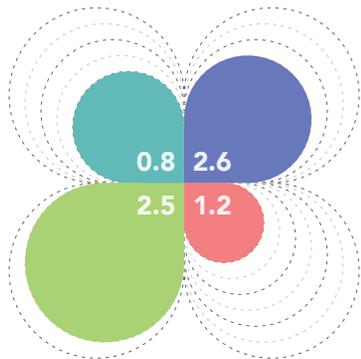


3 Washington



Address: 13000 Dequindre
 Parcel: 09016187-220
 District: 3
 SNF Area: Campau/Davison/Banglatown
 Owner: City of Detroit
 Site Area: 5.46 ac
 Gross Floor Area: 87,000 sf
 Floors: 1
 Plan Type: 8
 School Type:
 Year Built: 1924, 1970s
 Zoned: R2
 Base Rehab Cost (est): \$3.5M
 Total Rehab Cost (est): \$19.8M

Condition Market



History Neighborhood



Building Overview

1-story courtyard building with symmetrical plan.

Originally designed around six courtyards; three have been filled in and converted to interior space, including two high bays.

Main entrance corridor runs parallel to Dequindre St/I-75; includes offices, double-library, and two auditoriums at the corners.

Two gym-like spaces (boys and girls?), on opposite ends of the building. Both gyms have a locker-room located on a second-floor mezzanine. South gym has been converted to machine shop.

Four long, parallel, double-loaded classroom wings extend off the front corridor. The wings are joined in the center by a transverse corridor.

Kindergarten with a large semi-circular bay window faces an interior courtyard.

Roof deck has been damaged by water infiltration; roof requires replacement.

Windows and interior have been extensively scrapped. Exterior masonry requires repair.

Neighborhood Overview

Located in Campau/Davison/Banglatown SNF area.

Surrounding East Davison Village neighborhood has extremely high vacancy rates, with a great deal of vacant home demolition in recent years. Nearly two-thirds of parcels are owned by the Land Bank, and nearly 75% of parcels are vacant land.

East Davison Village area targeted for Land Bank pilot program to encourage land-based work/live on bundled vacant lots.

Adjacent to Banglatown neighborhood and Hamtramck, two areas with dense populations, large immigrant communities, stable commercial corridors, and attractive to artists and young residents.

Davison Elementary/Middle is a high-performing, active DPSCD school that is popular among area residents. Located 0.5 miles away at Joseph Campau.

Joe Louis Greenway bike route will pass within 0.5 miles, on Joseph Campau Ave.

Development Overview

Opportunities:

- In SNF area
- Building design suited for tactical preservation, phased development, or cooperative models.
- Opportunity to bundle DLBA-owned vacant land.
- Multiple large, column-free spaces.

Challenges

- Large roof area may be costly to repair and maintain.
- More facade to repair than more compact buildings.

Real Estate Market summary:

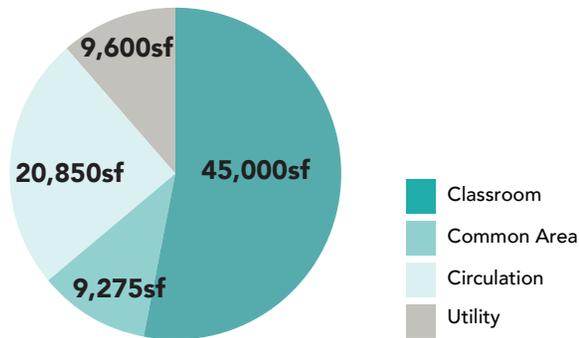
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for industrial use due to large number of existing Industrial buildings and high Industrial rents.

Existing Floorplan + Program



84,725 sf usable floor area

Structure

- Steel frame

Roof System:

- Steel frame
- Gypsum deck (low-slope areas)
- Precast concrete plank (sloped areas)
- Asphalt shingle (sloped areas; low-slope unknown)

Facade:

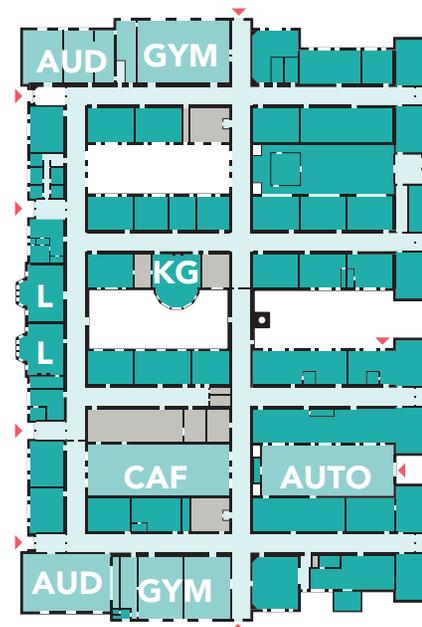
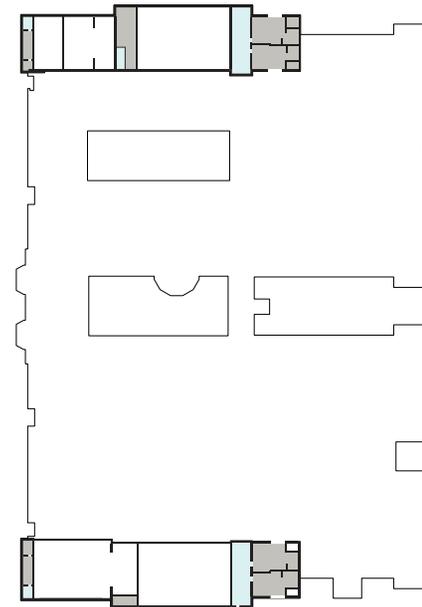
- Brick with limestone/cast-stone accents
- Wood-frame windows

Floor System:

