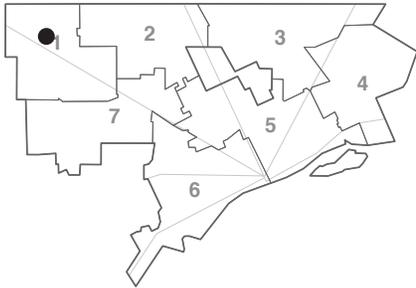
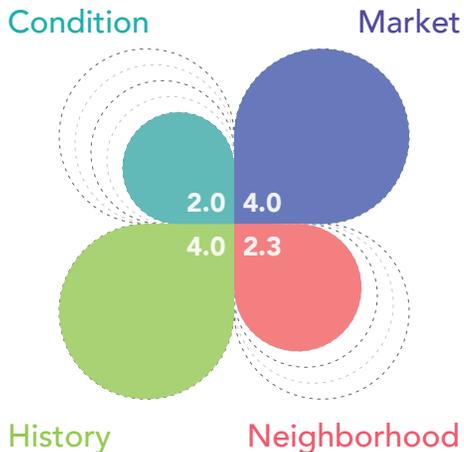


1 Holcomb



Address: 18100 Bentler
 Parcel: 22110670.001
 District: 1
 SNF Area: Northwest/Grand River
 Owner: City of Detroit
 Site Area: 4.42 ac
 Gross Floor Area: 44,200 sf
 Floors: 1
 Plan Type: 8
 School Type: Elementary
 Year Built: 1925, 1928, 1948
 Zoned: R1
 Base Rehab Cost (est): \$1.1M
 Total Rehab Cost (est): \$10.0M



Building Overview

Single-story double-courtyard layout.

Original 1920s wings feature traditional Collegiate Gothic exterior, with plaster and lathe interior finishes and wood-framed windows (metal replacement windows have been scrapped).

1948 addition is modern style, with painted/glazed concrete block finishes and glass block and steel-frame ribbon windows (scrapped). Modern portion concealed behind 1920s wings and not visible from the street.

Library and art room in 1925 unit feature 16' high ceilings and large bay windows.

Auditorium is in excellent condition, and featuring Pewabic Tile accents and decorative concrete block detailing.

Former north entrance converted to kitchen serving gym/cafeteria.

Building requires new roof and has been damaged by scrappers. Central cupola/tower removed.

Large, wooded site in center of block, bounded on three sides by single-family residential lots. Only one street frontage (west).

Neighborhood Overview

Located in Holcomb Community neighborhood in far northwest Detroit.

Residential blocks in immediate area are primarily small, 1-1.5 story single-family homes, with high rates of vacancy. Adjacent neighborhoods are more stable, with higher density.

Two blocks from Old Redford area, and within walking distance of historic business district at Lahser Rd and Grand River Ave. This area has a traditional main street feel and includes a classic movie theater and a number of successful local businesses.

Within half mile of Crowell Rec Center, and DPL Redford Branch Library.

Within half mile of Meijer grocery store/supercenter.

Community preference for senior housing at this site.

Key node on proposed neighborhood arts loop connecting with Artist Village in Old Redford, and Lahser Clarita Park.

Development Overview

Opportunities

- SNF Priority Project
- Located near thriving Old Redford commercial node
- Can be easily modified to be ADA accessible.
- Tactical preservation candidate

Challenges

- Sprawling layout multiplies roof and facade repair costs.
- Contrasting architectural/construction styles
- Limited site access

Real Estate Market summary:

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

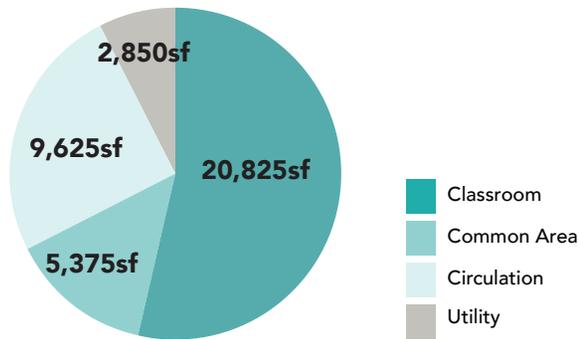
- Multifamily: Above Average
- Retail: Above Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

