# City Building and Maximizing Assets



Mark Nickita, AIA, CNU, APA

President of

**Archive DS** • Architects + Urbanists



# **Archive DS**

is a team of architects and urbanists who are specialists in reestablishing downtowns, districts, neighborhoods, corridors, underutilized buildings and vacant sites



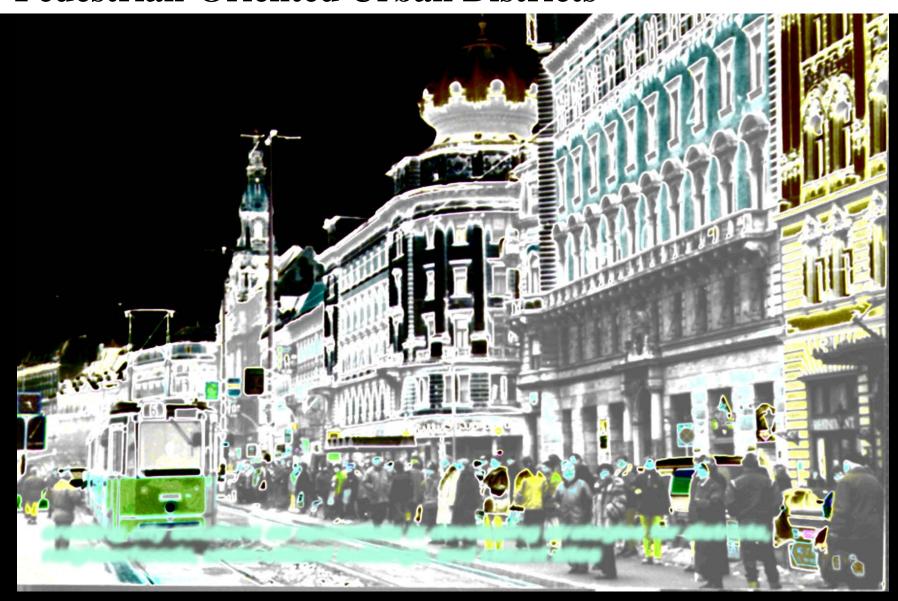
Mark Nickita, AIA Dorian Moore, AIA Kevin Borsay

## Mark Nickita, AIA, CNU, APA

#### A Diverse Perspective – CITY BUILDING

- Architect
- Urban Designer
- Municipal Leader City of Birmingham
   City Commissioner Elected 2009-Present
   Mayor Elected 2011-2012
   Planning Board Appointed 1997-2009
- Urban Retailer
  Pure Detroit / Rowland and Stella Cafes
- Developer
- Global Urban Study over 400 cities

### **Pedestrian-Oriented Urban Districts**



#### **OVERVIEW** – The Paradigm Shift

North America has undergone a significant transformation, driven by issues of

- globalization
- economic restructuring
- technological advancements
- trends / social reconfigurations

resulting in work space, commercial and living conditions that have dramatically changed

#### **Understand the changes.....**

in the marketplace that have occurred over

recent years and more specifically since the

new economic and financial condition

#### Where Do The Trends Lead?

#### **People-Oriented Places**

• "Places"

