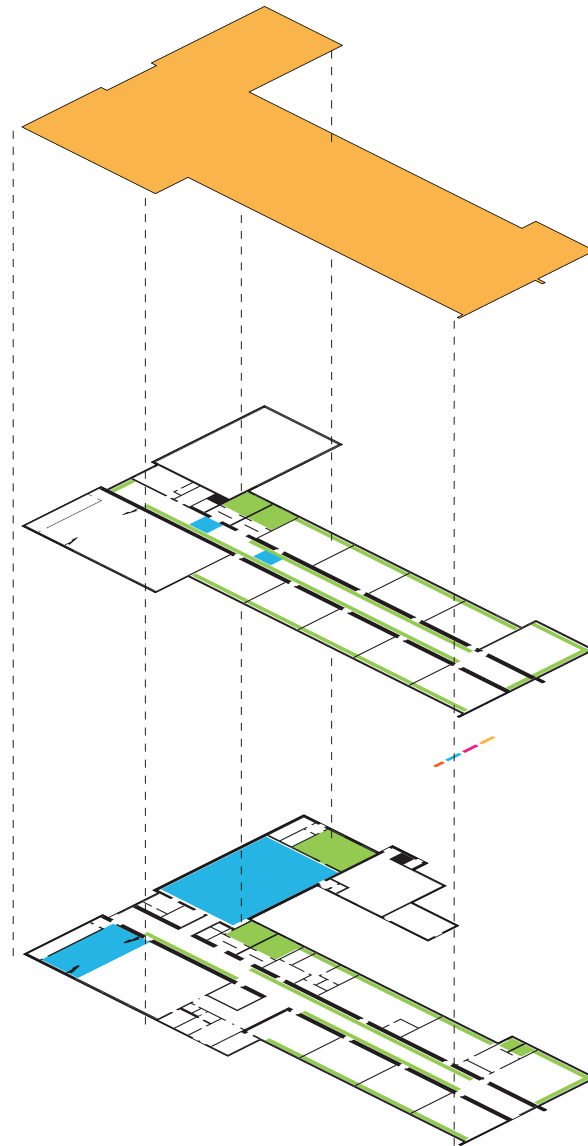
- Roof membrane deteriorated; recommend localized repairs.
- Roof drains failed; replace all.

## Second Floor

- Extensive scrapping; aluminum windows, radiators, plumbing, and lockers removed throughout.
- Water infiltration in main corridor walls and at below rooftop vents.

## First Floor

- Water infiltration in gym, causing corroded steel ceiling and bowed wood floors.
- Water infiltration over auditorium, causing bowed wood stage.
- Extensive scrapping; aluminum windows, radiators, plumbing, and lockers removed throughout.



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

## School History

### Thaddeus Kosciusko School

The Kosciusko School site was purchased at a cost of \$51,691, and occupied by a temporary structure in 1954 as a kindergarten annex to the Dixon School. The Kosciusko School building, costing \$714,026 and having a capacity of 770 students, was opened in 1956 and housed 758 students in kindergarten through the sixth grade. Sixty-five Special B students continued to use the temporary building.

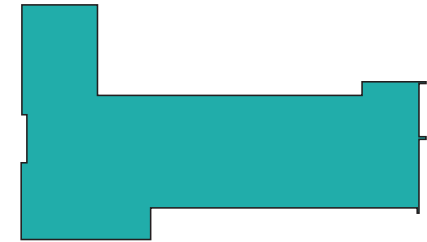
Several years after the building's construction, it was described by the Board of Education as a "beautiful community-centered building." The northern half of the block continued to be owned by the City of Detroit and remained fully wooded. The Board of Education intended to acquire the land for use as a playfield, but these negotiations were not concluded until sometime thereafter. Presently, numerous large trees remain on the site.

The architecture firm of Harley, Ellington & Day (1943-60) designed Kosciusko School. By 1941, that firm took a significant step into the public spotlight with their design for the Horace Rackham

Educational Memorial Building, the third building in Detroit's cultural center. It was later responsible for the south and north additions to the Detroit Institute of Arts. It designed other notable Detroit civic structures, including the City-County Building (1955). The firm continues as Harley Ellis Devereau today.

*Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Kosciusko, Thaddeus, School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009)*

## Building Evolution



### Original Unit (1955)

Kosciusko was completed in a single phase in 1955, unlike the majority of Detroit's historic schools that were expanded over time. The result is a building with a unified architecture in both style and structure.





The front elevation viewed from the southeast corner of the building. The main classroom wing is a double-loaded bar featuring continuous glazing along its entire length. The white-columned canopy over the main entrance is visible at the far left.



Kosciusko's main entrance is covered by a concrete canopy with two punched openings.



The gym and boiler house viewed from the north.



The large school yard is a separate City-owned parcel. Unlike typical school yards, it features several mature trees in the middle, giving it a park-like feel. Homes on the residential lots facing the sides of the field have been demolished, making the lot feel even more expansive.





The auditorium features high ceilings, large south-facing windows, geometric masonry, and a striking mid-century modern stage with an angled canopy and wood paneling. The auditorium is not elaborate, but its design sets it apart from the utilitarian boxes often seen in other schools of the same era.



The combination gym and cafeteria is a 40x60' box that features large clerestory windows and 20' ceilings.



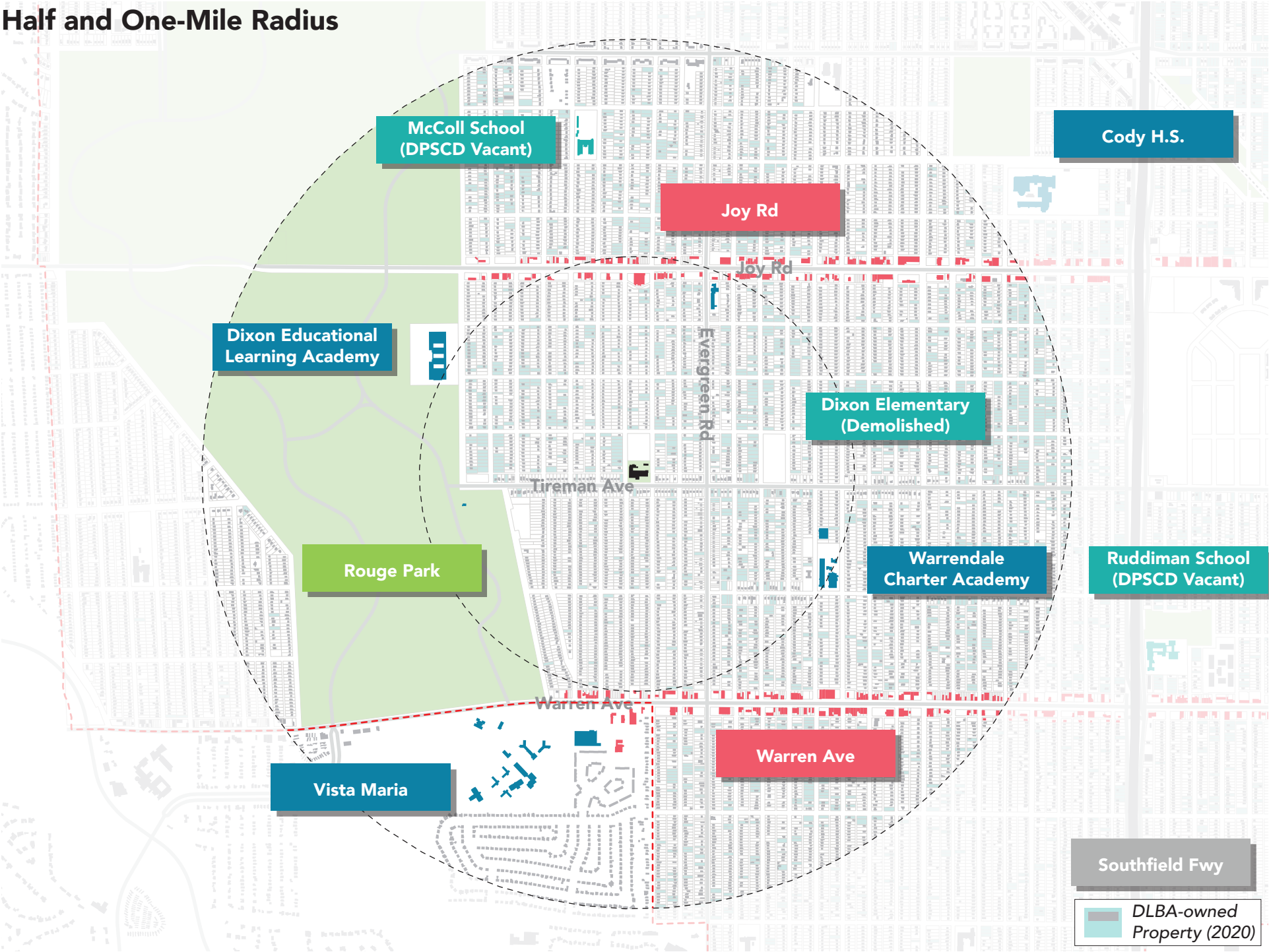
The main corridor on the first floor with lockers removed, but otherwise in good condition. Corridors are 12' wide and double-loaded.



