

ADDRESS, STATE PLANNING CONFERENCE

COLLEGE PARK

December 3, 1960

I am delighted indeed to be here today to take part in this Conference on Planning, and I am pleased to see so many of you here. This splendid turnout is a clear indication of the importance local and regional planning has assumed in our thinking in Maryland. I must confess I have no special training in the theory and application of planning, and therefore I shall leave those aspects of our subject to the experts, whom we have here today in great numbers, I am pleased to see.

I should like to begin by stating a proposition, plain to all of us, that there are very few communities remaining in our State which can afford the luxury of continued natural growth without planning. Orderly planning is not only desirable, but is indeed a necessity. This is so primarily because of the phenomenal growth of our State. The increase in population of Maryland during the past decade is truly remarkable. With a 32.3 per cent increase over the last ten years, it ranks third among the Atlantic Coast states, exceeded only by Florida and our neighboring Delaware. Maryland added 757,688 people to its total population between 1950 and 1960.

The internal movement of population is another factor which contributes to the need of planning, particularly the flight from cities and towns to suburban areas. Specific problems, partially resulting from the population increase, but also due to the burgeoning of suburban areas, are the deterioration of the older central-city areas and the uncontrolled "mushrooming" and "string development" in outlying neighborhoods. An indiscriminate mixture of residential, commercial and industrial construction can lead only to one end—the development of new blight areas.

With the migration of younger people to the industrial centers, and the consequent economic distress of many communities, a nationwide movement to attract industry has contributed to the establishment of state and local economic development committees and agencies. As one of my first acts as Governor, a new Department of Economic Development was established for Maryland. Following the establishment of this new State agency many communities of the State have set up local economic development agencies. There is keen competition among the states, and among the communities within the