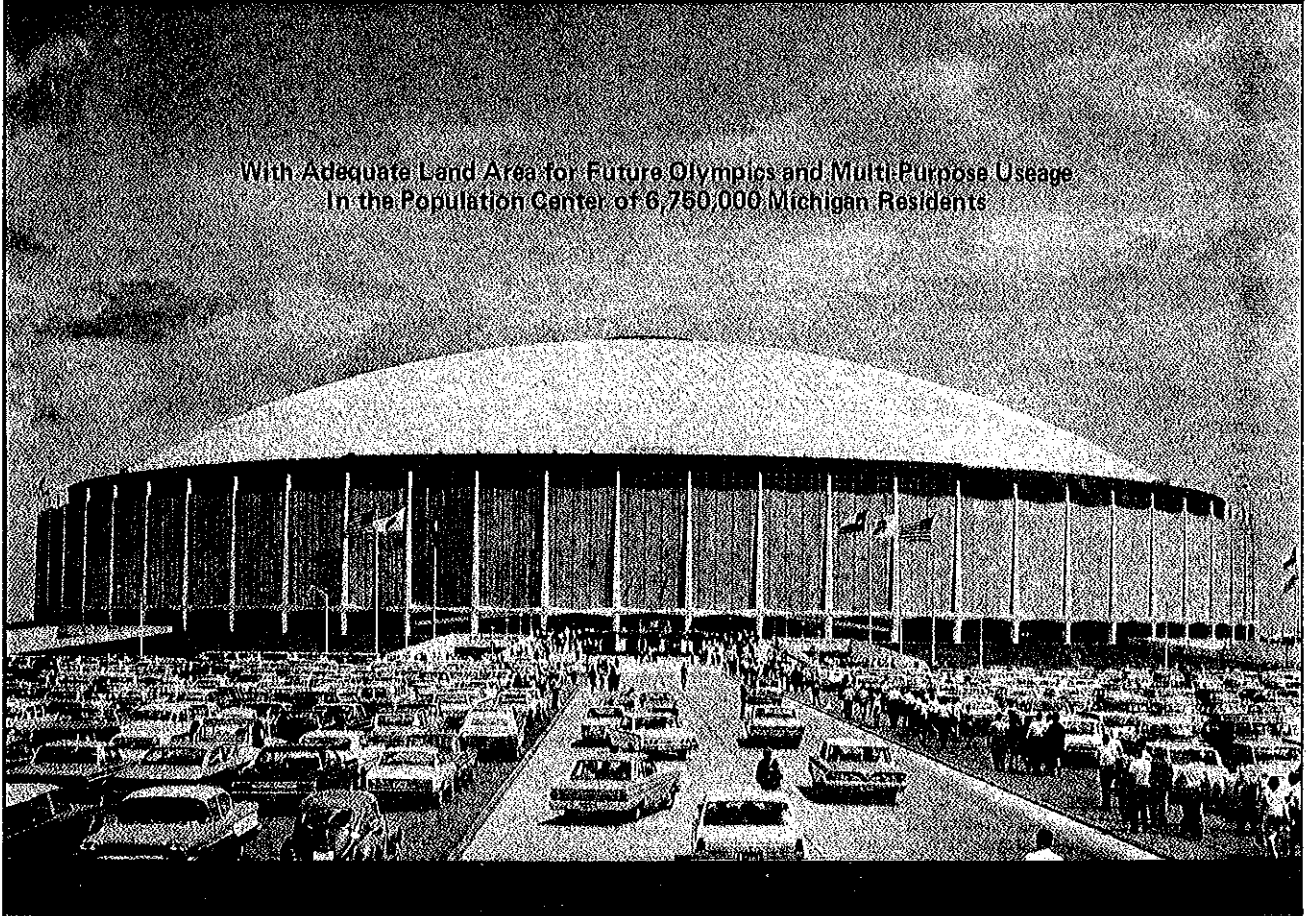


# A "METRO-DOME" FOR MICHIGAN

Larger Than The Houston Astrodome Shown Below

With Adequate Land Area for Future Olympics and Multi-Purpose Useage  
In the Population Center of 6,750,000 Michigan Residents



## THE STADIUM STORY

Walled Lake, Michigan

Directus

## Michigan Metro-Dome Stadium

A graphic presentation of data outlining the economic feasibility  
of stadium site near Walled Lake

compiled and edited by  
arthur a. hagman

### Acknowledgements

Maps and illustrations from Detroit Edison,  
Department of State Highways,  
TALUS, Oakland County Planning Commission,  
Commerce Township, Robert H. Long, Supervisor  
City of Walled Lake, Wendell G. Kellogg, Jr., Mayor  
Royce L. Downey, City Manager

# PROPOSAL FOR A METRO-DOME STADIUM

## WALLED LAKE, MICHIGAN OF SOUTHWEST OAKLAND COUNTY

### Feasibility Study and Design Committee

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Chairman  
Dean of Architecture  
University of Detroit  
4001 W. McNichols Road  
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Co-ordinating Secretary  
Director of New Development  
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Honorable Governor, George Romney;  
Members Michigan State Legislature;  
Michigan State Agricultural Board

### Metropolitan Stadium Committee

Edwin J. Anderson  
Dr. Raymond Baralt  
Robert J. Barrett, Jr.  
Hon. George E. Bowles  
Robert Buffmeyer  
Dr. D. T. Burton  
Dr. Patrick Cavanaugh  
Charles Centner  
Harry Everts  
James E. Ford  
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Allan Harlan

William Hettiger  
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Dr. George A. Kelleher  
Louis Lavigne  
Gerome Levy  
Curt Matthews  
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Lorne G. Olsen  
Hon. Edward S. Piggins  
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Dr. John R. Ylvisaker

Prepared by  
Metro-Dome Athletic Club, Inc.  
Walled Lake, Michigan

Leo Kousin . . . . . Chairman  
John F. Ivory . . . . . Vice Chairman  
Joseph A. Hoffman . . . . . President  
Sam B. Williams . . . . . Vice President  
Donald B. Watkins . . . . . Treasurer  
Gary Thompson . . . . . Assistant Treasurer  
Arthur A. Hagman . . . . . Executive Secretary  
Gerard Lacey . . . . . Assistant Secretary

## Preliminary Presentation

Metropolitan Detroit comes closer to a major sports stadium as the Feasibility and Design Team of the Metropolitan Stadium Committee focuses on the most likely site for Metro-Dome, all purpose stadium complex.

Bruno Leon, Dean of the School of Architecture at the University of Detroit and Thomas W. Gardner, Coordinating Secretary of the Feasibility and Design Team have explained the criteria need for site determination. Topics requested include population growth patterns, transportation, land areas, expansion potentials, social factors, utilities, and potentials for multi-purpose utilization.

Following all of the presentations a site would be selected, and a study of financing, design and other areas would begin.

Gardner pointed out that plans call for the stadium complex to be privately financed, possibly through revenue bonds.

All of the country's major cities have or are planning new stadiums. Greater Detroit has a more urgent need than most of the other cities.

Walled Lake has within 80 minutes driving time from a site in the area, more potential spectators than Dallas, Boston, Pittsburgh, Buffalo or Atlanta. For every 100 fans within 80 minutes of a site here, Denver has only 19, Miami 27 and Green Bay only 15.

Once erected, the stadium would be used by the Lions, Tigers, Cougars, other local professional sports teams, as well as for concerts, circuses, and other such affairs.

"Currently it is the function of this committee to evaluate many sites and to determine the ideal goal of planning, designing and constructing an economically feasible stadium project that will meet the needs of Southeastern Michigan and still be constructed without taxpayer subsidy."

## The Michigan Metro-Dome Story

There is now sufficient evidence to indicate that a modern, properly located stadium facility in Southeast Michigan is economically feasible.

As various community leaders describe attributes favorable to their respective sites, final decision will be more clearly crystallized in favor of a stadium site which can best meet present and future requirements.

According to spokesmen for the Feasibility and Design Team, serving in the interests of the Metropolitan Stadium Committee, certain criteria for determination of stadium site should be clearly defined.

1. Location in relation to population centers
2. Location in regard to population growth
3. Expressways between outlying communities
4. Proximity to major airports
5. Maximum utilization potentials
6. Availability of adequate land for expansion
7. Attributes of surrounding lakes and recreational parks
8. Location in relation to Universities and Community Colleges
9. Public interest and general participation
10. Extent of planning geared for stadium complex.

The City of Walled Lake now summarizes its attributes as the logical site for an All-Season Metro-Dome Stadium, with substantiating criteria as is herewith presented.

Population figures accessibility, utilization, and other data show a greater attendance may be expected at a Walled Lake site than in other areas and a need for 75,000 and 100,000 seats, equal in size to major college bowls.

The Michigan Metro-Dome should have 30 percent more seating capacity than the Houston Astrodome, which is referred to as "the eighth wonder of the world." The Walled Lake Site has a potential audience participation five times greater than that of Houston.

## City Manager, Walled Lake, Michigan

### Foreword by Royce Downey,

"The growth pattern of Walled Lake and its influence area has been continuous since 1825. It has now reached a population of 50,000 which comprises approximately 100 square miles served by, and oriented to the Walled Lake mailing address, Walled Lake School System, and the Walled Lake Telephone exchange.

"Income levels and available leisure time now rank among the highest of any area in Michigan, with a broader base contained within the County of Oakland, where average incomes now ranks 22 percent higher than the average of Michigan.

"This affluence of money and leisure time is directly attributed to the wise and prudent planning, and development of open-space land, water, recreation, and living environment.

"Walled Lake has emerged as the center of population density exceeding 6,750,000 and will continue to evolve as the center of population growth for the next twenty-five years, due to the availability of unencumbered land. All of our planning studies and population projections reveal that Walled Lake will be the center of a population radius containing in excess of eight million persons by 1990.

"With knowledge of available population and disposable income it is our judgment that the proposed stadium should be located at the intersection of West Maple Road and the proposed I-275 expressway that links Toledo, Ohio and Bay City, Michigan. This would allow the rapid movement of persons via automobile and bus to the stadium site and provide the fastest ingress and egress to the parking complex for the stadium. It is closer to both Detroit and Pontiac airports. Walled Lake provides this type of setting in the center of the highest income group with the most leisure time.

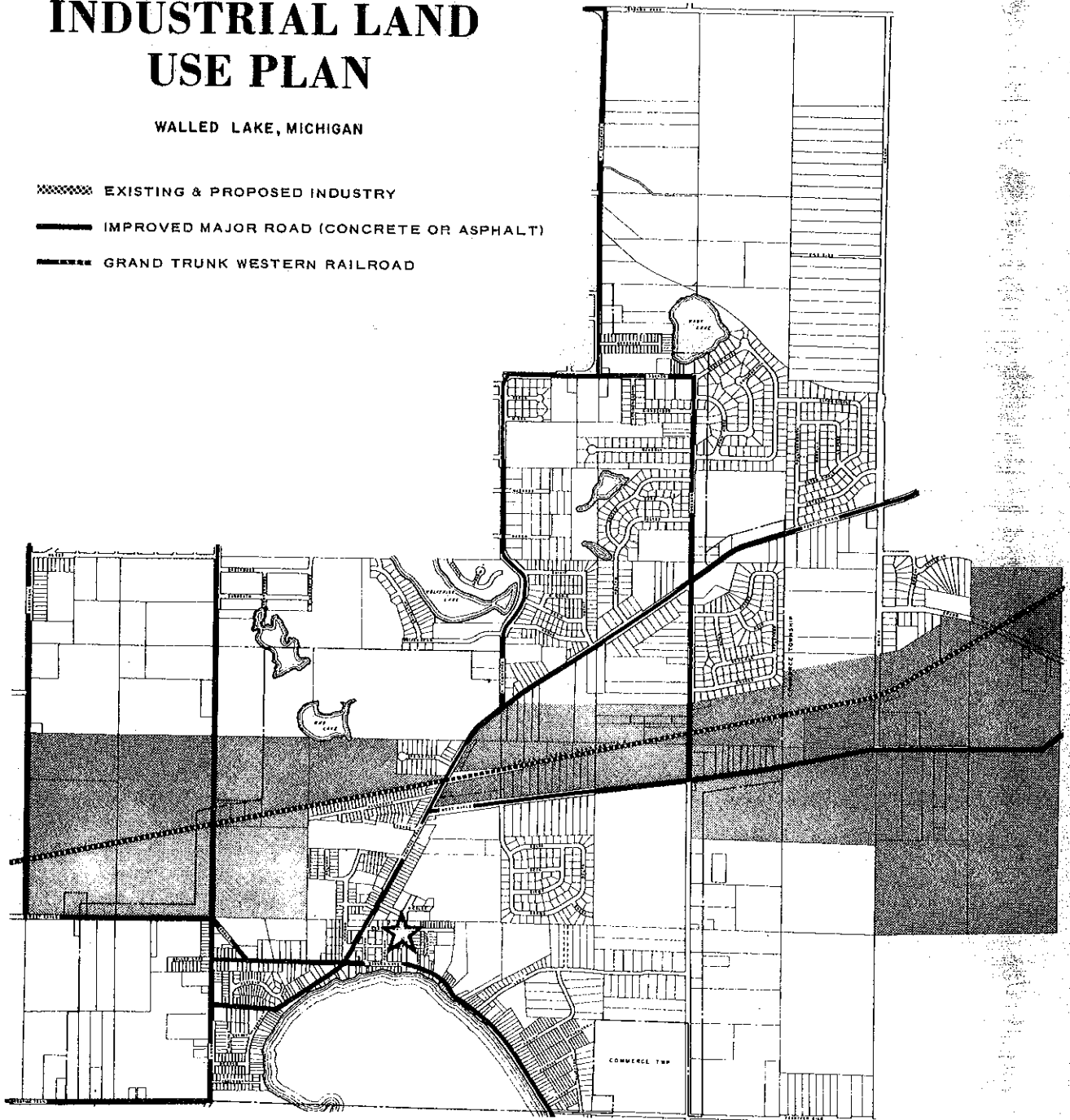
"As an alternate site we propose that the stadium could be located at the intersection of Pontiac Trail, I-275, and Northwestern Highway. These two sites are geographically located at the crossroad of our major east-west highway network, I-96, I-696, and proposed North-South expressway, I-275.