The kindergarten, located at the northeast corner of the building, features continuous glazing on two sides, designed to flood the space with natural light. The school's concrete post and beam structure is clearly visible.



# Half and One-Mile Radius



## Neighborhood By The Numbers

41<sub>/100</sub>

**Walkscore**  
Car dependent

0.1<sub>mi</sub>

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

1.2<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.3<sub>mi</sub>

**Park Access**  
5-10 minute walk  
to nearest park (1+ acre)

4.2<sub>mi</sub>

**Nearest Recreation Center**  
No city rec center  
within walking distance

1.0<sub>mi</sub>

**Library Access**  
10-15 minute walk  
to nearest public library

22%

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

140

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

2.0%

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

## Financial Analysis Summary

Kosciusko Elementary School is in the Warrandale/Cody-Rouge SNF area. The building is located at 20390 Tireman St. in the Warrendale neighborhood in District 7. As with Jemison, the area is adjacent to the Dearborn Heights and Dearborn suburbs. It is a little less than 5 miles away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 18,700 and 2019-2024 projected annual population growth rate is -0.3%. The senior population annual growth rate is projected at 2.0%. Kosciusko has 226 HRD units, well below the average of 686 units, but more than the area around Jemison, which is in the same neighborhood. According to EMSI, 2019 estimated median household income for the area was \$33,000.

In terms of built environment, Kosciusko is less dense than other schools in the Vacant School portfolio, with 1.3 million built sf. Permit activity is below average, with approximately 140 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Kosciusko recorded over 300 dis-mantle permits over the same time period, an above average value. The school scored a Walkscore of 41, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to remain flat at their current values (EMSI). In terms of multifamily development, Kosciusko is a much smaller market than many of the 1-mile radii around other schools in the portfolio. Its seven market rate multifamily buildings contain 285 units and approximately 200,000 sf (CoStar). There are nine recorded HRD projects with about 230 units. CoStar's vacancy rates are high at

28%, though rents are about average for the portfolio - \$11 psf or \$690 per unit.

The 1-mile radius area around Kosciusko contains slightly less retail sf than other schools in the portfolio, including four grocery stores. It records slightly lower average retail rents, \$10 psf, and lower vacancy rates, 1.3% (EMSI / CoStar). Projected retail sales from EMSI are \$120 million annually, but actual annual sales are only \$75 million according to EMSI's retail gap analysis for the 1-mile radius around the school. This could indicate that more retail sf is needed in the neighborhood, but whether the site receives enough traffic is yet to be determined.

The commercial and industrial market around Kosciusko is small. There are 9 buildings categorized as commercial office in Kosciusko's 1-mile radius according to CoStar, with no recorded rent information. Kosciusko has little industrial inventory in the 1-mile surrounding area, only three buildings and no recorded rent data.

***From Profile Recommendation:*** Surrounded by blocks of single family home, area Retail has low vacancy rates at 1.3% and decent rents. Multifamily vacancy rate is high at 27.9% according to Costar. Recommended for mixed use redevelopment - residential with some auxiliary retail, commercial, or community facility uses.



