

Washington's new communities

Reports on a survey by the Washington Center for Metropolitan Studies

January 1965



The WASHINGTON News

A SCRIPPS-HOWARD NEWSPAPER

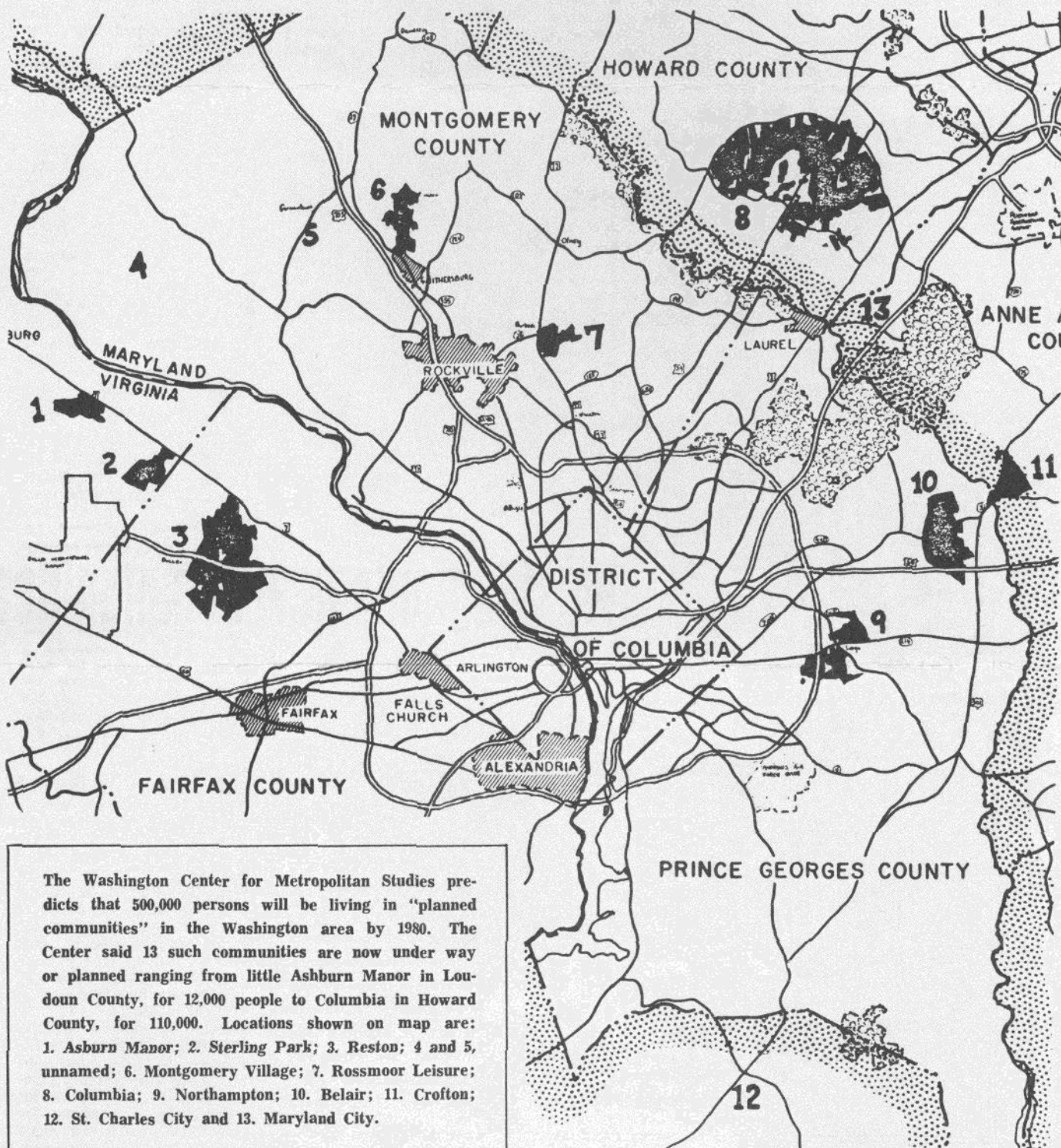
"Give light and the people will find their own way"

John T. O'Rourke,
Editor

Ray F. Mack,
Business Manager

MONDAY, JANUARY 18, 1965

The Community's Future Is Thoroly Planned



The Washington Center for Metropolitan Studies predicts that 500,000 persons will be living in "planned communities" in the Washington area by 1980. The Center said 13 such communities are now under way or planned ranging from little Ashburn Manor in Loudoun County, for 12,000 people to Columbia in Howard County, for 110,000. Locations shown on map are: 1. Ashburn Manor; 2. Sterling Park; 3. Reston; 4 and 5, unnamed; 6. Montgomery Village; 7. Rossmore Leisure; 8. Columbia; 9. Northampton; 10. Belair; 11. Crofton; 12. St. Charles City and 13. Maryland City.