"The proposed stadium site would be available to public transportation via charter companies from all of the major population centers in less than sixty (60) minutes of driving and parking time.

# INDUSTRIAL LAND USE PLAN

WALLED LAKE, MICHIGAN

- XXXXXX EXISTING & PROPOSED INDUSTRY
- IMPROVED MAJOR ROAD (CONCRETE OR ASPHALT)
- GRAND TRUNK WESTERN RAILROAD



## Community Planning Geared to Stadium Future

The Walled Lake Planning Commission, in collaboration with the University of Detroit, is making comprehensive studies as a prerequisite to long-range renewal programs, open land use and other future physical requirements for an emerging, model stadium city.

This long-range planning anticipates the need for industrial parks, shopping centers, lakeside boulevards, parkways, high-rise apartments, motel complexes, adequate subdivisions, recreational facilities and other developments pertinent to a balanced economy.

Careful consideration has been given to this site as it relates to the Transportation and Land Use Study, (TALUS), which covers the 4,454 square miles of southeastern Michigan. This location would assure the appreciation in value of the project and the continuing growth for year-round operation.

"There is available in the Walled Lake influence area, a 330 acre site located at the intersection of Maple Road and the proposed I-275 expressway. In addition and as an alternate there is a 700 acre site available at the intersection of Pontiac Trail and Northwestern Highway, and proposed I-275.

"Both of the available sites are presently vacant with slightly rolling topography consisting of a clay with gravel soil with excellent drainage and sufficient small bodies of water which could be developed into very interesting and beautiful reflecting pools.

"The proposed Walled Lake site is in the heart of an emerging residential community that provides the very best civic, service, and social organizations for the continued development of human resources. We submit that there is no better place to live, work, and play than Walled Lake, Michigan.

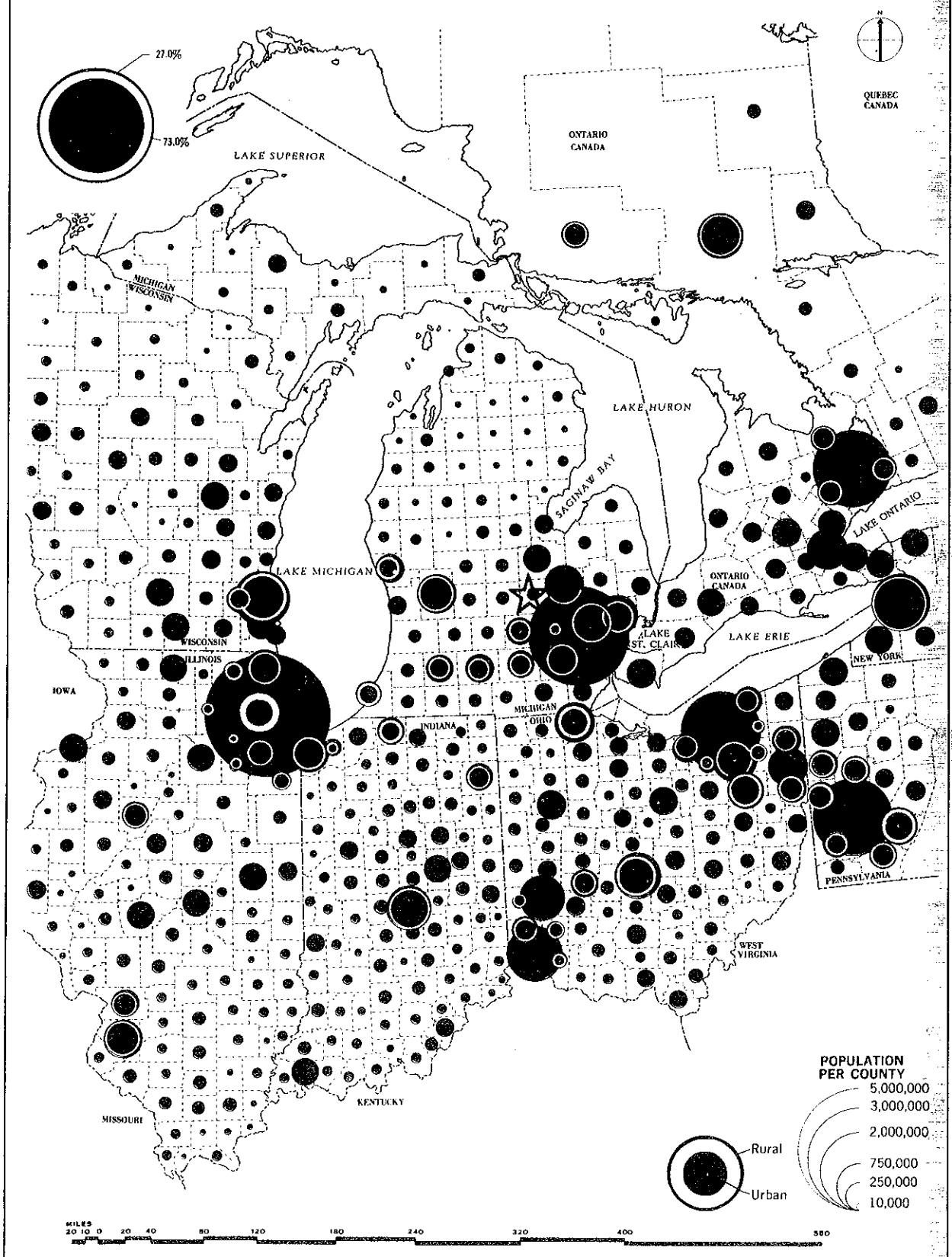
"Walled Lake is the site of Detroit Edison's new \$4.5 million peaking generating station recently con-

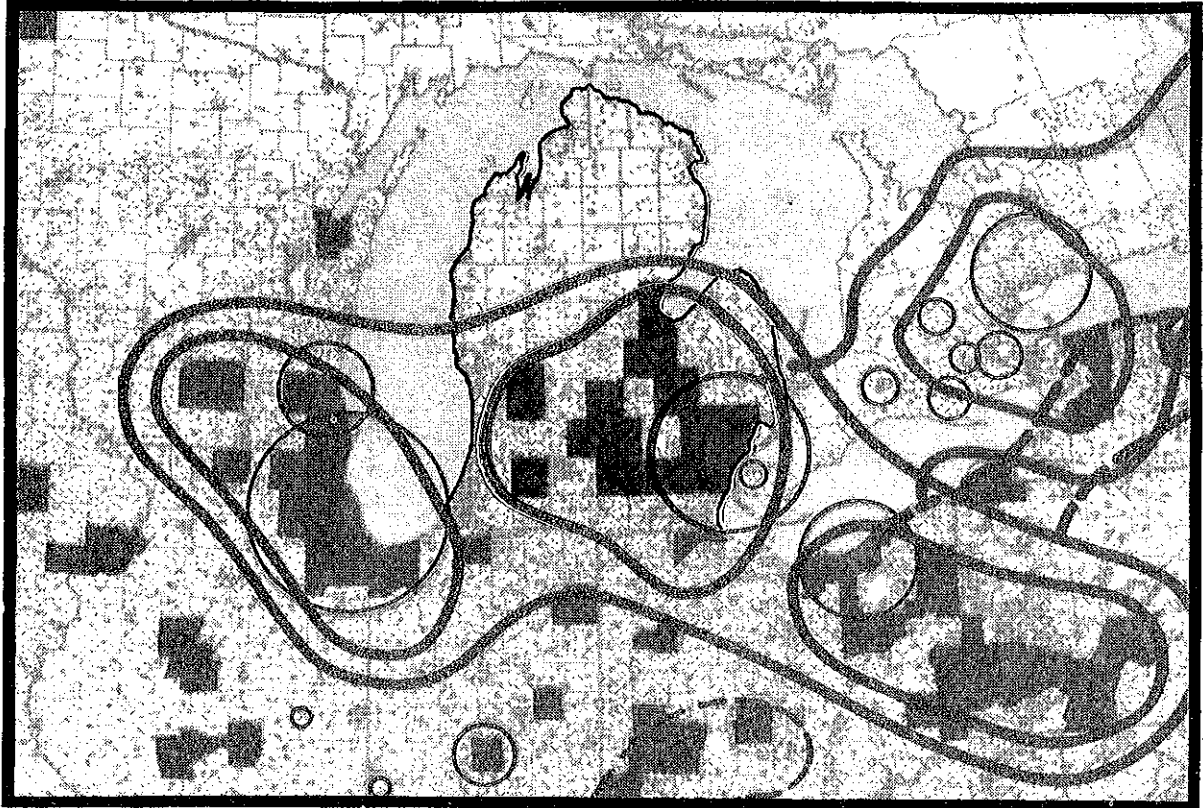
structed to provide electricity to the future growth of the area. In addition, Walled Lake is served by Consumer's Power Company and Panhandle Eastern Gas Distribution lines. Michigan Bell Telephone Company has just completed a \$1.5 million expansion program. Sanitary sewers are being planned and developed with the cooperation of the Oakland County Department of Public Works jointly. A community-wide water system is being developed by the city of Walled Lake with the cooperation of the O.C.D.P.W.

"Walled Lake is a member of the Council of Governments (COG) and the Oakland County Planning Group, and has been a proponent in the developing of these agencies with the mayor and city manager serving as delegates to assure Walled Lake's continued growth through cooperation with the Regional Development of the area.

"In conclusion, the criteria outlined herein is submitted for your careful consideration. We submit that Walled Lake is the correct geographical location for the proposed stadium. Walled Lake is anxious and prepared to cooperate in the development of this sports complex and will provide every available tool to assist you in the planning and financing of this project."

# Population Distribution • 1960





## **Preliminary Identification Of Megalopolis**

The importance of Southeastern Michigan's major clusters of population indicate compelling reasons for locating a major stadium in an area most accessible to the great majority. In addition to local population growths, are comparable expansions in the Great Lakes Megalopolis region, which suggest the use of a Michigan Metro-Dome Stadium for post-season bowl games, expositions, Olympics, and other regional events.

The specific criteria for site determination, as recommended by the Feasibility and Design Team, may be summarized as follows:

**1. Location in Relation to Population Centers**

Extensive studies by Constantinos A. Doxiadis reveal that southeast Michigan is the center of the "emergence and growth of an urban region extending from Cleveland-Pittsburgh to Chicago-Milwaukee." The five states encompass 41,000,000 people, 20.5 percent of the nation's total.

**2. Location in Regard to Population Growth**

Walled Lake is located in the heart of a 25-county Southeast Michigan region where a 16 percent growth rate since 1960 has increased the population estimate to 6,750,000.

**3. Expressways Serving Major Population Centers**

Major expressways form a pattern of rapid transit to the north and south, east and west of Walled Lake. Normal traffic congestions of metropolitan communities are substantially relieved at exits prior to Walled Lake interchanges, thus permitting easy inflow and outflow of stadium traffic.

**4. Promixity to Major Airports**

Willow Run, Metropolitan and Pontiac Airports are all within convenient distance from proposed stadium site.

