

BUILDING SCENE

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THURSDAY, DECEMBER 10, 1992

BUILDING SCENE'S NAMES & PLACES

Executives board

Roger W. Roley of Plymouth, executive director of the Associated Builders & Contractors of Southeastern Michigan, has been appointed to fill a vacancy on the Southeast Michigan Society of Association Executive board of directors. Roley received the MacMullen scholarship from SMSAE in 1991 to attend the U.S. Chamber of Commerce Institute of Organizational Management program.

Wage list published

The Detroit chapter of the Associated General Contractors of America has produced a booklet listing wages for building and heavy construction. It includes basic wage and fringe benefit rates for the following union crafts:

Asbestos worker, boilermaker, bricklayer, carpenter, caulker & glazer, cement mason, electrician, elevator constructor, crane operator, glazier, insulator, structural iron worker, laborer, lather, mason tender, marble mason, marble helper, millwright, painter, pilerdriver, pipefitter, plasterer, plumber, reinforcing iron worker, resilient floor layer, rigger, roofer, sheet metal worker, sprinkler fitter, stone mason, terrazzo worker, terrazzo helper, floor grinder, tile setter, tile setter helper and truck driver.

The booklet also contains a directory of area construction trade unions and related construction associations. Companies (non-AGC members) can order the booklet at \$10 per copy (\$7 per copy for more than 10 copies) by sending a check in the appropriate amount, payable to AGC, Detroit Chapter, 23999 Northwestern Highway, Suite 150, Southfield 48075.

Construction forecast

Ed Cicero, president of the Detroit chapter of the Associated General Contractors of America and vice president of operations for Millgard Environmental Corp., Livonia, will address the Economic Club of Detroit and the Greater Detroit Chamber of Commerce's annual economic outlook luncheon at noon on Monday.

Cicero, speaking on construction issues, will join Frank Newman of P&M Distributors, addressing retail; Robert Mylod, chairman, president and CEO of Michigan National Corp., on finance; and Heinz Prechter, chairman and chief executive of ASC Inc., on automotive.

Home building outlook

Dave Seiders, chief economist of the National Association of Home Builders, will address the Builders Association of Southeastern Michigan at its annual forecast luncheon Jan. 6.

Seiders will discuss economic factors expected to influence the national building industry and offer suggestions for preparing business to respond. Fred Capaldi, incoming BASM president, will share results of the 1992 homebuilding season in this area and offer projections for 1993.

The meeting will be at the Northfield Hilton, 5500 Crooks Road at I-75. Luncheon and program will run noon to 2 p.m. For registration information, call 737-4477.

School district renovations

Barton Malow, Southfield, has been awarded a construction management contract for district-wide renovations for Roseville Community Schools.

The \$6.5-million program provides for asbestos removal, and replacement and repairs to boilers, windows, roofs, doors and playground surfaces and equipment.

The company presently has contracts with more than 25 Michigan school districts.

ArchITECTURE at LTU

Lawrence Technological University and the Detroit chapter of American Institute of Architects will sponsor a Jan. 14th visit by David Childs, chief executive officer of Skidmore, Owings & Merrill, the largest architectural firm in the country. Skyscraper work is its specialty. Attendees are advised to arrive by 7 p.m. for the 7:30 lecture at LTU's College of Architecture and Design auditorium at 10 Mile and Evergreen, Southfield.



New Town: Architects and town planners Andres Duany and Elizabeth Plater-Zyberk, who designed Seaside, Fla., pictured here, will bring their ideas to a residential development proposed by Real Estate Interests of Bloomfield Hills.

Developers look to mine subdivision gold

■ A local development company is looking to an internationally known architect and planner to help it transform a gravel mining operation into a residential community — while mining is still taking place.

By Doug Funke
Staff Writer

Youth should well serve the principals of Real Estate Interests, a Bloomfield Hills development company, as they plan their newest project.

That's because they figure to take 15 to 20 years to complete a multi-phase new town residential development on 850 acres in Highland Township in partnership with a gravel mining operation.

Gregg L. Orley, CEO, Lawrence R. Garon, executive vice president, and Jon B. Weaver, a jack-of-all-trades, are all under 40 years old and excited about embarking on a unique development opportunity.

