

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



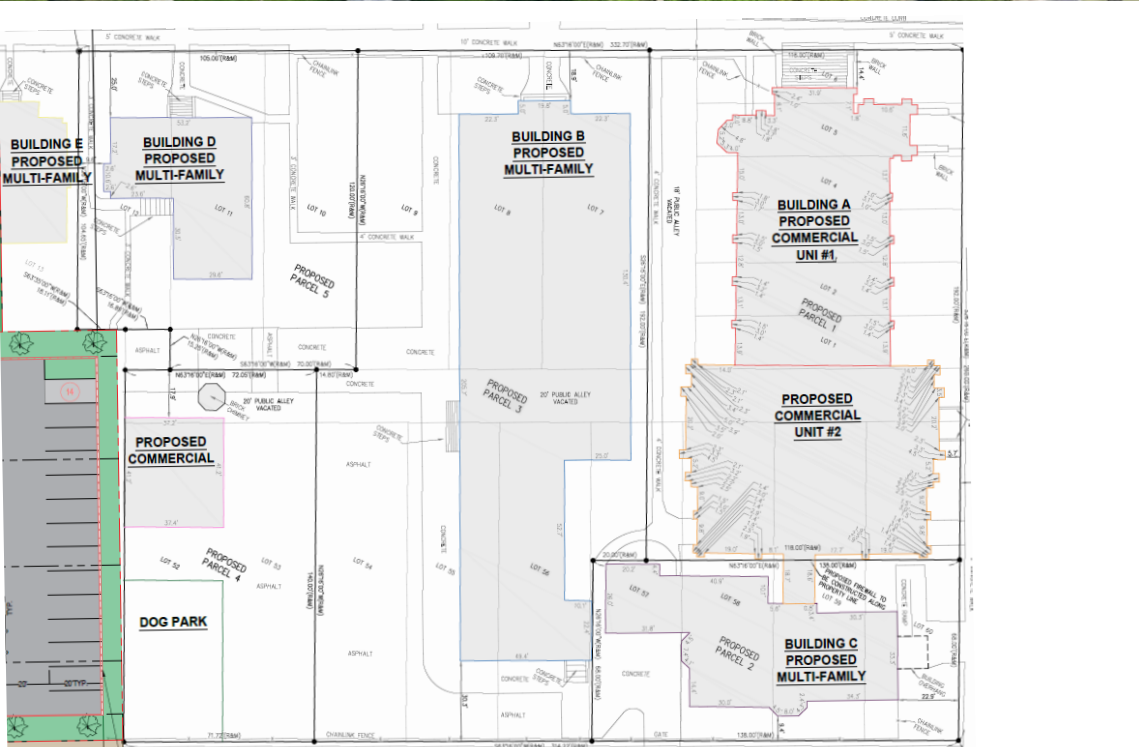
ELIMINATES THE NEED FOR REZONING

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

residential,

cultural center,

and office



13300 Syracuse Transfiguration School

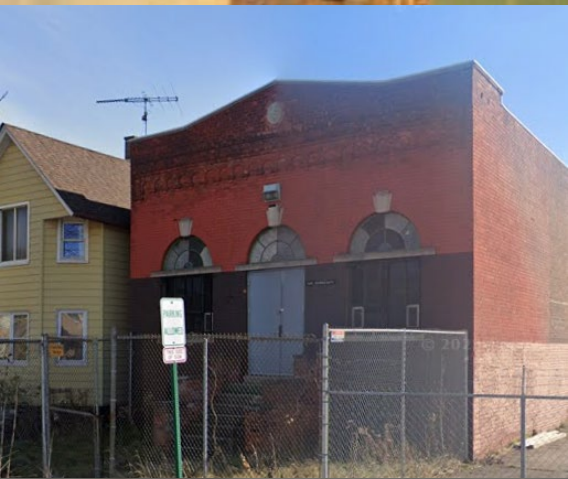
The former school has been redeveloped into 19 low-income apartments.

