Forest Park St. Louis Regional Urban Design Assistance Team AIA

Fall 1976

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ST LOUIS FOREST PARK R/UDAT OCT 28 - NOV 1, 1976 ST LOUIS CHAPTER AMERICAN INSTITUTE OF ARCHITECTS

R/UDAT PROGRAM

The Urban Planning and Design Committee of the American Institute of Architects has been sending Urban Design Assistance Teams to various American cities since 1967.

The teams respond to the problems as described by the local AIA Chapters and their sponsors from the community leadership.

Each Regional/Urban Design Assistance Team is specially selected to include professionals experienced in the particular problems of the area under study. Members are not compensated for their service and agree not to accept commissions for work resulting from their recommendations.

The team acquaints itself with the community and its people...presents its analysis from a fresh perspective... offers its recommendations...perhaps a new approach for planning or for action.

TASK OF THE R/UDAT ON FOREST PARK

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Parks in general, and Forest Park in particular, tend to be viewed as static land uses. In this case, nothing could be farther from the truth. In fact, Forest Park has been changed substantially over the 100 years of its existence by the same pressures, both public and private, which effect the use of any piece of urban real estate. These pressures are active at this moment and will continue in the future to attempt to modify the park.

The modifications are not necessarily bad. As part of a changing society, Forest Park must respond to some of these pressures in order to satisfy its users. On the other hand, Forest Park is a long-term public investment and a regional resource which contains an incredible variety and amount of institutional uses. Changes should therefore not be taken lightly.

The R/UDAT is an opportunity for St. Louis to have Forest Park evaluated with a national perspective. How important is Forest Park to St. Louis? How important should it be? How much change can and should it absorb? What is its full potential for serving St. Louis?

In addition to the issues of Forest Park's potential and its ability to absorb change, there are several secondary issues which we hope the R/UDAT will address:

- 1. How can the park satisfy the needs of its surrounding population and interest groups while also maintaining its status as a regional facility?
- What major design and planning issues do you see as important to deal with immediately? Are any major issues visible to you on the horizon?
- 3. Assuming that funds are necessary to realize the potential of the park, what are the likely sources?
- 4. How can various groups, such as the AIA, maintain the positive momentum about the park which we hope the R/UDAT will create?

This R/UDAT is somewhat unusual. There is no single crisis which has made it necessary and Forest Park as a whole is not in any immediate danger. In fact, in the minds of most St. Louisans, Forest Park and its institutions are taken for granted. You are really here to create a constituency for the Park as a resource and to give some direction to its future use.

The St. Louis Chapter, AIA

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SUMMARY

Forest Park is a unique land asset that seems caught between the need for reform and the need for revolution. It requires reform to correct the inadequate copy of the plan for New York's Central Park, to redress damage from massive deforestation and earth moving for the 1904 World's Fair, and to adjust the park to the automobile and other realities of the world of 1976. It may need a revolution in the sense of wrenching the park away from a philosophy of administration in which parts of the park have been up for grabs for highways and other "improvements." It may need revolution in the sense of demanding a quantum increase in sensitivity toward and protection for the park's unique environmental and other values. And it may need a revolution in the sense of a new, regional tax base and regional administration of the park, radical changes that reflect drastic reductions in the city's ability to pay for the park and heavy increases in use

of the park by people who do not live in the city. This report analyzes the history of Forest Park from its beginnings in the 1870s to the present day, and it finds the park to be flawed, but not fatally so. It concludes that the park is seriously in need of renovation after a century of adding new uses one at a time, a little here and a little there. It concludes that the park needs other, perhaps more basic reforms, which will free it from the difficulties posed by the automobile and the public's sense that the park is not safe.

Finally, the report advocates shortand long-range, specific goals, which include regional administration and funding of the park, preservation of its amenities and environment through a "Bill of Rights for Forest Park," and a series of careful and elegant changes in the park to help restore it to happier days.

