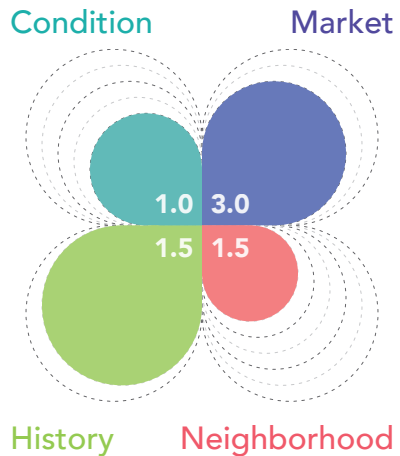


1 Detroit Open



Address: 24601 Frisbee
 Parcel: 22124030.006L
 District: 1
 SNF Area:
 Owner: City of Detroit
 Site Area: 3.78 ac
 Gross Floor Area: 35,250 sf
 Floors: 1
 Plan Type: U
 School Type: Elementary
 Year Built: 1924, 1955
 Zoned: R1
 Base Rehab Cost (est): \$1.9M
 Total Rehab Cost (est): \$10.3M



Building Overview

1-story double-loaded U layout.

Original 1924 unit consisted of only kindergarten and three classrooms on southwest wing.

Original construction is wood frame with red brick exterior and plaster/lathe interior.

Majority of existing school was built in 1955 with modern post-and-beam construction, with CMU infill.

1955 facade is tan brick and glass block; original unit was given a facelift to match.

Roof is in poor condition, allowing extensive water infiltration throughout building.

Structure and envelope are otherwise in good shape.

Interior finishes are generally intact, including 1955 windows.

Partly-enclosed green courtyard at rear of building.

Attached boiler room with equipment intact. Large space with nearly 30' ceilings and floor below grade.

Neighborhood Overview

Located in 5 Points neighborhood in the Old Redford area.

Predominantly single-family residential neighborhood which appears stable.

Within a half mile of several major transportation and commercial corridors: Grand River, Telegraph, 7 Mile and 8 Mile.

Located less than 2 miles northwest of Grand River and Lahser, the heart of Old Redford and a thriving commercial node. The area includes landmarks like the Redford Theater, Artist Village, successful small restaurants and cafes, and a new Meijer supercenter.

Adjacent to Northwest/Grand River SNF Area.

Development Overview

Opportunities

- Small building and simple layout make for a manageable project.
- Accessible building: single story with wide hallways.
- Classrooms have large windows and relatively low ceilings—more comfortable, intimate space for residential.
- Post-and-beam construction allows for flexible interior spaces.
- Stable, desirable neighborhood.

Challenges

- Located away from commercial corridors.

Real Estate Market summary:

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

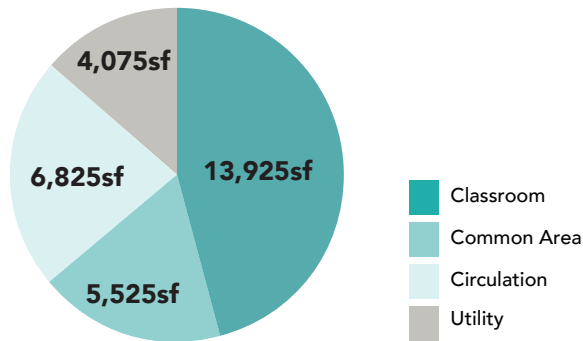
- Multifamily: Above Average
- Retail: Above Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

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

Existing Floorplan + Program

First Floor



30,350 sf net floor area

Structure

- Load-bearing masonry (original unit)
- Concrete frame w/ CMU backup (addition)

Roof System:

- Wood deck (original unit)
- Concrete tee joist-slab (addition)
- Built-up roofing
- Internal drains

Facade:

