

Mission & Vision

A Partnership Focused on Transformation

In 2017 The Selden Innovation Corridor, LLC comprised of Midtown Detroit Inc. (MDI) and Invest Detroit (ID), established a vision for transforming the vacant Jefferson School into a collaborative workplace for social impact businesses and organizations. Known as Industry Detroit, the school is located on Selden Street in Selden along the Selden Innovation Corridor in Midtown Detroit. In addition, nonprofit entrepreneurship grantmaker, the New Economy Initiative (NEI), joined MDI and ID as a funder and strategic advisor.



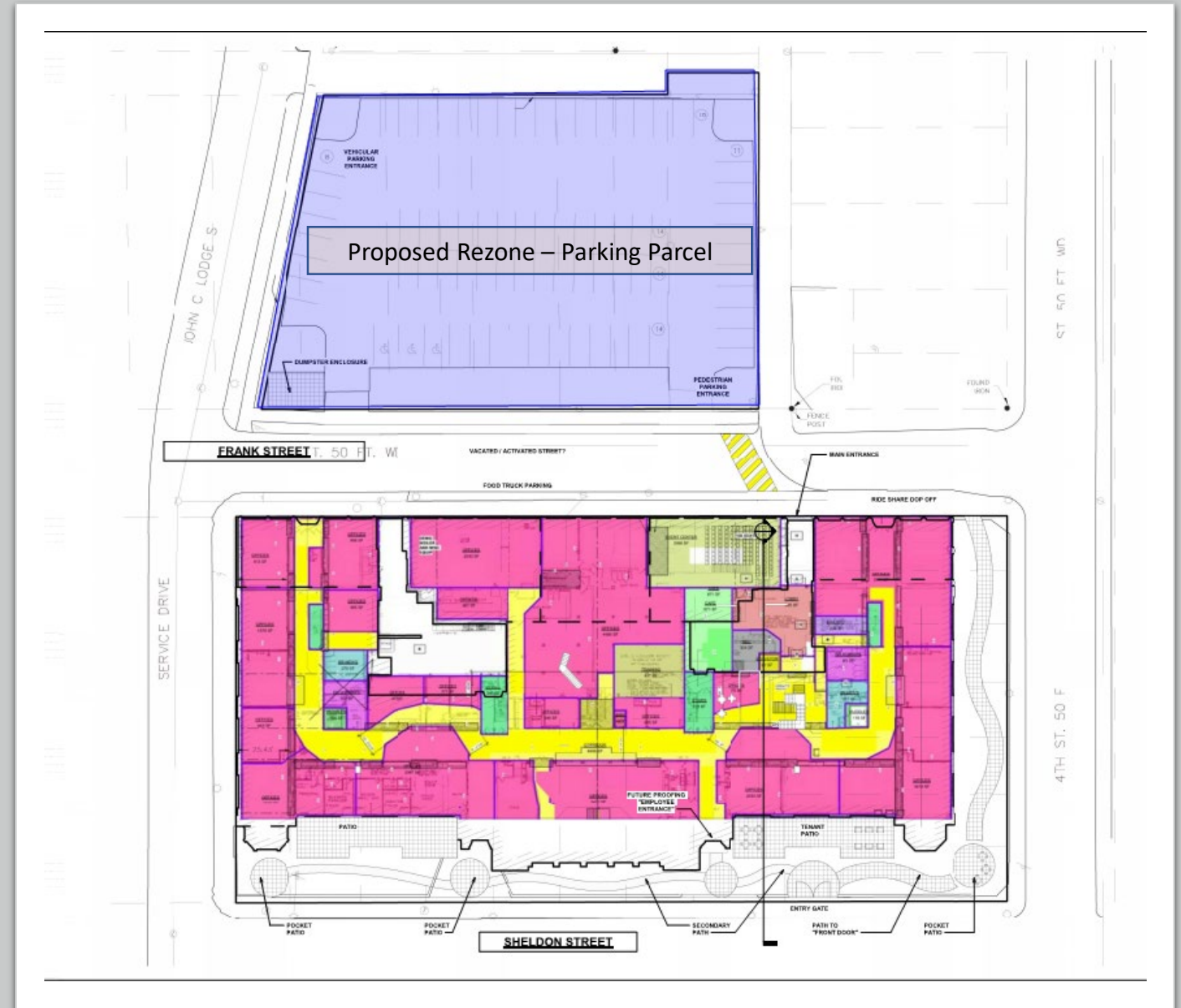
Project Overview

- Property Address: 950 Selden St. Detroit, MI
- Adaptive Reuse of ~110,000 SF into creative, modern, office space.
 - Existing façade to be restored
- Community Growth Hub
 - Inclusive of 20,000 SF reserved for mission-driven businesses
- INDUSTRY DETROIT amenities include an event center, training room, conference rooms & café.



