

# **INSTITUTIONAL ADAPTIVE BUILDING REUSE**

Giving new life to Detroit's institutional buildings:

The anchors of culture, character, and fabric of our neighborhoods



WHAT ARE WE CONSIDERING:

**Code amendments to allow the reuse of public, civic, and institutional buildings**

BEFORE



3396 Vinewood

AFTER



# ADDING ADAPTIVE REUSE OPPORTUNITIES

Libraries

Fire or police stations

Post offices

Courthouses

Schools & educational institutions

Religious institutions & religious residential

Utility buildings

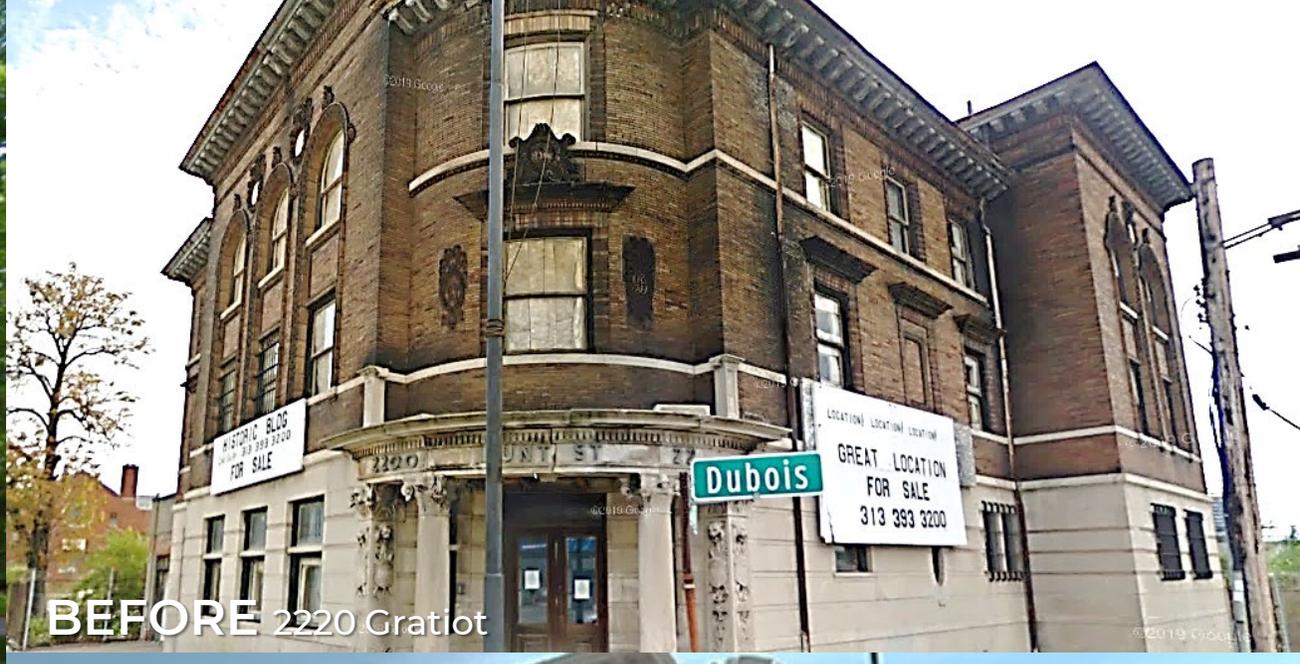


# FOSTERING SUCCESS





**BEFORE** – 609 E. Kirby



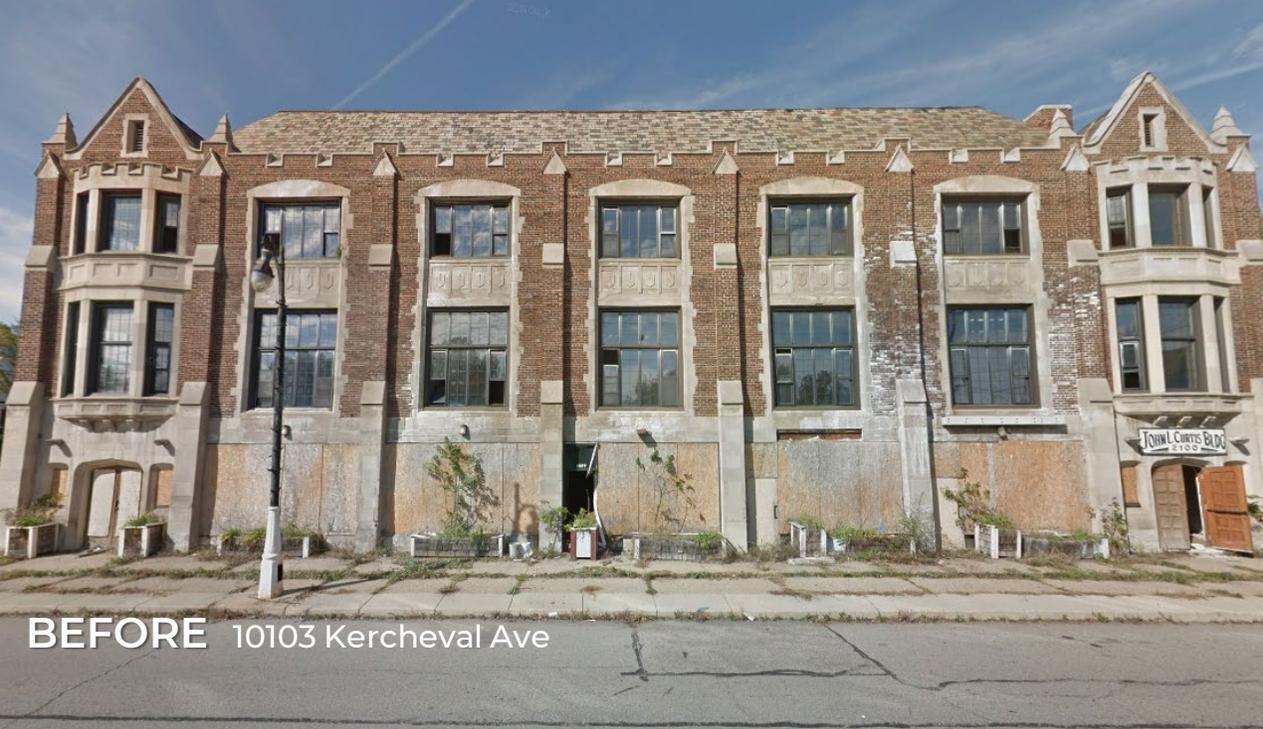
**BEFORE** 2220 Gratiot



**AFTER**



**AFTER**



BEFORE 10103 Kercheval Ave



BEFORE 3506 Gratiot



AFTER



AFTER



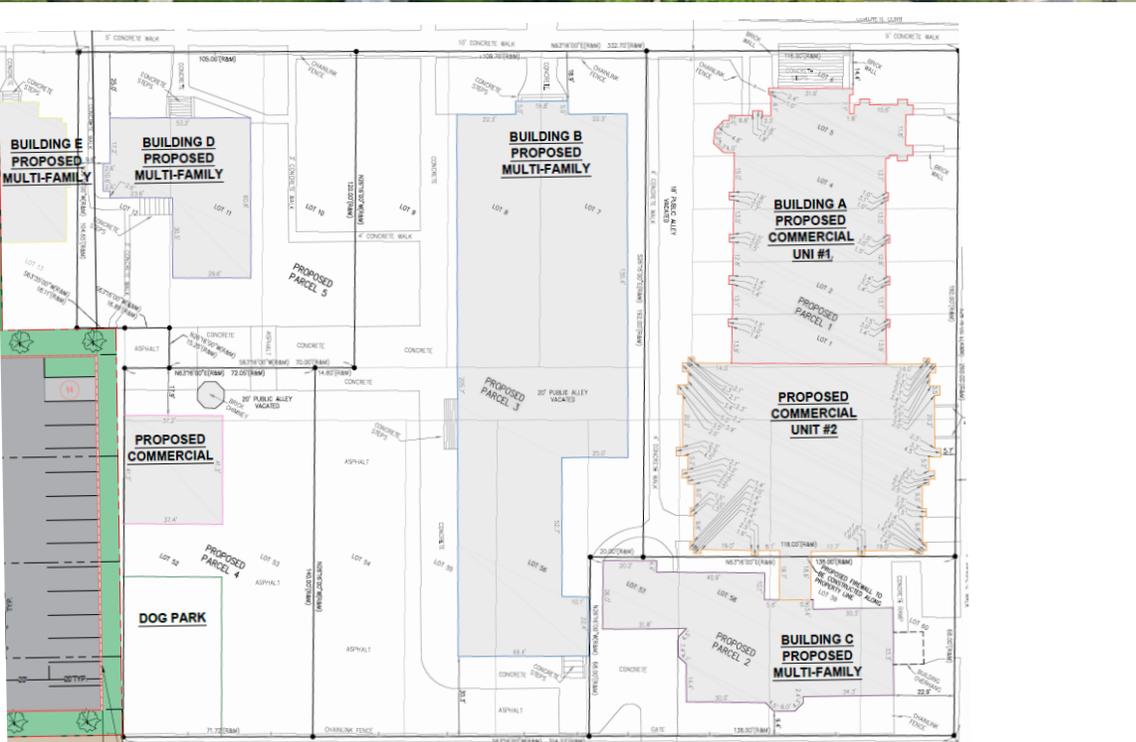
# ELIMINATES THE NEED FOR REZONING

St Agnes Church was recently rezoned from R3 to SD1 buildings to be redeveloped as:

residential,

cultural center,

and office



## **13300 Syracuse Transfiguration School**

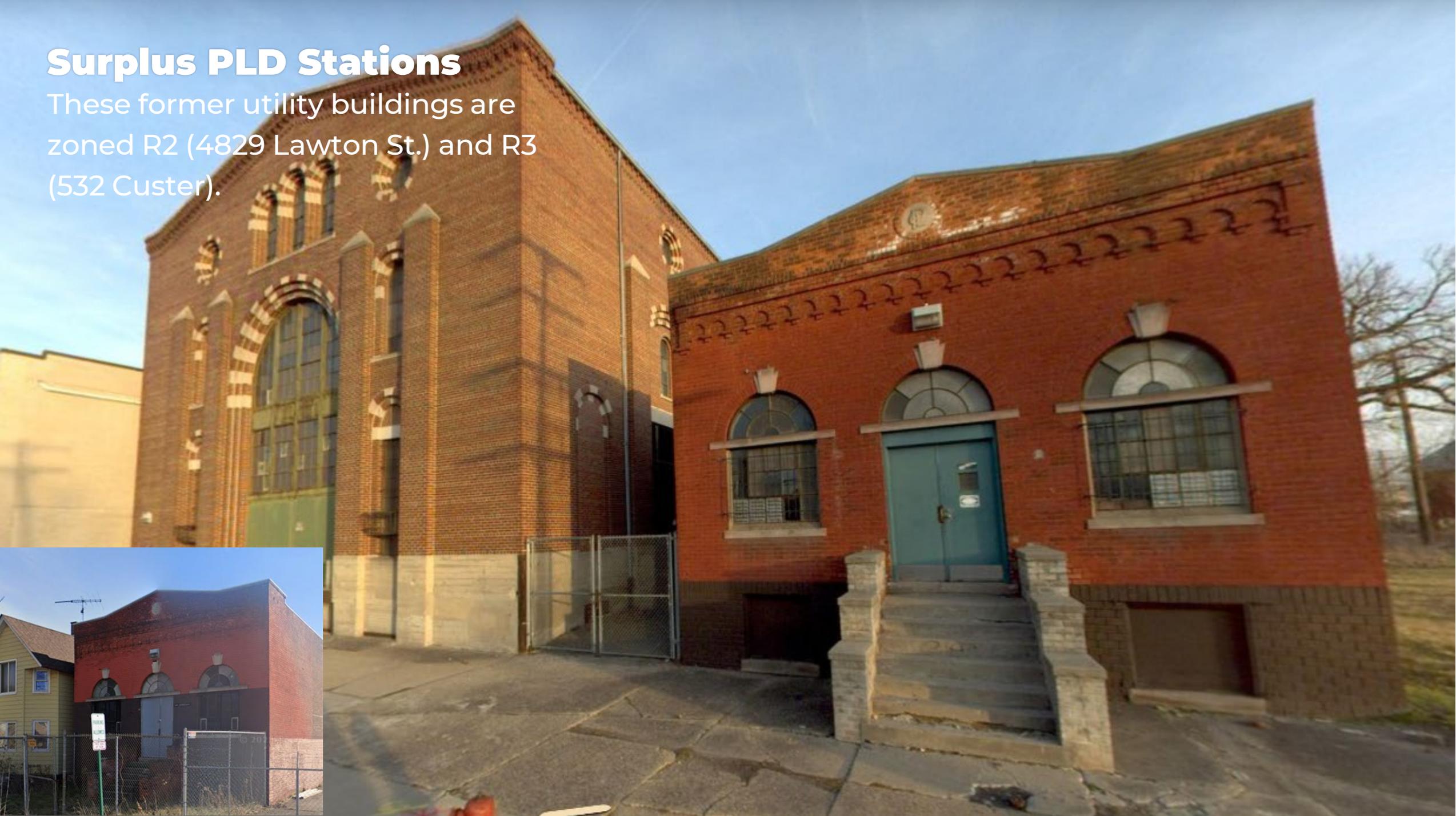
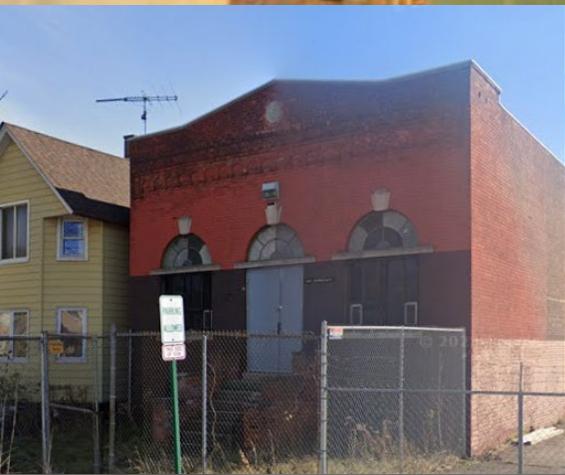
The former school has been redeveloped into 19 low-income apartments.

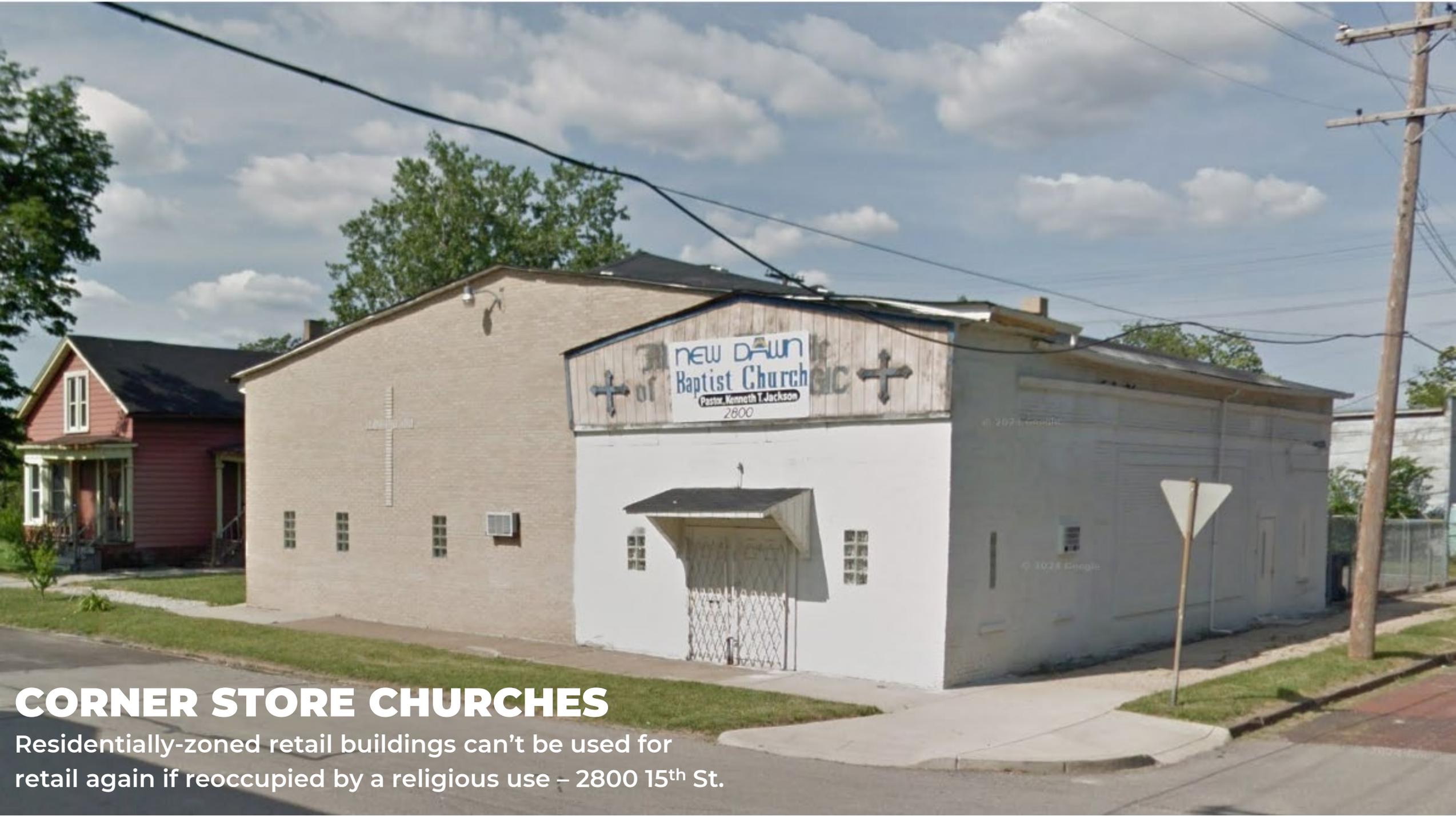
This redevelopment is permitted (conditionally) under our current School Building Adaptive Reuse Ordinance