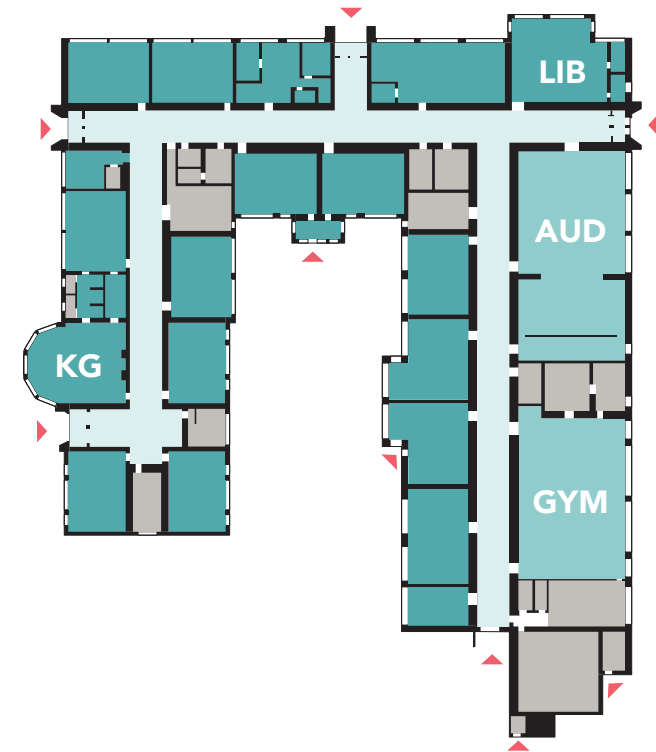
- Brick with limestone/cast stone accents

Floor System:

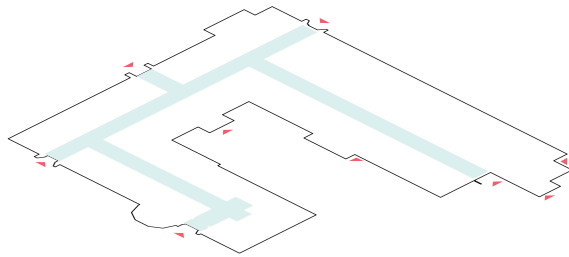
- Concrete joist and slab

Interior Walls:

- Plaster and brick finish (original unit)
- Painted CMU (addition)

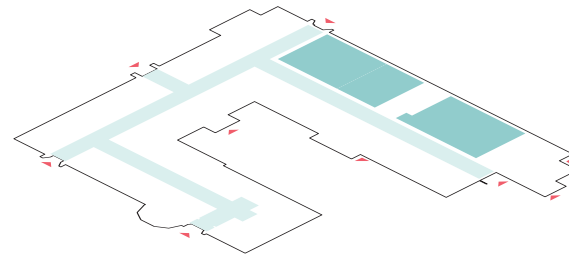


Existing Floorplan + Program



Circulation

Circulation is in a double-loaded U configuration. Corridors are 12' wide throughout, with low 8' ceilings in the large addition. The main entrance is located in the center of the north elevation; there are secondary entrances at each corner of the building, as well as courtyard access direct from specialty classrooms.

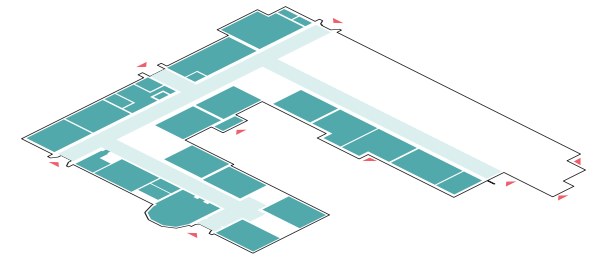


Common Areas

The gym/cafeteria and auditorium line the east elevation of the school.

The gym is a standard 40x60' box with 16.5' ceilings and a large attached kitchen.

The auditorium has a similar overall footprint as typical 40x60' elementary auditoriums, but with a shorter seating area and deeper stage.



Classroom Areas

Classrooms are located in all three wings and face both the street and the inner courtyard. The pair of science rooms and the large homemaking room have shallow rectangular window bays that extend into the central courtyard and provide direct access.

Classrooms in the original unit are approximately 21.5x30' with 11'9" ceilings. In the addition, rooms are 22.5x30' with 11' ceilings.

School History

Detroit Open School (H. Perrin Burgess Elementary School)

The Redford Union School District erected the H. Perrin Burgess Elementary School's original unit as a one-story, four-room schoolhouse in 1924-1925. At the time of its original construction, the building housed a kindergarten and three classrooms. The school was absorbed by the City of Detroit's school system during the 1926-1927 school year. Aerial maps indicate that a detached, gable-roof building was erected on the site, directly to the south of the original unit, sometime between 1937 and 1939.

