

# Elegance is byword in new high-tech park

By C. L. Hugenstein  
Staff writer

High technology is a more elegant package is the intent of the new joint venture project of two local development firms.

N. Allen Associates of Farmington Hills and Kojalan Cos. of Bloomfield Hills have formed a co-partnership to build a new high technology-office and industrial park on 15 acres formerly owned by the Farmington Hills Country Club, southeast of Gage and 12 Mile.

Construction will include three one-story buildings for office, industrial research and development use. Total square footage is 165,000.

Minoru Yamasaki & Associates of Troy is the architect. The late Mr. Yamasaki designed several buildings for Wayne State University.

It's the second joint venture for Kojalan and N. Allen, who are calling their partnership Tech Hills II Associates. This new park is still unnamed.

Their first joint project, Technology Park, a 20-acre, high technology-industrial park, adjacent to the new site. Four of its six buildings are completed, with the first three fully leased, said Angela Kimble, corporate communications director for Kojalan Cos. Total square footage for the project is 215,000.

BUILDINGS in the new park are aimed at drawing "high end" tenants who want to combine attractive office surroundings with laboratory or testing facilities — companies like United Technologies or Inacom, for example, Kimble said.

These are tenants who have a higher visibility in the marketplace. When they want

to take a client to research facilities, "They don't want to take them to a place that looks like a garage," Kimble said. They want something that's a carryover from their high-rise offices, with a little elegance.

The brick buildings will be low-rise, one-story facilities. They'll move from office environments at the front of the buildings to lab or research areas to "high-bay" testing areas that could accommodate vehicles.

Ceilings in the office areas are generally seven-feet high, but "high-bays" reach heights of 14-20 feet.

Ultimate composition of the interior space, however, will depend on tenant needs, Kimble said. Possible tenants could be auto parts suppliers, computer firms, anybody involved in high tech research and development.

Kimble mentioned that studies showed increased productivity of workers as one end

result when attractive office spaces were part of the complex.

"TESTING OF heavy equipment is very noisy," for instance, Kimble said. If an employee has to write a report about results, it's easier to do if there's a quiet, attractive office to get away to.

Each developer brings a special strength to the Tech Hills II partnership, Kimble noted.

Kojalan Cos. is a large development company with financial resources to buy and develop projects like Technology Park. Its expertise extends to more traditional office-type buildings. The new Ross Roy headquarters in Bloomfield Hills and Pine Center in Farmington Hills were two of its more recent developments.

N. Allen Associates, though founded only five years ago, provides a knowledge of lo-

cal needs as well as expertise in the building of industrial research facilities. It's developing Intech Park, a 110,000-square-foot facility in Novi. It completed another Intech Park in Ann Arbor.

One advantage the partnership has is that it maintains an office in each development. This provides on-site supervision. It also makes it easy for potential tenants driving through the complex to stop in and ask about leasing.

The new development is part of a wave of new construction sweeping westward toward Ann Arbor. Kimble said Gov. James Blanchard has referred to the area as the Golden Corridor, the fastest-growing, high-technology area in the Midwest.

One of Tech Hills II's neighbors will be Japanese auto maker Nissan. Nissan broke ground in October for a new 250,000-square-foot research and development facility.

## Closings listed for Christmas

Several closings are scheduled in observance of Christmas Sunday, Dec. 25.

Farmington Hills City Hall, the 47th District Court and the Farmington Hills Chamber of Commerce will be closed Monday, Dec. 26.

The Farmington Observer will be closed Monday as well. Many banking institutions also will be closed.

Farmington City Hall, the 47th District Court and the Farmington Hills Chamber of Commerce also will be closed Friday, Dec. 23.

In Farmington Hills, trash collected on Mondays will be collected on Tuesday next week only. Residents who normally put out trash on Tuesday, Wednesday, Thursday

or Friday should continue to do so. If it's not picked up on the normal day, it will be picked up the next day.

In Farmington, trash will be collected as usual next week.

The Farmington Community Library will be closed Saturday through Monday, Dec. 24-26.

