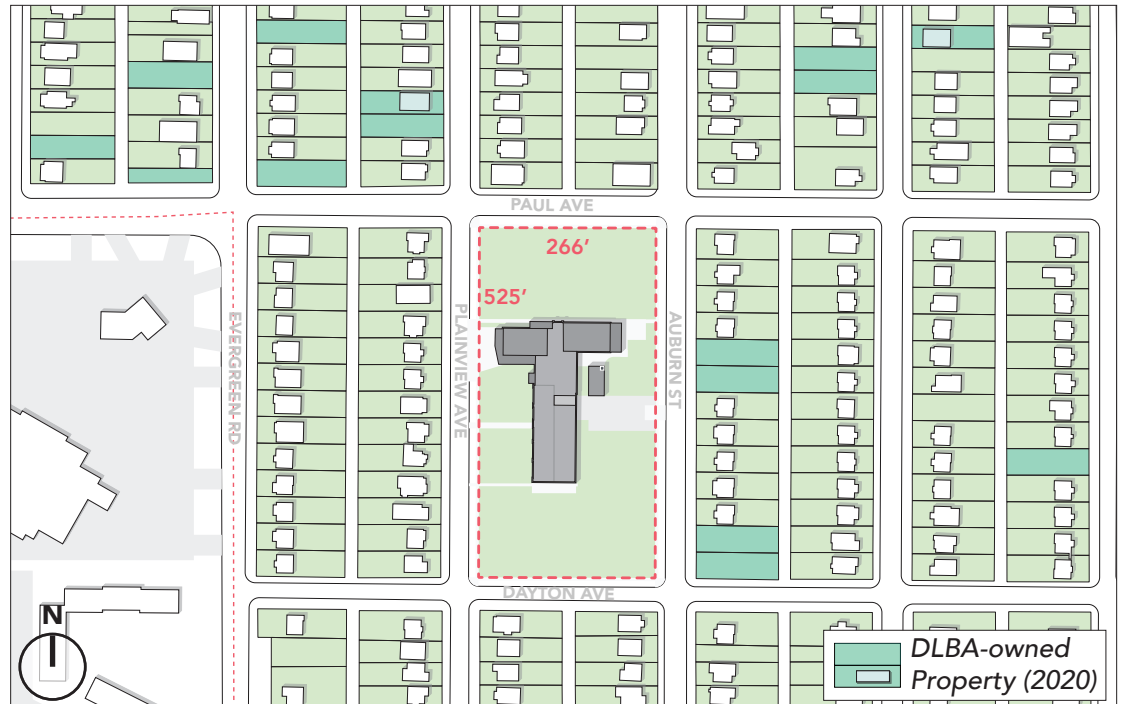
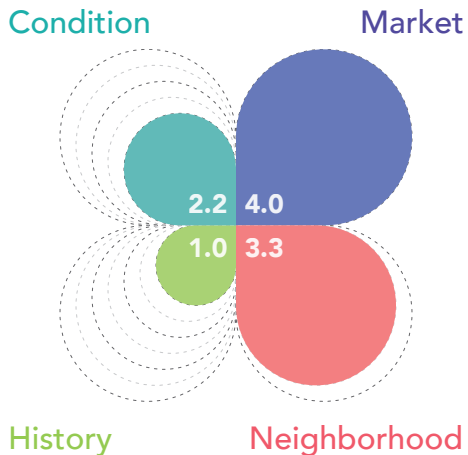


7 Jemison



Address: 6201 Auburn
 Parcel: 22093044
 District: 7
 SNF Area: Warrendale/Cody/Rouge
 Owner: City of Detroit
 Site Area: 3.21 ac
 Gross Floor Area: 34,900 sf
 Floors: 2
 Plan Type: T
 School Type: Elementary
 Year Built: 1924, 1925, 1951
 Zoned: R1
 Base Rehab Cost (est): \$1.5M
 Total Rehab Cost (est): \$9.5M



Building Overview

2-story T-plan, with classrooms double-loaded along primary corridor.

Built in 3 sections: south unit built in 1924-1925, and north portion including gym and auditorium, completed in 1951. South unit construction is unusual because construction was divided along the corridor, rather than across it.

North unit classrooms and auditorium better; gym lots of water; south unit lots of water.

North unit is post-and-beam construction.

No particularly outstanding or unique spaces.

Gymnasium windows have been completely bricked up—no natural light.

Neighborhood Overview

Located in Warrendale neighborhood.

Stable, well-populated single-family residential area.

Many families of Middle Eastern descent, with strong ties to Dearborn and Dearborn Heights communities.

Large numbers of youth, but most new kids in the neighborhood attend charters in Dearborn Heights or elsewhere, due to the availability of ESL programs.

Warrendale Community Association is active.

Active religious institutions, including Macedonian churches and the Islamic Center of America.

Top seller for Detroit Land Bank.

Near major institutions, retail centers, and office centers in Dearborn, including UM-Dearborn, Henry Ford College, Fairlane Town Center, Walmart, and Ford Motor Company headquarters.

Development Overview

Opportunities:

- Stable neighborhood
- Close to major regional commercial node in Dearborn.
- Simple building configuration with good access

Challenges

- Building is structurally sound but needs a great deal of repair; not move-in-ready.

