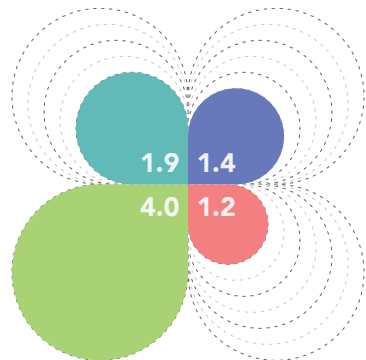


# 3 Crockett

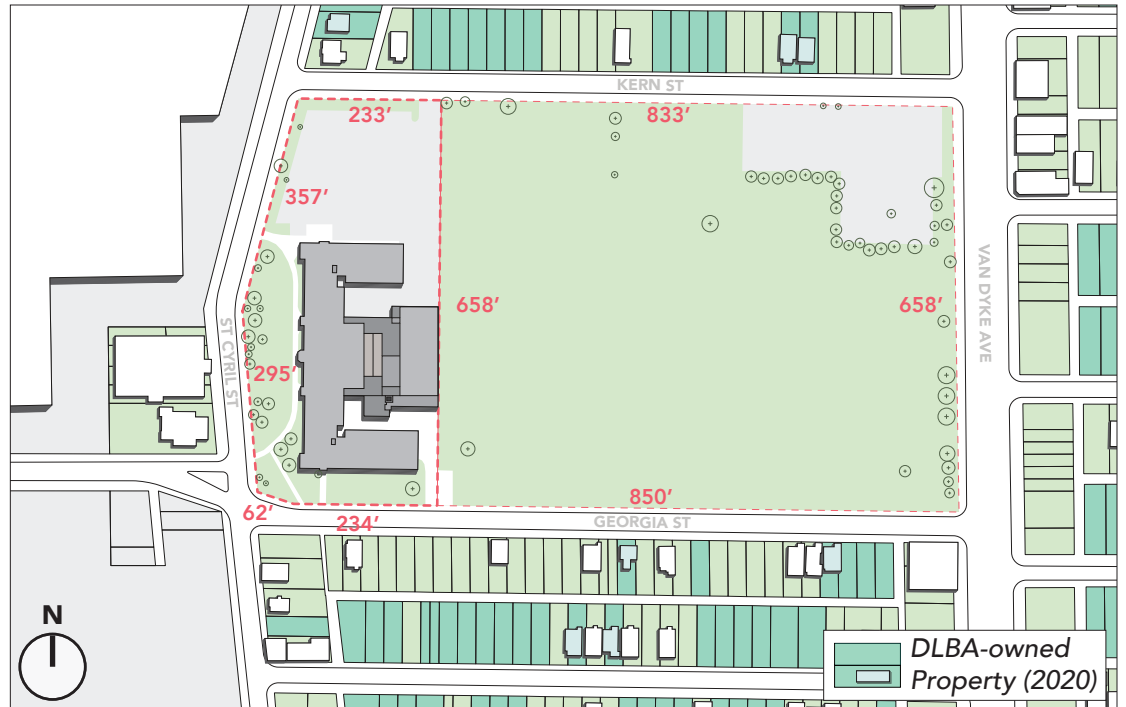


Address: 8950 St Cyril  
 Parcel: 15006844.001  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 4.38 ac (17.08ac w/adjacent parcel)  
 Gross Floor Area: 108,500 sf  
 Floors: 2  
 Plan Type: E  
 School Type: High School  
 Year Built: 1925  
 Zoned: R2  
 Base Rehab Cost (est): \$1.8M  
 Total Rehab Cost (est): \$19.9M

Condition Market



History Neighborhood



## Building Overview

2-story E-plan with small 3rd level over gyms

Collegiate Gothic style with dark brick facade and stone accents.

48 classrooms, including double- and triple-length spaces for workshops and libraries. Former woodworking, machine, and auto shops on south wing feature extra-thick wood floors.

Two 50x80' conjoined gyms with mezzanine viewing areas and large locker rooms.

60' swimming pool

Large auditorium with balcony seating

Overall fair to good condition, although full rehab may be expensive due to the large size of the building.

