



# FLINT CULTURAL CENTER MASTER PLAN

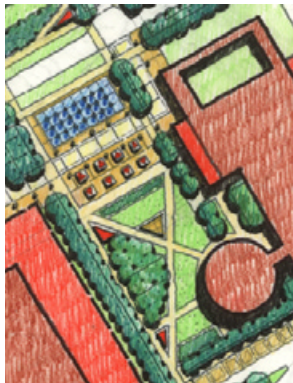
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Prepared for



*Flint Cultural Center Corporation*



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## INTRODUCTION

The Flint Cultural Center, located in downtown Flint, Michigan, includes six institutions focusing on the arts, music, science, theater, dance, and history. The 30-acre campus, managed by the Flint Cultural Center Corporation, is in need of additional built space and site improvements to meet the missions of the institutions that are housed on the site. This master plan sought to identify common goals among the institutions and to create a physical space that aids in the creation of a more cohesive campus.

The goals of the master plan were to:

- Describe and locate expansion space for individual institutions and campus-wide facilities.
- Improve the arrival sequence and general vehicular circulation on campus.
- Create a pedestrian-friendly environment.
- Analyze and address parking supply and demand issues.
- Enhance the landscape quality of campus.

The Flint Cultural Center Corporation directed the master planning effort as part of the strategic planning process that began in June 2001. Both the strategic



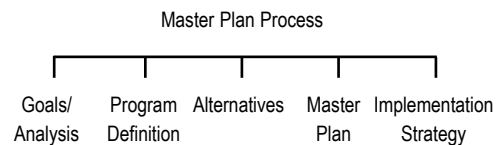
Aerial View of the Flint Cultural Center  
Source: City of Flint



Lawn in Front of the Flint Institute of Art

planning and master planning efforts benefited from conducting the processes in tandem. The coordination of meetings and pooling of information helped to make both processes more efficient.

A subcommittee of Flint Cultural Center institution board members and staff participated in each phase of the master planning process, both as informants and critics of the ideas presented to them. The process followed a typical master planning sequence, beginning with goals and analysis and ending with an implementation strategy. Unlike typical master plans, design concepts for the landscape were also discussed in detail.



## Analysis

Examination of the Cultural Center campus revealed several issues to be addressed in the master plan. These issues were grouped into five categories:

- Access
- Circulation
- Parking Demand/Supply
- Signs/Wayfinding
- Landscape Quality

The campus characteristics described below became the basis for the proposed site improvements and coordinated strategies found in the master plan.

### Access

The Flint Cultural Center draws much of its audience from outside the City of Flint. However, regional access from highways I-475 and I-69 is problematic. Although signs located on the highways indicate an exit to reach

the Cultural Center, the complicated route from the highways to the Cultural Center often confuses visitors. Furthermore, the Cultural Center does not have a ceremonial main entrance. Many visitors reaching the center do not realize they have arrived. Parking lots and utility poles dominate the main entrance on Robert T. Longway Boulevard.

### Circulation

Although traffic moves freely throughout campus during a typical day, the Cultural Center has no overall system of streets that function to accommodate the high volumes of traffic that occur before and after an event. The roads and alleys on the Cultural Center campus do not efficiently connect buildings to drop-off zones and parking facilities. The entrance road is cluttered with parked cars and abruptly rises to Durant Plaza. The road between Central High School and the Flint Public Library is not well defined as a street and blurs the southern edge of campus. Improving vehicular connections and the streetscape quality will enhance the overall experience at the Cultural Center.



Highway Sign on I-475 Indicating the Appropriate Exit to Reach the Cultural Center



Entrance to the Cultural Center from Robert T. Longway Boulevard

## Parking Demand/Supply

Parking is a major concern on the Cultural Center campus. Convenient spaces are not available for all institutions and it is difficult to determine which parking lots relate to particular buildings. Parking areas are not well defined or well landscaped, and there are few clear pedestrian connections from parking lots to buildings. Furthermore, the placement of lots reinforces the separateness of institutions.

Parking demand exceeds supply when multiple events are scheduled on campus. Effective use of shared parking could alleviate this situation, but convenient parking for all institutions is not possible without expanding parking supply.

The existing FCC parking supply was inventoried and, using established parking standards for institutions like the Cultural Center, the parking supply was measured against the existing calculated demand. This calculation yielded a maximum parking demand, which equals the total demand for all institutions. The existing Cultural

Center parking resources cannot accommodate the maximum demand.

Maximum Demand = 1,465 spaces  
 FCC Supply = 690 spaces

Even when neighboring parking resources are included, the parking supply falls short when measured against maximum demand.

Maximum Demand = 1,465 spaces  
 Total Supply = 1,375 spaces

This maximum parking demand figure, however, does not reflect a typical parking demand situation on campus; it suggests the number of parking spaces necessary if all institutions were to hold sold-out events at one time. To better replicate a true parking demand scenario on campus, a "typical demand" measurement was established. Typical demand reflects an average evening's parking demand when multiple events occur on campus, but not at all facilities at one time.

Table 1. Existing Parking

<u>Parking Supply</u>	<u>Spaces</u>	<u>Parking Demand</u>	<u>Spaces</u>
<i>FCC Supply</i>		<i>FCC Demand</i>	
Flint Institute of Art	50	Flint Institute of Art	300
Flint Institute of Music	15	Flint Institute of Music	220
Flint Youth Theater/Bower/ Longway Planetarium	110	Flint Youth Theater/Bower/ Longway Planetarium	250
Sloan Museum/Sarvis Center	135	Sloan Museum/Sarvis Center	195
Whiting Auditorium	350	Whiting Auditorium	<u>500</u>
Street Parallel Parking	<u>30</u>	<b>Maximum Demand</b>	<b>1,465</b>
<b>Total FCC Supply</b>	<b>690</b>		
<i>Other Supply</i>			
Central High School	225	<b>Typical Evening Demand*</b>	<b>970</b>
Mott Ramp (top 2 levels only)	325		
Flint Public Library	<u>135</u>		
<b>Total Other Supply</b>	<b><u>685</u></b>		
<b>Total Available</b>	<b>1,375</b>		

\*Assumes events at Bower, FIM and Whiting

Assuming events at Bower Theater, Flint Institute of Music and Whiting Auditorium, this typical demand was still greater than the FCC parking supply.

FCC Supply = 690 spaces  
Typical Evening Demand = 970 spaces

If other neighboring parking resources, such as the Mott Ramp and Central High School lot, are included in the number of parking spaces available, typical demand can be met.

Total Available Parking = 1,375 spaces  
Typical Evening Demand = 970 spaces

Therefore, implementing shared parking strategies with neighboring institutions will alleviate the typical demand scenario without requiring the construction of additional parking spaces. Better coordination of event schedules at all institutions on campus could also positively affect the typical demand scenario. However, these solutions do not guarantee convenient parking for all institutions.

