

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PURPOSE OF WWD PROJECT	3
PROJECT TEAM	5
PROJECT SCHEDULE	6
OPTION 1	7
OPTION 1 BUDGET	9
OPTION 2	10
OPTION 2 BUDGET	12
OPTION 3	13
OPTION 3 BUDGET	15
SUMMARY OF SPACE NEEDS	16
WARD BOUNDARIES	18
FIRE DISTRICTS	19
EXISTING ZONING	20
OAK PARK URBAN RENEWAL PLAN	21
TOPOGRAPHY	22
EXISTING STORM SEWERS	23
EXISTING SANITARY SEWERS	24
EXISTING WATER SYSTEM	25
TRAFFIC	26-30
SOIL BORINGS	31-35
COMMENTS AND LETTERS OF SUPPORT	36-55

## Executive Summary

The WWD project is designed to meet several needs in the community. First, it would improve the level of public services by providing both a police/fire training academy and a fire station that is needed to replace two obsolete facilities. Second, it would provide for community use of these facilities to serve residents of surrounding neighborhoods, and third, it would assist in a general improvement of the Detroit/Welch area and improvement of commercial areas in particular.

The preparation of this report is the result of efforts of the WWD project team. The team consists of representatives of WWD Inc., the Oak Park Citizens District Council, the Flint Police Department, the Flint Fire Department, the Department of Public Works and the Department of Community Development. The team has met on a regular basis since June, 1981, and has worked with management consultant Ralph J. Stephenson, P.E.

The cost of the project is estimated to be \$4,932,200 for the option recommended by the project team. This assumes a building of about 43,000 square feet on a site of about 3.6 acres. Completion date for the project is scheduled for December, 1984.

The following are the project team recommendations by order of preference:

Option 1. This is the preferred site of the project team. This site is the largest of the three considered, and offers most flexibility of development because of its location and shape. The main access to the facilities could be either on Detroit Street or Wood Street. This option would remove two businesses now operating on the site. Total estimated cost is \$4,932,200.

Option 2. The project team considered this site an acceptable alternative. The cost of development is about the same as Option 1. However, the shape of the parcel is less desirable, and it is not as large. It offers good access to both Detroit Street and Welch Boulevard, which made it the first choice of the Fire Department. Development on this site would remove two existing businesses. Total estimated cost is \$4,871,000.

Option 3. This is the least costly of the three options in terms of acquisition, relocation and demolition. However, it was least acceptable to the majority of the project team, including the Police and Fire Department representatives who objected to the split parking arrangement and the proximity to residential areas. Also, the narrowness of the site presents design difficulties. It would have the advantage of using several public-owned lots that would reduce acquisition costs considerably. This option would remove one operating business. Total estimated cost is \$4,523,700.

Option 4. This option would be considered only if the sale of the St. John Street Police Academy does not occur as expected. It would involve construction of a fire station only, on one of the sites discussed above. This option would provide fire service for the area with possibly some provision for community use of the facility.

## PURPOSE OF THE WWD PROJECT

The overall goals of the WWD Project are as follows:

- (1) Develop a multi-use training facility for the Police and Fire departments (Police-Fire training academy).
- (2) Construct a new fire station, eliminating obsolete stations at Witherbee/Detroit and 4th Avenue/Detroit Street.
- (3) Incorporate into the facility neighborhood and community uses where possible, e.g., voter registration, classrooms, meeting rooms, etc.
- (4) Establish a viable neighborhood business area in harmony with the WWD project in design, circulation and other features.

Other important factors related to the above are:

- ° Purpose: The WWD project will raise the quality of police and fire services and bring these activities closer to the neighborhoods they serve. It will also establish a new service by allowing residents to use the facility where possible. It will also serve to support economic development activities.
- ° Urgency: The citizens have expressed a sense of urgency toward resolving problems of neighborhood crime and physical deterioration. The Mayor has also agreed that Capital Improvement Funds should be appropriated for this project. On 8/24/81 the City Council authorized \$50,000 for WWD planning purposes.
- ° Character: The proposed project is not a stop-gap measure, but a long-term City commitment to improve police and fire services and assist in economic rehabilitation. Joint use with the community of those facilities that can serve area residents is also planned. The police-fire training facility will be a stable community element.
- ° Background: The project is the joint result of neighborhood efforts to improve the area and city department requests to construct a new service facility.

- ° Relationship to Existing Programs: The WWD project is within the Oak Park Urban Renewal Area and would aid in carrying out the urban renewal plan objectives. This project can also be tied to the City's economic development program. The WWD program is related to the City's Master Plan to provide public services (police and fire). The City will also attempt to work cooperatively with neighborhood businesses and the DHUD using Urban Development Action Grants (UDAG) to assist existing businesses.
  
- ° Magnitude: At this time it appears that the facility will be approximately 40,000 sq. ft. and located on nearly four acres. Technical resources that are required are available. All financial resources have not been identified; however, the City has developed a preliminary financing plan that it believes is reasonable and can be implemented.

Project Team

<u>Agency</u>	<u>Represented By</u>
Fire Department	Carl J. Kukla, Fire Chief Captain Leon Noack
Police Department	Charles Schecter, Deputy Chief Gary Ruffini, Training Officer
WWD Development Corporation	Norman Bryant, Chairman Terry Arntson, Secretary Cora Taber Ruby Watson Derek Cotton
Oak Park Citizen District Council	Rose Smith
Department of Public Works	Ray W. Vyvyan, Project Engineer
Department of Community Development	George Ursuy, Project Manager Dave Luokka, Project Planner Richard L. King Jr., Division Administrator

This final report was prepared by DCD after review, comment, revision and approval of all project team members. Their assistance and cooperation is appreciated.

PROJECT SCHEDULE

<u>ACTIVITY</u>	<u>DATE</u>
-Review & comments back from Project Team	Nov. 20, 1981
-Project Team members provide final signoff	Dec. 21, 1981
-Reports submitted to Mayor	Dec. 29, 1981
-Mayor reviews & approves Final Project Report	Jan. 20, 1982
-A/E selction process begins	Feb. 24, 1982
-A/E contract is executed	Apr. 16, 1982
-Contract documents completed for City review	Oct. 22, 1982
-Contract documents issued for construction proposals	Dec. 27, 1982
-Construction contractor selected	Feb. 8, 1983
-Contract executed <u>WORK STARTS</u>	Mar. 15, 1983
-Building completed & occupied	Dec. 18, 1984

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Jan. 20, 1982	Begin land acquisition
Feb. 8, 1983	Relocation completed; land cleared

WWD Budget-Option No. 1

<u>ITEM</u>	<u>BASIS</u>	<u>AMOUNT (thousands)</u>
Land Acquisition	30 properties @ 3 times assess value*	503.1
Relocation	25 families @ \$15,500 3 tenants \$4500 2 businesses @ \$10,000	421.0
Demolition	26 structures @ \$1,200 based on past experience	31.2
Closing Costs & Appraisals	27 residential @ \$650 3 commercial @ \$1300	21.4
Public Improvements	Realigned intersection, curbs, street trees, benches, signs, etc.	100.0
Construction	43,392 sq. ft. @ \$75 sq. ft. including lighting & site improvements	3,254.4
Parking	40,000 sq. ft. @ 1.25 sq. ft. including lighting & site improvements	50.0
Engineering	In house (DPW) \$30 hr. 1200 hrs. project life (inspection & monitoring)	36.0
Arch/Engin.	7% based on total construction cost	227.8
Administration	Staff services DCD & other city depts est at 2% of construction	65.1
	TOTAL	4,710.0

\* 2 public properties on site not included in estimate

SITE ASSEMBLAGE COST	976.7
BUILDING COST	3,733.3
	<u>4,710.0</u>



WWD Budget-Option No. 1

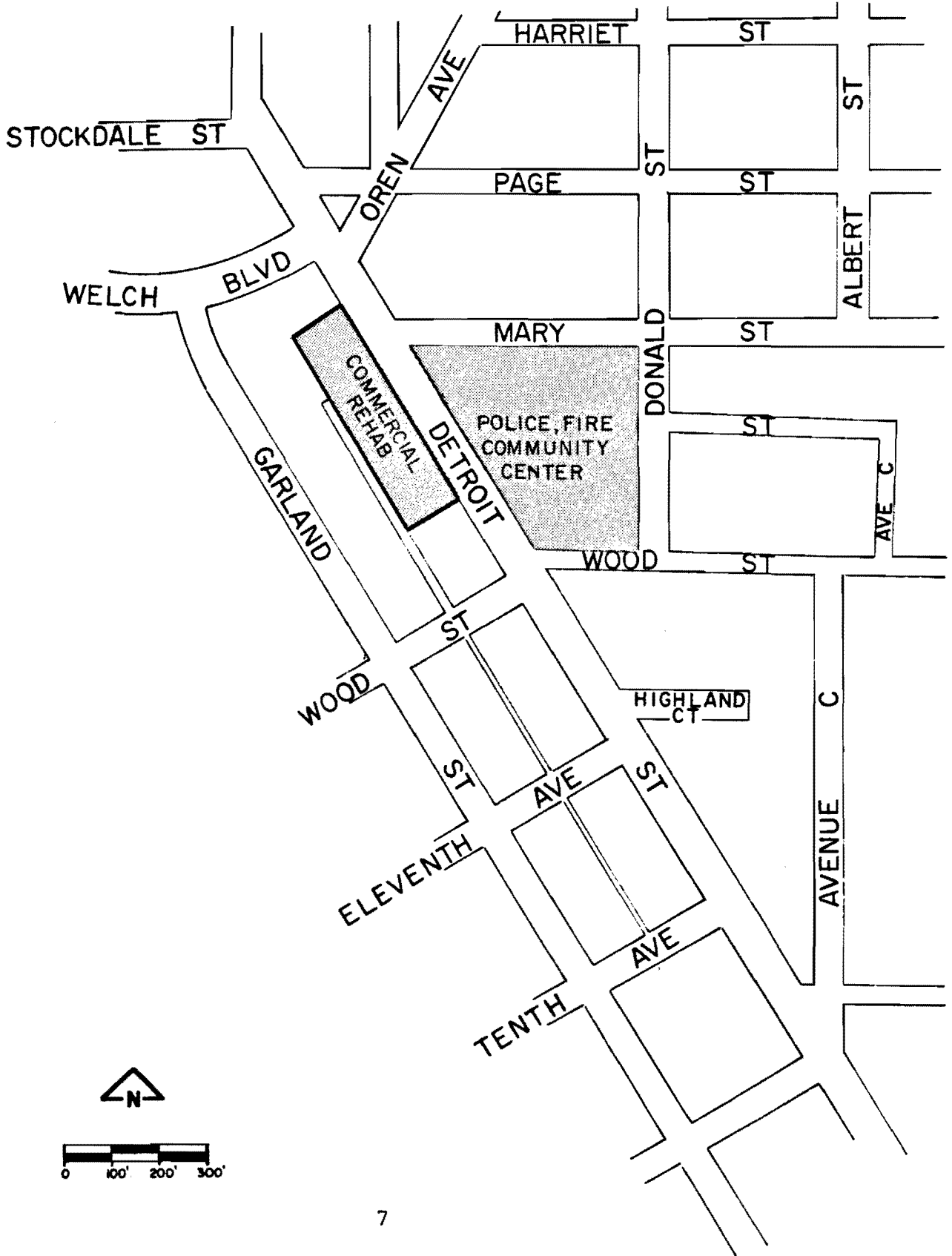
<u>ITEM</u>	<u>BASIS</u>	<u>AMOUNT (thousands)</u>
Land Acquisition	30 properties @ 3 times assessed value*	503.1
Relocation	25 families @ \$15,500 3 tenants @ \$4500 2 businesses @ \$10,000	421.0
Demolition	26 structures @ \$12,00 based on past experience	312.0
Closing Costs & Appraisals	27 residential @ \$650 3 commercial @ \$1300	21.4
Public Improvements	Realigned intersection, curbs, street trees, benches, signs etc.	100.0
Construction	43,392 sq. ft. @ \$75 sq. ft. based on recent construction	3,254.4
Parking	40,000 sq. ft. @ 1.25 sq. ft. including lighting & site improvements	50.0
Engineering	In house (DPW) \$30 hr. 1200 hrs. project life (inspection & monitoring)	36.0
Arch/Engin	7% based on total construction cost	182.2
Administration	Staff services DCD & other city depts est at 2% of construction	52.1