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

Existing Floorplan + Program

First Floor



38,675 sf net floor area

Structure

- Load-bearing masonry perimeter (Brick/CMU)
- Steel columns (interior corridors)

Roof System:

- Wood deck with steel frame and asphalt shingle (1920s steep-slope)
- Wood deck and timber frame, bituminous built-up-roof (1920s low-slope)
- Built-up-roof with unknown construction (1948 low-slope)

Floor System:

- Concrete slab on grade

Facade:

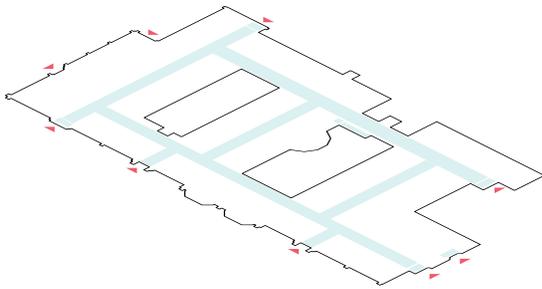
- Brick with limestone/cast stone accents
- Wood frame windows (1920s)
- Glass block with operable steel lites (1948)

Interior Walls:

- Plaster and lathe (1920s), painted CMU (1948)

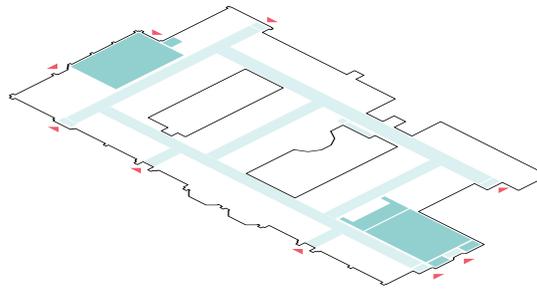


Existing Floorplan + Program



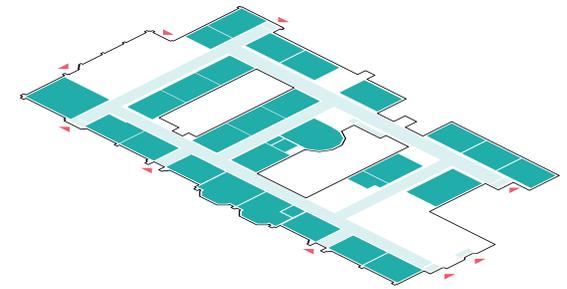
Circulation

Holcomb has two long single-loaded corridors on the east and west sides of the building, connected by three double-loaded corridors. The four primary entrances to the school are located along the original west corridor; there are secondary entrances on the south and east side of the school. Most of the corridors are 9'10" wide and 9'10" tall, with the exception of the southeast corridor in the 1948 addition, which is 11'7" wide.



Common Areas

The gym is located at the north end in the 1928 addition, while the auditorium is located at the south end in the 1948 addition. Both spaces are approximately 40x60' with 16' ceilings. Both spaces have dedicated exterior access.



Classroom Areas

Classrooms are arranged around the perimeter of the building and facing the internal courtyards. There are 20 standard 22x30' classrooms, as well as five larger specialty rooms, including library, kindergarten, and arts rooms. Typical ceiling heights are 11'6" to 12'0", though the art room and library have towering 16' ceilings.

Building Distress

Roof

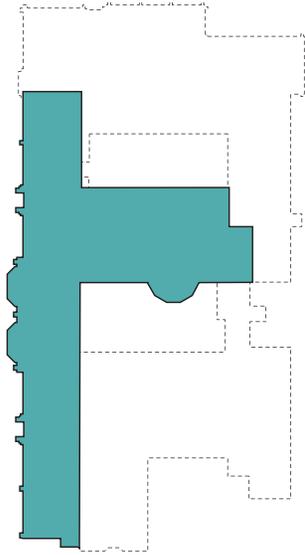
- Cupola missing; unknown if stolen or removed for safekeeping during temporary roof patching work.

