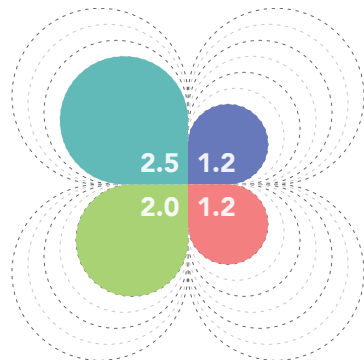


7 McFarlane

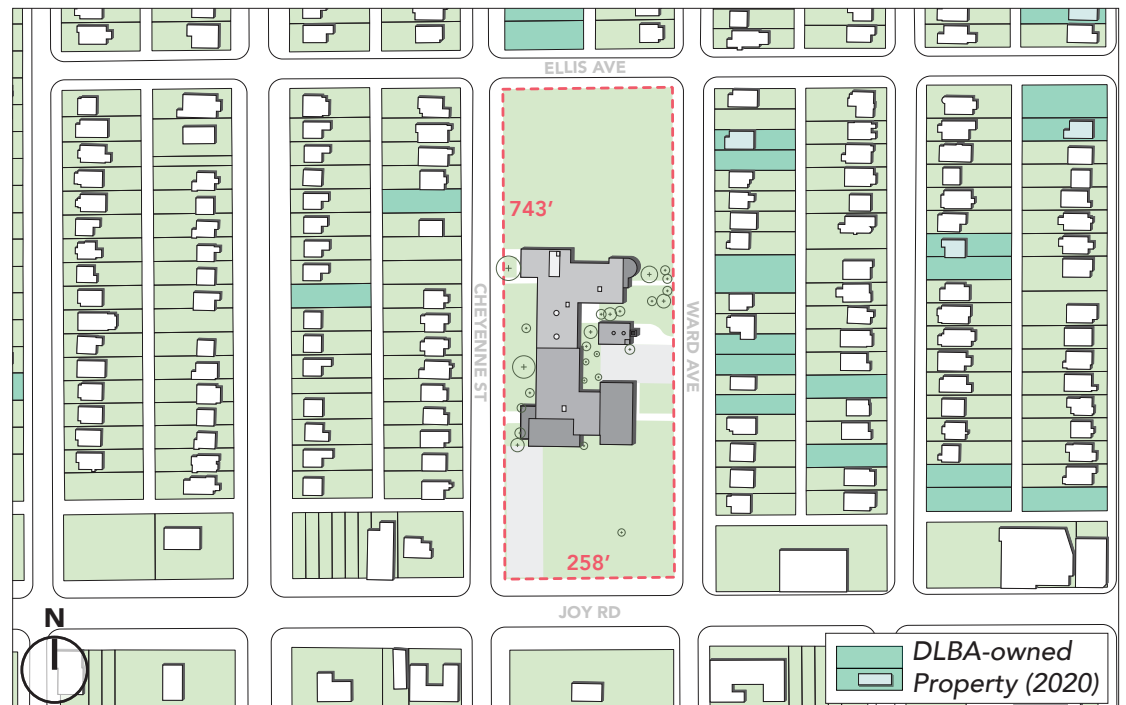


Address: 8900 Cheyenne
 Parcel: 22003208-20
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.30 ac
 Gross Floor Area: 58,000 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1925, 1930, 1953, 1999
 Zoned: R1
 Base Rehab Cost (est): \$1.7M
 Total Rehab Cost (est): \$13.3M

Condition Market



History Neighborhood



Building Overview

Eclectic building started in 1925 with additions from 1930, 1953, and 1999. Each addition has its own style.

Original north wing features a spacious kindergarten space with a large east-facing bay window.

1925 and 1930 units feature plaster and wood finishes in generally good condition.

1953 unit has painted CMU, vinyl flooring, and acoustic tile ceilings; windows were glass block over steel frame lites, but are now missing.

Small gym/cafeteria and auditorium are located on opposite ends of building. Both spaces have simple designs and finishes but are in excellent condition.

Scrappers have taken windows and damaged bathrooms and hallways. Other finishes are in fair condition.

