

Master Plan

(Continued from Page One)

...ingham directly as they are competitors in a new and because Birmingham is a part of the regional balance.

2) An attempt to establish a reasonable pattern of development for the entire community. Excessively high or low densities of population are to be avoided. A balanced design for the city will be developed which is economically sound community.

3) Protect and encourage the development of attractive and stable residential neighborhoods, both for privately owned and rental type housing.

4) DEVELOP A structural pattern for the city that is convenient and conducive to the provision of public services at a minimum cost. An unplanned network of streets, alleys and private ways affects the cost of utility installation and maintenance, as well as the everyday living habits of the citizens.

5) Decide what area is so intimately bound with similar problems and outlook as to find mutual benefits in combining an incorporation with the city of Birmingham.

External influences in development of the city plan were considered significant. Such points as industry to the east and south of Birmingham, the rapidity of population growth to the south, the fact that drainage basins of two rivers divide Birmingham, and the use of Woodward, Maple and Fourteenth Road as regional traffic arteries, were considered.

"AN OBVIOUS FACT so frequently overlooked by residents of Birmingham when considering the community is the necessity for each family to have an opportunity for employment and to obtain needed services," Barr said.

"Factories and commercial business establishments are essential to a sound economy, but the factories need not be within the city limits for its economy to be affected.

"Studies made by the Detroit Metropolitan Area Regional Planning Commission indicate an increase in the number of small plants being built in areas outside of Detroit.

"During the 1937-1949 period a total of 85 plants moved from Detroit to a location north of Eight Mile Road.

"These industries were mostly in the fields of machinery, fabricated metals and chemicals. A majority of these industries were seeking lower tax rates and more land use. In choosing their new locations they were also influenced by good highway access, public transportation for their workers, electric and gas service.

"IN 1949 there were 200 industrial plants in the area comprising Royal Oak, Bloomfield Hills, Southfield and West Bloomfield Townships. A number of those in Troy Township are on East Maple Road or adjacent to the eastern boundary of Birmingham.

"The city of Royal Oak increased its number of industrial plants from 6 to 38 between 1937 and 1949. Oakland County has accompanied its industrial expansion with a substantial population growth. Increase in population have brought their influence right to Birmingham's boundaries.

"Without doubt, the demand for housing within Birmingham has been influenced by these developments near its borders. The character of housing is also affected by the type of workers in these factories, and the salaries paid them."

BARR POINTED OUT that if there was a large demand for single bedroom, bachelor-type living units, the character of community development would be different than if the demand was for family dwellings to be occupied by executive and highly trained personnel.

"The salary bracket of persons living in Birmingham will also regulate the type of commercial goods being sold in the community, he believes.

The fact that Birmingham is drained by both the River Rouge and the Clinton River makes it necessary in considering the fu-

City Engineer To Report on Oak St. Widening

Engineering studies of the proposed widening and paving of Oak street, from Woodward to Lakeside, will be reported to the city commission Monday night, City Engineer S. E. Gare said.

"All the field work is completed, and we have prepared data on three possible street widths," he revealed.

He said the "proper width" street would require all the trees on the north side to come down. Oak west of Lakeside is 40 feet wide.

"He admitted the widening might bring the curb pretty close to graves in Greenwood cemetery.

"IN CONNECTION with this widening, I don't know whether the Oak street bridge can be widened. It depends on its condition and the site of the opening for the watercourse," Gare said.

The property is located north of the subject of considerable study. A few years ago the city considered the subject, but dropped it when property owners' a fronting on the section to be widened objected.

However, during the past year increasing numbers of residents living in the northwest section, and who use the street every day, have been prodding the city to go ahead with the widening.

Redeemer Lutheran Educational Bldg. Plans Completed

The Rev. Theodore Wuggazer, pastor of the Redeemer Lutheran church, reveals that preliminary plans, together with an artist's color drawing of the new educational building, are completed.

The plans will be presented and discussed this month before meetings of the various church groups. Monday night the voters assembly made their study Monday evening and gave their approval.