First Floor

- Localized water damage, primarily at corners and protruding areas of building.
- Pooled water on floor in northwest corner; potential source failed roof drain?
- Windows scrapped throughout.

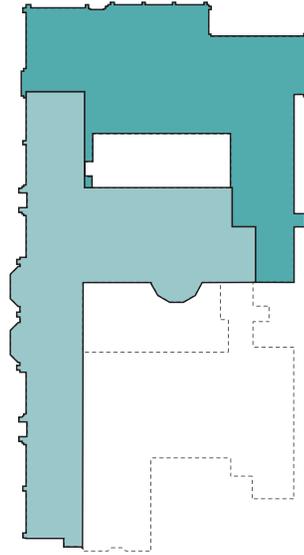


Building Evolution



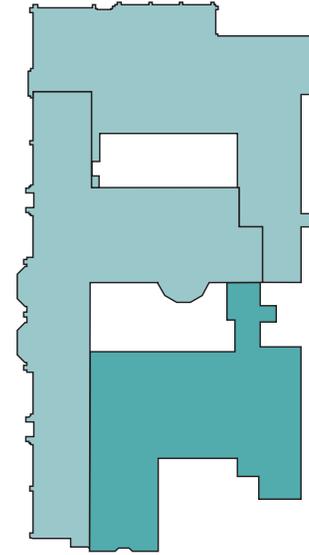
Original Unit (1925)

The original school building was an unusual T-plan, with a long single-loaded west wing forming the primary street frontage, and a short, double-loaded classroom and kindergarten wing extending toward the rear of the site.



First Addition (1928)

In 1928, an L-shaped wing was added to the north end of the site, creating an interior courtyard. The addition included a gym, eight standard classrooms, and a large specialty classroom.



Second Addition (1948)

The southern end of the school was expanded in 1948, in a completely different architectural style. This wing created a second enclosed courtyard. The southern addition included an auditorium, and five more classrooms.

School History

Samuel D. Holcomb School

Samuel D. Holcomb School was founded in September 1925 with the construction of a single-story school building. Although many of Redford Union's elementary schools, such as Mettetal, Coffey, and Hubert Schools (all of which were also built in 1925), consisted of smaller buildings constructed in then-remote parts of the township, Holcomb School was located in Redford's commercial and residential center, the village of Redford. As such, it was designed from the start as a thirteen-room school building--larger than a typical township school, though still not approaching the size of most Detroit schools of the time. It was originally established to serve District #1 of Redford Union Schools, but was absorbed by the school system of the rapidly growing City of Detroit prior to the start of the 1926-1927 school year. Holcomb School originally served an area bounded by McNichols, Grand River, Berg, Seven Mile, and Evergreen Roads. It was named in honor of a physician and longtime resident of Redford. A library and kindergarten were included in this initial unit, vocational and "Domestic Arts" courses for residents of the surrounding area were provided in a temporary structure located on the site.

As the area's population continued to grow, a second unit, featuring six

additional classrooms, a lunchroom, and a gymnasium, was added in April 1929, allowing the capacity of the school to exceed one thousand students. This was quickly followed by another temporary classroom building, though economic conditions delayed the erection of a permanent addition to the building until 1946, when a third unit added five additional classrooms, an auditorium, a shop, and more restrooms, at a cost of \$442,335.00.

Although the original architect of Holcomb School is not known, the township school districts acted independently in their hiring of architects, adding more variety to the Detroit system once annexed. This attractive, single-story building came to be known for its pleasant setting, and a 1938 account of the site describes "flowers, garden paths, and a miniature pool...the advantages of the country woodside brought to [a] city school doorstep". Building permits identify Raymond Carey as the architect of the building's second unit; he possibly designed the initial unit as well. In 1949, the Boston Tile Company supervised the installation of a Pewabic tile drinking fountain in Holcomb School, matching that of the city's Frederick Schulze School.

Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Holcomb, Samuel B., School. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009).



Primary west elevation, featuring symmetrical design anchored by double-bay windows.



Auditorium is in excellent condition and features simple details like Pewabic Tile accents and decorative concrete blocks. The auditorium is accessible through a dedicated entrance at the rear.



