

Welcome to the Schaap Center

INSPIRE, PERFORM, AND ENGAGE

Application to the Historic District Commission - October 16, 2023



Schaap
Center

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PURPOSE AND VISION

The Schaap Center will become a prominent place of fellowship and gathering for the appreciation and enjoyment of the performing and visual arts while also providing substantial community benefit for the East Jefferson corridor and surrounding areas. A venue like the Schaap Center is beneficial to the community for a number of reasons. The most important being recognition of the arts ability to harness the healing power within each of us and help bring us into community with one another. The Schaap Center will be a place to perform, share, learn, work, and appreciate collectively.

COMMUNITY | ACCESSIBILITY | INCLUSION



Schaap Center Night Rendering

PURPOSE AND VISION

A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery will be an exceptional regional arts center dedicated to stimulating high-quality performing and visual arts experiences.

- ▶ 49,000 square foot building
- ▶ Site Acreage: 2.44
- ▶ 424-seat theater
- ▶ Year-round community programming
- ▶ Rotating private and museum art exhibits
- ▶ Community and visiting artist exhibits



TIMELINE AND FUNDING

- ▶ **Groundbreaking:** Spring 2023
- ▶ **Opening:** Spring 2025
- ▶ **Capital Campaign Goal:** \$45,000,000
- ▶ **Endowment Goal:** \$10,000,000
- ▶ **Raised to date:** \$46,001,499



PROGRAM PARTNERS

The Schaap Center will be a state-of-the-art performance and exhibition venue that will serve as an anchor for the arts and culture programming by both permanent and visiting program partners. We will promote the use of the rich historic district legacy of Jefferson-Chalmers for the education, pleasure, and welfare of Detroiters and citizens of the region through year-round programming. We are very proud of our growing list of partners.

Permanent home for:

- ▶ Detroit Concert Choir
- ▶ Grosse Pointe Community Chorus
- ▶ Grosse Pointe Symphony Orchestra
- ▶ Grosse Pointe Theatre

Program Partners – Detroit Based:

- ▶ Detroit Institute of Arts
- ▶ Detroit Medical Orchestra
- ▶ Detroit Public Television
- ▶ Detroit Symphony Orchestra
- ▶ Detroit Opera Theatre
- ▶ Eisenhower Dance Detroit
- ▶ Mosaic Youth Theatre of Detroit
- ▶ Pewabic Pottery
- ▶ the Carr Center



Performance photos from
Grosse Pointe Theatre

SITE HISTORY

In 2015, the City of Grosse Pointe Park was issued a permit and demolished the Deck Bar building located at 14901 E. Jefferson. The Schaap Center and its donors had no involvement in the steps that were taken by the City of Grosse Pointe Park.



The Deck Bar Sign



Project Site - April 2023



The Deck Bar Interior

EXISTING CONDITIONS | JEFFERSON CHALMERS

General environmental character - The Jefferson-Chalmers Business Historic District is a low-scale, mixed-use neighborhood commercial district that maintains a high degree of integrity but faces increasing pressures from redevelopment...the district has potential to grow into a gateway that complements that of the Grosse Pointes. HDC staff report 10-13-21



Neighborhood Grocery



Apartments at The Bridge



Detroit Soul



Yellow Light

EXISTING CONDITIONS | JEFFERSON AVENUE/ALTER ROAD INTERSECTION



Future Development - Northwest Corner



Marathon Gas Station - Southeast Corner



Aerial View of Intersection



Mobile Gas Station - Southwest Corner

EXISTING CONDITIONS | AERIAL VIEW



Aerial View of Project Site

EXISTING CONDITIONS | CURRENT CONDITION - STRUCTURES TO BE DEMOLISHED



Streetview 14927 E. Jefferson



Saw Cut Old DPW Building



DPW Old Salt Shed



Project Site Aerial

EXISTING CONDITIONS | CURRENT CONDITION

The resource constitutes a hazard to the safety of the public or to the structure's occupants.

These buildings are a safety hazard and should be demolished immediately, as demonstrated by letters from our Structural Engineer previously provided to the City of Detroit and included as part of Appendix A.



The former City of Grosse Pointe Park DPW buildings (note that this building is not listed as a Contributing Structure in the Historic District Commission Report).