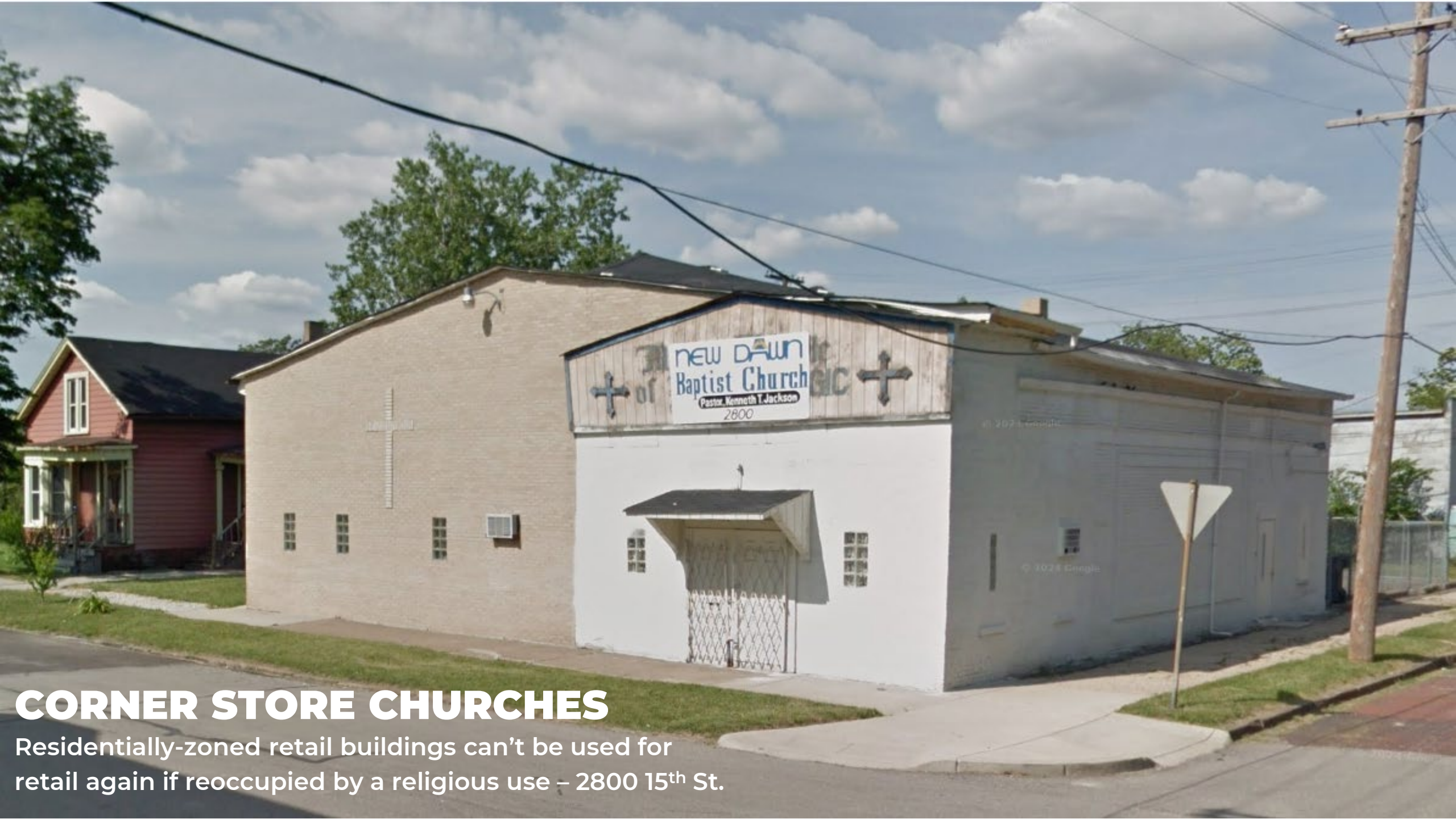
This redevelopment is permitted (conditionally) under our current School Building Adaptive Reuse Ordinance