The school is located in the middle of the property, with small playfields to the north and south of the building.

Neighborhood Overview

Located in Barton-McFarland neighborhood, on boundary with Aviation Sub neighborhood.

Surrounding residential neighborhoods have a mix of 1- and 2-story single-family homes with few vacant lots.

South frontage on Joy Road, a major east-west corridor; however, this particular stretch is quiet, with only churches and automotive uses.

One mile north of Dearborn's Warren Avenue commercial corridor, a destination shopping and dining area with a large concentration of Arab-American businesses.

A large industrial area is a quarter mile to the west. Manufacturers include a concrete plant, chemical manufacturers, and metalworking.

Mackenzie Elementary-Middle School is a large new DPSCD school building located less than a mile northwest. The school shares a site with Hammerberg Playfield, a large city park with a track and football stadium.

Development Overview

Opportunities

- Building in good overall condition
- Desirable location
- Frontage on major E-W thoroughfare
- Near Dearborn's Warren Ave business district.

Challenges

- Eclectic building with differing architecture throughout
- Lacks standout features.

Real Estate Market summary:

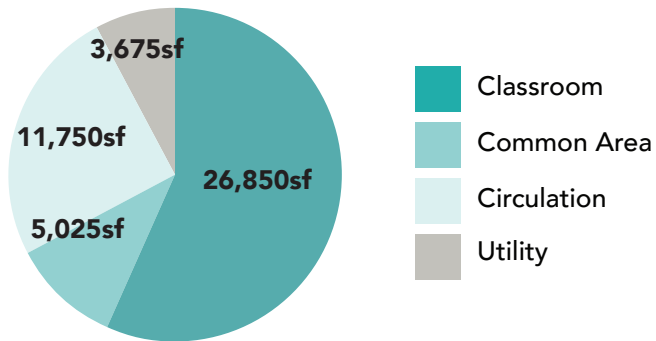
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily housing, due to below-average multifamily vacancy rate and competitive rent.

Existing Floorplan and Program



47,300 sf net floor area

Structure

- Concrete frame w/ composite masonry walls
- CMU (Auditorium, 1999)

Roof System:

- Concrete tee joist-slab
- Open web steel joist with gypsym deck (Aud.)
- Open web steel joist with metal deck (1999)
- Gravel surfaced, bituminous built-up roof

Floor System:

- Concrete joist and slab

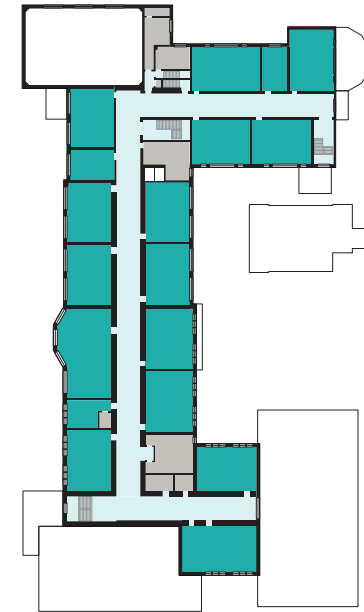
Facade:

- Brick with CMU backup
- Cast stone & limestone accents
- Steel frame windows (aluminum replacements)

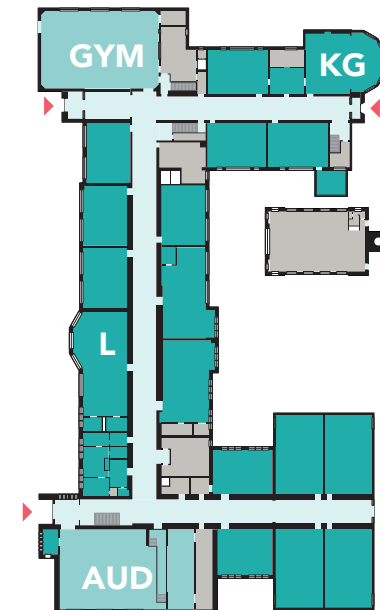
Interior Walls (original unit):

