



## Lake Shore Building Redevelopment FAQ's

### **Lake Shore Building Project: Goals and Objectives**

- Enhance the educational experience for Grosse Pointe Academy students and strengthen the school's long-term financial sustainability.
- Ensure that the design of any proposed re-purposing thoughtfully responds to the needs of the Academy and surrounding community, while delivering an outcome that is architecturally harmonious with the building's heritage and ensures the safety of the students.
- Identify mutually beneficial business partnerships between the selected partner and the Academy that recognizes the long-term coexistence between the two entities.
- Minimize disruption to the GPA campus and community during the construction phase, as well as ongoing operations.
- Make an impactful contribution to the Grosse Pointe community through the re-purposing of the historic Lake Shore Building.

### **What was the original purpose/use of the building?**

Originally built in 1883 as a convent for the sisters of the Sacred Heart. Later, it was used as boarding for students at the Academy of the Sacred Heart. In 1969, it was transferred to The Grosse Pointe Academy. There have not been any classes held in the building, with the exception of special events, since The Grosse Pointe Academy was formed in 1969.

### **How is the building being used right now?**

It is currently being used for administration purposes. There are 11 staff members who have offices in this building. Only the first and second floors are being used for offices. The basement is used for storage. The third and fourth floors are also being used for storage. There is one elevator in the building.

### **Why is the Academy redeveloping the Lake Shore Building?**

Nearly half the total operational costs of GPA go toward the maintenance and upkeep of the Lake Shore Building. Financially speaking, the cost to run and maintain the 33,880 square foot Lake Shore building for 12 people is not sustainable. There are also significant deferred maintenance issues that need to be addressed in preserving this historic building. We want to turn this under-used asset into a valuable facility for the community and use these dollars for the education of our students.

**Other than the Academy, does anyone or any organization have a financial interest in the property?**

No. The building is solely owned by The Grosse Pointe Academy.

**Will the building be sold or leased?**

Either option is open. We will be looking to the responses to the RFP for creative ideas regarding the financial details of this deal.

**Can the new developer demolish the building and build something else in its place?**

The building is under a historic registry, which requires the exterior of the building to be preserved or renovated in a way that replicates the current facade.

**How much of the property is being considered in this RFP?**

Currently only the Lake Shore Building is covered. We would be open to additional grounds being included as part of the RFP process, if it makes sense given the intended use. The chapel and other school properties will not be included.

**Could the building just be shut down?**

There would still be on-going maintenance costs that create a financial burden for the organization and dollars that would be better spent on the student's education.

**Are there specific uses that will not be considered?**

Our first priority is the safety and security of the children and staff of the school. The building will continue to be part of our campus. The final project must align with the goals and mission of the GPA. High traffic uses (hotel, retail, restaurants) would not meet that criteria.

**Have you considered partnering with higher education institutions or corporations?**

Yes, in fact, we have an agreement with CCS to begin offering two weeks of summer programming this summer on the campus. We are open to other potential collaborations with higher education institutions or corporations.

**The community has interest in support of 55+ seniors. Is this an option?**

It is a potential option for the property. The City of Grosse Pointe Farms has said that they want the project to be sustainable and be supportive for the whole community.

**Could the building be used as an apartment/condo space?**

A conceptual residential plan was recently shared with the Board of Trustees. This plan was developed pro bono to assist the Board of Trustees in understanding the options for the future of the Lake Shore Building. The final use of the building needs to exist harmoniously within the GPA campus.

**Who will make the decision on the best use of the building and acceptance of the RFP responses?**

The Board of Trustees of The Grosse Pointe Academy will make the final decision. Any zoning variances will need approval from the City of Grosse Pointe Farms. The building is currently zoned as a community service district.

**What is the timeline for the RFP process?**

The goal is to distribute the RFP in the first half of 2020 with responses and discussions with potential partners in the second half of 2020.

**How will you continue to inform the neighbors and the community?**

We had approximately 100 people participate in our community engagement sessions in February and March. We will provide updates on the GPA website and via email to GPA families, alumni and community members. We may also have additional community engagement sessions if appropriate.

**For more information, please email [lakeshore@gpacademy.org](mailto:lakeshore@gpacademy.org).**