

Growth of Apartments Cited in Farmington Study

Apartments—when properly regulated, and placed in upgraded areas where they appeal to upgraded families—are a tax boon to a community, the Farmington city planning commission has reported.

A report turned over to the City Council last week said

apartment properties now in under construction could produce \$44,844 annually in school, city and county taxes. It said a comparable figure was \$19,188 for single family development on the same property.

The school district, they said, could expect about 50 students from 500 apartments while the same property with one-family residences on it would produce about 140.

It was estimated that public safety costs would run 25 per cent less and public works costs 75 per cent less for apartments than if the areas were developed with houses.

This, planners attributed to the concentration of population in a small area, the centralization of service needs and the general makeup of the apartment dweller.

The density factor, along with the above-average incomes of apartment dwellers, prove to be valuable assets to the stability of the business climate, planners said.

They estimated the purchases

power ratio at five to one. "Based on 500 apartment units, it is estimated that there would be a gross income of \$4,894,500 compared to \$1,001,000 if the same properties were developed for single-family residents," they reported.

They assumed that 20 per cent of the gross income would be spent in local retail stores, thus arriving at a \$1 million spending figure for apartment dwellers and \$200,000 for those living in houses.

Planners suggested that sections of the building code dealing with sound - proofing and fire - proofing be suggested to meet Federal Housing Administration recommendations.

City Manager John Dineen was authorized by the council to draw up the revisions.

He noted that complaints about noise were prevalent among apartment dwellers who answered the planning commission survey.

"If you weighed apartments versus single-family dwellings on a dollar-and-cents basis, apartments provide a much higher tax base, cause less burden on the school district, require less municipal services and create higher purchasing power than single-family developments," planners said.

But they emphasize other factors.

"The City of Farmington has grown in stability due to the fact that it is unique in that it has the quaintness of a small town yet the services of an urban area," they said.

"If apartment development gets out of balance with this image and the general character changes, it may have a detrimental effect on the entire community."

Present zoning will allow ultimate development of about 617 apartment units in the city and about two-thirds that num-

ber now are occupied or near completion.

One apartment site has room for 16 more units and all others are under construction. The rezoning requests

of two developers are pending.

Such development is desirable if compatible with the surrounding property, according to the planning commission.

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Men In Service

Clarence C. Baughman, airman, USN, son of Mr. and Mrs. Clarence E. Baughman, 11785 Camden Rd., Livonia, is a crew member of Attack Squadron 25 aboard the Navy attack aircraft carrier USS Midway which recently returned from a tour of duty in the Far East. The squadron is home based at the Naval Air Station, Lemoore, Calif.

Douglas H. Fahle, shipfitter, USN, son of Mr. and Mrs. Norman E. Fahle, 30825 Westfield, Livonia, is a crew member of the Navy guided missile cruiser USS Little Rock operating out of Norfolk, Va. The Little Rock is in Norfolk undergoing annual drills and inspections before a cruise to the North Atlantic in June.

Paul M. Neff, fireman apprentice, USN, son of Mr. and Mrs. Bravise Neff, 36286 Lawrence Drive, Livonia, is a crew member of the Navy fleet oiler USS Salomonie, serving with the U.S. Sixth Fleet in the Mediterranean. While in the Mediterranean, Salomonie will enable ships of the fleet to remain at sea longer by providing them with fuel oil, jet fuel and aviation gasoline while underway.

Dennis F. Bales, electrician's mate, USN, son of Mr. and Mrs. Floyd E. Bales, 11141 Oakwood, Livonia, is scheduled to graduate June 12 from Electrician's Mate School at the Naval Training Center, Great Lakes, Ill. He is studying the repair, maintenance and operation of modern naval electrical equipment. The curriculum also includes the preparation and use of electrical blueprints and wiring diagrams.

John B. Ayres, USN, son of Mr. and Mrs. Robert M. Ayres, 11966 Stark Road, Livonia, recently participated in the rescue of 38 merchant seamen of the American freighter Taddai Village which ran aground near Yokosuka, Japan while serving Seventh Fleet in the Far East.

Army 2d Lt. John W. Marshall, whose wife, Linda, lives at 11375 W. Clements Circle, Livonia, was assigned to the 1st Infantry Division Artillery at Fort Riley, Kan. Marshall, son of Mr. and Mrs. John M. Marshall, 9024 Shadydale, Livonia, is assistant intelligence officer in the artillery's Headquarters Battery. He was graduated from Bentley High School in 1960.

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