



Dignity of work reflected in industrial, office parks

By Carolyn Carman
special writer

Industrial and office park developments increased dramatically in the past few years, changing the face of the workplace.

The Greater Detroit Chamber of Commerce reports a 30 percent increase in the number of parks developed in 1986 over 1985, and it appears the trend will continue.

Mark C. Wanich III of Titor Title Insurance Co., Birmingham, the newly elected president of the Michigan Chapter of the National Association of Industrial and Office Parks, says the outlook for more parks in Michigan is positive.

"Industrial and office parks are attractive, make good neighbors to communities and fit in well with the topography," Wanich said. "It is an enlightened way to display the workplace that we are now in."

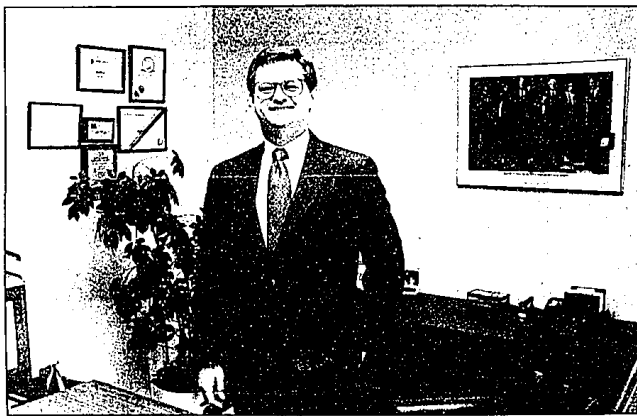
NAIOP is a non-profit organization representing more than 6,000 professionals involved with developing, planning, designing, constructing, financing and managing industrial and office parks.

The association has 66 chapters in the U.S. and Canada and members in seven countries. Nationally the organization is involved in education of the developers on current trends and practices in building and land use along with legislative and public affairs involvement.

Locally, our direction has been educational," Wanich said. "We have focused on breakfast meetings and seminars that featured speakers who could offer an educational benefit to the development community. We are trying to give developers the information necessary to build the best product they can."

Wanich of Troy says there are 31 members on the Michigan NAIOP chapter, mostly from the Wayne and Oakland County area, but the chapter is asking people throughout the state to become involved.

MEMBERS of the Michigan Chapter of NAIOP include some well-known developers and development organizations including Damone & Andrew, developer of Robins Executive Park West in Troy, consisting of one million square feet of development. The park hosts the



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DAN DEAN/NAIOP photograph

Saturn Corp. headquarters, the automobile headquarters of E.I. DuPont and the headquarters of GTE-Valerion Corp.

Oakland Technology Park, an 1,800-acre development in Auburn Hills, was a joint venture between member Schostak Brothers and Comerica Bank. Tenants include EDS, the UAW, Comerica and GMF Robotics. It is also the future home of the Chrysler Tech Center.

Another NAIOP member, Giffels-Webster Engineering, handled the site engineering of the Oakland Tech development.

"These types of developments are the future for Michigan," Wanich said. "As the industrial base built in the 1920s, '30s, '40s and '50s is replaced, it is moving to well-planned developments that offer access to good transportation, housing and a more pleasant environment."

NAIOP's slogan is "Building a

Better Workplace for America." Wanich finds it particularly fitting for Michigan.

"Michigan is building and rebuilding its workplace," he said. "A transformation is taking place, industrial to service, older industrial to newer, more efficient facilities, shaping the way Michigan and our nation will look in the 1990s and beyond."

THE AREAS OF fastest growth for industrial and office parks in the metropolitan Detroit area are the I-275 and M-59 corridors.

The Greater Detroit Chamber of Commerce reports 91 communities in southeast Michigan have at least one industrial park. Livonia has the most with 31; Troy is second with 15. Wanich predicts the days of building "industrial slums" are gone, regardless of the need for work space, partly because of regulations and concern about the environment, but

mostly because people have come to expect a workplace that is dignified.

"In the rebuilding of the workplace going on in Michigan, the quality is significant," he said.

Industrial and office parks will become even more diversified in the future, Wanich said. Originally industrial parks were large parcels of land with roads, sewers and uniform buildings or warehouses.

