

CITY OF WYANDOTTE

TRAFFIC VOLUMES (Average Daily Vehicles), SEMCOG 2023 Northline Rd. (Ford Ave.) - 18,600 ADV Biddle Ave. - 19,600 ADV



WYANDOTTE AT-LARGE BUSINESS CLUSTERS AND CORRIDORS



The **Northline & Biddle Development Site** (shown in white above) is bound by a very high concentration of commercial businesses, dense residential neighborhoods, waterfront parks and cultural assets. The Downtown CBD alone is home to over 150 small and local businesses, service providers, and thousands of residents.

RCHITECTURAL SYMBC	DLS	ARCHITECTURAL ABBREVIATIONS		
SYMBOL	DESCRIPTION	ABBRV. DESCRIPTION		
ę	CENTER LINE	# POUND OR NUMBER 3 AND		jotte LLC
•	ELEVATION INDICATOR	2 AT ACT ACOUSTIC CEILING TILE AD AREA DRAIN	()ak Wwanc	3 577 1 1 1
•	CENTER LINE INDIGATOR	AFF FINISHED FLOOR		
		AVC AVCOUST EXECUTION EXECUTION		
······	CONTRACT LIMIT LINE	BOT BOTTOM CIP CAST IN PLACE CIAE CUMMED	<i>\</i>	
	DEMOLITION LINE	CJ CONTROLJOINT CLG CELING		-
	EXISTING TO REMAIN LINE	-010 -0100 -001 -0010 -001 -0010 -001 -0010 -001 -0010 -001 -0010 -001 -0010 -001 -0010 -001 -0010 -010 -001000 -010 -001000 -010 -001000 -010 -001000 -010 -001000 -010 -0010000 -010 -00100000 -010 -00100000	Wyandott	
	FEATURES ABOVE LINE INDICATOR	COMPR COMPRESSIBLE CONC CONCRETE		Jey 1011
		CONT CONTINUOUS CPT CARPET CT CERAMIC THE		
	FIRE RESISTIVE RATED LINE, 1 HOUR	CTYD COURTYARD DBL DOUBLE		
	FIRE RESISTIVE RATED LINE, 2 HOUR	DEMO DEMOLISH, DEMOLITION DIA DIAMETER DIMS DIMENSIONS	The second se	
	FIRE RESISTIVE RATED LINE, 3 HOUR	DN DOWN DR DOOR		
	FIRE RESISTIVE RATED LINE, 4 HOUR	EA EACH EL ELEVATION	DALY MEDICAL CENT	E HIN I HANNE
\$	FIRE-RATED, SMOKE BARRIER LINE, 1 HOUR	ELEC ELECTRICAL ELEV ELEVATION EPDM ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)		
6 S	FIRE-RATED, SMOKE BARRIER LINE, 2 HOUR	EPPIM ETITICEME PROPYLICME DENKE MCLASS (PROCEING) EGI EDULU EDULU EDULU EDULU EDULU EXTERNIS (INCOMIN EXTERNIS (INCOMIN		
	FIRE-RATED, SMOKE BARRIER LINE, 3 HOUR	EXP JT EXPANSION JOINT EXT EXTERIOR		
\$		FC FLOOR DRAWN FEC FIRE EXTINGUISHER CABINET		
	FIRE-RATED, SMOKE BARRIER LINE, 4 HOUR	FLR FLOOR FM FILLED METAL		
	HIDDEN FEATURES UNE	FU FACE OF FND FOUNDATION GA GAUGE		
	NEW LINE	FIG FIG FIG		
	PROPERTY LINE	HU HOLLOW CORE HI HIGH HM HOLLOW METAL		
8	SMCKE BARRIER LINE	HP HIGH POINT HR HOUR UPTING UPTING	PROJECT DESCRIPTION:	* DRAWING INDEX
		HR HOUR HVAC HEATING VENTLATING AND AIR CONDITIONING IRCOMB IMPACT RESISTANT GYPSUM WALLBOARD ILO IN UEU OF	NEW CONSTRUCTION - PROPOSED SPECULATIVE OFFICE BUILDING SHELL	
	BREAK, ROUND (USER DEFINES SIZE)	INSUL INSULATED INT INTERIOR	NEW CONSTRUCTION - PROPOSED SPECULATIVE OFFICE BUILDING SHELL	A000 - COVER SHEET
	BREAK, STRAIGHT (SEE SECTION INDICATORS, BUILDING, WITH BREAK STANDARDS)	LU LOW LVT LVT MAX MAXMUM		S000 - STRUCTURAL SPECIFICATIONS / NOTES
	BUILDING, WITH BREAK STANDARDS)	MAA MAAAMAY OPENING MCO-MECHANICAL MEMERANE MEHANICAL	BUILDING DATA	
-		100001 1000000 100001 10000000 100000 1000000 100000 1000000 100000 1000000 100000 10000000 100000 100000000000 1000000 1000000000000000000000000000000000000	OCCUPANCY CLASSIFICATION: USE GROUP "B"	S100 - FOUNDATION PLAN
(D2 (A-512)	DETAIL INDICATOR	MTL METAL NIC NOT IN CONTRACT	CONSTRUCTION TYPE: V-B - NON-SPRINKLERED	S101 - FRAMING PLAN
<u> </u>		NO NUMBER NOM NOMINAL CC CN CINTER	BUILDING AREA:	A100 - FLOOR PLAN / ROOF PLAN / OPENING SCHEDULES
		CC CV (CUT) FR CV CV (CUT) FR CV (CUT) FR CV (CUT) FR	GROSS GROUND FLOOR AREA = 7.635 SF (MAX ALLOWABLE 9.000 SF /	A 100 - FLOOR PLAN / ROOF PLAN / OPENING SCHEDULES
A-512	DETAIL INDIGATOR	PCC PRE-CAST CONCRETE PCL PRE-CAST LINTEL PUIDE PUIDERXG	14,128 SF W/ INCREASES)	A200 - EXTERIOR ELEVATIONS
		PLYD PLYWOOD PT PRESSURE TREATED	OCCUPANT LOAD:	A300 - BUILDING SECTIONS / DETAILS
↑ D2	DETAIL INDICATOR FOR SMALL CONDITIONS	PNT PAINT/PAINTED PVC POLYVIN'L CHLORDE	OFFICE SPACES = (ASSUMED) 5,727 SF NET @ 100 SF / OCCUPANT = 58 OCCUPANTS	
A-512		PVC POLVNINT, CHLORODE RBR RUBBER RCP REFECTED CELLING PLAN RD RECTED CELLING PLAN RD RECTED CELLING PLAN		A301 - TYP. WALL SECTION / DETAILED BUILDING SECTIO
_kk	DIMENSION LINE		 MIN. # OF REQUIRED EXITS = 2 (TRAVEL < 75') (8 PROVIDED) LAV/PLUMBING REQUIREMENTS (FUTURE); 	
<u> </u>	District Line	SPEC SPECIFIED OR SPECIFICATION SPEC SPECIFIED OR SPECIFICATION	LAV/PLUMBING REQUIREMENTS (FUTURE): MIN. 1 TOILET AND 1 LAV PER SEX REQ'D	
\square		SSTL STAINLESS STEEL STC SOUND TRANSMISSION COEFFICIENT	MIN. 1 SERVICE SINK PROVIDED MIN. 1 HI-LO DRINKING FOUNTAIN PROVIDED (1 PER 100)	
	DOOR OPENING/BORROWED LIGHT IDENTIFIER	103 00011 95/c 95/c/100 p8 sPice/scatton 95/c 95/c/100 p8 sPice/scatton 951 10 x100 p8 sPice/scatton 951 10 x100 p8 sPice/scatton 95 90 x100 sPise/scatton		
· · ·		TELE TELEPHONE TLT TOLET	NOTE: THESE DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE	
DRAWING BLOCK TITLE	DRAWING BLOCK TITLE, TYPICAL	TOC TOP OF CONCRETE TOS TOP OF STEEL	WITH THE FOLLOWING CURRENT CONSTRUCTION CODES:	
		IELE IELEVIUME 10 100 for 10 100 for 100 100 for	- 2015 MICHIGAN BUILDING CODE	
	ELEVATION INDICATOR, EXTERIOR	TO TELEFLONEDATA TYP TYPICAL UNO UNLESS NOTED OTHERWISE UIS UNDERSIDE OTHERWISE UIS UNDERSIDE	- 2015 INTERNATIONAL FIRE CODE	
		VF VERIFY IN FIELD VP VISION PANEL	- 2015 MICHIGAN MECHANICAL CODE - 2015 MICHIGAN PLUMBING CODE	
4		W WTH WO WOOD	 2017 STATE OF MICHIGAN ELECTRIC CODE (NATIONAL ELECTRIC CODE 2015) 	
C A2 A202 B	ELEVATION INDICATOR, INTERIOR, MULTIPLE VIEW		- 2015 MICHIGAN UNIFORM ENERGY CODE	
Y			- MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2009 - ASHRAE 90.1 2013	
•	1		- AUTIVAE 30.1 2013	
A2 A202	ELEVATION INDICATOR, INTERIOR, SINGLE VIEW			
100				
	BUILDING SECTION INDIGATOR		+ Davis 92 Series ATM P Bast Corp	
A4 A201				
DETAIL			+ Kamisey a Convy stand	
DETAIL NUMBER SHEET WHERE REF.	DETAIL INDICATOR		The second	
SHEET WHERE DRAWN			, SILE	
234	FURNITURE, FINISH, FIXTURE, & EQUIPMENT INDICATOR			
0 4' 8' 16'	GRAPHIC SCALE, 18"=1"-0"		Ford Ave Ford Ave Ford Ave Text Ave	
CORRIDOR C2	ROOM NAME AND NUMBER		27th District Court 😌 Bast Corporation	
	COLUMN GRID		a Second R	
(4)			Contraction of the state of the	
22	KEYNOTE			
(AA)	WALL OR PARTITION TYPE			
TEC	FIRE EXTINGUISHER CABINET			
de la companya de la comp	CORNER GUARD		Eizabeth Disanto Q	
		—		
	NORTH ARROW			* NOTE TO CONTRACTORS:
			LOCATION MAP	IF YOU ACCURED THESE DRAWINGS ANYTHESE DANNASSIC CON YOU MAY HOT HAVE THE LATE PLEASE CONTACT JANNA ASSICTS AND WE WITH A USERNAME AND ASSICTOR ACCESS I WITH A USERNAME AND ASSICTOR ACCESS I
N A B T B				