SCOPE OF WORK

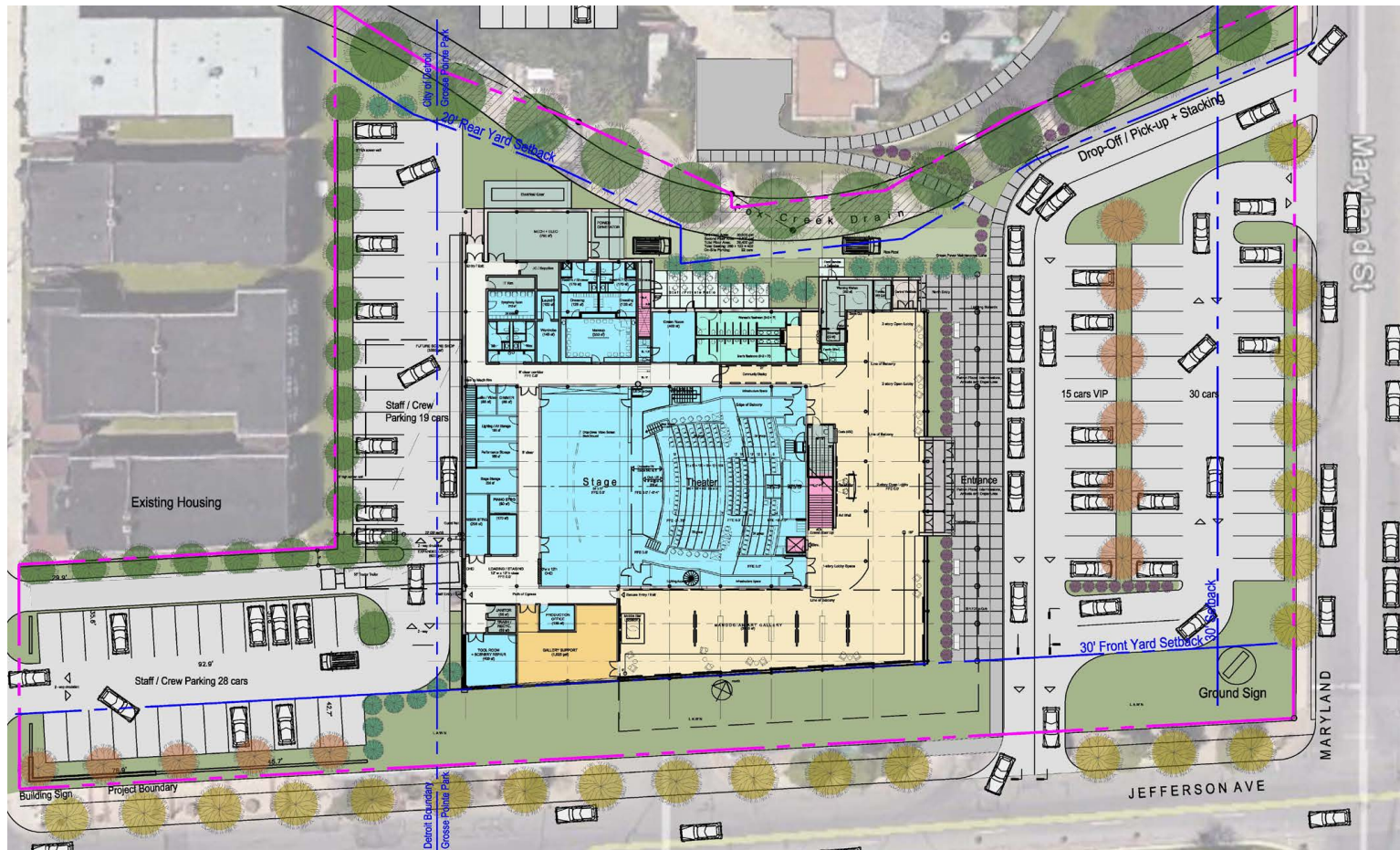
Rehabilitation of the gateway to Detroit's Jefferson-Chalmers Historic Business District to enhance the historic pedestrian character of the district and historic character of the property. Improvements to E. Jefferson Avenue are necessary, as it is one of the main arterials leading downtown from Jefferson Chalmers and the suburbs. It is also an integral commercial corridor for the neighborhood, and contains a designated historic district, with significant architecture and a growing local business district.



Aerial View of Jefferson Chalmers District and
Local Historic District Map

SCOPE OF WORK

This transformational project is composed of three separate parcels at a prominent gateway location to the city, situated at the northeast corner of Alter and East Jefferson. Three city of Detroit parcels are proposed for redevelopment; two currently form a landscaped lawn area and the third, the easternmost parcel of the city along Jefferson, is occupied by the westernmost thirds of buildings that are otherwise in adjacent Grosse Pointe Park.