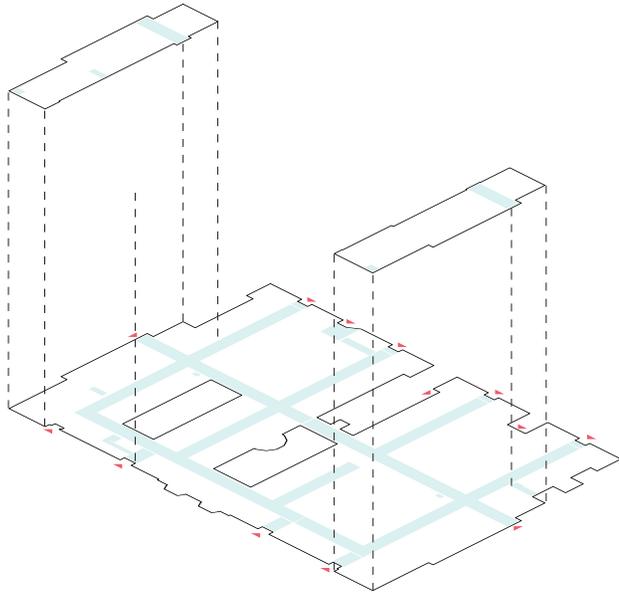
- Concrete slab on grade

Interior Walls:

- Plaster
- Brick



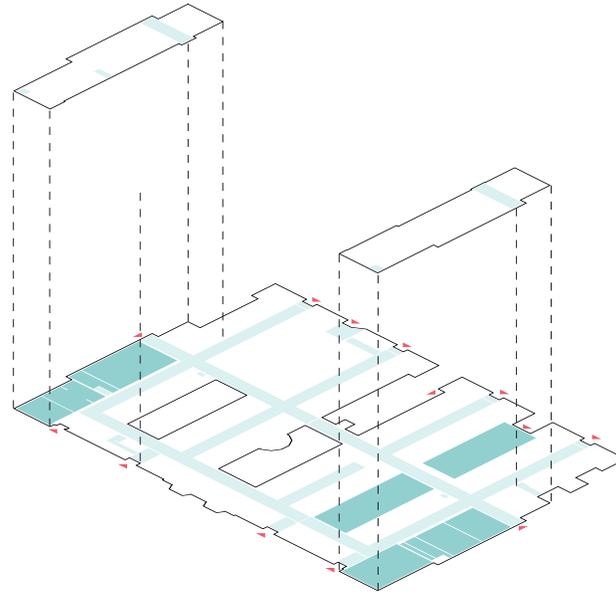
Existing Floorplan + Program



Circulation

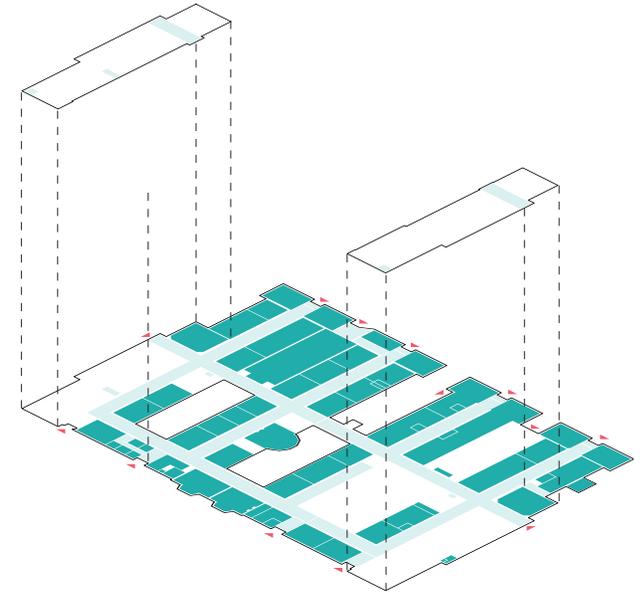
Primary circulation consists of one single-loaded main corridor (bottom left), four double-loaded classroom corridors, and one connector corridor tying the classroom wings together in the center. With the exception of the mezzanine-level locker rooms, the entire school is stair-free.

All corridors are 12' wide and 10' tall.



Common Areas

Washington School originally had twin sets of gyms and auditoriums located in the western corners of the building. Today, the north auditorium has been divided in half, though the stage and projection room remain; the south gym was used as a machine shop and also divided, though there is a locker/shower room above it. Enclosed courtyards also provide large column-free spaces. The southwest courtyard is a cafeteria and the southeast is a high-bay workspace.



Classroom Areas

Classrooms are arranged along the four parallel wings. The original floorplan located conventional classrooms in the northern two wings, and vocational classrooms in the southern two wings. Libraries, offices, and specialty classrooms were located along the front (west) of the school.

Typical classrooms are 22x30' with 12' ceilings.