The library (pictured) and next-door art room feature towering ceilings. These rooms occupy the central bay windows visible on the main elevation.



The kindergarten bay window extends into an interior courtyard. The kindergarten is one three classrooms that featured direct courtyard access.



The long, west corridor, part of the original 1925 building. Lockers have been scrapped, but the plaster finishes are in relatively good condition.



The homemaking room is a large square on the northwest corner, with windows on two sides.

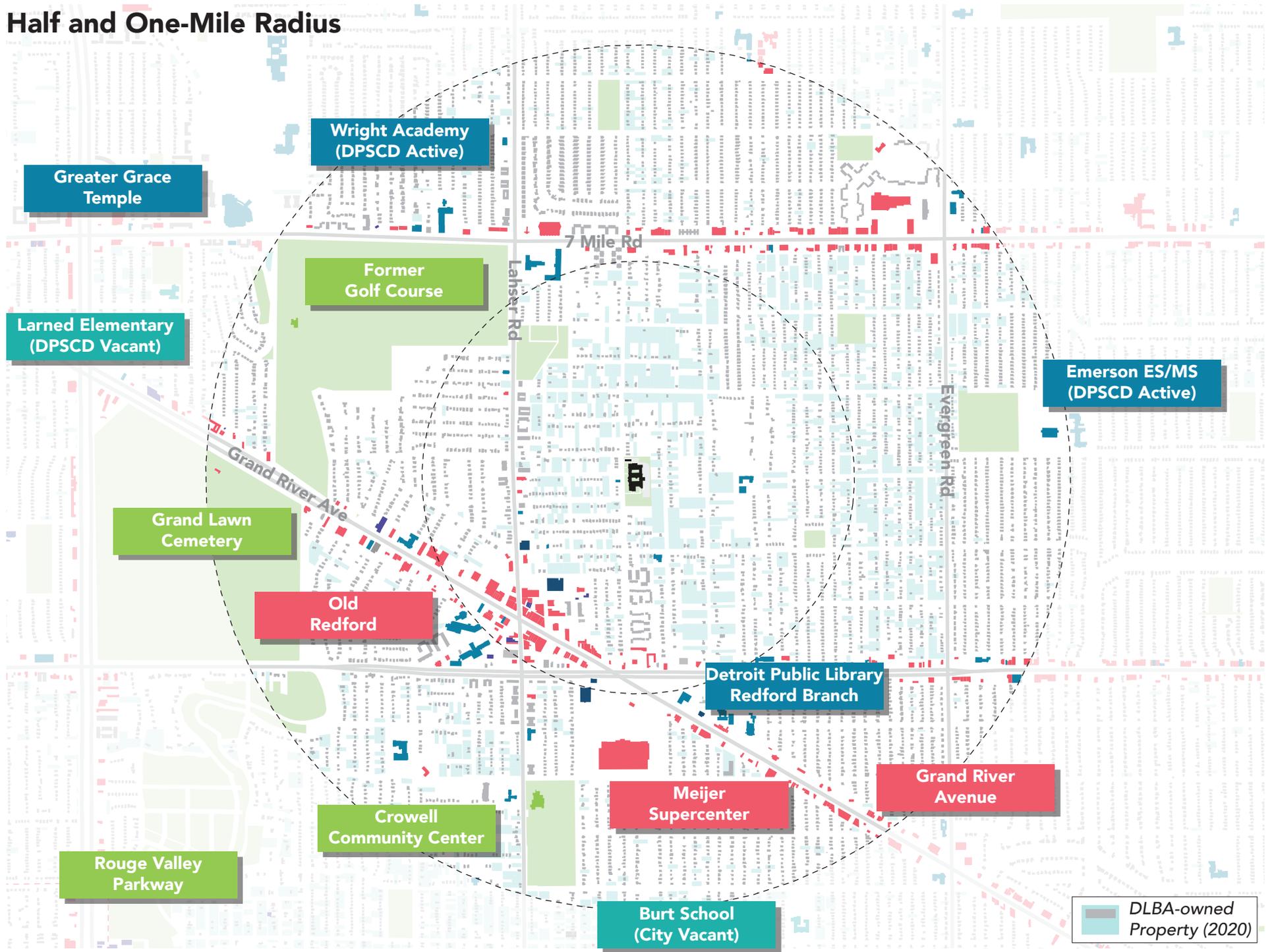


The gym/cafeteria gym looking towards the serving window. The current kitchen is a later update that occupies what was formerly the north entrance vestibule.