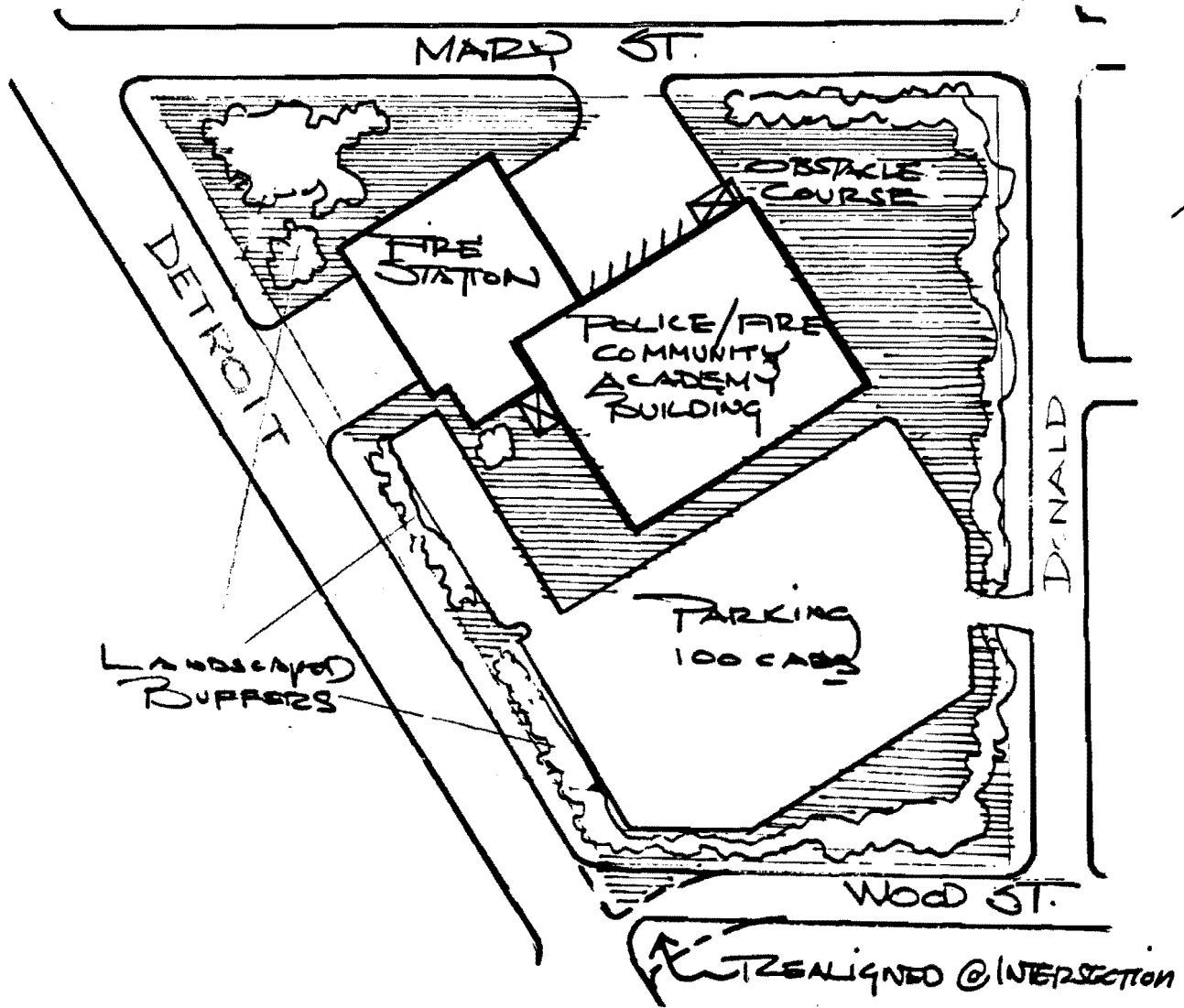
\* 2 public properties on site not included in estimate

TOTAL

4,932.2

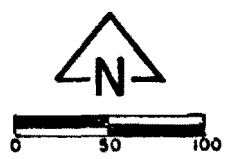
# OPTION 1 SITE LOCATION



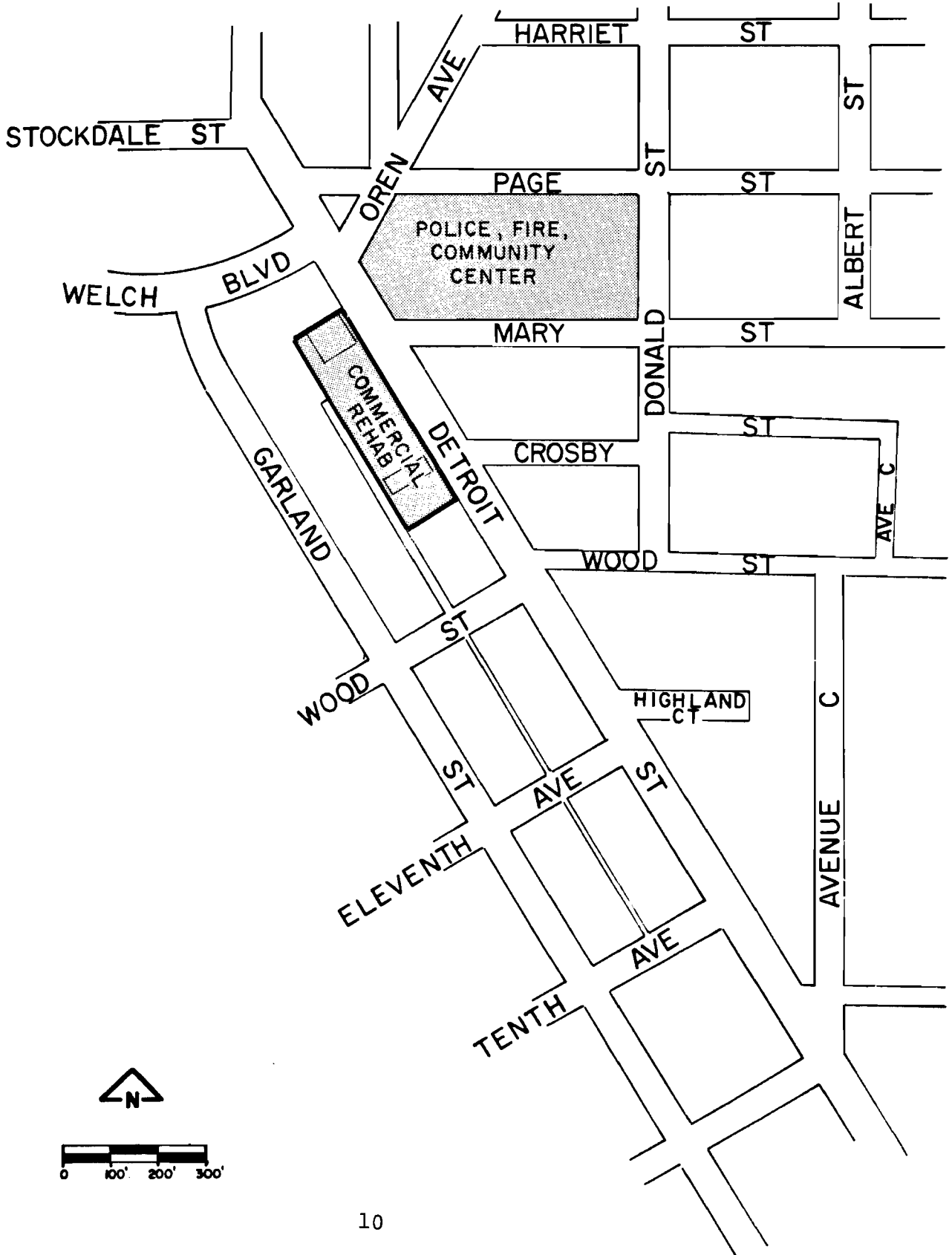


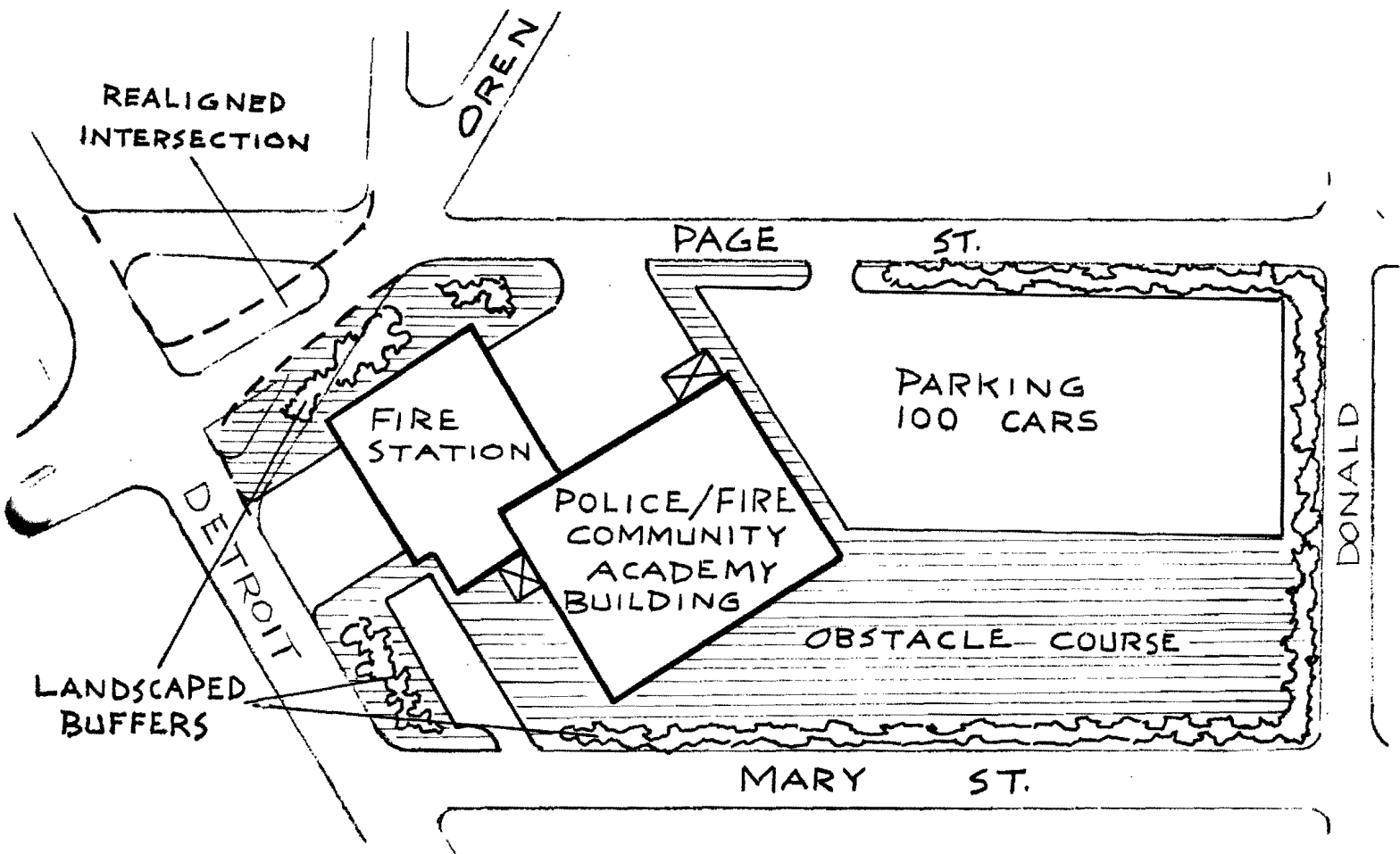
CONCEPTUAL SITE PLAN

OPTION ①  
3.6 acres



# OPTION 2 SITE LOCATION





CONCEPTUAL SITE PLAN

OPTION (2)  
3.2 acres



WWD Budget-Option No.2

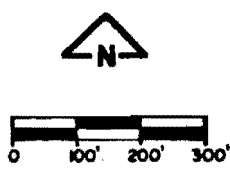
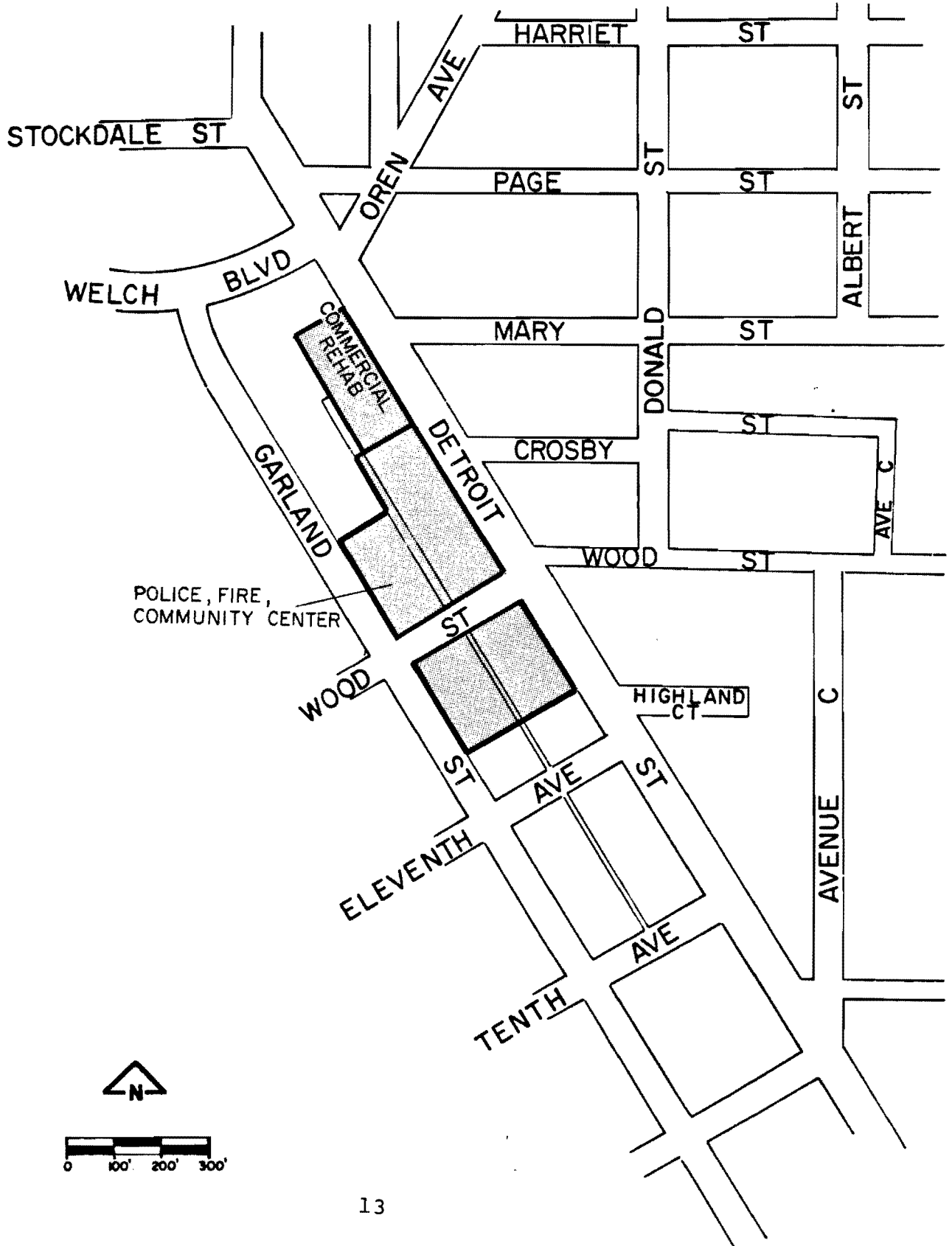
<u>ITEM</u>	<u>BASIS</u>	<u>AMOUNT (thousands)</u>
Land Acquisition	28 properties @ 3 times assessed value	495.3
Relocation	25 families @ \$15,500 0 tenants @ \$4500 2 businesses @ \$10,000	407.5
Demolition	27 structures @ \$12,00 based on past experience	324.0
Closing Costs & Appraisals	26 residential @ \$650 2 commercial @ \$1300	19.5
Public Improvements	Realigned intersection, curbs, street trees, benches, signs etc.	50.0
Construction	43,392 sq. ft. @ \$75 sq. ft. based on recent construction	3,254.4
Parking	40,000 sq. ft. @ 1.25 sq. ft. including lighting & site improvements	50.0
Engineering	In house (DPW) \$30 hr. 1200 hrs. project life (inspection & monitoring)	36.0
Arch/Engin	7% based on total construction cost	182.2
Administration	Staff services DCD & other city depts est at 2% of construction	52.1
TOTAL		4,871.0