## Surplus PLD Stations

These former utility buildings are zoned R2 (4829 Lawton St.) and R3 (532 Custer).





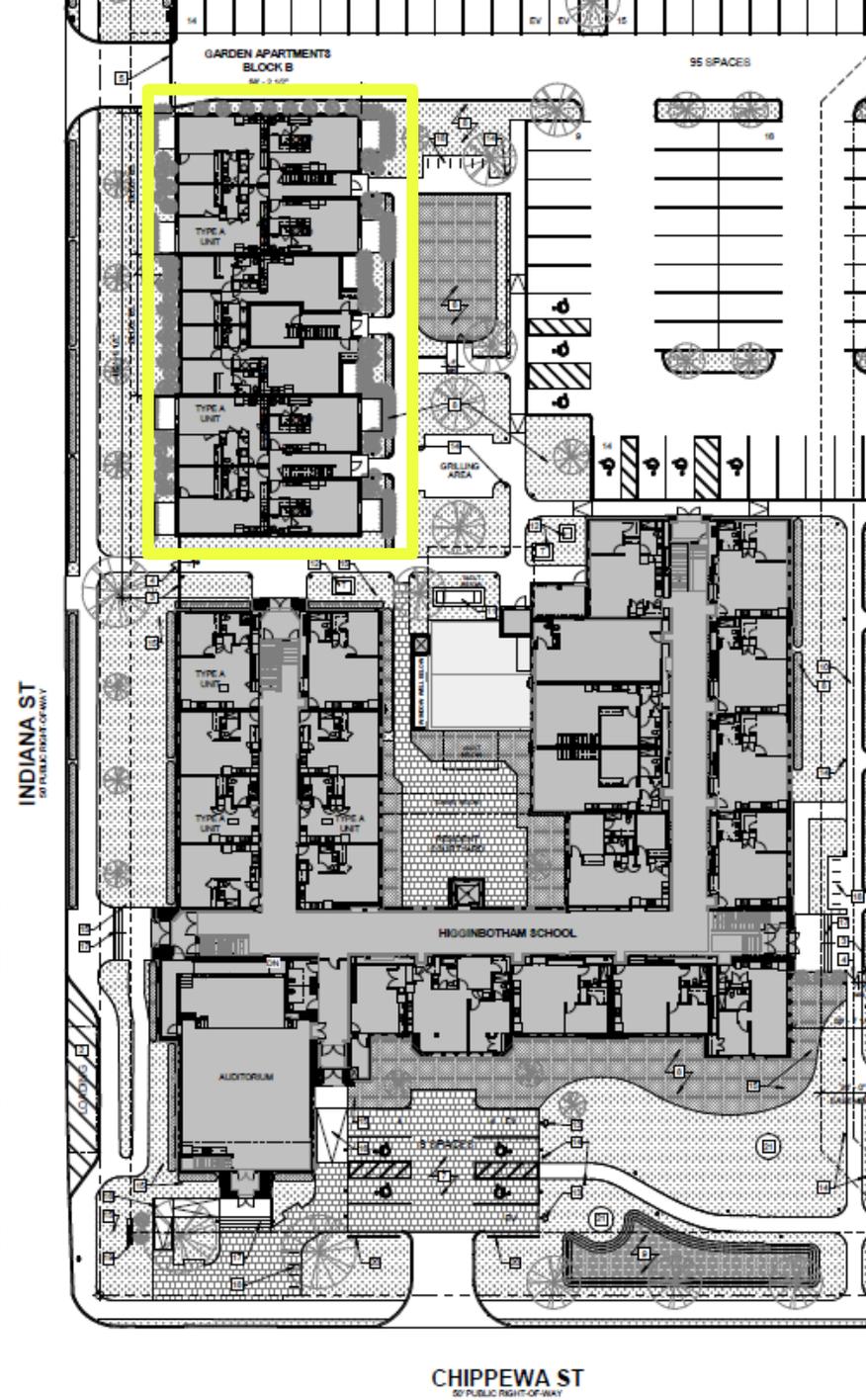
## CORNER STORE CHURCHES

Residentially-zoned retail buildings can't be used for retail again if reoccupied by a religious use – 2800 15<sup>th</sup> St.