Windows and plumbin scrapped.

Localized water damage due to damaged roof drains or roofing deterioration.

Steel trusses over pool and gym deteriorated; needs further inspection.

## Neighborhood Overview

Located in southwest Airport Sub neighborhood.

Crockett faces I-94 Industrial Park to the west. A \$160M Flex-N-Gate plant opened in 2018 directly across St. Cyril St. Other nearby industrial developments include two newly-built logistics facilities and the ArcelorMittal Tailored Blanks plant, a 300,000sf historic rehab project.

Several other major industrial sites sit within a 1-mile radius of Crockett, including GM Detroit-Hamtramck Assembly, Dakkota Integrated Systems plant at former Kettering H.S. site, the former Packard Plant site, Detroit City Airport, and numerous small/medium-scale manufacturers.

Behind the school is an approximately 12-acre former park, currently owned by the City.

The areas east of St. Cyril (north, south, and east of the school) are single-family residential with a large number of vacant lots.

There is a small cluster of businesses near Van Dyke/Harper/I-94, including a handful of restaurants and Alkebu-lan Village, an Afro-centric youth center.

## Development Overview

Opportunities:

- 17-acre city-controlled vacant site
- Located near major new industrial developments
- On truck route with nearby freeway access
- Large building in good structural condition.

Challenges

- Large building expensive to rehab

Real Estate Market summary:

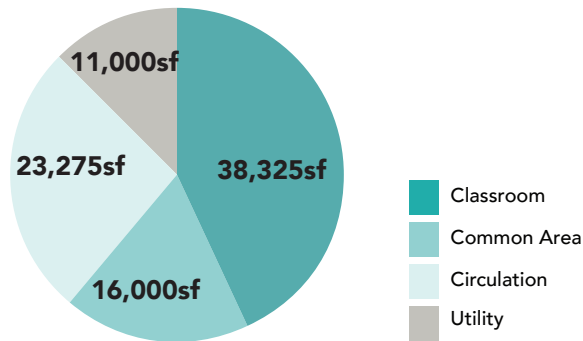
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Below 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



88,600sf net floor area

### Structure

- Concrete frame
- Brick Masonry

### Roof System:

- Concrete deck
- Gypsum plank over auditorium)
- Built-up roof
- Internal drains

### Facade:

- Brick with limestone accents
- Wood-framed windows (aluminum repl.)

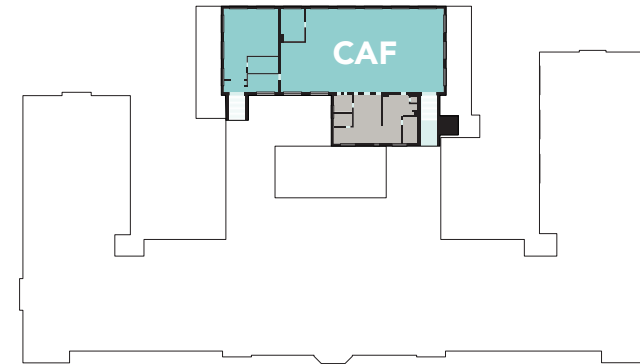
### Floor System:

- Concrete joist and slab

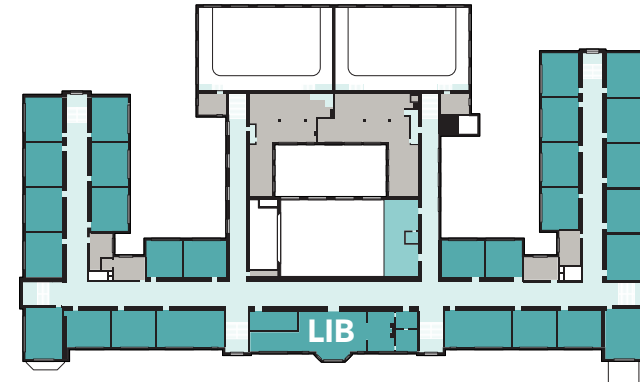
### Interior Walls:

- Gypsum block with plaster finish

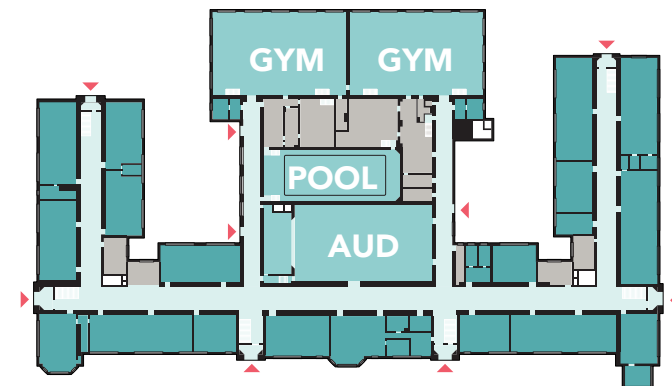
## Third Floor



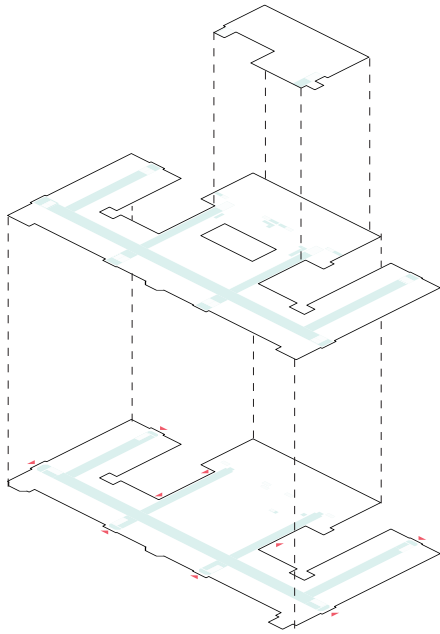
## Second Floor



## First Floor

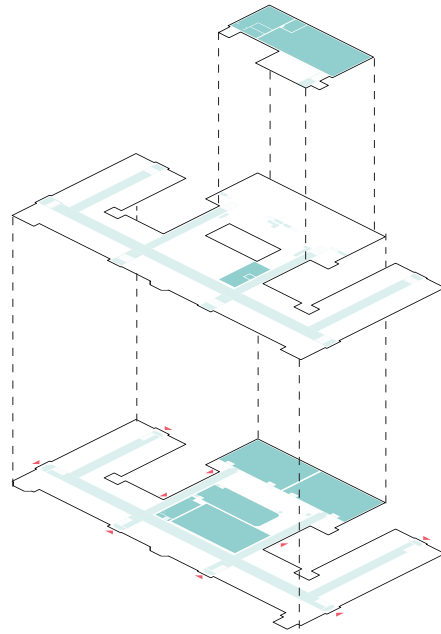


## Existing Floorplan + Program



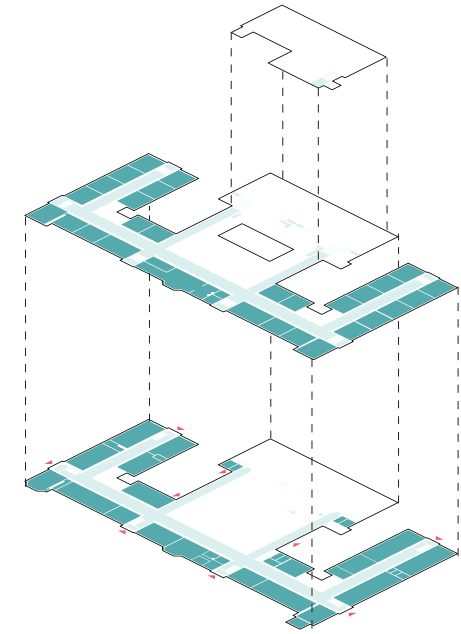
### Circulation

Each floor has a double-loaded front corridor with four shorter corridors accessing the east wings of the school. Stairwells are located at the ends of each corridor. The main entrances are located in the center of the building facing St. Cyril St.