The large industrial arts classroom in the modern 1948 wing. Classrooms in this wing feature large glass-block windows and painted CMU walls.

Half and One-Mile Radius



Neighborhood By The Numbers

52_{/100}

Walkscore
Somewhat walkable

0.3_{mi}

Transit Access
5-10 minute walk to nearest
DDOT Connect Ten or Key Route

2.1_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.3_{mi}

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

0.7_{mi}

Nearest Recreation Center
10-15 minute walk
to nearest City Rec Center

0.5_{mi}

Library Access
10-15 minute walk
to nearest public library

45%

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

181

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

2.4%

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

Financial Analysis Summary

Holcomb Elementary School is in the Grandriver Northwest SNF area. The building is located at 18100 Bentler St. in the Old Redford neighborhood in District 1. It is almost six miles away from the JLG but near the NW Grandriver McNichols commercial corridor. Total residential population in 2019 was approximately 16,400 and 2019-2024 projected annual population growth rate is -0.4%. However, the senior population annual growth rate is projected at 2.4%. According to EMSI, 2019 estimated median household income for the area was \$30,000.

Holcomb's built environment is slightly less dense than other schools in the Vacant School portfolio, with 3.8 million sf. However, permit activity is above average, with approximately 180 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Permit data if viewed as proxy for activity and investment, could indicate positive future trends and other development in the area. Fisher scored a Walkscore of 52, 'somewhat walkable' – some errands can be accomplished on foot (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.1% annually (EMSI). In terms of multifamily development, the area has over 1 million sf of market rate multifamily development according to CoStar and an above-average amount of number of HRD units at approximately 1,300. This is almost twice the average number of HRD units across the schools profile. Market rate rents as recorded by CoStar are \$14 psf or \$720 per unit on average. Recorded average vacancy in the 1-mile radius around Holcomb was low, at 5%. Holcomb also has one senior living building with 160,000 sf, and average rents of \$21 psf or

\$1,100 per unit and vacancy of 5.4%.

Holcomb is near the NW Grandriver McNichols commercial corridor featured in the 2018 Detroit Neighborhood Retail Opportunity Study. The 1-mile radius area around Holcomb contains an above average amount of retail compared to other schools in the portfolio, including six grocery stores, and slightly better than average retail rents and vacancy rates, approximately \$14 psf and 1% vacancy (EMSI / CoStar). Holcomb outperforms in terms of retail sales, with \$152 million annually, compared to an expected value of \$135 million given its local population. This indicates that people travel from outside the 1-mile radius to shop in the neighborhoods around Holcomb, a good sign for neighborhood vibrancy and economic activity. Holcomb redevelopment scenarios may benefit from including auxiliary retail as part of the project.

There are 12 buildings categorized as commercial office in Holcomb's 1-mile radius according to CoStar, with slightly lower than average rents (\$12 psf) and 4% average vacancy rates. There are 7 buildings categorized as industrial according to CoStar, with average rents (\$4 psf). Vacancy averages approximately 22%.

From Profile Recommendation: Recommended for Senior Housing because 1 existing building with average Senior Housing vacancy rate, very high rents at \$21, and above-average senior population growth projections.

