

# Sky-High Centers In Suburbia?



ROBERT J. CRABB SR.  
Eye on Development

By TIM RICHARD  
Shopping center development, already a big business, will turn into a giant industry with no room in the future for "speculators," according to one company president. Development industrialists will get involved in community planning, multi-level centers and sophisticated financing, he predicts. The speaker is Robert J.

Crabb Sr., president of Dayton-Hudson Properties, the real estate development arm of the Dayton-Hudson Corp. Crabb made his predictions last week as he announced that Richard Frey would succeed the retiring Horace Carpenter Jr. as president of Shopping Centers, Inc., a subsidiary of Dayton-Hudson Properties.

Crabb made these predictions: . . . . .  
**MORE INTENSIVE land use.** Land costs are rising, and stores will be built upwards. Not only that, but entire shopping centers will have two or more floors. Moreover, parking lots will become parking decks with

several stories of parking, not just ground-level parking. Some merchants were hesitant about renting on the upper stories of these shopping centers, fearing lack of foot traffic, but Crabb said the upper floors of the parking ramps generated enough foot traffic to make the fears groundless.

**MORE CONCENTRATION**

of commercial development. In the Twin Cities area of Minnesota, the metropolitan council has planned and zoned to get commercial and office development concentrated in "nodes" around freeway interchanges.

Sprawling development will be frowned on.

**PUBLIC TRANSIT in de-**

velopment areas. Shopping centers such as Northland, said Crabb, have attracted other developments — Southfield, for example, has become a concentrated office area, especially on Northwestern Highway.

Crabb said much research is being done on methods of transportation between these clusters of development. One example might be a "people-mover" circulating from Northland to the Tel-12 Mall and then south to Eight Mile Rd.

"We don't know. This is something we're exploring," he said.

**MORE STABLE development firms.**

"Speculators," he said, have found that large commercial developments are far more complicated than they realized, and many have gone broke in the process.

Future developments will be "an industrial kind of thing," and investors will

consider them "secure and sound investments."

**SOPHISTICATED planning.**

The big developments will be more than just shopping centers. They will include office and even apartment buildings and reflect a high degree of community planning.

Asked if Dayton-Hudson would have sufficient capital for a project of, say, 2,000 acres, Crabb replied: "If we don't have the capital, we know where to get it."

A "new town," he pointed out, is more than just a housing project.

**MINI-CENTERS.**

The "first ring" of shopping centers has been largely built. A second ring of smaller "mini-centers" is on the way, he said. These would be in the range of 150,000 to 180,000 square feet.

Sites in Michigan that Dayton-Hudson is pondering include Jackson, Kalamazoo and the Bay-Saginaw-Midland area.

**3M BRAND** Now You Can Stop HOME BREAK-INS

New Burglar Alarm System Home Owners Can Afford.

STATE WIDE AND CANADIAN DISTRIBUTION BY MICHIGAN ALARM

Now you can lock the door of your home of apartment and feel safer than you've ever felt before. 3 M's remarkable new electronic Alarm System guards your home from outside - and from within! Easily and simply installed at a fraction of previous costs.

Mail the coupon below for free brochures which picture and describe both the 3M Lock Alarm and Intruder Alarm. Or better still, call Michigan Alarm Sales Office Between 9 A.M. and 5 P.M. Monday thru Friday at . . . 931-4600

There is no obligation. Write or phone today.

**MICHIGAN BURGULAR ALARM SYSTEMS, INC.**  
16410 W. Chicago, Phone 931-4600  
Detroit, Mich. 48204

Without obligation, I would like more information regarding the 3M Home Alarm System for my home.

NAME (please print clearly) \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ PHONE \_\_\_\_\_  
STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**FOUR WAY PROTECTION**

The 3 M Home Alarm System is designed to:

1. KEEP INTRUDERS OUT
2. SCARE INTRUDERS AWAY
3. WARN YOU AND YOUR FAMILY OF IMPENDING DANGER
4. CALL FOR HELP

Terms Available

## SCI No Longer Hudson 'Captive'

Dayton-Hudson, a name associated with merchandising, is thrusting itself into the land development industry — urban redevelopment, new towns, shopping centers and even "mini-centers."

The announcement came as the firm announced a new president, Richard W. Frey, for Shopping Centers, Inc., which owns and operates Northland, Westland and Southland shopping centers in metropolitan Detroit and the Genesee Valley center in Flint.

Shopping Centers, Inc. (SCI), is a division of Dayton-Hudson Properties, one of four operating companies of Dayton-Hudson Corp. The other three are the J. L. Hudson Co. of Detroit; Dayton-Hudson Co. of Minneapolis; and the Target discount stores.



RICHARD W. FREY  
SCI President

His civic activities include the Southfield Chamber of Commerce, presidency of the Metropolitan YMCA, first vice presidency of the Detroit Real Estate Board, and the vice presidency of the Southeastern Michigan Tourist Assn.

The man he succeeds, Horace Carpenter Jr., will retire but stay on as special consultant to Dayton-Hudson.

ROBERT J. CRABB Sr., president of Dayton-Hudson Properties, said SCI would no longer be "a captive" of Hudson's, a division building shopping centers dominated by the parent firm.

Rather, SCI will seek major real estate developments both in Michigan and nationally. Moreover, SCI centers will not necessarily include a Dayton's or Hudson's store; they may deal with other stores, and they will likely include commercial, office and residential projects.

