

# OAKLAND PLUS

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## AUBURN HILLS

# \$3 million to go toward townhome development

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A \$3 million townhouse development near the Clinton River is one of the first among \$93 million in residential construction projects expected in downtown Auburn Hills in coming years.

Primary Place, an 18-unit development planned by Farmington

Hills-based Steuer & Associates at the corner of Primary Street and Grey Street, was approved by City Council earlier this month.

The 35,000 or so college students in the Auburn Hills, the city's central location and nearby employers and recreational opportunities make its downtown ripe for growth, said David Steuer, president of the

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TIM THOMPSON — THE OAKLAND PRESS

David Steuer in downtown Auburn Hills, where his company Steuer & Associates has received approval to build Primary Place, a \$3 million townhouse development.

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## Development

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construction firm.

"The new wave in urban planning is really feet-on-the-street (and) walking distance to places of interest," he said.

Construction on the Craftsman-style, 1,500-square-foot townhomes at Primary Place is slated to begin in the spring.

The plans call for two-car garages, open kitchens, great rooms and decks.

Steuer said he first met with city officials and began visiting available properties a year ago. "I've never met such an enthusiastic government employee," he said of City Manager Tom Tanghe.

Auburn Hills Community Development

Director Steve Cohen said other future projects on the city's radar include:

- The Parkways, a \$46 million Mocer Companies development north of the Clinton River Trail and west of Adams Road with 76 townhomes, 72 stacked flats and a 160-unit senior housing complex.

- Burton-Katzman's \$9 million River's Edge of Auburn Hills development at Squirrel and Auburn, with about 45 lofts and 1,600 square feet of restaurant or retail space.

- A potential \$20 million student housing development north of Auburn Road.

A \$9.5 million, 97-unit apartment complex with ground-floor retail opened on Auburn Road last year.

The city began a focused effort in 1999 to build density in downtown, Cohen said.

"What we're trying to do is create a sense of place. The City of Auburn Hills has a lot to offer: A lot of different housing types and a lot of different employment opportunities."

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