### Common Areas

The auditorium, pool, gymnasiums, locker rooms, and cafeteria all occupy the center rear wing of the school. There are exterior access points from the rear courtyards.



### Classroom Areas

Classroom spaces are arranged in a double-loaded U wrapped which brackets the central cluster of large common spaces. Classroom partitions are flexible, and room configurations include one-, two-, and three-bay spaces.

## School History

Crockett Technical School (Burroughs Intermediate School)

Planning for the Burroughs Intermediate School began in 1923, when the Detroit Board of Education earmarked funding for the erection of the facility in order to relieve overcrowded conditions at elementary schools on Detroit's eastside, north of Gratiot, west of the railway, and east of Hamtramck. In 1923 only five public schools were extant within this district, and they were all over capacity due to the booming development within the area. However, the need for a new school was questioned and the Detroit Board of Education was accused of overspending on building construction over the six previous years. In June 1924, a plan for the building which was developed by architects Malcomson and Higginbotham was rejected because it was judged to be too "extravagant." The Detroit Board of Education therefore commissioned the design firm of Smith, Hynchman, and Grylls to provide a more modest design for the building. Malcomson and Higginbotham protested the move as they had collaborated with school system staff on the development of the design. They also noted that they had expended a significant amount of resources on the project. The Detroit Board of Education ultimately selected

Malcomson and Higginbotham to develop the school's final design.

The Detroit Board of Education erected the Burroughs School in 1925-1926, directly adjacent to the Lodge Playground. The building was one of two intermediate schools that the Detroit Board of Education built that year within the city. At the time of the school's construction, the Detroit Board of Education noted that Burroughs represented "...the best features of junior high instructional needs..." and marked "...a departure from the three-story type... of intermediate school..." which had been previously erected within the city." The Burroughs school's programming replicated that of the extant three-story intermediate school type, but the building more closely replicated the Detroit Board of Education's elementary school buildings in plan due to its two story height. Also, the Burroughs School had one pool, versus the district's earlier intermediate schools, which were typically built with two (one for each grade).

Burroughs was erected at a cost of \$850,000. When completed in 1926, the building boasted a capacity of 1800 pupils and included 30 recitation rooms, two mechanical drawing rooms, one typewriting room, two art rooms, two

sewing rooms, two domestic science labs, four science rooms, a general shop, a print shop, a machine shop, a wood-turning shop, two gyms, two orthopedic rooms, a swimming pool, a library, a restroom for teachers, an auditorium, an office, and a large cafeteria. By 1939, 2300 students attended Burroughs. The school's population expanded steadily, due to development of adjacent neighborhoods such as Eastwood Gardens and Halfwood Gardens and the nearby location of the Chrysler Corporation and Parke-Davis plants. It was noted by the Detroit Board of Education the neighborhood surrounding the school was "stable" and was occupied by a number of white/European ethnic families during this period.

By the early 1960s, the school's catchment area witnessed the beginnings of a shift in its ethnic makeup as African-American families began to locate to the neighborhood. Relations between the neighborhood's existing population and its new residents were initially strained as evidenced by a number of racially-charged incidents, to include the discovery of epithets which had been spray painted on Burroughs's exterior doors in 1964. By 1969, two-thirds of the school's teachers were black.



Aerial maps indicate that a new wing was added to the north of the original school building sometime between 1967 and 1972. The addition, which was one story in height and housed 13,240 square feet, was known as the "Burroughs Annex." The Burroughs school was closed in 2003 and its 800 students were transferred to three nearby schools. The Burroughs Annex was demolished in 2004 and, in 2006, the building was reopened with the location of the Crockett School within its interior space. The Crockett School, which was a college preparatory program that was initially founded in 1980 as the Crockett Technical Center, was named after a prominent local physician, Dr. Ethelene Crockett.

The Detroit Public School system, successor to the Board of Education, permanently closed the building in 2012 and subsequently sold the property to the City of Detroit in 2015.