# Market Information

## Kosciusko 1

### Development Type Gross Area (SF)

Rehabilitated Structure	35,120
Demolished Structure	-

### Income (PSF values)

Blended Rental Income	\$0.50
Less Vacancy	\$0.00
Less Expense	\$0.00
2022 NOI (escalated)	\$0.50
Blended Cap Rate	9.0%
Capped NOI	\$4
<b>Total Value</b>	<b>\$100,000</b>

### High Level Funding Breakdown

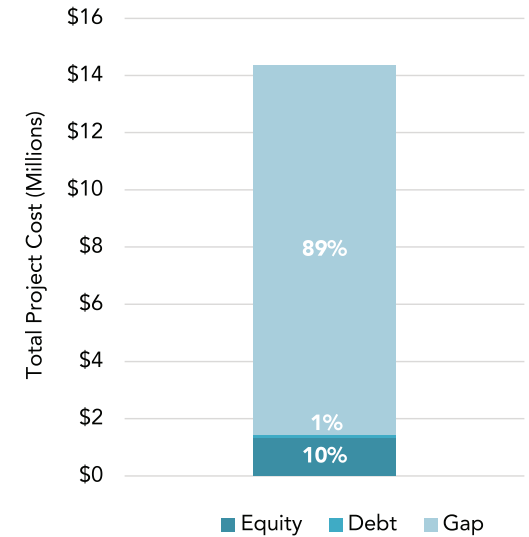
Equity	\$1.43	10%
Debt	\$0.11	1%
Gap	\$12.79	89%

**Total Project Cost \$14.34**

### 2022 Costs

Total Rehab Cost	\$8,100,000
Total Fit-Out Cost	\$6,200,000
<b>Total Project Cost</b>	<b>\$14,300,000</b>

**Gap \$ 12,800,000**



## Kosciusko 2

### Development Type Gross Area (SF)

Rehabilitated Structure	35,120
Demolished Structure	-

### Income (PSF values)

Blended Rental Income	\$4.00
Less Vacancy	\$1.00
Less Expense	\$0.50
2022 NOI (escalated)	\$2.50
Blended Cap Rate	8.6%
Capped NOI	\$28
<b>Total Value</b>	<b>\$1,000,000</b>

### High Level Funding Breakdown

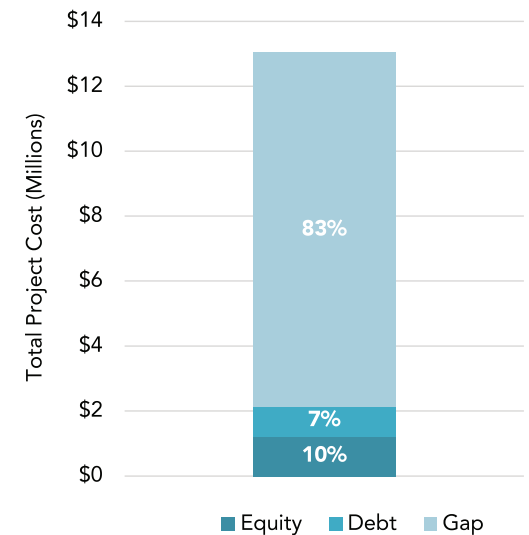
Equity	\$1.30	10%
Debt	\$0.89	7%
Gap	\$10.85	83%

**Total Project Cost \$13.04**

### 2022 Costs

Total Rehab Cost	\$8,100,000
Total Fit-Out Cost	\$4,900,000
<b>Total Project Cost</b>	<b>\$13,000,000</b>

