

# Plan Retail Center Bordering Farmington

LIVONIA A group of Livonia businessmen have proposed a \$40 million shopping and apartment complex for a 120-acre site south of Eight Mile between Farmington and Gill Rd.

Robert C. Horvath of Bel Crest Real Estate presented the proposal for the developers, Livonia Associates, at a city planning commission meeting Tuesday night.

SPOKESMEN for the developers said that 500 apartment units, in both garden-type and in buildings up to six stories, are proposed. The shopping portion of the proposal calls for approximately 500,000 square feet of shopping

space in a multi-level, indoor-outdoor mall. An office building of about 100,000 square feet is also planned for the shopping center portion of the proposal.

The proposal was submitted to the planning commission in two parts, one requesting an R-8 apartment zone of approximately 70 acres and a C-4 commercial zone for about 50 acres. The entire area is now zoned rural-urban farm, a single family residential zone, according to city zoning maps.

Developers said that the 500,000 square foot shopping center would be slightly smaller than the Livonia Mall and Wonderland. Cost of the mall will be split approximately equally between the apartment and shopping center complex.

Horvath said that the Livonia Associates has already purchased the 120-acre site, which includes most of the area from Farmington to Gill and from Eight Mile to property owned by the Archdiocese of Detroit on the south. Most of the frontage on Farmington Rd., however, remains in the hands of residents.

Horvath said that the apartment part of the proposal would require about two years

to complete after construction begins.

"We would start with 20 per cent (of the total number of units), which is the normal basis for construction," he added.

John Dziurman, architect with Giffels Associates of Detroit, the firm designing the project, said that garden-type apartments, 2 1/2 to three stories tall, would be placed along the Taribus Creek. The creek divides the two portions of the project with the apartments planned southwest of the creek and the shopping and office area northeast.

TOWARD the middle of the apartment portion of the site, Dziurman said, would be two six-story apartment buildings, two five-story apartment buildings and one four-story building. A total of 260 units would be in the middle buildings with 240 in the outer buildings. All the apartments are to be one and two bedroom units, "not intended for families with children," developers said.

Another feature of the apartment portion is a section specifically set aside for senior citizens. Developers said the section would be similar to the city's subsidized housing near the Livonia Mall.

Dziurman said that his firm conducted market studies on the site before developing plans. Factors included in the study, he said, were the high-traffic transportation, driving time for shoppers and existing and proposed shopping centers in the area. He said that the effect of centers proposed at Six Mile-Northrup, Eight Mile-Haggerty and Novi-12 Mile were studied as well as the effect of the Livonia Mall, Wonderland and Westland.

THE ARCHITECT added that a major tenant for the mall would be placed at one end and the office building at the other. Specialty shops would be placed between the two major structures, he said.

An open mall along the creek and an enclosed multi-level mall with open front stores will give "an old-world atmosphere" to the center, Dziurman said. The area along the creek will be kept as a park with some section always in

view from the inside of the mall.

Horvath noted that no major tenant is committed to the shopping project. Developers' advisers say that "the R-8 (apartments) should start development which in turn should help attract a major tenant," Horvath commented.

Most of the planning commission's comments concerned methods for assuring that the city could reconsider zoning on the site if it changes hands.

However, Dan Andrew, chairman of the commission and former city planner, noted that if both portions of the project are developed as submitted, local governments will net about \$300,000 a year in taxes.

The planning commission tabled the matter until its next regular meeting.

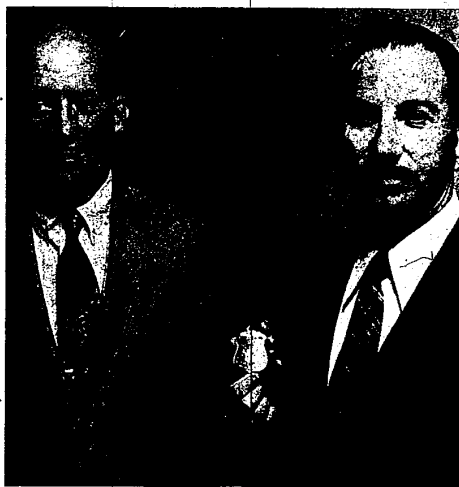
After action by the planning commission, the city council will approve or deny zoning for the site. Final plans for buildings also require council approval if the rezoning passes.

The apartment project, if passed, would be the first approved since the "moratorium" on apartments was initiated two years ago. After a petition drive, residents voted overwhelmingly to prohibit apartment construction within 1,000 feet of an existing single family home. The ordinance effectively ended apartment development in the city.

HOWEVER, a developer challenged the revision in court with a Wayne County circuit judge ruling that the method of enforcing the ordinance was improper. The city has appealed the decision.