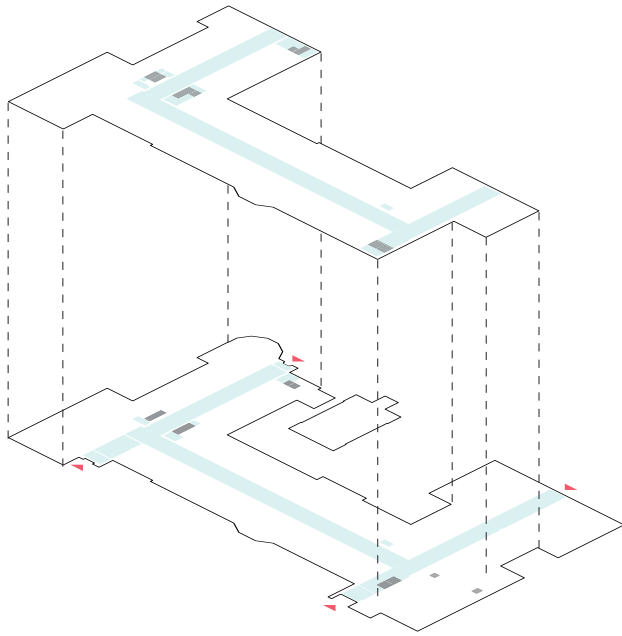
- Plaster (1925, 1931 unit)
- CMU (1951s units)
- Drywall on metal stud (1999)

Second Floor



First Floor

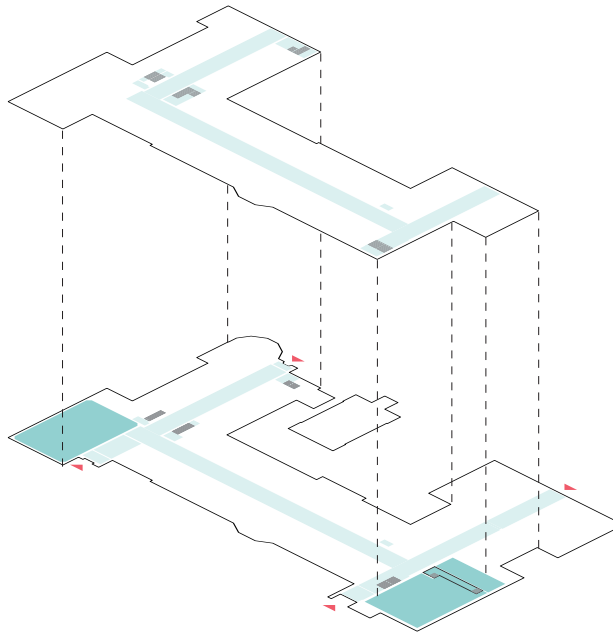




Circulation

McFarlane features a U-shaped layout with double-loaded corridors throughout.

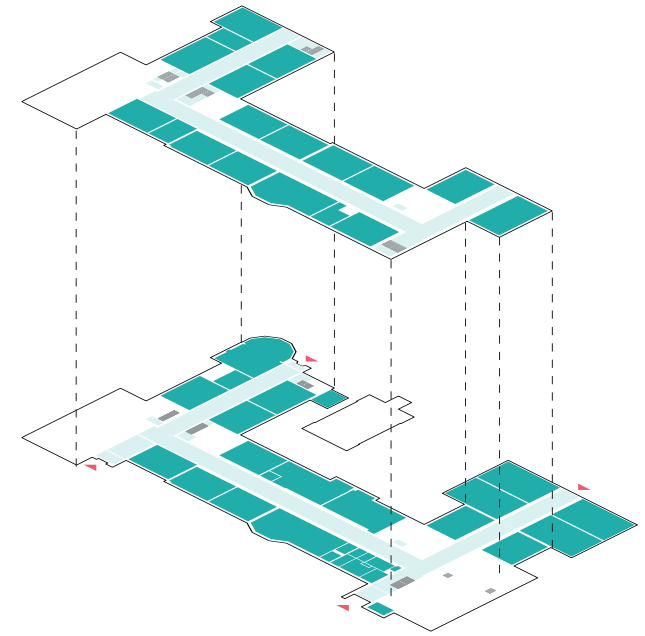
There are four entrances total, with two on the east elevation and two on the west elevation. Main stairs are located at the northeast, northwest, and southwest corners of the building, with an additional set of stairs near the gym serving the 2nd floor PE office and storage room.



