Northwestern, 12 Mile: a tale of two developing areas

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IN THE words of Farmington Hills planner Claude Coates, "It's an entirely different area."
Conflicts between residents and office developers are almost unheard of because the residential areas along the 12 Mile corridor ait on the northern side of 12 Mile. Office development is confined to the southern side in a occuarter mile strip abutting 1-595.

The 12 Mile corridor extends from

Farmington Road west to Halsted Road. Some people extend the 12 Mile growth corridor to Haggerty Road to include the Robert Bosch Co. Because south side of 12 Mile has been zoned office-research since the early 1970s, people in newer subdivisions along 12 Mile have been aware of what will ait across the street, said Hal Rowe, city zoning supervisor. With such a narrow strip of land between 12 Mile and I-696, the area was

never large enough for subdivisions anyway, Coates said.

THE OFFICE-RESEARCH district along 12 Mile allows for large office buildings intended for the headquarters of large corporations. Northwestern, on the other hand, draws the smaller offices of professional people such as attorners and accountants.

increased tax revenues. So city officials, through the Economic Development Corporation, are attempting to draw the bigest corporations to the corridor's proximity to an extensive network of freeways leading to the Detroit Metro Airport, Detroit's commercial areas and the rest of the state.

Companies already on 12 Mile—such as Servis Webb, Texas Instruments and Manufacturers-Hanover Mortagage Co.—serve as advertising to draw other major corporations.

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WITH DEVELOPMENT growing along 1-698, a boulevard may be built to help relieve congestion and serve as buffer between the residential areas on the north side and the office develop-right property of the owner-thilding beights.

ments.

Some people look for a second interchange off 1-588 into Farmington Hills, possibly onto 12 Mile. This has improved the corridor's potential as a major corporate strip.

Even though the city low height restrictions have been in effect for years, controversy and debate still cloud the issue, particularly as Farmington Hills'

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DEBATE EVEN exists among de-

.DEMATE EVEN. cuists among developers and builders, some of whom prefer the lower fullding heights. Those who would thue to see higher height limitations say the city is cutting itself short financially by restricting heights and consequently reducing he intensity of development. But city officials point to continuing development along the two growth corridors despite the height restrictions, even though they admit they get complaints about the height limitation.

Commission appointments debated

Such public criticism could lead to other persons reluctance to serve on public boards and commissions, he

warned.
"People are screaming for qualified
people to serve. It's difficult to get
them out. Then their names are
dragged through the mud unduly.
"These kinds of public statements
are discouraging to volunteers."

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Duke admits that the council pressure has caused him second thoughts about serving out his appointment. But before coming to any decision, he is trying to explain his record on an individual basis to each council member.

COUNCIL CRITICISM came to light

at the July 9 meeting when both Anzlovar and Councilman Joe Alkateeb criti-cized Duke on his abstentions. Although voting for the Duke appointment, An-

voting for the Duke appointment, Anziovar says he is now embarrassed when he sees all the Duke real estate signs around the city. He reterated his stand at this week's council session.

"I have met with the individual (Duke), and I haven't changed my position. In his position it has bad appearances. I made the issue, and I stand behind it," said Anziovar Monday evening.

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ests in the community is appointed to the planning commission, he said.
"IT'S UNFAIR to a proponent to have a person (on the comission) with that kind of interest whether he uses it or not," Marks said.
A land developer himself, Marks defended his commission role, saying the land he owned in the city was of minimal consequence.
But Duke feels the same way, saying the amount of land his company owns that is unapproved for a designated use is minimal.

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"I do very little with vacant property. There really is nothing to be concerned about," he said.

Terry Sever, the third council candidate in the August primary, defends
Duke's role on the commission.









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