Real Estate Market summary:

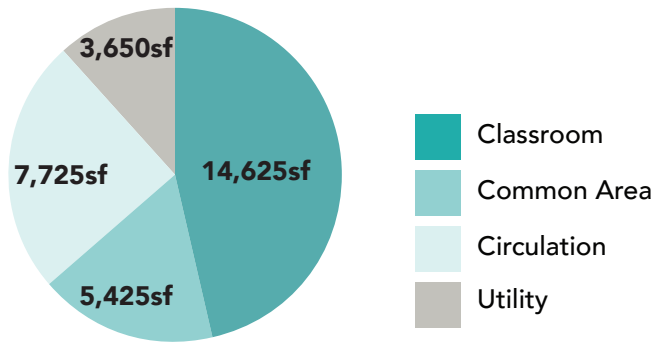
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily due to low multifamily vacancy rate and high rents.

Existing Floorplan + Program



31,425 sf net floor area

Structure

- Cast-in-place concrete on brick masonry (1920s)
- Concrete post-and-beam (1950s)

Roof System:

- Built-up roof with mod-bit membrane
- Terra cotta, sheet metal, and limestone copings
- Internal roof drains

Facade:

- Brick with limestone accents

Floor System:

- Cast-in-place concrete

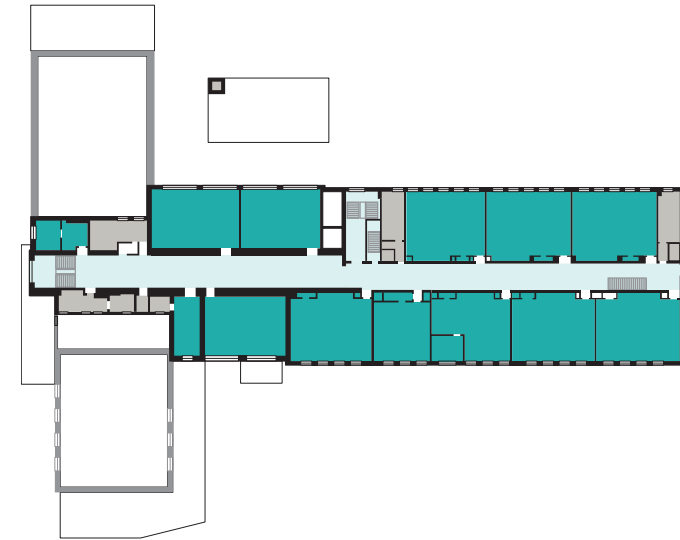
Interior Walls (original unit):

- Plaster/lathe on multi-wythe brick (1920s)
- CMU (1950s)

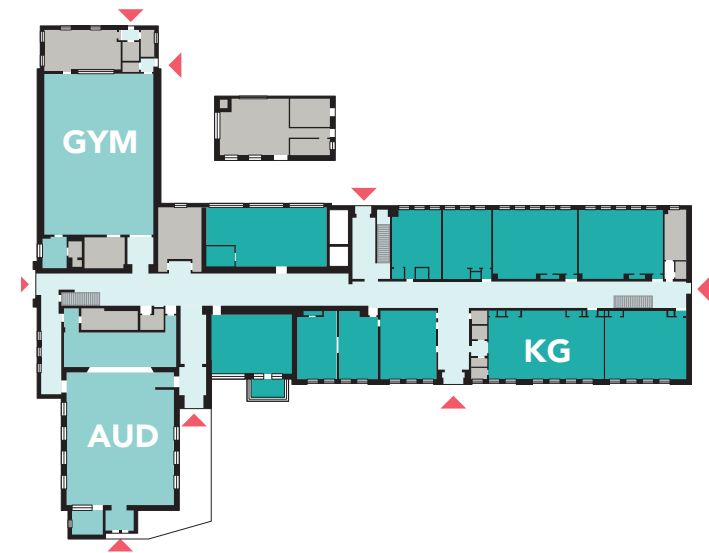
Windows

- Steel frame (1920s)
- Steel frame + glass block ribbon (1950s)

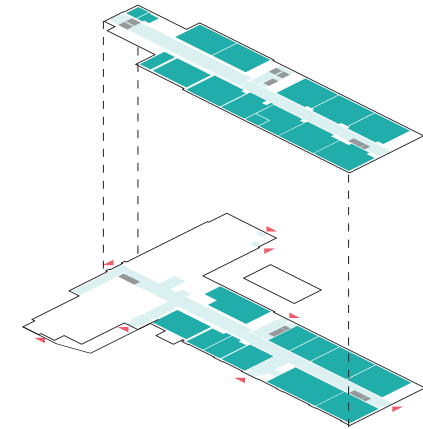
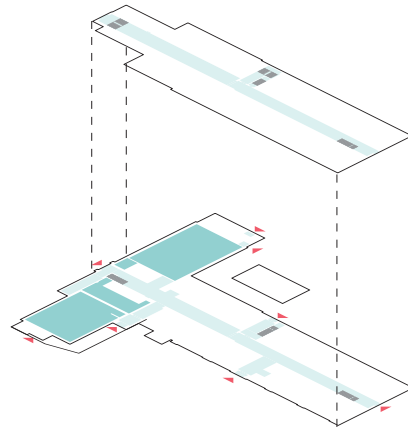
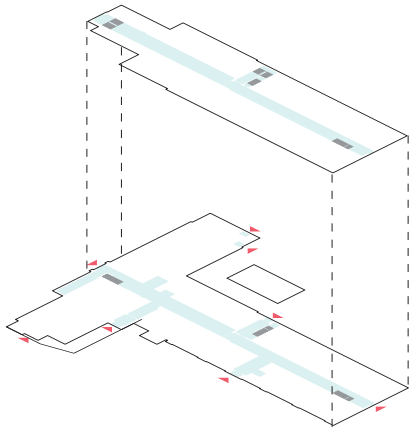
Second Floor



First Floor



Existing Floorplan + Program



Circulation

Both floors of Jemison are organized along a single double-loaded corridor. Jemison has five primary entrances, a large number compared to other schools with similar size and layout. There are two entrances at either end of the main corridor, two in the middle on the west elevation, and one in the middle on the east elevation. The main stairs are located in the center of the corridor.