### Signs/Wayfinding

The wayfinding and signage system from the interstate highways to the Cultural Center campus is difficult to follow. After exiting the highway, drivers are led away from campus and returned via a circuitous route. The signs, when present, are unclear and difficult to see. Once on campus, visitors have difficulty locating institutions and associated parking. The goal of a wayfinding and signage system is to establish a simple, standard route to the Cultural Center. Currently, each institution provides visitors with different directions highlighting landmarks that will lead them to their intended destinations.

### Landscape Quality

The park-like quality and mature trees on the Cultural Center campus provide a beautiful setting for the activities occurring inside the buildings. For the most part, however, people do not walk around the Cultural Center campus to enjoy the landscape. Other than the Rotary Park plantings and Durant Plaza, there are no points of interest or central seating areas on campus. The landscape spaces need “cultural” flavor and distinct character to establish the campus as a destination.



Conflicting signs on Durant Plaza complicate vehicular circulation and confuse visitors.



Rotary Club Gardens Between Bower Theater and the Flint Institute of Art



## Program Definition

In order to effectively plan for the future development of the Flint Cultural Center campus, a needs assessment was conducted. The assessment sought to:

- Determine institution-specific space needs;
- Discover opportunities for shared facilities; and
- Outline campus-wide improvements.

Each institution and campus-wide facility was allocated space (in gross square feet) based on their projected needs as identified in a series of interviews. A detailed table describing the specifics of these calculations can be found in Appendix A.

Table 2. Proposed Program (below) outlines the space allocations for each institution's expansion and for the campus-wide facilities planned for the Flint Cultural Center campus. In cases where the specific building parameters of an institution were not yet identified, build-to lines were used to indicate the direction and maximum extent of expansion. These build-to lines are shown as dashed lines on Diagram 2. New Program.

**Table 2. Proposed Program**

<u>Institution-specific Space Needs</u>	<u>Gross Square Feet</u>
Flint Cultural Center Corporation Offices	7,000
Flint Institute of Art	22,000
<i>Phase I - 7,000</i>	
<i>Phase II - 15,000</i>	
Flint Institute of Music	21,500
Flint Youth Theater/ Bower Theater	4,000
Longway Planetarium	7,000
Sloan Museum/Buick Gallery	50,000*
Whiting Auditorium	2,000
<i>Subtotal</i>	<i>113,500 gsf</i>
<u>Common Campus Elements</u>	
Visitors Center (shops, ticket office, cafe, meeting space)	7,000
<b>Total Building Program</b>	<b>120,500 gsf</b>

\*Incorporates current Buick Gallery into main museum building.



The Flint Institute of Music plans to add dance studios, classrooms, and computerized music composition facilities.

Sarvis Center, housing Pierce Cultural Center School and the conference facilities for the Flint Board of Education, was not included in the space calculations for the master planning process. Sarvis Center does provide some food service and meeting space to the Flint Cultural Center, but the Flint Board of Education is its manager and primary user. Since no additions to the existing building are recommended, the center has not been included in the space allocation table.

## Alternatives Phase

The two alternatives developed for the campus examined closing Kearsley Street, locating new campus-wide facilities, and replacing or renovating Sarvis Center. The expansion space calculated for each institution was reflected on the plans. The same program elements were used to develop each alternative.



Alternative A

### Alternative A

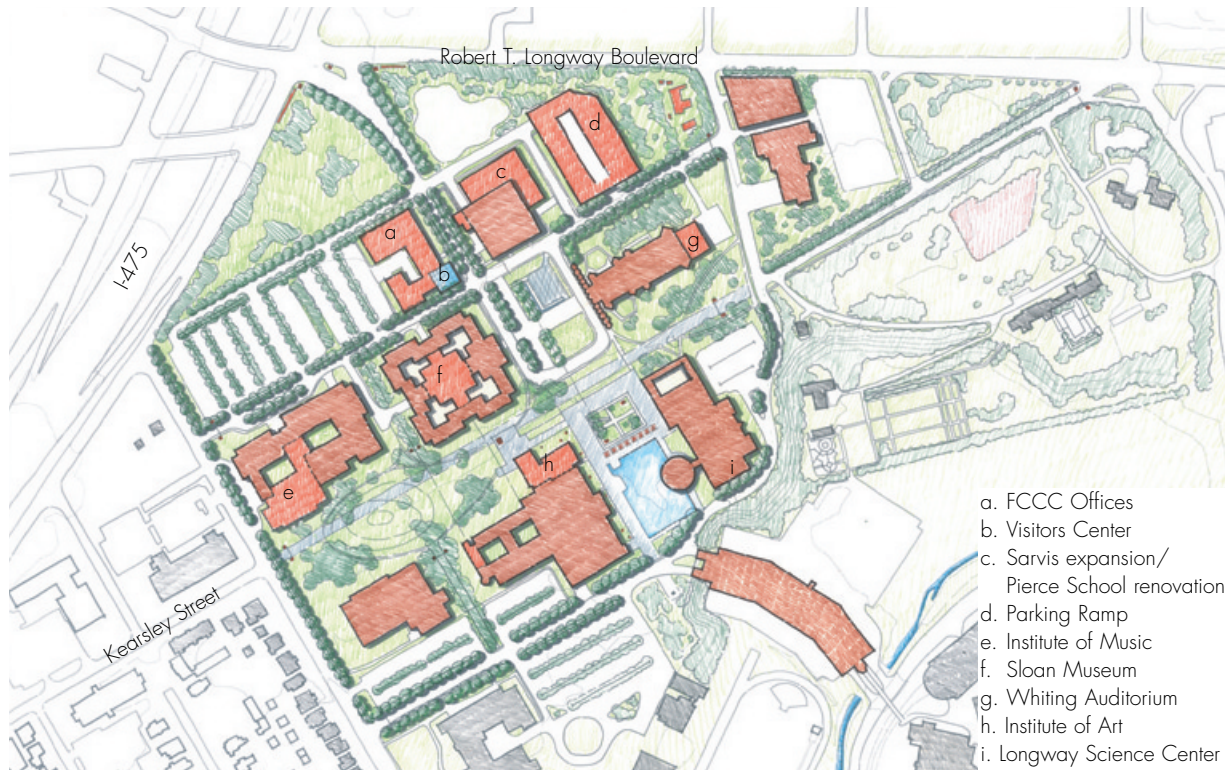
Alternative A would introduce a street grid to provide access to front doors and facilitate traffic movement on campus. After entering through an improved intersection and campus gateway on Longway Boulevard, visitors would proceed along tree-lined streets to the campus center. The Visitors Center would sit at the nexus of five institutions in a highly visible location on Kearsley Street. A drop-off loop would provide front door access by car to each of these institutions. In addition to the Visitors Center, a new Sloan Museum Annex, complete with glassy car showrooms, and a Commons Building would frame a new central green space. Flint Cultural Center Corporation offices would complete the original architectural plans for a tower in the center of the Sloan Museum

building. Museum gallery space would occupy the ground floor of the new tower.

