

No. 42

(House Joint Resolution 18)

A House Joint Resolution concerning

Urban Sprawl

FOR the purpose of requesting the General Assembly to appoint a joint committee on the cost of urban sprawl to evaluate and make recommendations and report on the problem of new development to the 1976 General Assembly.

WHEREAS, Local officials are being faced with increasingly difficult decisions about how land should be used and how much and what type of development should be allowed. They are being presented proposals for new types of development that they may not have dealt with before: clustered single family housing, townhouses, walking apartments, and high rise apartments are appearing in communities even out to the urban fringe; and

WHEREAS, At the same time, there is increased concern about the impacts of new development on the community. This has been limited mostly to economic impacts of the development whether the added tax base would compensate for the added costs and the new residents imposed on the community; and

WHEREAS, In recent years, these economic concerns have been joined by environmental and other concerns. What will the development do to air pollution, water pollution, wildlife, and open space? What is the impact of development upon energy consumption? On water consumption? How will the development affect the lives of the people who live in it? Of those who live near it? and

WHEREAS, There has been no recent effort on the State level to assess all the economic costs associated with different types of development, nor has there been a document that attempted to integrate the various economic, environmental, natural resource, and social cost of these developments; and

WHEREAS, Therefore, the Maryland General Assembly should appoint a joint committee on the cost of sprawl, and this committee should submit a report to the Maryland