"We're going to be moving people into one area while mining is going on in another," Garon said. "You have to remember that the site is 2 1/2 miles long. If we phase it properly and are selective in how trucks go into and out of the site, it can be done."

"We're looking at a very methodical, long-term opportunity in the community," Weaver said. "We're going to do what the people want us to do. That's the process today."

Another highly unusual aspect of the development yet to be named, is the involvement of Andres Duany, a nationally renowned architect and town planner.

His firm, in consultation with Highland residents, government officials, developers and the mining company, American Aggregates, will design the residential community to promote a small-town, non-sprawl

style of living, the developers said. Specific details remain to be worked out as to number and kinds of housing on the site, they said. They envision a variety of opportunities ranging from entry-level affordable to move-up with several builders getting a piece of the action.

"The thrust will be single-family residential subdivision," Weaver said. "We want to appeal to a large spectrum of the market."

"From first-time buyers to retirees," Garon added.

"Houses will be determined by the community and planner," Orley

said. "We find ourselves very impressed with Duany." The development will be serviced by a common water well and an independent wastewater treatment plant. Those will be among the first improvements to the vacant site, currently zoned for agricultural use, the developers said.

"There will be a series of village centers on the property basically predicated on walking distance to the middle," Weaver said. "They will include things like public buildings, a meeting hall, police mini-station, a market or general store."

"As mining moves, our development follows," he said. "There will always be a break between mining and our development."

"A large break," Garon said. "We won't be able to sell houses if min-

ing is a big competitor."

Publicity materials prepared for the development indicate that nearly 50 percent of all mining operations — sand, gravel and aggregate — would be above the existing water table.

The developers concede that it could take a while to get mining approval and various development approvals including rezoning, site plans and plans. They intend to get the ball rolling this month.

It may take a year to break ground, they conceded, but they hope to welcome the first resident in 1994.

Among Real Estate Interests current projects include County Club Village of Northville, Deer Creek of Plymouth, Meadowridge Park in Novi, Dun Royn Golf Club in Northville and Rochester Hills Golf Club.

Tom Dunleavy, Highland Township supervisor, doesn't share all the enthusiasm of the developers.

"My first thought is I don't want it. I would rather have a park and open land there," he said. "My second thought is I'm willing to look at any proposal coming in."

"If it goes through, I'd be worried in the mining part about traffic and environmental impact — water, dust. The next area of concern is how heavy residential are they proposing and that impact in the area, traffic, community needs required."

Residents are cautious, apprehensive and worried, Dunleavy said. "They don't want more development either, but they're realistic enough to know they don't own the property and something is coming their way," he said.

"I agree it's a unique project, no question about it," Dunleavy said. "I will be looking out for the interests of the township first."



Functional neighborhoods: DPZ projects like Seaside emphasize distinct patterns of streets, parks and squares with houses and porches close to the street to facilitate interaction.

Mortgage lending limits raised

(AP) — Two corporations created to provide money to mortgage lenders announced they had increased slightly the limit on the size of mortgages in which they invest.

The Federal National Mortgage Association and the Federal Home Loan Mortgage Corp. said they had raised the loan limits to \$203,150 for first mortgages on single-family properties, up from \$202,300.

Loan purchase limits are the maximum original loan amounts allowed on conventional mortgages purchased by the congressionally established, but stockholder-owned corporations.

By buying the mortgages and packaging them into marketable securities, the corporations maintain a stable mortgage credit system and reduce the mortgage rates paid by homebuyers.

Loans that exceed the limits and are not sold to the two corporations generally carry higher interest rates.

The corporations also announced new limits on multi-unit loans:

■ Two-family loans, up to \$259,850, from \$258,800.
■ Three-family loans, to \$314,100, from \$312,800.
■ Four-family loans, to \$390,400, from \$388,800.

The maximum loan amount for one-to-four-family mortgages in Alaska, Hawaii and the U.S. Virgin Islands is 50 percent higher than the new limits for the rest of the country.

The limit for second mortgages will be \$101,575, up from \$101,150.

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