WWD Budget-Option No. 2

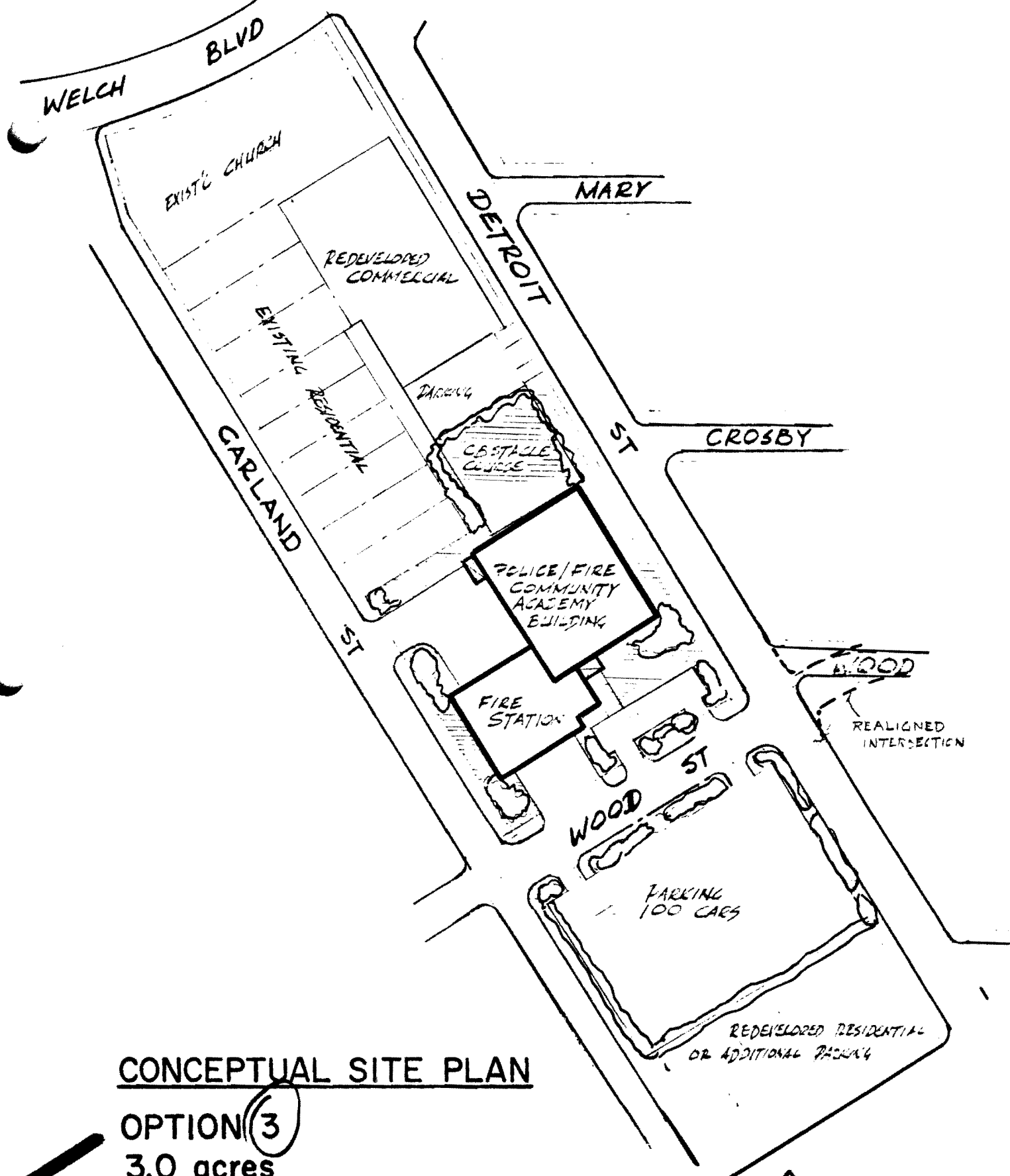
<u>ITEM</u>	<u>BASIS</u>	<u>AMOUNT (thousands)</u>
Land Acquisition	28 properties @ 3 times assess value*	495.3
Relocation	25 families @ \$15,500 0 tenants \$4500 2 businesses @ \$10,000	407.5
Demolition	27 structures @ \$1,200 based on past experience	32.4
Closing Costs & Appraisals	26 residential @ \$650 2 commercial @ \$1300	19.5
Public Improvements	Realigned intersection, curbs, street trees, benches, signs, etc.	50.0
Construction	43,392 sq. ft. @ \$75 sq. ft. including lighting & site improvements	3,254.4
Parking	40,000 sq. ft. @ 1.25 sq. ft. including lighting & site improvements	50.0
Engineering	In house (DPW) \$30 hr. 1200 hrs. project life (inspection & monitoring)	36.0
Arch/Engin.	7% based on total construction cost	227.8
Administration	Staff services DCD & other city depts est at 2% of construction	65.1
TOTAL		4,638.0

SITE ASSEMBLAGE COST	954.7
BUILDING COST	<u>3,683.3</u>
	4,638.0

# OPTION 3 SITE LOCATION







**CONCEPTUAL SITE PLAN**

**OPTION (3)**  
**3.0 acres**

WWD Budget-Option No.3

<u>ITEM</u>	<u>BASIS</u>	<u>AMOUNT (thousands)</u>
Land Acquisition	20 properties @ 3 times assess value*	370.2
Relocation	15 families @ \$15,500 4 tenants \$4500 1 business @ \$10,000	260.5
Demolition	17 structures @ \$1,200 based on past experience	20.4
Closing Costs & Appraisals	18 residential @ \$650 2 commercial @ \$1300	14.3
Public Improvements	Realigned intersection, curbs, street trees, benches, signs, etc.	100.0
Construction	43,392 sq. ft. @ \$75 sq. ft. including light- ing & site improvements	3,254.4
Parking	40,000 sq. ft. @ 1.25 sq. ft. including light- ing & site improvements	50.0
Engineering	In house (DPW) \$30 hr. 1200 hrs. project life (inspection & monitoring)	36.0
Arch/Engin.	7% based on total con- struction cost	227.8
Administration	Staff services DCD & other city depts est at 2% of construction	65.1
	TOTAL	4,398.7

\* 8 public properties on site not included in estimate

SITE ASSEMBLAGE COST	665.4
BUILDING COST	3,733.3
	<u>4,398.7</u>

WWD Budget-Option No. 3

<u>ITEM</u>	<u>BASIS</u>	<u>AMOUNT (thousands)</u>
Land Acquisition	20 properties @ 3 times assessed value *	370.2
Relocation	15 families @ \$15,500 4 tenants @ \$4500 1 businesses @ \$10,000	260.5
Demolition	17 structures @ \$12,00 based on past experience	204.0
Closing Costs & Appraisals	18 residential @ \$650 2 commercial @ \$1300	14.3
Public Improvements	Realigned intersection, curbs, street trees, benches, signs etc.	100.0
Construction	43,392 sq. ft. @ \$75 sq. ft. based on recent construction	3,254.4
Parking	40,000 sq. ft. @ 1.25 sq. ft. including lighting & site improvements	50.0
Engineering	In house (DPW) \$30 hr. 1200 hrs. project life	36.0
Arch/Engin	7% based on total construction cost (inspection & monitoring)	182.2
Administration	Staff services DCD & other city depts est at 2% of construction	52.1

\* 8 public properties on site not included in estimate

TOTAL

4,523.7

## Academy Building

Library	24' x 45'	1080 Sq Ft
	-2 study rooms	
	-6 student study cubes	
Classrooms	32' x 90'	2880 Sq Ft
	- 1 large room for 50	
	- 2 smaller rooms 30 desks	
	- divided w removable partitions	
	- also could be conference rooms	
Office Area	20' x 40'	800 Sq Ft
	- reception area	
	- 6-8 staff partition offices	
Display & Storage (showcase)	20' x 30'	600 Sq Ft
	- lobby entrance	
	- Police artifacts	
	- Fire artifacts	
Indoor Vehicle Training Area	64' x 94'	6016 Sq Ft
	- inground draft tank	
	- gym	
	- exercise area	
Tower Stair for Training	48' x 20'	960 Sq Ft
	- interior & exterior stairs	
	- repelling wall	
	- smoke room for training	
Mock Crime Scene Area	40' x 70'	2800 Sq Ft
	- firearms training lab	
	- staging area	
	- mock dispatch & lien area	
	- rookie lunch area	
Diving Training Tank	48' x 60'	2880 Sq Ft

Academy Building cont.

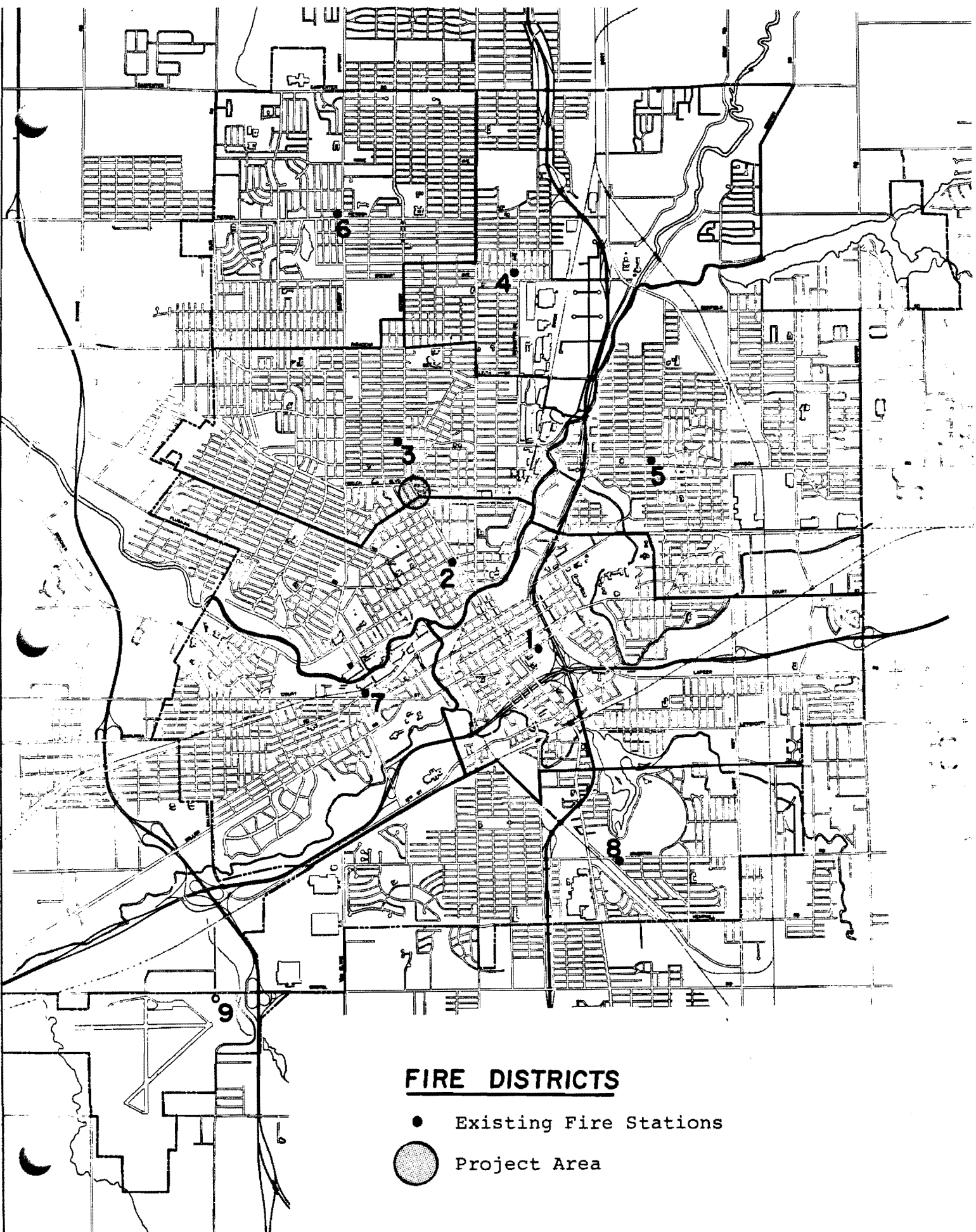
Indoor Range	50' x 80'	4000 Sq Ft
Video Studio & Lab	20' x 20'	400 Sq Ft
Locker & Shower Rooms		
- 55 men	40' x 45'	1800 Sq Ft
- 25 women	25' x 45'	1125 Sq Ft
Kitchen & Faculty Area		625 Sq Ft
	25' x 25'	
Storage Rooms		
- Police	20' x 20'	400 Sq Ft
- Fire	20' x 20'	400 Sq Ft
Restrooms		600 Sq Ft
Circulation		3536 Sq Ft
Total Academy Building (auditorium not included)		30,902 Sq Ft
Auditorium -150 persons		2,250 Sq Ft
4 Bay Fire Station	128' x 80'	10,240 Sq Ft
Parking		40,000 Sq Ft
Total 1.9 Acres ( not including landscaping & obstacle course)		83,392 Sq Ft