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 Burgess Elementary School in 1954-1955. The 14-room Burgess addition boasted a capacity of 525 pupils (grades K-8), and was erected at a cost of \$758,282. It housed a multi-purpose room, kitchen, auditorium, industrial arts room,

homemaking room, library, office and a number of additional classrooms. The new addition also included a heating plant/boiler room, and the lighting within the original 1924-1925 unit was modernized. The exterior stone cladding of the original, four-room unit was also refaced with brick due to its poor condition.

By 1957, enrollment had ballooned to 700, which required that the school day be organized according to a 14-section platoon schedule. Sometime between 1961 and 1967, the property's circa 1937, detached building was demolished.

The Detroit Open School, the Detroit Public School system's first alternative education program, was initiated in 1972 and was located within a number of school buildings prior to its permanent establishment within the building in 1978. That year, the Detroit Open School included 230 students, six full-time teachers, and one part-time teacher. The school was later renamed the Detroit Open School as the program occupied the entire building. Despite academic success, the Detroit Public School System (DPS), successor to the Detroit Board of Education, permanently closed the school in 2009. In 2015, the DPS sold the property to its current owner, the City of Detroit.

References:

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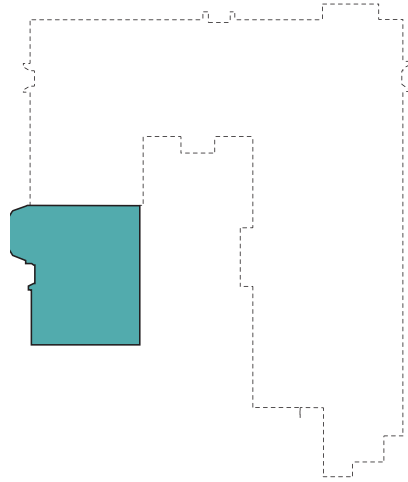
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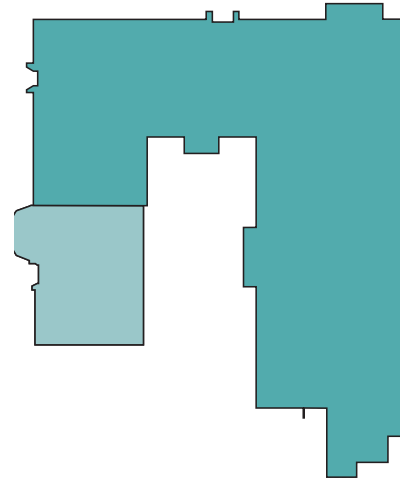
Serrin, Judith. Detroit Free Press. Open School, the Basis is Trust. Detroit: Detroit Free Press, November 27, 1975.

Building Evolution



Original Unit (1924)

The original school was a single-story 4-room schoolhouse, including three classrooms and a kindergarten arranged in a square.



Addition (1955)

The school size was dramatically increased in 1955, with the addition of seven standard classrooms, four large specialty classrooms, auditorium, gym/cafeteria, and administrative offices. The new addition was built in a modern style, and the original unit was given a facelift to match.



The west facade of the school, showing the original 1924 unit and the 1955 addition. The re-clad original unit includes the large kindergarten bay window and the portion behind it.



The kindergarten bay has a layout typical of schools from the 1920s. The windows were replaced with glass-block and operable steel-frame style to match the 1955 addition.



Classrooms are brightly-lit thanks to the wall-to-wall windows. Partition walls can be easily added or demolished thanks to the school's flexible post-and-beam structure.



The school features an attached boiler room accessible from the main hallway. The space is a naturally-lit sunken cube, measuring almost 30 feet in all directions.



The original unit has four classrooms linked by a cross-shaped circulation/common area. The common space is lined by open cubbies, and feels more like a large room than a corridor.



The main (north) corridor in the 1955 unit is 12' wide, but has only 8' ceilings—lower than at other historic schools. Water infiltration was observed throughout all corridors.

