

Farmington Enterprise

EDITORIALS

Development Too Valuable To Lose

A valuable piece of property approximately 3-1/2 acres in size adjacent to the American Legion Hall property on Grand River Avenue has sat vacant for many years.

Now the city has an opportunity to get it totally developed and in a rather attractive manner with buildings that will add an estimated \$750,000 worth of valuable tax base to the community. The 113 unit apartment development at this location proposed by Thomas Duke, local builder and developer, would add no more school children in the community to have to build schools and provide teachers and educational materials for. It would provide local businesses with at least 225 more potential customers.

In our opinion, every effort possible, including some compromise thinking if necessary on the part of not only the city and developer but also by the handful of nearby homeowners, should be the principal objective at this time. It should not be just a clear cut acceptance or rejection of the re-zoning requested. The proposed development is too valuable to lose.

We know there are many arguments to be made both pro and con on the value of apartment developments to a community. But, considering what Duke has done in the community in the past, it is reasonable to assume that he plans nothing but a high class type of development at this location and that he will rent only to a good class of people. We are sure nearly everyone will agree that his River Glen Apartments, closer to the downtown area in the city, are an attractive and beneficial addition to the community. Duke has stated that he plans much the same type of units at this new location and he is not a man to go back on his word.

Some will argue that we are getting too many apartments and it looks like this is the case to us as laymen. But the people who are investing the money in more and more apartment developments across the nation each year think

otherwise and they are better qualified than we on this matter. They see a new living trend with more and more people desiring the advantages of an apartment type of living.

The parcel of land as now hodge-podge zoned is not very likely ever to be developed, in our opinion. The chances of getting an industrial plant of any value on the front 200 feet on Grand River presently zoned for industry are slim. Industrial firms want more land area for future expansion possibilities. The fact that this industrial zoned land abuts single family residential zoned property directly to the south also leaves no doubt in our mind that many more homes will ever be built in that area. People just aren't building nice homes anymore on properties that back up to industrial plant sites.

We feel that the many adverse effects that the four present owners of homes on the south side of Sherwood Street claim will result if the apartments are built are greatly exaggerated.

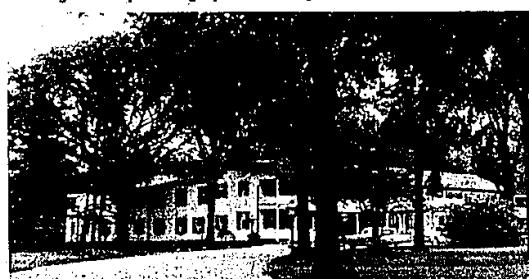
Perhaps the city could require some better decorative measures by the developer on that portion of the parcel nearest to the Sherwood Street homes. It might even be possible for Duke to alter his plan to allow more of a green-belt area at the southeast corner of the site. A third possibility might be that he buy the one or two houses closest to the apartment site.

It is our feeling that every possible proposal which sounds reasonable should be explored and that, in the final determination, councilmen will decide on what is best for the community as a whole but not lose sight of the fact that the individual rights of the four homeowners presently living on Sherwood Street cannot be totally ignored either.

We repeat, our feeling is that it is too valuable an additional development for the betterment of the community to lose if there is any feasible way of allowing the re-zoning to permit it.



GROUND WAS broken for the new Brookdale Club development in February of 1964. Pictured here for the groundbreaking, left to right, are: Thomas A. Duke, owner; Joseph Floore, manager of the Farmington Office of First Federal Savings and Loan; Russell Maybee, manager of the Redford Office of First Federal Savings and Loan; Allen Buchinger, vice-president of Manufacturers National Bank of Detroit; John Dinan Farmington City Manager; and George A. Duke, Jr., owner.



AN EXCELLENT dining place just minutes away from the Brookdale Club is historic Botsford Inn located on Grand River Avenue. The inn, a landmark in the community, was at one time owned by Henry Ford.

Has Indoor Pool

A second huge fireplace and barbecue is available in this room. Once again one finds an entire wall of sliding glass doors going out to another delightful balcony.

These two comfort controlled rooms with air - conditioning and balanced heating systems are a pleasure to use.