A series of active plazas and tree-lined walks would connect the institutions from north to south, terminating in a new arts and sciences plaza surrounding an upgraded fountain/water physics park. Sculpture gardens would line the edge of the Flint Institute of Art. Along the east-west axis, more tranquil, soft spaces filled with trees and grass would create the feel of classic academic quads framed by institutions.

In this alternative, Sarvis Center would be replaced with a new Commons Building and the Pierce Cultural Center School would be relocated across from Applewood on the east edge of campus.





Alternative B

### Alternative B

Alternative B would remove the car from the center of campus with only a drop-off loop penetrating the east-west green space. With all parking at the edges, the campus would become completely pedestrian in the center. Cars would enter the campus through the same improved gateway as described in Alternative A. Visitors could quickly locate the new Visitors Center along the main entry drive. Flint Cultural Center Corporation offices and a new dining facility also would be located along the main entry drive. The Sloan Museum would expand internally with a two-story tower in its center. The Buick Gallery and Archives would move into this new space, consolidating Sloan's collections in one building.

A formal, public events quad and an arts and theater plaza would provide new opportunities for outdoor

activities and gathering spaces. A pedestrian promenade along the former Kearsley Street alignment would connect the campus from east to west. The promenade could withstand limited vehicular traffic to facilitate festivals and other large events. Visitors walking on the promenade would experience a reshaped picturesque space with improved walkways, landscape rooms, and entry plazas.

Sarvis Center would be expanded to improve its banquet capabilities and a new entrance, expanded classrooms, and a larger playground would be added to the Pierce Cultural Center School.

The preferred elements of each alternative were combined and became the framework for the recommended master plan.

## MASTER PLAN

The master plan seeks to improve the overall quality of the Flint Cultural Center campus through the strategic location of new program, the improvement of vehicular traffic flow into and within the campus, the creation of new parking resources, and the enhancement of the

campus landscape. When implemented, the proposed building expansions and campus improvements will help to attract a larger and more diverse audience while providing opportunities for greater coordination among Cultural Center institutions.

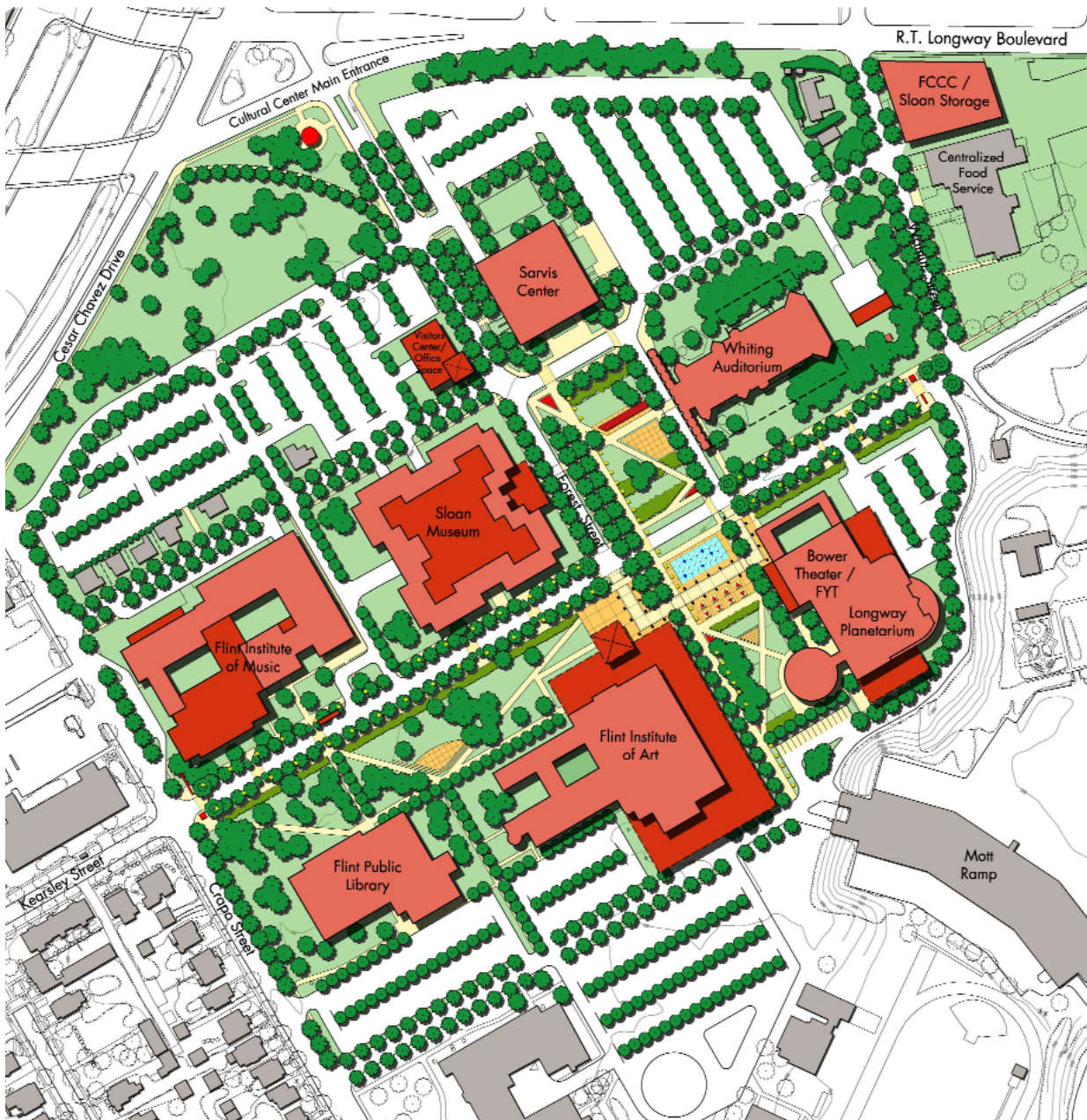


Diagram 1. Illustrative Master Plan



## Program

Space projections based on the needs identified for both individual institutions and campus-wide facilities indicate that the overall building square footage on campus should increase by approximately 30%. Key to the success of the campus is the strategic location of these new program elements. Table 3. Proposed Program summarizes the new program calculated based on each institution's needs and the overall campus needs.