HISTORICAL PERSPECTIVE

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Forest Park in St. Louis is a product of the American parks movement that occurred in the last quarter of the nineteenth century. Prosperous cities of that period sought to display their municipal pride with civic adornments, and parks ranked high as a cultural expression of the new wealth. In addition, the dynamic of intense urban growth which had been set in motion by Post-Civil War industrialization brought about a change in the contemporary attitude toward land use: the rapid obliteration of so much open space caused civic leaders to put a value on openness itself. Parks were viewed as therapeutic and often referred to as the "lungs of the city," More demonstrable perhaps than their effect on the health of the constituent populace was their effect on adjacent land values, an argument that was often candidly advanced by park proponents of the period. It was not accidental that, as in New York baronial mansions began to march up Fifth Avenue in response to the creation of Central Park, the fashionable guarter of St. Louis grew up at about the same time on the perimeter of Forest Park. Nor was it accidental in either of these cities that their chief cultural resources clustered in or near their premier parks.

Forest Park and the district around it have continued to be prized by St. Louisans as important--perhaps the most important--aspects of their municipal image. But

this image and its physical reflection in the Park itself has changed greatly over the past one hundred years.



world's Fair: a structured environment 1-311



yesterday: passive activities

The Park as Scenery

The original design of Forest Park by M. G. Kern in 1874 is derivative of English eighteenth century landscape gardening as carried out by such practitioners as "Capability" Brown and Humphrey Repton. These men called themselves landscape improvers. The significance of the revolution in taste which they brought about is not commonly appreciated, but they did, in fact, change utterly the notion of what constituted a garden. The concept of axial views and formal arrangements of plants was overthrown in favor of curvilinear paths and carriage drives meandering through scenery artfully composed in a naturalistic manner. Serpentine lakes created by excavating low-lying areas and damming natural streams were often features of such landscapes into which grazing animals--deer, sheep, cows-were often inserted as picturesque grace notes and, more practically, as a means of keeping the grass cropped.

In England, the patrons of this great garden revolution were the effluent landed gentry. Readers familiar with Jane Austen's novels will recall the elegant country seats recently "improved" by Repton. Naturalistic gardening struck a sympathetic chord with the nineteenth century romantic temperament, and the style was adopted and adapted by the creators of the new public gardens and parks. Frederick Law Olmsted and

Calvert Vaux in the creation of Central Park in New York consciously capitalized upon the eighteenth century English landscape tradition with the important distinction that they were modifying it to accommodate a democratic ideal of intensive year-round public use.

Kern probably was influenced by the Olmsted-Vaux plan for Central Park. Several of the features of the original design of Forest Park--the Grand Drive, the Promenade, the Sheepfold, the irregular lakes--reflect similar features in Central Park and other parks such as Prospect Park in Brooklyn which were designed by Olmsted and Vaux. But Kern was not a designer of equal imagination and artistic rank with Olmsted and Vaux, and, while his plan had many fine attributes, it was flawed in certain respects, most notably in its circulation system. Olmsted and Vaux brilliantly solved the problem of trans-park traffic with four grade-separated east-west crossings and so successfully screened these from view that even today Park visitors are hardly aware of the tremendous volume of non-Park oriented traffic passing through Central Park. Forest Park visitors, however, are acutely aware of north-south commuter traffic traversing their park. In addition, Kern's curves and loops were designed to serve only a single system of traffic, whereas the designers of Central Park built into its infrastructure four

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grade-separated movement systems: the transverse roads already mentioned plus pedestrian paths, bridle trails, and carriage drives. The Forest Park managers have recently attempted to improve their situation in this regard with the construction of an immensely popular bicycle path. Unfortunately, lacking grade-separated transverse roads and because of the location of certain traffic-generating uses deep within the boundaries of the Park, they cannot at the present time as in Central Park ban the automobile altogether on certain days and turn the entire park over to cyclists and pedestrians. The pedestrian, in fact, remains the orphan of Forest Park and must be constantly vigilant of the cars and bikes whizzing by.



