

Basic Planning Units

# 20 Township Neighborhoods

Take basic planning principles along with the existing pattern of residential development of an area. Superimpose the whole framework on the town to be planned. It was the start in Bloomfield Township's planning unit development.

The basic framework, in many cases, is predetermined by fixed elements. These include major roads, existing subdivisions, commercial development, lakes and large non-residential uses such as golf courses, gravel pits, schools and the like.

THE EXISTING PATTERN of development in Bloomfield Township is dominated by (1) a number of sizeable lakes and (2) those transportation arteries which tie Pontiac and Detroit together—Telegraph and Woodward. The Grand Trunk Railroad also

serves such a function, however, it is generally depressed throughout the township and is so far less of a barrier than the two thoroughfares.

SQUARE LAKE Road between Telegraph and Opdyke is an artery of significance and will be even more so when the Chrysler Expressway interchange is constructed in the northeast corner of the township to tie into Square Lake Road. Complicating the figuring of residential planning areas is Bloomfield Hills City, a five square mile municipality. Pontiac and Birmingham occupy significant areas that were once portions of Bloomfield Township too.

Restricting the development of planning units to the township proper is necessary, however, in order to have authority to control development and provide related public services.

Standards considered necessary, as mentioned in the story on page three of this section, include:—an elementary school, playground site, park and shopping center.

THE ELEMENTARY school

stands as a prime requisite focal point. In Bloomfield Township, however, the density of residential development is so light that it would be unrealistic to provide elementary schools within walking distance of all pupils.

Lack of sidewalks is an additional reason to assume that the school buses will continue to play a major role in terms of transporting children to school.

A common characteristic that all such units should have would be local neighborhood recreational facilities which, in some cases, would be in conjunction with the elementary school.

IN ADDITION, each residential planning unit should be conveniently served by neighborhood level shopping facilities.

These should be relatively small centers with convenience types of stores—supermarkets, drugs, hardware—and service shops—cleaners, shoe repair, barber.

IN THIS WAY, the residential planning units would be basically self-sustaining as far as being conveniently served by neighborhood level recreational facilities and day-to-day retail and service needs.

In reviewing existing development, the bulk of the existing subdivisions are located to the south of Quarton Road, to the east of Bloomfield Hills, and to the north along the Pontiac City limits. However, there are no sections that are without existing subdivisions.

OWING PRIMARILY TO the fact that unlimited commercial development has been held in check in the past, there is little mixing of incompatible land uses in the township.

The large map on this page is a step toward softening the problems of the future. Planners can better tell the needs of the future by outlining the neighborhoods.

THEN THEY took a census of acreage in the township, and how many lots are being used in the present and how many are available for use in the future.

As the chart shows this has significance when the potential population especially of school children is projected.

This can give some indication of future school needs and with the right figures can indicate the cost of these needs.

AS THE GRAPH shows the largest neighborhood in the township will be neighborhood "K." It is bounded by Telegraph and Inkster Road, Quarton and Long Lake.

Its total acreage is 2,060. It is the least developed for its size at present with only 791 existing lots and an anticipated 1,793 more.

This will give it an eventual total population of 8,855 with 1,169 elementary-age school children.