The new SCI president, Frey, was promoted from vice president and general manager to succeed Horace Carpenter Jr., who is retiring.

Frey said SCI owns approximately 140 acres in Novi at the northeast corner of I-96 and Novi roads and is "looking into" the Farmington-Novi area for projects that are "highly tentative." He gave no further details.

Frey also revealed that SCI owns: 80 acres in Ann Arbor, at I-94 and Saline roads; 140 acres in Grand Rapids; 174 acres three miles northeast of Lansing and 253 acres in Sterling Heights.

Other areas being "studied" are Jackson, Kalamazoo, Oakland and Macomb counties and the tri-city area (Bay City, Saginaw and Midland).

**FREY ADDED** that Northland Center, in Southfield, may also be the site of some new developments in the future. Examples: A fast-food center is planned for an area just north of Northland, and another hotel is in the planning stage.

## SAXTONS GARDEN CENTER, INC.

For over 41 years, Saxtons Garden Center has been serving residents of the Plymouth community. Fine garden products, pet supplies, power equipment and snow-mobles are featured along with the nation's top name brands in Saxtons spacious 11,000 square feet of display area. William E. Saxton, vice president, is proud to say that they carry, "Everything for the garden but the rain." They also service what they sell to the consumer.

587 W. ANN ARBOR TRAIL  
PLYMOUTH • 453-6250

Adams House Furniture & Bedding at discount	Cadillac Drapery Company Curtains, drapery, curtains	Colonial Chef Restaurant Just good food
Cotton Pickin' Shoppe Wholesale and retail of cotton	Famous Men's Wear Suits, coats, sport wear, shirts	Fisher Shoes Fashionable for the family
Hart's Suburban Casuals Fashion for today's woman	Homes Park Mercury, Inc. "Mercury" beats the rest	Hugh J. Davis Gifts, Inc. Giftware for all occasions
John Smith of Plymouth, Inc. Men's and boys' clothing	Ray's of Plymouth Fine men's clothing	Kenneth Fine Candles & Gifts Lithium candles for the house
Len's Custom Clothing Men's and boys' wear	Mayflower Wine Shop Fine wines and more	Melody House Records, tapes, musical values
Miner's & Dunsen's Ladies and children's wear, sport goods, linens	Mr. Ray's Way & Beards Boutique Hair styling for the "new" look	Norman's Shoes & Apparel Men's and children's shoes
Plymouth Trading Post Lumber, paint, hardware	Saxtons Garden Center, Inc. Landscape, plants, lawn and seed	Schneider's Home Furnishings Fine furnishings since 1901
Westside Gift Shop Unique items and gifts	Willoughby Shoes, Inc. Shoes for the entire family	Wilco's Community Pharmacy Prescriptions, health and beauty aids

**Downtown Plymouth**  
MERCHANTS ASSOCIATION

## Mid-winter Sale!

**Great Values in Carpeting**

Cabin Crafts and Ray Interiors combine to bring you these five elegant carpets in a total of 87 discriminating colors, at fantastic sale prices for a limited time only . . . . . Choose the texture you enjoy, the width to fit your room, and the color your heart desires . . . . . Be assured of exceptional first quality carpet, installed quickly and efficiently at a real dollar saving price.

Shown at left is "National Velvet", a luxury velvet smooth plush carpet for those who demand the finest.  
Reg. 12.95 Sale 10.95 sq. yd.

"Shaglastic" is a marvelous 2" high Shag nylon for a casual look that goes beautifully in either formal or informal surroundings.  
Reg. 7.95 Sale 6.95 sq. yd.

"Briarwood" makes a great show of elegant living, fresh and lively, yet it's still a real toughie! A rugged twist texture of Acrilan.  
Reg. 10.95 Sale 9.45 sq. yd.

"Langley" a lush, plush carpet of proven quality which you'll never have to pamper. Yet woven of Acrylic yarns in striking colors.  
Reg. 9.95 Sale 8.95 sq. yd.

"Tangaroo", sumptuously soft and caressing, this magnificently textured shag carpet of Fortrel is engineered for long wear and easy care.  
Reg. 10.95 Sale 9.45 sq. yd.

**Ray Interiors**  
Furnishings for Distinctive Homes

2 blocks south of Grand River off Farmington Road  
Monday, Thursday, Friday 'til 9 p.m.

33300 Slocum Drive, Farmington  
Phone 476-7272

**TRADE-IN Sale!**

NOW'S THE TIME TO REPLACE YOUR OLD GAS RANGE WITH A NEW

**MAGIC CHIEF GAS RANGE**

NOW AT TRADE-IN PRICES

Now's the time to trade in your old range and start to enjoy cooking . . . with a new Magic Chef gas range! You'll appreciate the convenience of Magic Chef's Auto-Magic Cook and Keep Warm oven and waist-high broiler. Cleaning's no problem . . . lift up cooktops, removable oven door, oven liners and rack runners save time and energy. Trade in your old range NOW for big savings.

**NEED TO KNOW SOMETHING ABOUT YOUR NEW COMMUNITY?**

Call *Welcome to Nagon*

Southfield 356-0065  
Farmington 851-5241  
Livonia 464-1314  
Plymouth 453-5369

Our hostess will bring gifts and greetings, along with helpful community information.

**CREDIT TERMS APPLICATIONS AVAILABLE**

You are invited . . . . . Modern approach to gas cooking by our home service advisors - Fri. 1-5 p.m.

11801 FARM. RD. LIVONIA FRI. EVES. TILL 9:00

MG-110-44