Common Areas

Jemison's auditorium and gymnasium are located at the north end of the school. They are arranged perpendicular to the main classroom wing, forming the cross-bar of the school's T-plan. Both spaces are mid-century concrete block construction, with few notable architectural features. The auditorium has its own street entrance with a large canopy. The gym's windows have been blocked, so there is no natural light.

Classroom Areas

Classroom areas are located on both floors of the main wing, and are double-loaded on either side of the corridor.

Building Distress

Roof

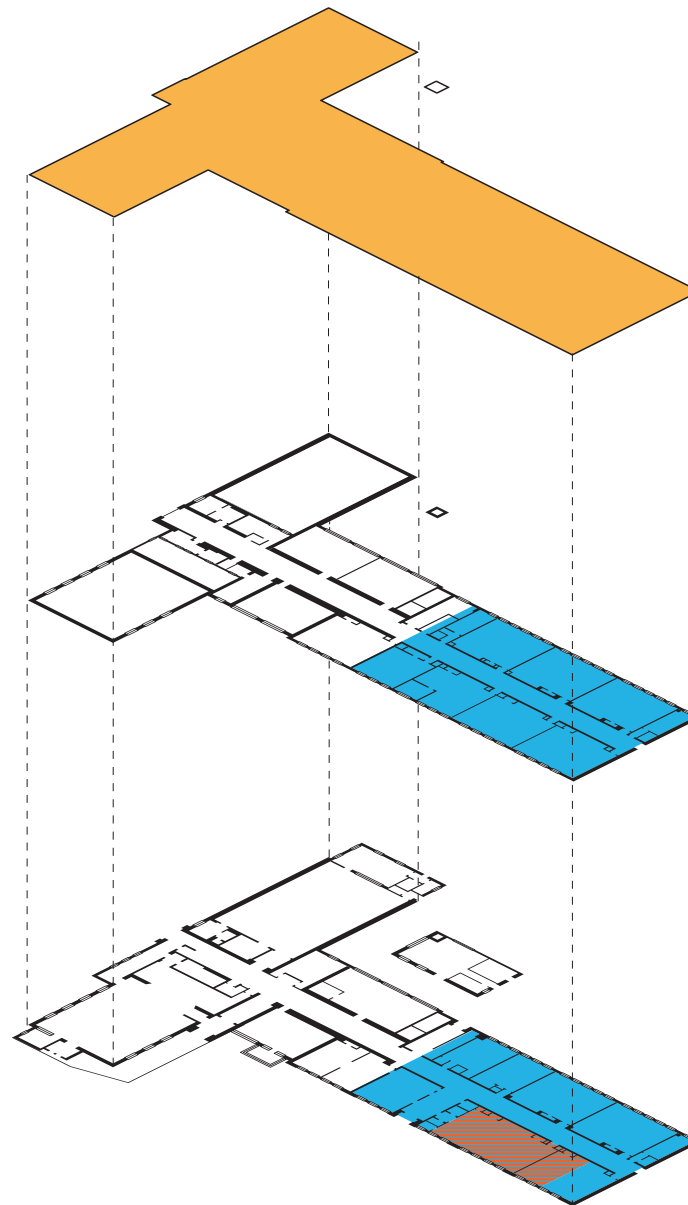
- Roof membrane is severely deteriorated; replace all.
- If mothballing building, install temporary roof immediately to protect structure.
- Replace roof drains and pipes.

Second Floor

- Heavy water infiltration in 1920s section; ceiling collapsed and finishes destroyed.
- 1950s finishes largely intact.
- Windows intact throughout.
- Radiators scrapped.
- Structure is sound throughout.

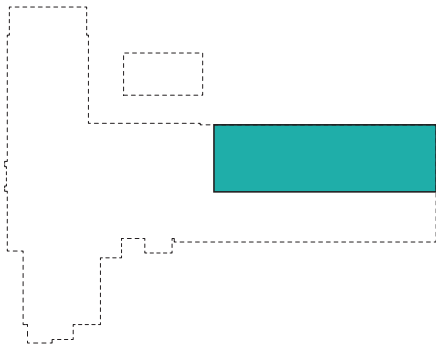
First Floor

- Heavy water infiltration in 1920s section; finishes destroyed.
- Fire damage in kindergarten area; affects finishes only.
- 1950s finishes largely intact.
- Windows intact throughout.
- Radiators scrapped.
- Structure sound throughout.



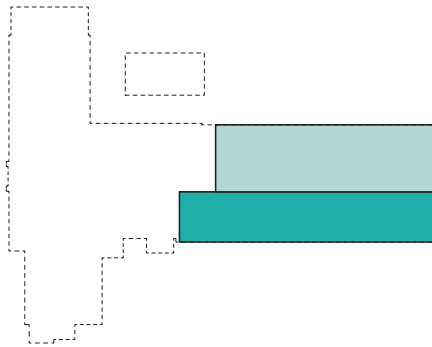
- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

Building Evolution



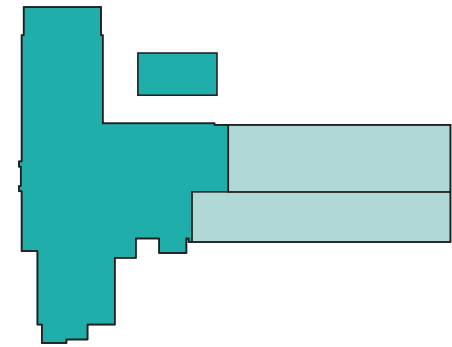
Original Unit - Phase 1 (1924)

Jemison's original unit was constructed in two phases. The first consisted of a two-story single-loaded bar building with six classrooms.