Note: This information compiled after meetings  
and discussions with Police and Fire  
Department representatives



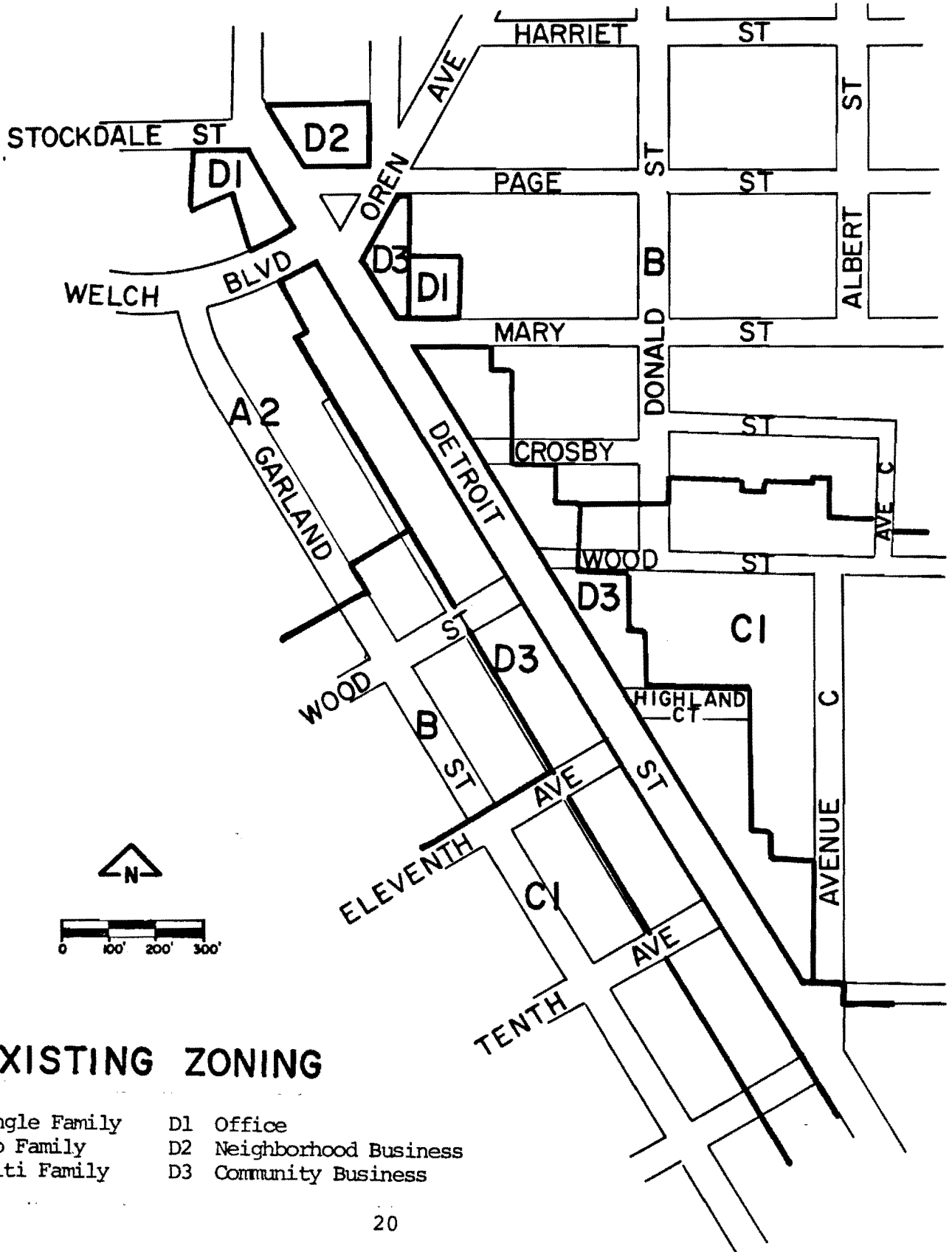
WARD BOUNDARIES





**FIRE DISTRICTS**

- Existing Fire Stations
- Project Area

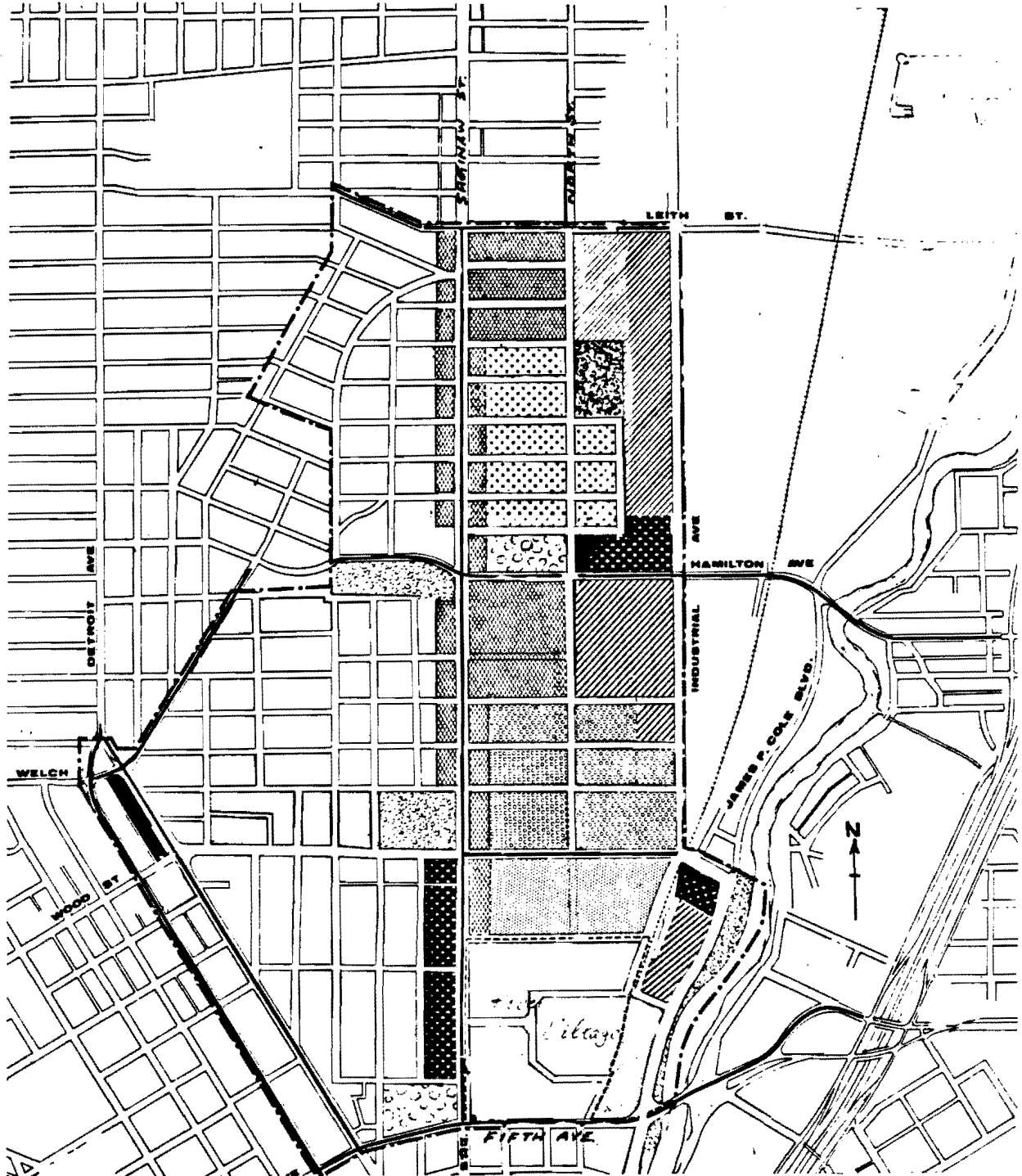


## EXISTING ZONING
















- |    |               |    |                       |
|----|---------------|----|-----------------------|
| A2 | Single Family | D1 | Office                |
| B  | Two Family    | D2 | Neighborhood Business |
| C1 | Multi Family  | D3 | Community Business    |



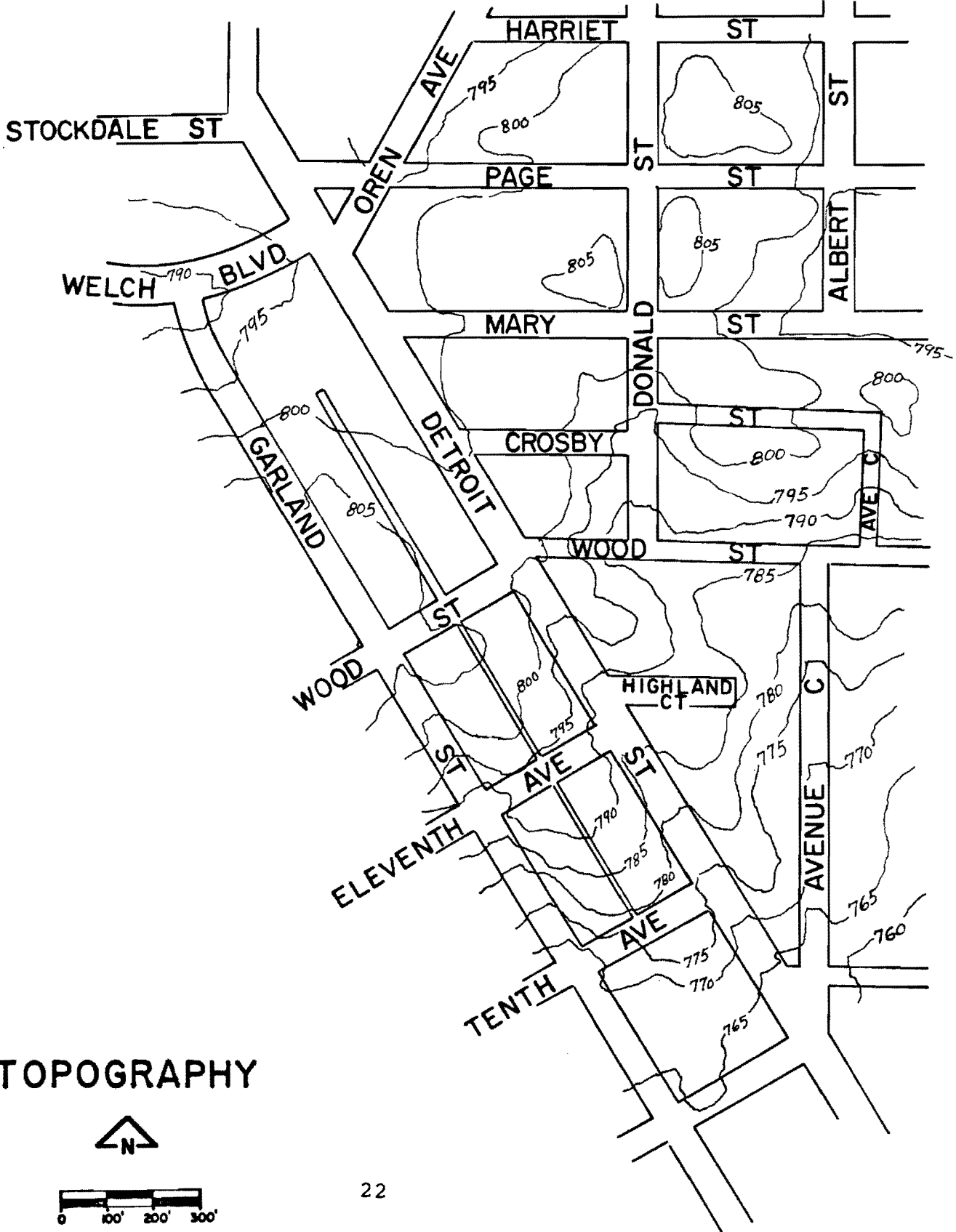
Existing Oak Park Urban Renewal Plan  
 note: DCD is in the process of making  
 comprehensive revisions to this  
 plan



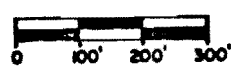
**Revised - GENERAL LAND USE AND DEVELOPMENT PLAN 1-A**