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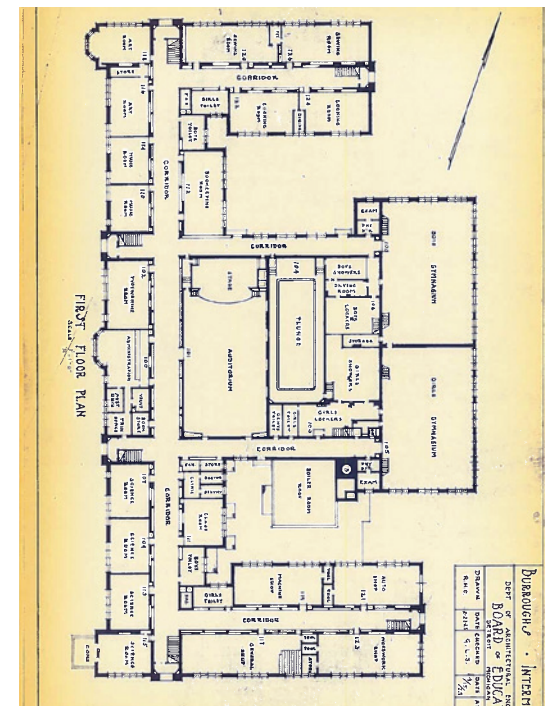
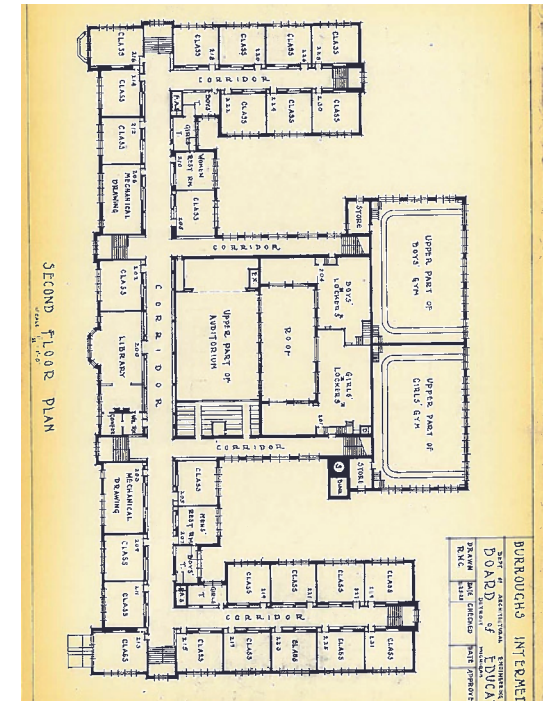
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The front (west) elevation, with one of the main entrances visible on the right, and bay window of the main offices and library to the left.



Exterior viewed from the rear (east elevation). The 3-story structure to the left houses the gymnasiums and cafeteria. The 2-story classroom wing is visible on the right. The photo is taken from the adjacent City-owned parcel that was formerly a public park.



The large auditorium and stage viewed from the balcony seating area.



This school has two adjoining full-sized gymnasiums, one for boys and one for girls, each with a mezzanine bleacher area wrapping three sides of the basketball court. Each gym is attached to a large locker room.





A cafeteria with a large dedicated kitchen sits on top of the two gymnasiums. With windows on all four elevations, this space would have been brightly lit and with sweeping views of the school and adjacent park.



There is a 60' swimming pool in the center of the building. The pool is shorter and shallower than a regulation lap pool.



