

CBDD Plan

(Continued from 1-A)

an effectual off-street parking, relative compactness of business buildings, lack of extensive residential blight and the presence of distinctive grouping.

THE REPORT was divided into two major categories: existing conditions and resolutions for the improvement of the CBD.

Diversion of nonbusiness traffic was urged as a major consideration in the plan, but vehicular access into the business area was termed just as important.

In general the plan described Birmingham's CBD area as being bounded by Hunter, Oakland, business and parking areas north of Willis, Chester, Brown and the business areas south of Brown and Forest.

THE STAGING of improvements in the proposed plan were considered from the standpoint of providing the most critical improvements first.

The report recommended that the improvements be made in this order: peripheral route right-of-way, parking area expansion and the construction of the peripheral route and the parking areas.

At the present time the commission has taken steps toward the widening of Chester and Oakland and has authorized the city administration to look into the possibility of constructing a parking lot in the southwest quadrant.

IN 1961 it was estimated that the cost of the peripheral route would be between \$855,000 and \$1,000,000, depending on whether or not a 12-foot wide traffic separation was incorporated in the plan. The estimate included property acquisition and construction costs but did not include values for public property required for the right-of-way already owned by the city.

The report stressed that the key to the entire proposed CBD plan was the providing of the peripheral route.

The report pointed out that, generally speaking, property necessary for the peripheral route development were at that time undeveloped or under-developed.

It was assumed by the consultants that there were no county, state or federal funds available to assist in the purchase or construction necessary in the proposed plan.

FOUR MAIN stages of putting the plan into action were outlined in the report.

The first stage recommended the straightening of the Willis-Oakland-Woodward intersection. It also recommended the acquiring of additional right-of-way for the peripheral route on Chester from Maple to Brown.

The final step in the first stage was listed as the acquiring of additional right-of-way for the peripheral route at the intersections of Maple and Browne and Maple-Chester for traffic approaches for the route.

The second stage covered the

steps to be taken to acquire additional property to enlarge the municipal parking system.

THE THIRD stage of the report recommended the construction of the peripheral route and its approaches to accommodate four lanes of moving traffic and to construct additional parking lots.

The fourth and final stage outlined the final steps to be taken to put the final touches on the downtown area.

It recommended:

- * The closing of Henrietta between Martin and Merrill to include it as part of the civic center.
- * Closing of Townsend between Henrietta and Pierce.
- * Vacation of Bates between Townsend and Brown for additional multiple family development.
- * Vacation of Townsend between Bates and Chester for Community House and multiple family development.
- * Close Henrietta, Bates and Chester south of Brown for single-family residential protection.
- * Closing of Park Street north of Oakland for single-family residential protection.
- * Vacation of half a block of Bates south of Willis to consolidate parking.
- * Widen roadways to permit adequate traffic and parking movements on the remaining streets in the CBD area.

* Widening of Park Street north of Oakland for single-family residential protection.

* Closing of Park Street north of Oakland for single-family residential protection.

* Vacation of half a block of Bates south of Willis to consolidate parking.

* Widen roadways to permit adequate traffic and parking movements on the remaining streets in the CBD area.

* Widening of Park Street north of Oakland for single-family residential protection.

THE REPORT offered three possible suggestions for financing the project: (1) municipally owned property which could conceivably be sold and the proceeds used for the development of the plan, (2) Birmingham's "considerable" bonding capacity and (3) the city's taxing capacity which would be necessary to meet the bond requirements.

It was noted that perhaps the most equitable method of paying for the proposed improvements would be to assess the major share, if not all, of the costs, against the benefited district.

The developers of the report hoped that the proposed plan and improvements would raise the property values and tax base of all benefited property.

The degree of increased value may be a moot question, they noted, but felt that it would go a long way toward preventing deterioration that has occurred in many other cities.

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SPECIAL ELECTION

To the Qualified Electors:
NOTICE IS HEREBY GIVEN, That a Special Election will be held in the Villages of Beverly Hills and Bingham Farms, County of Oakland, State of Michigan

AT
ALL PRECINCTS
within said Village on
Monday, March 11, 1963

FOR THE PURPOSE OF VOTING ON THE FOLLOWING PROPOSAL:
Shall the following described property located within the County of Oakland, State of Michigan and described as follows:
Land in the Village of Bingham Farms, Oakland County, Michigan, described as:
Part of the S. W. 1/4, Section 4, Town 1 North, Range 10 East, Southfield Township, Oakland County, Michigan, described as:
Beginning at the center of Section 4, thence S. 3° 22' E. 501.24 feet along the North-South 1/4 line; thence S. 88° 24' W. 800.00 feet parallel with and 501.00 feet South of the East-West 1/4 line; thence N. 3° 22' W. 501.24 feet to a point on the East-West 1/4 line; thence N. 88° 24' E. 800.00 feet along said 1/4 line to the point of beginning. Containing 9.2011 acres.

be detached from the Village of Bingham Farms and annexed to the Village of Beverly Hills pursuant to the provisions of Act No. 278 of the Public Acts of 1909 as amended?

Notice Relative to Opening and Closing of the Polls ELECTION LAW, ACT 116, P. A. 1954
SECTION 720. On the day of any election, the polls shall be opened at 7 o'clock in the forenoon, and shall be continuously open until 8 o'clock in the afternoon and no longer. Every qualified elector present and in line at the polls at the hour prescribed for the closing thereof shall be allowed to vote.

THE POLLS of said election will be open at 7 o'clock a.m. and will remain open until 8 o'clock p.m. of said day of election.

BETTY J. CHINN, Clerk of Beverly Hills
EVELYN WHYBREW, Clerk of Bingham Farms

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