**5. Maximum Utilization Potentials**

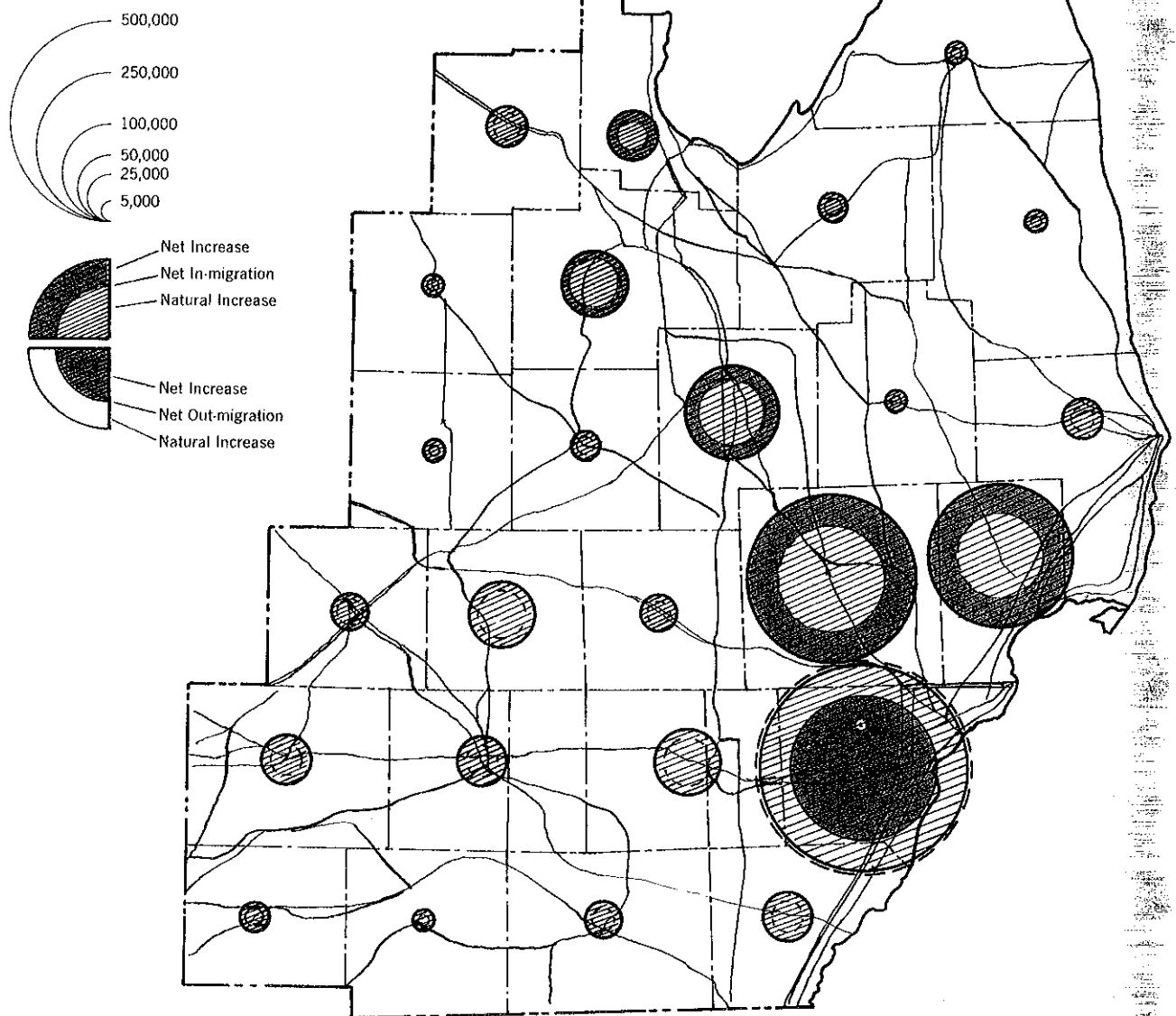
Oakland County, second largest populated county of Michigan, with close to a million people, has no competing civic center or major exhibition facility such as Detroit's Cobo Hall, Lansing's Civic Center, Grand Rapid's Auditorium or the Detroit Armory. The utilization of an all-weather stadium for expositions, trade shows, and numerous special events would add substantially to the utilization and economic feasibility of an Oakland County Stadium.

In addition to increased attendance at baseball, football, soccer, and scores of other sports attractions, the Walled Lake site would provide adequate land area for Olympic games, a World's Fair or other international affairs.

**6. Availability of Adequate Land for Expansion**

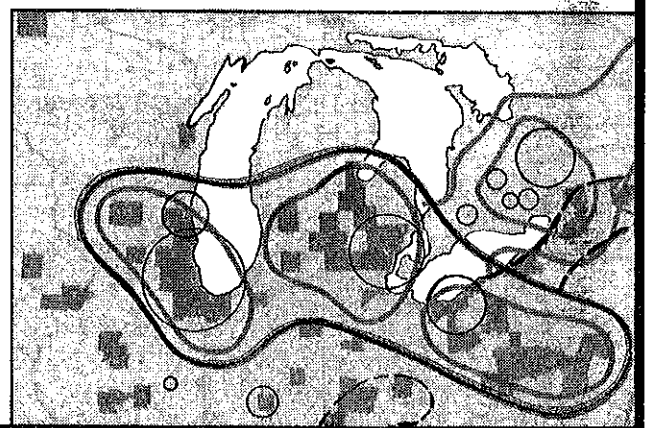
Walled Lake City long-range planning is already underway with provisions given to industrial parks, shopping centers, high-rise apartments, motel complexes, subdivisions, parks, and recreational areas adequate for all future needs.

# Population Increase From Natural Increase And Net Migration 1950-1960

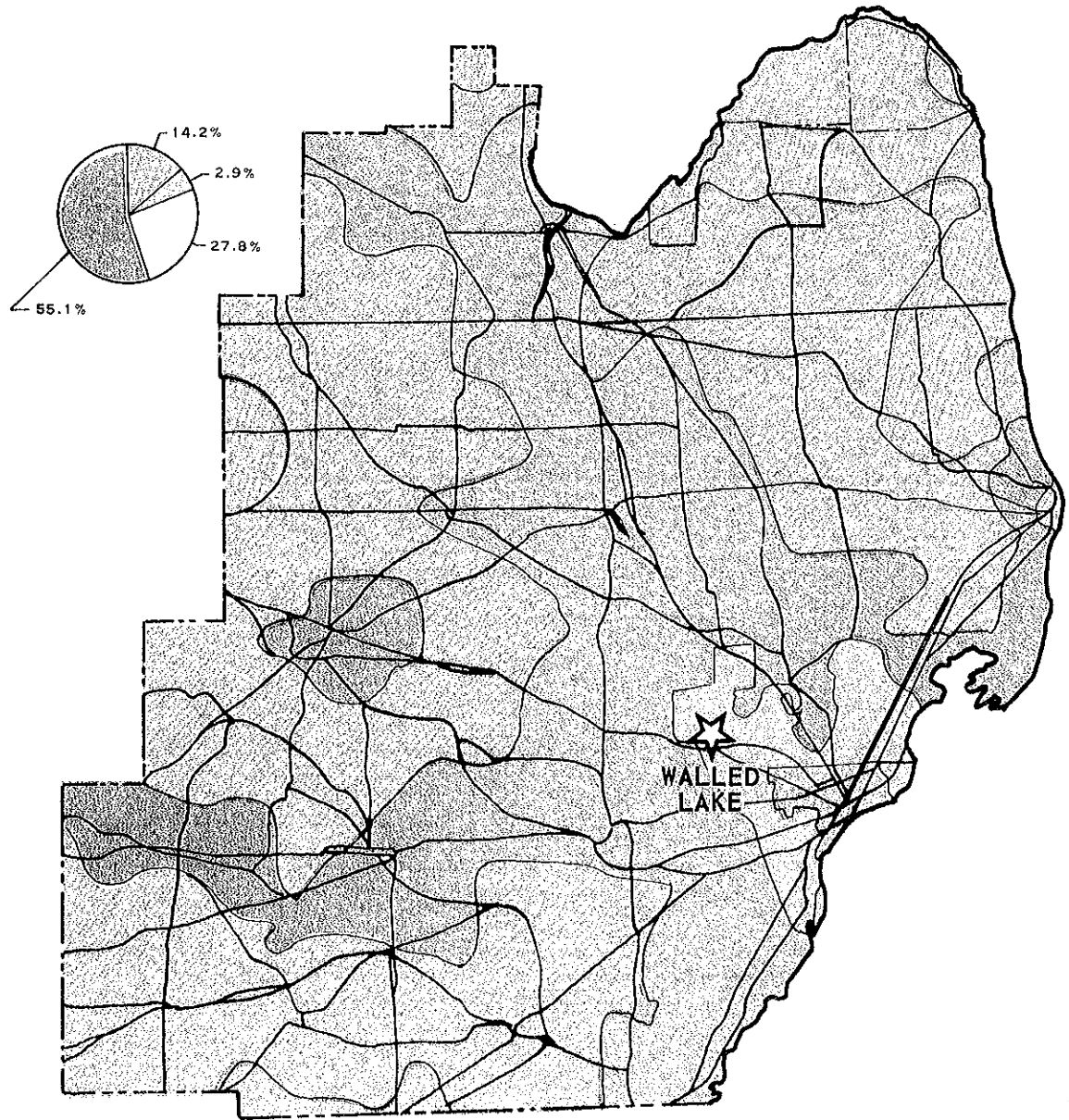


## Continuity Of Counties With Metropolitan Type Economies

Extensive studies by Constantinus A. Doxiadis reveals that Southeast Michigan is the center of the "emergence and growth of an urban region extending from Cleveland-Pittsburgh to Chicago-Milwaukee." The five states encompass 41 million people, 20.5 percent of the nation's total.



# Generalized Percent Change In Total Population 1950-1960



## Location in Regard to Population Growth

Walled Lake is located in the heart of a 25-county Southeast Michigan region where a 16 percent growth rate since 1960 has increased the population estimate to 6,750,000.

### **7. Oakland County Lakes and Parks**

The 22,000 acres already acquired by the Michigan Department of Conservation for state parks, plus 10,160 acres of recreational areas operated by the Huron-Clinton Metropolitan Park Authority provide atmospheres conducive to a wider range of enjoyment for stadium audiences.

Commerce, Novi, West Bloomfield, and Farmington Townships have 31 golf courses, 46 riding stables, 4 polo arenas, 67 lakes and numerous boating facilities to augment sports attendance.

### **8. Location in Relation to Universities and Colleges**

Seven major universities, including Michigan, Michigan State, Eastern Michigan, Wayne, Detroit, Oakland, Central Michigan, and the Tri-County College in Midland, are within 30 to 90 minutes driving time of the Walled Lake stadium site.

In addition, scores of community colleges are emerging and expanding within reasonable commuting distances of the proposed Metro-Dome Stadium site. Community Colleges do not generally have athletic facilities, suggesting other utilization of stadium facilities.

### **9. Public Interest and Participation**

Wide spread public interest in the Walled Lake Stadium Site is manifested by spontaneous citizen participation in underwriting the costs of surveys, graphic illustrations, editorial compilations necessary for production of this brochure and subsequent slide films.

Preliminary organization of a Metro-Dome Athletic Club has already been accomplished, with additional directors to be elected from representative communities of Michigan.

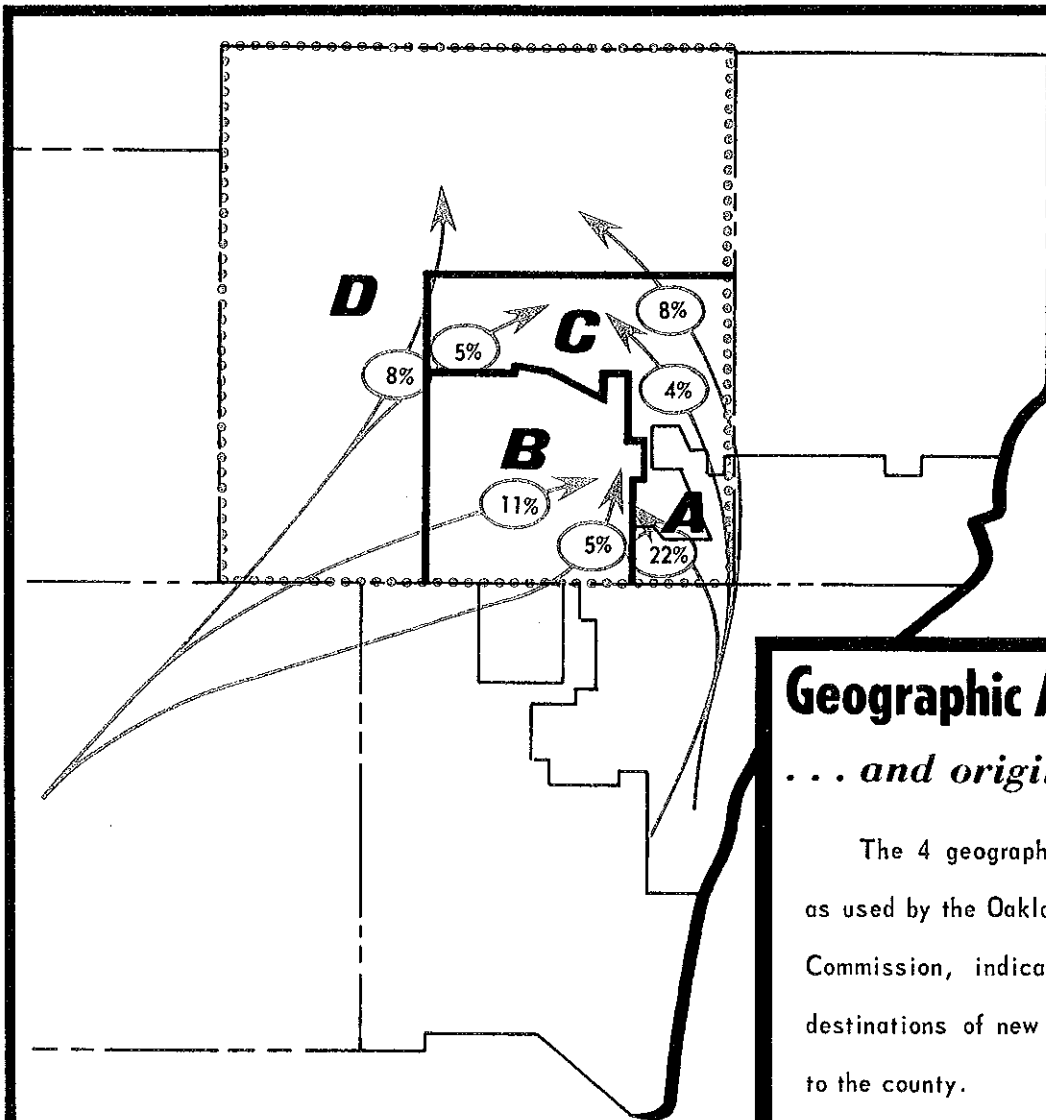
The Metro-Dome Athletic Club will help promote private suite accommodations, box seat sales, and season ticket reservations.