Market Information

Holcomb 1

Development Type	Gross Area (SF)
Rehabilitated Structure	41,381
Demolished Structure	2,792

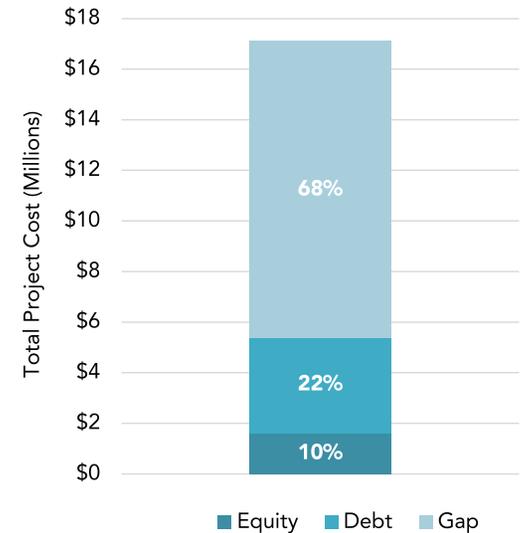
Income (PSF values)	
Blended Rental Income	\$9.50
Less Vacancy	\$0.50
Less Expense	\$1.00
2022 NOI (escalated)	\$8.00
Blended Cap Rate	8.0%
Capped NOI	\$100
Total Value	\$4,100,000

High Level Funding Breakdown		
Equity	\$1.71	10%
Debt	\$3.72	22%
Gap	\$11.69	68%

2022 Costs	
Total Rehab Cost	\$10,000,000
Total Fit-Out Cost	\$7,100,000
Total Project Cost	\$17,100,000

Total Project Cost \$17.12

Gap \$ 11,700,000



Holcomb 2

Development Type	Gross Area (SF)
Rehabilitated Structure	41,380
Demolished Structure	2,793

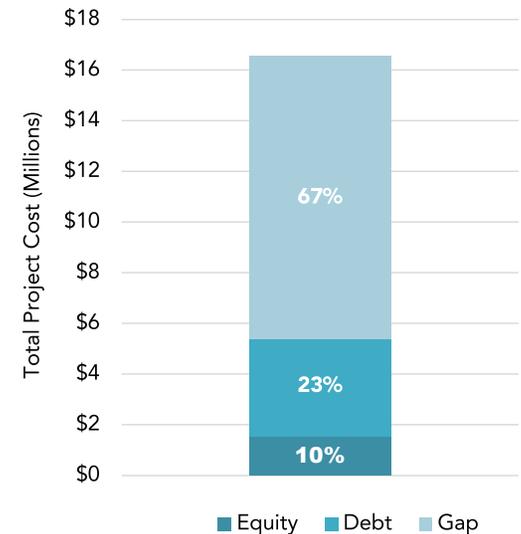
Income (PSF values)	
Blended Rental Income	\$10.50
Less Vacancy	\$0.50
Less Expense	\$1.50
2022 NOI (escalated)	\$8.50
Blended Cap Rate	8.4%
Capped NOI	\$103
Total Value	\$4,300,000