Surplus PLD Stations

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





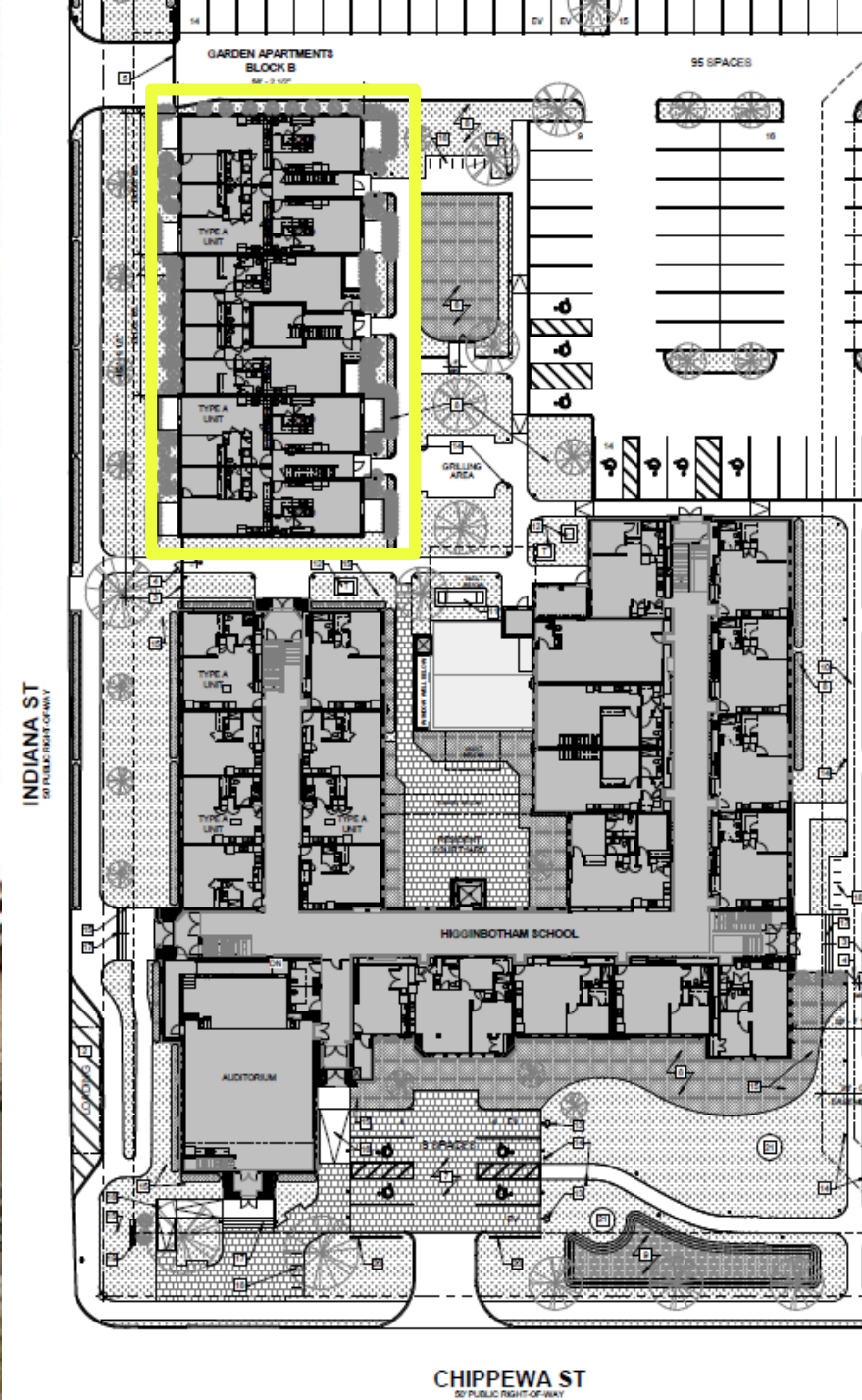
CORNER STORE CHURCHES

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

NEW RESIDENTIAL ON THE SITE



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



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 ¼ 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