"Now the evolution is more toward lots that look like Oakland Tech park, rolling hills with mostly offices," he said. "And that has evolved into the thought that if you are going to put a lot of offices and people into a park, they have to eat and will want to shop so it will become more of a self-contained environment."

Wanich moved to Michigan from southern California three years ago and lives in Troy with his wife and three children.

Building pace not as brisk

Although the pace of residential housing construction in southeast Michigan continues to improve following four straight years of increased building activity since the recession bottomed out in 1982, that pace is not being kept in Wayne and Oakland counties.

But although Oakland County had a slight decrease in permits issued in 1986 compared to 1985, it still led the region's seven counties in both single family permits with 5,453 permits, and multiple family permits with 4,543 or 39 percent of the region's multiple family permits issued.

Wayne County issued 3,336 permits in 1986, a 2-percent drop from 1985 figures, according to figures compiled by the Southeast Michigan Council of Governments.

Clinton Township led all communities in the region in total permits issued with 1,747. It also led the region in the number of multiple family construction issuing 1,292 permits. For the eighth consecutive year, Rochester Hills issued the most single-family permits of any community in the region — 938.

Five communities, with more than 1,000 permits each, issued about 32 percent of the total region's permits. In addition to Clinton Township, they included Sterling Heights, 1,713; Rochester Hills, 1,430; Farmington Hills, 1,345; and West Bloomfield, 1,367.

THE 1986 figures reflect a changing growth pattern with Macomb County pushing ahead of Oakland County as the top growth area in the region. Of all counties in the region, Macomb had the biggest increase in number of permits issued with 2,171 more in 1986 over 1985.

In 1985, Farmington Hills led the region in total new dwellings with 2,425 and in two-family and multiple-family units with 1,778. In 1986, it fell to fifth place based on total units and fourth place in the two-family and multiples category.

Southfield fell out of the top 10 in 1986 in total dwellings. In 1985, it was fifth. And it fell from second to sixth in two-family and multiples.

The only Oakland community in

New dwelling units Southeast Michigan's Top Ten 1986*

(1985 rankings)

1. Clinton Twp. (8)	1,747
2. Sterling Heights (3)	1,713
3. Rochester Hills (2)	1,430
4. W. Bloomfield Twp. (4)	1,367
5. Farmington Hills (1)	1,345
6. Novi (4)	779
7. Livonia	764
8. Shelby Twp.	720
9. Northville Twp.	660
10. Ann Arbor	621

SEMOG
Southeast Michigan Council of Governments

David Frank/Graphic Coordinator

the top 10 in 1985 to record more total permits in 1986 was West Bloomfield with 1,367 compared to 857. The township also raised its two-family and multiple-structure permits from 655 to 869.

In Wayne County, the growth leaders are Livonia with 764 permits and Northville Township with 660. They ranked seventh and ninth, respectively.

But Livonia failed to make the top 10 in two-family and multiple-family permits. Northville Township was seventh with 496 two-family and multiple-family permits.

Neither community placed in the top 10 in either category in 1985. Canton Township, which was seventh in total permits and sixth in multiple in 1985 did not place in the top 10 in 1986.

In addition to Wayne and Oakland, the region includes Livingston, Macomb, Monroe, Washtenaw and St. Clair counties. SEMCOG is a voluntary association of counties, cities, villages, townships, intermediate school districts and community colleges in the southeast Michigan region.

Its principal functions are short- and long-term planning for housing, transportation, land use, public safety, recreation and open space, economic development and the environment.

Technology permits home detention

By Pat Walsh
special writer

A Florida firm can thank an Oakland County district court judge for helping to make electronic monitoring of non-violent offenders a success in the state.

Last month the 29th District Court in Wayne became the eighth district court in the state to offer ON GUARD, developed by Digital Products Corp. of Fort Lauderdale.

Michael Denton, marketing manager of Michigan Digital Surveillance Systems of Birmingham, the local licensee for Digital products, traced the development of ON GUARD from voice-activated phone callers and technology that had been waiting to be utilized.

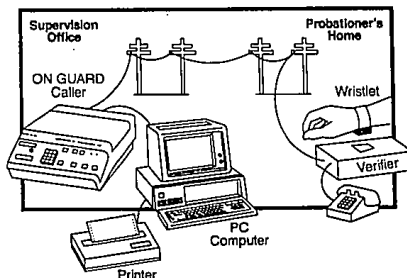
Ten years ago Digital pioneered the technology for robot telephone callers, such as the voice-activated equipment used by Sears which is capable of giving a message and accepting a response.