Half a Million Persons to Live In a Dozen Planned Communities

More than half a million persons will be living in satellite cities around Washington by 1980 if present builders' plans are completed, according to a recent survey.

That's approximately one-third of the future new population, assuming the metropolitan area's present 2 million population increases to 3.5 million as has been projected.

The study, by the Washington Center for Metropolitan Studies, shows 12 satellite cities now under construction or planned in the Washington metropolitan area. They have a total of nearly 50,000 acres.

Work actually has started on nearly half of the new communities, the survey shows. But, except for Levitt & Sons' Belair community at Bowie, Md., most have yet to receive significant numbers of their projected population.

The Washington Center for Metropolitan Studies defined a Satellite communities as embracing 1,000 acres or more under a single planning control, and aiming to provide

varied non-residential uses of the land as well as providing homes.

Most of the new communities are located north of Washington, the survey shows. The practical limit to such large-scale land assembly may mean that the future pattern of the Washington metropolitan area may be set through such activity as early as 1970, it adds.

With the locations of the new communities keyed by numbers to the accompanying map, here is the information available so far on the 12 satellite cities:

1. **ASHBURN MANOR**, at Ashburn in Loudoun County, Va. Being developed by Russell Branch Development Corp., it has 1,392 acres and a projected population of 12,123. It has plans for 3,626 housing units, 62.8 acres for commercial uses and 356 acres for other non-residential uses. Groundbreaking is set for this summer.

2. **STERLING PARK**, at Sterling in Loudoun County,

Va. Being developed by M. T. Broyhill & Sons Corp., it has 1,800 acres and a projected population of 30,000. It has plans for 3,500 housing units, large shopping facilities and other non-residential uses.

3. **RESTON**, at Herndon in Fairfax County, Va. Being developed by Simon Enterprises, it has 6,750 acres and a projected population of 75,000. It has plans for 24,885 housing units, with nearly 1,000 acres set aside for village centers and 1,555 acres for roads and recreation areas. Groundbreaking was held last April, and completion is set for 1980.

4. **UNNAMED**, at Poolesville in Montgomery County, Md. Being developed by Bernard N. Siegel, it has 3,700 acres and a projected population of 35,000.

5. **UNNAMED**, at Old Germantown in Montgomery County, Md. It has 2,000 acres and a projected population of 25,000. No other statistics are available.

6. **MONTGOMERY VILLAGE**, at Gaithersburg in

Montgomery County, Md. Being developed by Kettler Brothers, Inc., it has 1,740 acres and a projected population of 21,306. It has plans for 6,815 housing units and other commercial and non-residential uses. Groundbreaking will be held when final zoning approval is obtained.

7. **ROSSMOOR LEISURE WORLD**, at Norbeck in Montgomery County, Md. Being developed by the Rossmore Corp., it has 932 acres and a projected population of 18,000. It has plans for 9,600 housing units, a shopping center, motel and more than 800 acres for churches and medical facilities. Groundbreaking was held last month.