D'Anna Associates Architecture | Engineering 1955 SOUTH BLVD. E. SUTE 200 POCHESTER HLLS, M. 45007 P248-852-7702 F248-852-7707 dannaassoc.com

OVANIA ASSOCIATES RETAINS THE OWNERSHIP OF THIS DOCUMENT AS INSTRUMENT OF SERVICE, AND IT CONVOT SERVICES OF AND ADDITIONAL COMPENSION AND ADDITIONAL COMPENSION AND ADDITIONAL OVANNA ASSOCIATES & 2820 COPYRIGHT

 \bigcirc

Oak Wyandotte

, PROPOSED SPECULATIVE OFFICE BUILDING SHELL 2005 BIDDLE AVE WYANDOTTE, MI

> SE OF MIC NO. 50026

ISLUNCE: SCHEMATIC BIDDING MUNI SUBMITTAL CONSTRUCTION OTHER DRAIMINGS INAL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO. DESC. DATE

 ISSUE DATE
 03-27-20

 DB
 S.D.

 CB
 S.D.
 SHEET SHEET A100 PROJECT NO. 20012

MWRS AVERAGE WALL PRESSURE : For overturning calculations. WALL LINE PRESSURE AND HEIGHT ABOVE GROUND ACROSS WALLS 1 AND 2 LOAD = 199.34 lb/t HEIGHT ABOVE GROUND = 6.0 ft ACROSS WALLS 3 LOAD = 167.22 LB/FT HEIGHT ABOVE GROUND = 6.0 ft

MAXIMUM ROOF LOAD MAX POS = 10.00 psf MAX NEG = -20.68 psf

WALL PRESSURE OUTPUT (psf)

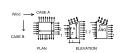
WALLS 1 AND 2 HEIGHT WINDWARD LEEWARD SIDE ABS WIND+LEE(NO Internal) 14.1 -9.9 -12.7 18.1 14.1 -9.9 -12.7 18.1 14.1 -9.9 -12.7 18.1 VALLS AND LEEWARD SIDE ABS WIND+LEE(NO Internal) 14.1 -7.0 -12.7 14.1 -7.0 -12.7 14.1 -7.0 -12.7 15.2 15.2 15.2 11 14.1 -7.0 -12.7 ROOF OUTPUT PRESSURES (psl) DIST FROM WINDWARD EDGE. POS NEG 0.0 TO 6.8 6.8 TO 13.5 13.5 TO 27.0 27.0 TO END 10.0 -20.7 10.0 -18.2 10.0 -18.2 10.0 -18.2 CONTAINT SUBD DIS Pape 15 046 = 10.05 ft Dis Pape 15 046 = 10.05 ft Dis Pape 15 046 = 10.05 ft Bis Pape 14 046 = 10.05 ft Mail Heapt = 1.05 ft Mail Heapt = 1.05 ft Dis Pape 14 046 = 0.05 ft Dis Pape 14 CONSTANTS USED

MAIN PRESSURE EQUATIONS ARE AS FOLLOWS: CONSTANTS FOR WALLS 1 AND 2: TREATED AS WINDWARD SIDE

 $\begin{array}{l} \label{eq:constraints} TREATED AS WINDWARD SIDE (& call blackmar of Wall = 0.57 \\ (& call blackmar of Wall = 0.57 \\ (& call blackmar of Wall = 0.5 \\ call blackmar of Wall = 0.6 \\ call blackmar of Wall = 1.6 \\ call blackmar of Wall = 0.6 \\ TREATED AS DIDE (& call blackmar of Wall = 0.6 \\ TREATED AS DIDE (& call blackmar of Wall = 0.6 \\ Cp = 0.60 \\ Cp = 0.70 \\ call blackmar of Wall bl$

CONSTANTS FOR WALLS 3: TREATED AS WINDWARD SIDE Ka at Bottom of Wall = 0.57 Ka at Top of Wall = 0.57 g at Bottom of Wall = 15.4 paf g at Top of Wall = 16.4 paf Cp at Bottom of Wall = 0.8 Cp at Top of Wall = 0.8 TREATED AS LEEWARD SIDE Ka = 0.67 $\begin{array}{l} \mbox{TREATED AS LEEWARD SID} \\ \mbox{Kz} = 0.57 \\ \mbox{q} = 16.40 \\ \mbox{Cp} = -0.29 \\ \mbox{TREATED AS SIDE WALLS} \\ \mbox{Kz} = 0.57 \\ \mbox{q} = 16.40 \\ \mbox{Cp} = -0.70 \end{array}$

CONSTANTS FOR ROOF: Kz = 0.57 q = 16.40 psf Cp values vary and are based on ASCE 7, fig. 6-3



1 GENERAL

1.1. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTORS SHALL REFERENCE AND COORDINATE WITH ALL OTHER DISCIPLINES DRAWINGS. ANY DISCRETANCES OR OMISSIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER AND ARCHITECT.