"About three years ago," said Denton, "the state of Florida came to them (Digital Products) and said, 'Hey, we hear you have this technology, and we have an intensive supervision program (probation with 10 to 15 contacts per week with a probation officer). What they wanted to do was augment that surveillance program with phone calls. So they started using the technology. And they were very happy with it.'"

But Florida said it would be even happier if two problems could be addressed. First, the program was labor intensive, and secondly, there was no way to verify the voice of the offender.

"Each day, a state employee had to place the phone numbers into a machine which could dial the numbers only once. The solution, developed in 1985, was a computer-driven computer program that could randomly make calls within a defined period of time.

THE SECOND problem, that of voice verification, was solved with a bit more serendipity. Digital Products also developed a call accept-



When the computer phones, the offender has a certain amount of time to reply, state his name and the time, then plug his bracelet into the verifier.

ance machine and had some related technology that could verify identification between two units.

Voice verification was replaced with a physical verification between a key and a matched box. The key is attached to a bracelet worn by the offender, and the electronic box plugged into the phone, creating the technology for the "electronic handshake."

The completed package — random call, electronic verification with voice backup — was completed in February of 1986.

There are now 25 systems operating nationwide including one substance abuse program with the Flint Department of Corrections.

When the computer phones, the offender has a certain amount of time to reply, state his name and the time, then plug his bracelet into the verifier.

TO MAKE the package sell in Michigan's smaller district courts, 4th District Court Judge Bernard

Friedman suggested another modification.

According to Denton, Friedman told him smaller courts would never use a complete system. "You put the system in. You do the monitoring and report the results to my probation officers," Denton was told.

It takes Denton about 40 minutes every morning to listen to the tape and compare it to the computer printout of calls in order to monitor as many as 56 offenders. Incomplete calls are flagged, and the appropriate probation officer contacted. A visual inspection of the riveted bracelet is made weekly by the probation officer.

ON GUARD's competition uses radio frequency technology to accomplish the monitoring. "It has inherent problems such as interference, dead signals, what they call false negatives and false positives. There are so many false calls in a city like New York won't even look at radio frequency," Denton said.

"It's also a lot more complicated. Radio frequency uses battery-operated units with a receiver hooked up to the telephone which monitors the offender within a radius of 150 to 300 feet. You have more sensitive equipment, down time and battery replacement costs. They're more expensive to use."

MICHIGAN DIGITAL charges \$4 per day to monitor an individual. A day-in-jail costs about \$65. The system often is free to the courts because the offenders pay the fee.

In most district courts, drinking and driving-related offenses are what prompt judges to seek an alternative to jail, subsequent job loss and erosion of family life.

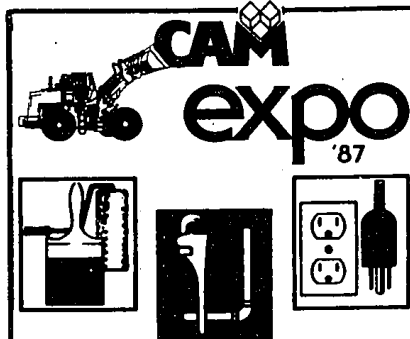
"There are people who, other than their drinking problem, contribute to society on a daily basis," said David Wiecek, 35th District Court administrator in Westland. "They are working. They have a family to support. They welcome the alternative to continue with their life without having to go to jail."

Local probation officers suggest that ON GUARD encourages individuals to confront their problems at home rather than running with drinking pals, forces them to break old habits and develop new ones.

SOME TECHNICAL limitations still exist. The system is not compatible with phones equipped with call forwarding or call waiting features.

Future developments include making the equipment more secure as the number of boxes in use grows and applications are increased. Each box currently mates with only one key. In the future, the computer will be able to identify which box is responding to the phone call, thus discouraging the use of stolen boxes.

Denton sees growth for the product as applications increase, including the monitoring of juveniles who are chronic runaways. In addition to Wayne and Westland, ON GUARD is used in Bloomfield Hills, Inkster, Harper Woods, Detroit, East Detroit and Kentwood.



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