High Level Funding Breakdown		
Equity	\$1.65	10%
Debt	\$3.83	23%
Gap	\$11.05	67%

2022 Costs	
Total Rehab Cost	\$10,000,000
Total Fit-Out Cost	\$6,500,000
Total Project Cost	\$16,500,000

Total Project Cost \$16.54

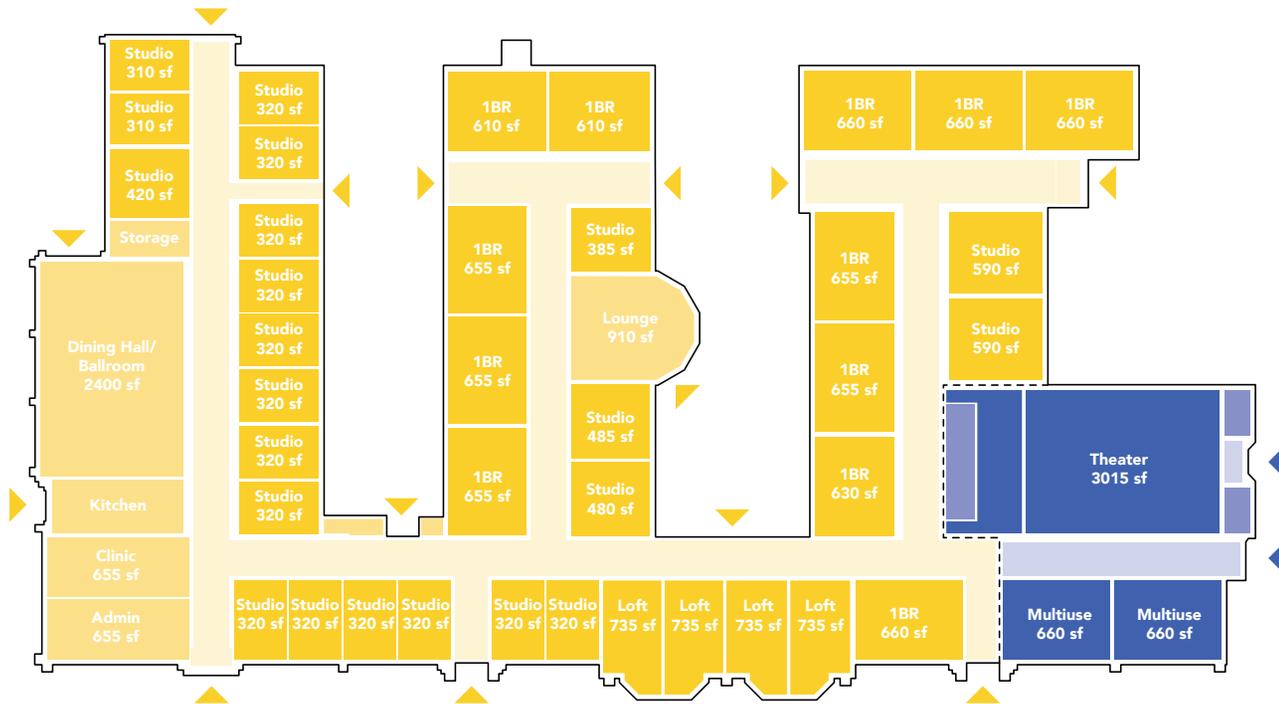
Gap \$ 11,100,000



Scenario 1: Senior Housing

Open courtyards and a community theater

Holcomb has a single-level layout, making it a good candidate for housing seniors with limited mobility. This scenario opens up the two central courtyards and creates additional access points by demolishing two classrooms at the rear (east) elevation of the building. The scenario includes a combination of small senior studios and larger one-bedroom apartments. The existing gym is reused as a communal dining hall, while the theater is split off from the housing portion of the building, and operated independently as a community-focused cultural space.



First Floor



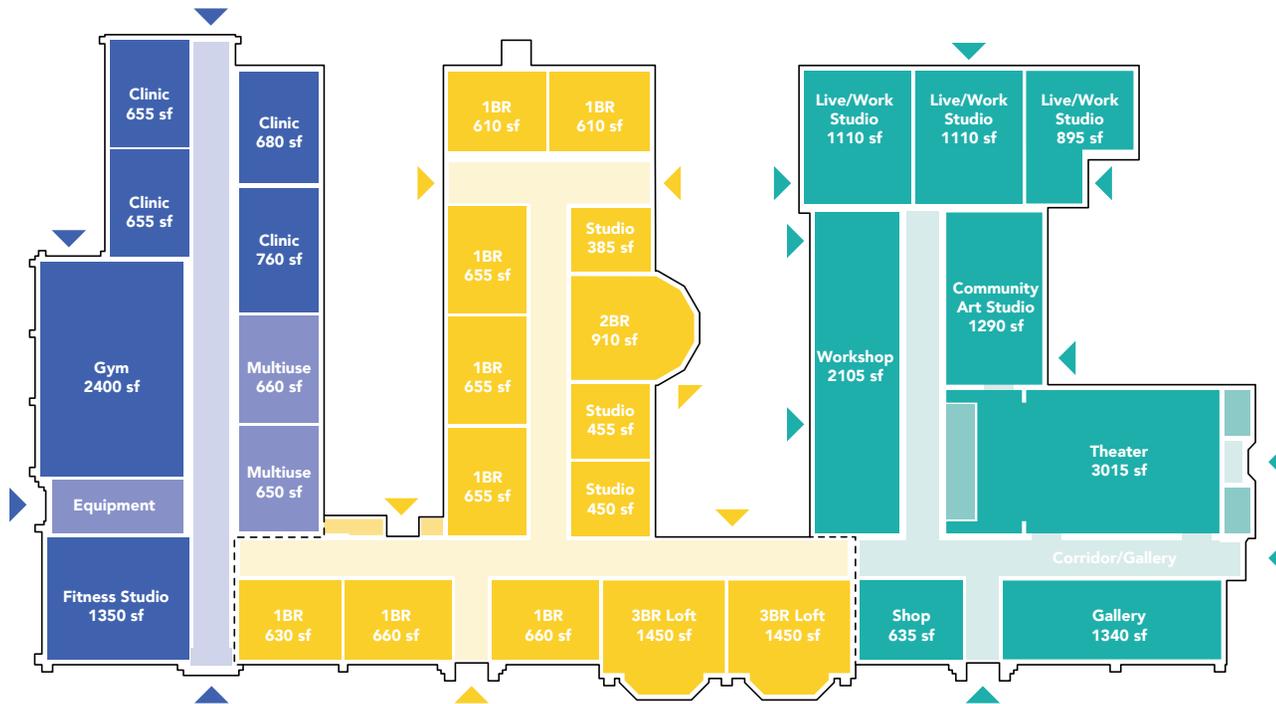
Studio (320 - 385 sf)	18
Studio (480 - 590sf)	4
1BR Lofts (735 sf)	4
1BR (630 - 660 sf)	12
TOTAL UNITS	38