1.2. DESIGN CRITERIA:

A. CODES AND SPECIFICATIONS:

1. GENERAL BUILDING CODE: INTERNATIONAL BUILDING CODE, 2015 EDITION.

2. DESIGN LOAD CRITERIA: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7-10.

3. CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-11.

4. STRUCTURAL STEEL: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360-10.

5. COLD-FORMED METAL FRAMING: NORTH AMERICAN SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE.

6. STEEL JOISTS: STANDARD SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR STEEL JOISTS AND JOIST GIRDERS, STEEL JOIST INSTITUTE, SJI.

7. STEEL DECK: STEEL DECK INSTITUTE DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, ROOF DECKS AND CELLULAR METAL FLOOR DECK WITH ELECTRICAL DISTRIBUTION.

REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SEISMIC SUPPORT AND ATTACHMENT REQUIREMENTS FOR UTILITIES.

HERETO VIECT-VIECTORICAL, ALCOPICIAL AND PLUMING DRAWING STOM SEEMING SUPPORT MAD ATTACHMENT RECRUITENCE TO TUTTERS. 1.1 ONTARCTOR SHALL YERP' ALL DIMENSION AND STE CONCIDIOS PROR 1.1 ONTARCTOR VIECTORIA AND PLUMING TRAVINGE AND 1.1 ONTARCTOR VIECTORIA AND PLUMING TRAVINGE AND 1.1 ONTARCTOR VIECTORIA AND PLUMING TRAVINGE AND 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INMOMENTATION 1.1 ONTARCTOR VIECTORIA AND PLUMING TO THE STRUCTURAL INSTANCE 1.1 ONTARCTOR VIECTOR VIECTORIA AND PLUMING TO THE STRUCTURAL 1.1 ONTARCTOR VIECTOR VIECTOR VIECTORIA AND PLUMING TO THE STRUCTURAL 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTORIA 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTORIA 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR 1.1 ONTARCTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR VIECTOR 1.1 ONTARCTOR VIECTOR VIECT

2 FORMATION 2 FORMATION 2 FORMATION REPORT THE FOUNDATION DESIGN IS BARED ON ASSIMPT. 2 FORMATION REPORT AND REPORT AS THE SOURCE REPORT OF ROLLE AND PROVIDE THE ARCHITECT WITH A GOTECHNICAL REPORT AND THE CONTRACTOR SHALL FOLLOW ALL ROLLEGUES WITH A ROTATION REPORT AND THE CONTRACTOR SHALL FOLLOW ALL ROLLEGUES WITH AND RECOMMENDATIONS. IN REPORT AND RECOMMENDATIONS AND REVERTORS AND IN REPORT AND RECOMMENDATIONS. IN REPORT AND RECOMMENDATIONS. IN REPORT AND RECOMMENDATIONS. IN REPORT AND RECOMMENDATIONS AND REPORT OF THE RECOMMENDATION AND REVERTORS AND IN REPORT.

3.1 CONCRETE 3.1 CONCRETE 3.1 CONCRETE OFFENATIONS SHALL COMPLY WITH ACT STANDARDS 3.1 CONCRETE VARIANCE COMPRESSIVE STREAMTH AT 32 DAYS (PS), TYPE OF CONCRETE VARIANT WITH VARIANCE REMETTINGUES MATERIALS RATIO), ARI CONTENT, SLUMP AND CONCRETE USE: STRENGT TYPE WIC ARI SLUMP USE

LE RESPONDENS GAR PLACING ACCESSIONES IN ACCORDANCE WITH ACI MAN. 5 FRUMAND PRACTICUE. IN ACCORDANCE WITH ACI MAN. MALINOT DE VELEDE UNLESS NOTED OR APPROVED BY THE STRUCTURAL. MALINOT DE VELEDE UNLESS NOTED OR APPROVED BY THE STRUCTURAL. A ALL BERPARONA MANERY CONTINUOUS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLE UNLESS NOTED 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED CONFINCIONS SHALL BE SPLEED WITH CLASS 1.6 CONSTRUCT CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED CONFINCIONS SHALL BE SPLEED WITH CLASS 1.6 CONSTRUCT CONFINCIONS SHALL DE SPLEED WITH CLASS TO TIMONIU APP SPLEED. UNLESS NOTED CONFINCIONS SHALL BE SPLEED WITH CLASS TO TIMONIU APP SPLEED. TO TIMONIU APP SPLEED TO TIMONIU APP

1 COLD FORMED NETAL FRAMMO 1 COLD FORMED NETAL FRAMMO 2 COLD FORMED AT A FRAMMO COMPONENTS AND ACCESSORES IS THE RESUMMENT. TO THE FOCUS FORMED NETAL FRAMMO IMMUNICATUREIR, COLD FORMED INTELL FRAMMO MAILERS, THE'S CONFECTION IG CALL OTHER AND THEIR CONNECTION INTELL FRAMMO MAILERS, THE'S CONFECTION IG CALL OTHER AND THEIR CONNECTION INTELL FRAMMO MAILERS, THE'S CONFECTION IG CALL OTHER AND THEIR CONNECTION INTELL FRAMMO MAILERS, THE'S CONFECTION IG CALL OTHER AND THEIR CONNECTION INTELL FRAMMO MAILERS, THE'S CONFECTION IG CALL OTHER AND THEIR CONNECTION INTELL FRAMMO MAILERS, THE'S CONFECTION IG CALL OTHER AND THEIR CONNECTION INTELL FRAMMO MAILERS, THE'S CONFECTION INTELL FRAMMO FRAMMO REPORTED AT THE CONFERENCE OF COLL FORMED METAL FRAMMO FRAMMO INTELL FRAMMO MAILERS, THE'S CONFERENCE AND INTELL FRAMMO FRAMMO FRAMMO FRAMMO FRAMMO FRAMMO REPORT OLL FORMED METAL FRAMMO FRAMMO FRAMMO FRAMMO INTELL FORMED METAL FRAMMO FRAMMO FRAMMO INTELL FORMED METAL FRAMMO FRAMMO FRAMMO INTELL FORMED METAL FRAMMO FRAMMO INTELL FORMED METAL FRAMMO FRAMMO FRAMMO INTELL FORMED METAL FRAMMO INTELL FORMED METAL FRAMMO FRAMMO INTELL FORMED METAL FRAM

HSD OF HE WALL HEIGHT
HSD OF HEIGHT
HSD HEIGHT
HSD OF HEIGHT
HSD OF HEIGHT
HSD H

. PROPOSED SPECULATIVE OFFICE BUILDING SHELL 2005 BIDDLE AVE WYANDOTTE, MI

D'Anna Associate itecture | Engine

1055 SOUTH BLVD. E, SUITE 20 ROCHESTER HLLS, MI 48303 P 248-852-7702 F 248-852-7703

dannaassoc.com

DANNA ASSOCIATES RETAINS THE OWNERSH P OF THIS DOCUMENT AS INSTRUMENT OF SERVICE, AND IT CANNO BE REUSED WITHOUT WRITTEN PERMISSION AND ADDITIONAL COMPENSATION.

