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### We Heard It Said By:—

**MRS. MONZELLE CLARK**, teacher at Barnum junior high school: "Barnum is the only junior high school in the state and among the few in the country which has such complete radio equipment. With the completion of our control booth, we are almost on a professional basis. The wonderful part of it is the fact that the youngsters of the school have earned most of the money through their own projects."

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# United Fund Picks Headquarters for Its 1950 Campaign

Campaign headquarters for the Birmingham-Bloomfield-Franklin division of the United Fund Torch drive will be at 144 W. Maple, in space provided by the Birmingham YMCA, it was announced this week by Henry Whiting, division chairman.

The fund drive in the metropolitan area will extend from October 17 to November 9.

Mrs. J. Rowland Quinn, campaign director, said plans are well under way for a successful campaign for funds to support the activities of over 140 agencies.

Included in the 1950 effort, Mrs. Quinn said, are funds for the Birmingham girl scouts and the local portion of funds for St. Joseph Mercy Hospital free clinic, which in the past has obtained its money from a tag day in Birmingham and neighboring cities.

AS IN THE 1949 drive, a portion of the funds raised will be given to the Pontiac Community Chest for its charitable agencies.

Other local agencies supported by the Torch drive are the boy scouts, Family Service and visiting nurses, as well as a number of Detroit groups which extend their services into this area.

Mrs. Quinn asks all men and women willing to devote five or six hours in soliciting their neighborhoods, to call her at MI 4-4712.

Committee chairmen appointed to date include:

Co-chairman, William Breech; publicity, Mrs. Raymond Giffels, assisted by Mrs. Albert Riebling; special gifts, Mrs. Edward E. Rothman; speakers bureau, Mrs. William M. Milligan; and poster display, Hal P. Buerge.

SOLICITATION activities will be in charge of the following chairmen:

Commercial and professional division, Frank Couzens, Jr.; industrial division, Matthew Whittlesey; Bloomfield Hills residential, Mrs. Charles E. Carey; Birmingham residential, Mrs. T. Hollister Mabley; Franklin, Mrs. Bernard F. Magruder; Wing Lake, Mrs. Luther E. Lawrence; Foxcroft, Mrs. Walter M. Pohl; and Bloomfield Vilage, Mrs. H. R. Wolmsley.

The chairman for Beverly Hills is to be announced later.

### We Heard It Said By:—

**MRS. BERRIEN C. KETCHUM**, 746 Suffield, referring to the current display of paintings at Barnum and Hill schools: "We feel that we have been very fortunate in being able to present this series of famous paintings to our school children and the general public off the city. Only through the work of the PTA Council and the Barnum group were we able to obtain them from the University of Michigan extension department. They will provide a hundred or more painting reproductions of the world's most famous artists from the ancient to the contemporary.

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# City Future

Continued from Page 1

all study of the city's future was made.

Outlining objectives of the new plan, Barr and his assistants said they worked with these aims:

1: To decide what kind of community development will fit regional economic conditions, in line with commercial, industrial and residential developments in communities surrounding Birmingham and influencing its growth.

2) Establish a reasonable pattern of development for the entire community, attempting to avoid excessively high or low population densities and presenting a balanced design for the city to aid in its preservation and economic future.

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 of cost. An unplanned network of streets, alleys, and private ways would affect the cost of utility installation and maintenance, as well as the everyday living habits of citizens, Barr said.

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

By means of a series of charts and maps, Barr traced the city's growth by decades from 1920 to 1950, showing that growth has been steady, substantial, but not phenomenal.

Birmingham's growth as a part of the growth of Oakland County and the Detroit metropolitan area are closely tied, he said. What this growth has meant in population trends and in terms of home construction and other community facilities must be examined in the light of the over-all area growth, he believes.

"BIRMINGHAM CITIZENS now face a critical problem that is new to the history of the Community—a shortage of buildable land," he said.

"When the present available land is used, citizens will be forced to select one of three land policies — either maintain the present land use and population density as it now exists, or annex adjacent open territory, or change the land use pattern to permit more apartments and a higher population density.

"A decision on this question must be made now in order to make proper plans for city services. If the issue is postponed now, an answer will be imperative within 10 years."

Between 1940 and 1950 Birmingham's population increased 37.6 per cent, the report shows, with the 1950 population according to U. S. Census estimates at 15,370.

The average Birmingham family now consists of 3.12 persons, who occupied 4,934 family dwelling units on April 1, 1950.

On Jan. 1, 1950 there were 3,734 parcels of land within the city limits that were vacant and zoned for residential purposes. If this land were all used, Barr said, and assuming the average family would be 3.1 persons, a total population for Birmingham of 26,945 is possible.

BARR ESTIMATED that in line with present growth trends it is probable that Birmingham's 1960 population will be 21,000 persons, if present boundries are maintained.

"Attractive residences will make Birmingham a desirable place to live, but those very assets must be supported by a firm economic base," Barr declared. "A reasonably self-contained city must have a balanced amount of industry, commerce and residence.

"Birmingham had such a balance early in its history, but today its economic base is composed primarily of residential and commercial properties supported by money earned in other communities. There is no reason to believe that this condition will change radically unless Birmingham extends its boundaries. The unused land within the city now available for industrial expansion is limited.

"Birmingham's location, however, in reference to major highways and urban centers, is one of its major assets for certain types of commercial enterprise. Any business concern that desires its representatives to contact firms throughout southeastern Michigan will find Birmingham convenient for its headquarters.

