

# ATOMIC HEAT SEEN SUPPLANTING COAL

## Exploitation Would Prove a Boon to Cities, Building Managers Hear

Special to THE NEW YORK TIMES.

BOSTON, June 26—Owners of urban real estate stand to gain more than any section of the business community from the industrial exploitation of atomic energy, Arthur C. Babson, vice president of Babson's Reports, told the fortieth convention of the National Association of Building Owners and Managers at their closing luncheon today.

"Commercial buildings consume approximately 18 per cent of all electric power produced," Mr. Babson said. "An official report of possible industrial uses of atomic energy estimated last year that, with the price of coal delivered on the Eastern seaboard at \$10 per ton, electric power could already be generated as cheaply by atomic energy as by steam-heated coal in the large Eastern coastal cities with indications that future costs would be greatly reduced."

"Large-scale chemical and metallurgical processes using huge quantities of heat and power, of necessity now located near sources of cheap coal and electricity could be moved close to large metropolitan areas through the utilization of atomic heat, with resulting benefit to the consumer and urban property owners."

"Coal smoke," he continued, "is a curse visited on all great Eastern and Middlewestern industrial cities. One authority has estimated that it costs the nation in the vicinity of \$500,000,000 per year, of which cleaning and damage to property amounts to \$140,000,000 per year."

"Through generating cheap atomic heated steam in central plants for distribution throughout the cities, the smoke from hundreds of thousands of urban chimneys could be largely eliminated. This, with the conversion of large industrial plants and electric power houses to producing steam by atomic heat, would allow a clean and healthy atmosphere in our great cities."

"Property owners in the great Eastern and Middle Western industrial cities know that the population growth curve has flattened out in their cities during the last seventeen years, although the country as a whole continues to show healthy growth."

"Atomic power could well be the force to stem this tide by making large cities more desirable and attractive places to live in and less expensive places in which to do business."

"If we are not able to come to some working agreement on atomic energy with Russia and other nations capable of producing uranium, those of us interested in urban property can look forward to the prospect of even higher taxes, unnatural decentralization of industry, which will depreciate urban property values and increase building vacancies, to say nothing of the grave possibility that our great cities and people living in them will face the threat of annihilation."

"Failure to control the destructiveness of atomic energy points down the road of national disaster, while proper utilization of man's most potent discovery can lead us to new heights of human endeavor."

The association elected the following officers: Stanley M. Buckingham, manager of the Williamson office building in Cleveland, president; J. Clydesdale Cushman of New York City, president of the Cushman & Wakefield Building and Management Agency, vice president, and James F. Cook Jr. of St. Louis, secretary of Isaac T. Cook Company, secretary-treasurer.