

Urban growth should be our opportunity, not our enemy. It invites us to correct the past; to build new places that are infused with nature and stimulating to man's creative sense of beauty; places that are in scale with people and so formed as to encourage and give strength to real community which will enrich life; build character and personality; promote concern, friendship, brotherhood. This is the purpose of our civilization—the only valid, ultimate purpose of any civilization—to grow better people; more creative, more productive, more inspired, more loving people.

Here we are, the most prosperous and powerful Nation in the world. It has been said that ours is the first Nation in all history that has the capacity to do whatever it has the will to do—replace men with computers; land men on the moon; eliminate poverty.

Is it too much for such a Nation to expect that we will substitute, for aimless sprawl, places of scale and beauty that are felicitous for the growth of our people? Certainly not, but to do it we must equip our severely under capitalized homebuilding industry to acquire, plan and develop land on a larger scale than is now possible. That is the purpose of the FHA insurance program.

Furthermore, we must equip our local governments to assemble land for large scale planning and development; to serve it with public utilities and roads; and then market it to private developers for construction of houses, apartments, stores, offices, industry and all the components of a sound community that is the purpose of the loans to local land development agencies.

May I illustrate what such a local land development agency might accomplish by sketching what we are doing in Columbia. And we are doing here what in many, if not most, metropolitan areas of the United States can only be done by local government.

We have assembled, at a cost of \$23 million, 165 farms and parcels into 15,600 acres of land lying midway between Baltimore and Washington in Howard County, Md. Here we have planned the city of Columbia, which begins development this fall and is scheduled by 1980 to have a population of over 100,000 people. It will not be just a better suburb, but a complete new city.

It will employ 30,000 people in its plants, offices, stores, and institutions; provide housing for 31,000 families ranging from high-rise apartments to 10-acre lots, and priced to serve the company janitor as well as the company president. It will have 70 schools, 50 churches, a college, a hospital, a library system. It will be a city consisting of 9 small towns of 10,000 to 15,000 each with their own schools, churches, stores, and services centered at a village green. The towns will be separated by 3,500 acres of permanent open space, 5 lakes (which we will build), stream valleys, forests, 26 miles of riding trails, parks, and recreation areas will interlace the entire city.

At the center will be a lively downtown with department stores, offices, hotels, restaurants, theaters, concert halls, galleries, central library, college, hospital. Downtown will have a 100-acre lake as its front yard and a 50-acre forest at its side. The towns will be connected to one another, to downtown, and to employment centers by a bus system running on its own right-of-way.

And will Columbia hurt the city of Baltimore? Why, of course not. Would the city of Baltimore be better off with irrational, piecemeal, inefficient sprawl reaching out from its borders than it will be if the same growth is accommodated within complete well-planned new communities? Baltimore has enormous opportunities that are not available to Columbia or any other outlying new community. It has a massive employment center at its core, strong retail facilities; the graduate schools of the University of Maryland, the Peabody Conservatory of Music, the Central Branch Library, the center of government, a magnificent harbor. The center of Baltimore is, and always will be, closer to more people in the metropolitan area than any single outlying location. Baltimore's task, and that of every other American city, is to correct its obsolescence; get rid of its slums; to address itself to the urban renewal opportunity through comprehensive planning large enough to re-form the center of the city into a beautiful, efficient, powerful economic force, and to reshape the older areas around downtown into a system of healthy, slum-free communities. Any new community developer would be off and running if he had the advantages that are now held by the central city. A city's job is to make itself work for its people and its purposes. It cannot benefit by aimless, irrational, sprawling suburbs, nor will it be hurt by the encouragement of well-planned, well-formed new communities.