

the westerly side of Strathmoor, northerly of Chippewa, state that they have secured F.H.A. commitments to construct a number of veterans' houses on the property which they own, but that said commitments were given subject to the creation of full width streets adjacent thereto and the improvement of said streets in accordance with F.H.A. regulations.

Investigation discloses that Strathmoor, southerly of Chippewa, is 60 feet wide and that this street northerly of Chippewa is 37.5 feet wide, further, that the portion of the street which is less than 60 feet wide presently comes to a dead-end approximately 100 feet south of the southerly line of Norfolk extended. It is further disclosed that all of the land necessary to widen this street to a width of 60 feet and to open Norfolk, thereby giving outlets to the east and west of Strathmoor, is all presently vacant. Efforts to obtain dedications of the land necessary to open and widen the aforesaid streets have been unsuccessful.

After careful consideration, it is the opinion of the City Plan Commission that the widening and opening of Strathmoor between Chippewa and Norfolk, and the opening of Norfolk between Mark Twain and Hubbell, would constitute necessary and beneficial local improvements, and it is therefore recommended that the necessary action be taken to effect such openings and widening by condemnation, and the cost thereof be assessed against the benefited area, all of the above being shown on attached plan No. 876-1.

Respectfully submitted,

GEO. F. EMERY,

Planning Director-Secretary.

By Councilman Kronk:

Resolved, That the Corporation Counsel be and he is hereby directed to prepare the proper resolution for the opening and widening of Strathmoor Ave. between Chippewa and Norfolk Ave. extended, and for the opening of Norfolk Ave. between Mark Twain and Hubbell Aves. to widths of 60 ft. in accordance with City Plan Commission Plan No. 876-1, and submit same to this body for approval.

Adopted as follows:

Yeas—Councilmen Comstock, Connor, Edgcomb, Garlick, Kronk, Oakman, Smith and the President Pro Tem—8.

Nays—None.

City Plan Commission

December 9, 1948.

To the Honorable, the Common Council:

Gentlemen—There is returned herewith the petition of Harold Fink, et al (2095), which requests the opening of an alley westerly of and adjacent to the subdivided properties

fronting upon Charleston Avenue from Colton Avenue to a point approximately 244 feet south of Remington Avenue.

An investigation of this matter discloses that a number of the lots on the westerly side of Charleston southerly of Colton are occupied by dwellings having garages at the rear thereof, which have as their only means of access vacant property which has been used for alley purposes but which has never been dedicated for such purpose; further, the lots fronting upon Charleston are for the most part of such width that construction of side-drives are not possible. Investigation of the records discloses that the land necessary to create an alley in the section lying between Colton and Winchester Avenues is presently owned by private individuals, and further that the land necessary for such an alley lying southerly of Winchester is owned in part by the City of Detroit, having been acquired for playground purposes, and the balance thereof is owned by the State of Michigan.

The Department of Parks and Recreation of the City of Detroit is presently negotiating with the State agency having jurisdiction over the land not owned by the City, and information furnished by that department indicates that there appears to be a possibility of favorable action being taken by the State during 1949 to convey the said property to the City of Detroit for recreational purposes. Representatives of the petitioners have been conferred with, and they are quite anxious that action be taken to acquire and set aside that portion of the land which is not State owned at the earliest possible date in order that they may be assured of the continued use thereof for alley purposes. All interested City departments have been conferred with and it has been determined that they have no objection to the opening of the alley as proposed.

After careful consideration of all the factors involved, it is the opinion of the City Plan Commission that the creation of the alley as proposed would constitute a necessary and beneficial local improvement, and it is therefore recommended that the necessary action be taken by your Honorable Body to acquire by condemnation that part of the proposed alley lying between Colton and Winchester Avenues, and further that the easterly 18 feet of Lot 24, located on the southerly side of Winchester westerly of Charleston, be set aside for alley purposes. The Department of Parks and Recreation, which has jurisdiction over the last mentioned parcel of land, approves of the use thereof for alley purposes.