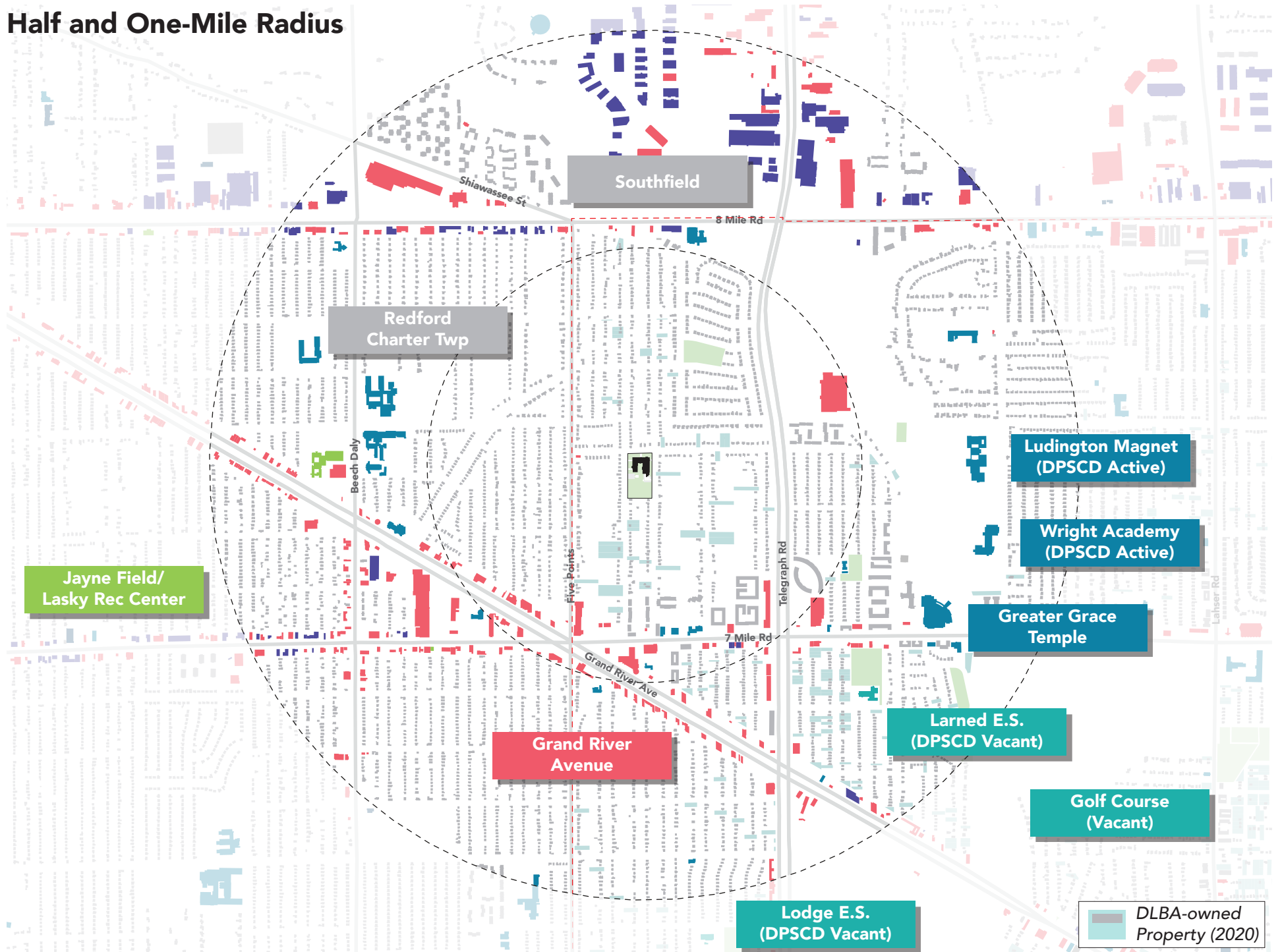


The simple concrete-block auditorium was built as part of the 1955 addition. It is in good condition, with seats and finishes intact.



The gym/cafeteria is a 40x60' box with 16.5' ceilings, standard for elementary schools. There is an attached kitchen with small serving window located at the south end (visible on rear wall)

Half and One-Mile Radius



Neighborhood By The Numbers

34_{/100}

Walkscore
Car-dependent

0.2_{mi}

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

1.4_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.4_{mi}

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

3.6_{mi}

Nearest Recreation Center
No City Rec Center
within walking distance

0.2_{mi}

Library Access
Less than 5 minute walk
to nearest public library

10%

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

112

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

3.1%

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