Although listed separately in Table 3, several of the campus-wide elements have been grouped together into one building to provide appropriate adjacencies and to reflect construction efficiency. For example, the first floor of the Visitors Center will contain a dining facility, retail museum store, information kiosk, and community event space. The second floor will house the Flint Cultural Center Corporation offices. All other space

**Table 3. Proposed Program**

<u>Institution-specific Space Needs</u>	<u>Gross Square Feet</u>
Flint Cultural Center Corporation Offices	7,000
Flint Institute of Art	22,000
Phase I - 7,000	
Phase II - 15,000	
Flint Institute of Music	21,500
Flint Youth Theater/ Bower Theater	4,000
Longway Planetarium	7,000
Sloan Museum/Buick Gallery	50,000
Whiting Auditorium	<u>2,000</u>
<i>Subtotal</i>	<i>113,500 gsf</i>
<u>Campus-wide Elements</u>	
Visitors Center (shops, ticket office, cafe, meeting space)	<u>7,000</u>
<b>Total Building Program</b>	<b>120,500 gsf</b>



Diagram 2. New Program

needs and campus-wide elements are labeled on Diagram 2. New Program. In some cases, such as Longway Planetarium, additional stories are expected to be added to buildings to accommodate needed space.

Build-to lines have been used to help direct development for institutions that could not identify the location for their additional space needs. For example, the Flint Institute of Art is currently designing its renovation and future expansion, and Whiting Auditorium may add office space to the north or south. The build-to lines provide guidance for future architectural design and prescribe development zones that respect the master plan's intent for the campus' form and framework.

## Circulation

The master plan addresses circulation from a regional and a campus perspective. On the regional scale, the majority of Cultural Center visitors arrive via I-475 and I-69. The arrival sequence from both interstates to the Cultural Center is complicated and not well marked. In particular, the exit off I-475 to Cesar Chavez requires cars to quickly cut across three lanes of traffic to make a right turn at Longway Boulevard to reach the Cultural Center. By extending the median on Cesar Chavez to the intersection with Longway Boulevard and adding a traffic signal at this intersection, cars will be able to make a protected right turn onto Longway Boulevard and smoothly access the Cultural Center's main entrance. A coordinated signage strategy with the City of Flint could further simplify the arrival sequence for the out-of-town visitor.

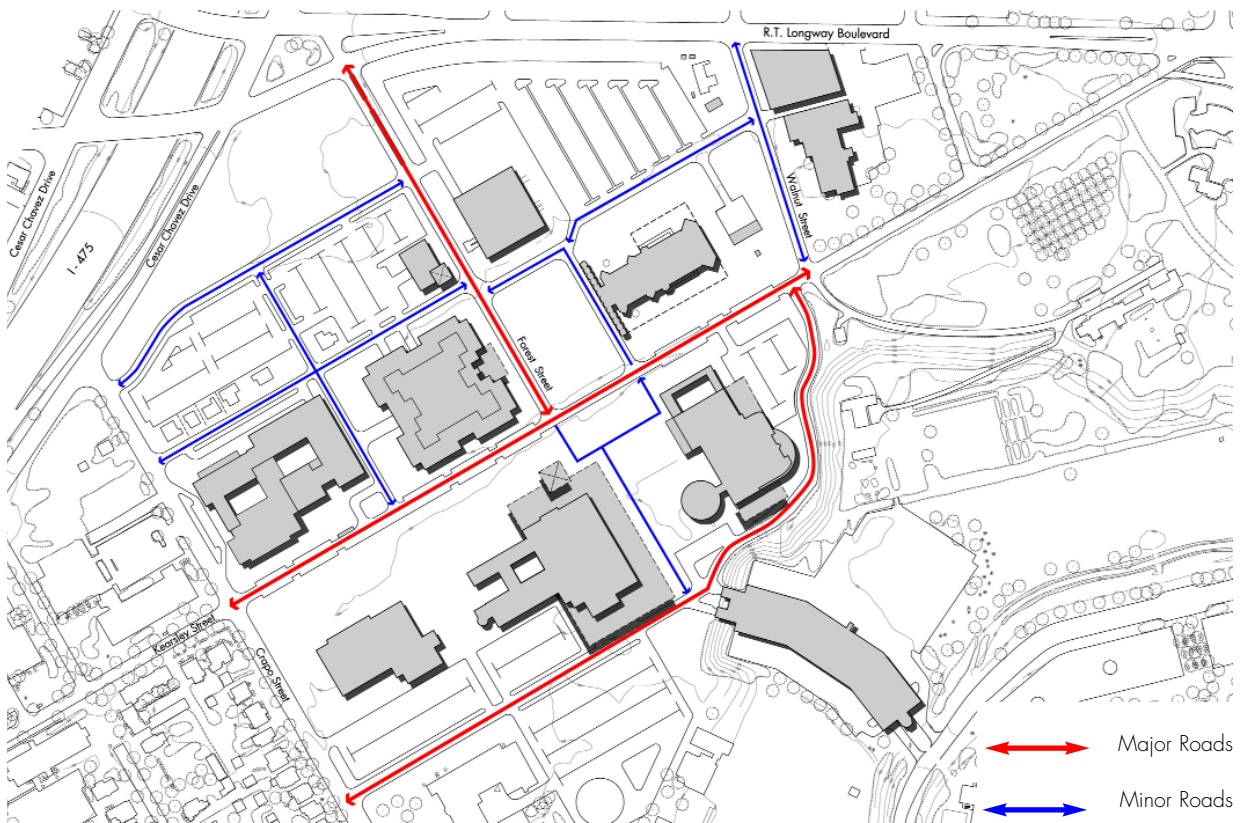


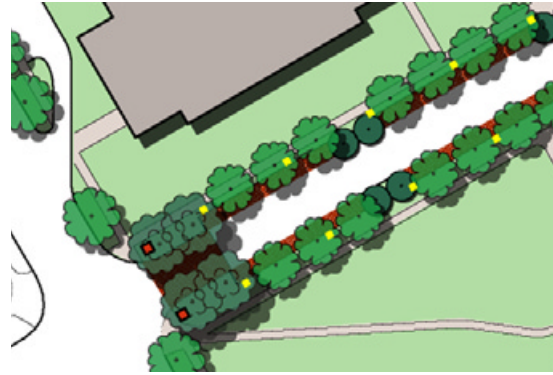
Diagram 3. Campus Circulation Pattern



The Cultural Center main entrance will remain at Robert T. Longway Boulevard.

The new campus vehicular circulation pattern builds on the existing infrastructure and adds connections, providing a more coordinated network of streets. Visitors will continue to drive through the Cultural Center main entrance on Robert T. Longway Boulevard. The entrance will be significantly improved through the creation of a green transition zone, the burial of utilities, and the placement of a highway-scale entrance feature that announces the Cultural Center to the busy traffic streaming along Longway Boulevard. The improved entrance road will be graded to slope more gradually and realigned to run directly in front of Sloan Museum, intersecting with Kearsley Street at the main landscape space on campus.