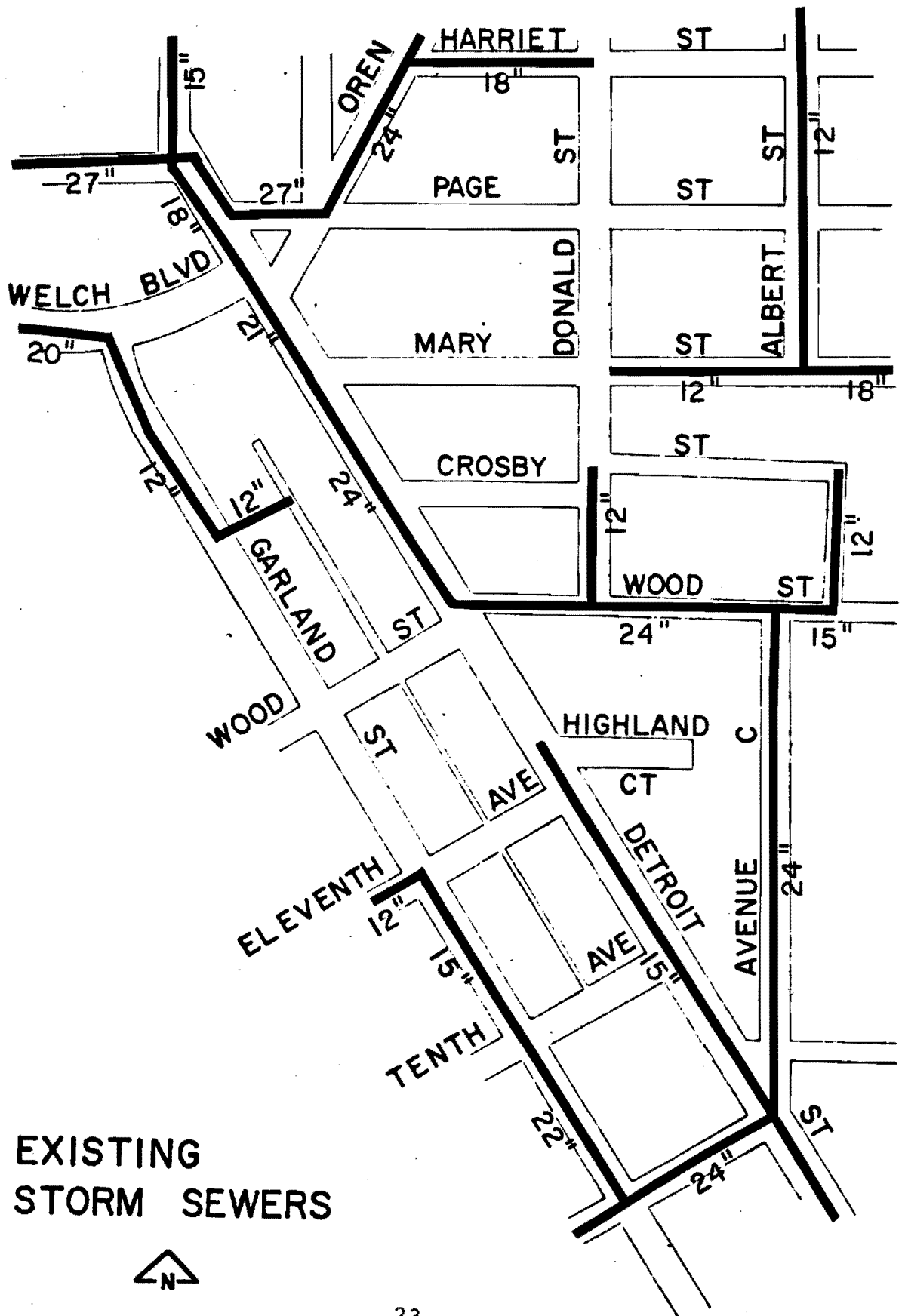
- |   |   |
|---|---|
|  SINGLE AND TWO FAMILY (REHAB) |  COMMERCIAL I              |
|  RESIDENTIAL I                 |  COMMERCIAL II             |
|  RESIDENTIAL II                |  INDUSTRIAL I              |
|  RESIDENTIAL III               |  INDUSTRIAL II             |
|  RESIDENTIAL IV                |  OAK PARK PROJECT BOUNDARY |
|  RESIDENTIAL V                 |  DOYLE PROJECT BOUNDARY    |
|  INSTITUTIONAL                 |  MAJOR ARTERIAL            |
|  PUBLIC                        |   |