Original Unit - Phase 2 (1925)

The second phase was built parallel to the original unit to create a double-loaded corridor. Six classrooms, a kindergarten, and main office were added.



Second Addition (1951)

The school's T-shaped plan was completed in 1951 with the addition of a gym, auditorium, and four additional classrooms.

School History

Mae C. Jemison Academy (Davy School/ William E. Leslie Elementary)

A one-story, six-room schoolhouse at the site in 1924. At that time, the building was located within Dearborn Township and was known as the Davy School as it faced towards the former Davy Street (currently Plainview Avenue). The school was absorbed by the City of Detroit's school system in 1925. That same year, the Detroit Board of Education erected a new eight-room addition to the original unit's west elevation and renamed the facility as the William E. Leslie Elementary School, after a locally-prominent resident. The new/1925 wing increased the building's capacity to 540, Aerial maps and an historic site plan indicate that the building featured a flat roof at the original unit and a pitched roof at the 1925 wing. Through much of the early 20th century, the school building housed a number of civic uses and adult education/night school classes in addition to its primary/daytime use as an elementary School.

In 1949, Detroiters approved a special millage which provided \$50,000,000 to the Detroit Public School System (DPS) to update and expand its facilities in anticipation of a projected enrollment increase of 40,000 students between 1955 and 1963. During this building

campaign, the DPS erected 119 new school buildings and additions to existing buildings, including a large addition to the Leslie Elementary School in 1951-1952. The second addition was erected at the building's north elevation and housed an art room, science labs, a gym/lunchroom, and an auditorium at the first story and additional classrooms at the second story. A new boiler house was also added to the physical plant during this building campaign.

The DPS closed the Leslie School in 1985. However, in 1992, the school was reopened as the Malcolm X School with an enrollment of 500 students. The new school initially was all boys and focused on offering an African-centered curriculum. The predominantly-white neighborhood within which the building was located reacted negatively towards the school, as evidenced by accounts of racist graffiti having been discovered at the building's exterior walls. In 1996, bullets were fired at the building's exterior walls and windows. Sometime before the school was permanently closed, the Malcolm X Academy was moved to the Ruthruff School at 6311 W. Chicago and the Mae C. Jemison Academy was established within the building.

The DPS closed the school in 2005 and

subsequently sold the property to the City of Detroit in 2015.

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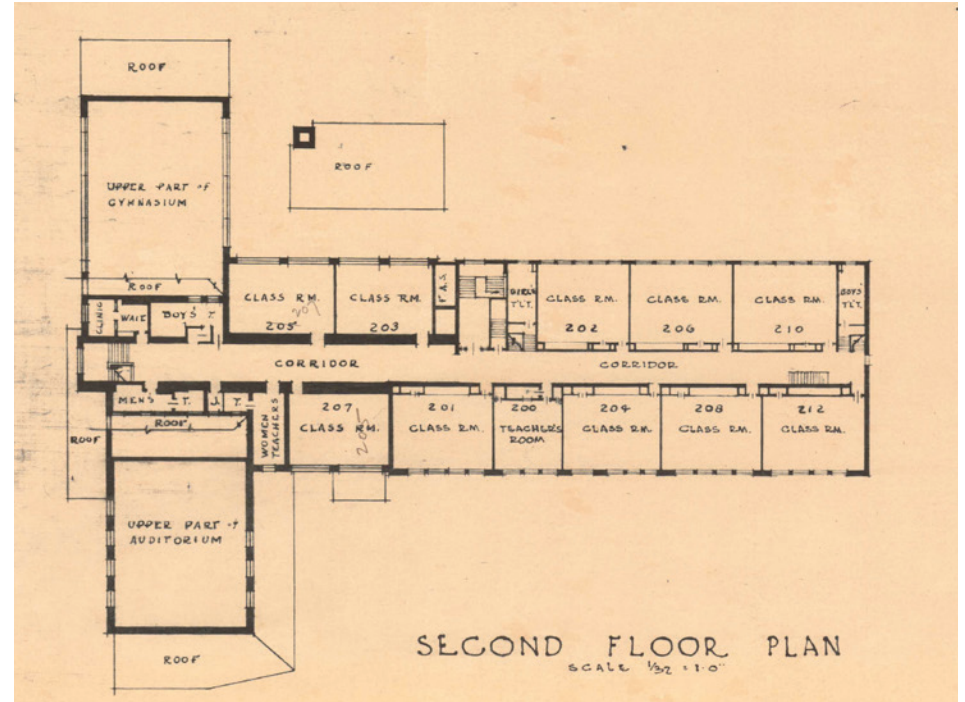
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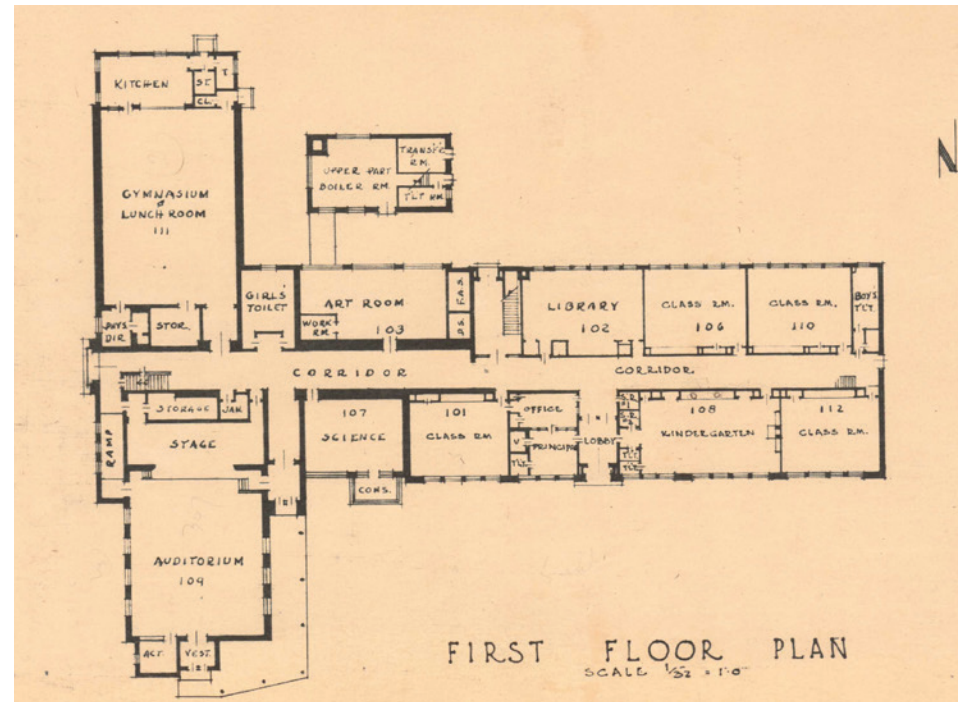
Richardson, Joan. *Detroit Free Press*. *School Wants out of Harm's Way*. Detroit: *Detroit Free Press*, March 15, 1996, pg. 1B