Site Details

- **Property Size**
 - School Parcel: 1.40 Acres
 - Parking Parcel: 0.65 Acres
- **School Size**
 - ~110,000 SF
- **Patio Space/Landscaping**
 - 17,800 SF
- **Amenities**
 - Lobby, event center, training room, conference rooms, café.



Proposed Site Plan



Proposed Frank Street Plaza Concept



Proposed Frank Street Plaza Concept



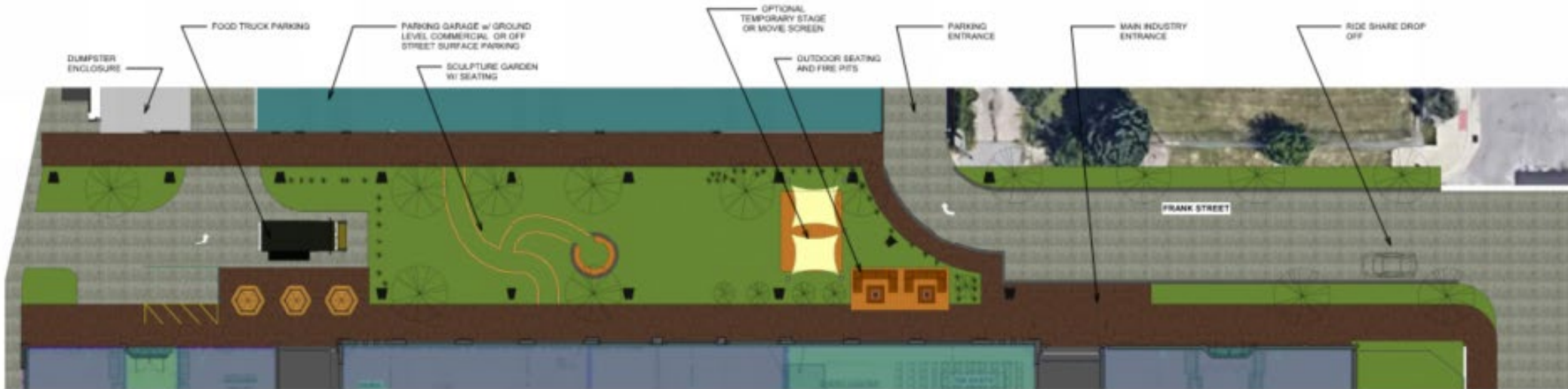
3 From East - Above



4 From East



2 Food Truck



Neighborhood Context: SD1 + SD2 Zoned Parcels



Proposed Parking Analysis

Proposed Use	Floor Area	Code Requirement	Parking Required	SD1 Credit (where applicable)
Offices - 1st Floor	32,397	1/400 sf	81	61
Training & Auditorium (Office Category)	2,905	1/400 sf	7	5
Offices - 2nd Floor	28,706	1/400 sf	72	54
Offices - 3rd Floor	24,397	1/400 sf	61	46
Artist Studios (Basement)	5,499	1/employee or teacher	3	2
Roof (Tenant Amenity)	2,470	1/400	3	2
Required Parking (without credits)		SUBTOTAL		170
Credits				
Existing Use Credit (42 Classrooms)		3/every 2 Classrooms		63
			TOTAL PARKING REQUIREMENT	107
			Proposed Parking	114



Proposed Parcel Rezoning & Vacations

Jefferson School

- Currently SD1
- Proposed Zoning: SD2

Frank St. Parking Lot Parcels (6 total)

- Currently R2
- Proposed Zoning: SD2
- Lot combination request

Future Parking Lot

- Currently PD
- Proposed Zoning: SD2

Frank St. Proposed R.O.W. Vacation

- North-south alley along 4th St remains open
- Proposed pedestrian plaza concept

Proposed East-West Alley Vacation

- Alley between lots to be vacated
- 114 car total parking capacity