TO WIDEN ITS economic base Birmingham should endeavor to attract field or regional sales offices for various types of equipment companies, insurance agencies, advertising firms, printers, architectural and engineering design firms, and commercial suppliers for the industrial area developing east of the city.

"Since property taxes furnish about 70 per cent of the city's operating budget, property assessments and land use pattern set by the zoning ordinance play an important part in the financial program of the city.

"Maps showing assessment values at different periods frequently indicate areas that are static or decreasing in value. When this occurs it is necessary to consider measures that may return the section to greater usefulness or it becomes an economic drag upon the whole city. These corrective measures may be the building of a sewer, paving of roads, or change in use."

BARR PRESENTED two charts illustrating graphically the part assessments play in the city's financial structure. From his experience as a city planner and in view of data from other cities, he raised the question whether Birmingham should continue its policy of low assessment values and a high tax rate or a low tax rate and high assessment values, which might give a greater flexibility to municipal financing.

In development of the land use pattern for Birmingham, Barr's group assumed that Birmingham can and should continue as an attractive residential city; that development to the north, west and south of the city will be for residential purposes and for industry to the east; that Birmingham will grow as a commercial center for the area; that a balanced development for family needs would require recreational areas within every section of the city; and that a better economic balance will be obtained if the commercial area is expanded beyond the merchandising of household needs to counterbalance the lack of industrial space.

THE PROPOSED LAND use plan recognizes existing subdivision patterns, existing uses, desirability of consolidating the various uses rather than scattering them, and future needs.

Speaking of shopping centers, Barr said a string of businesses along a highway is inconvenient to shoppers. He recommended that stores be consolidated into areas where buildings can be grouped into attractive, efficient units.

The land use plan recommends a central commercial area for general merchandising and neighborhood shopping centers for services frequently used by all families. The plan provides for location of these neighborhood shopping areas with reference to street access, boundaries, and potential number of families to support the centers.

The traditional apartment building is obsolete, he said, with renters now desiring light, air and landscaped lawns as much as the home owner. Rental developments under the plan would follow this pattern.

BARR PRESENTED a map of existing zoning and one of proposed zoning which would be a means of implementing the master land use plan. Significant changes from two-family to single family zoning are reflected in the study.

An inventory of existing educational and recreational facilities was made under the plan and where these facilities are inefficient or poorly located, proposals were made to corerct the condition.

Possible future location of schools and playgrounds were considered.

To increase efficiency and decrease costs of city services, certain "unnecessary" streets were recommended to be closed and alleys in residential areas eliminated wherever possible.

It was also proposed that future resubdivisions of existing large properties be made in accordance with the complete street pattern proposed.

The plan encompassed a study of the trunk sewer system of the city and highlighted improvements in areas now with inadequate sewers or no sewers. Also included were areas outside Birmingham whose sanitation problems it is felt can only be solved by cooperative action with the city. Recommendations concerning future sewer construction also were made.

PROBLEMS OF SEWAGE disposal, traffic, schools and postal facilities closely link Birmingham with surrounding communities and can largely be solved only through joint action, Barr said.

Problems of annexation or expansion were explored.

A project map was presented by Barr as a check list of projects standing between Birmingham as it is today and what it hopes to be after attaining the ultimate goal under the master land use plan.

The period of future growth covered by the plan may range anywhere from 10 to 20 years, it is emphasized, but with a master plan as the basis for thinking, the future growth of the city can be mapped.

Barr has been retained as a consultant to develop the master plan since October, 1949. He is a nationally recognized planning authority and is professor of urban planning at Michigan State College, East Lansing. Mr. Barr is the author of several books on city planning, and is consultant to a group of cities on their growth problems.

# McGirr

Continued from Page 1

Detroit Consistory and the local High Twelve club. He was a former member of the Southfield board of education.

Surviving besides his widow are these children, Mrs. Curtis Adamy of Reed City; Mrs. Richard Sheely of Vero Beach, Fla., and Patricia, at home.

TWO BROTHERS, Albert McGirr of Sprat and Elmer McGirr of Hale, also survive.

Services were held from the Manley Bailey funeral home Saturday with burial at Acacia Park cemetery. Members of Birmingham lodge held their memorial ceremony at the grave. The Rev. Emil Kontz officiated.

# Parking

Continued from Page 1

number of capable citizens willing to give their time and abilities, for little or no pay, toward solving civic problems.

"Many of these have training and judgment which the city could not possibly afford to compensate if they were to set their usual fees for services given.

"WE CANNOT REPAY them. Their reward is in the satisfaction of a good piece of work well done and put to use.

"We hope that such will be the case with Mr. Hogan's work on Birmingham's off-street parking program.

"We are grateful to Jim Hogan for his work on the plan commission. We think it has been of high statesmanlike caliber."

### We Heard It Said By:—

**Charles Mortensen**, Birmingham Chamber of Commerce manager: "I am still working on the matter of getting waste paper receptacles placed on the strategic downtown corners. We can use the 55-gallon barrel type with open top, or possibly find some interested groups who will chip in so the city can get the closed top kind, which are the more attractive and neater. I wonder if there is any person or organization who might have an extra $10 or $12, the cost of one of the better kind of containers?"

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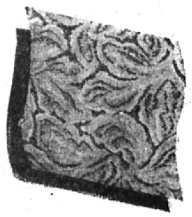

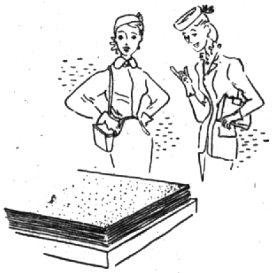

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