Kearsley Street will remain open to vehicular traffic, but is modified to include traffic-calming measures. Delineated crosswalks marked with special paving will stripe the asphalt to indicate pedestrian crossing zones. Additional parallel parking spaces, also marked with special paving, will be located on both sides of the street, providing additional parking resources and slowing traffic. These parking lanes can accommodate booths and displays during festivals. Within the parking lanes, trees will be located at strategic points to close down the street width and provide a more human scale to the street. A coordinated light and signage strategy will aid pedestrians and vehicles in locating their destinations.



Proposed changes to Kearsley Street include traffic calming measures such as changes in pavement, additional parallel parking, and trees to narrow the street width at regular intervals.

The road between the Flint Public Library and the Central High School campus will be formalized as an urban street. Street trees and medians will delineate the previously undefined travel lanes. Central High School and Whittier Middle School bus and vehicle traffic will continue to be a factor on this street at certain times of the day. The improved streetscape will assist in slowing student drivers and managing general traffic.

### Parking

Additional parking lots and a parking structure were designed to provide more convenient parking for visitors and employees, and to meet the increased demand generated from building expansions. Table 4. Recommended Parking compares the existing parking supply and demand with the additional supply and demand proposed to be built in the master plan.

As described in the existing parking analysis, a “typical demand” measurement was used as a benchmark to evaluate parking resources. The additional parking lots and parking structure satisfy the typical demand measurement without the use of shared parking resources or coordinated events. However, shared parking and event coordination will be encouraged, and the need for a new parking ramp may be delayed or even eliminated. Due



**Table 4. Recommended Parking Program**

Parking Supply (in spaces)	New Supply	+/- Existing Supply	Parking Demand* (in spaces)	New Demand	+/- Existing
Flint Institute of Art	75	+25	Flint Institute of Art	450	+150
Flint Institute of Music	130	+115	Flint Institute of Music	325	+105
Flint Youth Theater/ Bower/ Longway Planetarium	80	-30	Flint Youth Theater/ Bower/ Longway Planetarium	250	0
Sloan Museum/Sarvis Center	115	-20	Sloan Museum/Sarvis Center	210	+15
Whiting Auditorium	425	+75	Whiting Auditorium	500	0
Street Parallel Parking	90	+60			
<b>Total FCC Supply</b>	<b>905</b>	<b>+225 spaces</b>	<b>Maximum Demand</b>	<b>1,735</b>	<b>+270 spaces</b>
<b>Other Supply (shared)</b>	<b>New Supply</b>	<b>+/- Existing Supply</b>	<b>Occasional Evening Demand**</b>	<b>1,075</b>	<b>+105 spaces</b>
Central High School	225	0			
Mott Ramp	325	0			
Flint Public Library	135	0			
<b>Total Offsite Supply</b>	<b>685</b>	<b>0</b>			
<b>Total Available</b>	<b>1,590</b>	<b>+348 spaces</b>			

\*Based upon Institute of Transportation Engineering (ITE) standard for these types of institutions.

\*\*Assumes events at Bower, FIM and Whiting



Diagram 4. Proposed Parking Resources



Diagram 5. Open Space Framework

to the location of the lots and the ramp, parking for some institutions will be more convenient than for others. Overall, the additional parking resources should greatly reduce the anxiety associated with the current parking experience on campus.

### Open Space/Landscape Quality

The master plan outlines a framework for the pattern of open space on campus and suggests a strategy for the redesign of the main landscape spaces. The goals for the landscape in the master plan were to:

- Improve the landscape quality of campus:
  - Bring character of cultural institutions into the landscape.
  - Beautify the campus and improve its functionality.

- Create a pedestrian-friendly environment:
  - Use traffic calming techniques to slow vehicles on Kearsley Street.
  - Design a network of paths connecting institutions to each other and to parking.
- Compose vocabulary of landscape materials—building, plants, and furniture—to unify campus.

Several of these goals overlap with other site improvements previously discussed in this document. The redesign and enhancement of the Cultural Center landscape provide tangible, short-term opportunities to show that positive changes are happening at the Cultural Center.

The master plan sets up a framework that increases connections between institutions and creates landscape spaces that bring the energy of the Cultural Center into

the landscape (Diagram 4. Open Sapce Framework). Improved streetscapes will enhance the vehicular experience while tree-lined walkways will encourage people to get out of their cars and walk through campus. Active uses, such as major gathering spaces and themed play areas, will be located on the active north-south axis of green space, while more passive, contemplative uses will be located on the passive east-west axis. Using these general rules for locating uses, a design idea was developed to express the character of each of these spaces.

### Landscape Spaces

The Cultural Center campus needs a central, iconic space that distinguishes the campus as an artistic, creative, and

educational environment. Durant Plaza has functioned as this space with only partial success. The newly designed central space will expand the boundaries of the plaza across Kearsley Street and look to the characteristics of the surrounding Michigan landscape and the formal influences of the Applewood estate for design inspiration.

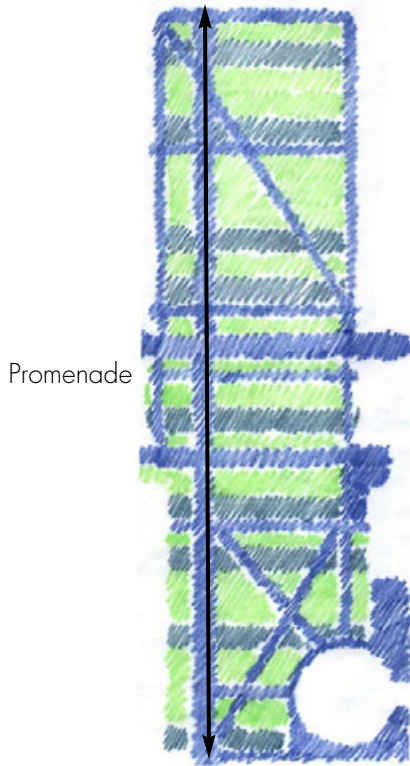
The relatively flat land and nutrient-rich soil have established Michigan historically as an agricultural state. Agriculture covers the land with grid-like patterns interrupted by natural features such as streams, lakes, and rivers. These divisions of land dictate purpose and use and are recognizable as a legible pattern on the landscape. Grids and panels are also used in the formal gardens of the Applewood estate to provide structure