Site Plan

PUBLIC REALM DESIGN

Embraced by an architectural brick and stone garden wall, the gathering plaza provides comfortable bench seating overlooking an active Jefferson Avenue, lush planting beds filled with native plants and flowers and beautiful specimen trees that give a sense of color, enclosure, and importance. Historic brick cobbles from the Detroit Streetcar Railway system will be used for paving along with a tasteful architectural sign marking the Schaap Center project.



View From Jefferson Ave/Alter Rd Intersection

PUBLIC REALM DESIGN

It is hoped this gathering area will be enjoyed by all people of the community, and celebrated as a place for the arts and a place to come together and rediscover the kindness and good in all of us.



COMMUNITY BENEFIT

Our vision is to unite the two communities of Detroit and Grosse Pointe into one community with no boundary that only strengthens and stabilizes a crucial corridor. We have been developing meaningful relationships and partnerships with cultural community partners, civic leaders, Jefferson East Inc., Eastside Community Network, and the City of Grosse Pointe Park to secure investment and philanthropic support of the East Jefferson corridor which has anchored this project since its inception.



Coriander Kitchen & Farm - Jefferson Chalmers

COMMUNITY BENEFIT

Strengthen the local economy

The vast majority of the contracts for vendor services at the Schaap Center are minority owned and Detroit based.

Economic Impact Assessment – PCI Dailey Company 8-1-2023

Per the Economic Impact Assessment included in Appendix A, the construction of this development will have an **economic impact of \$100,546,547** over the span of the project’s two-year construction phase, and it is expected to generate **665 job opportunities**. Notably, this economic influence is poised to bolster various local sectors, including housing, retail, restaurant, medical institutions, among others.

WASTE MANAGEMENT

Detroit Disposal
9455 W. Fort St., Detroit MI 48209

SECURITY SERVICES

City Shield Security
3250 Franklin St, Detroit, MI 48207

LANDSCAPNG & SNOW REMOVAL

Premier Group Associates
2221 Bellevue, Detroit, MI 48207

PRINTING & DIRECT MAIL

Allegra Printing and Signs
400 Renaissance Dr. W level 1,
Detroit, MI 48243

VALET & TRAFFIC CONTROL

Universal Valet
1420 Washington Boulevard, #301
Detroit, MI 48226

FURNITURE

District by Design
119 State Street, Detroit MI

AE CONSULTANT

SmithGroup
500 Griswold, Detroit, MI 48226

MECH PM SERVICES

Fred Barton Co
565 E. Milwaukee, Detroit MI 48202

PM SERVICES

CBRE Detroit
400 Renaissance Dr.
Detroit MI

SCAFFOLDING

Scaffolding, Inc.
135 E. McNichols, Detroit MI

JANITORIAL/CLEANING

J'Multi, LLC
Detroit MI

COMMUNITY BENEFIT

Create opportunities for local residents and businesses

The Schaap Center will host **public hours** on Mondays for school field trips and two Saturdays per month for the general public.

The Schaap Center is committed to providing full-time and part-time employment opportunities, hosting contractor fairs, job fairs and recruitment services in collaboration with JEI. We take a non-discriminatory approach to provide equal opportunity for employment and advancement in all of our departments, programs, and worksites at every level.

The major gift from The Molly and Mark Valade Foundation will support a diverse, inclusive, and equitable workplace where all employees, contractors, clients and volunteers, whatever their gender, race, ethnicity, national origin, age, sexual orientation or identity, education or disability, feels valued and respected. We respect and value diverse life experiences and heritages and ensure that all voices are valued and heard.

We will introduce careers in the performing and visual arts and non-profit management through thoughtful program partner participation in an effort to provide workforce development opportunities.

We are committed to maintaining a preferred catering and restaurant list of establishments in Jefferson-Chalmers Business District that is published in patron experience materials, featured on web site and social media with the support of the local chamber of commerce and business associations.

CORIANDER KITCHEN & FARM | DETROIT SOUL | ROOSTERTAIL | SINBAD'S | YELLOW LIGHT

COMMUNITY BENEFIT

We have made strides to **stabilize and improve property values** through Schaap Center leadership by securing grants to Jefferson East, Inc. (JEI) of \$250,000 and an additional \$100,000 grant from the A.A. Van Elslander Foundation to continue its mission of preserving and stabilizing homeownership in the East Jefferson corridor.

A survey conducted by JEI indicates that more than 4,000 homes within the Jefferson-Chalmers neighborhood and adjacent neighborhoods received between one and eight feet of water in their basements during the 2021 catastrophic rainfall. The grant allowed JEI to assist flooding victims with repairing and elevating furnaces that were damaged during the flooding event. Support from Van Elslander funded flooding recovery repairs to **37 homes** in Jefferson Chalmers and staffing support dollars facilitated work on more than **127 additional homes**.