# NEW RESIDENTIAL ON THE SITE



Higginbotham school  
2019 Wisconsin St., Rezoned from R1 to R3



INDIANA ST  
20' PUBLIC RIGHT-OF-WAY

CHIPPEWA ST  
20' PUBLIC RIGHT-OF-WAY

# SUPPORT NEW AFFORDABLE HOUSING EFFORTS

Lewis College of Business  
(17334 Meyers)

Required rezoning from R1 to R3 to permit new residential development.

Ordinance would permit  
*without a rezoning*



# 50 Conditional Uses, such as:

⚠️ All Require a Special Land Use Hearing

## Residential & Institutional

- Apartment
- Limited apartments (new construction on sites)
- Neighborhood center for non-profits
- Child caring institution and adult day care
- Dance, art, or cooking school
- Assisted living
- Educational institution

## Commercial

- Nail salon
- Barber/beauty shop
- Bake shop
- Restaurant without a drive-thru
- Office
- Small brewpub or bar (<3,000 sf)
- Art Gallery

## Manufacturing

- Clothing, leather good, & jewelry mfg
- Food catering establishment
- Trade service (plumbing, HVAC, cabinet shops)
- Food product mfg/processing (excl. meat or slaughtering)
- Candy mfg.
- Public storage facilities

# OTHER PROVISIONS

- Parking and Loading reduction of 50% and can be located up to  $\frac{1}{4}$  mile away
- Encourage preservation by requiring >75% of the building be retained

# WHY...

- Supports new housing efforts
- Expedites investment as an individual rezoning for each institutional building burdens each proposal with time and money spent
- Allows a variety of redevelopment options to accommodate the unique challenges of adaptive reuse
- Promotes redevelopment activities that serve the day-to-day needs of local residents
- Reduces annual demolition costs by making it easier to reuse institutional anchors within residential communities
- Supports neighborhood investments with increased redevelopment opportunities

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*The New York Times*

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For Sale: Hundreds of  
Abandoned Churches. Great  
Prices. Need Work.

As church congregations across the United States wither and disappear, the buildings they leave behind are becoming private homes.

# HOW...

## Guiding principles for Institutional Adaptive Reuse in neighborhoods:

- Will add to the vibrancy of the neighborhood
- Fulfills the day-to-day needs for good & services of the surrounding community
- Creates opportunity for employment for those within the neighborhood
- Won't create burdensome traffic
- Local community gets say in the process



# WHAT'S THE BOTTOM LINE?





**INSTITUTIONAL BUILDINGS ARE THE ANCHORS OF NEIGHBORHOODS**  
ALEXANDER MACOMB ELEMENTARY



2009





**AS THESE ANCHORS GO,  
SO GOES THE NEIGHBORHOODS**  
ALEXANDER MACOMB ELEMENTARY



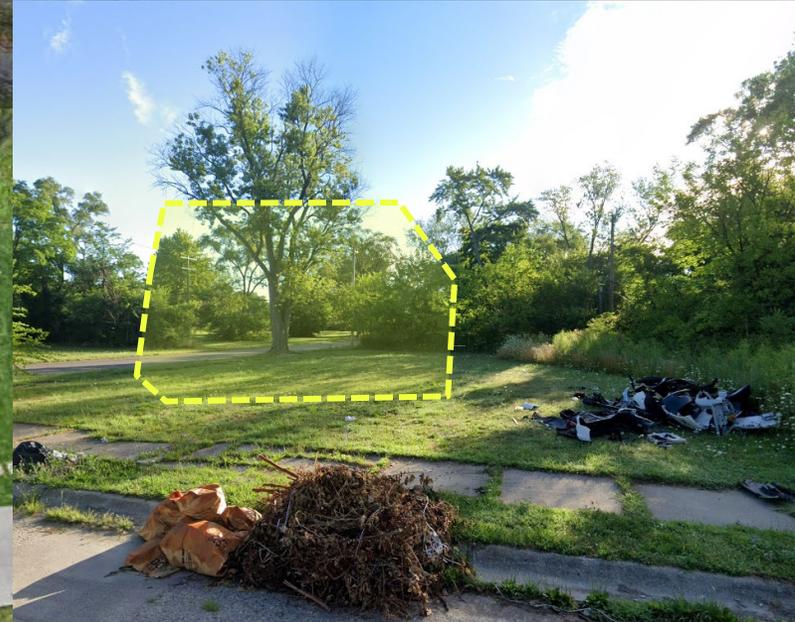
**2018**



**ADAPTIVE REUSE OF THESE ANCHORS  
CAN PRESERVE THE NEIGHBORHOOD FABRIC**  
ALEXANDER MACOMB ELEMENTARY



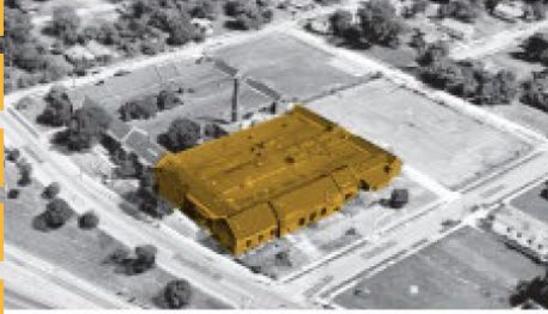
2024



# TACTICAL PRESERVATION

A building reuse strategy focused on the **partial and incremental** reuse of existing buildings through a Buildings & Safety (BSEED) process to ensure that the properties can be activated in a safe, efficient, environmentally sound, aesthetically responsive manner via modifications to development standards.

**13000 DEQUINDRE STREET**



**TOTAL BLDG. SF: 100,765 SF } 43%**  
**1<sup>ST</sup> PHASE: 43,000 SF } reactivated in first phase**

**EST. REHAB COST: \$8 MILLION**  
**EST. MOTHBALL COST: \$1.5 MILLION**  
**TOTAL EST. COST: \$9.5 MILLION**

**16119 E WARREN AVENUE**



**TOTAL BLDG. SF: 4,500 SF } 100%**  
**1<sup>ST</sup> PHASE: 4,500 SF } reactivated in first phase**  
(Entire building activated but only 25% of block act.)