Common Areas

The original north unit includes a gym with large windows, 18' ceilings, and a slightly smaller floor area than the typical 40x60' space. Although the gym does not have direct exterior access, it is located near the northwest entrance and could be operated independently from the rest of the school.

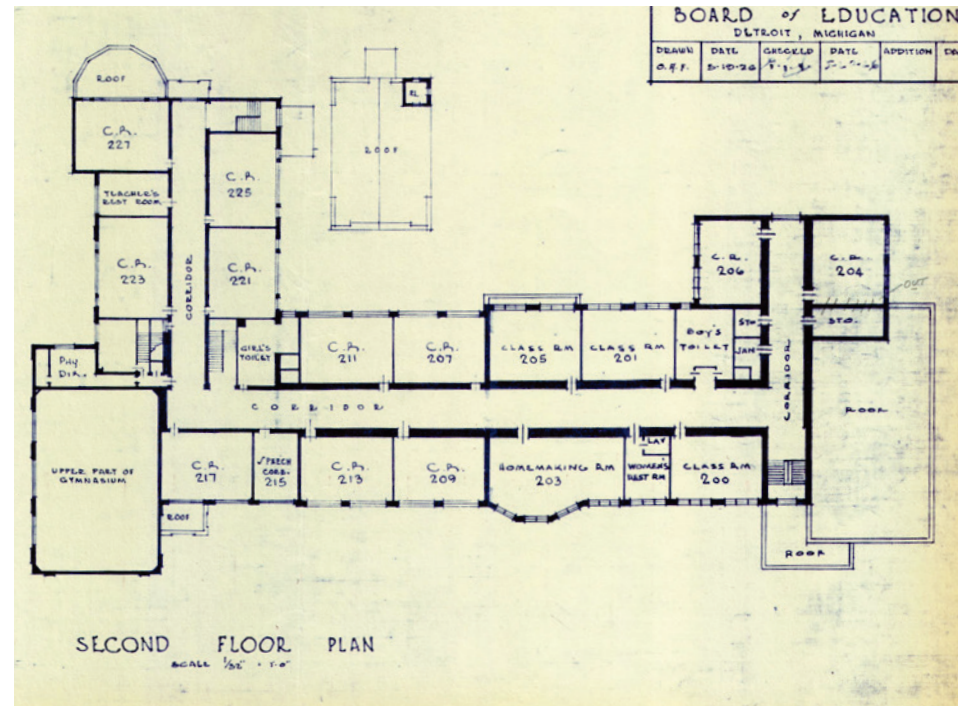
The 1951 addition included similar-sized auditorium with an entrance vestibule.