transis associates in seat copyright

 \bigcirc

Wyandotte

Z Q Õ







ISSUE DATE 03-27-20 00

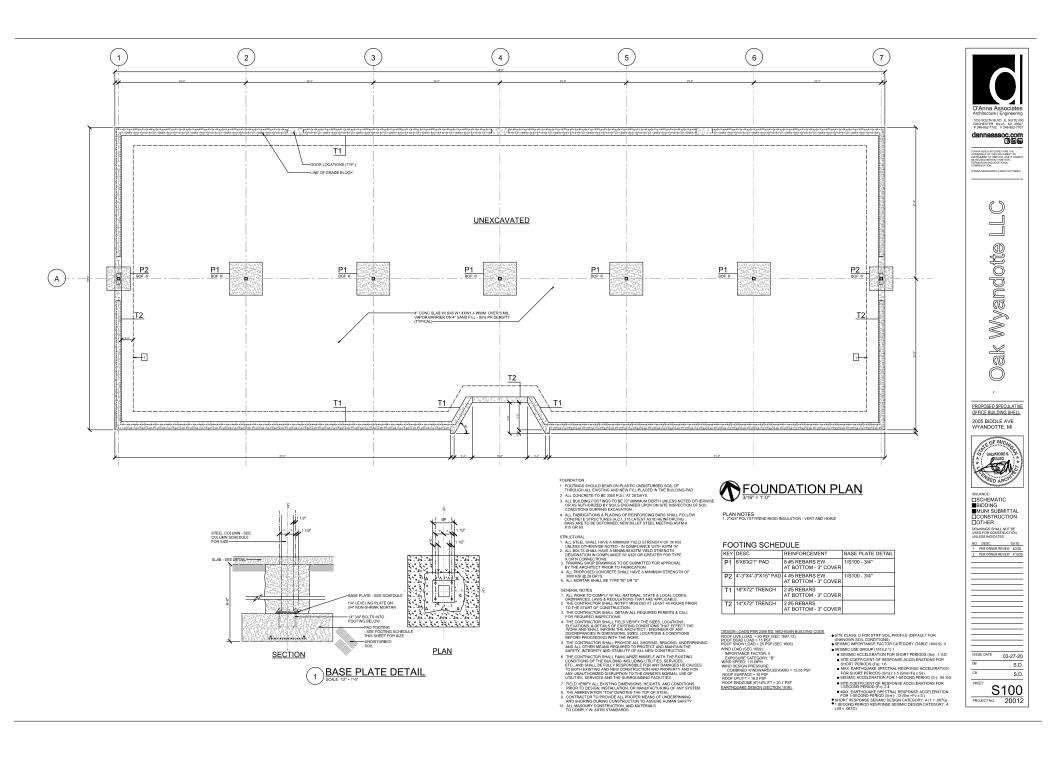
CB

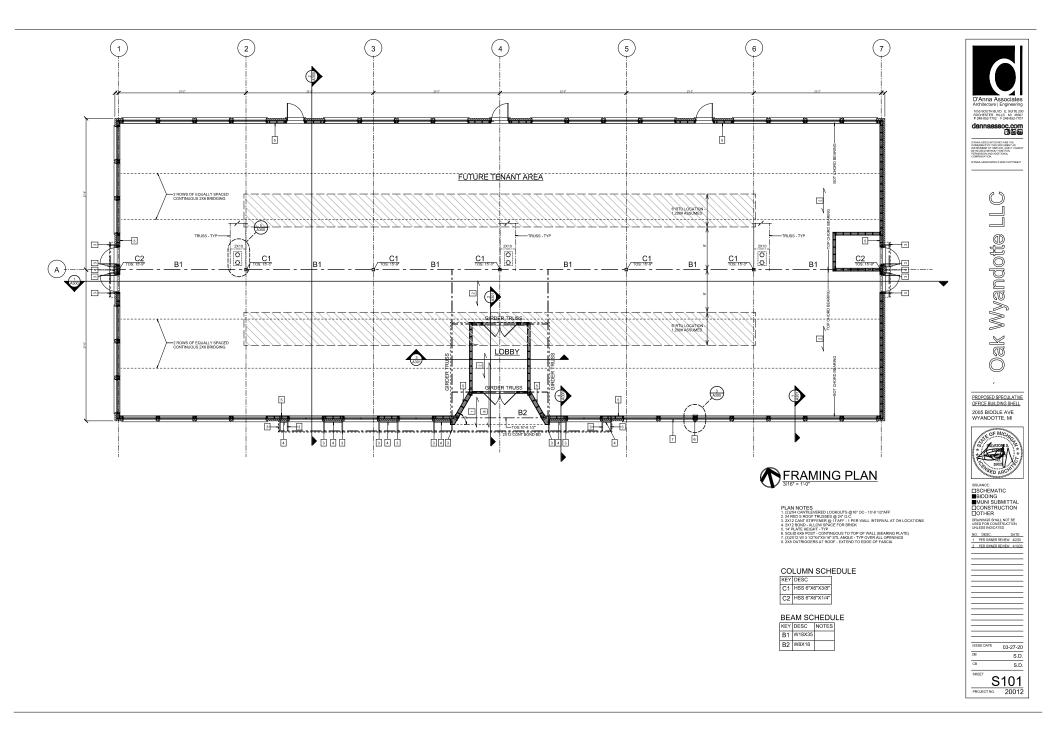
SHEE

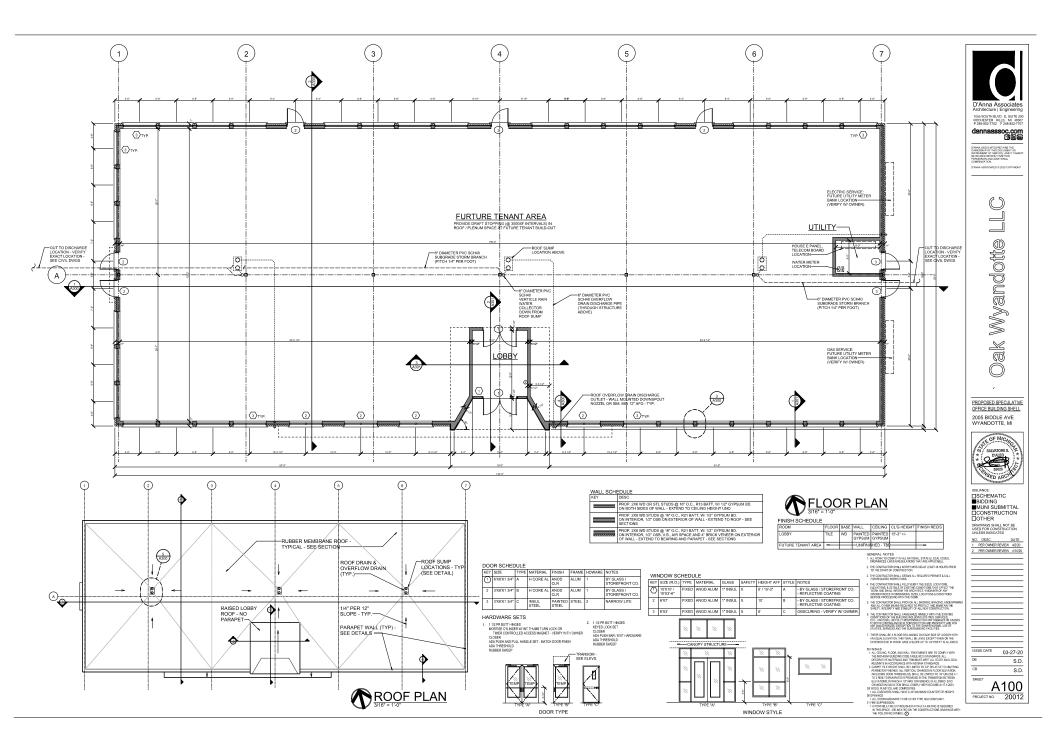
S.D.