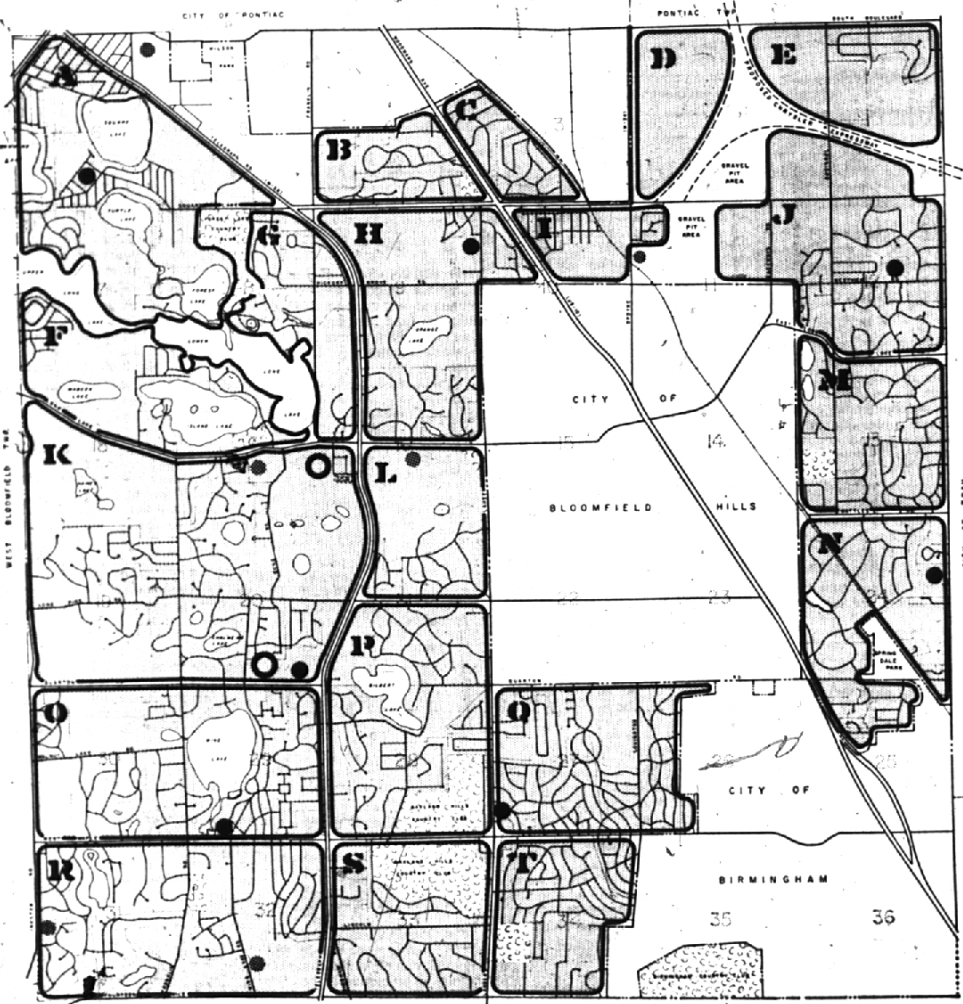
A CLOSE CHECK of the chart shows that the number of anticipated dwelling units do not equal the sum of existing lots plus potential lots in most of the neighborhoods. This is because planners envision some of the potential residential lots going into playground and recreation sites.

In neighborhoods "N" and "R" the number of dwelling units is greater than the number of existing lots plus potential lots due to the existence in the future of multiple residences in these areas. There in multiple areas there are more than one dwelling unit per lot as the name implies.

According to another study carried on by the planners all but seven of the neighborhoods have sufficient land zoned for neighborhood shopping at present.

The ones that don't neighborhoods "D," "E," "F," "J," "M" and "T" have no neighborhood shopping areas zoned at present.

Planning Unit	Total Acreage	Existing Lots	Potential Lots	Dwelling Units	Population	Total K-6 Students
A	1,200	915	656	1,561	5,305	700
B	325	328	71	388	1,320	175
C	234	413	32	432	1,470	194
D	362	440	267	689	2,340	312
E	515	172	836	985	3,350	445
F	695	234	490	709	2,410	318
G	442	252	375	611	2,080	273
H	889	742	575	1,346	4,580	603
I	256	296	263	544	1,850	243
J	989	480	941	1,428	4,850	643
K	2,060	791	1,793	2,605	8,855	1,169
L	505	190	431	608	2,065	274
M	647	489	151	626	2,130	284
N	733	380	253	638	2,170	287
O	1,190	834	641	1,456	4,950	626
P	1,005	597	360	935	3,180	420
Q	738	1,024	254	1,261	4,290	567
R	1,198	842	799	1,656	5,630	747
S	668	378	213	575	1,955	258
T	561	779	76	834	2,835	376
Totals	15,215	10,576	9,477	19,887	67,615	8,944



- RESIDENTIAL PLANNING UNITS
- QUARTI-PUBLIC
- PUBLIC LAND
- SECONDARY SCHOOL
- ELEMENTARY SCHOOL
- SCHOOL PROPERTY

PROPOSED PLANNING UNITS