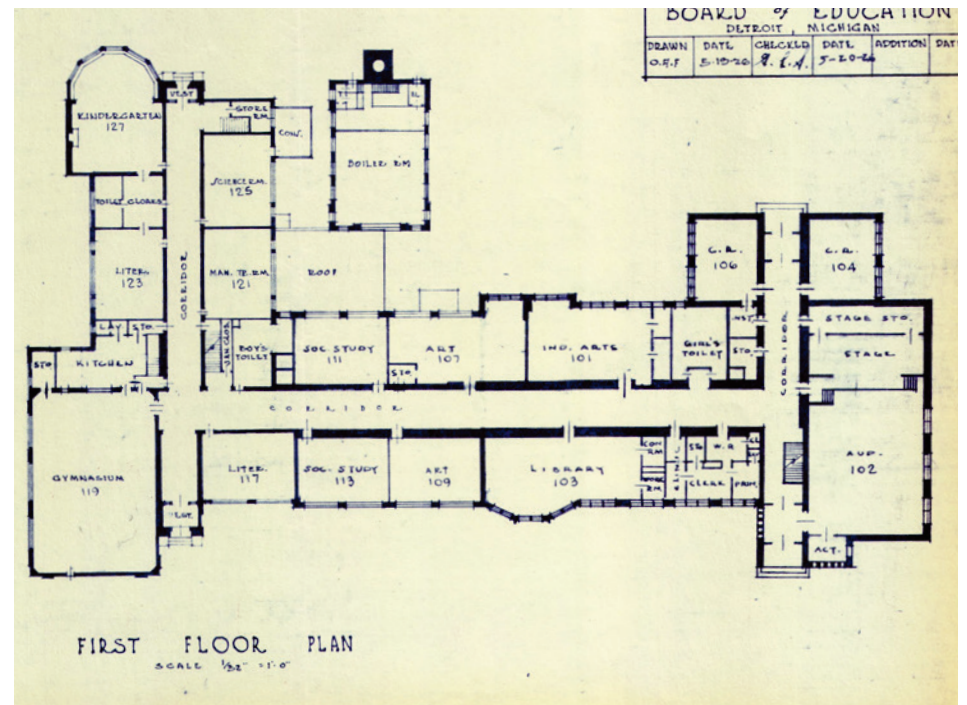
Classroom Areas

There are three double-loaded classroom wings, with 27 standard classrooms. There are also five larger specialty rooms, including a kindergarten, library, and homemaking, art, and industrial arts classrooms. Each of these spaces has some form of bay window or bump-out allowing for additional light and space.

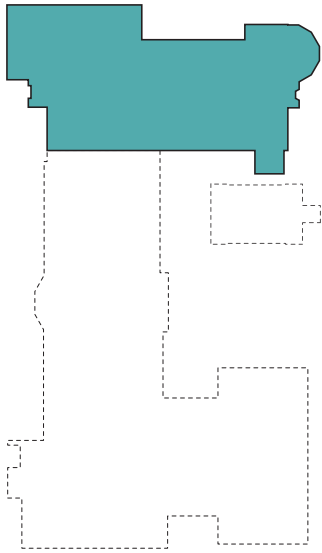
Second Floor



First Floor

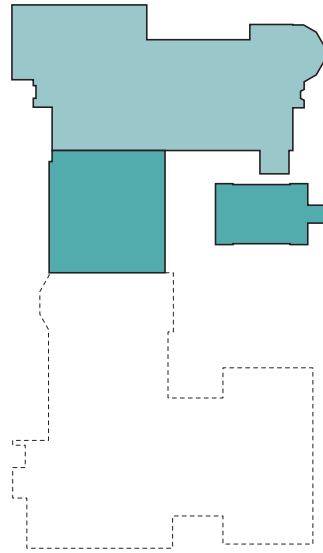


Building Evolution



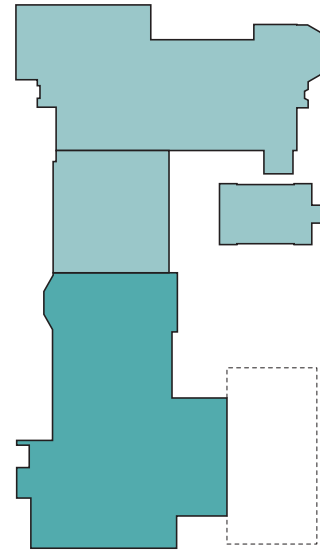
Original Unit (1925)

The north unit is a two-story asymmetrical bar that included a gym/cafeteria, kindergarten, and nine classrooms.



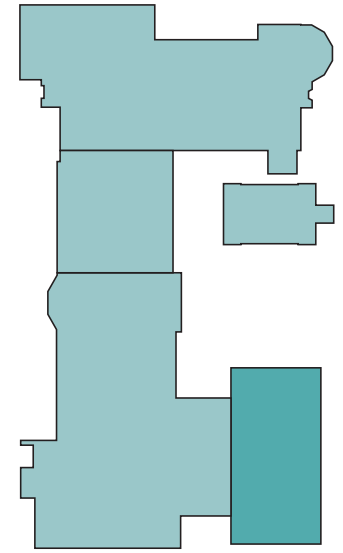
First Addition (1931)

A small eight classroom addition was added in 1931, with four standard rooms on each floor. The external boiler house may have been added at this time.