Formal Gardens at C.S. Mott's Applewood Estate







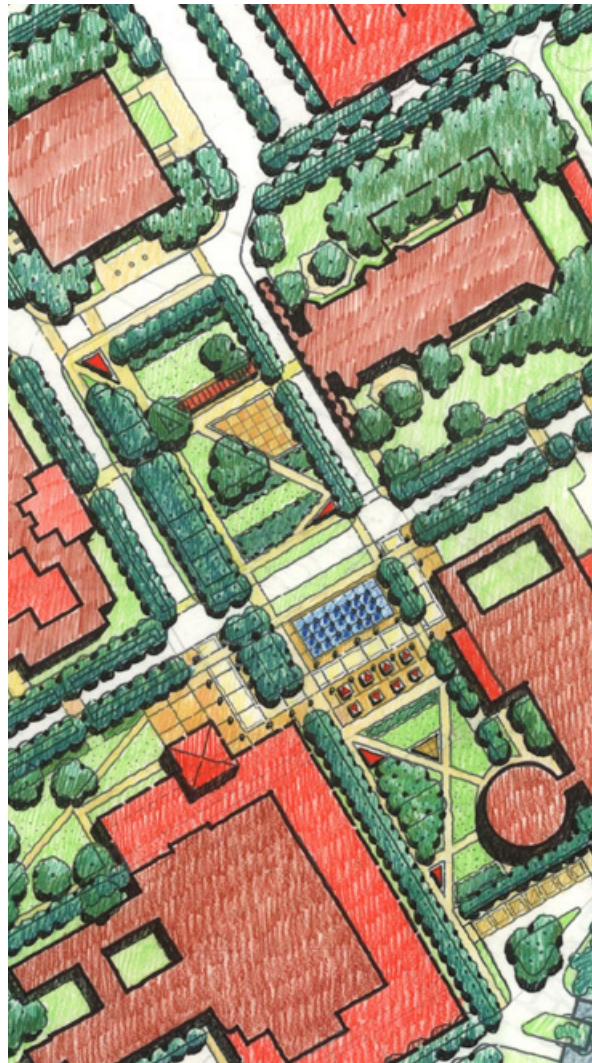
This diagram illustrates the combination of the ideas of patterns on the land and connection that inspired the design of the Cultural Center's central space.

and beauty. These geometric manipulations of the land on the ground plane found close to the Cultural Center, combined with the overall open space framework established for the campus, provided the design idea for the center's main space.

The central space will be made up of three smaller spaces including a redesigned Durant Plaza, a new Fountain Plaza, and an improved Arts/Sciences Plaza (which can incorporate the current Rotary Park). These spaces will be connected to each other and to the Cultural Center's main entrance with a promenade. The promenade will act as an orientation device for visitors, linking to pathways that lead to other institutions on campus. Trees, special paving, and lights along the promenade will add interest and reinforce the idea of connection across Kearsley Street. Access to the promenade will be limited primarily to pedestrians, except where it runs in between the Flint Institute of Art and

Longway Planetarium. Vehicles wishing to access the Mott Ramp or south parking lot may drive along this section of the promenade. Bollards around the drop-off zone will aid traffic management in this area, enabling it to be closed off for festivals and events.

A newly renovated Durant Plaza has been designed to host receptions, informal gatherings, and accommodate festivals. A central paved gathering space with a shade trellis can hold Whiting Auditorium patrons at intermission or elementary school children on a field trip. Visitors can picnic on the grass areas. Feature spaces will provide opportunities for benches, art and sculp-



An active axis of green space stretches from Sarvis Center to the Mott Ramp and includes a redesigned Durant Plaza, a new water feature, and an Arts/Sciences Plaza.

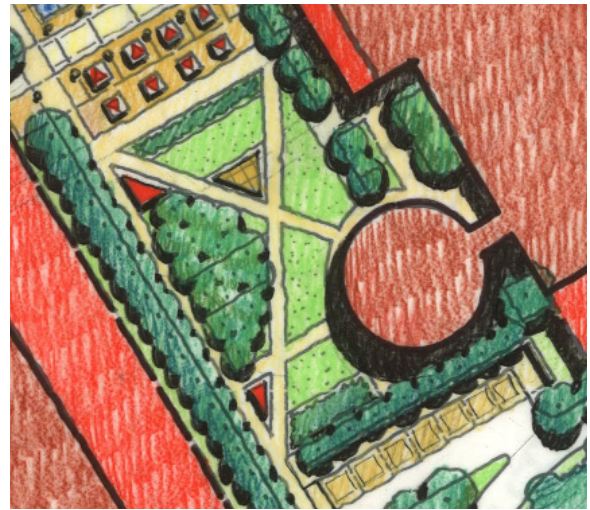
ture, and information kiosks. Stripes of perennials, annuals, and ground covers will create texture and require limited maintenance. These bands of color and texture will reach across Kearsley Street and begin to give form to the Arts/Sciences Plaza.

Between Durant Plaza and the Arts/Sciences Plaza will be the central water feature on campus. Fountain Plaza will contain an interactive water feature with jets installed flush with the ground. The water can be turned off and the jets covered, allowing the fountain's floor to be used as a plaza for festivals or other events.

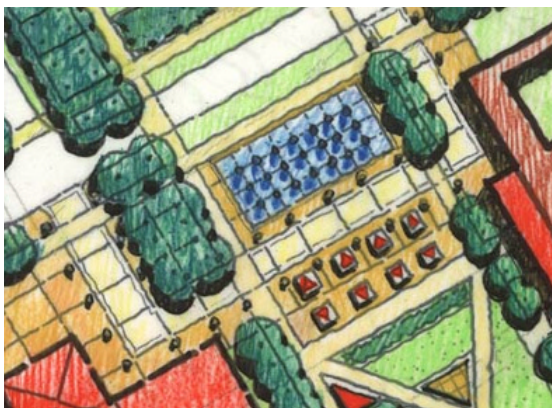
Surrounding the fountain will be a drop-off zone for the Flint Institute of Arts and Bower Theater. Bollards will manage vehicles in travel lanes and act as signals to pedestrians that cars may be present in the plaza. The monuments commemorating the Flint Cultural Center Committee of Sponsors will line the edge of the plaza and mark the entrance to the Arts/Sciences Plaza.