• Walkable Environments

• Mixed-Use, 24 Hour, 7 Days a week

#### Who Are the Drivers?

#### Over 150 Million Americans

• 75 Million Baby Boomers

• 80 Million Millennials

# Where Are The Opportunities?

Assess existing inventory, infrastructure and assets

of buildings and land areas,

and their uses and vacancies within

a block, neighborhood, district or community

# Are We Doing Things Right?

**Should We Continue Current Practices?** 



























# Revenue Opportunities:

Zoning and Planning Resulting in Increased Tax Revenue Capture

Land Use Realities



K-Mart, Troy -----3306 Linear Feet



Northville - 3305 Linear Feet



**Mackinac Island - 3600 Linear Feet** 



7 Mile Road and Middlebelt Road, Livonia

6923 Linear Feet – 60 Acres



Plymouth - 5948 Linear Feet



Birmingham - 6910 Linear Feet



138 Hampshire, Troy – 1808 sf Single Family Home on .31 acres \$3,716 per year



\$11,897 per Acre



3100 W Big Beaver, Troy ----- 1,006,680 sf on 23.38 acres ----- \$301,505 per year





\$12,896 per Acre



225 Avon Road, Rochester -----200,000+ sf on 14.37 acres ------\$192,699 per year



\$13,410 per Acre



Residential - House \$11,897 per Acre



Office Center \$12,896 per Acre



Retail Center \$13,410 per Acre





2100 W Maple Road, Troy ----- 59,704 sf on 5.17 acres ------ \$90,558 per year



\$17,503 per Acre



1100 Rochester Road -----121,191 sf on 42.15 acres ------

\$909,048

per year





**\$21,567 per Acre** 



**5053 Livernois ----- 9,056 sf on .89 acres** 

\$19,816 per

year





\$22,265 per Acre



31 E. Long Lake, Troy ----- 124,429 sf on 8.98 acres \$144,436 per year



\$16,084 per Acre



Kroger, Birmingham ---- 3.8 acres ---- \$237,993 per year



\$62,630 per Acre

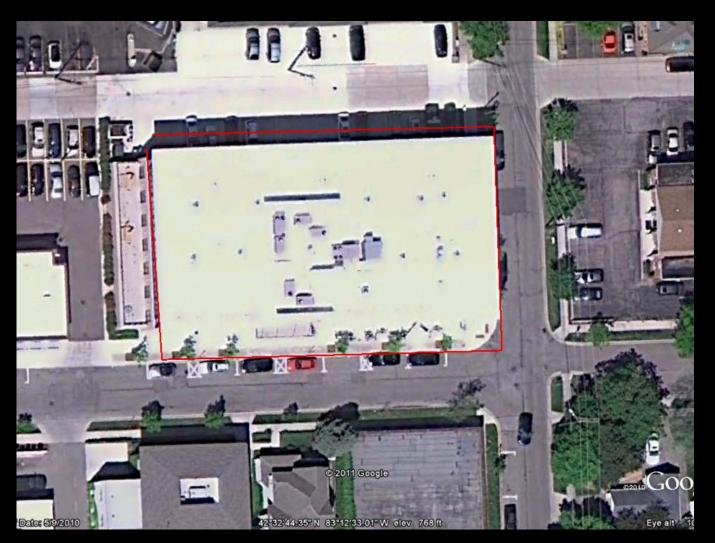


3100 W Big Beaver, Troy ---- 225,889 sf on 10.1 Acres \$310,750 per year





**\$30,767 per Acre** 



735 Forest, Birmingham ---- Retail – Office – Residential on .47 acres \$123,385 per year



\$262,521 per Acre



Palladium Theater ----- 12 Screen Movie Theater on .84 Acres \$608,510 per year





\$724,417 per Acre



Farmington Downtown Sector/15 acres - Tax Capture - \$ 237,701 per year



Birmingham Downtown Sector/ 15 acres – Tax Capture - \$ 1,308,912 per year

## Farmington – Portion of Downtown District

15 acres generates \$ 237,701 per year in Tax income

\$ 15,847 per acre

## **Birmingham** – Portion of Downtown District

15 acres generates \$ 1,308,912 per year in Tax income

\$ 87,261 per acre

## ReUse Opportunities:

Adaptive Re-Use of
Underutilized Buildings
and Properties Through
Creative Zoning and Visioning

# Land Use Opportunities:

Identify Higher and Better Uses for Underutilized Land with Visioning and an Eye toward Long Term Enhancements

# Infrastructure Opportunities:

Public Space Enhancements
By
Incorporating Forward-Thinking
Planning and Design Review

# Adaptive Reuse Development Opportunities

# The Rail District

## The Repositioning of Buildings and Districts

#### **Existing Condition:**

Declining district - commercial and industrial buildings and land areas underutilized and vacant

### Approach:

Urban Design: area transformed into a new mixed-use pedestrian-oriented district









































































## Purlingbrook

Adaptive Reuse of Underutilized Commercial and Industrial Properties

## The Repositioning of Buildings and Districts

## **Existing Condition:**

Commercial Industrial Buildings – vacated for nearly 2 years

## **Proposed Solution:**

Urban Design Plan: Placemaking plan for a group of underproducing structures on a highly active corridor