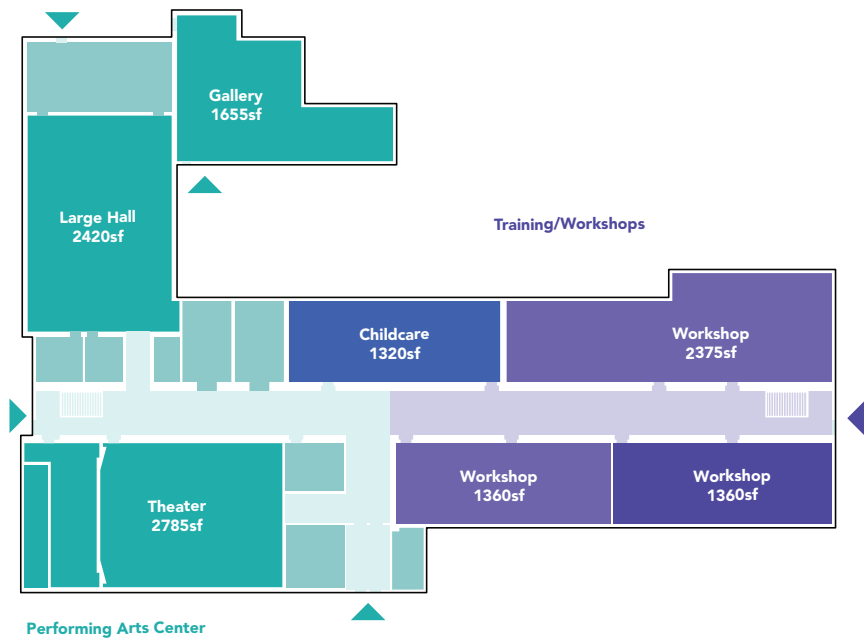
**Gap \$ 10,800,000**



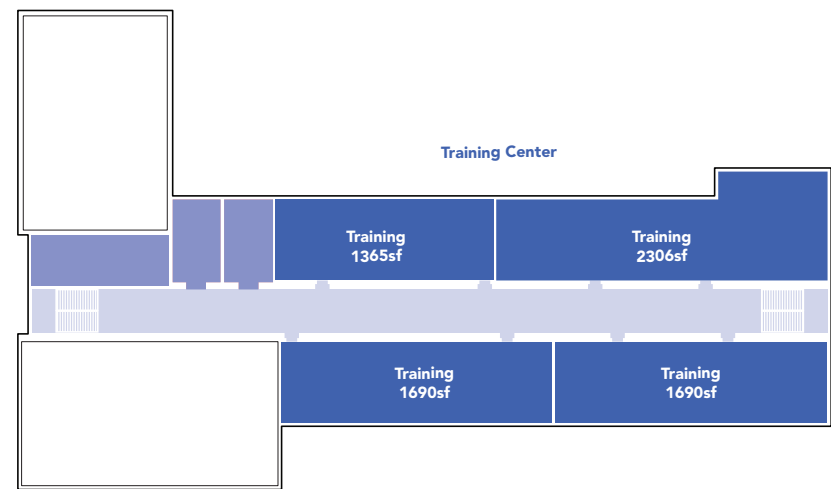
# Scenario 1: Training and Performing Arts Center

## Split training and theater

With its continuous large windows and flexible column-and-beam construction, Kosciusko’s classroom spaces can be opened up into long, brightly-lit spaces suitable for small-scale industrial uses. This scenario proposes a manufacturing or craft-based workshop and training center in the classroom wing, while the large, well-preserved auditorium and gym can serve as a large performing arts center.