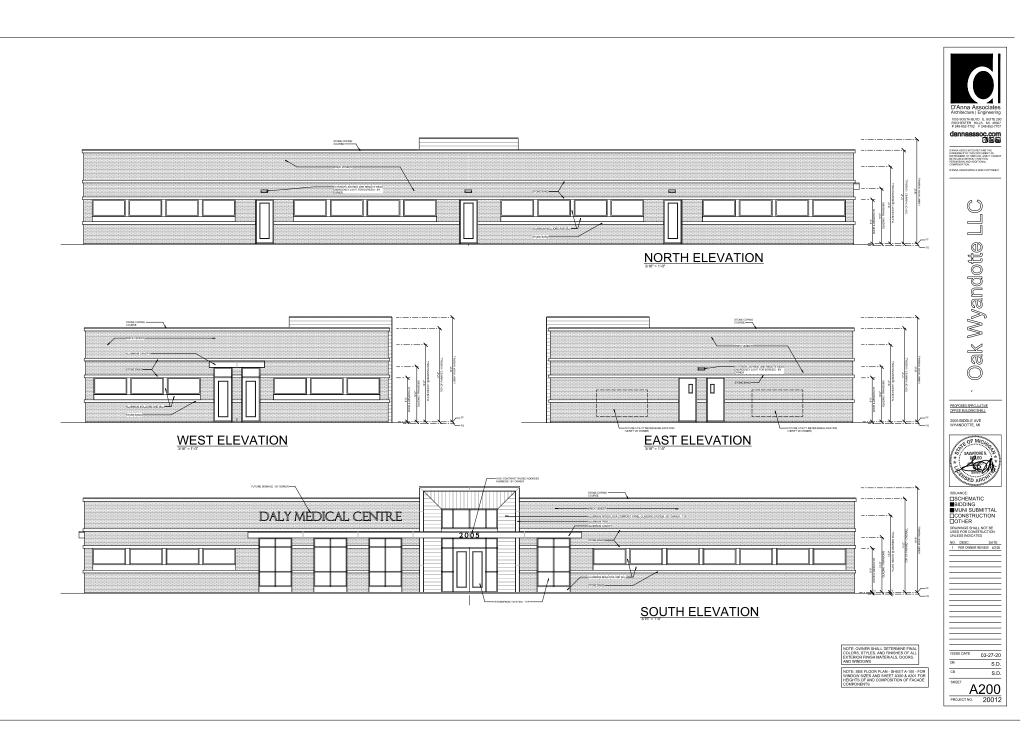
S.D.

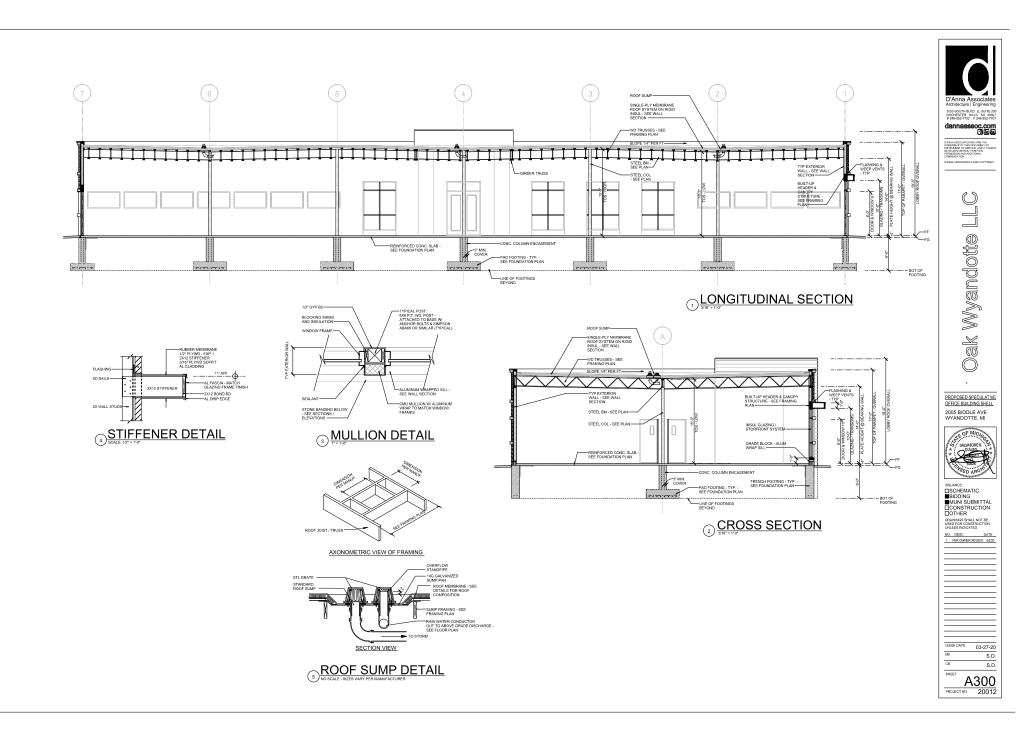
S000 PROJECT NO. 20012

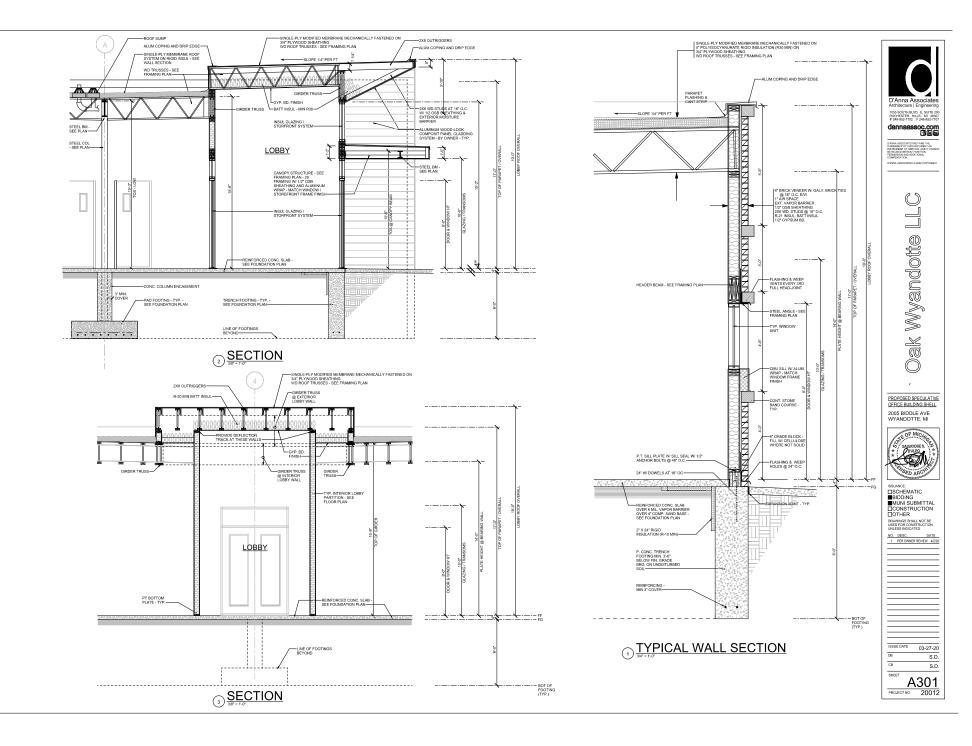


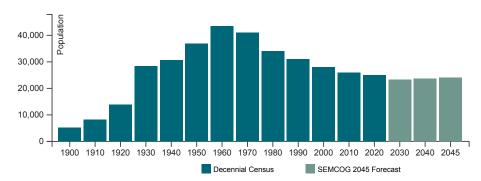












CITY OF WYANDOTTE COMMUNITY PROFILE, SEMCOG 2023 Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2022	SEMCOG 2045
Total Population	25,058	25,883	-825	-3.2%	24,282	24,078
Group Quarters Population	59	88	-29	-33.0%	59	118
Household Population	24,999	25,795	-796	-3.1%	24,223	23,960
Housing Units	11,872	12,081	-209	-1.7%	11,919	-
Households (Occupied Units)	11,260	10,991	269	2.4%	11,048	10,413
Residential Vacancy Rate	5.2%	9.0%	-3.9%	-	7.3%	-
Average Household Size	2.22	2.35	-0.13	-	2.19	2.30