Architectural: Adaptive reuse design to accommodate a variety of uses

















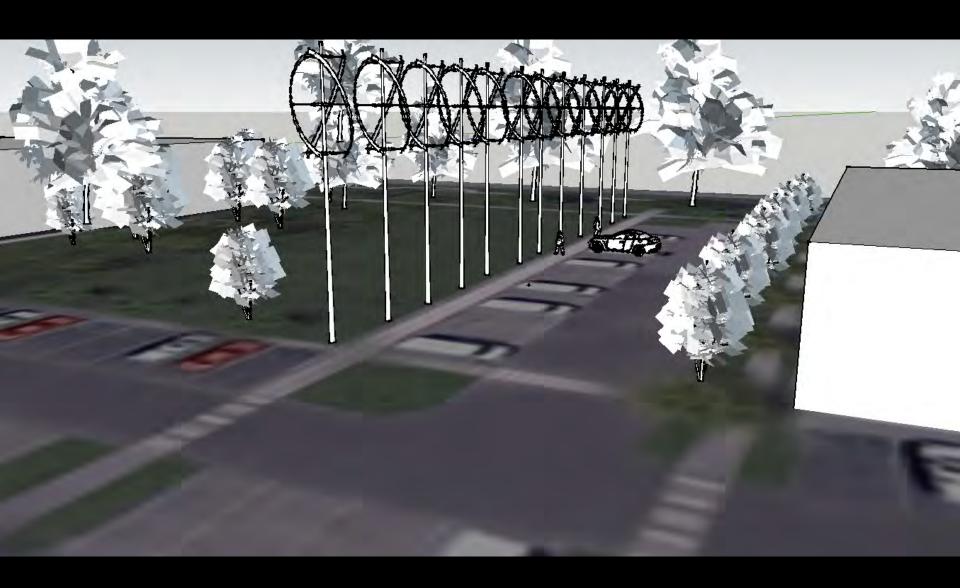












# Building Reuse and Land Use Development Opportunities





### Clinton Center - Zone C

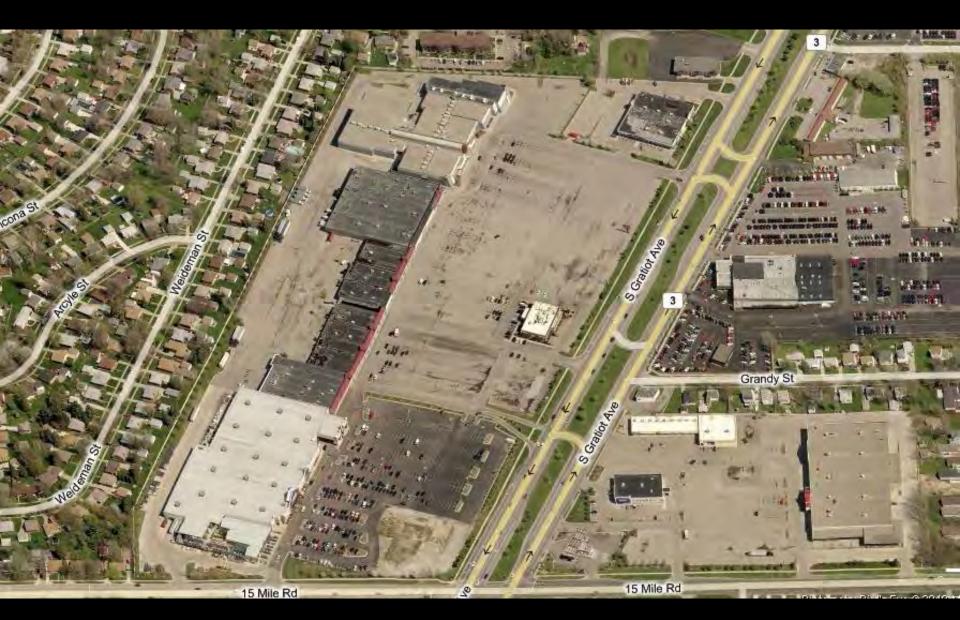


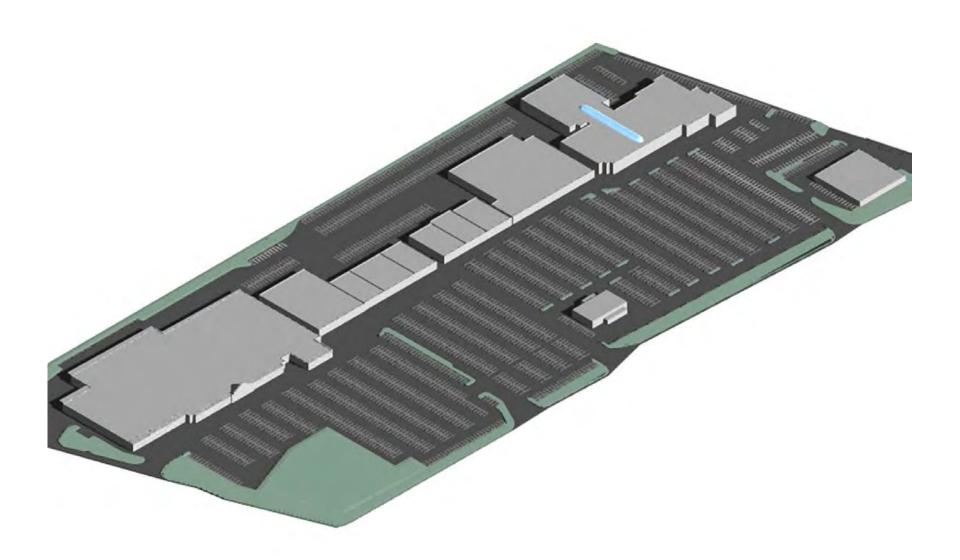
### Clinton Center - Zone C



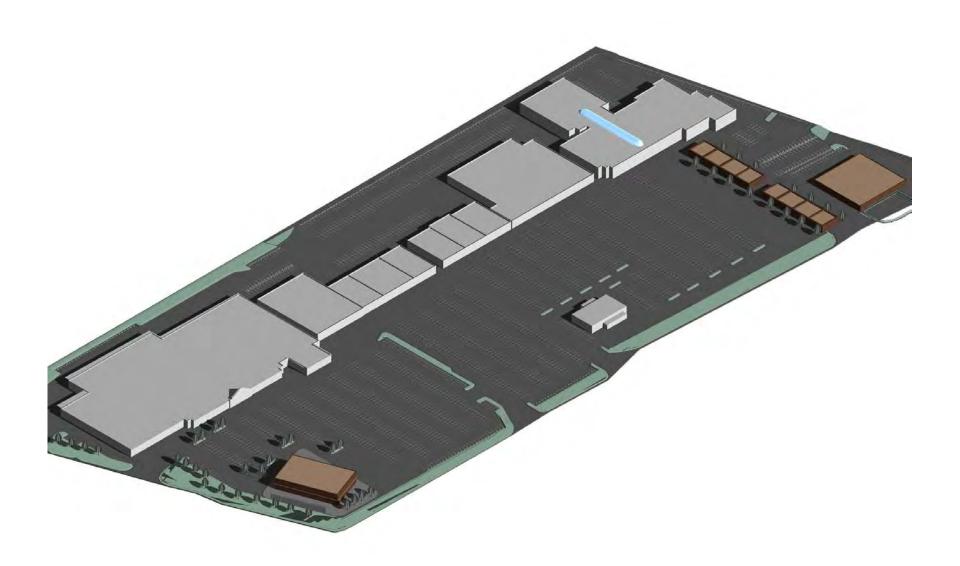