First Floor



Second Floor



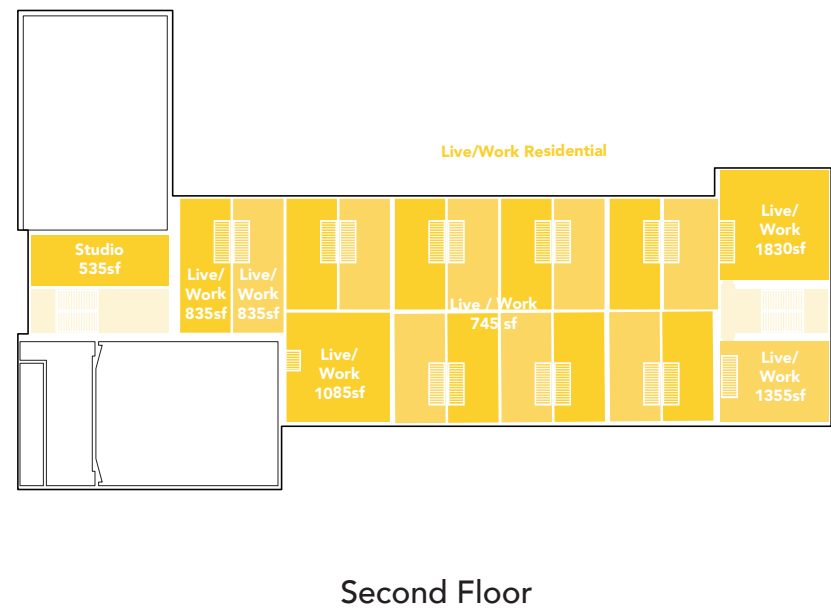
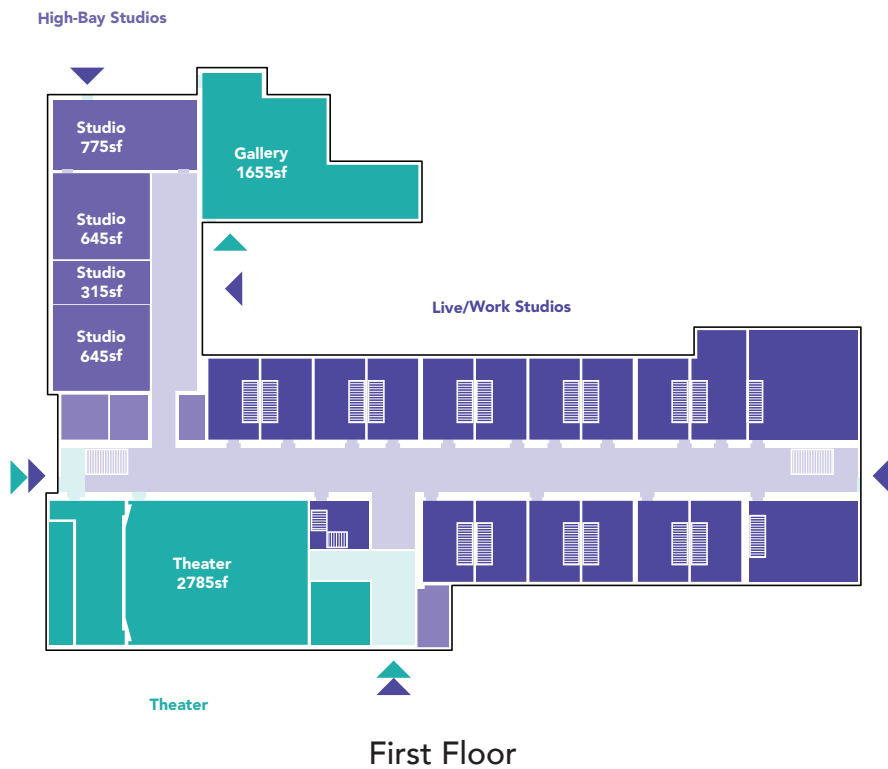
Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Training Center	CMU w/ Conc Structure	Historic	59%	20,769		133 \$	2,762,219.78
Childcare	CMU w/ Conc Structure	Historic	4%	1,353		159 \$	215,148.44
Community Center	CMU w/ Conc Structure	Historic	37%	12,998		159 \$	2,066,728.97
Parking						12000 \$	1,200,000.00
<b>Developed Area (GFA)</b>				<b>35,120</b>			
<b>Fit-out subtotal</b>							<b>\$ 6,244,097.19</b>
<b>Rehab subtotal</b>							<b>\$ 8,093,580.98</b>
<b>COST TOTAL</b>							<b>\$14,337,678.16</b>



# Scenario 2: Live/Work

Unit spaces above with work access below

This scenario eliminates the original circulation on the second floor, converting the original classrooms into half-bay, two-story live-work artist units with their own internal stairways. The gym and boiler-room are converted into high-bay work and gallery spaces.





Studio (535sf)	1
Live/Work Standard (745sf)	14
Live/Work Medium (835sf)	2
Live/Work Large (1085-1830sf)	3
<b>TOTAL UNITS</b>	<b>20</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Affordable	CMU w/ Conc Structure	Historic	37%	12,845		159 \$	2,042,280.28
Studio/Workshop	CMU w/ Conc Structure	Raw	51%	17,970		90 \$	1,617,303.68
Community Center	CMU w/ Conc Structure	Historic	12%	4,305		159 \$	684,563.22
Parking					12000	\$	600,000.00
<b>Developed Area (GFA)</b>				<b>35,120</b>			
<b>Fit-out subtotal</b>							<b>\$ 4,944,147.18</b>
<b>Rehab subtotal</b>							<b>\$ 8,093,580.98</b>
<b>COST TOTAL</b>							<b>\$ 13,037,728.16</b>