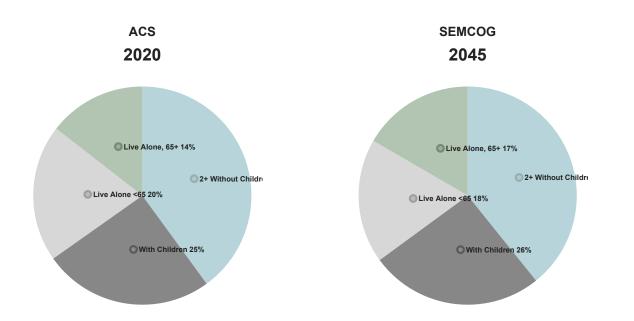
Source: U.S. Census Bureau and SEMCOG 2045 Regional Development Forecast

Components of Population Change

Components of Population Change	2000- 2005 Avg.	2006- 2010 Avg.	2011- 2018 Avg.
Natural Increase (Births - Deaths)	10	-23	-31
Births	374	291	258
Deaths	364	314	289
Net Migration (Movement In - Movement Out)	-439	28	-226
Population Change (Natural Increase + Net Migration)	-429	5	-257

Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

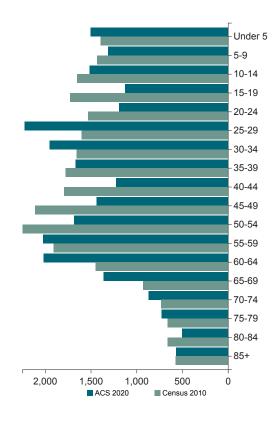
Household Types



Household Types	Census 2010	ACS 2020	Change 2010- 2020	Pct Change 2010- 2020	SEMCOG 2045
With Seniors 65+	2,854	3,100	246	8.6%	4,191
Without Seniors	8,137	7,699	-438	-5.4%	6,222
Live Alone, 65+	1,403	1,564	161	11.5%	1,731
Live Alone, <65	2,226	2,193	-33	-1.5%	1,920
2+ Persons, With children	3,125	2,726	-399	-12.8%	2,678
2+ Persons, Without children	4,237	4,316	79	1.9%	4,084
Total Households	10,991	10,799	-192	-1.7%	10,413

Source: U.S. Census Bureau, Decennial Census, 2016-2020 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

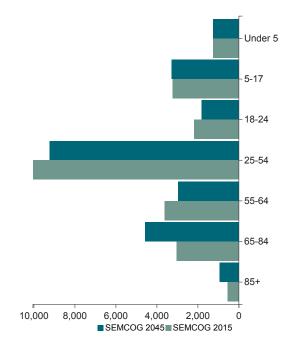
Population Change by Age, 2010-2020



Age Group	Census 2010	Change 2000- 2010	ACS 2020	Change 2010- 2020
Under 5	1,397	-170	1,504	107
5-9	1,433	-292	1,316	-117
10-14	1,654	-267	1,515	-139
15-19	1,728	-60	1,129	-599
20-24	1,534	-136	1,192	-342
25-29	1,606	-389	2,228	622
30-34	1,660	-329	1,955	295
35-39	1,776	-591	1,670	-106
40-44	1,794	-709	1,228	-566
45-49	2,114	-72	1,441	-673
50-54	2,248	472	1,688	-560
55-59	1,910	771	2,022	112
60-64	1,453	474	2,017	564
65-69	933	-14	1,363	430
70-74	735	-435	873	138
75-79	666	-464	729	63
80-84	664	-83	505	-159
85+	578	171	569	-9
Total	25,883	-2,123	24,944	-939
Median Age	40.4	2.4	39.9	-0.5

Source: U.S. Census Bureau, Decennial Census, and 2016-2020 American Community Survey 5-Year Estimates

Forecasted Population Change 2015-2045



Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	- Pct Change 2015 2045
Under 5	1,256	1,201	1,211	1,229	1,179	1,215	1,258	2	0.2%
5-17	3,234	3,048	3,113	3,104	3,075	3,198	3,287	53	1.6%
18-24	2,192	1,972	1,918	1,906	1,825	1,830	1,826	-366	-16.7%
25-54	10,048	9,125	8,957	8,884	9,041	9,208	9,227	-821	-8.2%
55-64	3,618	3,545	3,113	2,900	2,697	2,667	2,973	-645	-17.8%
65-84	3,044	3,648	4,375	4,770	4,859	4,733	4,578	1,534	50.4%
85+	540	451	437	471	629	769	929	389	72%
Total	23,932	22,990	23,124	23,264	23,305	23,620	24,078	146	0.6%

Source: SEMCOG 2045 Regional Development Forecast

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2020	Change 2010- 2020	Pct Change 2010- 2020	SEMCOG 2045
60 and over	5,029	6,056	1,027	20.4%	6,880
65 and over	3,576	4,039	463	12.9%	5,507
65 to 84	2,998	3,470	472	15.7%	4,578
85 and Over	578	569	-9	-1.6%	929
Under 18	5,548	5,211	-337	-6.1%	4,545
5 to 17	4,151	3,707	-444	-10.7%	3,287
Under 5	1,397	1,504	107	7.7%	1,258

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: U.S. Census Bureau, Decennial Census, 2016-2020 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

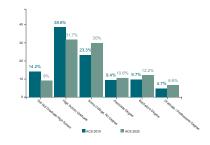
Race and Hispanic Origin

Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
Non-Hispanic	24,571	94.9%	23,267	92.9%	-2.1%
White	23,562	91%	21,342	85.2%	-5.9%
Black	327	1.3%	467	1.9%	0.6%
Asian	129	0.5%	128	0.5%	0%
Multi-Racial	386	1.5%	1,157	4.6%	3.1%
Other	167	0.6%	173	0.7%	0%
Hispanic	1,312	5.1%	1,791	7.1%	2.1%
Total	25,883	100%	25,058	100%	0%

Source: U.S. Census Bureau Decennial Census

Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2020	Percentage Point Chg 2010-2020
Did Not Graduate High School	14.2%	9%	-5.2%
High School Graduate	38.6%	31.7%	-6.9%
Some College, No Degree	23.3%	30%	6.7%
Associate Degree	9.4%	10.6%	1.1%
Bachelor's Degree	9.7%	12.2%	2.5%
Graduate / Professional Degree	4.7%	6.6%	1.8%
* Population age 25 and	d over		

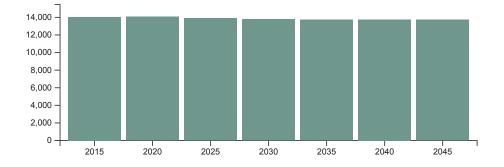


Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Economy & Jobs

Link to American Community Survey (ACS) Profiles: Select a Yea	• 2017-2021 📀	Economic
--	---------------	----------

Forecasted Jobs



Source: SEMCOG 2045 Regional Development Forecast

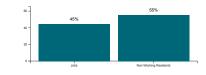
Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	2015-	Pct Change 2015- 2045
Natural Resources, Mining, & Construction	735	744	709	720	735	734	731	-4	-0.5%
Manufacturing	1,955	1,910	1,835	1,773	1,592	1,470	1,381	-574	-29.4%
Wholesale Trade	289	282	297	292	290	298	298	9	3.1%
Retail Trade	742	692	683	644	617	595	574	-168	-22.6%
Transportation, Warehousing, & Utilities	332	298	278	265	259	260	263	-69	-20.8%
Information & Financial Activities	946	854	789	759	767	766	781	-165	-17.4%
Professional and Technical Services & Corporate HQ	481	533	512	558	570	595	620	139	28.9%
Administrative, Support, & Waste Services	952	984	988	1,003	1,033	1,062	1,084	132	13.9%
Education Services	767	769	762	756	762	774	782	15	2%
Healthcare Services	4,503	4,612	4,674	4,655	4,723	4,822	4,812	309	6.9%
Leisure & Hospitality	782	804	805	809	823	837	851	69	8.8%
Other Services	883	894	883	875	878	878	869	-14	-1.6%
Public Administration	678	678	669	667	665	666	667	-11	-1.6%
Total Employment Numbers	14,045	14,054	13,884	13,776	13,714	13,757	13,713	-332	-2.4%

