

What the council wants in project:

Here are key things Farmington Hills city council members want to see for the Eleven Pines/San Marino golf course expansion:

- Some type of senior housing;
- Possible light industrial or office along the southern portion of Eleven Pines property;
- No rental property;
- The course configured in a way to still allow golf enthusiasts the chance to only play nine

instead of 18 holes:

- Keep nine holes open during construction;
- A bridge or tunnel across Halsted to connect San Marino with the Eleven Pines property;
- Maintain vista along Halsted Road;
- Consider moving clubhouse to a central spot on the course, and;
- A driving range, described by one official as "a cash cow."

Pines

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bids for the project. One has already dropped out.

Initial proposals call for apartments and condominiums to office and light industrial to surround the golf course.

"You can do it," said Al Ludwig of the Selective Group to council members, "but you have to be prepared for the density involved."

Ludwig speculates anywhere from 500 to 700 units are needed to make the project worthwhile.

Besides \$5.6 million, builders will have to reconfigure and expand the course as well as construct a new clubhouse and bridge. The price tag may be closer to \$10 million, Ludwig said.

"I think they're going to get sticker shock," Ludwig added.

Keeping ownership

Under the arrangement, the city would keep ownership of the golf course and, if feasible, a driving range.

In terms of the number of units, city council members said they're willing to negotiate. However, they do not want rental units.

They also like the idea of senior housing in the northwest corner or the possibility of light industrial or office along the property's southern boundary.

But said Councilwoman Vicki Barnett: "That's for the creative geniuses over there (to decide)."

There are other variables to consider.

Though initial environmental studies indicate the landfill poses no health threat, no residential buildings can be built on it. The golf course would likely go there.

Then there is the matter of the existing 80-acre San Marino site across Halsted.

Some favor reconfiguring the existing nine holes, which could extend onto the recently purchased 18 acres of adjacent property. The city bought the land from the school district for \$1.015 million last month. The city paid \$4 million for the Eleven Pines site.

Council members talked about dividing 18 holes evenly: Nine on the Eleven Pines site and nine at San Marino. Or, the course could be configured with 11 holes on one side and seven on the other.

Maintaining at least nine holes on one side will prevent those who prefer to play nine holes from having to cross Halsted, city officials said.

City officials ruled out putting in a crosswalk to connect the sites. A tunnel is not feasible because of utility lines, leaving a bridge as the only option.

Cost of bridge

A bridge will cost between \$300,000-500,000, City Manager Steve Brock said.

Another cost will likely be a clubhouse. The current one is adequate but only serves nine holes, Councilman Jon Grant said.

"I'm not sure you can handle the volume," Grant said. "You open yourself up - as an 18-hole golf course - to a whole different type of play."

Grant's colleague reminded people not to be too grandiose in designing the course.

"This is a public course. This is not a championship course," Councilman Jerry Ellis said. "There are enough championship courses ... We want to make it nicer, but how much nicer?"

"We want to keep it priced where the public can play."

One developer was thinking about the price involved bidding for the project, especially after city officials urged them to submit more than one proposal.

"We'll take a look at it. It's just difficult," said Louis Johnson of Lake Forest Development. "These exercises are expensive to go through."

OBITUARIES

FREDA FLICK

Freda Flick, 80, of Milford, died Jan. 31, at Beaumont Hospital in Royal Oak.

Ms. Flick was a beauty college instructor.

She is survived by son, Ronald (Joyce) Sterling; daughter, Linda Small; two grandchildren; and one great-grandchild.

Funeral services were held Feb. 3, in Brown City. Arrangements made by McCabe Funeral Home in Farmington Hills.

Memorial contributions can be sent to Farmington Hills Baptist Church.

JOSEPHINE N. BROWN

Josephine N. Brown, 77, formerly of Farmington, died Feb. 1, at Sinai Hospital.

Mrs. Brown was a homemaker and was involved with Farmington Special Olympics for 25 years.

She is survived by husband, Percy; sons, Graham (Mary) of Romulus and Kevin of Southfield; daughter, Dianna (Michael) of Redford; sister, Catherine (Edward) Putzer of Cadillac; and five grandchildren.

Funeral services will be held 11 a.m. today, Feb. 4, at Thayer-Rock Funeral Home in Farmington with the Rev. Larry Austin officiating.

Memorial contributions can be made to Team Farmington Special Olympics; 33000 Thomas Street, Suite 102 Farmington 48336.

EUGENE A. SCALA

Eugene Angelo Scala, 79, of Farmington, died Jan. 25.

He is survived by sister, Ithalia Trevian; and several nieces and nephews.

Funeral services will be held 9:30 a.m. today, Feb. 4, at Our Lady of Sorrows Church in Farmington with the Monsignor Walter Hurley officiating.

Arrangements made by Heeneysundquist Funeral Home in Farmington.

HESTER M. HOWARD

Hester Maria Howard, 79, of Farmington Hills, died Feb. 1, at Courtyard Manor of Farmington Hills.

She is survived by son, Bernard (Phyllis) of Farmington Hills; brothers, James, George and Steve Habib; sisters, Martha Hahn and Marion Mill.

Funeral services will be held 11 a.m. today, Feb. 4, at Heeneysundquist Funeral Home in Farmington with the Rev. Richard Zelle officiating.

Memorial contributions can be made to the Farmington Emergency Fund.

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