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Senior Housing	Plaster w/ Conc Structure	Historic	62%	27,375		166 \$	4,544,219.61
Senior Housing	CMU w/ Conc Structure	Contemp	18%	8,165		150 \$	1,224,777.09
Community Center	CMU w/ Conc Structure	Historic	8%	3,583		159 \$	569,763.70
Community Center	Plaster w/ Conc Structure	Historic	5%	2,257		153 \$	345,339.39
Demolition			6%	2,792		11 \$	30,717.09
Parking						12000 \$	360,000.00
Developed Area (GFA)				41,381			
Fit-out subtotal							\$ 7,074,816.87
Rehab subtotal							\$10,047,497.79
COST TOTAL							\$17,122,314.66

Scenario 2: Arts, Health, & Housing

Activate 3 wings

This scenario opens up the two central courtyards and creates three distinct wings by demolishing two classrooms at the rear (east) elevation of the building. Each wing can be redeveloped and operated separately from the others; the rehab could take place simultaneously or in phases. Housing occupies the smaller, historic classroom spaces in the central wing. The modern-construction south wing and theater are repurposed as community art space and live-work studios. The historic north wing, with gym and large corner activity room are reimagined as a community wellness hub.



First Floor



Studio (385 - 450 sf)	3
1 BR (610 - 660 sf)	8
2 BR (910 sf)	1
3 BR Loft (1450 sf)	2
Live/Work Studio (895-1110sf)	3
TOTAL UNITS	17

Holcomb School:
42,885 sf Fit-out
40 Parking Spaces
17 Multi-family Units

DLBA Parcels:
42 Parcels
360,000 sf

As Zoned:
50 Single Family (1 Lot)

Upzoned:
98 Multi-family (Est.)

Remaining School Site:
50,000 sf

As Zoned:
4 Single Family (Est.)

Upzoned:
15 Multi-family (Est.)

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Affordable Housing	Plaster w/ Conc Structure	Historic	33%	14,531		153 \$	2,223,297.14
Affordable Housing (Live/	CMU w/ Conc Structure	Raw	8%	3,551		120 \$	426,098.66
Community Center	CMU w/ Conc Structure	Raw	19%	8,192		120 \$	983,037.40
Community Center	Plaster w/ Conc Structure	Historic	8%	3,647		153 \$	558,038.72
Healthcare	Plaster w/ Conc Structure	Contemp	26%	11,458		156 \$	1,787,472.31
Demolition			6%	2,793		11 \$	30,727.16
Parking						12000 \$	480,000.00
Developed Area (GFA)				41,380			
Fit-out subtotal							\$ 6,488,671.40
Rehab subtotal							\$10,047,497.79
COST TOTAL							\$16,536,169.19