OAK PARK URBAN RENEWAL PROJECT MICH A-5-7

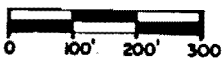


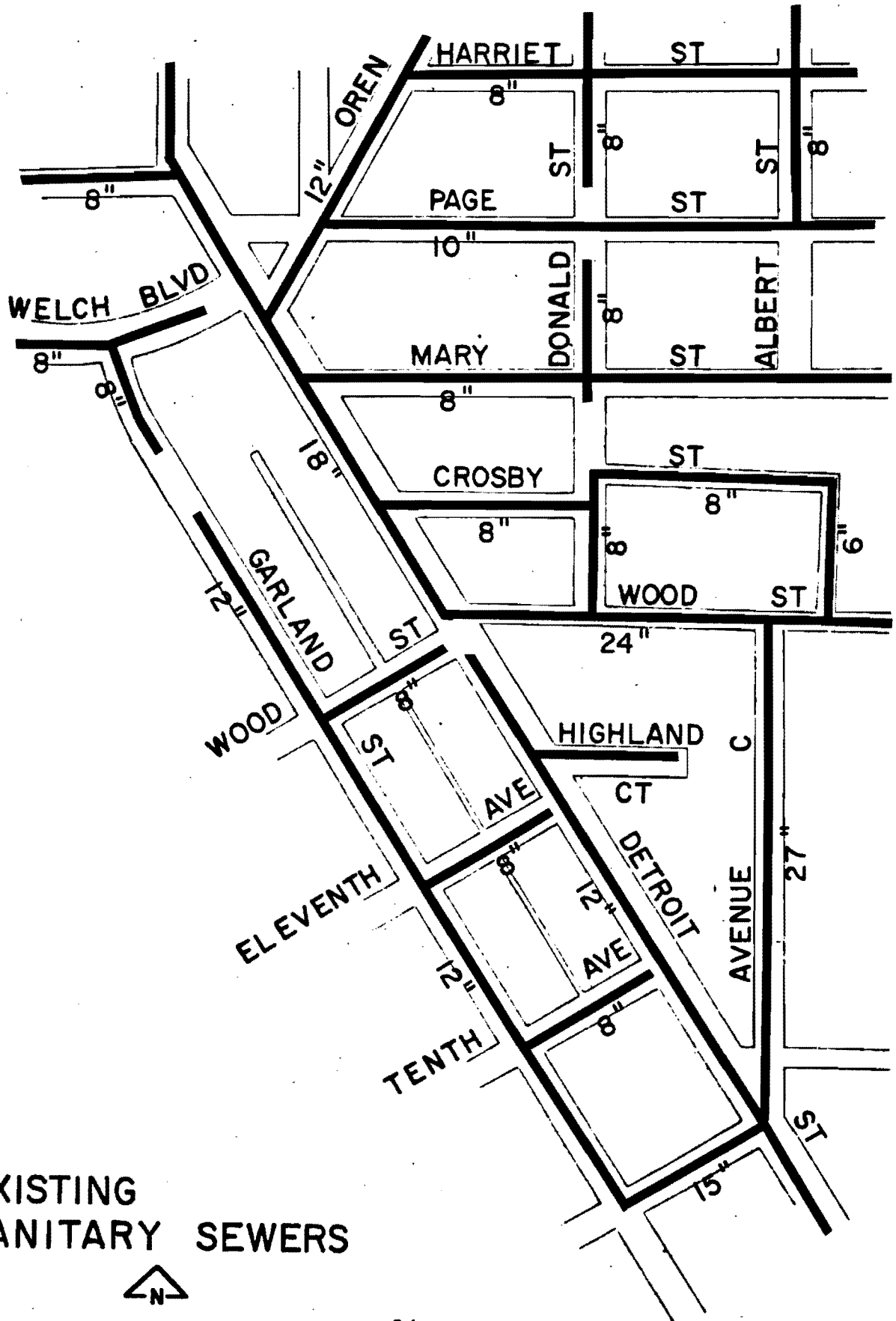
**TOPOGRAPHY**



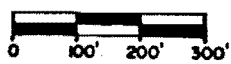


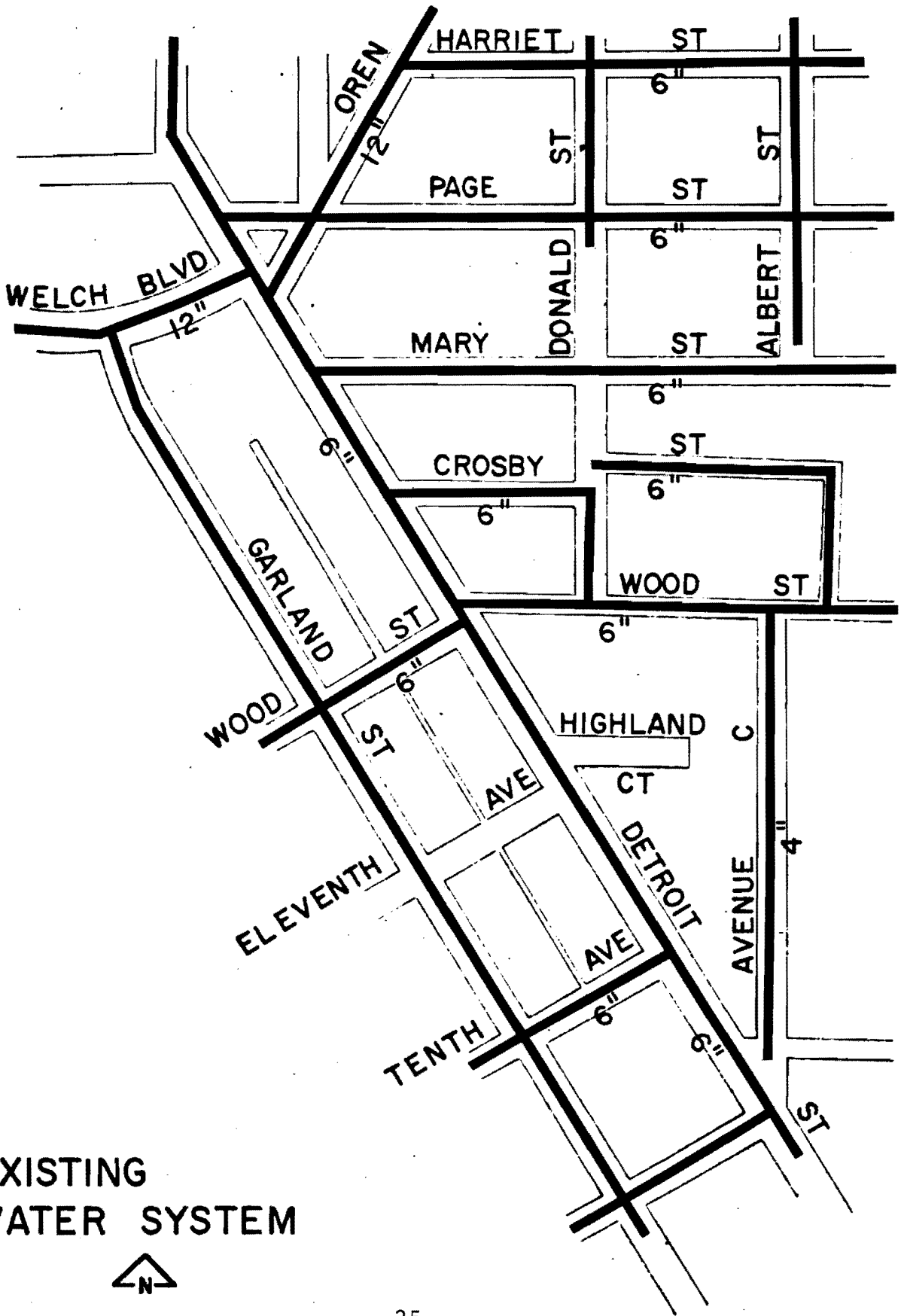
**EXISTING  
STORM SEWERS**





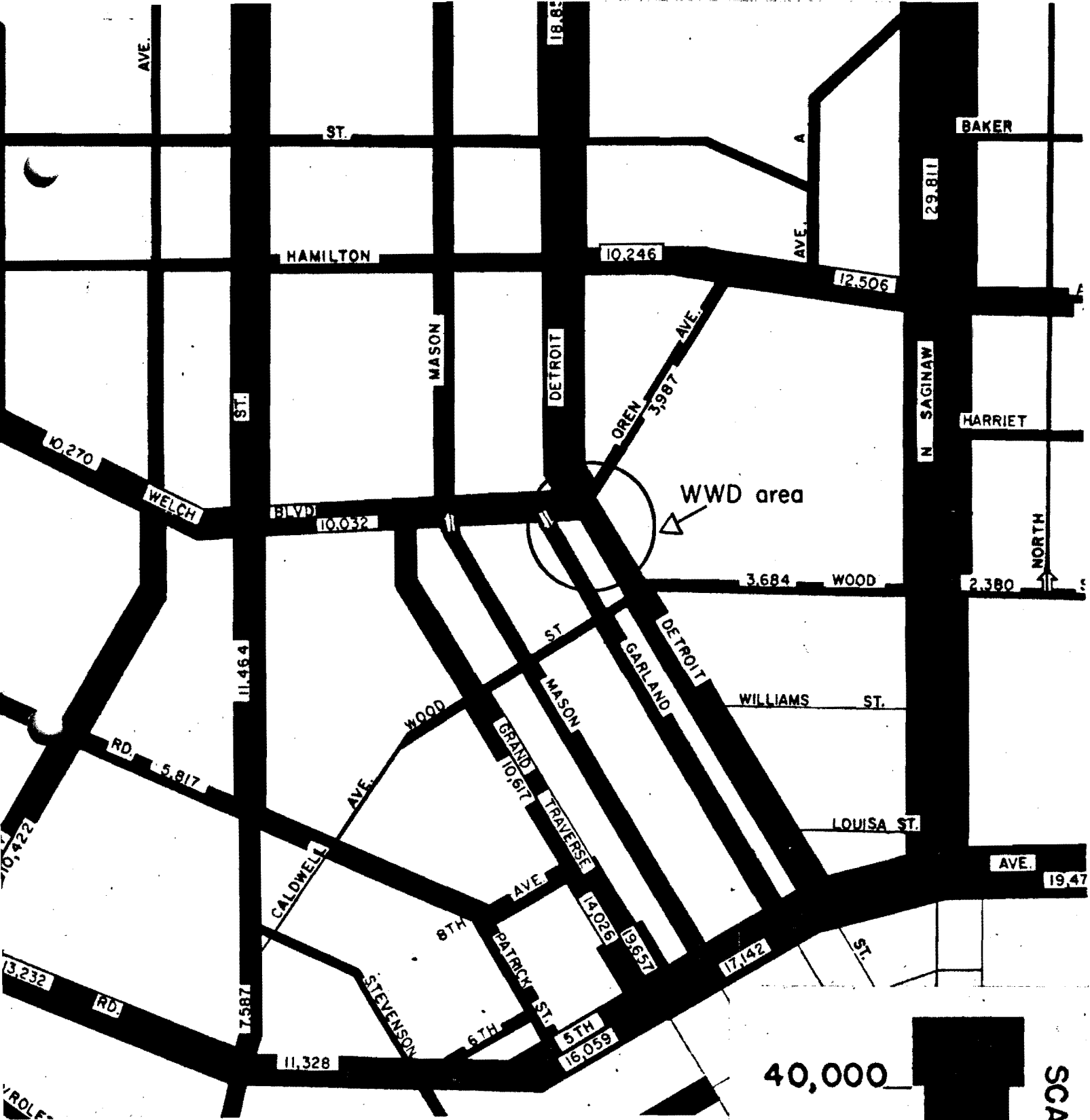
**EXISTING  
SANITARY SEWERS**





**EXISTING  
WATER SYSTEM**

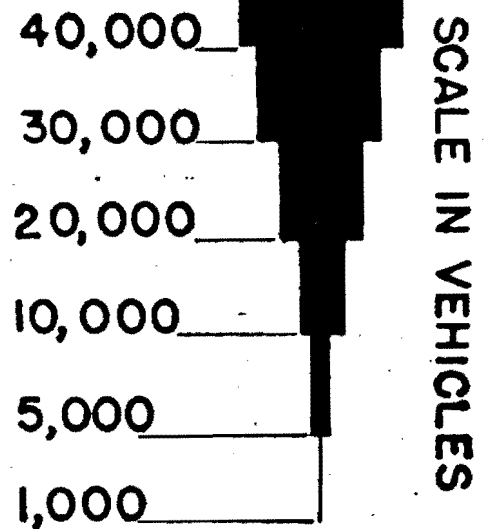




WWD area



**AVERAGE DAILY TRAFFIC - 1978**



**CITY OF FLINT, MICHIGAN**  
**TRAFFIC ENGINEERING DIVISION**  
**MEMORANDUM**

**TO: GEORGE URSUY**  
Land Use Administrator

**DATE: October 9, 1981**

**FROM: JACK I. WILSON**  
City Traffic Engineer

**SUBJECT: Wood/Welch/Detroit Street Traffic**

Traffic Engineering has completed its review of the streets in question that surround the WWD proposed developments and business revitalization program. Our review and analysis includes a number of issues; namely, a) current street classification, b) traffic volumes, c) traffic patterns and one-way street systems, d) I-475 related influences, and e) capacity problems and projected road improvements.

For purposes of vehicle access to the WWD development area, we recommend that all current major streets be retained. These streets include Detroit Street, Welch Boulevard, Oren Avenue, Garland Street, and Wood Street. Capacity problems and roadway improvements will be discussed shortly. Street segments that can be vacated and closed to provide larger land areas for development include Harriet Street, Page Street, Mary Street, Crosby Street, Donald Street, and the alley between Detroit Street and Garland Street which runs north from Wood Street.

We anticipate gradual traffic volume increases 1) along Detroit Street due to the on-going redevelopment in the CBD, and 2) along the Welch Boulevard-Oren Avenue corridor which leads to the Hamilton-Broadway-Steuer interchange with I-475. Current capacity problems exist along Detroit Street south of Welch Boulevard, along Oren Avenue, and at the intersection of Detroit Street and Wood Street. Solutions to these capacity problems are as follow:

**1) Detroit Street**

Since right-of-way would not allow for roadway widening and still allow room for on-street parking to meet the parking needs of the strip commercial nature of Detroit Street, we suggest Detroit Street be converted to one-way northbound traffic, thus pairing the street with Garland which is one-way southbound. The one-way pattern would start at Second Avenue and end at Stockdale Street where a connector would be built from Detroit Street-Stockdale Street to Welch Boulevard-Garland Street (see attached map). Alternatives to the one-way pair is to remove on-street parking from Welch Boulevard to Second Avenue so that two lanes of traffic can move in each direction; however, off-street parking areas would have to be developed. Under this alternative, no widening is necessary and capacity is improved. Capacity is improved greatly with the one-way operation, but is much safer because of no opposing left turn movements.

George Ursuy  
October 9, 1981  
Page 2

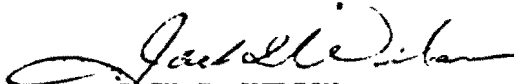
2) Oren Avenue

Capacity and safety can be improved now simply by removing all on-street parking between Detroit Street and Hamilton Avenue. Depending upon traffic volume increases related to I-475 and WWD, widening to four lanes is the other alternative for increased capacity; however, this action should wait for the time being until increased volumes on Oren dictate a need for improvements.

3) Intersection of Detroit Street and Wood Street

Capacity problems at this intersection are due partly to the offset in Wood Street which requires a 3-phase traffic signal operation. One-way operation or a parking ban on Detroit Street will cure some of the capacity problem, however, realignment of Wood Street to eliminate the offset and the 3-phase signal operation will improve the situation even more (see attached map).

As WWD develops further, we will review these recommended improvements for changes or additions as more information becomes available.

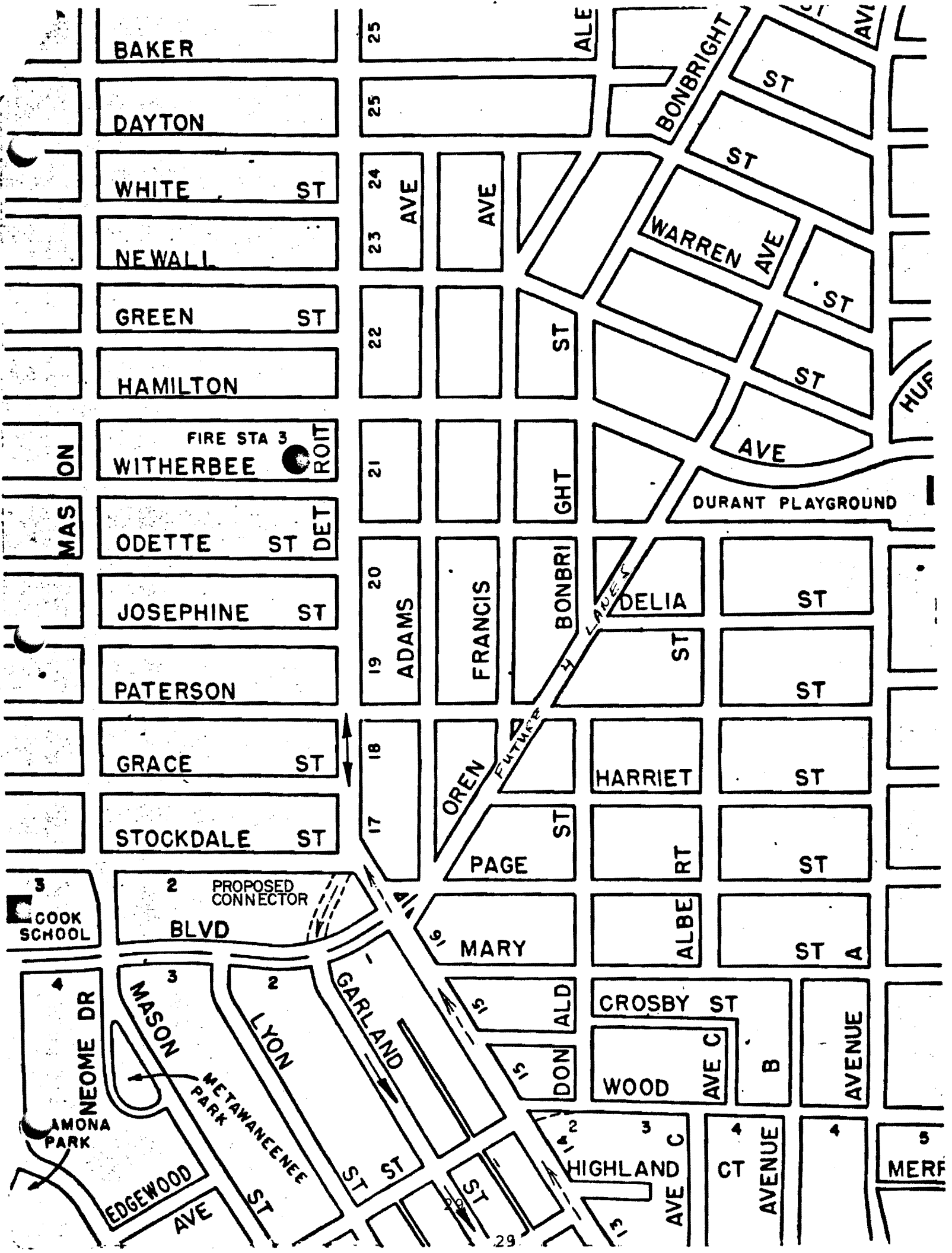
  
JACK I. WILSON  
City Traffic Engineer

DMB/ed

Attachment

cc: A. Nester  
R. Vyvyan  
J. Race





CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Ray W. Vyvyan  
Project Engineer

DATE: 10/21/81

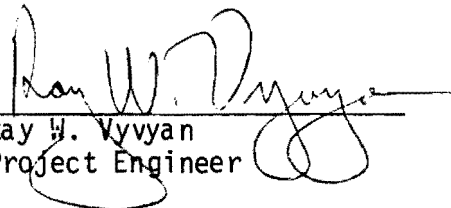
TO: George Ursuy  
Department of Community Development

SUBJECT: WOOD/WELCH/DETROIT PROJECT

I have reviewed Jack Wilson's memo to you on the above subject dated October 9, 1981. I've also briefly discussed this with Jack Wilson.

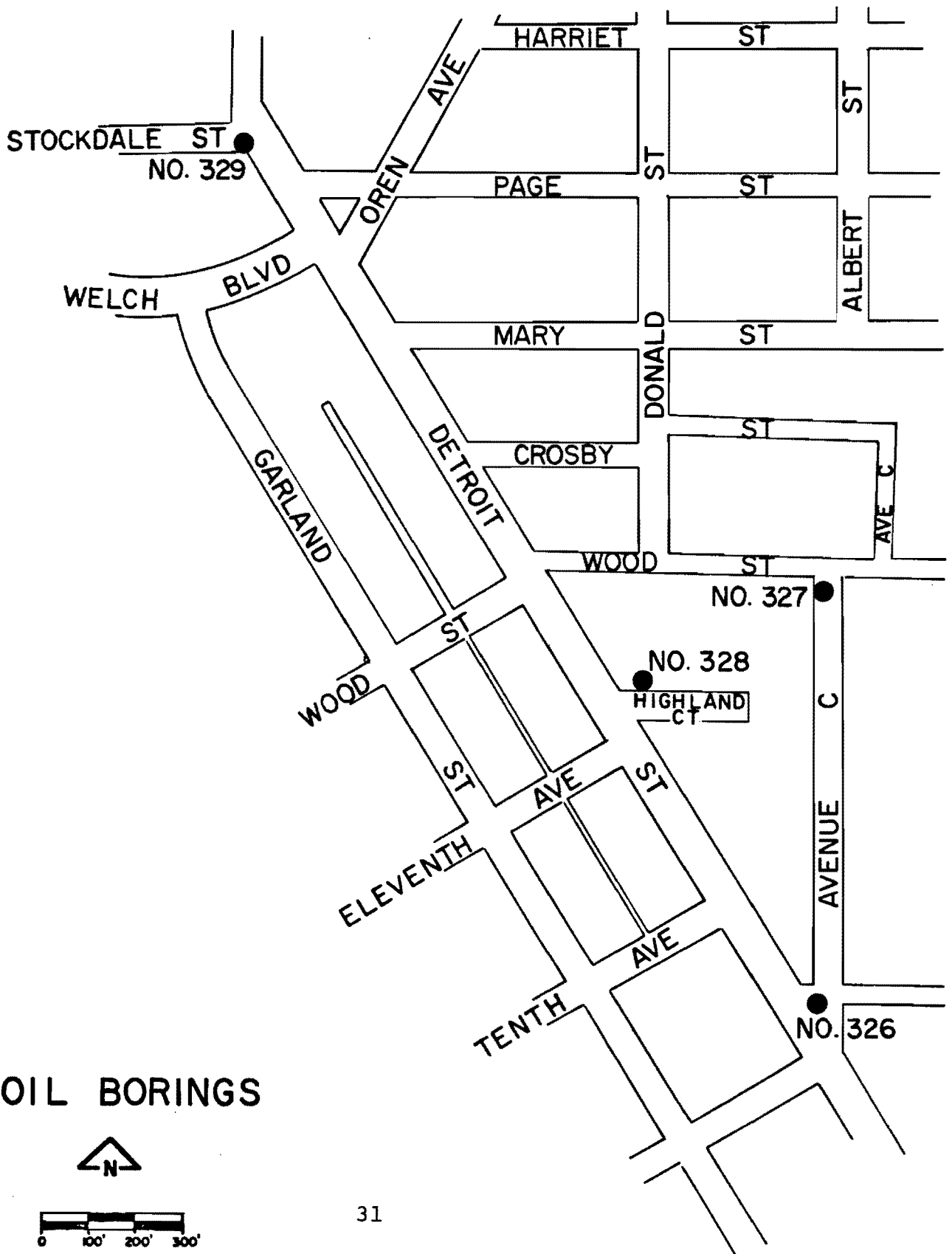
I take exception on Page 1 to Item #1 at the bottom where Detroit St. is being discussed. The first sentence states, "the right-of-way would not allow the roadway widening". It is my opinion that if we buy all the property on one side or the other of Detroit in this area that allowance can be made for a wider right-of-way to provide for the fifth lane and turning movement in this area. There is no problem making this provision as long as it is planned for from the very start as far as developing land bays for the project itself. In the same paragraph, in the last sentence, I believe it should read as follows: "Capacity is improved greatly with the one-way operation, and it is much safer because of no opposing left turn movement.