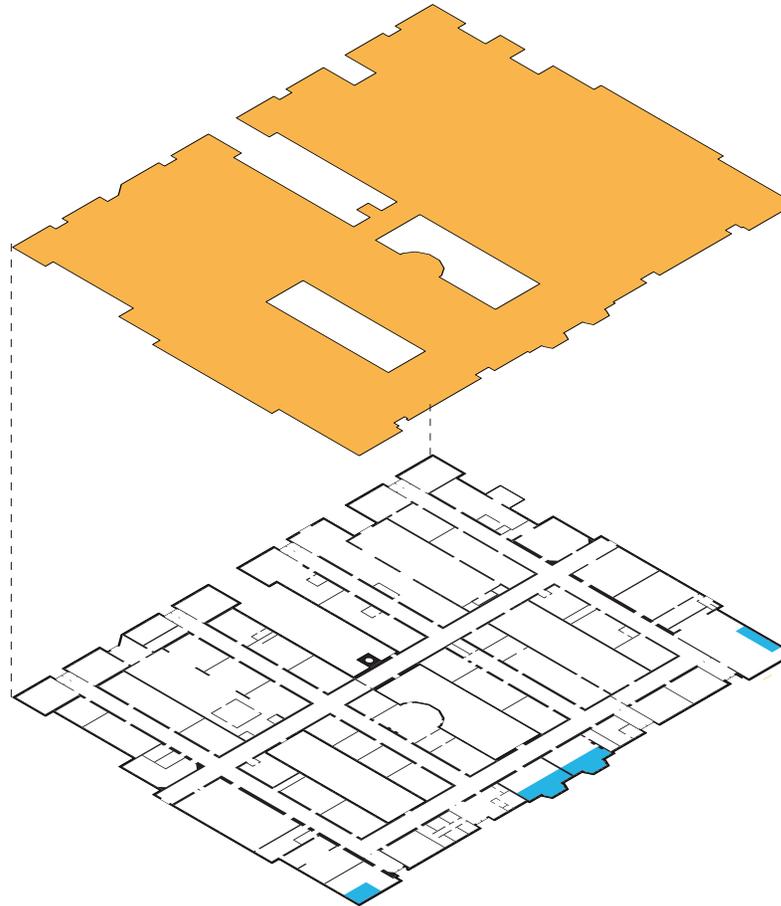
Building Condition

Roof

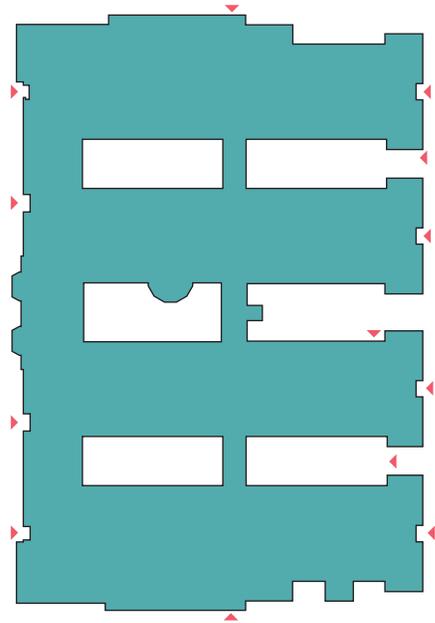
- Sloped roof areas in poor condition. Temporary coverings have been placed over some areas but exposed portions and aerial photos reveal large areas of missing shingles.
- Low-slope roofs not accessible, but water infiltration visible on underside. Gypsum and wood roof deck. vulnerable to water.

First Floor

- Structure in serviceable condition.
- Facade exhibits widespread distress, including masonry cracking where contacting steel roof members, spalling of cast stone sills/headers, and damage to limestone accent pieces at top of the walls.
- Localized areas of water damage, primarily on west end of building.
- Windows scrapped throughout.
- Scrapping of exposed plumbing and easy-to-access materials throughout.
- Vandalism throughout.

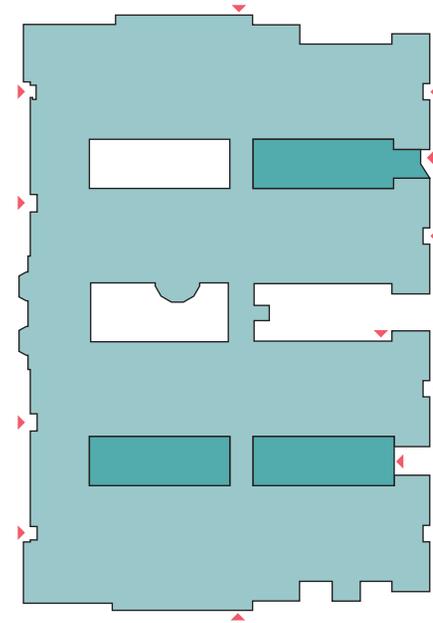


- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage



Original Unit (1924)

Washington School's unique four-bar floor plan was constructed all at once, rather than in phases. As a result, the original architecture and floorplan show a high degree of coherence and symmetry. The school originally had six courtyards: three completely enclosed, and three open to the rear schoolyard.



Courtyard Infill (unknown date)

At various points in Washington's history, courtyards were converted to interior space. The northeast courtyard was converted into childcare/special education space. The southwest courtyard became a new cafeteria. The southeast courtyard—once an open-air automotive shop—became an indoor shop.

School History

Detroit Transitions East (George Washington Elementary School; Washington Trade School; Washington Vocational School)

Detroit witnessed unprecedented population expansion during the 1920s, largely driven by the growth of industrial production within the City. The population of Detroit's school-aged children, too, grew apace during this period. Specifically, during the 1924-1925 school year, the Detroit Board of Education's enrollment increased by 11,000 children, reaching a total of 117,000 in 1925. During that same year, approximately 11,000 pupils were assigned to school on a part-time basis in order to accommodate the system's rising enrollment numbers. The Detroit Board of Education also appropriated \$5,000,000 to fund the erection of five new buildings and five new additions to existing buildings in a bid to address the school system's expanding student population. The George Washington Elementary School was constructed in 1925 as a result of this building campaign. The school was erected at a cost of \$750,000 and was designed by architects Verner, Wilhelm and Molby. At the time the school was built, the Detroit Free Press touted Washington Elementary as "...the City's first public school to be constructed on a one-floor plan, thus

eliminating the necessity for stairways and fire escapes." Similarly, the Detroit Board of Education noted that the building was a "...new experiment in school building..." and "...the first of its type in Detroit," as its interior space was arranged according to a "...48-section, one-story...", two-platoon plan. Washington Elementary was the third new elementary school that the DSB built specifically to accommodate a platoon organization. The earliest platoon-plan elementary schools, Pattengill Elementary (erected in 1921) and Duffield Elementary (erected in 1923), were both two-stories in height, while the Washington Elementary School was one story. During the 1925-1926 school year, the school housed 2240 pupils, both boys and girls.