Floor Plans

Second Floor



First Floor





Exterior viewed from the northwest corner. The 1951 auditorium is visible in the foreground, with the gym located behind (far left of frame). The original 1920s classroom wing is visible on the right.



The 1951 gym is a windowless CMU box. Historic floorplans show that there were originally windows on both the north and south walls (presumably glass block matching the classroom addition). These windows were filled in with brick and CMU at an unknown time.



The auditorium is utilitarian CMU construction with no frills. While it is not a particularly beautiful or impressive space, it is solidly built and in relatively good condition. There is a dedicated entrance with vestibule and covered sidewalk near the street.



Operable steel windows are generally intact throughout the 1920s classroom wing. These likely date to the 1951 update of the building. Water damage is causing the plaster ceiling to sag.



The kindergarten has been heavily damaged by water, fire, and scrapping. Most finishes have been destroyed, but this tile fireplace with prized Pewabic tiles may still be salvaged. Despite the rough appearance, however, the building's structure itself appears to be sound.



Corridors in the original south unit are 10' wide wall to wall, but feel narrower due to locker banks added later. Water infiltration in the south unit has caused the second floor's plaster ceiling to collapse and has caused widespread water damage in classrooms on both floors.

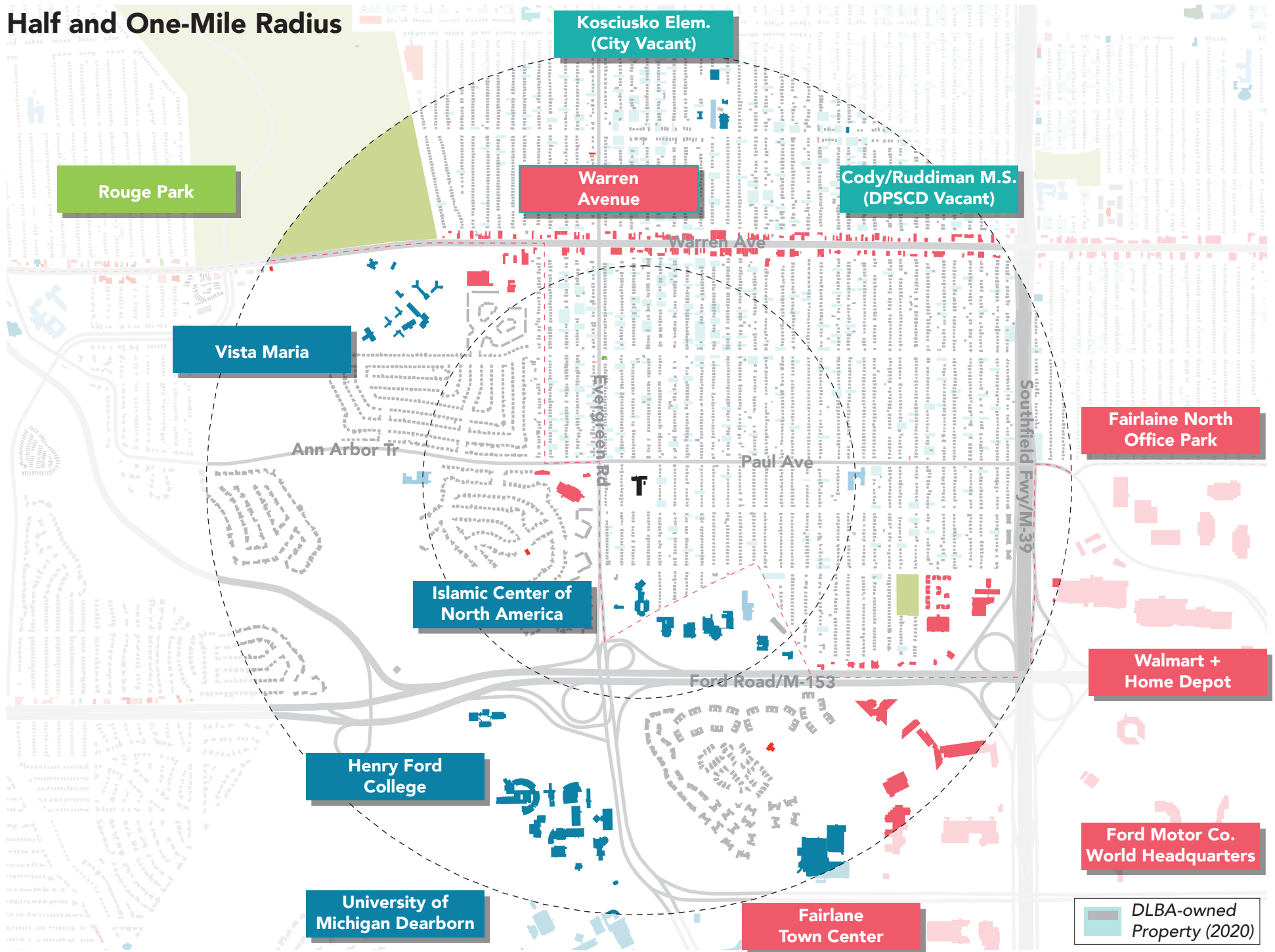


A typical classroom in the 1951 wing, featuring large glass block windows with operable steel frame lites below. The more durable painted CMU finishes in the newer wing are in relatively good shape compared to the moisture-sensitive plaster of the 1920s wing.



Built-in casework and other finishes in the 1951 classrooms are in good overall condition.

Half and One-Mile Radius



Neighborhood By The Numbers

45_{/100}

Walkscore
Car dependent

0.1_{mi}

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

0.5_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.6_{mi}

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

5.2_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

14%

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

105

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

2.3%

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

Financial Analysis Summary

Mae C. Jemison Academy is in the Warrandale/Cody-Rouge SNF area. The building is located at 6201 Auburn St. in the Warrendale neighborhood in District 7. The area is adjacent to the Dearborn Heights and Dearborn suburbs. It is approximately four miles away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 15,700. Jemison was the only school across the portfolio to have a positive 2019-2024 projected annual population growth rate, albeit small, at 0.1%. The senior population annual growth rate is projected at 2.3%. According to EMSI, 2019 estimated median household income for the area was \$34,000.