**EST. REHAB COST: \$850,000**  
**EST. MOTHBALL COST: NA**  
**TOTAL EST. COST: \$850,000**

**21533 GRAND RIVER AVENUE**



**TOTAL BLDG. SF: 8,500 SF } 50%**  
**1<sup>ST</sup> PHASE: 4,250 SF } reactivated in first phase**

**EST. REHAB COST: \$790,000**  
**EST. MOTHBALL COST: \$110,000**  
**TOTAL EST. COST: \$900,000**

**2550 COPLIN STREET**



**TOTAL BLDG. SF: 86,000 SF } 25%**  
**1<sup>ST</sup> PHASE: 21,500 SF } reactivated in first phase**

**EST. REHAB COST: \$4 MILLION**  
**EST. MOTHBALL COST: \$1.7 MILLION**  
**TOTAL EST. COST: \$5.7 MILLION**



**Step 0** If Needed—Make Safe Permit

- Application Items should include:**
- Scope of Work
  - Any Site Work
  - Footing Stabilization
  - Zoning Details
  - Fire Concerns
- If needed to enter the building for deeper analysis. Size of space, proposed uses, Occupancy, Temporary or Permanent? Expand/future Phases

**Buildings, Safety Engineering & Environmental Department**  
 2 Woodward Ave.  
 Suite 409



**Step 1** Intake Form Application

- Application Scope Items to be review for eligibility to Include:**
- Intended/Desired Use (s)
    - Current Zoning
    - Total Building Area
  - Percentage of Building Intended/Desired or Activation
    - Project Narrative
  - Estimated Time Frame/Schedule of Activation (s)
  - Preliminary Plan Review (PPR)

**Phone Numbers:**  
 Property Maintenance: (313) 628-2451  
 Plan Review/Permits: (313) 224-0297



**Step 2** Get Started

**Actual Building Permit Application**

Depending on results of Intake Application, Site Plan review and/or Special Land Use may be required

Projects that has more than **5,000** square feet of gross floor area and/or land, except that, on land zoned M1, M2, M3, M4 or M5, the threshold for industrial uses shall be 50,000 square feet of gross floor area and or land;

Applications for proposed permitting that meet any one or more of the applicability criteria in this section shall be reviewed through the Tactical Preservation process. Developments that do not meet any of the applicability criteria in this section shall be reviewed by the Buildings, Safety Engineering, and Environmental Department through its standard permitting process.

# Amending Adaptive Reuse Schools Ordinance

- For Schools, Libraries, Fire or police stations, Post offices, Courthouses, Religious or Utility buildings
- Adds commercial use options to these Institutional Buildings when zoned Residential (typically R1 or R2)

Will also allow:

1. Tactical Preservation: occupying a smaller footprint of a larger building
2. Reduction of parking requirements for reuse
3. Allows new construction multifamily when school or building is preserved

ENGAGEMENT

LEGAL REVIEW

Jan. – Apr.

May – June

June - July

Sept- Oct

PLANNING COMMISSION

COUNCIL  
HRG. AND  
VOTE

- Developer stakeholder discussion: Mar 2025
- Resident stakeholder discussion: Apr 2025
- Council Briefings: Mar/Apr 2025
- DONCast Meetings: Apr 2025

ELIMINATES THE NEED FOR A REZONING



Supports new housing efforts

Removes need for an individual rezoning for each institutional building

Provides more redevelopment options to accommodate unique challenges of adaptive reuse

Promotes redevelopment options that serve the day-to-day needs of local residents

Supports neighborhood investments by increasing redevelopment opportunities

May reduce annual demolition costs by offering more opportunities to reuse institutional anchors

# FAQs

## **What is an SLU Hearing and who can attend?**

An SLU is a hearing held at the Buildings and Safety Department to gather feedback. Surrounding neighbors are invited to the hearing to provide input on the project.

## **What protections do neighborhoods have when adaptive reuse projects occur?**

In addition to being able to voice concerns at an SLU hearing, all standard City Code provisions are applicable (e.g. landscaping, screening, noise restrictions, etc).

## **Why are parking and loading requirements reduced for adaptive reuse?**

High parking and loading requirements may be the difference between a building remaining vacant for years or allowing for a new use. When buildings are landlocked, parking requirements may induce demolition or long-term vacancy, due to site limitations.



Help Plan Detroit's  
Tomorrow, Today!

## POLICY WORKSHOPS

The Plan Detroit team invites you to join us for interactive policy workshops where YOUR voice will directly shape our city's future. This is your opportunity to influence the decisions that will affect Detroit neighborhoods, environment, culture, transportation, and economy for years to come.

### WHAT TO EXPECT

These interactive workshops will focus on creating practice policies that address the real needs of Detroiters.

- **What You'll Do:** Participate in guided discussions, collaborate with fellow residents, and work directly with city planners to develop policy recommendations.
- **What We'll Provide:** Light refreshments, all necessary materials, and a welcoming space for every voice to be heard.

All of the workshops will take place at:

**JOSEPH WALKER WILLIAMS  
COMMUNITY CENTER**  
8431 Rosa Parks Blvd.  
Detroit, Michigan 48206

**NEIGHBORHOODS & HOUSING**  
Saturday, April 12th  
10:00 am - 12:00 pm (doors open at 9:30 am)

**OPEN SPACE & ENVIRONMENT**  
Saturday, April 12th  
1:30 - 3:30 pm (doors open at 1 pm)

**ARTS & CULTURE**  
Monday, April 14th  
5:30 - 7:30 pm (doors open at 5 pm)

**MOBILITY**  
Tuesday, April 15th  
5:30 - 7:30 pm (doors open at 5 pm)

**JOBS & ECONOMY**  
Wednesday, April 16th  
5:30 - 7:30 pm (doors open at 5 pm)

### REGISTER TO PARTICIPATE



Scan the QR Code or  
visit the project website  
to register.