The Arts/Sciences Plaza will contain forms similar to those of the redesigned Durant Plaza, but is expected to contain more interactive and themed elements that will reflect the science and art institutions that surround it. For example, sculpture can be located in the

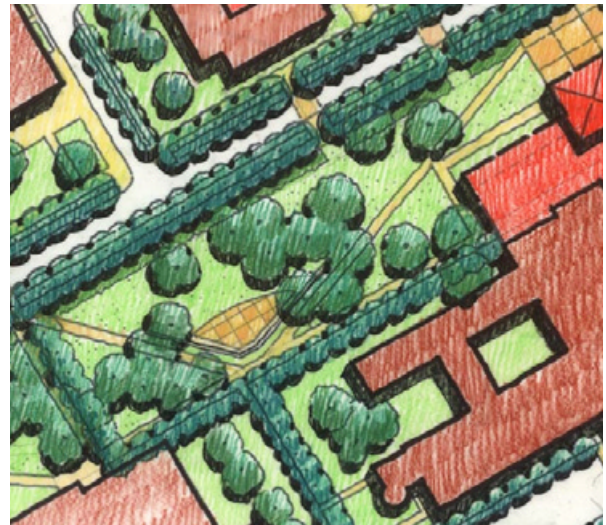
feature zones of the plaza. The pavement of the walkways may contain information about the solar system or the geologic history of Flint. The triangular paved area could be used as a "speaking rock," where leaders could stand to organize student groups in the grass that surrounds it. A small parking court hidden behind a row of trees will allow visitors additional convenient parking opportunities.



The new Arts/Sciences Quad provides areas to picnic and assemble groups.



Fountain Plaza Featuring a New Interactive Water Feature



The enhanced campus quad landscape improves on what exists with a new performance area.



Along the more passive east-west axis of green, the campus quad will pick up on the diagonal paths in the central space in a less formal landscape with majestic trees and green grass. A small, outdoor performance space located at the confluence of several paths can be used for scheduled musical or theatrical performances, or be used more informally for picnicking or gathering. The character of this space will not change drastically from its current form. Trees will be planted to replace old or damaged

trees, and paths will be improved to better lead visitors to their destinations.

The overall landscape framework of improved, tree-lined connections together with the redefinition of these four spaces will help to identify the Cultural Center's campus as a destination. Visitors will come not only to enjoy the programs within the institutions, but to enjoy the cultural landscape that surrounds the institutions.



Diagram 6. Landscape Plan

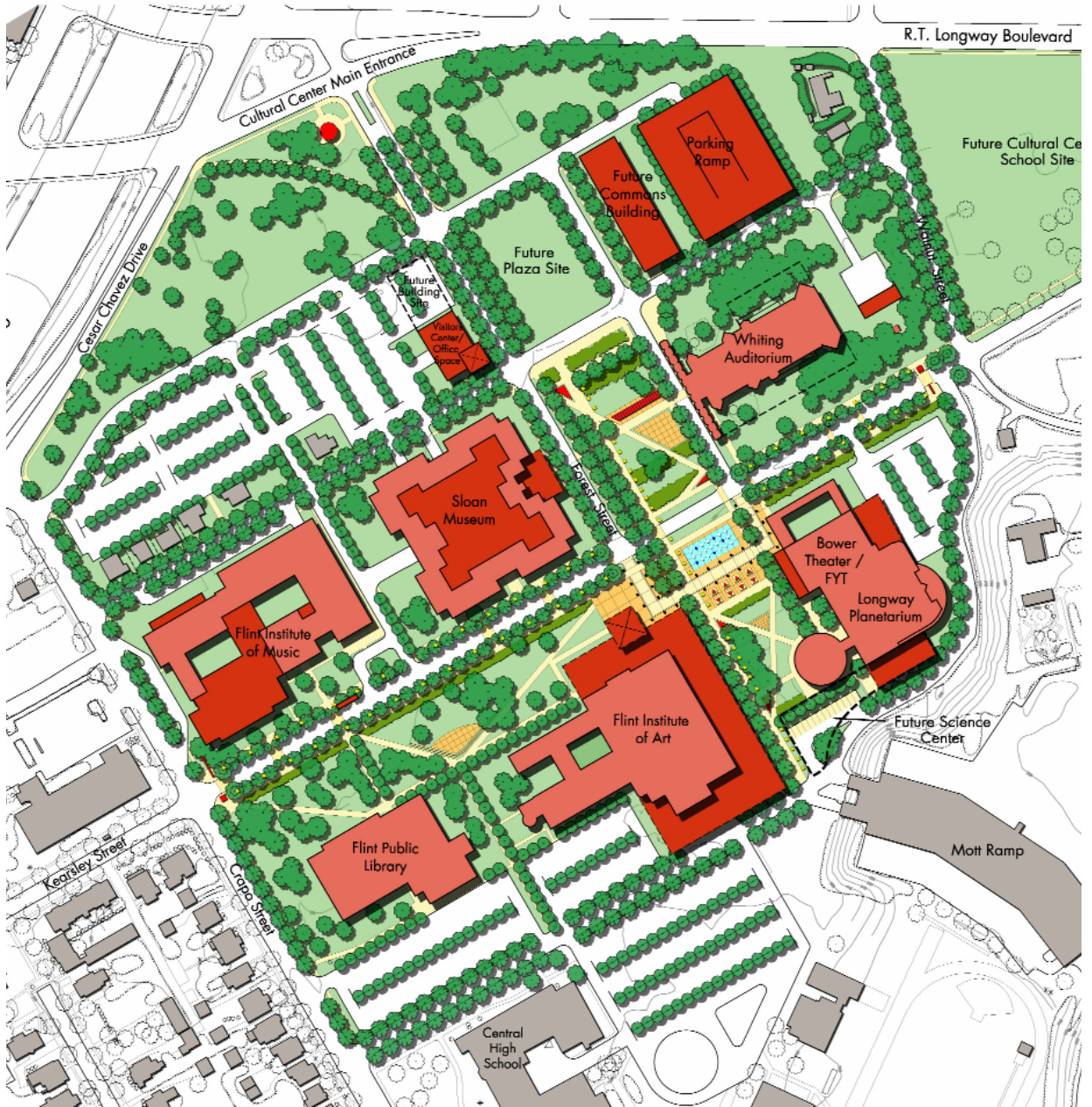


Diagram 7. Long-term Master Plan Options



### **Long-term Master Plan Options**

As the new buildings and improved landscape begin to take shape, there may be opportunities to further enhance the Flint Cultural Center campus by replacing existing buildings with facilities designed and located more appropriately to complement the campus improvements.

Sarvis Center now houses both the Pierce School and conferencing facilities managed by the Flint Board of Education. Its current form and location take away from the campus arrival sequence with the building's service entrance directly facing Longway Boulevard. Its design also complicates the grading plan required to improve the entrance road. The building accommodates the needs of the Board of Education and Pierce School, but the quality of the interior space could be greatly improved.

A campus commons building located to the west of the new parking ramp site could face an extended new green space and better serve the conferencing needs of the Flint Board of Education, the Cultural Center and the community. The Pierce School could be relocated to the area where the Buick Gallery and Centralized Food Service buildings now sit. The school would maintain its proximity to the Cultural Center institutions, but would be able to expand and provide students with better educational facilities.



Sarvis Center provides important services on the Cultural Center campus.