Detroit was transformed as a result of World War II, beginning with the outbreak of the war in Europe in 1939, which fueled an unprecedented expansion of industrial production within the City. As billions of dollars of military equipment rolled off Detroit assembly lines, the Detroit area emerged as the nation's "Arsenal of Democracy." Beginning in 1940, the Detroit Board of Education's Department of Vocational Education directed a major portion of the school curriculum and programming to assist with the war effort. The Department of Vocational

Education war training program had enrolled 320,000 adult students in over 800 courses between 1940-1945. By the end of the war the Detroit Board of Education boasted of having trained more men and women in the American defense industry than any other school district in the country. In 1941, the Department of Vocational Education established a training unit for adult war production workers within the school which was known as the "Washington Trade School." The unit was one of only three schools (Washington Trade, Southfield Trade, and Aero Mechanics High) that the Detroit Board of Education established as a direct result of World War II. Between 1941 and 1944, 17,605 workers were trained within the Washington School's war production unit. A review of floor plans from 1942 indicates that the north-easternmost, rear open courtyard was enclosed when its interior space was reconfigured to accommodate an automobile shop.

When the need for war training for adults began to diminish in 1944, the Detroit Board of Education oriented the Washington Trade School toward providing a vocational education for children. Classes within the new unit began on January 31, 1944 with an enrollment of 140 students (all boys). The school offered a two-year certificate and

provided a curriculum which offered both industrial training and academic classes to its pupils. With the conclusion of World War II, the building also hosted a trade school for veterans. By 1947, the school had reached maximum capacity.

In 1954, the auditorium received "... a long-needed facelift" with the addition of new "plastic windows", as well as new seating and new stage curtains. By 1969 the school was still all male and mainly provided vocational instruction to pupils with behavior or academic issues. A review of historic aerial maps indicate that the southwestern and northeastern courtyards were enclosed sometime between 1972 and 1976. The former northeastern courtyard enclosure featured rooms which were used for cosmetology while the former northeastern courtyard enclosure accommodated a new cafeteria.

At the time of the building's closure in 2010, the school was known as the Detroit Transitions East. The Detroit School System, successor to the Detroit School Board, transferred ownership of the building to the City of Detroit in 2015.

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Detroit's First One-Floor Public School. Detroit: Detroit Free Press; Aug 3, 1924; pg. 66

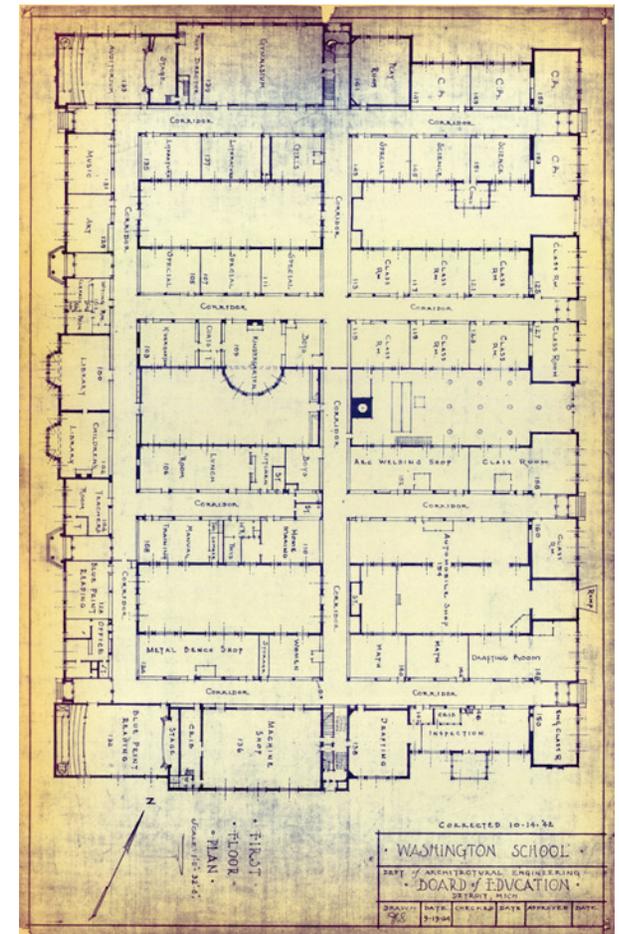
School Bell Soon Will Call 170,000 Pupils. Detroit: Detroit Free Press; Aug 30, 1925; pg. 43

Trade School Kids Serve an Apprenticeship in Poetry. Detroit: Detroit Free Press; Mar 2, 1969; pg. 5

Row on Slash in School Fund. Detroit: Detroit Free Press; Jul 22, 1924; pg. 2

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

Nelson Jack Edwards. *From My Point of View: We Must Break Through the Job Barriers*. Detroit: Michigan Chronicle (1939-Current); May 1, 1965; pg. 8



1st Floor Plan
(not to scale)



Exterior viewed from the northeast corner. Although the school is a single-story building, the gable roofs and sequenced massing of the gym and auditorium space create variety and visual interest.



Inside the former kindergarten bay window, looking into one of the two remaining interior courtyards.



The automotive shop was formerly an open courtyard with a ramp to the rear parking lot. A steel joist roof and garage door were added to close off the space.



The northeastern courtyard was also converted to interior space and divided into a number of smaller spaces. The adjacent classrooms were reconfigured to open into the former courtyard.



The northwest gym is a simple brick box with high windows and 18' ceilings. There is an identical space on the southwest corner of the building that was formerly a gym converted into high-ceilinged classrooms.



The library consists of two identical, side-by-side rooms, each with a large bay window that faces Dequindre Street. The original 16'4" high ceilings and the tops of the bay windows were concealed by a drop ceiling.



The southwestern courtyard was given a roof and converted into a large, windowless cafeteria.