[WWW.PLANDETROIT.COM](http://WWW.PLANDETROIT.COM)

### QUESTIONS?

Contact the Plan Detroit team.  
detroitmasterplan@detroitmi.gov  
313.628.0221

سوف تقام كل ورش العمل في:

**JOSEPH WALKER WILLIAMS  
COMMUNITY CENTER**  
8431 Rosa Parks Blvd.  
Detroit, Michigan 48206

**الأحياء والإسكان**  
السبت، 12 أبريل  
من الساعة 10:00 صباحًا إلى الساعة 12:00 ظهرًا  
(تُفتح الأبواب في الساعة 9:30 صباحًا)

**المساحات المفتوحة والبيئة**  
السبت، 12 أبريل  
من الساعة 1:30 ظهرًا إلى الساعة 3:30 عصرًا  
(تُفتح الأبواب في الساعة 1 ظهرًا)

**الفنون والثقافة**  
الاثنين، 14 أبريل  
من الساعة 5:30 مساءً إلى الساعة 7:30 مساءً  
(تُفتح الأبواب في الساعة 5 مساءً)

**التنقل**  
الثلاثاء، 15 أبريل  
من الساعة 5:30 مساءً إلى الساعة 7:30 مساءً  
(تُفتح الأبواب في الساعة 5 مساءً)

**الوظائف والاقتصاد**  
الأربعاء، 16 أبريل  
من الساعة 5:30 مساءً إلى الساعة 7:30 مساءً  
(تُفتح الأبواب في الساعة 5 مساءً)

### التسجيل للمشاركة

يمكنك إجراء مسح ضوئي لرمز  
QR (الاستجابة السريعة) أو زيارة  
الموقع الإلكتروني للمشروع من  
أجل التسجيل.



[WWW.PLANDETROIT.COM](http://WWW.PLANDETROIT.COM)

### هل لديك أي أسئلة؟

اتصل بفريق Plan Detroit  
detroitmasterplan@detroitmi.gov  
313.628.0221



ساعدنا اليوم في التخطيط لغد ديترويت!

## ورش عمل بخصوص السياسات

يدعوك فريق Plan Detroit للانضمام إلينا لحضور ورش عمل تفاعلية بشأن السياسات، حيث إن صوتك سيرسم ملامح مستقبل مدينتنا بشكل مباشر. هذه هي فرصتك ليكون لك تأثير على القرارات التي ستؤثر على أحياء ديترويت وبيئتها وثقافتها ووسائل نقلها واقتصادها لسنوات قادمة.

### ماذا ينتظرك

ستركز ورش العمل التفاعلية هذه على إنشاء سياسات عملية تُلبي الاحتياجات الحقيقية لسكان ديترويت.

- **ما ستفعله:** المشاركة في المناقشات الموجهة والتعاون مع السكان الآخرين والعمل بشكل مباشر مع مخططي المدن لوضع التوصيات بخصوص السياسات.
- **ما سنقدمه لك:** مرطبات خفيفة، وجميع المواد اللازمة، ومساحة ترحيبية لسماع كل صوت.

# Plan DETROIT



ডেট্রয়েট এর ভবিষ্যৎ পরিকল্পনা করতে  
সহায়তা করুন, আজই!

## নীতি কর্মশালা

Plan Detroit টিম আপনাকে পারস্পরিক  
প্রতিক্রিয়াশীল নীতি কর্মশালায় আমাদের  
সাথে যোগদানের জন্য আমন্ত্রণ জানাচ্ছে  
যেখানে আপনার মতামত সরাসরি আমাদের  
শহরের ভবিষ্যৎ গড়তে ভূমিকা রাখবে।  
আগামী বছরগুলিতে ডেট্রয়েটের পাড়া-  
প্রতিবেশ, পরিবেশ, সংস্কৃতি, পরিবহন এবং  
অর্থনীতিতে প্রভাব ফেলবে এমন  
সিদ্ধান্তগুলিকে প্রভাবিত করতে এটি আপনার  
জন্য একটি সুযোগ।

### কী আশা করা যায়

এই পারস্পরিক প্রতিক্রিয়াশীল কর্মশালাগুলি  
ডেট্রয়েটবাসীদের প্রকৃত চাহিদা পূরণ করে এমন  
ব্যবহারিক নীতি তৈরির উপর আলোকপাত  
করবে।

- **আপনি যা করবেন:** নির্দেশিত  
আলোচনায় অংশগ্রহণ করবেন, সহ-  
বাসিন্দাদের সহযোগিতা করবেন এবং  
নীতিগত সুপারিশ তৈরির জন্য নগর  
পরিকল্পনাকারীদের সাথে সরাসরি কাজ  
করবেন।
- **আমরা যা সরবরাহ করব:** হালকা  
নাস্তা, প্রয়োজনীয় সকল উপকরণ এবং  
প্রতিটি কর্তৃত্বের যাতে শোনা হয় তার  
জন্য একটি স্বাগতপূর্ণ পরিবেশ।

সমস্ত কর্মশালা অনুষ্ঠিত হবে এখানে:

**JOSEPH WALKER WILLIAMS  
COMMUNITY CENTER**  
8431 Rosa Parks Blvd.  
Detroit, Michigan 48206

পাড়া-প্রতিবেশ ও আবাসন  
শনিবার, 12 এপ্রিল

সকাল 10:00টা - দুপুর 12:00টা (সকাল 9:30 টাতে দরজা খোলা হবে)