Source: SEMCOG 2045 Regional Development Forecast

Daytime Population

Daytime Population	ACS 2016
Jobs	10,324
Non-Working Residents	12,832
Age 15 and under	4,167
Not in labor force	7,474
Unemployed	1,191
Daytime Population	23,156



Source: 2012-2016 American Community Survey 5-Year Estimates and 2012-2016 Census Transportation Planning Products Program (CTPP). For additional information, visit SEMCOG's Interactive Commuting Patterns Map

Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

Where Workers Commute From 2016

Rank	Where Workers Commute From *	Workers	Percent
1	Wyandotte	2,480	24%
2	Detroit	641	6.2%
3	Southgate	641	6.2%
4	Trenton	535	5.2%
5	Lincoln Park	496	4.8%
6	Taylor	477	4.6%
7	Brownstown Twp	420	4.1%
8	Riverview	411	4%
9	Grosse lle Twp	377	3.7%
10	Allen Park	362	3.5%
-	Elsewhere	3,484	33.7%
* Workers	s, age 16 and over employed in Wyandotte	10,324	100%

Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

Where Residents Work 2016

Rank	Where Residents Work *	Workers	Percent
1	Wyandotte	2,480	20%
2	Detroit	1,860	15%
3	Dearborn	835	6.7%
4	Taylor	817	6.6%
5	Southgate	743	6%
6	Romulus	460	3.7%
7	Livonia	457	3.7%
8	Trenton	343	2.8%
9	Allen Park	278	2.2%
10	Southfield	272	2.2%
-	Elsewhere	3,866	31.1%
* Workers, a	ge 16 and over residing in Wyandotte	12,411	100%

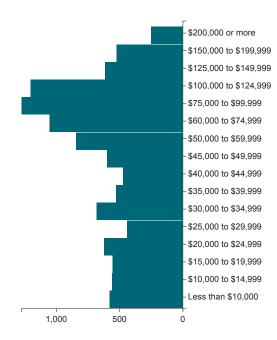
Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

Household Income

Income (in 2020 dollars)	ACS 2010	ACS 2020	Change 2010-2020	Percent Change 2010-2020
Median Household Income	\$59,422	\$54,419	\$-5,003	-8.4%
Per Capita Income	\$30,109	\$30,167	\$58	0.2%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Annual Household Income



Annual Household Income	ACS 2020
\$200,000 or more	250
\$150,000 to \$199,999	524
\$125,000 to \$149,999	616
\$100,000 to \$124,999	1,203
\$75,000 to \$99,999	1,275
\$60,000 to \$74,999	1,054
\$50,000 to \$59,999	843
\$45,000 to \$49,999	597
\$40,000 to \$44,999	471
\$35,000 to \$39,999	528
\$30,000 to \$34,999	683
\$25,000 to \$29,999	439
\$20,000 to \$24,999	624
\$15,000 to \$19,999	556
\$10,000 to \$14,999	559
Less than \$10,000	577
Total	10,799

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2020	% of Total (2020)	% Point Chg 2010-2020
Persons in Poverty	2,549	9.7%	3,973	16%	6.3%
Households in Poverty	1,232	11.2%	1,569	14.5%	3.3%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Building Permits 2000 - 2022

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	16	0	0	0	16	0	16
2001	22	0	21	0	43	28	15
2002	21	0	0	0	21	28	-7
2003	38	0	56	6	100	53	47
2004	33	0	22	0	55	19	36
2005	17	0	4	0	21	24	-3
2006	15	0	12	0	27	25	2
2007	4	0	3	0	7	53	-46
2008	1	0	0	0	1	35	-34
2009	1	0	0	0	1	54	-53
2010	4	0	4	0	8	68	-60
2011	16	0	4	0	20	33	-13
2012	12	0	6	0	18	40	-22
2013	12	0	0	0	12	14	-2
2014	6	0	0	0	6	9	-3
2015	3	0	0	0	3	13	-10
2016	9	2	4	0	15	4	11
2017	18	0	0	0	18	9	9
2018	18	0	0	0	18	16	2
2019	9	0	0	0	9	9	0
2020	5	0	4	48	57	29	28
2021	18	0	0	0	18	4	14
2022	8	0	2	0	10	6	4
2000 to 2022 totals	306	2	142	54	504	573	-69

Source: SEMCOG Development

Note: Permit data for most recent years may be incomplete and is updated monthly.

Housing Types

Housing Type	ACS 2010	ACS 2020	Change 2010-2020	New Units Permitted Since 2019	
Single Unit	8,909	8,967	58	40	
Multi-Unit	2,957	2,731	-226	54	
Mobile Homes or Other	46	64	18	0	
Total	11,912	11,762	-150	94	
Units Demolished				-48	
Net (Total Permitted Units - Units Demolished)					

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2020	Change 2010- 2020
Owner occupied	7,954	7,595	-359
Renter occupied	3,037	3,204	167
Vacant	1,090	963	-127
Seasonal/migrant	68	183	115
Other vacant units	1,022	780	-242
Total Housing Units	12,081	11,762	-319

Census	ACS
2010	2020
<u>+</u>	-

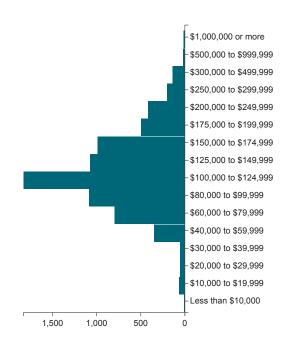
Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2020 dollars)	ACS 2010	ACS 2020	Change 2010-2020	Percent Change 2010-2020
Median housing value	\$149,173	\$118,900	\$-30,273	-20.3%
Median gross rent	\$878	\$776	\$-102	-11.7%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

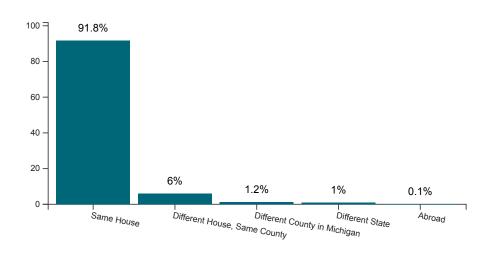
Housing Value



Housing Value	ACS 2020
\$1,000,000 or more	16
\$500,000 to \$999,999	20
\$300,000 to \$499,999	137
\$250,000 to \$299,999	202
\$200,000 to \$249,999	415
\$175,000 to \$199,999	498
\$150,000 to \$174,999	989
\$125,000 to \$149,999	1,076
\$100,000 to \$124,999	1,829
\$80,000 to \$99,999	1,087
\$60,000 to \$79,999	799
\$40,000 to \$59,999	349
\$30,000 to \$39,999	52
\$20,000 to \$29,999	52
\$10,000 to \$19,999	67
Less than \$10,000	7
Owner-Occupied Units	7,595

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Residence One Year Ago *



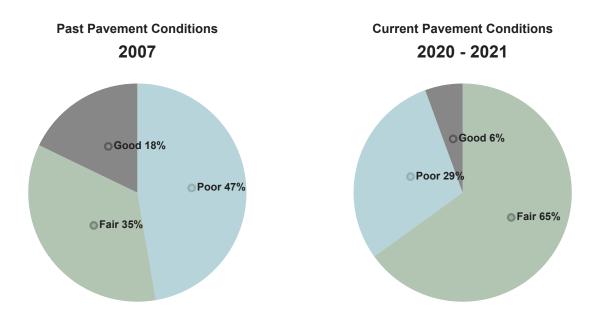
* This table represents persons, age 1 and over, living in City of Wyandotte from 2016-2020. The table does not represent person who moved out of City of Wyandotte from 2016-2020.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Transportation