The southwest auditorium is mostly intact, though covered in graffiti. The drop ceiling conceals the original barrel vaulted ceiling more than 21' high. There is a 'twin' auditorium at the northwest corner that was divided into two classrooms; however, the stage, vaulted ceiling, and projection box remain.

Neighborhood By The Numbers

34_{/100}

Walkscore
Car-dependent

0.7_{mi}

Transit Access
10-15 minute walk to nearest
DDOT Connect Ten or Key Route

0.7_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.6_{mi}

Park Access
10-15 minute walk
to nearest park (1+ acre)

1.2_{mi}

Nearest Recreation Center
More than 15-minute walk
to nearest City Rec Center

0.9_{mi}

Library Access
10-15 minute walk
to nearest public library

76%

Vacant/DLBA Property
Very high rate of vacancy
within 0.25 mile radius (2020)

n/a

Building Alteration Permits
No data for construction activity
within 1mi radius (2016-2018)

2.3%

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

Financial Analysis Summary

Detroit Transition School East (Washington) is in the Campau/Banglatown SNF area. The building is located at 13000 Dequindre St. in the Campau/Banglatown neighborhood in District 3. It is approximately four miles away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 17,100 and 2019-2024 projected annual population growth rate is -0.2%. The senior population annual growth rate is projected at 2.3%. According to EMSI, 2019 estimated median household income for the area was \$28,000.

In terms of built environment, Washington is less dense than other schools in the Vacant School portfolio, with 2.9 million built sf. Washington scored a Walkscore of 34, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to increase marginally at 0.2% annually (EMSI). In terms of multifamily development, Washington is a much smaller market than many of the 1-mile radii around other schools in the portfolio. It's three market rate multifamily buildings contain 130 units and only 80,000 sf (CoStar). There is no information available for HRD projects. CoStar's market rate rents and vacancy rates are average at approximately \$12 psf or \$670 per unit and 9%, respectively. The area around Washington school does not contain any senior living facilities.

The 1-mile radius area around Washington contains more slightly more retail sf than other schools in the portfolio. This radius picks up 18 grocery stores, some of which are likely the specialty stores on Conant Street that cater to Bangladeshi and other ethnic pop-

ulations in the neighborhood. It records slightly lower average retail rents, \$11 psf, and lower vacancy rates, 3% (EMSI / CoStar). Washington does record a fair amount of retail sales, with \$112 million annually, higher than expected sales, \$104 million according to EMSI's retail gap analysis for the 1-mile radius around the school. This indicates that people travel from outside the 1-mile radius to shop in the neighborhoods around Washington, a good sign for neighborhood vibrancy and economic activity.

There are 11 buildings categorized as commercial office in Washington's 1-mile radius according to CoStar, with slightly lower than average rents (\$14 psf). The market for industrial real estate is much larger, due to the proximity to American Axle and other industrial companies. There are 64 buildings categorized as industrial according to CoStar, with slightly higher than average rents (\$8 psf). Vacancy averages approximately 5%.

From Profile Recommendation: *Recommended for Industrial because has a large number of existing Industrial buildings and high Industrial rents at \$8.42. Do not recommend for Residential or Retail because low Walkscore.*

Market Information

Washington 1

Development Type	Gross Area (SF)
Rehabilitated Structure	86,113
Demolished Structure	813

High Level Funding Breakdown

Equity	\$1.13	10%
Debt	\$1.22	11%
Gap	\$8.97	79%

Total Project Cost \$11.32

Income (PSF values)

Blended Rental Income	\$2.00
Less Vacancy	\$0.50
Less Expense	\$0.50
2022 NOI (escalated)	\$1.50
Blended Cap Rate	9.0%
Capped NOI	\$16
Total Value	\$1,400,000

2022 Costs

Total Rehab Cost	\$10,300,000
Total Fit-Out Cost	\$1,000,000
Total Project Cost	\$11,300,000

Gap \$ 9,000,000



Washington 2

Development Type	Gross Area (SF)
Rehabilitated Structure	85,631
Demolished Structure	1,295

High Level Funding Breakdown

Equity	\$2.95	10%
Debt	\$4.46	15%
Gap	\$22.08	75%

Total Project Cost \$29.49

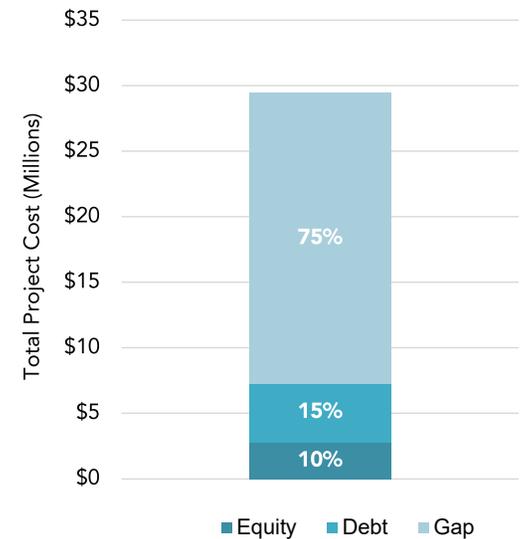
Income (PSF values)

Blended Rental Income	\$6.00
Less Vacancy	\$0.50
Less Expense	\$1.00
2022 NOI (escalated)	\$5.00
Blended Cap Rate	8.2%
Capped NOI	\$58
Total Value	\$5,000,000

2022 Costs

Total Rehab Cost	\$19,800,000
Total Fit-Out Cost	\$9,700,000
Total Project Cost	\$29,500,000