The U.S. Postal Service will operate on a holiday schedule Monday, Dec. 26. There will be no window, post office box service or residential/business mail delivery. Only Express Mail, Special Delivery and perishables will be delivered.

Students in Farmington, Walled Lake and Clawson schools will all be on winter break next week. Classes resume Jan. 5. Ditto for Oakland Community College-Oakland Ridge Campus students.

## Zoning requirement changes eyed

Farmington Hills City Council is asking the planning commission to make changes in the city's elderly housing zoning requirements.

The requested changes stem from residents' concerns about RCE (elderly housing) and RC-1, RC-2 and RC-3 (low-rise multiple) land-use zones. The concerns are addressed in an early November report by city attorney Donald Harris.

The city council is asking planning commissioners to address two major issues.

The first concerns a covenant requirement in the RCE zoning ordinance.

The city requires developers to file a covenant limiting a particular project to elderly housing. The council is asking planning commissioners to also require that the covenant be

executed and recorded with the Oakland County Register of Deeds before a building permit is issued.

The second issue concerns deleting provisions in the RC-1, RC-2 and RC-3 zoning ordinances allowing developers to take advantage of the RCE density without rezoning.

"... It would eliminate this section entirely and require that any future RCE densities that either a

property owner or other proponent would have to obtain a separate RCE zoning through the normal rezoning process," according to city manager William Costick.

The city council is asking planning commissioners to set a public hearing for the suggested zoning amendments. The city council would follow suit and set a public hearing on the recommended amendments before they are adopted.

## Marks to fight Faxon's bill

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or registered family day-care homes would be considered a permitted residential use of property and not subject to special use or conditional permits.

Group day-care homes, which require an additional employee to care for a maximum 12 children, would be issued a special or conditional use permit in a residential area if the

home met the following conditions:

- Is not closer than 1,500 feet to another licensed group day-care home; an adult foster care small group home or large group home; a facility offering substance abuse treatment and rehabilitation to seven or more residents; or a community correction center, residential home, halfway house or similar facility under jurisdiction of the state Department of Corrections.

• Has appropriate fencing and the property is maintained consistent with visible neighborhood characteristics.

• Meets sign regulations.

• Meets regulations, if any, requiring a group day-care operator to provide off-street parking accommodations for his or her employees.

• Does not exceed 16 hours of operation during a 24-hour period. A city may not prohibit a home from operation between 10 p.m. and 6 a.m.

Faxon's bill also allows city staff to inspect a family or group day-care home for compliance with local ordinance, if the local ordinances aren't more restrictive than state regulations.

Family or group day-care homes operating before Faxon's bill take effect would not be required to comply with the new provisions. The licensing of an existing group day-care home won't be affected if any foster care-type of homes later moves within 1,500 feet, according to Faxon's bill.

## Drilling ordinance requires escrow account

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Drilling site must be a minimum 500 feet from a residential district, 300 feet from a building and 100 feet from a public street. The closest drilling could take place is at least 600 feet from a residential district, city manager William Costick said.

THE ORDINANCE requires a permit with a \$1,000 fee for drilling. The permit would be issued by the

city council after a public hearing. Applicants must submit a valid DNR permit for drilling.

A permit also would be required from the city manager's office for companies to seek mineral rights leases. Costick said applicants seeking to obtain permits in residential areas would be denied.

For drilling applicants will be required to provide a minimum \$10,000 cash

bond for each drilling location to ensure that the site is "kept in an acceptable condition and that the use of that site does not damage public properties and streets." Applicants also will be required to provide public liability insurance.

If an issued permit does not result in drilling, operation or production within 10 months, the permit will be declared null and void and a reapplica-

tion would be necessary, accompanied with a minimum \$1,000 fee.

Unlike state DNR regulations, the city ordinance will prohibit sour wells, generally accompanied by the smell of rotten eggs. The ordinance also covers the production and operation of gas and oil extraction, including flare drills and the disposal of slush and waste. It also covers site restoration once a well is closed.

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