Miles of public road (including boundary roads): 103 Source: Michigan Geographic Framework

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Source: SEMCOG

Bridge Status

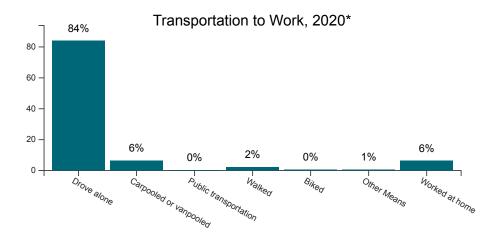
Bridge Status	Percent Point Chg 2008-2010
Open	-
Open with Restrictions	-
Closed*	-
Total Bridges	0.0%
Deficient Bridges	-

* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2020	% of Total (ACS 2020)	% Point Chg 2010- 2020
Drove alone	10,608	85.7%	9,903	83.9%	-1.8%
Carpooled or vanpooled	949	7.7%	758	6.4%	-1.3%
Public transportation	141	1.1%	31	0.3%	-0.8%
Walked	383	3.1%	256	2.2%	-0.9%
Biked	71	0.6%	55	0.5%	-0.1%
Other Means	82	0.7%	68	0.6%	-0.1%
Worked at home	147	1.2%	733	6.2%	5%
Resident workers age 16 and over	12,381	100.0%	11,804	100.0%	0.0%

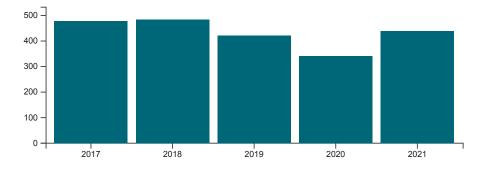
Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2020	Change 2010- 2020
For residents age 16 and over who worked outside the	22.3	22.4	0.1 minutes
home	minutes	minutes	0.1 minutes

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Crashes, 2017-2021



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG Note: Crash data shown is for the entire city.

Crash Severity

Crash Severity	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Fatal</u>	0	0	0	1	0	0%
<u>Serious Injury</u>	3	4	5	5	6	1.1%
Other Injury	49	59	45	44	60	11.9%
Property Damage Only	426	421	372	291	373	87%
Total Crashes	478	484	422	341	439	100%

Crashes by Type

Crashes by Type	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
Head-on	6	5	10	9	8	1.8%
Angle or Head-on/Left-turn	115	72	69	56	111	19.5%
Rear-End	149	151	124	87	106	28.5%
<u>Sideswipe</u>	103	119	107	104	123	25.7%
Single Vehicle	37	61	34	27	33	8.9%
Backing	36	60	60	43	25	10.4%
Other or Unknown	32	16	18	15	33	5.3%

Crashes by Involvement

Crashes by Involvement	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
Red-light Running	15	14	11	15	23	3.6%
Lane Departure	31	39	38	53	55	10%
Alcohol	18	23	11	19	28	4.6%
<u>Drugs</u>	5	6	5	7	6	1.3%
Deer	3	0	2	0	0	0.2%
<u>Train</u>	1	1	0	0	0	0.1%
Commercial Truck/Bus	8	18	10	14	13	2.9%
School Bus	0	2	1	1	2	0.3%
Emergency Vehicle	3	4	5	6	7	1.2%
Motorcycle	5	1	3	4	3	0.7%
Intersection	312	366	316	196	255	66.8%
Work Zone	1	1	1	0	3	0.3%
Pedestrian	3	8	1	6	2	0.9%
<u>Bicyclist</u>	10	8	8	4	12	1.9%
Distracted Driver	26	30	25	27	35	6.6%
<u>Older Driver (65 and older)</u>	87	89	84	56	89	18.7%
Young Driver (16 to 24)	155	142	113	91	122	28.8%
<u>Secondary</u>	3	1	1	2	7	0.6%

High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Jurisdiction	Annual Avg 2017- 2021
1	192	553	<u>Eureka Ave @ Fort St</u>	State/County	16.4
2	753	1,859	<u>Fort St @ Oak St</u>	State/City	8.4
3	811	1,984	Ford Ave @ Fort St	State/County	8
4	1225	2,924	Fort St @ Old Goddard Rd	State/City	6
5	1287	3,059	<u>Pennsylvania Ave @ Quarry</u> <u>Rd</u>	County/City	5.8
6	1648	3,870	Eureka Ave @ 17th St	County	4.8
7	1648	3,870	Fort St @ Pine St	State	4.8
8	1832	4,283	Biddle Ave @ Ford Ave	County	4.4
9	2048	4,761	Fort St @ Fort/Ford Turnaround	State	4
10	2048	4,761	<u>Biddle Ave @ Oak St</u>	County/City	4

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

High Frequency Road Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Jurisdiction	Annual Avg 2017- 2021
1	173	616	Fort St	Quarry Rd - Eureka Ave	State	25.8
2	500	1,601	Ford Ave	Fort St - 12th St	County	16.2
3	500	1,601	Fort St	Oak St - Ford Ave	State	16.2
4	556	1,722	Ford Ave	12th St - 4th St	County	15.6
5	583	1,786	<u>Eureka</u> <u>Ave</u>	Fort St - 12th St	County	15.2
6	679	2,030	<u>Biddle</u> <u>Ave</u>	Oak St - Ford Ave	County	14
7	763	2,238	Fort St	Ford Ave - Old Goddard Rd	State	13
8	923	2,700	<u>Biddle</u> <u>Ave</u>	Eureka Ave - Oak St	County	11.4
9	1040	2,967	<u>Eureka</u> <u>Ave</u>	12th St - 4th St	County	10.6
10	1248	3,508	<u>Oak St</u>	Fort St - 12th St	City	9.2

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

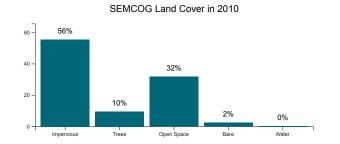
Environment

SEMCOG 2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	1,187.4	1,187.9	0.5	0%
Attached Condo Housing	26	26	0	0%
Multi-Family Housing	37.2	36.6	-0.6	-1.6%
Mobile Home	0	0	0	0%
Agricultural/Rural Residential	0.1	0.1	0	0%
Mixed Use	6.9	8.2	1.3	18.8%
Retail	66	65.9	-0.2	-0.3%
Office	28.7	27.8	-0.9	-3.1%
Hospitality	28	24.4	-3.7	-13.1%
Medical	24.6	25	0.4	1.7%
Institutional	132.4	126.9	-5.6	-4.2%
Industrial	311.4	306	-5.4	-1.7%
Recreational/Open Space	80.9	83.6	2.7	3.3%
Cemetery	15.5	15.5	0	0%
Golf Course	85.2	85.2	0	0%
Parking	18.6	18.6	0	0%
Extractive	0	0	0	0%
тси	95.2	95.2	0	0%
Vacant	229	240.4	11.4	5%
Water	7.3	7.3	0	0%
Not Parceled	1,002.5	1,002.5	0	0%
Total	3,383	3,383	0	0%

- 1. Agricultural / Rural Res includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
- 2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
- 3. Not Parceled includes all areas within a community that are not covered by a parcel legal description.
- 4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

Note: Land Cover was derived from SEMCOG's 2010 Leaf off Imagery. Source: **SEMCOG**



Туре	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	1,874.9	55.6%
Trees	woody vegetation, trees	326	9.7%
Open Space	agricultural fields, grasslands, turfgrass	1,073.4	31.8%
Bare	soil, aggregate piles, unplanted fields	84	2.5%
Water	rivers, lakes, drains, ponds	14.7	0.4%
Total Acres		3,373.1	

Source Data SEMCOG - Detailed Data