It is further recommended that action covering that portion of the alley which involves land now owned by the State of Michigan be deferred until such time as title thereto has passed to the City of Detroit, all of the above being shown on attached plan No. 311-57.

Respectfully submitted,
GEORGE F. EMERY,
 Planning Director-Secretary.

By Councilman Kronk:

Resolved, That the Corporation Counsel be and he is hereby directed to prepare the proper resolution for the opening of alley to a width of 18 ft., west of the Charleston ave. frontage between Colton and Winchester aves., and submit same to this body for approval, and further

Resolved, That the easterly 18 ft. of lot 24 on the south side of Winchester ave. west of Charleston ave. be and the same is hereby set aside and designated for alley purposes, all of the foregoing in accordance with City Plan Commission Plan No. 311-57.

Adopted as follows:

Yeas—Councilmen Comstock, Connor, Edgecomb, Garlick, Kronk, Oakman, Smith and the President Pro Tem—8.

Nays—None.

City Plan Commission

December 10, 1948.

To the Honorable, the Common Council:

Gentlemen—Further studies have recently been made by the Department of Parks and Recreation and the City Plan Commission in precisizing the boundaries of the proposed Rouge Valley development. The present survey included the area between Fenkell and McNichols Road.

The generalized line that had previously been determined included within the area a considerable amount of housing that is in good condition and would be rather costly to acquire. This housing is also on high ground and, therefore, is not subject to flooding at such times as the River Rouge overflows its banks.

The Department of Parks and Recreation has recommended to this office the deletion of these properties and the limiting of the ultimate park development in this area to those lands that are subject to flooding and unsuitable for residential development. After study of the Parks and Recreation proposal, the City Plan Commission believes that it would be expedient to confine the Rouge Valley development in this area to the lowlands, and, therefore, recommends that the Master Plan of Major Parks be amended by deleting therefrom the following properties:

Lot 82 on the south side of S.

Riverdale Drive between Ridge Avenue and Hazelton;

Lots 98, 99, 100 and 102 to 112 inclusive on both sides of Riverdale Drive and Ridge Avenue between Florence and S. Riverdale Drive;

Lots 136-150 inclusive on the north side of Sunnyside between Riverdale Avenue and Iliad;

East 100 ft. of Lots 70, 71, 72, E. 150 ft. of 76-85 incl., E. 100 ft. of lots 86-103 incl., Lots 771-781 inclusive on the west side of Iliad between Fenkell and Puritan.

It is further recommended that the Land Use Plan for the City of Detroit be amended to change these lots from the present indication of Major Public Recreation Areas to One and Two-family Home Areas.

Respectfully submitted,
GEORGE F. EMERY,
 Planning Director-Secretary.

By Councilman Kronk:

Resolved, That the Master Plan of Major Parks be and the same is hereby amended by deleting from the Rouge Valley development the property described in the foregoing communication from the City Plan Commission, and further

Resolved, That the Land Use Plan be and the same is hereby amended to change the above described lots from Major Public Recreation Areas to One and Two-family Home Areas.

Adopted as follows:

Yeas—Councilmen Comstock, Connor, Edgecomb, Garlick, Kronk, Oakman, Smith and the President Pro Tem—8.

Nays—None.

Department of Public Works

December 3, 1948.

To the Honorable, the Common Council:

Gentlemen—This is to certify, in accordance with Article 5 of the Contract Agreement for the following contracts that work provided for in said contracts has been given final inspection and has been found fully performed and the contractors have submitted an affidavit that all payrolls, material bills and other indebtedness connected with the work have been paid.

PW-563—Fairmount Dr., Boulder to Cordell, contractor, L. M. Cooper, \$7,218.00.

PW-611—Duchess, Casino to Moross, contractor, L. M. Cooper, \$14,301.40.

PW-442—Riad, 360 ft. N. of Casino to Moross, contractor, L. M. Cooper, \$14,593.85.

PW-553—Rockcastle, Canyon to Moross, contractor, L. M. Cooper, \$7,964.98.

PW-590—Whitehill, Casino to Mo-