On Page 2 there is a discussion of the intersection of Detroit and Wood Street. From an engineering point of view this is a very valid point that traffic is making. It is my opinion that this could be developed as part of the project and attempt to resolve as many problems as we know exist in the area. This might require land acquisition which had not been contemplated previously but I believe it can be taken care of without any problem at the stage of planning that we are currently in.

  
Ray W. Vyvyan  
Project Engineer

RWV:pc

cc: J. Wilson



# GRAPHICAL SUMMARY OF FIELD AND LABORATORY TESTS

DRILLING BY Testing Engineers & Consultants, Inc.

SANITARY RELIEF SEWER FACILITIES  
CITY OF FLINT, MICHIGAN

LABORATORY TESTS BY T.E.C.

DATE May 2, 1977

BORING NO. T-326 SHEET NO. C-240

ELEVATION (FEET)	SYMBOLIC PROFILE	PROFILE DESCRIPTION	SAMPLE INTERVAL	STANDARD PENETRATION — (BLOWS/FOOT)				NATURAL DRY DENSITY — (LBS./CU. FT.)				LEGEND								
				0	10	20	30	40	80	100	120	140	MOISTURE % — LIMITS	0	1	2	3	4	5	
766.2	[Symbol]	Brown Loamy Sandy CLAY																		
760.0	[Symbol]	Brown CLAY Traces of Sand		○		○			●	□			○		▽					
750.5	[Symbol]	Wet Grey Silty SAND With Some Clay			○	○			●	□				○	▽					
740.0	[Symbol]	Wet Grey Silty CLAY Grey CLAY Traces of Sand		○		○			●	□			○	▽						
730.0																				

# GRAPHICAL SUMMARY OF FIELD AND LABORATORY TESTS

DRILLING BY Testing Engineers & Consultants, Inc.

SANITARY RELIEF SEWER FACILITY  
CITY OF FLINT, MICHIGAN

LABORATORY TESTS BY T.E.C.

DATE May 3, 1977

BORING NO. T-327 SHEET NO. C-241

ELEVATION (FEET)	SYMBOLIC PROFILE	PROFILE DESCRIPTION	SAMPLE INTERVAL	STANDARD PENETRATION (BLOWS/FOOT) — ⊙	NATURAL DRY DENSITY — □ (LBS./CU. FT.)				LEGEND									
					80	100	120	140	▽ - PENETROMETER TEST	⊗ - TORVANE SHEAR TEST	⊙ - UNCONFINED COMPRESSION	SHEAR STRENGTH (KIPS/SQ. FT.)						
				0	10	20	30	40	10	20	30	40	0	1	2	3	4	
785.1	[Symbolic Profile]	Brown Loamy Sandy CLAY		⊙														+
780	[Symbolic Profile]	Brown CLAY Some Fine Silty Sand		⊙	⊙	⊙			●		□							+ ▽
770	[Symbolic Profile]	Grey CLAY Traces of Sand Few Pebbles		⊙	⊙				●		□							+ ▽
760	[Symbolic Profile]			⊙														

# GRAPHICAL SUMMARY OF FIELD AND LABORATORY TESTS

DRILLING BY Testing Engineers & Consultants, Inc.

SANITARY RELIEF SEWER FACILITY  
CITY OF FLINT, MICHIGAN

LABORATORY TESTS BY T.E.C.

DATE May 3, 1977

BORING NO. T-328 SHEET NO. C-242

ELEVATION (FEET)	SYMBOLIC PROFILE	PROFILE DESCRIPTION	SAMPLE INTERVAL	STANDARD PENETRATION — (BLOWS/FOOT)				NATURAL DRY DENSITY — (LBS./CU. FT.)				MOISTURE % — LIMITS				LEGEND								
				0	10	20	30	40	80	100	120	140	10	20	30	40	0	1	2	3	4	▽ — PENETROMETER TEST	⊗ — TORVANE SHEAR TEST	○ — UNCONFINED COMPRESSION T
792.1		Brown CLAY Some Sand																						
790		Brown CLAY Traces of Sand With Organics		○						●	□									○	▽			
780		Brown CLAY Traces of Sand				○	○			●		□										+	○	▽
770		Grey CLAY Traces of Sand Few Pebbles				○	○			●		□										○	▽	
760					○																			

# GRAPHICAL SUMMARY OF FIELD AND LABORATORY TESTS

DRILLING BY Testing Engineers & Consultants, Inc.

SANITARY RELIEF SEWER FACILITY  
CITY OF FLINT, MICHIGAN

LABORATORY TESTS BY T.E.C.

DATE May 3, 1977

BORING NO. T-329 SHEET NO. C-243

ELEVATION (FEET)	SYMBOLIC PROFILE	PROFILE DESCRIPTION	SAMPLE INTERVAL	STANDARD PENETRATION — (BLOWS/FOOT)				NATURAL DRY DENSITY — (LBS./CU. FT.)				MOISTURE % LIMITS —				LEGEND										
				0	10	20	30	40	80	100	120	140	10	20	30	40	0	1	2	3	4					
798.7		Brown Loamy Sandy TOPSOIL			⊙																					
		Brown CLAY Some Sand									●															+
790		Grey CLAY Traces of Sand Few Pebbles					⊙					●		□												
780							⊙				●		□						⊙	▽						
770																										

July 23, 1981

To the City of Flint

Many people who live on the near north side of Flint have concern about the quality of life in their community. Early in 1979 a number of those citizens found themselves looking to each other for support in visits with the mayor, representatives of the Flint Police Department, and the City Council. These visits were happening because of a shared concern about some neighborhood problems. One of the problems that drew primary attention was the condition of the 1500-1600 block of Detroit Street. At one of the strategy sessions the decision was made to form a group called the Concerned Citizens of the 5th and 6th Wards. That group had people in it who also were active in the North Cook Neighborhood Association, the East Cook Neighborhood Association, Holy Trinity Lutheran Church, Flint N.I.P.P. and the River North Business Association. Shortly after the initial formation of this informal organization people from the King-Salem-Garfield Coalition, the South Cook Neighborhood Association and the Hurley East Neighborhood Association became part of the Concerned Citizens.

The Concerned Citizens of the 5th and 6th Wards are presently in the process of incorporating under the name of WWD Development Corporation. Our incorporation papers have been filed with the State of Michigan. The WWD comes from the words Wood to Welch on Detroit Street. The committee voted on July 16, 1981 to let the project dealing with the Police Academy-Fire Station on Detroit Street use our name and therefore the project would be called the WWD Project.



We recognize the importance of community participation in projects that effect their neighborhood. We, therefore, greatly appreciate the acceptance of our presence and input at the planning sessions for this project. It is our hope that working together with the city we will be able to improve the 1500-1600 block of Detroit Street and the communities surrounding that area.

Norman Bryant, Chairperson

Terry Lee Arntson, Secretary

*Terry Lee Arntson*

Concerned Citizens of 5th  
and 6th Wards.

(WWD Development Corporation)

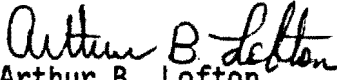
Flint City Hall  
Flint, Michigan 48502  
August 26, 1981

Mr. George Ursery  
Community Development Department  
Flint, Michigan 48502

Dear Mr. Ursery:

Whereas, we the members of Oak Park Citizen District Council are willing to give our whole hearted support for the New Police and Fire Academy. The people of the Community are willing to support this effort. We all are with you and the City. For the betterment of the Community and the City of Flint.

Respectfully yours,

  
Arthur B. Lofton  
O.P.C.D.C.

**FLINT POLICE DEPARTMENT**

CITY OF FLINT, MICHIGAN

**INTER-OFFICE  
MEMORANDUM**

**FROM:** Charles Schecter, Deputy Chief  
Support Services Bureau

**TO:** George Ursuy, Supervisor  
Department of Community Development

**REF:** Comments on Preliminary Project Report

**DATE:** October 1, 1981

**SUBJECT:** FLINT POLICE DEPARTMENT &  
FLINT FIRE DEPARTMENT ACADEMY

FACILITY SECURITY FOR FPD/FFD ACADEMY

A major consideration in design and construction of this police-fire facility should be security. While the preliminary project report recognizes the fact that drug and crime problems in the W-W-D area prompted its selection as the project site, the necessity of providing for facility security is not addressed. Security must be designed into the facility and cannot be introduced as an add-on at a later date. A provision for consultation with those who specialize in security design, as well as with the Police and Fire representatives of the project team should be specifically addressed in the preliminary project report and incorporated into the project timetable. Selection of an Architect-Engineer with prior police facility design experience is necessary to minimize the extent to which outside security consultants are needed.

Basic security design considerations should be aimed at prevention of crimes against the facility and its users through design and construction techniques aimed at controlling access to the grounds, parking areas, and the building itself. In addition, certain areas of the building, especially those allowing public access, must be effectively isolated from areas devoted to the police and fire functions.

Inclusion into the facility of private enterprise and/or other activity which cannot be effectively regulated breaches security of the entire facility and should be avoided.

Detailed security provisions and/or requirements should be presented to the A/E by the Project Manager prior to commencement of design work.



Charles Schecter, Deputy Chief  
Support Services Bureau

CS/dh

CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Carl J. Kukla  
Fire Chief

DATE: October 2, 1981

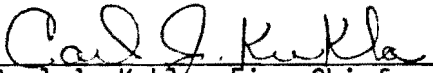
TO: George Ursuy  
Project Manager  
Police & Fire Training Academy

SUBJECT: Police Fire Training Academy and Fire Station

The City of Flint Fire Department administration wishes to go on record supporting the Police Fire Training Academy and Fire Station for the following reasons.

1. The consolidating of two fire stations into one will reduce energy costs and maintenance costs of maintaining stations #2 and 3, which are in excess of 50 years old.
2. The training academy will allow the Fire Department the facility to conduct year round training which is vital to the efficiency of the Fire Department.
3. The combined training needs of the Police and Fire Departments should allow full and efficient utilization of the academy.

These are the main benefits of the facility which will also benefit the taxpayers in the City of Flint.

  
Carl J. Kukla, Fire Chief

CJK/ve

CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Capt Leon Noack

DATE: October 2, 1981

TO: George Ursuy  
Community Development

SUBJECT: Operational Guideline for W.W.D. Project

The Operational Guidelines for the W.W.D. Project will meet the needs of the Fire Department. The project team should start to meet regularly as stated in the guideline. The team needs to formulate what the project is to accomplish and how the needs are to be accomplished.

Capt. Leon Noack  
Capt Leon Noack  
Training Officer  
Flint Fire Department

LN/ve

CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Capt. Leon Noack

DATE: October 2, 1981

TO: George Ursuy  
Community Development

SUBJECT: Program Statement

The Program Statement on page 2, line 8, shows that we are going to construct a parking ramp. Please change to training area and fire station.

Page under Design Objectives - designed for commercial or office space. I don't think we need commercial space.

With the items above corrected, the Program Statement should be approved.

Capt. Leon Noack  
Capt. Leon Noack  
Training Officer  
Flint Fire Department

LN/ve

October 15, 1981

REVIEW AND COMMENT OF  
OPERATIONAL GUIDELINES  
FOR WWD PROJECT

Upon reading the operational guidelines the Concerned Citizens are concerned about the following:

1. Communications need to be tighter.
2. On page 3; Preparing special reports or analyses requested by the City Administrator or other City officials.

We would like to have all people receive the same information.

The Concerned Citizens of the 5th and 6th Wards (now WWD Development Corporation) feel that if we are to work together on this project all information must be shared with the entire group.

We will soon be presenting a position statement to the group.

Thank you

*Norman Bryant*  
Norman Bryant, Chairman



**Michigan Bell**

October 16, 1981

Mr. G. Ursuy  
Dept. of Comm. Dev.  
1101 South Saginaw  
Flint, Michigan 48502

The Wood - Welch - Detroit project operational guidelines have been reviewed.

The Michigan Bell Telephone Company will have no problem operating within the proposed guidelines. Further, it is agreed that one source - the Project Manager - should be the only contact for any issues or problems that develop.

This office will be organized to deal with the Project Manager only on this and any other future undertakings.

*W. J. Killian*  
W. J. Killian  
Engineer

/ck



FLINT POLICE DEPARTMENT

CITY OF FLINT MICHIGAN

INTER-OFFICE  
MEMORANDUM

FROM: Charles Schecter, Deputy Chief  
Gary Ruffini, Training Officer

TO: Max A. Durbin, Chief of Police  
George Ursuy, Department of Community Development

REF:

DATE: November 20, 1981

SUBJECT: Site Options and Proposal Comments

Site Options

For our needs, Site #1 is preferred with Site #2 an acceptable alternative. Site #3 is not an acceptable alternative.

Building and Room Size and Layout

It is necessary to increase the size of the indoor range to 50 x 80 feet.