### **10. Community Planning Geared to Stadium Future:**

The Walled Lake Planning Commission, in collaboration with the University of Detroit, are making comprehensive studies as a prerequisite to long-range renewal programs, open land use and other future physical requirements for an emerging, model stadium city.

This long-range planning anticipates the need for industrial parks, shopping centers, lakeside boulevards, parkways, high-rise apartments, motel complexes, adequate subdivisions, recreational facilities and other model city developments involving expenditures of an estimated \$250,000,000.

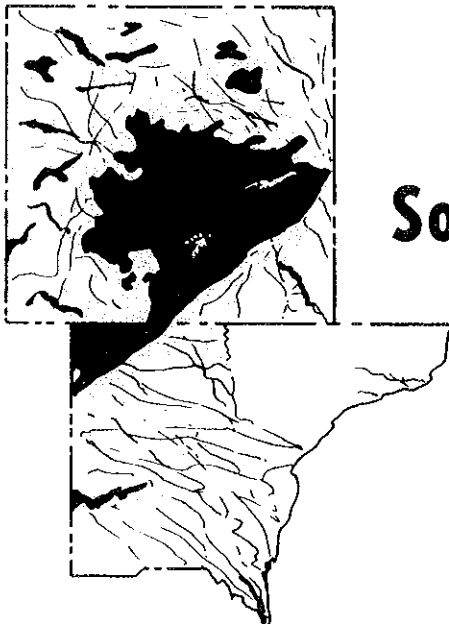
Walled Lake is strategically located at the fringe of Metropolitan Detroit's surging population growth area and midway between the major cities located in Southeast Michigan's 25-county region.



**Geographic Analysis Units**  
*... and origin of migration*

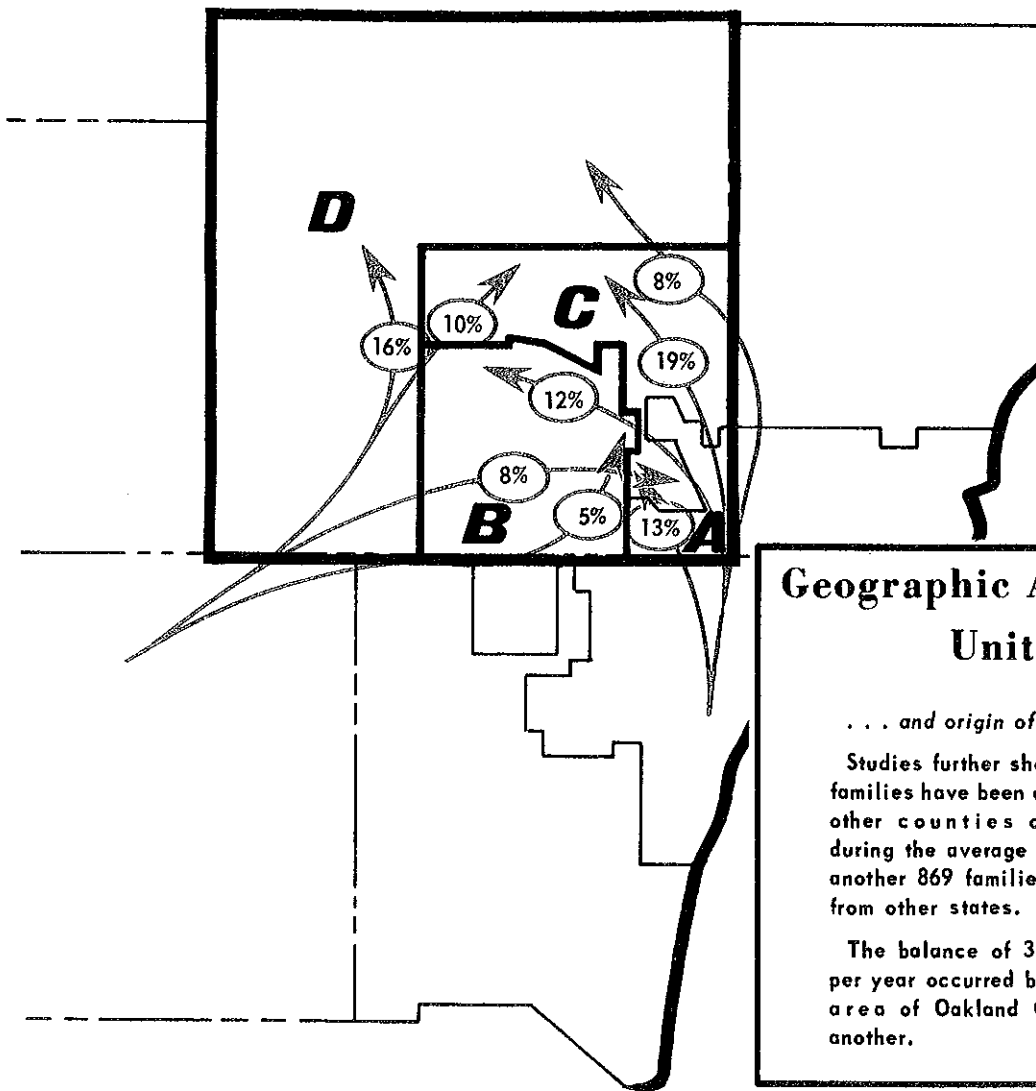
The 4 geographic units, A-B-C-D, as used by the Oakland County Planning Commission, indicate origins and the destinations of new families moving into the county.

1,130 families have been coming from Detroit in the average year, with an additional 417 families coming from the balance of Wayne County.



## Sources of Population Growth

Approximately 25 percent of Oakland County's remarkable growth is due to migration from Detroit and the balance of Wayne County. These moves will bring over 5,800 new residents to the area during the current year.



### Geographic Analysis Units

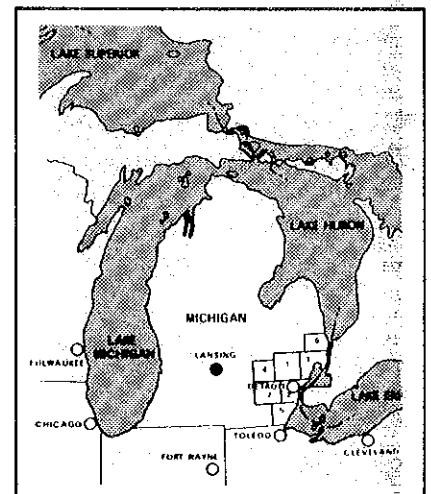
... and origin of migration

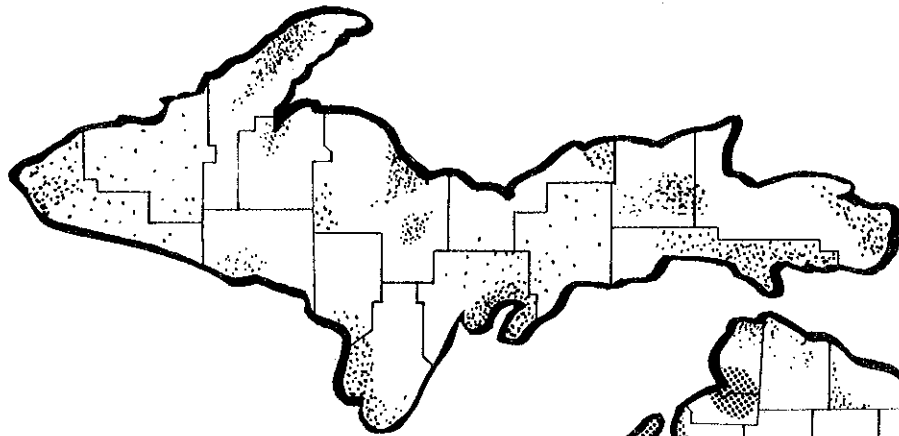
Studies further show that 606 families have been coming from other counties of Michigan during the average year, while another 869 families moved in from other states.

The balance of 3,675 moves per year occurred between one area of Oakland County and another.

## The Population Trend

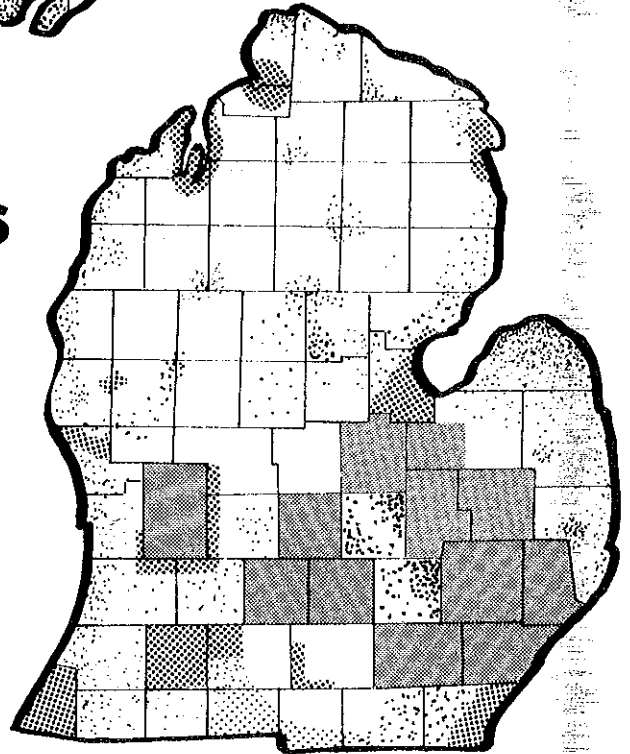
Over 23 percent of Oakland County's growth is attributable to migration from outstate Michigan and from other states. However, 52 percent of increase in Oakland is a result of normal family growth, now at a rate of over 12,000 annually.





