

The mayors have been misled and they will see that this is so. But the country cannot wait these precious years, when the growth is rolling in on our cities, and stand aimlessly wringing our hands in anguish about our inability to handle the demands of urban growth. We owe it to our country to make our civilization the best that we know, and not hold it back to something much less than the best, in order to avoid unhappy contrast with the worn-out, old inner cities which we know we must renew.

And what about the homebuilder? The homebuilding industry is one of the largest industries in America, and yet there are no large corporations engaged in it. It is a proliferation of small enterprises that, individually, lack the capital to engage in large-scale development. There are very few, if any, homebuilders in America who could have, out of their own resources, invested \$23 million to acquire the land that will be Columbia. And without such large-scale land assembly, comprehensive planning and good community development is almost impossible. Let me illustrate:

1. We were able to preserve the three major stream valleys in our area—and over 3,000 acres of forest—because our landholdings were large enough to transfer development out of these areas onto the land most suitable for development. We have thus been able to establish lakes, bridle paths and an open-space system which will serve the entire city of Columbia. Our first two lakes will cost over \$1,500,000.

A builder acquiring a few hundred acres or even a thousand acres could not possibly have absorbed this cost. But spread over 15,000 acres it adds only \$100 per acre to our land cost—less, we believe than the value added.

2. We have provided for a public transportation system in Columbia—a bus system, running on its own right-of-way separated from the roads and the pedestrian walkways; connecting all the village centers, downtown, and major employment centers. Forty percent of the population will live within a 2-minute walk of a bus stop. Buses will run every 5 minutes at 10 cents a ride for adults and a nickel a ride for kids, and, according to our engineering projections, be fully economic. But the success of this system depends upon a wide variety of uses—major employment centers, retail stores, offices, hotels, schools, etc., and a large population of prospective users. A development of a few hundred, or even a few thousand acres, could not hope to provide such a system.

3. We have been able, in Columbia, to relate the schools to the communities they serve—an elementary school at the heart of each neighborhood; a junior high school and a high school at the heart of each village. All kids will be able to walk or ride a bike to school. At the present cost of school busing in Howard County, it is possible that the county will save more than a million dollars a year in school busing alone. And the schools will be a part of the communities where the kids and their parents live. We have been able to lay out, with the approval of the school board and the local planning commission, more than 50 school sites to meet the school needs in Columbia over the next 15 years. All of this is only possible because of very large land holdings and large scale planning.

4. We were able to acquire the ugly commercial islands along U.S. 29, where it runs through the heart of Columbia, and we will be able to extinguish these commercial uses. Thus, instead of having these ugly beginnings of commercial blight extend like a cancer along the main road through our town, we have been able to establish Columbia Pike (U.S. 29) as a landscaped parkway for the 5 miles it passes through Columbia. We will strengthen the commercial use and the service to customers by concentrating business in attractive, well-planned business centers off the parkway. We paid premium prices for some of this land, as high as \$75,000 an acre in some instances, and we could afford to do it only because we could spread the excess cost over our large land holdings. A developer of a few hundred, or even a few thousand acres, could not have assumed this burden.

5. Washington's National Symphony has reached agreement with us to provide 30 concerts a season in a summer musical festival in Columbia each year for the next 20 years. Thirteen Protestant denominations have joined together to form a Religious Facilities Corporation and a cooperative ministry. The Catholic archdiocese and the Jewish faith are represented as participant observers on this Church Committee and are working closely with the Protestant churches to achieve the maximum interfaith cooperation. This is one of the most remarkable demonstrations of cooperation among the churches that we have seen in