In addition to the sparkling lighted blue pool, there are gaily colored parasol tables, and brightly covered chairs for comfort.

A cool dip in a magnificent kidney shape pool is available to residents. A beautiful stone faced and colonial facade building offers a warm welcome to the residents at Brookdale Club.

Upon entering the huge double doors, one finds a

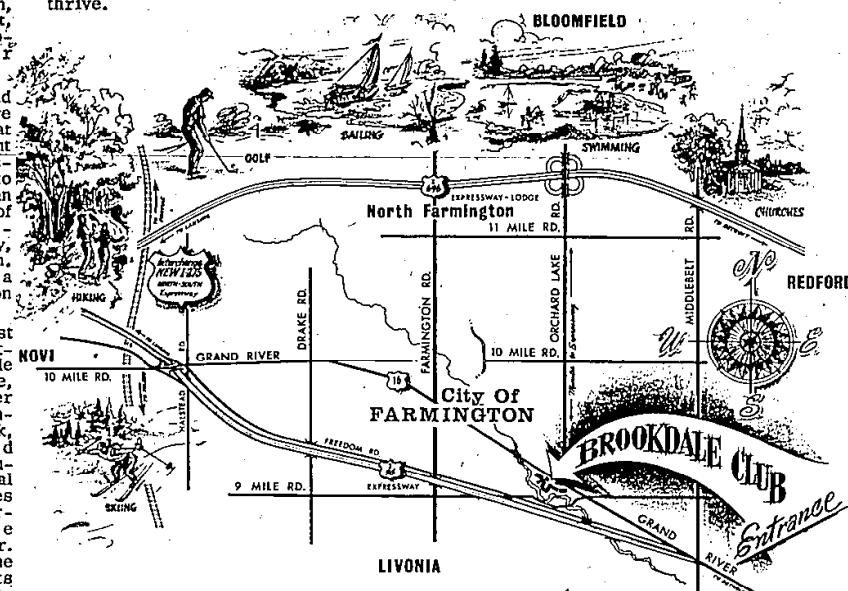
split level landing with stairs to the upper level Community Room, or the lower level swimming area.

Picnic Area Offered

Certainly an unusual feature of Brookdale Club is the picnic area available. Apartment residents are generally not used to having country appurtenances such as this available.

To drive from downtown Detroit, all the way to Brookdale Club, via Expressway 696 and a few minutes on Orchard Lake Road, arriving to find a cool spot beside a stream for a leisurely evening picnic is certainly refreshing.

To be able to leave one's apartment and steps away on the property grounds find a picnic hideaway is a pleasure.



Shopping Nearby

Full shopping center facilities are provided approximately 1,000 feet east of the Brookdale Club site at the Farmington Plaza Center.

Both convenience and comparison goods as well as a full range of services such as barber, beauty shop, banking, and professional office services are clustered in this area.

In addition, a major center of many years standing within the City of Farmington, approximately 3/4 of a mile west on Grand River, serves the entire region.

Flaming Torches Light Entrance

One can hardly pass through Farmington without admiring the lovely facade and entrance to Brookdale Club.

The two massive flaming torches marking the entrance promise something unusual, and unique, and examination of Brookdale Club premises finds the promise fulfilled. The torches not only supply a certain amount of light, but add a unique and pleasant entry to Brookdale Club. They provide simple identification for guests attempting to find Brookdale Club for the first time.

First Federal Provides Funds

The permanent financing for Brookdale Club of Farmington was arranged by First Federal Savings and Loan of Detroit.

First Federal, one of the largest savings and loans in the United States, with a branch office located in the city of Farmington, provided the foresight, confidence, desire, and ability necessary for a project of this size.

The best laid plans and dreams of developers are oftentimes snagged on that final and all important item, satisfactory financing. The availability to Southeastern Michigan builders and developers, of First Federal's experience, size, and ability, is a vitally important item. Equally important is a short term or construction money.

One of Michigan's finest banks, Manufacturers National Bank of Detroit, made available the money. Here, once again, the developer often finds problems. Manufacturers National Bank, a locally owned and operated financial institution, as is First Federal Savings and Loan, provides great size, valuable experience, and progressive thinking to the developer. This bank, keyed to the needs and services of its customers, is a tremen-