উন্মুক্ত স্থান ও পরিবেশ  
শনিবার, 12 এপ্রিল

দুপুর 1:30টা - 3:30টা (দুপুর 1:00টাতে দরজা খোলা হবে)

শিল্প ও সংস্কৃতি  
সোমবার, 14 এপ্রিল

বিকেল 5:30টা - সন্ধ্যা 7:30টা (বিকেল 5:00টাতে দরজা খোলা হবে)

গতিশীলতা  
মঙ্গলবার, 15 এপ্রিল

বিকেল 5:30টা - সন্ধ্যা 7:30টা (বিকেল 5:00টাতে দরজা খোলা হবে)

চাকরি ও অর্থনীতি  
বুধবার, 16 এপ্রিল

বিকেল 5:30টা - সন্ধ্যা 7:30টা (বিকেল 5:00টাতে দরজা খোলা হবে)

অংশগ্রহণ করতে নিবন্ধন করুন



নিবন্ধন করতে QR কোডটি  
স্ক্যান করুন অথবা প্রকল্পের  
ওয়েবসাইট ভিজিট করুন।

[WWW.PLANDETROIT.COM](http://WWW.PLANDETROIT.COM)

প্রশ্ন আছে?

Plan Detroit টিমের সাথে যোগাযোগ করুন।  
detroitmasterplan@detroitmi.gov  
313.628.0221

# Plan DETROIT



¡Ayude a planificar hoy el  
mañana de Detroit!

## TALLERES DE POLÍTICAS

El equipo de Plan Detroit lo invita  
a participar en talleres interactivos  
sobre políticas, donde SU voz dará  
forma directamente al futuro de  
nuestra ciudad. Esta es su  
oportunidad de influir en las  
decisiones que afectarán los  
barrios, el medio ambiente, la  
cultura, el transporte y la economía  
de Detroit en los próximos años.

### QUÉ ESPERAR

Estos talleres interactivos se  
enfocarán en la creación de  
políticas prácticas que respondan  
a las necesidades reales de los  
residentes de Detroit.

- **Lo que hará:** Participar en  
debates guiados, colaborar  
con otros residentes y trabajar  
directamente con urbanistas  
para desarrollar  
recomendaciones de políticas.
- **Lo que ofreceremos:**  
Refrigerios ligeros, todos los  
materiales necesarios y un  
espacio acogedor para que se  
escuchen todas las voces.

Todos los talleres se realizarán en:

**JOSEPH WALKER WILLIAMS  
COMMUNITY CENTER**  
8431 Rosa Parks Blvd.  
Detroit, Michigan 48206

**BARRIOS Y VIVIENDA**

Sábado, 12 de abril  
10:00 am - 12:00 pm  
(las puertas abren a las 9:30 am)

**ESPACIO ABIERTO Y  
MEDIO AMBIENTE**

Sábado, 12 de abril  
1:30 - 3:30 pm (las puertas abren a la 1 pm)

**ARTE Y CULTURA**

Lunes, 14 de abril  
5:30 - 7:30 pm (las puertas abren a las 5 pm)

**MOVILIDAD**

Martes, 15 de abril  
5:30 - 7:30 pm (las puertas abren a las 5 pm)

**EMPLEO Y ECONOMÍA**

Miércoles, 16 de abril  
5:30 - 7:30 pm (las puertas abren a las 5 pm)

REGÍSTRESE PARA PARTICIPAR



Escanee el código QR  
o visite el sitio web  
del proyecto para  
registrarse.

[WWW.PLANDETROIT.COM](http://WWW.PLANDETROIT.COM)

¿PREGUNTAS?

Contacte al equipo de Plan Detroit.  
detroitmasterplan@detroitmi.gov  
313.628.0221

# THANK YOU!



**Kimani Jeffrey**  
**City planner**

City Planning Commission  
[jeffreyk@detroitmi.gov](mailto:jeffreyk@detroitmi.gov)  
(313) 224-6376

**Greg Moots**  
**Lead planner**

Planning and Development Department  
[greg@detroitmi.gov](mailto:greg@detroitmi.gov)  
(313) 224-1358

Visit [www.detroitmi.gov/adaptivereuse](http://www.detroitmi.gov/adaptivereuse)  
for more information.

**Category****Use****Category****Use****Residential Uses**

- Assisted living facility
- Child caring institution
- Convalescent, nursing, or rest home
- Loft
- Apartment (new construction may be permitted on site)

**Retail, Service and Commercial Uses**

- Office
- Printing shops
- Radio or television station
- Recording studio or photo studio or video studio
- Recreation, indoor commercial and health club
- Restaurant without drive-up
- Dance, gymnastics, music, art or cooking school
- Shoe repair shop
- Retail store without drive through
- Veterinary clinic for small animals
- Youth hostel/hostel

**Public, civic, and institutional**

- Governmental service agency
- Educational institution
- Adult day care center
- Boarding school and dormitory
- Child care center
- Library
- Museum
- Neighborhood center, non profit

**Manufacturing and Industrial Uses**

- Confection manufacture
- Food catering establishment
- Jewelry manufacture
- Lithographing and sign shop
- Low-impact manufacturing or processing
- (Limited) Low/Medium-Impact manufacturing or processing
- Trade services, general
- Wearing apparel manufacturing
- Public storage facilities

**Retail, Service and Commercial Uses**

- Animal grooming shop
- Art gallery
- Bake shop, retail
- Bank without Drive-up
- Barber or beauty shop or Nail Salon
- Bed and breakfast inn
- Body art facility
- Brewpub or microbrewery
- Business college or commercial trade school
- Dry cleaning, laundry or laundromat
- Bar
- Medical or dental clinic, physical therapy or massage clinic

**Agricultural Uses**

- Aquaculture
- Aquaponics
- Hydroponics