

Eleven from page A1

plan. The developer indicated there is a 10-percent variation in its number of units proposed.

Also, city officials want the developer to make it offer more competitive financially.

"I see a lot of potential deal breakers," said Councilman Jon Grant, who joined colleagues in favoring CED/Selective's proposal. "So we have to keep the doors open."

Basically, it's CED/Selective's project to lose. City officials want to get an agreement so construction can start in spring.

Any designs would have to be approved through the city's planning process.

Last year, nine developers submitted bids to develop the 92 acres known as the 11-Pines property across from San Marino.

The city bought the parcel for \$4.5 million and secured an additional 18 acres in a \$1 million deal with Farmington Public Schools.

The city wants to expand San Marino

from nine to 18 holes and asked developer to submit proposals.

Builders would agree to expand the golf course and remediate a municipal landfill. In exchange, developers could build and sell residential housing on the site.

In its proposal, CED/Selective offers to pay the city \$8.91 million and:

- Build a 120-unit assisted living center on the northwest corner of San Marino property;
- Develop 80 for-sale condominium units; and
- Construct 325 rental apartments.

Also, CED/Selective proposes to:

- Remediate the landfill at a projected cost of \$3.5 million;
- Design nine holes on the San Marino side with the other nine on the Eleven Pines parcel;
- Build a driving range of 30-40 spots, which city officials see as a money maker; and
- Construct a new clubhouse at the corner of 11 Mile and Halsted.

While money is a serious considera-

tion, city council members said it didn't drive their decision.

"It's the quality of the project that is being delivered to us," Councilman Jerry Ellis said.

Ellis used a chalk board to rate each proposal, assessing numbers one through three to each component such as housing, golf course architecture, driving range and construction schedule.

Ellis gave CED/Selective "ones" in virtually every category.

Another factor in favor of the developer boiled down to numbers. CED/Selective's figures mirrored estimates prepared by city planners independently.

"We feel we provided a good budget," said Al Ludwig, a CED/Selective representative who attended the study session.

Boztak/Kaftan proposed \$9 million, which is \$90,000 more than

Last year, nine developers submitted bids to develop the 92 acres known as the 11-Pines property across from San Marino.

CED/Selective.

Councilwoman Vicki Barnett cited CED/Selective's \$3.5 million projected cost to deal with the landfill compared to Boztak/Kaftan's estimation of \$1.5 million.

Also, if CED/Selective fails to land the project, the city will be able to keep \$800,000 worth of design work.

A former councilman urged city officials to make sure it gets its money's worth.

"If you want to end with a Lincoln, I don't want to see the taxpayers paying for it," said Terry Sever, who was speaking as a resident. Sever is an Oakland County commissioner.

The city is looking to recoup \$5.5 million it spent to buy the property. Boztak/Kaftan guaranteed the city \$5 million in cash once property rights were secured.

"I'm not interested in the city making a profit off this deal," Barnett said.

But added Ellis, "I think with (CED/Selective) there is a little more money left on the table."

Beauty from page A1

A&W's office has a line of pine trees to the north and an undeveloped wooded area to the south.

"We wanted masses of coloring," said Carmine Martone, A&W's vice president of design.

The shrubbery creates a green wall, if you will, coming down the drive.

On the grounds, the company's mascot Great Root Bear sits on top of a globe. The park-like setting also includes a barbecue patio near an employee eatery.

"We've come from an office with asphalt parking lot in Livonia to this," A&W's Martone said. "The employees just love it."

lists are compiled for plaques and certificates, each member also submits buildings that clearly stand out from the rest.

From those recommendations, a separate committee then visits each of site to pick the Farmington/Farmington Hills Chamber of Commerce-sponsored award winner. Ameriature and Nissan have won in other years.

Overall, the number of businesses receiving recognition continues to grow. All types of companies are making an effort to spiff up their looks, Grissim said.

"Now when you look at gas stations, it's a whole new world," Grissim said.

"Before, everything was designed for efficiency. Now beautification is taking a higher priority."

For A&W, the chamber award is yet another achievement for the growing company. A&W has added 200 restaurants from 1998-98 and plans on 500 more by 2000.

"We loved it; it was nice," Martone said. "Since we moved into the building, we tried to go above

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