# Michigan's Subdivisions of Population

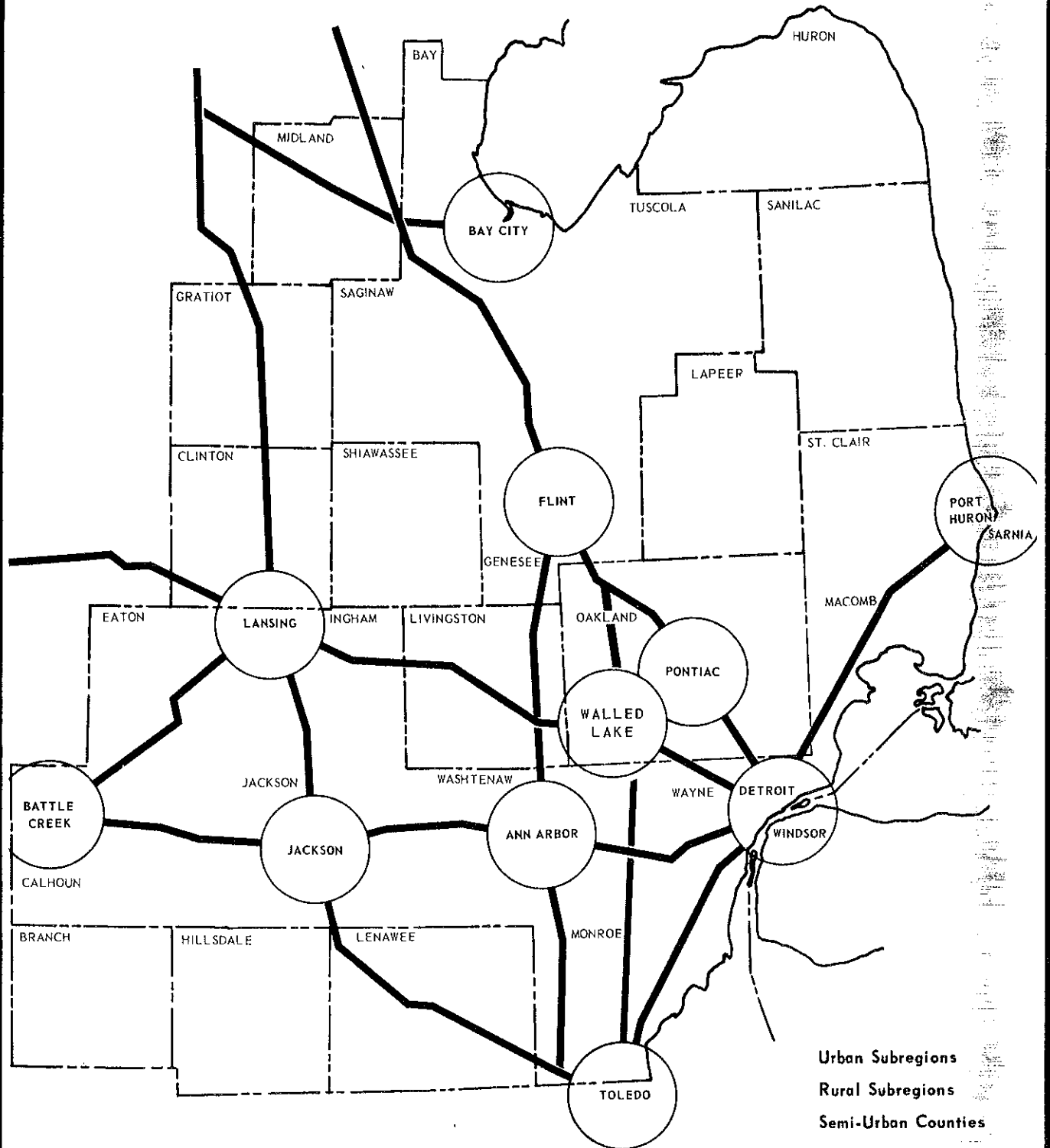
Vol. 1: Analysis of "The Developing Detroit Area"  
by Constantinos A. Doxiadis  
describes the region as extending 100 miles



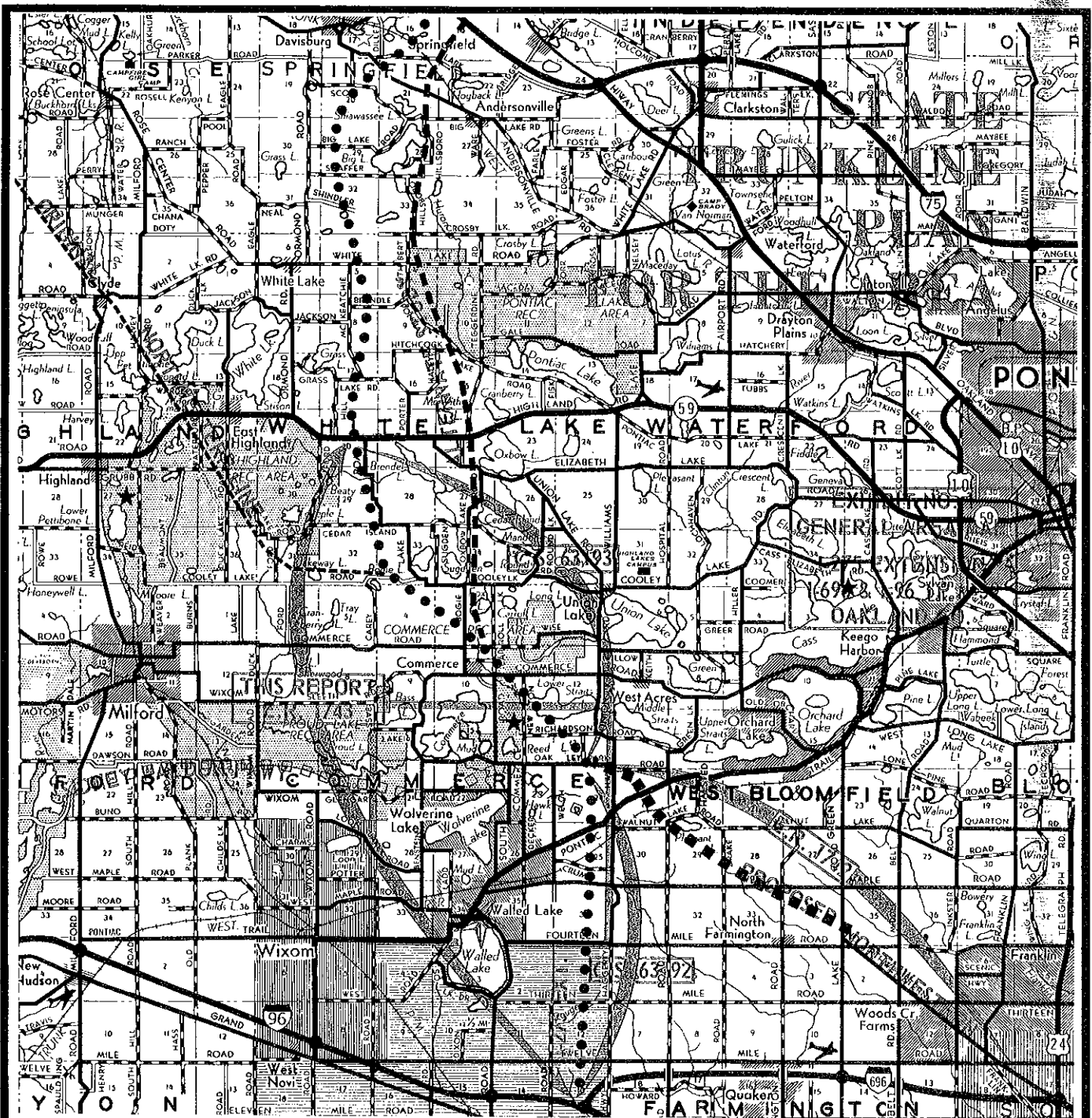
## Michigan Growth Above 5-State Average

During the period from 1950 - 1960, Michigan registered the highest rate of growth of the five Great Lakes States, 22.8 percent. The population of Oakland County more than doubled from 1940 to 1960, and could exceed the population of the City of Detroit within the next 20 years. Growth trends in adjoining northwest counties are also keeping pace.

# Radial Pattern Of Urbanization



Major expressways form a pattern of rapid transit to Walled Lake  
 from all population centers of Southeast Michigan.



From I-275 Extension and Northwestern to M-59

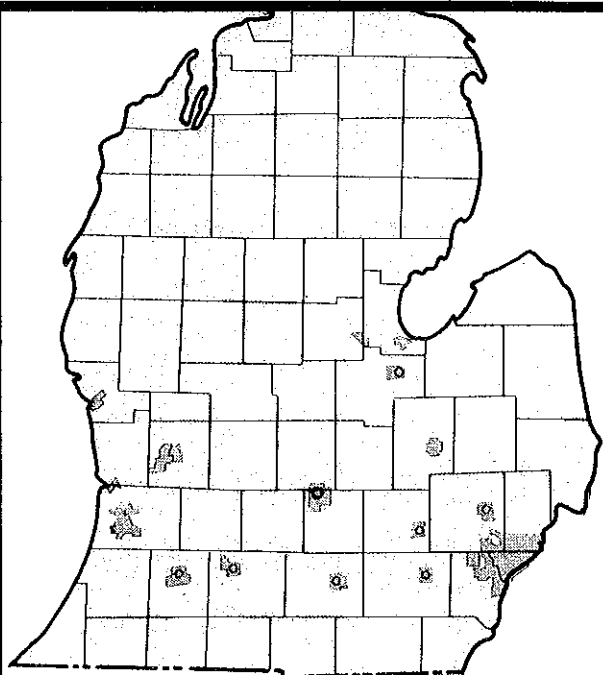
Proposed Right-of-Way — Variable width limited access 400' minimum.

Proposed Cross Section — From Northwestern to Commerce Road 2 — 48' pavements with 94' median. From Commerce Road to M-59, 2 — 36' pavements with variable median — 94' minimum.

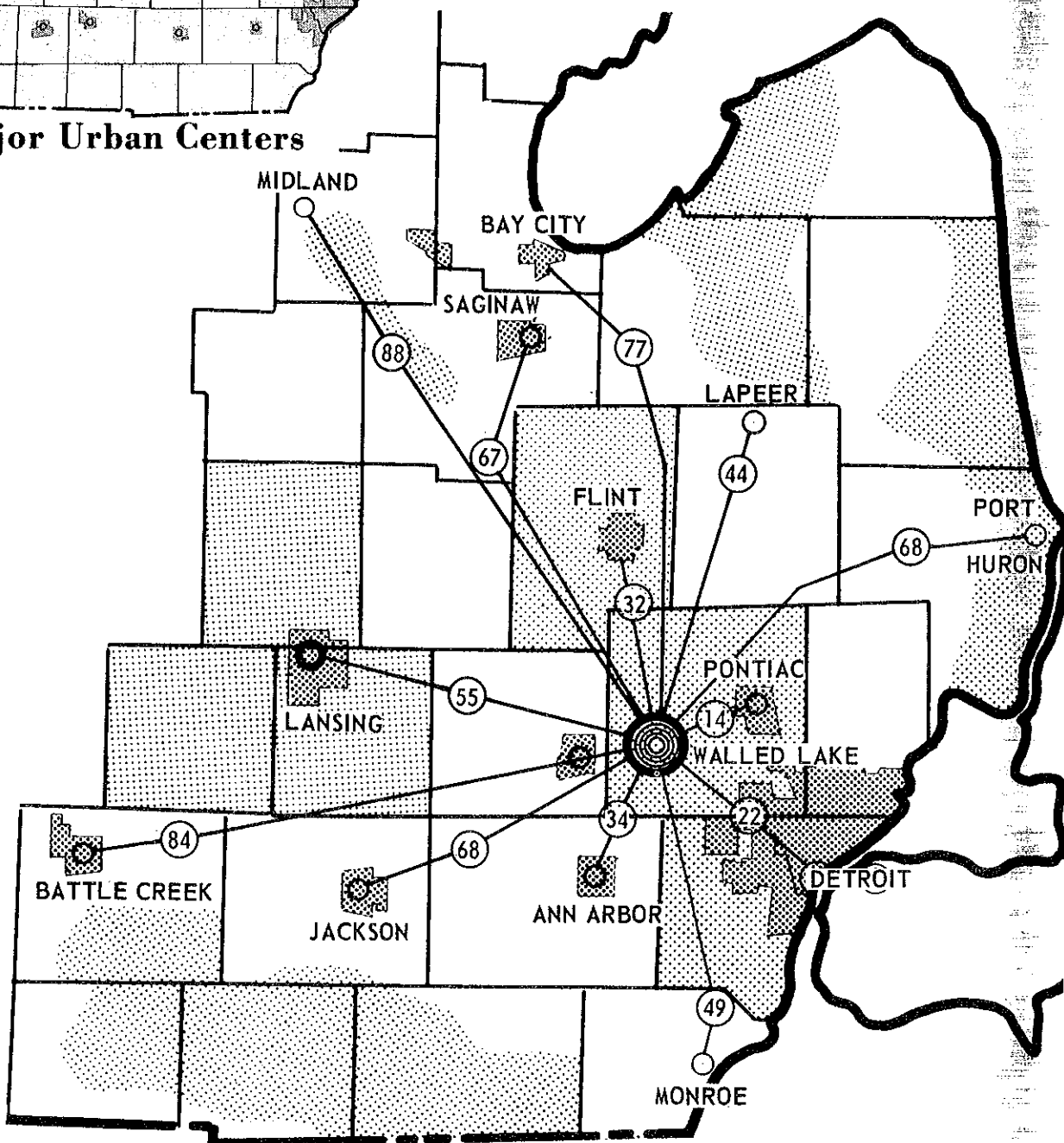
The interchange as proposed for Northwestern and I-275 extension eliminates all left-hand entrances and exits with the major high volume moves treated as equal in importance and alignment.

As the alignment crosses Oakley Park Road, it was necessary to place a survey control on the west right-of-way line to avoid damage to the new school buildings. School officials indicate that they would be able to plan a complete school unit with the loss of the northeast corner of their property.