The New York Times

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





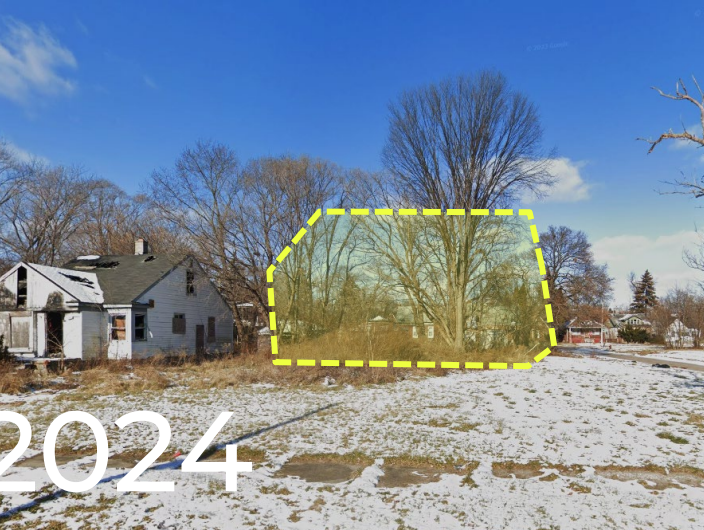
**AS THESE ANCHORS GO,
SO GOES THE NEIGHBORHOODS**
ALEXANDER MACOMB ELEMENTARY



2018



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

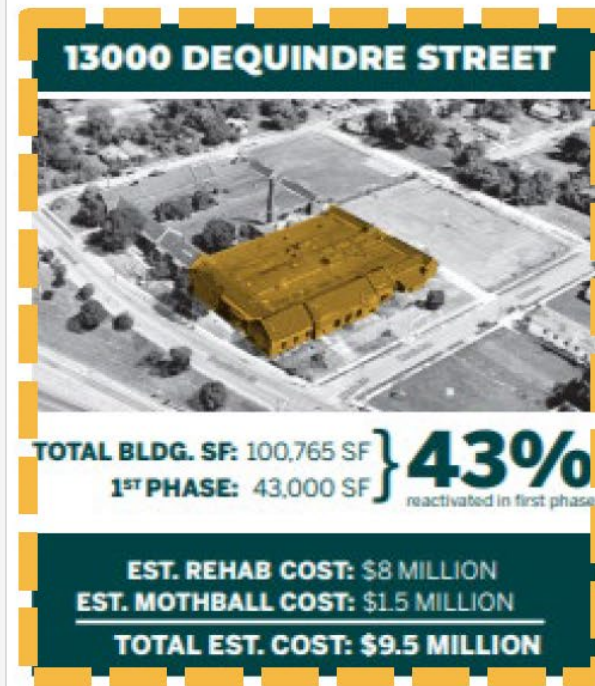


2024




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.



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



- 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

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

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 تلبي 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.



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 কণ্ঠস্বর 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

প্রশ্ন আছে?

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



¡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

¿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
(313) 224-6376

Greg Moots
Lead planner

Planning and Development Department
greg@detroitmi.gov
(313) 224-1358

Visit www.detroitmi.gov/adaptivereuse
for more information.

Category	Use	Category	Use
Residential Uses	<ul style="list-style-type: none">Assisted living facilityChild caring institutionConvalescent, nursing, or rest homeLoftApartment (new construction may be permitted on site)	Retail, Service and Commercial Uses	<ul style="list-style-type: none">OfficePrinting shopsRadio or television stationRecording studio or photo studio or video studioRecreation, indoor commercial and health clubRestaurant without drive-upDance, gymnastics, music, art or cooking schoolShoe repair shopRetail store without drive throughVeterinary clinic for small animalsYouth hostel/hostel
	<ul style="list-style-type: none">Governmental service agencyEducational institutionAdult day care centerBoarding school and dormitoryChild care centerLibraryMuseumNeighborhood center, non profit		
Public, civic, and institutional	<ul style="list-style-type: none">Animal grooming shopArt galleryBake shop, retailBank without Drive-upBarber or beauty shop or Nail SalonBed and breakfast innBody art facilityBrewpub or microbreweryBusiness college or commercial trade schoolDry cleaning, laundry or laundromatBarMedical or dental clinic, physical therapy or massage clinic	Manufacturing and Industrial Uses	<ul style="list-style-type: none">Confection manufactureFood catering establishmentJewelry manufactureLithographing and sign shopLow-impact manufacturing or processing(Limited) Low/Medium-Impact manufacturing or processingTrade services, generalWearing apparel manufacturingPublic storage facilities
			<ul style="list-style-type: none">AquacultureAquaponicsHydroponics
Retail, Service and Commercial Uses		Agricultural Uses	