Second Addition (1951)

A large addition was completed in 1951-52, this time in a modern architectural style that complements the original units. The addition included an auditorium, library, homemaking room, industrial arts room, offices/clinic, and five standard classrooms.



Original Unit (1999)

A one-story classroom wing was added in 1999, with four large classrooms. Although the newest wing is minimalist and uses contemporary construction methods, the red brick and exposed concrete details matches the historic building.

School History

William A. McFarlane School

The William A. McFarlane Elementary School was erected in the Greenfield Township in 1925, with nine rooms, and a capacity of 420 students. It was absorbed by the Detroit school system that same year. During the 1925-1926 school year, the school's enrollment reached 300. However, as the area developed the school soon neared capacity, necessitating the addition of a new wing in 1931. The second addition was erected at a cost of \$87,301 and increased the school's capacity by 320 pupils. The addition allowed for the organization of the schools classes according to a 14-section platoon plan. A post-World War II population boom in west Detroit led the Detroit Board of Education to erect a second addition at the building. The second unit was erected in 1951-1952 for an additional 335 students. A Detroit Board of Education publication declared that new addition's design emphasized "... simplicity of line and attractiveness in a growing community." By 1953, the school saw a total enrollment of 1007 pupils. However, by September 1961, McFarlane's student population fell to 840. The majority of these students were white.

A shift in school's racial makeup began in

1962 with the Detroit Board of Education's announcement of their plan to ease overcrowding at the predominantly black Sherrill Elementary School by bussing 162 of its eighth graders to the predominantly black Clippert Elementary, which was 1 ½ miles away, rather than transferring the children to the nearby Mackenzie High School, which was predominantly white. A group of Sherrill Elementary parents filed a lawsuit against the Detroit Board of Education for the plan, accusing them of 'gerrymandering' district boundaries in order to block black children from attending predominantly white schools. The Detroit Board of Education canceled the plan when the suit was filed. Instead, the Detroit Board of Education announced a new plan which included the cancellation of 7th grade at Sherrill. The students living north of Tireman would be transferred to the all-white McFarlane Elementary School, which was to be converted to a junior high school. After graduation, these children (about 100) would then go on to Mackenzie High School. A group of white parents from McFarlane stridently voiced their opposition to this plan, stating that they did not want the school to be reclassified as a junior high. Also, they stated that the two portable buildings which were to be erected to accommodate the new children would take up too much of the

playground area and would generally put a strain on the school's resources. Despite these detractors, the Detroit Board of Education moved forward with the plan and McFarlane was integrated with the transfer of the Sherrill Elementary children to its premises. By 1969, the student body population consisted of 489 white students and 820 black students.

In 1999, a new addition to was erected and consisted of four new classrooms and two new bathrooms.

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.

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Theater entrance at the southwest corner of the building. This image shows the large 1951 addition, which used a modern architectural style while still matching the overall character of the original building.



The school auditorium is a large, utilitarian box. The auditorium is accessed through a vestibule that can be closed off from the rest of the school. Conditions are generally good, with seating, windows, and finishes largely intact.



The gym was constructed in 1925 as part of the original school, though it has been updated since. It is in generally good condition.



The kindergarten in the original north unit features a large east-facing bay window/play area with intact bench seating.



Classrooms in the older north unit feature plaster walls, built-in cabinetry and wood window frames. The original windows were replaced with modern aluminum windows, but many of those have since been scrapped.



Classrooms in the 1951 addition featured large modern-style windows which formerly held glass block with operable steel-frame lites below. The original materials appear to have been replaced with aluminum frame windows, but those are largely missing.

