

Columbia To Offer Home Sites

By JACK LEWIS

THE planned new "city" of Columbia, which was projected last week to be eventually the size of Silver Spring today, will begin offering homesites next spring to individuals and small and tract-type builders.

Real estate brokers will earn commissions for sales under a formula to be finalized and announced by the Rouse Company, developer of Columbia which is expected to have a population of 110,000 by 1980.

Home buyers are to be assessed 75 cents per \$100 of assessed valuation, money which will go to the Columbia Association for operation and maintenance of public facilities. Those include parks, lakes, swimming pools, tennis courts, playing fields, public meeting rooms, village halls, transit system, child-care centers, arts and crafts programs and other activities.

Aspects of the development were discussed by two Rouse officials, James W. Rouse, president, and W. Scott Ditch, assistant vice president, at a real estate conference staged by the

Equitable Trust Company at the Eastwind, Baltimore county.

"Beginning sometime next spring, people will go to Columbia to live and work," Mr. Rouse said.

Mr. Ditch predicted that up to 7,000 persons will be at work within two years in building up the community. It is destined to remain an unincorporated area, with normal governmental services provided by Howard county.

Mr. Rouse indicated he is convinced the public will see the beginnings of a "city" next spring.

"Really, our general purpose is to build a whole new city . . . to bring together in an orderly, favorable way, a better environment, a better place to run businesses . . ." Mr. Rouse said.

Now undergoing development on a 14,100-acre site is the Village of Wilde Lake, the first of nine villages which will make up most of Columbia.

It lies about midway between

Baltimore and Washington, bounded by Route 108, New Route 176, I-95 and new Route 32 and intersected by planned Columbia Route 29. Roads are planned to accommodate traffic of the 1980's and 1990's, Mr. Ditch said.

Road Work Underway

Road work is under way and utilities are being installed in Wilde Lake, a 23-acre man-made body of water at and near which the Rouse Company will build garden apartments and town houses. First units will be built in the spring.

The apartments, which will contain one to three bedrooms, will be similar to those in the Village of Cross Keys, a Rouse development, but a "little bit more luxurious," a spokesman said.

To get under way soon is an exhibit center, a visual aid to help the public better under-

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