It is also necessary to include an area suitable for use as a video studio and lab, and areas for restrooms which are not included in the original size estimates.

Facility and Equipment Security

We are firmly committed to our earlier comments (October 1, 1981) regarding facility security and wish to re-emphasize that aspect of the design. Due to the on-site equipment and limited supervision available, it is important that the auditorium and/or meeting rooms be effectively isolated from the training equipped areas of the academy. The City is now involved in a lawsuit resulting from public access to our present academy facility and precautions must be taken to limit future liability of the City.

Building Design

We have no objection to the building design fitting the theme of the proposed neighborhood but care must be taken to prevent that criteria from compromising the primary purpose for which the academy is to be used.

Traffic Flow

While we have no objection, as such, to street changes proposed, we feel that the facility should be accessible from any direction and that routes from the facility should be similarly planned. This is especially important for fire rigs responding to emergency calls and police personnel utilizing the facility as a command center during a disaster or similar emergency.

  
Charles Schecter, Deputy Chief  
Support Services Bureau

CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Carl J. Kukla  
Fire Chief

DATE: November 11, 1981

TO: George Ursuy, Project Manager  
Police & Fire Training Academy  
Department of Community Development

SUBJECT: Preliminary Project Report October 29, 1981

The location of the police and fire training academy. Both Option 1 or 2 would work for a location of the academy. However, the fire station would be better served at Option 2, facing on to Detroit or Welch. If Option 1 is used, the street pattern and station location would have to be reevaluated.

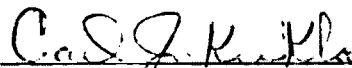
The areas of the academy building that are to be used by the public should be separated. This would allow the public to use them without interfering with training in the rest of the building.

Due to the complex nature of most of the equipment and areas in the academy, it will have to be isolated from public use. The liability and cost of equipment alone will mean that tight security will have to be maintained in most of the building.

A building that meets the design of the area with all utilities should be underground, not for appearance, but to allow the area for training around the structure.

Proposed building areas that need some change would be the indoor range. It should be made big enough to accommodate the new training program planned by the Police Department. This area could also be used as a "smoke" training area for the Fire Department. There is no area allowed for a shower room along with the locker rooms. A video production room and equipment should be in the academy portion of the building. The kitchen and lounge area could be made smaller. The area used for the Fire Station would probably have to be large to accommodate new apparatus.

The parking should be next to the building so it could also be used for a training area and not have to be duplicated.

  
\_\_\_\_\_  
Carl J. Kukla, Fire Chief

CJK/ve

REVIEW AND COMMENT ON  
PRELIMINARY PROJECT REPORT OF WWD PROJECT

This is the review and comment of the preliminary project report of the WWD project. The WWD Development Corporation has met three times to discuss and finalize our comments on this report.

The first part of our review was to make corrections and changes to our own recommendations. At the end of this review you will find the revised statement. Next we went through the statement with our comments and concerns listed below.

Pg. 4- We favor option 1 for the location of the WWD Project.

Pg. 8- If option 3 is selected we would like to see the parking lot for 100 cars to be located on the South side of Wood, but East of Detroit Street, utilizing State owned property. The reason for this is that we would like to save the building South of Wood due to the viable business in that building. We would also like to have plans included for a small parking lot for commercial use on Detroit Street between Mary St. and Crosby St.

Another possibility for the 100 car parking lot would be to make and "L" shaped lot South of Wood thus leaving the viable business.

Pg. 14- We do not want a "convenience store". We want to see a Food Co-op type of store in this area. Also we would like to see such businesses as: a bakery, an ice cream store, a drug-store, a restaurant, a Ben Franklin type store, and a Senior Citizens Center.

Pg. 20- We would like to see a truer breakdown of cost for the purchase of property needed for this project.

Pg. 26- We want no more than D-2 zoning.

Pg. 38- We unanimously oppose making Detroit Street one-way and we oppose the widening of Oren.

On the next two pages you will find our revised statement on the recommendation originally submitted.

### Revised Recommendations

The WWD Development Corporation is composed of residents of the 5th and 6th Wards. WWD is in favor of a police and fire training facility being located on Detroit Street within the Welch-Wood area. To make this facility a positive element in the revitalization of this area, the committee would like the following recommendations incorporated into the police and fire Academy Design Plans.

#### Site Location

1. Regardless of which side of Detroit Street the Police and Fire Academy is constructed, WWD Development Corporation would like assurance that the city of Flint will cooperate with the neighborhood in the Economic Redevelopment and housing rehabilitation of the surrounding area. One of the ways we recommend this be done is having this area designated as a FNIPP target area.
2. It is the preference of the WWD Development Corporation that the Academy be constructed on the East side of Detroit Street.
3. We do not want the project to have a chopped up look. We would like to see the following buildings saved:
  - Option 1: shoe Repair Building(1514)
  - Option 2: Garage ( 1604)
  - Option 3: Building South of Wood( 1427) and as much of existing residential and businesses as possible and the church.
4. All utilities for the Academy should be placed underground.
5. Any relocation of people needs to be done in an orderly manner. Considering not only dollars but also the human element.

#### Building Design

The Academy should be constructed in an architectural style that blends in with the surrounding community. Since the building will be near Welch Blvd, the design of the Academy should capture the theme (perhaps modified somewhat) of the homes along Welch Blvd. Emphasis should be placed on creating an "older style" look. The "modern" box shaped building with a flat roof would be undesirable.

Building Use

1. Space should be provided for a community meeting room, part of which should be furnished as a lounge.
2. There should be some type of room where coffee and light snacks can be prepared.
3. The gymnasium of the building should be available for use by the community when not scheduled for use by police and fire personnel.
4. If the facility contains an auditorium, the auditorium should be available for use by the community, when not scheduled for use by police and fire personnel.
5. Office space should be maintained for use by the foot patrol officer assigned to the area. This office space would also be used by members of WWD Development Corporation.
6. Office equipment, including audio-visual equipment, would be available for use by the community within the academy.

Restrictions

No high speed traffic range will be allowed in the area.

We suggest that the police and fire departments work with the WWD Development Corporation and the community.

This is the Review and Comment of the WWD Development Corporation and was approved by the committee at our meeting November 19, 1981.

Respectfully Submitted,

Norman Bryant, Chairman  
WWD Development Corporation  
November 20, 1981

NS:tle

CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Ray W. Vyvyan  
Project Engineer

DATE: 11/18/81

TO: George Ursuy  
Department of Community Development

SUBJECT: WWD Preliminary Project Report

I have reviewed the report on the above project dated October 29, 1981. I have made the review myself and it will be submitted to A. W. Nester for his approval for submission to you. The comments will be made by the page numbers which were established in the Ralph J. Stephenson meeting when this report was presented.

1. Page 1 - I would suggest that the elevation of the structure be classified a proposed southwest elevation. Initially several things could be derived from this which could present problems at a later date as far as many people are concerned. The sketch would indicate that there is a basement in one are of the building. It would also indicate that there could be two to three floor levels in the building in addition to the basement. This is not a problem in the areas that are dedicated to the fire and police use only. I do not believe we would have to follow handicapped requirements for fire and police restricted usage areas. This should be confirmed with Archie Campbell. If we do have multi-story use in the public sector of the building, we are automatically into elevators or ramps which are extremely costly which ever option is identified for the project.
2. Page 2 - Under the paragraph titled, "Character", the last sentence should be changed as follows: "that it is not expected to be contracted (but may be) expanded". On the same page under, "Background", City Departments should be plural not singular.
3. Page 3 - Under, "Magnitude" should be 80,000 sq. ft. not 160,000 sq. ft.
4. Page 4 - In reviewing Option #1, the facilities identified at 80,000 sq. ft. occupy more than 50% of the area involved. It is my opinion that this identifies the site as being too small. It also identifies the expansion of the facility is virtually impossible. We have not made any allowance in square footage for the obstacle course or the track requirements for this site. I would also recommend that somehow reserved parking section be identified for personnel which are based at this facility. I would also recommend that as part of the project we include the Oren/Welch intersection update specified on

George Ursuy  
November 18, 1981

Page 2

4. Option #2 in any site that is identified. Another item that I would seriously recommend is that the opening to the parking lot off of Detroit be identified as an entry only and that an exit from the parking area be dumped on to Donald Street to create a better flow and I believe more efficient usage of the parking area.
5. Page #6 - Basically the comments for Option #1 also pertain to this site in all cases. In this case, you have eliminated the corrective work at Wood and Detroit which I feel should be part of the project regardless which site is selected.
6. Page 8 - Same comments as were identified on Option #1. I also feel this is a most restrictive site which could be chosen under any conditions.
7. Page 10 - Under the "Library" it would appear that the square footage is extremely minimal concerning the use of study rooms and student study cubes. It would not appear that very much room would be left for shelf area for the library itself. Under the classrooms, it appears that the area is small for what is desired to be accomplished. Under the office area, 800 square feet for 6 to 8 people with partitioned offices is much too small. Under indoor vehicle training area, I would like a better understanding of what the inground draft tank is in order to make further comments on this area. In the tower stair for training, I am assuming that probably this would be independent of the main building and would be an auxilliary structure on the site. The indoor range should be seriously evaluated before being incorporated into this facility. There are many problems with an indoor range which require excessive equipment and protection which will make this particular area extremely expensive. This is the reason that the range was abandoned in the present police facility at Police City Hall in that the additional expenses and problems to make it conform to State regulations would deem to be excessive and beyond the cost range that could be afforded by the City at that time.
8. Page 11 - Several comments are required here. It is identified that the academy building, locker rooms, kitchen storage, etc. are evidently in this area. The usage of this facility evidently is going to be the common area between the community and the fire and police. In this respect, I feel that many of the areas that have been identified previously must be seriously reconsidered as far as duplication is concerned. If the auditorium area can be used as a gym or that type of training facility by the police and is also being contemplated being used by the community we must double the facilities for lockers, shower rooms, and etc. I am sure that the fire and police do not wish to share their own private facilities with the general public. The same thing would be true as far as kitchen or food facilities are concerned that could be used by the public in the community

George Ursuy  
November 18, 1981

Page 3

8. area of the building. As a result, many of these facilities will have to be duplicated. I'm also suggesting that if the community is going to make any extensive use of the public area of this facility that storage facilities would have to be made and incorporated into this project for their use in that they would not be able to use those facilities that are assigned to fire and police.
9. Page 13 - Item #3 speaks of the gymnasium which would be available for the community. This goes back to my previous comments on dual locker facilities for men and for women. Item #6 that the committee would be able to use office equipment including audio visual equipment within the academy. I am sure that the fire and police will say they will have to furnish their own equipment that their equipment is not available to community use. Therefore, storage is required for the community.
10. Page 15 - In the first paragraph, just summarizing briefly. A major consideration should be security. This is going to have to require duplicate facilities be required for the community where they are common to what the police and fire would have for themselves. Also in the last sentence in the first paragraph regarding the selection of an A/E with prior police facility design experience. I do not get hung up on this item specifically in that I would much rather have a competent local A/E use as a consultant someone whose principal activity may be design of facilities of this type. I would prefer this rather than to bring in an outside firm whose particular expertise is in this area alone. The last sentence in the second paragraph also influenced my thoughts concerning duplicate facilities for the community v.s. fire and police requirements.
11. Page 21 - Use the north arrow.
12. Page 22 - Use the north arrow.
13. Page 23 - Use a north arrow.
14. Page 25 - Use a north arrow. It might be wise on Page 25 to type a note indicating what the various isobars pertain to as far as elevations are concerned on the site.
15. Page 26 - north arrow.
16. Page 27 - north arrow.
17. Page 28 - north arrow.
18. Page 29 - north arrow.

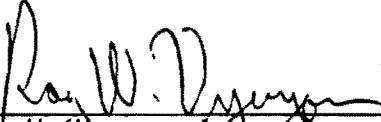


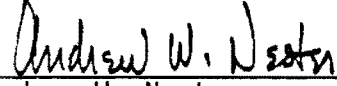
George Ursuy  
November 18, 1981

Page 4

19. Page 30 - north arrow.
20. Page 31 - It might be wise because of the people using this to indicate that the solid triangle above elevation 750.5 indicates the level of ground water in this area.
21. Page 35 - north arrow.
22. Page 36 & 37 - I previously given you some comments in regard to Jack Wilson's memo.
23. Page 38 - north arrow.

I'd be most happy to sit down and respond to the issues which I have raised here at any time in order to facilitate your completing the final project report.

  
\_\_\_\_\_  
Ray W. Vyvyan  
Project Engineer

  
\_\_\_\_\_  
Andrew W. Nester  
City Engineer

RWV:pc

CITY OF FLINT, MICHIGAN

MEMORANDUM

FROM: Building & Safety Inspections

DATE: October 30, 1981

TO: Department of Community Development  
Attn: George Ursuy

SUBJECT: PROPOSED W.W.D. PROJECT

The preliminary project report for the W.W.D. Project has been reviewed by this Division and appears to be in accordance with City Building Ordinances.

Sincerely,



Archie R. Campbell, Director  
Building & Safety Inspections

ARC:gb



**Consumers  
Power  
Company**

Eastern Region: 3201 East Court Street, Flint, MI 48501 • (313) 235-1511

November 5, 1981

City of Flint  
Department of Community Development  
Att George Ursuy  
1101 S Saginaw Street  
Flint, MI 48502

We received and have reviewed your Preliminary Project Report on the Wood-Welch-Detroit project. Our comments concern the effect on our gas and electric facilities in the area.

It appears, after studying our gas and electric systems in the area, that we could accommodate any facility retirements that may be necessary in connection with any street vacations.

Also, we have both the gas and electric capacity in the area to serve a structure of the size proposed.

*Donald R. Sowle*

Donald R Sowle, PE  
Energy Distribution Engineer

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