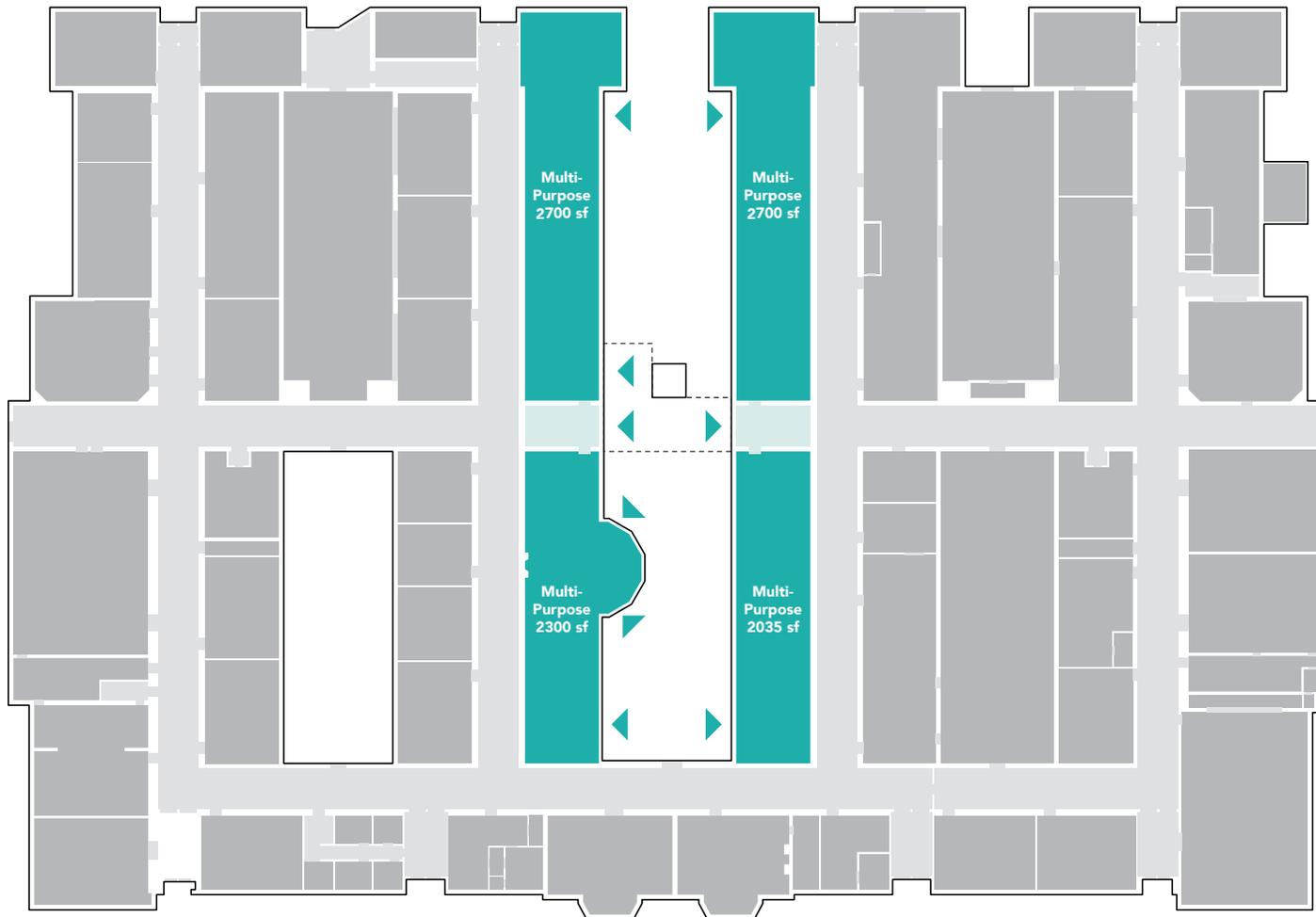
Gap \$ 22,100,000



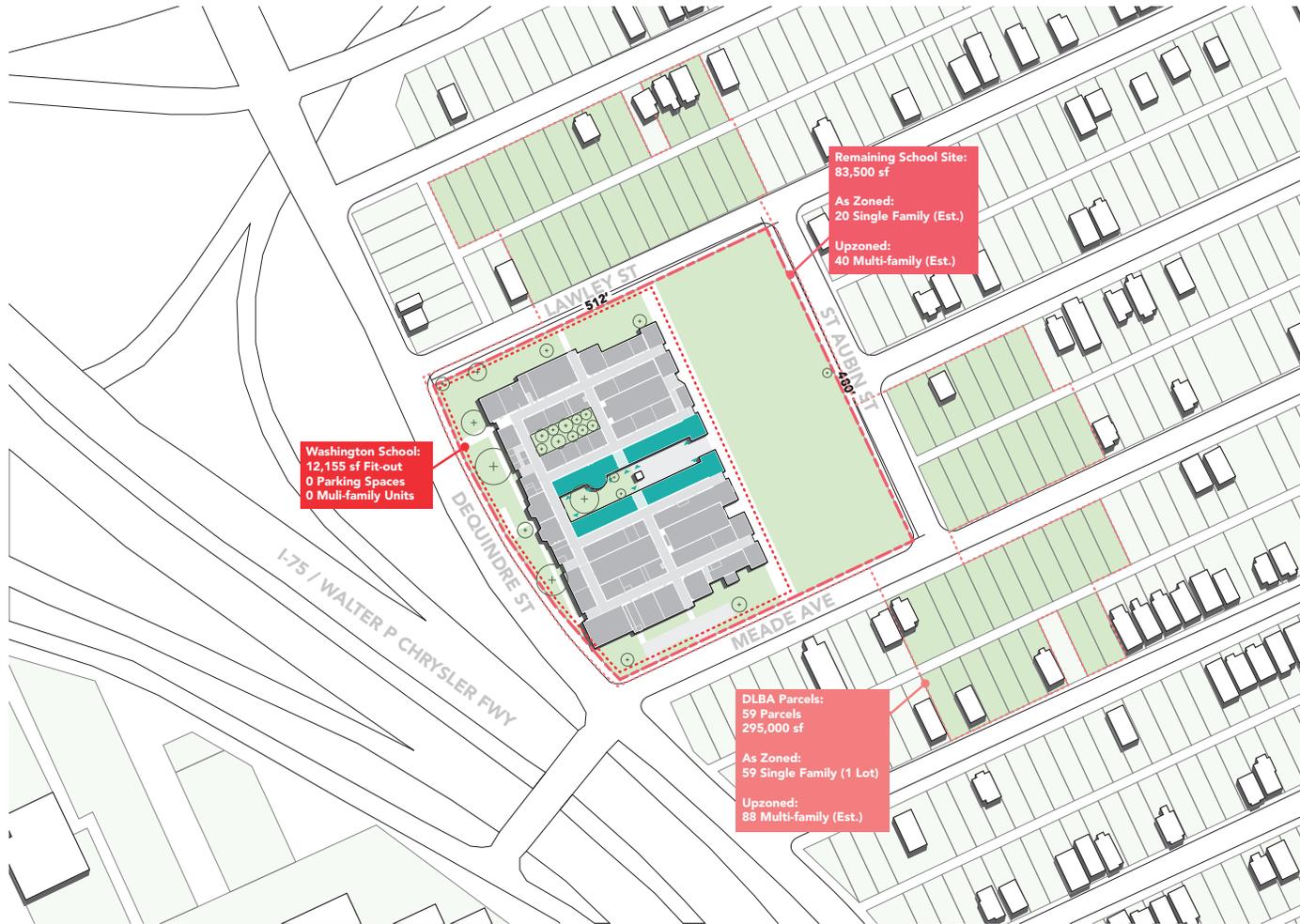
Scenario 1: Arts Courtyard

Create large multipurpose spaces for art and mothball the rest

Washington is a large building that will be expensive to fully rehabilitate. In order to activate this large building in the near term, the central courtyard could be stabilized, cleaned, and opened to serve as multiuse space for a variety of uses, including art galleries, farmers markets, concerts, pop-up retail, and special gatherings. Activating the building in the near-term can help stabilize and engage the surrounding neighborhood and generate developer interest in the larger building.



