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City Continues Studies After Approving Downtown Plan

The drive to refuel the City of Farmington's Central Business District (CBD) is shifting into second gear with the engagement of a very synchronized clutch.

The first phase to redevelop the CBD was completed Dec. 14 when the city's planning commission formally adopted the master plan for the downtown area.

The ink on the master plan was still drying when the city entered into the second phase. The synchronized shift was made because the council must know how much money the city will contribute to redevelopment in 1971 before approving the 1971-72 budget.

AFTER the planning commission approved the CBD master plan, the city council voted to authorize immediate further study of the downtown area.

High priority for this study is analysis of traffic flow and parking conditions on the north side of Grand River. The study will also involve an engineering design and layout for the municipal parking lot in the Downtown Farmington Center.

The work will be done by Tapan Datta, consultant and traffic engineer for Goodell, Grivas & Associates of Southfield. Datta, who performed the studies for the CBD master plan, will be paid \$15 an hour for an estimated total cost of \$2,250 to the city.

The study of the commercial strip on the north side of Grand River between Farmington Rd. and Warner, will cost about \$1,500.

James Platt, Bruce Habermehl and Jess McDonald are presently serving on a planning commission subcommittee assigned the task of developing the city's capital improvement program for the next six years.

The six-year program must include any funds the city wants to invest in the downtown business area in 1971-72, explains City Manager John Dinan, if the council is to allocate the money in the next fiscal year's budget.

DEADLINES ARE quite important at this point, adds Dinan, because the planning commission is required by state law to approve the six-year capital improvement program by its second meeting in January.

Another deadline which concerns the north side of Grand River is Datta's suggestion that parking must be removed from Grand River by 1972. Additional parking is currently seen for the north side of Thomas Street.

The restructuring of the parking lot is based in part on Datta's findings that customers normally will not walk more than 400 feet while shopping downtown.

Datta also discovered that during peak business hours

70% of the parking spaces are used by persons employed at businesses in the Center.

Projected traffic counts will also necessitate the re-routing of vehicles around the Grand River - Farmington Rd. intersection by 1980, Datta reports.

AT THE Dec. 14 commission hearing, Richard Tupper pointed out that the CBD has been expanded to include the Farmington Junior High property north of School Street excluding the City Park area.

Tupper, chairman of the downtown redevelopment committee (DRC) of the commission, explained that the mid-rise and high-rise buildings are basically a concept and will not necessarily be located on the exact property shown in the master plan.

"The concept is a vertical growth pattern in lieu of horizontal to reduce the possible encroachment of the expansion of the CBD into residential areas," he explains.

Don Stoddard, another DRC member, says the first phase of implementation for the Downtown Center parking lot will be to improve traffic flow and parking count to allow for expansion of 6,500 square feet of new building area.

The plan is highlighted by improved pedestrian walkways, aesthetics including a fountain, trees, and plantings to make the shopping center more attractive and to encourage and retain future shoppers in the downtown area, says Stoddard.

Dennis Phenev, another DRC member, explains pedestrian movement will be upgraded by improving crosswalks within the parking complex. Datta discovered that 25% of the parkers spent less than 20 minutes shopping and more than 63% spent less than 30 minutes shopping.

TUPPER REPORTS that the commission wants to establish certain decor for front elevations in the CBD and this phase will be undertaken in the future.

Platt, a DRC member, says the vertical growth pattern is necessary to provide the diversification of services necessary for a vibrant downtown area. By 1980, Platt commented, the CBD will expand by 50% from 400,000 to 600,000 square feet.

The major features of the CBD master plan, as reported earlier, include:

- Redevelopment south of Orchard St.
- Multi-story buildings.
- Redevelopment of the Downtown Shopping Center.
- Realignment of Orchard St.
- Expansion of surface off-street parking.
- Pedestrian circulation facilities.
- Commercial expansion south side of Grand River and east of Federal's Department Store.
- Specialized retail stores west of Federal's south parking lot.

Another redevelopment step to be taken in the very near future will be enactment of a new, more restrictive, sign ordinance for the downtown business area.



FABIAN'S SANTA — The Community of Christian Youth of St. Fabian Catholic parish in Farmington gave a Christmas party recently to 110 patients of Beverly Manor convalescent home in Novi. The CYC members donated two Christmas trees, ornaments, cookies, punch and a gift for each patient. Santa Claus (Mark Garcia) is shown visiting one of the patients. The teens made and sold holiday candles to buy the gifts. (Eric Schooley photo)

LANDMARK GONE — The water tower on Farmington Rd. south of 12 Mile has been removed and is on its way to northern Michigan. The tower, a Farmington Township landmark, was purchased in 1957 by Thompson-Brown Co. for \$44,500 from the Chicago Bridge & Iron Co. It had a 150,000-gallon capacity and served 825 homes in Kendallwood subdivisions until township water was connected. The tower, 125-foot high, was dismantled by Detroit Crane Co.

what's inside

Amusements	6A
Bowling	6B
Churches in Action	9A
Sports—Prep and Pro	8A, 10B
Spotlight on Women	7A

A Holiday

All Observer Newspaper offices will be closed next Friday, Jan. 1, for the observance of New Year's Day. Deadlines:

- News-noon Wednesday
- Classified ads-5 p.m. Wednesday
- Display ads-5:30 p.m. Tuesday

Observer Newspapers Seeks Boys Turning 12

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HARRISON'S HOLIDAY — "Holiday at Harrison," the first all-school activity at Farmington's new high school, featured a box lunch in homerooms with student entertainment. Lunch money saved was donated for needy families. In one of the homerooms, Lynn Bernadett performed. (Evert photo)

Troop 163 Has 2 New Eagles

Two members of Farmington Boy Scout Troop 163, sponsored by Antioch Evangelical Lutheran Church, were elevated recently to the rank of Eagle.

Bruce McDermott, 16, son of Mr. and Mrs. Bernard McDermott who live in Canterbury Commons, is a troop bugler and patrol leader. He joined scouting in Minnesota, is an acolyte in Orchard Methodist Church and is active in that church's youth program. He attended Filmont Scout Ranch in New Mexico and is a member of the Order of the Arrow.

Douglas O'Neil, 17, son of Mr. and Mrs. Douglas O'Neil, is a life-long member of Troop 163 and has served as

assistant, patrol and senior patrol leader. A senior at North Farmington High and member of St. Fabian Catholic Church, he has walked the Pontiac Trail and is a member of the Order of the Arrow.

Fred Monroy presented the Eagle award to Douglas and Bruce at the court of honor ceremony. Hal McDavid was master of ceremonies and Hartley Thornton gave the keynote address.

Monroy says that only one out of every 5,000 boys in Boy Scout make it to the coveted rank of Eagle Scout, a life-time rank.

Troop 163 scoutmaster is Tom Smith who is assisted by Scott Brown and Bob Meyers.

John and Bill say:




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