HOW COVID-19 IS CHANGING ARCHITECTURE AND DESIGN

Heidi Wang, AIA, LEED AP, EDAC
BREAKING DOWN SCALE
EXPAND EXTERIOR SPACES
MOVE AMENITIES OUTDOORS
BRING THE OUTDOORS IN
SAFETY AND SANITATION

- Controlled access/ability to separate households
- Spaces easily converted for social distancing/privacy
- Outdoor spaces for residents to meet with family/friends safely
- "Sanitizing stations" / hand-washing locations
- "Sanitary entry" / "clean areas"

WORN JERABEK WILTSE ARCHITECTS, P.C.
REMOTE EVERYTHING..
INCREASE VENTILATION & FILTRATION
HANDS FREE SOLUTIONS
LOGISTICS AND SUPPLIES
HOW COVID-19 IS CHANGING ARCHITECTURE & DESIGN

DERRIC SCOTT - CEO, EJDEVCO
EJDevCo create conditions to directly drive inclusive development and foster growth throughout the East Jefferson corridor and its adjoining neighborhoods.

We ensure that long-term Detroit residents are able to benefit from the revitalization of our community through economic development, implementing clean and safety programs and preventing displacement.
UNDERSTAND COMMUNITY DESIRES

COMMUNITY ENGAGEMENT
COMMUNITY SURVEYS
ROUNTABLES

DETERMINE THE HOW
Master Plan

Business Selection

Community Process
Small businesses present to the community and the community decides if business meet the communities vision and plan.

Development Voting

Community Process
Priority Development Sites were chosen by the community. The community decides if the programming meets their needs and matches the existing fabric of the neighborhood. COVID-19 has informed new amenities as they've changed.
Marlborough Apartments

COVID 19 - Marketing Impact
SAME UNIT/DIFFERENT APPROACH

3 BR/2BA
8 INQUIRIES

2 BR/2BA w/Office
81 INQUIRIES
COVID-19 Adaptations

**Micro-Units**
Increase living space

**Live/Work**
Hubs for Innovation/Entrepreneurs
Create mixed-use developments that allow for less commute and flexibility to work from living environment.

**Shared Retail**
Build Capacity
Commercial Kitchens/Ghost Kitchens
Carry-out centralized
Shared Outdoor Patio Dining

**Affordable Demand is High**
NOAH impacted by loss of rents causing higher need for affordability

**Accessibility**
Services & Amenities close by
Ensuring that price points are accessible for a diversity of community members as new businesses come online.

**Local Developers**
Build Capacity
Working with local Detroit developers that are both established as well as up and coming. This includes identifying and providing community members and existing property owners with the technical skills and support necessary to gain capacity and access to capital to complete development projects.

**Amenities +**
COVID-19 Specific
Outdoor Gathering Spaces
Childcare nearby
Break-out rooms for virtual conferences & small group gatherings
Remote work spaces
Free Wi-fi with Broadband capability
HEPA 13+/MERV 16 Air Filters
Live/Work Bays
PPE Provided
Operational Cleaning & Sanitizing Policy
14521 EAST JEFFERSON

TOTAL SF: 29,996 SF
RETAIL SF: 7,499 SF
RESIDENTIAL SF: 22,497 SF
# OF UNITS: 15-25 UNITS
# PARKING SPOTS: 34-41 PARKING SPACES
PROJECT COSTS: $9 -13 MILLION
14701 EAST JEFFERSON

TOTAL SF: 52,088 SF
RETAIL SF: 13,022 SF
RESIDENTIAL SF: 39,066 SF
# OF UNITS: 34-44 UNITS
# PARKING SPOTS: 66-83 PARKING SPACES
PROJECT COSTS: $12 - 15 MILLION
THANK YOU

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