In terms of built environment, Jemison is less dense than other schools in the Vacant School portfolio, with 1.0 million built sf. Permit activity is below average, with approximately 105 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Guyton scored a Walkscore of 45, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.3% annually (EMSI). In terms of multifamily development, the area has one HRD project with 40 units, but over 1.6 million sf of market rate multifamily development according to CoStar. Average market rate rents as recorded by CoStar are relatively higher than the portfolio - \$17 psf or \$1,300 per unit on average. Vacancy rates were average at 8.6%. Jemison also has one 150,000 sf senior building, but it did not record any rent information.

The 1-mile radius area around Jemison contains more slightly less retail sf than other schools in the portfolio, including 3 grocery stores. It records slightly lower average retail rents, \$10 psf, and lower vacancy rates, 0.5% (EMSI / CoStar). Jemison does record a fair amount of retail sales, with \$130 million annually, higher than expected sales, \$120 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 Jemison, a good sign for neighborhood vibrancy and economic activity.

There are 17 buildings categorized as commercial office in Jemison's 1-mile radius according to CoStar, with slightly higher than average rents (\$18 psf). Jemison has no industrial inventory in the 1-mile surrounding area.

From Profile Recommendation: Recommended for Multifamily because low Multifamily vacancy rate and highest Multifamily rent at \$1,291 per unit. Not recommended for Industrial since has no existing Industrial buildings.

Market Information

Jemison 1

Development Type Gross Area (SF)

Rehabilitated Structure	34,906
Demolished Structure	-

High Level Funding Breakdown

Equity	\$1.47	10%
Debt	\$2.59	18%
Gap	\$10.63	72%

Total Project Cost \$14.68

Income (PSF values)

Blended Rental Income	\$10.00
Less Vacancy	\$1.00
Less Expense	\$1.50
2022 NOI (escalated)	\$7.50
Blended Cap Rate	9.0%
Capped NOI	\$83

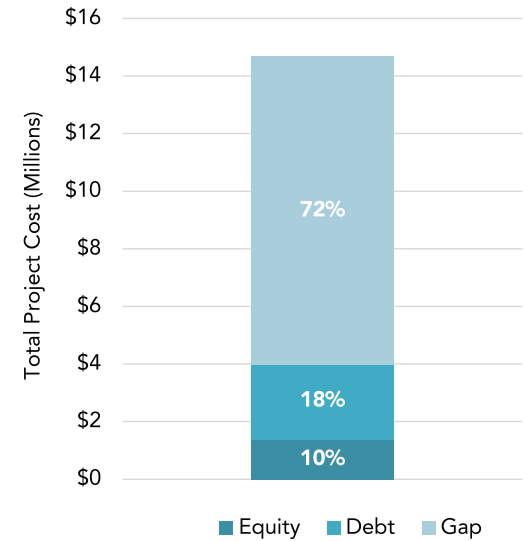
Total Value \$2,900,000

2022 Costs

Total Rehab Cost	\$9,500,000
Total Fit-Out Cost	\$5,200,000

Total Project Cost \$14,700,000

Gap \$ 10,600,000



Jemison 2

Development Type Gross Area (SF)

Rehabilitated Structure	17,367
Demolished Structure	17,539

High Level Funding Breakdown

Equity	\$0.93	10%
Debt	\$2.86	31%
Gap	\$5.53	59%

Total Project Cost \$9.33

Income (PSF values)

