

COMMUNITY RESEARCH AND DEVELOPMENT, INC.

INTRA-OFFICE MEMORANDUM

27 December 1963

to: James W. Rouse

from: W. E. Finley *W.E.F.*

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re: Planning and Operations
Report on Howard County

PLANNING

We have continued to meet with County officials, formally and informally, in order to understand their problems and to establish a liaison with them for planning and other purposes. These officials include Mr. Wilmer Sanner and Mrs. Doris Thompson, Chairman and Vice-Chairman of the Planning Commission; Mr. Walter Henley, County Director of Industrial Development; Jack Larrimore, Chief of County Police; and, of course, we have established daily working relationships with Tom Harris, the County Planning Director.

We continue to find friendly and cooperative attitudes in most people including the leadership of the Howard County Civic Association. Your speech to them on December 5 seems to have been well received, the few barbed questions notwithstanding.

We are pretty well firmed up on the three surveys aimed toward achieving a better understanding of people's desires and attitudes about Howard County. The first pilot telephone survey will be conducted by Sidney Hollander and Associates to determine Howard County residents' attitudes toward the sufficiency or lack of public or private facilities, their local government, life generally in Howard County, as well as their loyalties toward Baltimore and Washington. It will cover such matters as TV listening preferences, newspaper readership and the like.

The second and third surveys are aimed at gaining more detailed information on people who now work in the major employment centers in Howard County, i.e., Hopkins, Grace, Westinghouse, etc. We are primarily interested in better understanding the immediate potential housing market and why people have

JWR

27 December 1963

chosen either to live or not live in Howard County. The information will be gathered by employment and income categories. Grace Labs has responded immediately to both allowing us to circulate questionnaires to their employees as well as giving us employer information; Hopkins shows some resistance, and Westinghouse prefers to answer a fuller questionnaire. The results of these surveys should give us real insight for planning purposes.

We have continued to meet with highway and utility officials and consultants and are pleased to report that John Funk, the State Highway Commissioner, has announced that Interstate-95 from the Baltimore Beltway to the Capital Beltway will be finished in four years.

The sewer and water situation is pretty much as we understood it: it is available at a price but is, of course, subject to the normal delays of bureaucracy in what has been a highly controversial organization, the Metropolitan Commission. I think there are reasons to believe that it may be desirable to look toward a departure from standard methods of providing sewer and water to our area.

We expect to have our first 1" = 200' scale topographic sheets by January 1, 1964. We have made a 1" = 800' scale working model of our entire area. It will be used for broad planning purposes and is very important to thoroughly understand the lay of the land. Mort Hoppenfeld and Bob Tennenbaum will use this working model as well as the new topo sheets to analyze the development potential of our area from both a utilitarian and esthetic point of view.

I believe that the sessions we have had thus far with our advisory group on education, recreation, public health, communication, and community structure have been most valuable. Our staff looks forward to the sessions in January on employment, the role of women, higher and continuing education, as well as the studies on alternative physical forms for the community. By Spring, we should have a pretty good understanding of what community institutions we will want to plan for and how they will all fit together into the new community we are planning.

We have added a much needed draftsman to the staff. He will report on January 6th.

OPERATIONS

The School Department has been attempting for some time to buy additional land for the Harriet Tubman High School on Rt. 32. We have purchased all the surrounding land and they have been after us to make some kind of a deal. Ideally, we would have liked to delay additional acquisition until after our plans are complete. However, the School Department, under community pressure, must enlarge their site immediately to comply with State site standards. We have negotiated for them to purchase 10 acres of fairly flat cleared land and about 10 acres of adjacent fairly steep wooded land for future nature study purposes. We have offered to sell them

JWR

27 December 1963

the property at what it cost us.

John Shallcross arranged for a professional forester to cruise portions of our timbered land in order to make recommendations on how best to manage the wooded areas with an eye toward both conservation and possible income. The forester has found that we will have considerable income when and if we decide to cut out the mature timber. However, we have decided not to proceed with any cutting prior to the time that our plan is approved by the County because of the possible misunderstanding by residents of the area. The forester will continue to examine our 4,000 acres of wooded land and will present a comprehensive report on responsible forest management.

Bill Fulton and John Shallcross have looked into the problems and opportunities related to the establishment of fish and game preserves. It certainly seems advantageous for us to establish the maximum size preserve (450 acres), providing the income picture is satisfactory. Eventually, such a use should be located in the greenbelt area or wherever we locate permanent open space.

We have been approached by the Arundel Corporation, a large sand and gravel company, because of their interest in possible gravel deposits on our lands. We have given them permission to make test borings at their cost and will, when the time comes, possibly negotiate for our eventual ownership of their worked-out pits which could easily be made into scenic and useful lakes.

We have been approached by the Archeological Society, a branch of the Maryland Academy of Sciences. They would like permission to do archeologic diggings on our property and report to us any findings of unusual value. We are working out a method of operation which will be valuable to them but which clearly protects our interests.

Charles Sample attended the County zoning hearing on the request of the West Virginia Pulp and Paper Company for their new research laboratory proposed immediately southwest of Hopkins APL. The permit was granted last Tuesday.

We have started serious thinking on both an industrial development program and a public relations program aimed at putting Howard County "on the map" in the minds of the business-industrial community of the East as well as the general public in the Washington and Baltimore areas. Because of its rural character, Howard County has not been well known and it seems desirable to use this planning period for making the area better known in general even prior to our having a community plan.

We have searched our holdings for an appropriate headquarters building for HRD, and have concluded that the only place of suitable quality which will not require considerable additional outlay is the Smith house on 29, about a half mile north of 32.