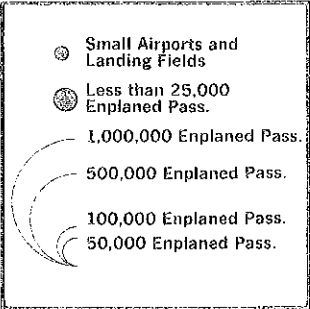
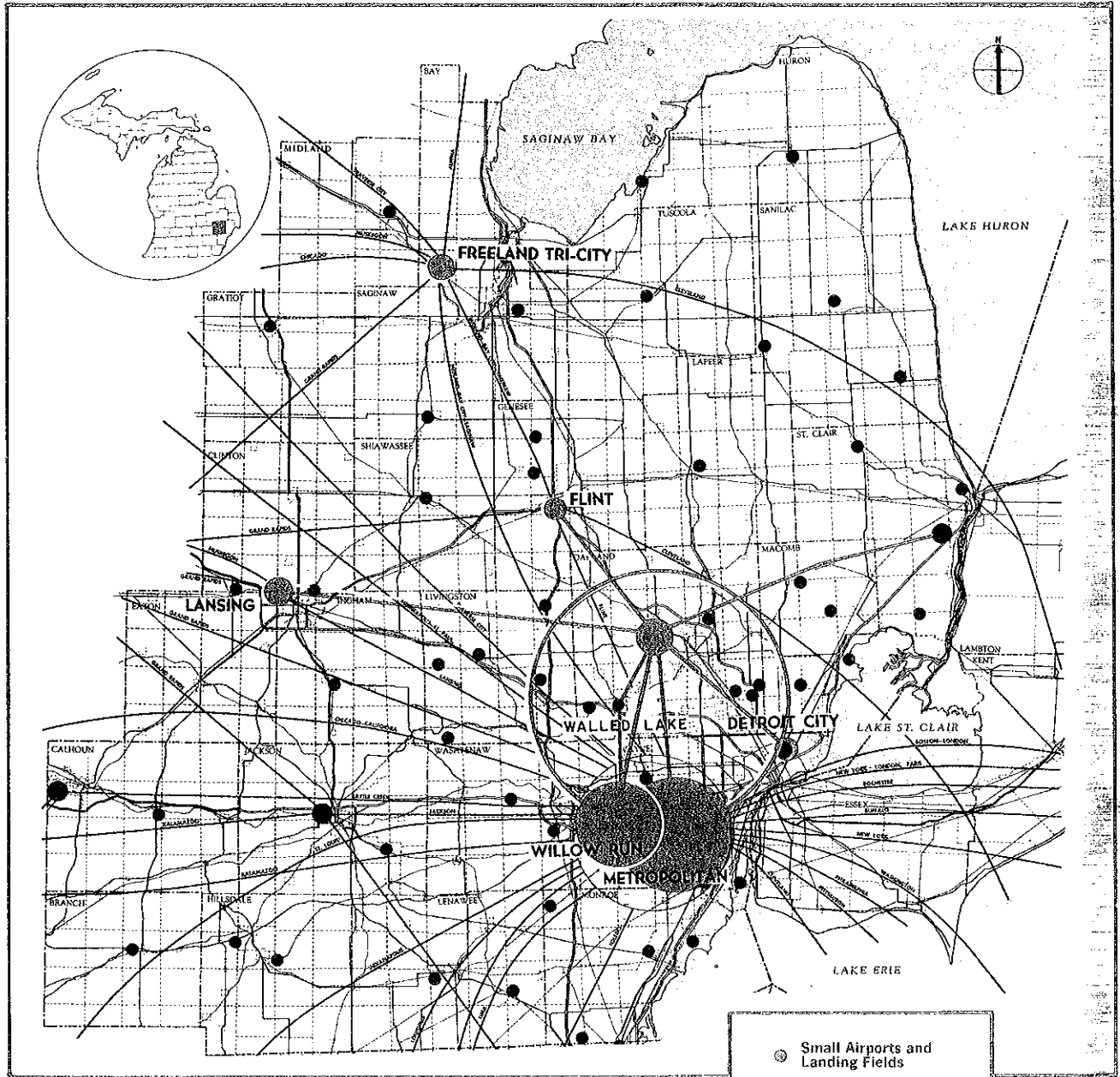
# Population of 25 counties now over 6,750,000



## Major Urban Centers

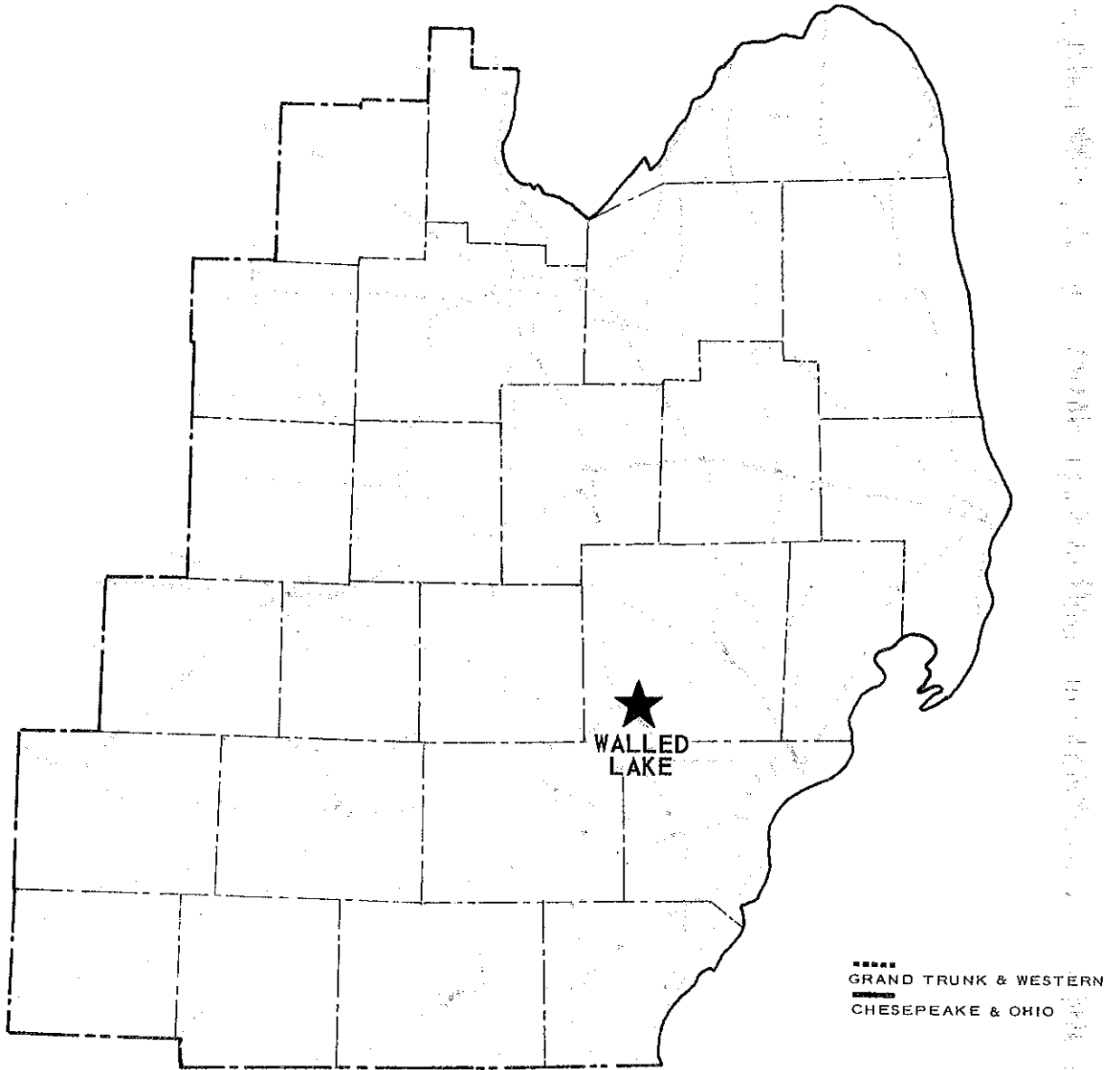


## Airports • Location And Volume Of Traffic



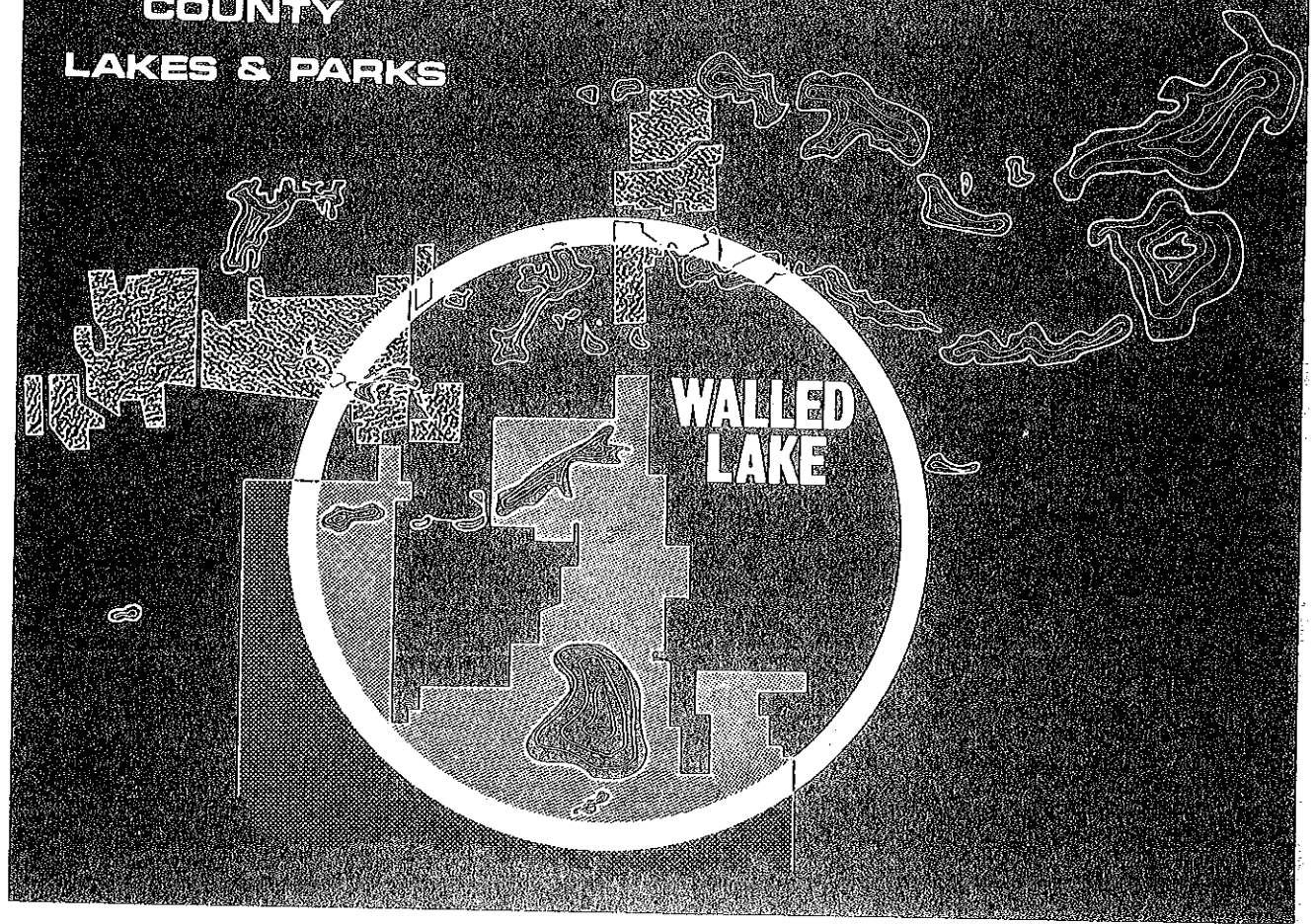
The emerging importance of Pontiac Airport, together with Detroit City, Willow Run and Metropolitan Airports, form a pattern of airline service within comparatively short driving distances of Walled Lake. During 1962, these airports handled 80.1 percent of Michigan's passenger traffic.

# Major Railroad Network 1964



Two major railroads form a network of service throughout the communities of southeastern Michigan. The Grand Trunk and Western Railroad junctures with the Chesapeake and Ohio in Walled Lake, assuring adequate commuter service as required.