Blended Rental Income	\$18.00
Less Vacancy	\$1.50
Less Expense	\$2.00
2022 NOI (escalated)	\$14.50
Blended Cap Rate	8.0%
Capped NOI	\$183

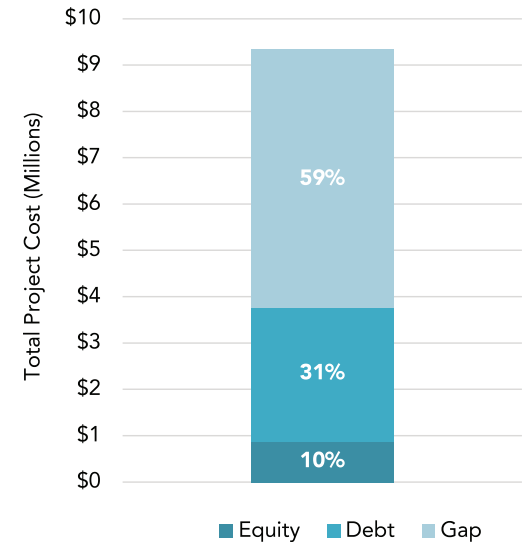
Total Value \$3,200,000

2022 Costs

Total Rehab Cost	\$6,200,000
Total Fit-Out Cost	\$3,200,000

Total Project Cost \$9,300,000

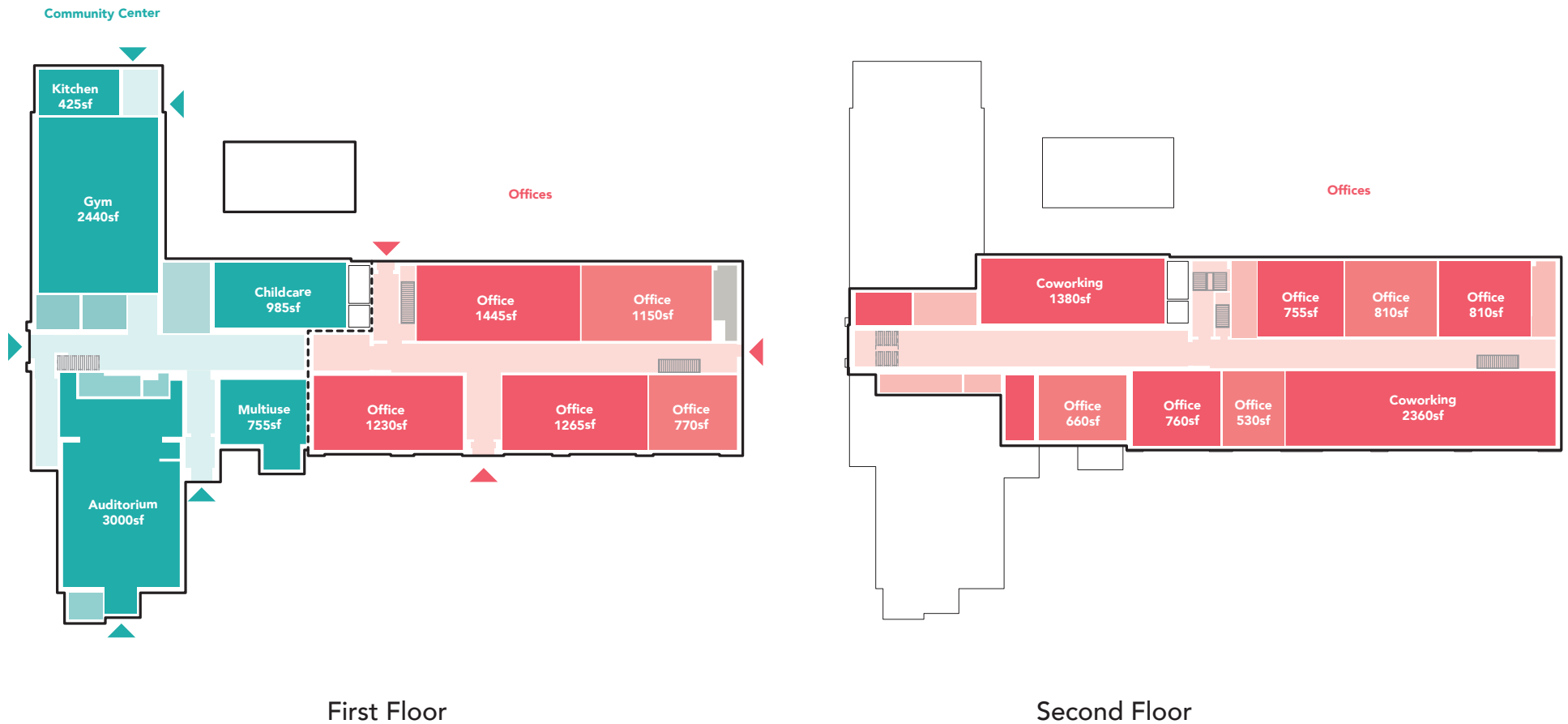
Gap \$ 5,500,000



Scenario 2: Office Space

Split 1920s side offices and 1950s portion community

Jemison's straight bar configuration means that classroom bays can be divided in a variety of ways, creating half-bay, full-bay, or multiple-bay spaces to serve different programming needs. This scenario converts classrooms spaces into a mix of large and small office areas, while the gym and auditorium become the focal points of a childcare center that could serve both neighborhood residents and workers in the building.