Whether or not the ordinance is reinstated by the Appeals Court, the city council now could repeal the 1,000 foot requirement. The city charter prohibits changes in ordinances enacted by petition until two years after the effective date. The two-year period ends this month.

The shopping center proposal comes after the city agreed to rezone a parcel at Seven Mile to Farmington Rd. for a Kmart store. A large apartment project is also being considered in conjunction with the Kmart store.



NEW DIRECTOR — The badge of office is handed Ronald Holko (right), who assumed office Friday as director of public safety in Farmington Township, by Earl Teeples, township supervisor. Holko will have administrative control over both the police and fire departments and will be responsible directly to the board. (Evert photo)

## FHS Homecoming Game's Saturday

FARMINGTON Farmington Senior High's homecoming weekend will begin Wednesday, Oct. 6, and a special invitation is being extended to FHS alumni to become involved in this year's festivities.

First event will be the annual powder puff football game today, Wednesday. The junior girls have challenged the sophomore girls and the winner will play the seniors on Thursday, Oct. 7.

On Friday, Oct. 8, the traditional bonfire will be lit at 7:30 p.m. with folksinging around the fire accompanied by students playing their guitars.

Saturday will begin with the homecoming parade at 12:30 p.m. followed by the football game at 2 p.m. matching the FHS Falcons with the Livonia Stevenson Spartans.

At 8 p.m. Mother Goose's Magic Menagerie, the homecoming ball, will begin and feature the Plain Brown Wrapper. The dance is sponsored by the senior class and tickets are selling for \$4 per couple at the school.

## Strike Chances

Continued from Page 1A

in petitioning for a fact-finder because this would speed up the process. If only the FEA petitions, Allen says, it would take 10 days before the state appoints a fact-finder.

THE ONLY matter to be settled is salary for the first year of a two-year contract, added Allen, revealing that both sides seem prepared to sign a two-year pact.

Because salary is the only issue, Allen says, it shouldn't take long for the fact-finder to make a recommendation. Under this process, he explained, one man is assigned to investigate the facts and present recommendations in writing.

The MEA recommendations "unquestionably carried a lot

of weight with our members," says Allen, "because they were leery of taking a strike vote in force of their advice."

## John Kenastas Is Marching

FARMINGTON John Kenastas, son of Mr. and Mrs. John Kenastas of 2643 Westmeath, Farmington is among the new members of the Michigan State University Marching Band.

This year, the newly expanded \$15-man marching band begins its second century as an MSU tradition.

Kenastas is an advertising major at MSU and a 1971 graduate of Farmington Senior High School.

## If the Shoe Fits



By BERNIE ZIVOV

MY SON'S NEW SHOES ARE SIZE 1 AND HIS OLD ONES ARE 13'S. CAN HE WEAR THE OLD SHOES FOR AWHILE TO PLAY IN?

It would be safer to shine up his old shoes for Sundays and let him wear the roomier new shoes for school and play. Parental pride tells us that children must look their best when we take them to church but hurt pride heals quickly. Deformed bones are extremely difficult to straighten and that's an understatement if there ever was one.

The rigors of play - the running, jumping, twisting, turning - are strenuous for the child's feet. It is for play that the most properly fitting shoes are most necessary.

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## Trailblazers Meet Oct. 7

FARMINGTON Trailblazers Father and Son Trails Together is the motto of the new YMCA program which began last fall in Farmington.

Last Oct. 25, fathers who had been in Y-Indian Guides together planned this new program for their sons who are 9-12 years old.

They wanted to still do things together with their sons but they wanted to be separate from the activities of Y-Indian Guides. They met with the YMCA's community program director, Fred Lindholm, and designed an exciting program.

The YMCA Trailblazers invite you and your son (aged 9-12 years old) to join them. You can learn about this program at an informational meeting on Thursday, Oct. 7, in Dunckel Junior High School cafeteria from 7:30 p.m. to 8:45 p.m. Dunckel school is located on 12 Mile Rd., just east of Farmington Rd.

This program is open to all fathers and sons in Farmington, West Bloomfield Hills, Clarencville and Novi. Call the Farmington area YMCA if you cannot attend this meeting but are interested.

One of the most important parts of the program was that the sons took over the leadership roles as officers of their group. They called their group crews, after the space crews going to the moon, and chose names like Galaxie 8, Blaze I Crew, and Mariners.

The activities were planned jointly by the fathers and sons. And they did everything from playing volleyball at a school, to hiking in the fall woods at Proud Lake Recreation Area, to taking a two-day canoe trip through the primitive section of the south Au Sable River.

The objectives of the program were fulfilled because the fathers and sons did important and exciting things together. And secondly, the fathers saw their sons grow in leadership.

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