Blight remediation efforts to remove dilapidated structures that have added to negative impacts across the neighborhood for decades and those properties are now being well maintained for the safety of the neighbors and who students attend Detroit Merit Academy at the cost of the Schaap Center.



Aerial View

COMMUNITY BENEFIT

In an effort to **foster civic beauty and enhance community pride**, the City of Grosse Pointe Park – Downtown Development Authority has launched a Civic Campus redesign that improves accessibility to Grosse Pointe Park City Hall facilities, Public Safety Department and Grosse Pointe Public Library and makes a more welcoming environment.

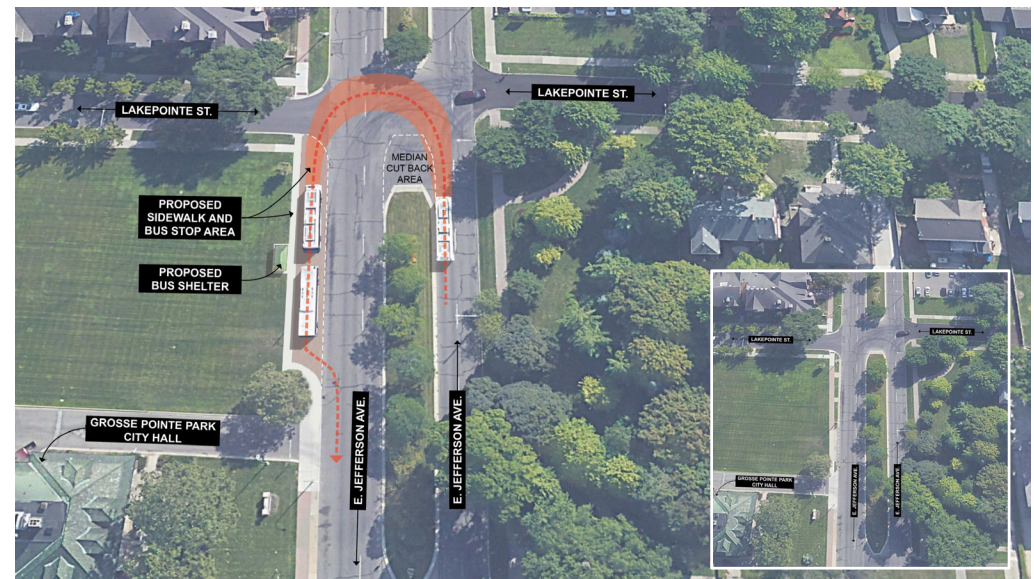
Improved bus transit experience with additional bus shelter at the DDOT bus staging area and turnaround between Lakepointe and Maryland Streets on East Jefferson.

Support programs to improve streetscape enhancements to foster a welcoming environment with improved walkability, safety, and access. Efforts will have positive impact in the neighborhoods and rejuvenate retail along the East Jefferson corridor.

Strengthen local communities through cross border collaboration strategies with improved cross walk experience, improved walkability, commitment to maintaining a safe and clean corridor through the JEI Block by Block Clean Team Ambassadors and participation in the annual Motor City Makeover.



City of Grosse Pointe Park Civic Campus



Bus Turnaround Area

COMMUNITY BENEFIT - STORMWATER MANAGEMENT & SUSTAINABILITY

The Schaap Center utilizes the very latest in stormwater management, energy conservations and material ecology found in building science today. It will set a new standard in environmental stewardship and serve as a reference standard for future building projects.

Please reference attachment named “MEM 2021-0303 12345 GPPAC – Stormwater & Building Sustainability Summary” prepared by SmithGroup, the AOR. Please also reference attachment named “Storm Narrative – OHM” prepared by SmithGroup, the AOR for additional information.

The Schaap Center team hired Wade Trim to conduct a study utilizing LIDAR technology to model the storm water management based off the June 25, 2021 rainfall frequency, which simulated a 500-year event. Subsurface and Surface systems and grading were analyzed. It was determined per the Conclusions that the propose grading is not expected to increase the risk of flooding on the St. Ambrose Church property or adjacent properties. Please reference the attachment named “Meeting_20210917_Final” for reference.

Specific Examples include:

- Green Stormwater Infrastructure: on-site bioswales detain stormwater
- Sewage Management: separated storm and sanitary lines
- Landscaping: use of indigenous trees and plants, references to Detroit’s horticultural history.



Schaap Center Day Rendering

ART HAS THE POWER
TO HEAL, INSPIRE,
AND CHANGE LIVES.



CBRE

SMITHGROUP

Jaime Rae Turnbull
Executive Director - Schaap Center

Schaap
Center