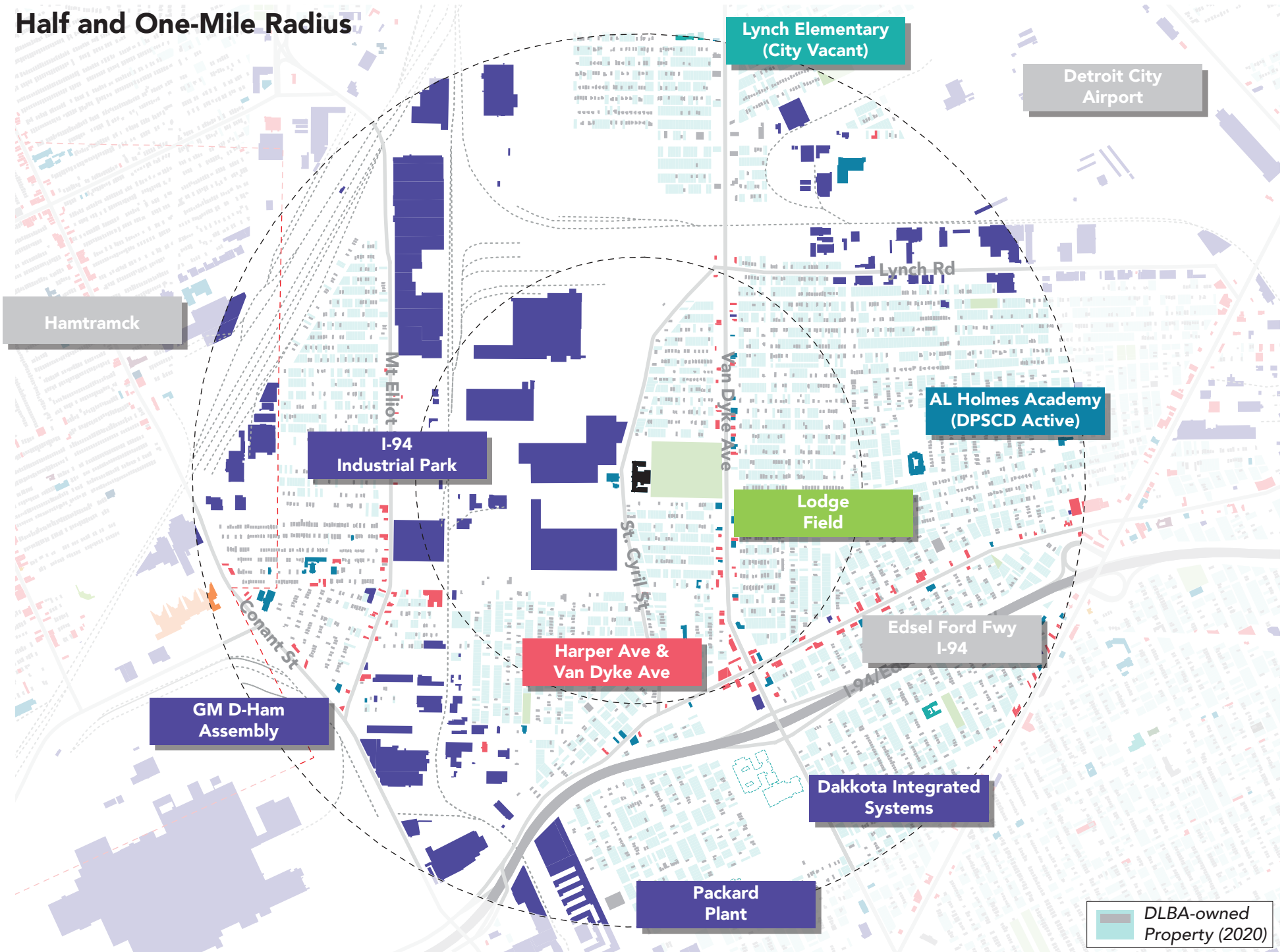
The library occupies the space of two conjoined classrooms, separated by a decorative arch. Walls are lined with wood shelves and decorative paneling, and a marble fireplace is visible at the far wall. A large bay window facing the front of the school is just visible on the far right.



As a former vocational school, Crockett has a number of double-length classroom spaces that were used as workshops and training rooms. On the first floor, many of these large rooms also have extra-thick wood floors, meant to stand up to operating machinery and heavy wear and tear.



# Half and One-Mile Radius



## Neighborhood By The Numbers

36<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

0.7<sub>mi</sub>

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

0.0<sub>mi</sub>

**Park Access**  
Adjacent to park (1+ acre)

1.9<sub>mi</sub>

**Nearest Recreation Center**  
No City Rec Center  
within walking distance

2.2<sub>mi</sub>

**Library Access**  
No public library  
within walking distance

73%

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

67

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

2.1%

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