### **Implementation/Phasing**

To implement the building program and campus improvements suggested in the master plan, there must be a coherent strategy and timeline for completion. Following is a phasing sequence for projects dependent on one another for completion. Each phase is predicted to span two to five years. Each phase is separated into two categories: building program and site improvements. Those projects that can occur independently are listed under a separate heading.



Phase 1

## Phase 1

### ***Building Program***

- Flint Institute of Music expansion
- Flint Institute of Art internal renovations

### ***Site Improvements***

- New entrance
  - Regrade and realign entry road
  - Install entrance features at Longway Boulevard
- Establish vocabulary of materials, furniture, and lighting
- Wayfinding/signage strategy
- Parking lots north of Flint Institute of Music
- Manning Court streetscape improvements
- Connector between Manning Court and Kearsley Street



Phase 2

## Phase 2

### ***Building Program***

- Visitors Center/Office Space
- Sloan Museum expansion
- Conversion of Buick Gallery space to storage space

### ***Site Improvements***

- Parking lots around new Visitors Center

### Phase 3

#### ***Building Program***

- None

#### ***Site Improvements***

- Central Space (Durant Plaza, Fountain Plaxa, and the Arts/Sciences Plaza)
- Redesign parking lots around parking ramp



Phase 3

### Independent

#### ***Building Program***

- Whiting Auditorium Office Space
- Longway Science Center
- Bower Theater improvements
- FIA expansion
- Mott Ramp beautification—partnership with Mott College

#### ***Site Improvements***

- Campus Green
- Kearsley, Walnut, and Crapo Streetscapes
- FCC South Side Road/Parking Improvement Project
  - Road between FCC and Central High School
  - Flint Institute of Art and Flint Public Library parking lot improvements
  - Central High School parking lot improvements
- Flint Youth Theater/Longway parking lot redesign



Independent Projects

## Cost Estimate

To give a general order of magnitude to the costs associated with the buildings and site improvements proposed in the master plan, a cost estimate was prepared based on construction costs of similar projects. These numbers should be seen as gross estimates and should be used only as general figures. The cost estimates are in 2002 dollars.

Table 5. Cost Estimate

Item	Cost
<i>Buildings</i>	
Flint Institute of Music	\$4,300,000
Flint Institute of Art	11,800,000
Sloan Museum	10,000,000
FCCC Offices and Visitors Center	1,960,000
Whiting Auditorium	160,000
Bower Theater	320,000
Longway Planetarium	<u>160,000</u>
<i>Total Building Cost</i>	<i>\$28,700,000</i>
<i>Parking</i>	
Parking Lots North of Whiting Auditorium	\$850,000
Parking Lots North of Manning Court	680,000
Parking Lots South of Library and FIA	420,000
Central High School Parking Lot	506,000
FYT/Bower/Longway Parking Lot	<u>190,000</u>
<i>Total Parking Cost</i>	<i>\$2,646,000</i>
<i>Streetscapes</i>	
Entrance Road	\$956,000
Manning Court	980,000
Connector from Manning Court to Kearsley Street	231,000
Road between Library and Central High School	1,575,000
Kearsley Street	1,575,000
Crapo Street	120,000
Walnut Street	<u>57,000</u>
<i>Total Streetscape Cost</i>	<i>\$5,494,000</i>
<i>Landscape Spaces</i>	
Campus Quad	\$806,000
Durant Plaza/Fountain Plaza	3,410,000
Arts/Sciences Plaza	4,100,000
Campus Entrance	<u>100,000</u>
<i>Total Landscape Cost</i>	<i><u>\$8,416,000</u></i>
Estimated Total Cost	\$45,256,000
Contingencies (25% total cost)	\$11,314,000
<b>Total Project Cost</b>	<b>\$56,570,000</b>

*Approximately \$57 million*

# APPENDIX A

## Appendix A. Square Footage Calculations for Additional Space

### Institution Specific Space Needs

<b>FCCC Corporate Office</b>	<b>gsf</b>
Existing space to be replaced	7,000

<b>Flint Institute of Art</b>	22,000
Phase I - 7,000	
Phase II - 15,000	

Phase I is mostly internal renovations.

<b>Flint Institute of Music</b>	
<i>New Program Elements</i>	<i>subtotal</i>
Elements determined by FIM architect	
<b>Total GSF</b>	<b>21,500</b>

<b>Flint Youth Theater/Bower Theater</b>			
<i>New Program Elements</i>	<i>Qty</i>	<i>sf/unit</i>	<i>subtotal</i>
Green room	1	2,000	2,000
Bower Theater lobby	1	1,000	1,000
Scene room	1	1,000	<u>1,000</u>
<i>Subtotal</i>			<u>4,000</u>
<b>Total GSF</b>			<b>4,000</b>

**Appendix A. Square Footage Calculations for Additional Space**

<b>Longway Planetarium</b>			<b>gsf</b>
<i>New Program Elements</i>	<i>Qty</i>	<i>sf/unit</i>	<i>subtotal</i>
Storage	1	800	800
Office	3	150	450
Caterer's Prep Kitchen	1	300	300
Science Center	1		<u>5,450</u>
<i>Subtotal</i>			<u>7,000</u>
<b>Total GSF</b>			<b>7,000</b>

<b>Sloan Museum/Buick Gallery</b>			
<i>New Program Elements</i>	<i>Qty</i>	<i>sf/unit</i>	<i>subtotal</i>
Meeting Room (seat 10-15)	1	450	450
Staff Workstations	15	100	1,500
Coat Room (100 coats)	1	1.5	150
Relocation of Buick Gallery			25,000
Storage			<u>22,900</u>
<b>Total GSF</b>			<b>50,000</b>

<b>Whiting Auditorium</b>			
<i>New Program Elements</i>	<i>Qty</i>	<i>sf/unit</i>	<i>subtotal</i>
Storage	TBD	TBD	TBD
Office	5	150	600
Dressing Rooms	2	500	1,000
<i>Subtotal</i>			1,600
<i>Circulation at 25%</i>			<u>400</u>
<b>Total GSF</b>			<b>2,000</b>

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**Campus-wide Elements**

**Visitors Center**

Cafe, Kitchen, Eating Area			
Retail and Tickets	1	675	675
Offices	2	150	300
Community Meeting Rooms	3	540	1,620
Workrooms	3	150	450



**Appendix A. Square Footage Calculations for Additional Space**

<b>Visitors Center (cont.)</b>			<b>gsf</b>
<i>New Program Elements</i>	<i>Qty</i>	<i>sf/unit</i>	<i>subtotal</i>
Storage	TBD	TBD	TBD
Toilets	2	250	500
Subtotal			5,545
Circulation at 25%			<u>1,455</u>
<b>Total GSF</b>			<b>7,000</b>

**Future Long-term Plan Program Elements**

**Total GSF of New Program**                      **128,500 gsf**