### Clinton Center - Zone C



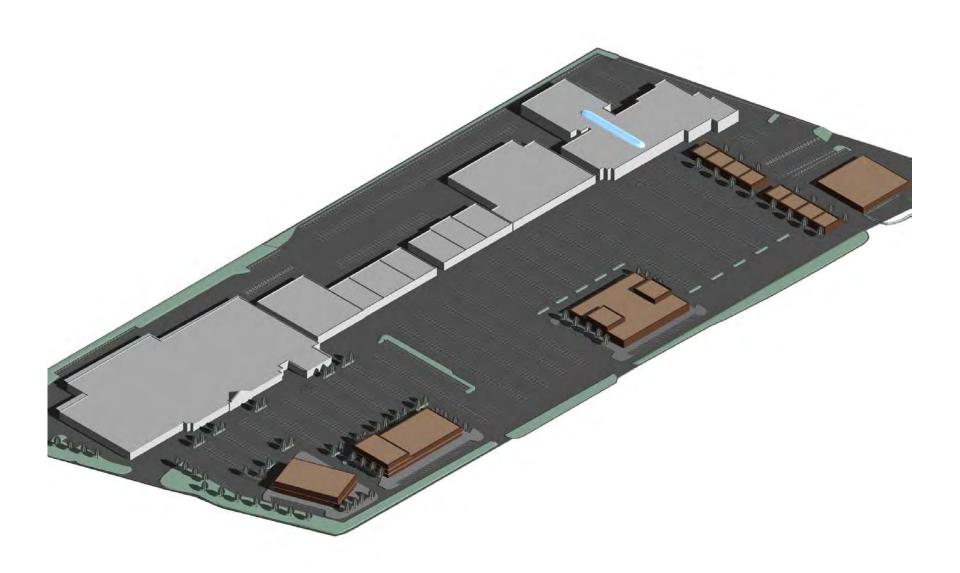




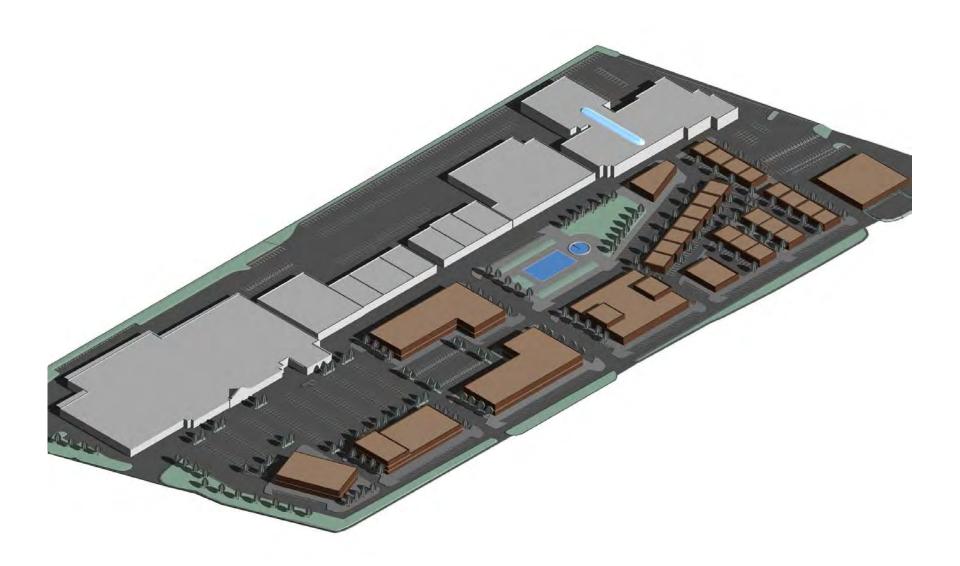




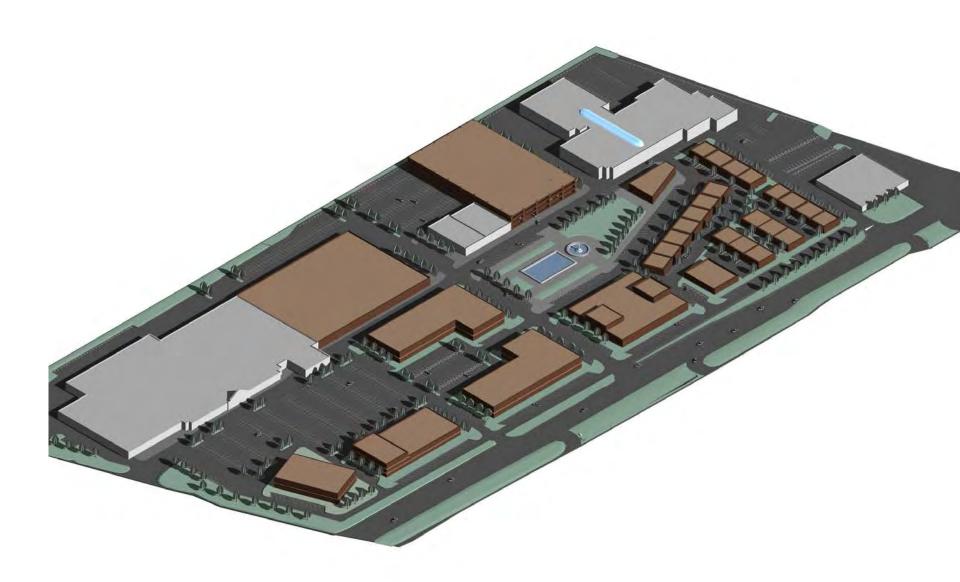
















Archive **DS** 

### 5734 Woodward Condominiums



## Land Use Development Opportunities

Enhancing Existing Assets

### Stiles District













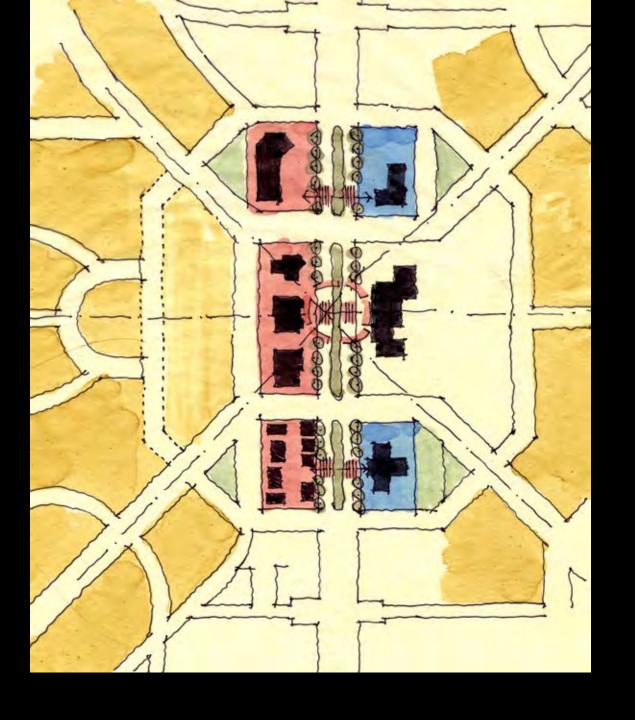




















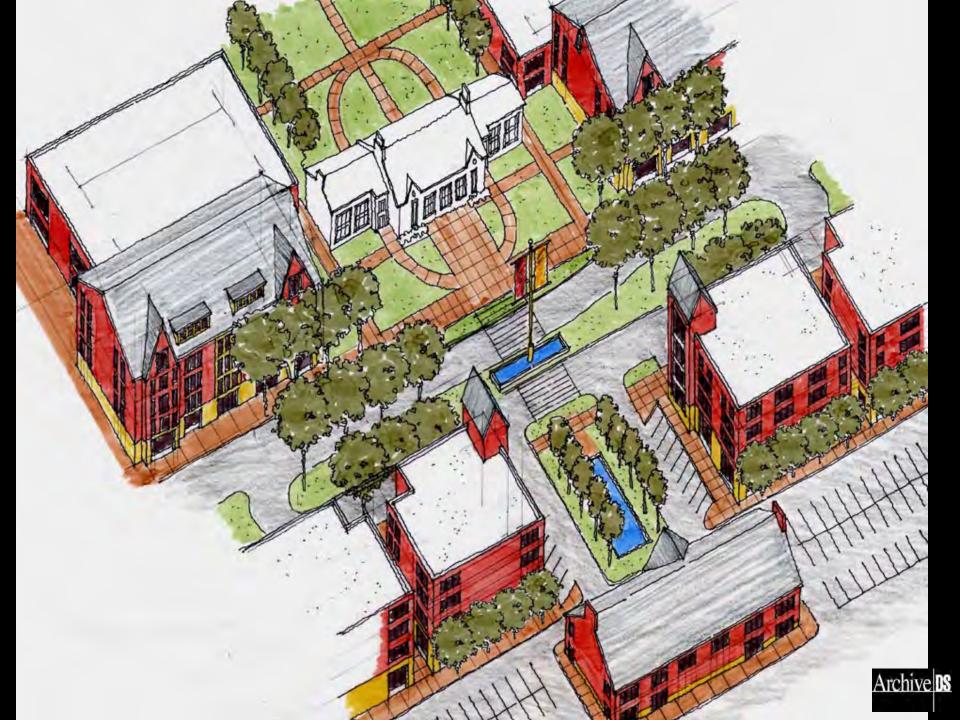