The annual fellowship dinner Jan. 14 at the Ladies Missionary society also will feature the presentation and discussion of the plans.

"THE NEW BUILDING will cost approximately \$100,000, exclusive of drives, and include a parking lot for about 75 cars.

The building is located at the rear and to the east of the present church building. Modern Sunday school rooms for 500 children will be provided as well as a fellowship hall and a special room for youth activities.

Construction work on the new building will probably start early in the spring, Rev. Wuggazer believes.

Charles Ryan Named To Head Troy Civil Defense Program

Charles R. Ryan, Troy township supervisor, was named last week by the township board to head the township civil defense program.

The board also designated itself as the township civil defense committee. Members felt the supervisor should be named to the post because it would take a great deal of time and he would be in the best position to fill the job.

IT WAS EMPHASIZED that no politics will be involved in the civil defense program and it will be entirely a bi-partisan proposition.

The board also officially issued the call for the primary election in the township to take place Feb. 19. The last date to register to vote, and for filing nominating petitions is Jan. 30.

Deadline for payment of township real estate and personal taxes was set by the board for Feb. 10, according to Norman R. Barnard, township clerk.

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City Rejects \$24.50 Claim by Builder

A claim against the city for \$24.50 was denied by the city commission Monday evening.

W. P. Taylor and Son of Hazel Park who are constructing a home in Bloomfield Estates subdivision, claimed this amount represents the cost of restaking a house after the original stakes were knocked out by a mowing machine by a city of Birmingham employee.

The property is located north of the Springdale park entrance, City Manager Donald C. Egbert said the situation arose when a scout group had a picnic at the park.

THE GROUP HAD planned a ball game and the sponsors were advised that the city did not maintain the area north of the park entrance.

Egbert recommended to the commission that the claim should not be paid because the park superintendent warned that the property was private and not a part of the park. He said he didn't know who was responsible for removing the stakes.

New Company Opens Office in Birmingham

The Edwin P. David and Co. has opened new offices in the Briggs building, 222 East Maple.

It will offer business management services, real estate and business opportunities and commercial services of many types.

Two City Patrolmen To Attend Traffic Control Institute

Two Birmingham policemen will be sent to the Northwestern University traffic institute Apr. 23 to May 11 because of a need in the Birmingham police department for specially trained officers to handle problems in connection with traffic control.

The city commission Monday evening approved City Manager Donald C. Egbert's recommendation that \$600 be appropriated to send Patrolmen Lee White and Ralph Kelley to the institute.

Police Chief Ralph Moxley

Police Chief Ralph Moxley said both these men have shown considerable interest in traffic work and are fully qualified for this type of technical training.

The course deals primarily with police phases of traffic control and also acquaints the officers with other elements of control and their relation to police activity.

After their return Egbert said one officer will be assigned primarily to traffic engineering work to conduct studies, prepare analyses and recommendations for correction of conditions creating traffic problems. The other one will deal more directly with traffic congestion.

Baldwin Cagers Meet Hazel Park Here Friday

By DON HALPIN

The Birmingham high school basketball teams will play host to Hazel Park in the third league encounter of the current season tomorrow with the reserve game beginning at 7 p.m. and the varsity game at 8 p.m.

Records of the two teams indicate that this should be an interesting evening of fast-moving basketball.

Hazel Park has a season record of one victory against four defeats while the Maples have one victory with three defeats, not including the Mt. Clemens game which was played Tuesday.

THE MAPLES will take the floor with a complete squad, finally rid of injuries to Barry Wall and Tom Tracy, while Tom McKinley and Don Halpin have completely recovered from recent illnesses.

The Parkers' Coach B. N. Goba will bring a rather green team, with but two lettermen returning from last season's squad.

High Twelve Hears Medical Man Speak

Development of modern medicines was discussed at the Monday dinner meeting of the Birmingham High Twelve club by Lloyd Beemer, representative of Parke, Davis Company.

Reports of the past year will be made at the Jan. 15 meeting.

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