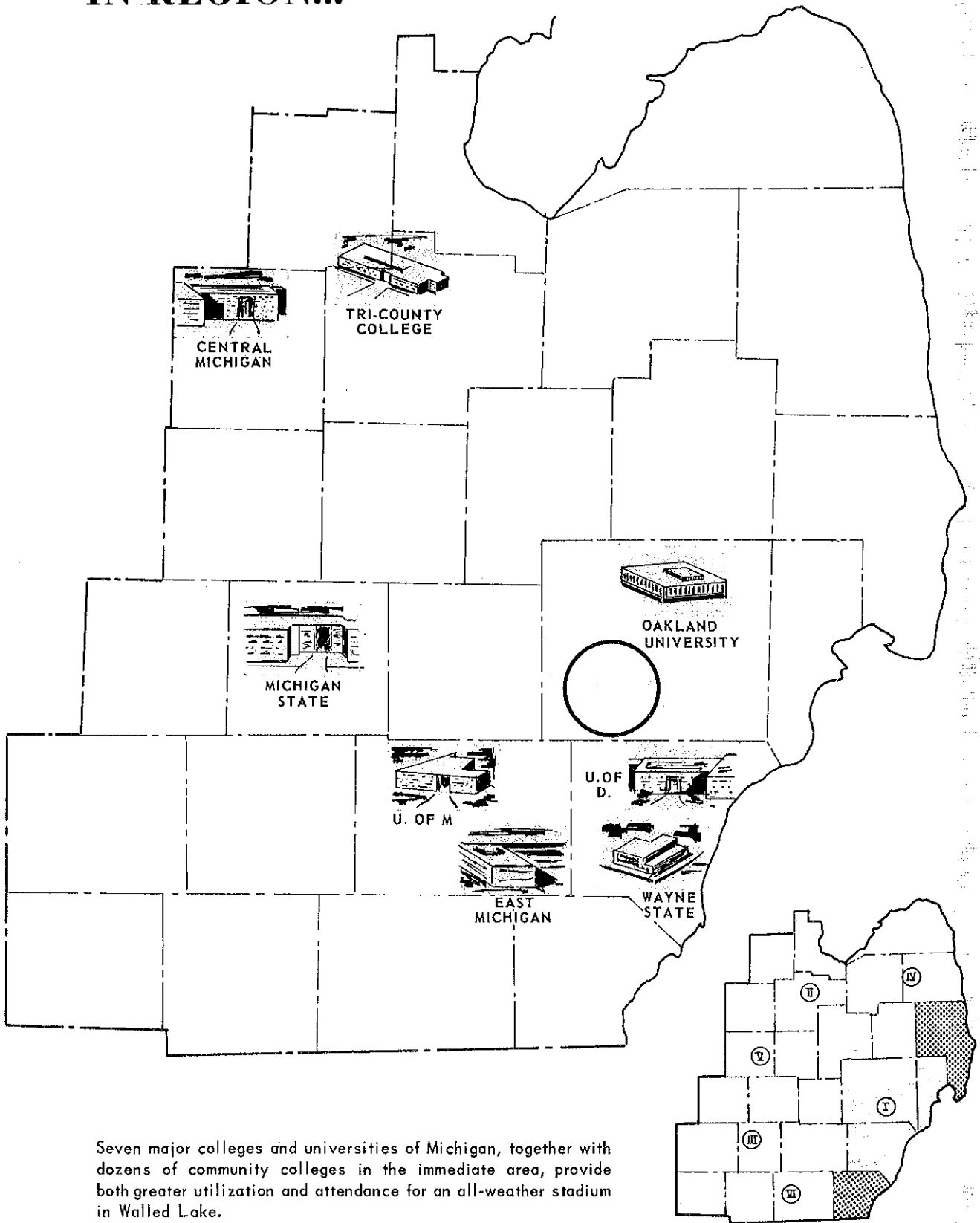
**OAKLAND  
COUNTY  
LAKES & PARKS**



The 22,000 acres already acquired by the Michigan Department of Conservation for state parks, plus 10,160 acres of recreational areas operated by the Huron-Clinton Metropolitan Park Authority provide atmospheres conducive to a wider range of enjoyment for stadium audiences.

Commerce, Novi, West Bloomfield, and Farmington Townships have 31 golf courses, 46 riding stables, 4 polo arenas, 67 lakes and numerous boating facilities to augment sports attendance.

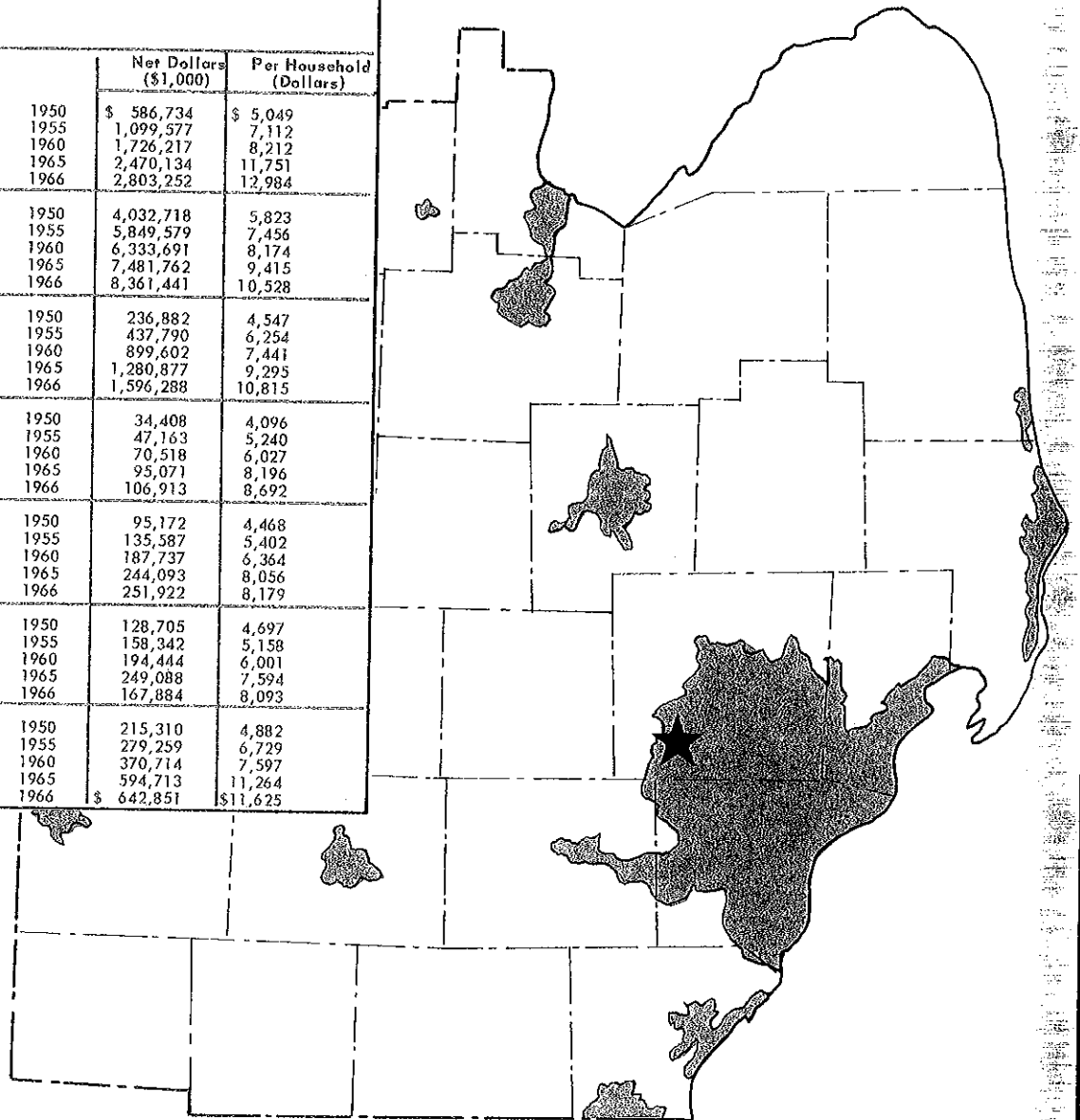
# MAJOR COLLEGES AND UNIVERSITIES IN REGION...



Seven major colleges and universities of Michigan, together with dozens of community colleges in the immediate area, provide both greater utilization and attendance for an all-weather stadium in Walled Lake.

# Location And Size Of Suburban Shopping Centers 1964

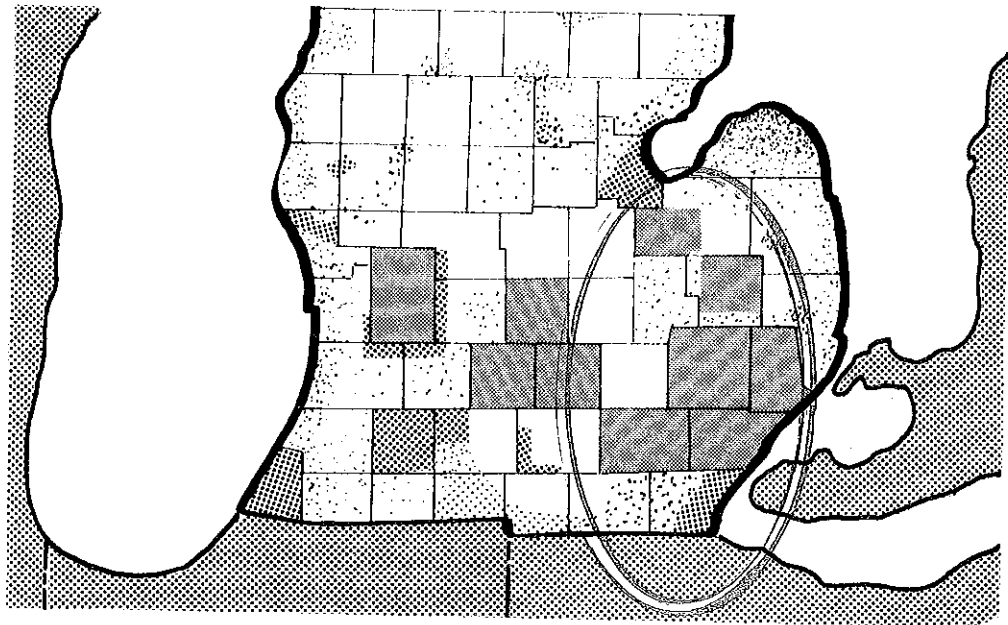
		Net Dollars (\$1,000)	Per Household (Dollars)
Oakland County	1950	\$ 586,734	\$ 5,049
	1955	1,099,577	7,112
	1960	1,726,217	8,212
	1965	2,470,134	11,751
	1966	2,803,252	12,984
Wayne County	1950	4,032,718	5,823
	1955	5,849,579	7,456
	1960	6,333,691	8,174
	1965	7,481,762	9,415
	1966	8,361,441	10,528
Macomb County	1950	236,882	4,547
	1955	437,790	6,254
	1960	899,602	7,441
	1965	1,280,877	9,295
	1966	1,596,288	10,815
Livingston County	1950	34,408	4,096
	1955	47,163	5,240
	1960	70,518	6,027
	1965	95,071	8,196
	1966	106,913	8,692
Monroe County	1950	95,172	4,468
	1955	135,587	5,402
	1960	187,737	6,364
	1965	244,093	8,056
	1966	251,922	8,179
St. Clair County	1950	128,705	4,697
	1955	158,342	5,158
	1960	194,444	6,001
	1965	249,088	7,594
	1966	167,884	8,093
Washtenaw County	1950	215,310	4,882
	1955	279,259	6,729
	1960	370,714	7,597
	1965	594,713	11,264
	1966	\$ 642,851	\$11,625



Oakland County led Michigan in increase of business and industrial employment with a gain of 10,200 over 1966. For Michigan, employment amounted to an increase of about 1% over the previous year.

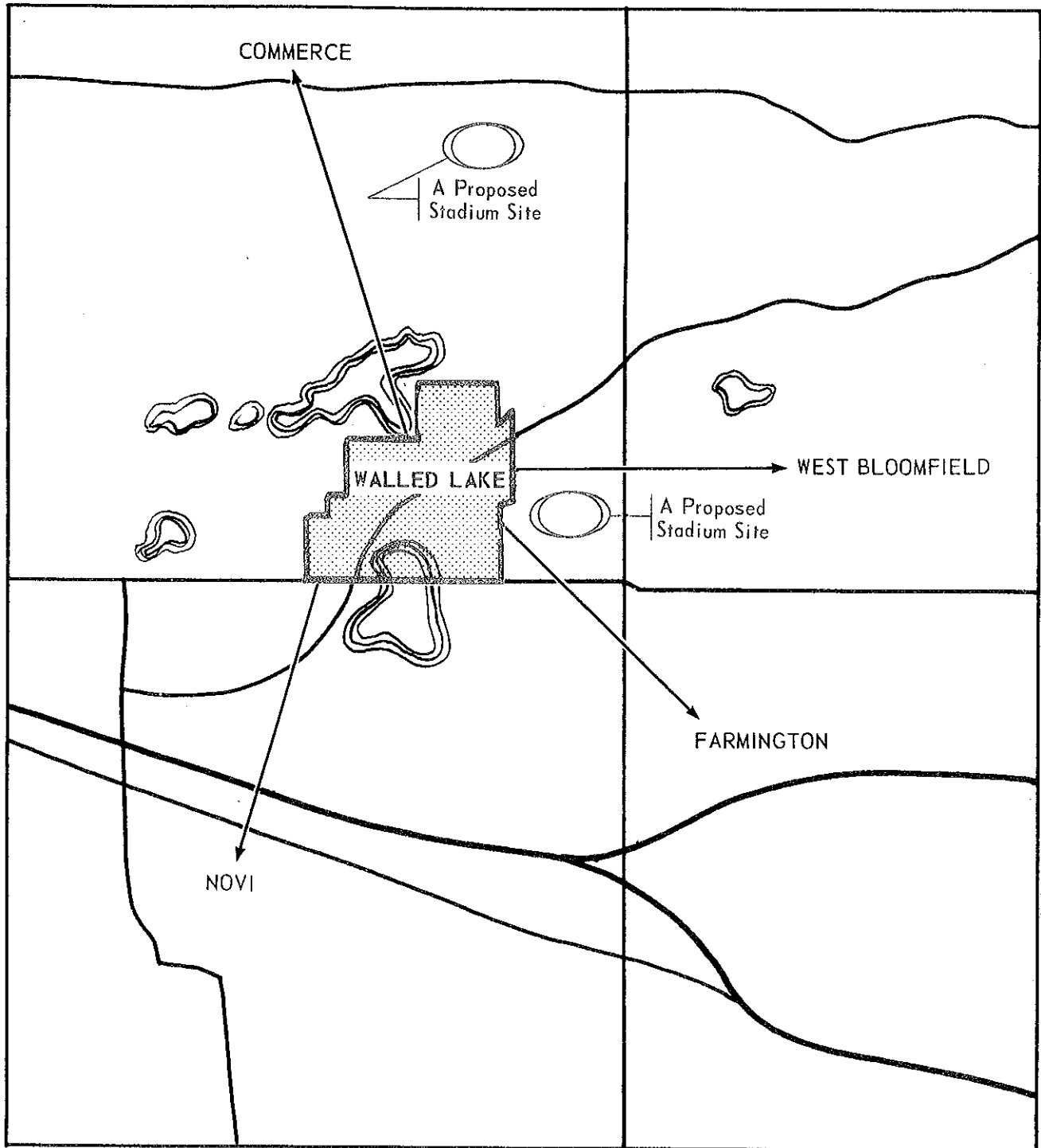
COUNTY	NUMBER OF EMPLOYEES	
	1967	1966
Statewide	2,399,272	2,364,167
Macomb	137,816	137,060
Monroe	15,695	15,909
Oakland	202,764	192,530
Washtenaw	61,512	60,341
Wayne	926,295	927,853