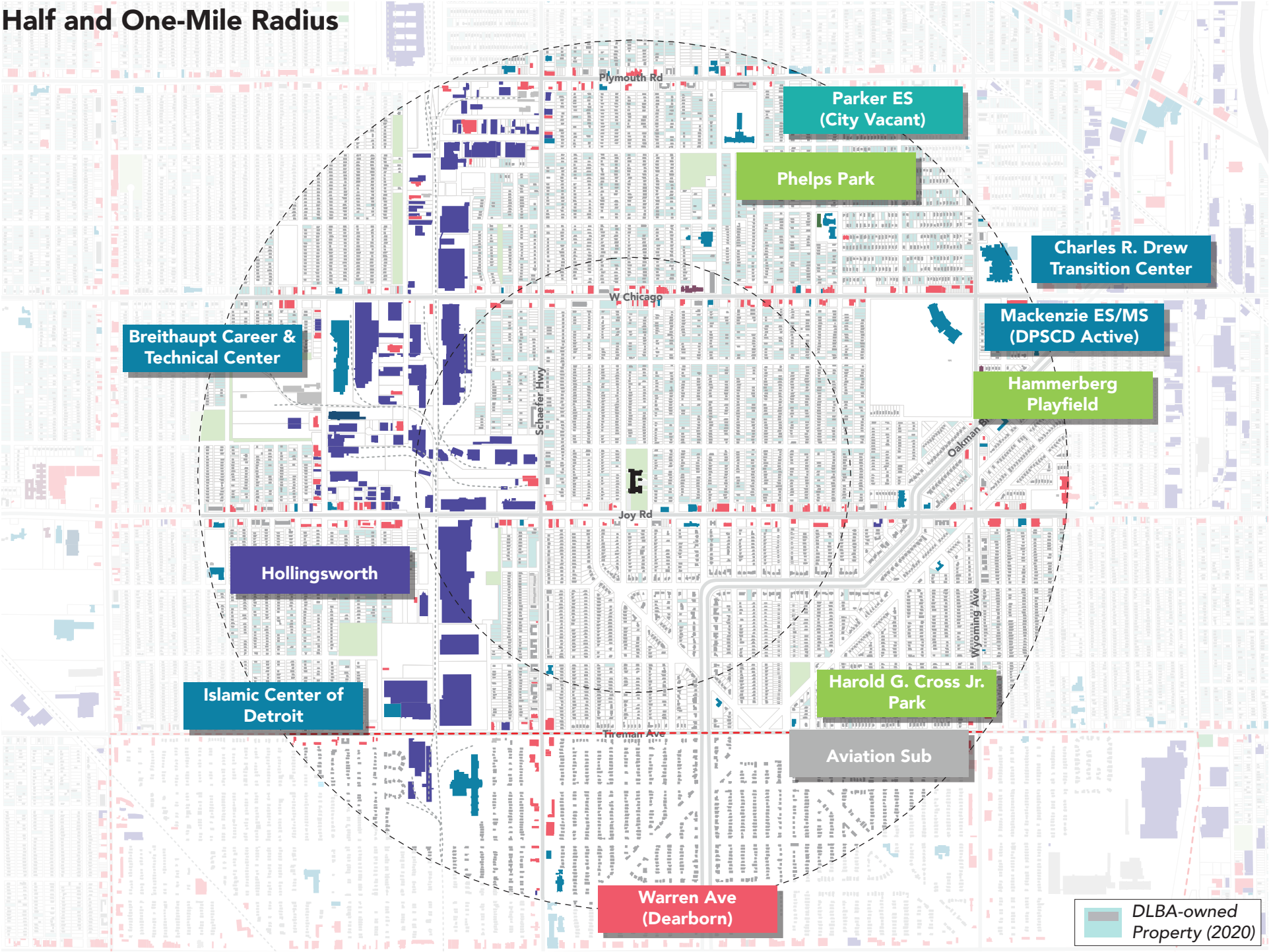


A corridor in the original 1925 wing, with plaster finishes and built-in lockers.



A corridor in the 1951 wing, with painted CMU, glass block, and built-in lockers.

Half and One-Mile Radius



Neighborhood By The Numbers

49_{/100}

Walkscore
Car dependent

0.0_{mi}

Transit Access
Immediate access to
DDOT Connect Ten or Key Route

2.2_{mi}

Freeway Access
10-15 minute drive
to nearest freeway ramp

0.5_{mi}

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

2.4_{mi}

Nearest Recreation Center
No city rec center
within walking distance

2.4_{mi}

Library Access
No public library
within walking distance

18%

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

176

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

1.6%

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