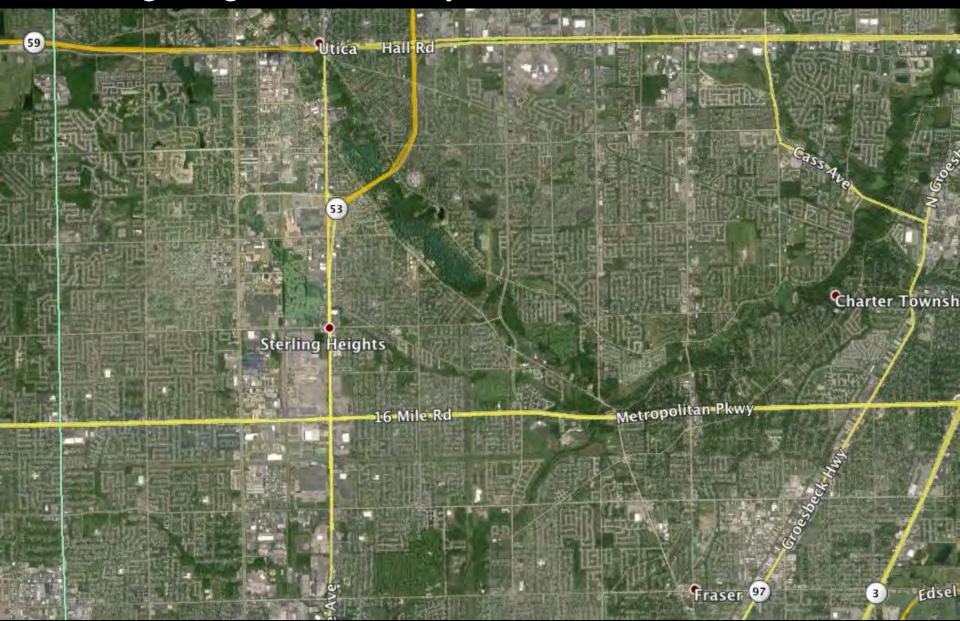








### Sterling Heights, MI - City Master Plan



## Sterling Heights, MI - City Master Plan



# Sterling Heights, MI - City Master Plan



## Where does this all lead.....?

# **Analyze the Existing Conditions**

Identify assets

Identify opportunities

Identify challenges

#### **IDEAS** to APPLY

- Develop concepts for existing buildings and underutilized sites with new and innovative proposed uses
- Encourage mixed-use type developments to create a more vibrant and interactive exchange between tenants/uses that promotes flexibility

#### **IDEAS to APPLY**

• Create an exciting sense of place that is active and vibrant

• Encourage efficient land use policies

#### **IDEAS to APPLY**

• Design an environment that is more pedestrian and vehicular friendly

• Create sustainable buildings for owners and communities that are financially feasible and environmentally sensitive

• Create zoning that permits density and flexible uses

#### WHAT ARE THE RESULTS

- Create 24 hour / 7 day developments and communities that are vibrant, exciting and desirable places to work, play and live
- increase property values for owners
- increase the tax base for communities

# Be Resilient

# "We Shall Never Surrender"

- Winston Churchill