## Subdivisions of the urban region as outlined



Population of Counties		
County	Population 1960	Population 1967
Wayne	2,666,739	2,772,000
Oakland	690,603	865,000
Macomb	405,804	577,000
Genessee	374,313	449,000
Ingham	211,296	253,000
Saginaw	190,752	230,000
Washtenaw	172,440	225,000
Calhoun	138,858	154,000
Jackson	131,994	150,000
Saint Clair	107,201	116,000
Bay	107,042	137,000
Monroe	101,120	121,000
Lenawee	77,789	89,000
Shiawassee	53,446	61,000
Midland	51,450	58,000
Eaton	49,684	57,000
Tuscola	43,305	49,000
Lapeer	41,926	48,000
Livingston	38,223	46,000
Clinton	37,969	43,000
Gratiot	37,012	43,000
Branch	34,903	42,000
Hillsdale	34,742	42,000
Huron	34,006	40,000
Sanilac	32,314	39,000
Total	5,864,941	6,706,000

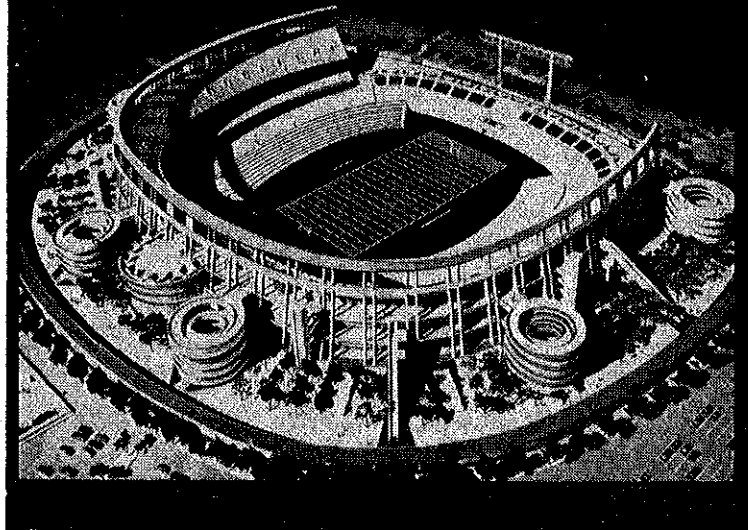
# Walled Lake Centered in Suburbia



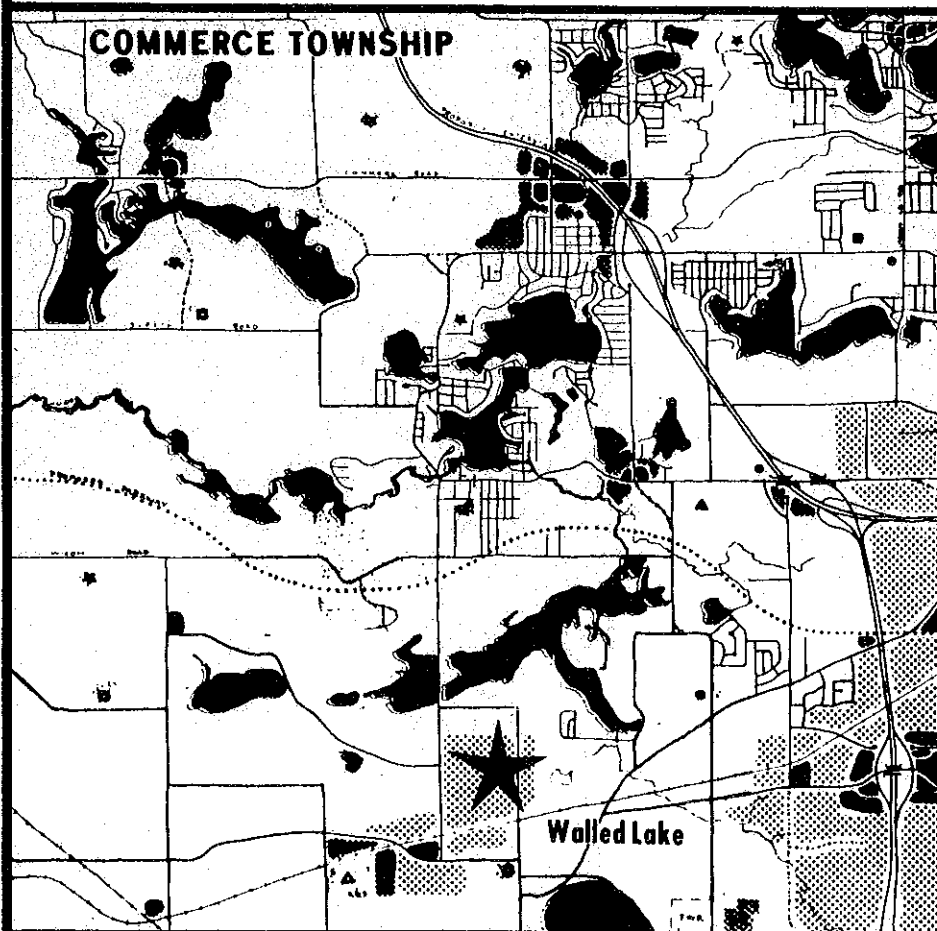
The City of Walled Lake is located in the approximate center  
of the four - townships of Commerce, West Bloomfield, Farmington, and Novi.

# STADIUM USAGE

Type of User	Days
Major League Baseball	75
Professional Football	9
College Bowl Game	1
College Football	2
High School Football	12
Soccer	16
Miscellaneous Other Events	85
Revenue days each year	200



While the Lions and Tigers would provide the nucleus of stadium activity, college football, a possible Motor City College Bowl Game, high school football and a wide variety of other potential stadium uses such as circuses, wrestling, drag races, soccer, rodeos, band concerts, variety shows, religious convocations and numerous other civic events would provide additional sources of revenue.



## STADIUM SITE

### *Availability of Adequate Land for Expansion*

Walled Lake City long-range planning is already underway with provisions given to industrial parks, shopping centers, high-rise apartments, complexes, subdivisions, parks, and recreational areas adequate for all future needs.

Numerous golf courses, riding stables, marinas, and other recreational attractions will assure greater interest in Stadium Athletic Club membership and in the leasing of private suite facilities.



**STADIUM GROSS REVENUE  
FROM TICKET SALES, CONCESSIONS, MISCELLANEOUS**

<i>TICKET SALE</i>	<i>GROSS REVENUE</i>
BASEBALL	\$ 7,800,000
FOOTBALL	4,120,000
OTHER EVENTS	5,200,000
SCOREBOARD	1,000,000
<i>CONCESSIONS</i>	
BASEBALL	2,600,000
PRO FOOTBALL	540,000
COLLEGE — HIGH SCHOOL	187,000
EXHIBITS, STATE FAIR, ETC.	565,000
<i>MISCELLANEOUS REVENUE (Gross to Concessionaire)</i>	
STADIUM CLUB (DUES AND FEES)	325,000
SALE OF STADIUM BOOKLET	195,000
INCOME STADIUM GIFT SHOPPE	260,000
INCOME STADIUM TOURS	390,000
PARKING AT \$1.00 PER CAR	1,300,000
GROSS REVENUE FROM FOOD AND BEVERAGE SALE IN STADIUM CLUB	1,950,000
<b>TOTAL</b>	<b>\$25,432,000</b>



## REASONABLE CONCESSION REVENUE FROM STADIUM

<i>SPORTS</i>	<i>PER CAPITA EXPENDITURE</i>	<i>GROSS REVENUE</i>
BASEBALL (Based on attendance of 2,600,000)	\$1.00	\$ 2,600,000
FOOTBALL		
PROFESSIONAL (Based on yearly attendance of 685,000)	.80	544,000
COLLEGE BOWL (Based on 2 games at 94,000 each)	.70	188,000
COLLEGE (Based on 2 games at 40,000 each)	.70	56,000
HIGH SCHOOL (Catholic School Championship and Goodfellow Game - 2 games - 20,000 each)	.50	20,000
SCOREBOARD — BILLBOARD		1,000,000
<i>ENTERTAINMENT</i>		
MISCELLANEOUS OTHER EVENTS (Based on attendance of 2,600,000 - international polo, circuses, religious events, rodeos, auto racing, racing, etc.)	.60	1,500,000
EXHIBITS (Based on attendance of 780,000 - State Fair, Auto Shows, etc.)	.75	585,000
STADIUM CLUB (Fees and Dues - \$325,000 in 1st year)		325,000
INCOME FROM SALE OF STADIUM BOOKLET (\$1.00 per copy)		200,000
INCOME FROM STADIUM GIFT SHOPPE		260,000
INCOME FROM STADIUM TOURS		360,000
PARKING (1,300,000 cars annually at \$1.00 each)		1,300,000
GROSS REVENUE FROM FOOD AND BEVERAGE SALE IN STADIUM CLUB		1,800,000
<b>TOTAL</b>		<b>\$10,480,000</b>

# The Metro-Dome Stadium Phase II Walled Lake Concept

“When logic instructs us to survey an object comprehensively in all its modes, properties, relations and appearances of it, it is of the same use as a territorial globe, which turning around on its axis represents to us all the variety of lands and seas on the surface of the earth and various relations of them to each other for a comprehensive view of them together.” – Isaac Watts, 1792

## RELATIVE DISTANCES TO PROPOSED STADIUM SITES\*

	WALLED LAKE	DETROIT	PONTIAC	TROY	TAYLOR
ANN ARBOR	28	38	55	60	31
JACKSON	68	73	85	84	65
BATTLE CREEK	98	114	115	124	96
LANSING	55	85	72	81	68
MIDLAND	88	120	95	107	108
SAGINAW	67	95	70	82	87
FLINT	32	60	35	47	52
BAY CITY	77	104	80	92	97
LAPEER	44	56	31	43	69
PORT HURON	68	56	56	53	78
DETROIT	22	8	28	31	18
WALLED LAKE	2	22	16	19	40
PONTIAC	14	24	3	2	2
AVERAGE MILES	51.4	65.8	57.0	63.2	62.2

\*Miles to Proposed Stadium sites may differ from Mid-City distances.

The logic of locating a Metro-Dome Stadium in Walled Lake has been well illustrated in the foregoing pages of this brochure through the use of area maps, charts and graphs supplied by Detroit Edison's, "The Developing Detroit Area," by Constantinus A. Doxiadis; the State Department of Highways; Talus; the Oakland County Planning Commission; Commerce Township and the City of Walled Lake.

The attributes of the Walled Lake area and its relationship to the developing Michigan Megalopolis are being interwoven with expressways and growth patterns that spread in all directions. The average distance to major communities of south-eastern Michigan is only 51 miles. Expressways serving metropolitan cities are eased considerably at Walled Lake exits.

By virtue of its location in the hub of a network of expressways, Walled Lake can best handle incoming and outgoing traffic loads without converging and cross-over patterns. Traffic from the north, east, south and west will exit in respective directions.

Walled Lake is now on the fringes of a population explosion that will soon envelope choice stadium sites. Open land areas still available preclude the necessity of tearing down existing structures or relocation of streets and thoroughfares. In fact, an entire city will be designed to meet the long-range needs of a stadium complex and its ancillary facilities.

Water systems, sewage disposal, industrial parks, schools, shopping malls, high-rise apartments, a new expressway, a television station, recreational facilities and other developments are already blueprinted or under actual construction. Walled Lake is the Metro-Dome Stadium City of the future.

Royce L. Downey, City Manager  
City of Walled Lake, Michigan