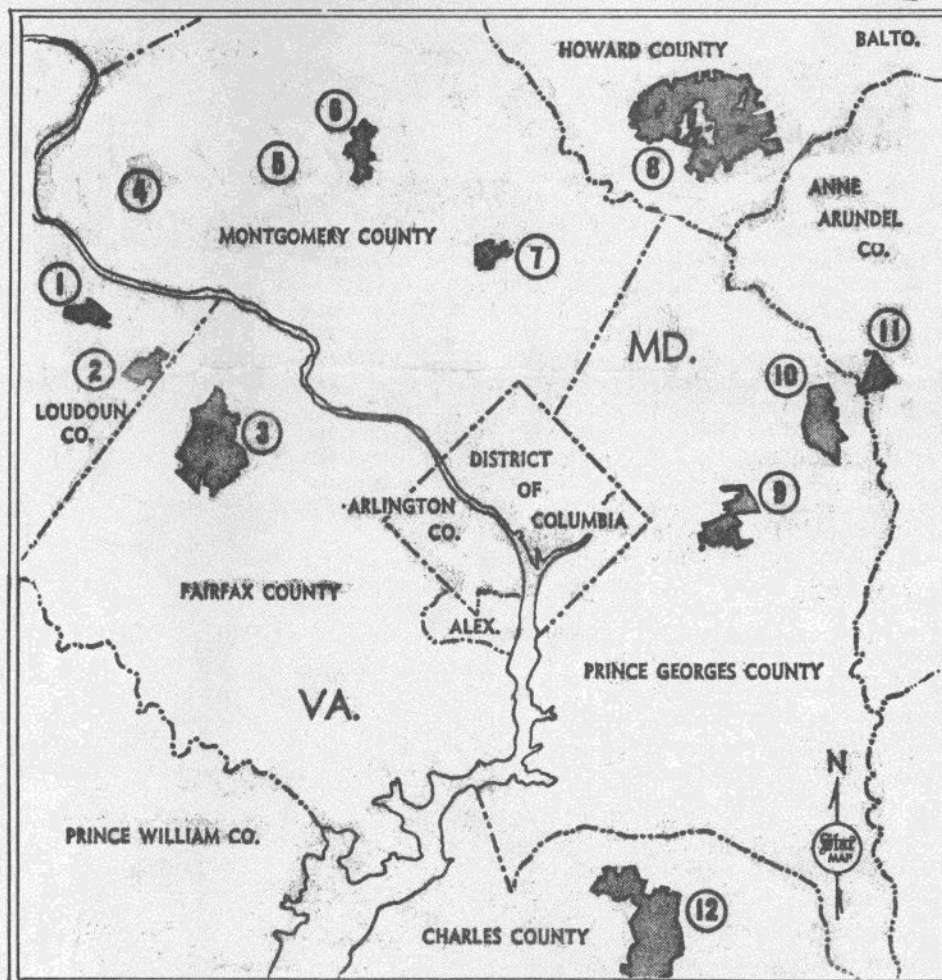
8. **COLUMBIA**, on Route 29 in Howard County, Md. Being developed by Community Research and Development, Inc., it has 14,008 acres and a projected population of 110,000. It has plans for 29,000 housing units, 2,020 acres for commercial uses and 5,249 acres for other non-residential uses.

9. **NORTHAMPTON**, at Largo in Prince Georges County, Md. Being developed by DISC, Inc., it has 2,200 acres and a projected population of 50,000. It has plans for 650 homes in the first section which is scheduled to open this summer. Approximately 400 acres are planned for commercial uses, and completion is set for 1971.

10. **BELAIR**, at Bowie in Prince Georges County, Md. Being developed by Levitt & Sons, Inc., it has 3,100 acres and a projected population of 33,000. It has plans for 6,500 housing units, 42 acres for commercial uses and 276 acres for other non-residential uses. Groundbreaking was held in 1960, with completion set for 1967.

11. **CROFTON**, on Routes 3 and 450 in Anne Arundel County, Md. Being developed by the Crawford Corp., it has 1,400 acres and a projected population of 13,000. It has plans for 3,500 to 4,000 housing units, 414 acres for commercial uses and 497 acres for other non-residential uses. Groundbreaking was held in December, 1963, and 12 families now live there.

12. **ST. CHARLES CITY**, at Waldorf in Charles County, Md. Being developed by St. Charles City, Inc., it has 8,000 acres and a projected population of 80,000. It has plans for more than 300 acres for commercial uses and more than 100 acres for other non-residential uses.



The satellite city locations are keyed to the accompanying story.

The Washington Post

New-Community Growth Set at 500,000 by 1980

More than 500,000 persons will be living in brand-new communities in the Washington area by 1980, if current construction plans are realized.

The estimate, made by the Washington Center for Metropolitan Studies, would mean that a full one-third of the increased population would live in the new communities. The present population of the area, 2.3 million, is expected to increase to 3.5 million by 1980.

This new type of suburban development is defined by the Center as communities of at least 1000 acres, built under a fixed plan that provides non-residential uses of the land such as for schools, shopping centers and industry.

The Center said there were 13 communities in the area that fit this definition. Some, like Belair, are nearly completed and occupied. Others, such as Reston and Columbia, in Howard County, are scheduled for completion by 1980.

There are many smaller residential communities in the Washington area but these are not the discreet, self-sufficient developments of the "new community" type, as defined by the Center.

The new communities will

contain schools, parks and stores for a fixed number of families. The use of each square foot of the huge tracts of land will be specified and indelible.

Some features of the new communities worry planners. They wonder whether the size and placement of these developments will become obstacles in future planning of metropolitan areas.

They are anxious about effect that uniform costs of housing will have on the residents. The communities will attract families of similar incomes and backgrounds and their children will attend the same schools. "This is getting away from the American idea of heterogeneousness," one planner said.

One of these communities, Reston, will be occupied by 75,000 persons in 24,885 housing units by 1980. Construction started on the 6750-acre tract last April.

The largest community planned so far is Columbia. Its plan, also to be completed by 1980, calls for housing 110,000 persons in 29,000 units on 14,008 acres of land.

Another development. St. Charles City, in Charles County, will house 80,000 persons on 7500 acres.

Jan. 18, 1965