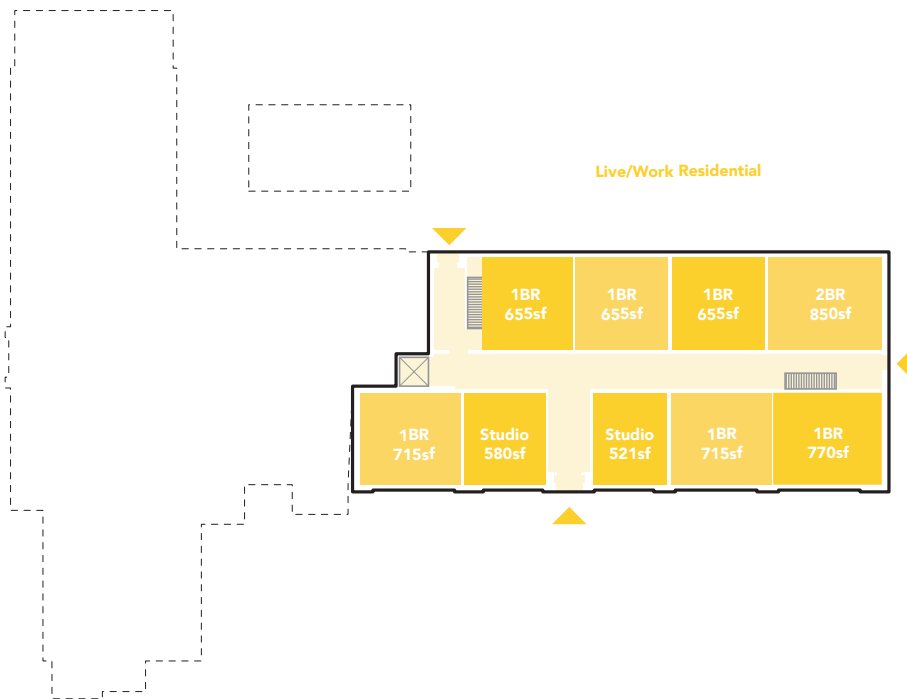


Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Office	Plaster w/ Conc Structure	Contemp	50%	17,618		133 \$	2,343,174.56
Office	CMU w/ Conc Structure	Contemp	15%	5,318		138 \$	733,929.11
Childcare	CMU w/ Conc Structure	Contemp	3%	941		138 \$	129,904.79
Community Center	CMU w/ Conc Structure	Contemp	32%	11,028		138 \$	1,521,930.27
Parking						12000 \$	432,000.00
Developed Area (GFA)				34,906			
Fit-out subtotal							\$ 5,160,938.73
Rehab subtotal							\$9,520,597.23
COST TOTAL							\$ 14,681,535.96

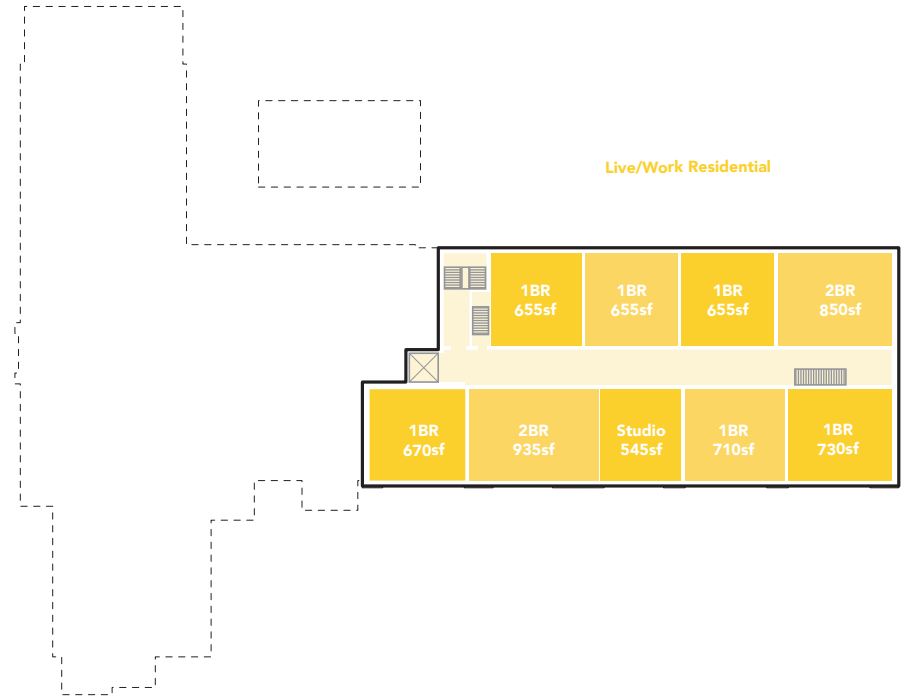
Scenario 2: All Original

Residential in the original 1950s portion

This scenario proposes demolishing the nondescript 1950s addition, and rehabilitating the original 1920s era classroom wing as housing. The result is a simple bar building that leaves ample open space on site available for new multifamily or single-family construction. As the historic finishes inside this older wing have been mostly damaged by water, this development scheme assumes fully contemporary construction and finishes to fit out the units.



First Floor



Second Floor



Studio (520sf-580sf)	3
1BR (655sf-770sf)	12
2BR (850-935sf)	3
TOTAL UNITS	18

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Market	Plaster w/ Conc Structure	Contemp	0.4975	17,367		144 \$	2,500,844.77
Demo			0.5025	17,539	288339.54	0.7 \$	201,837.68
Parking						12000 \$	240,000.00
Elevator						225000 \$	225,000.00
Developed Area (GFA)				17,367			
Fit-out subtotal							\$ 3,167,682.44
Rehab subtotal							\$ 6,160,879.53
COST TOTAL							\$ 9,328,561.97