First Floor

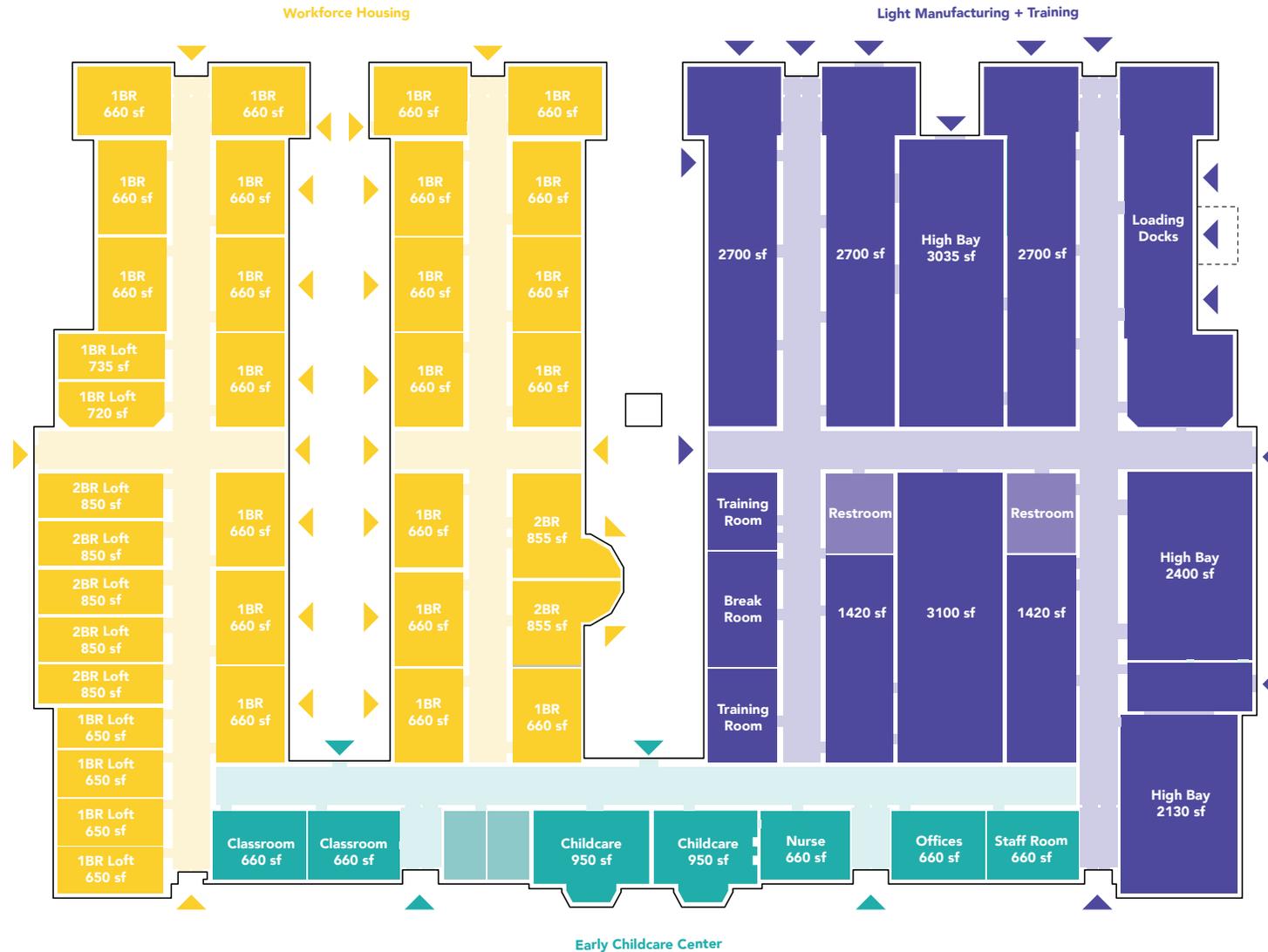


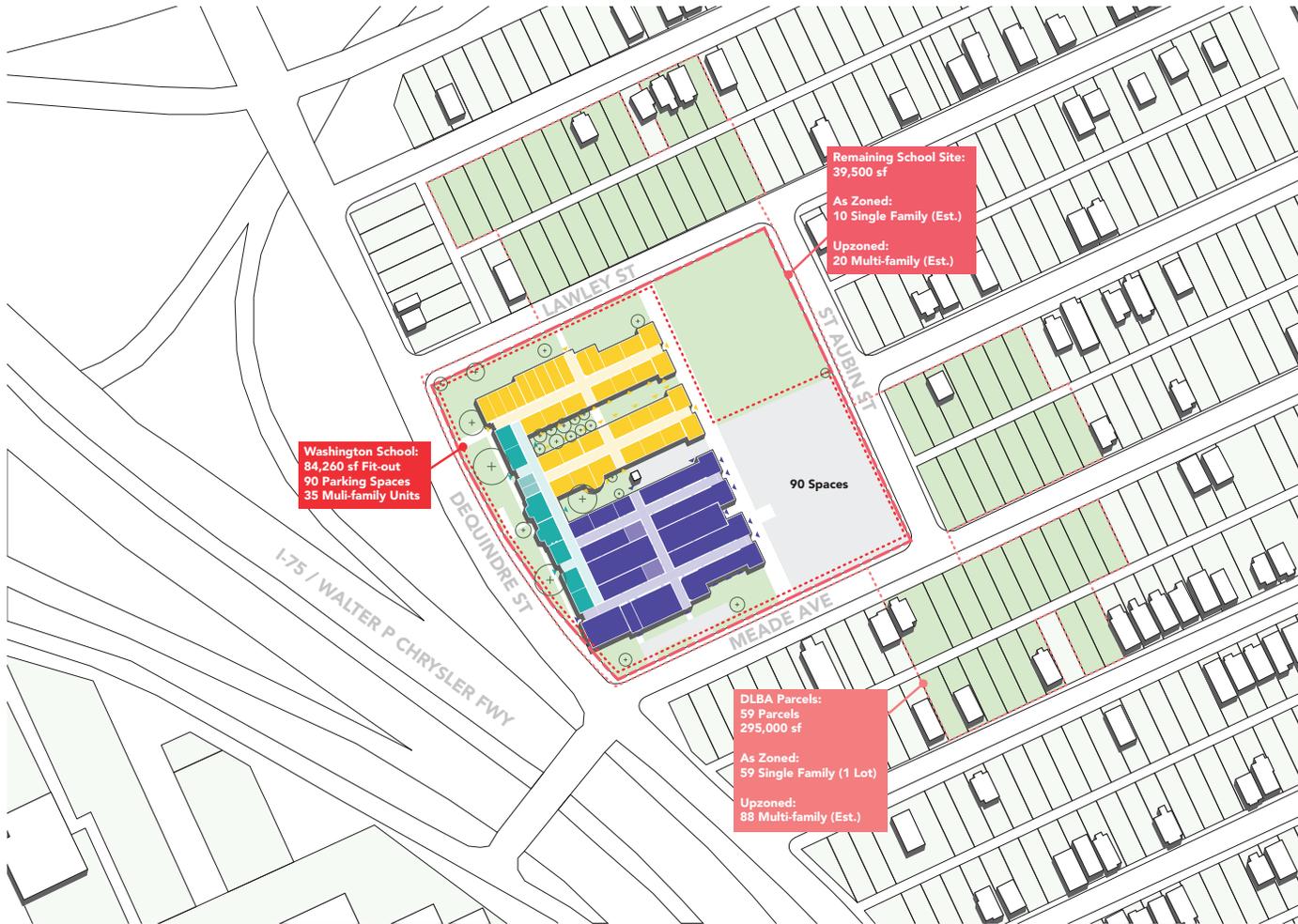
Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Studio/Workshop	Plaster w/ Conc Structure	Raw	14%	11,853		85 \$	1,007,524.99
Mothball			85%	74,259		0 \$	-
Demolition			1%	813	8340	0.7 \$	5,838.00
Developed Area (GFA)				86,113			
Fit-out subtotal							\$ 1,013,362.99
Rehab subtotal							\$10,304,739.12
COST TOTAL							\$ 11,318,102.11

Scenario 2: Training Center

Activate 3 Wings

Washington’s unique multiple-bar layout makes it easier to accommodate disparate programs under the same roof. The southern portion of the building includes multiple large, column-free high-bay spaces that could be used for light manufacturing and industrial training. This portion of the school is located near a freeway service drive, limiting the amount of truck traffic entering the residential neighborhood. The northwestern portion becomes courtyard housing, including 2-story lofts in the former gym and auditorium. The western bar is an early childhood center that can serve both residents and workers.





1BR (660sf)	22
1BR Loft (650-735sf)	6
2BR (855 sf)	2
2BR Loft (850 sf)	5
TOTAL UNITS	35

Manufacturing	Plaster w/ Conc Structure	Raw	47%	40,600		85	\$	3,451,013.22
Childcare/Early Learning	Plaster w/ Conc Structure	Historic	13%	11,016		153	\$	1,685,511.14
Demolition			1%	1,295	12740	0.7	\$	8,918.00
Parking						12000	\$	1,080,000.00
Developed Area (GFA)				85,631				
Fit-out subtotal								\$ 9,669,397.25
Rehab subtotal								\$19,815,610.32
COST TOTAL								\$29,485,007.57