soft edges: meandering paths



The Park as Setting

Grafted onto Kern's rustic plan for Forest Park was the Beaux Arts plan for the St. Louis World Fair of 1904. The legacy of that important and hugely popular exposition was some impressive architectural monuments, most notably Cass Gilbert's Art Museum. The abandonment of the notion of the Park as scenery in favor of the Park as a setting for certain civic jewels dates from this period. In addition to the Art Museum and World Fair Pavilion, there has been the construction of the Jefferson Memorial (1913), the Zoo occupying 33 acres (1913), the Municipal Opera (1919), the Jewel Box for botanical displays (1936), and the 565,000 cubic foot McDonnell Planetarium (1957).

The implicit attitude that the Park is a pie to be carved up and apportioned to different constituencies is not limited to the cultural sector, for increasingly the park's remaining open space has been allocated to a number of recreational uses. The twentieth century is a sportsoriented culture, and this is amply reflected in Forest Park. The Steinberg Memorial Skating Rink occupying 27,000 square feet was opened in 1957. There are currently within the Park three golf courses, 30 softball fields, 14 softball diamonds, 11 baseball diamonds, two hockey fields, four rugby fields, eight soccer fields, two touch football fields, one cricket field, one archery range, and four handball courts. Today less than

fifty percent of the Park remains undedicated to some specific recreational or cultural activity. This has given rise to another problem. Because the Park is both poorly served by public transportation and filled with traffic-generating uses, it has blacktopped over much of its former green with parking lots. Where the lots are designed to serve event-oriented institutions like the Municipal Opera, they remain empty and unused a large portion of the time. Yet because of the lack of a good pedestrian circulation system and a specific parking policy, the roads adjacent to the activity-generators within the Park are often crowded with cars.





The Park as Resource

The momentum of the 1904 World Fair which made St. Louis a national tourist attraction still attaches itself to Forest Park. The city itself remains economically vigorous, and this is reflected in the redevelopment of its River and Downtown, which act along with Forest Park as tourist magnets drawing visitors from a farflung region. Locally, however, the user population of the Park has changed in recent decades as the neighborhoods bordering the Park have changed. The Park, to some extent undeservedly, has achieved notoriety as the locus of crime. Much crime that occurs in the Park is automobile-related: the automobiles parked in the Park provide opportunities for theft, transportation of victims into secluded areas where molestation can occur, and as a means of criminal flight. The relief that the Park once provided from the summer heat is no longer an important asset for the affluent portion of the population which can afford air conditioning. Television is another product of modern technology which has had an effect on leisure patterns and hence Park use. The post-World War II middle class migration to the suburbs characteristic of every major American city has also robbed Forest Park of some of its prior patrons. The civic pride which these citizens previously took in their famous Park has correspondingly ebbed. The Park has, therefore, become

increasingly vulnerable to encroachment by nonpark-related uses.

Yet it would be wrong to say that the Park has become generally unpopular to all but local minority groups who have no other recreational outlets. To the contrary, while there is among some St. Louisans confusion and unhappiness over the changing role of the Park, there is a strong constituency not just for the renowned institutions within the Park, but for the actual Park itself. Relative to some old parks in other cities, Forest Park enjoys a generally high level of maintenance and is perceived as physically attractive. It would be hard, in fact, to see it in any other way than as a slightly marred yet marvelous amenity for all the people of St. Louis. Anchoring the central axis of the city, it acts as an important locus of imageability for residents and visitors alike. Because of its large size, it can if it is not further encroached upon serve a variety of recreational uses and still function versatilely and scenically. Whereas once its fine forest was razed to make way for a Fair and its river channeled underground, in these times of increasing environmental awareness its forest, meadows, and water bodies may be perceived as laboratories for nature education. Its open spaces have a socially unifying role to play as the places where public

events and spectacles can occur. In many ways Forest Park is an arena for self-fulfillment. While these things are already true, the degree to which they are perpetuated and even enhanced is the question which the planners and users of the Park must address themselves.



Balloon Oscension: a programmed event 1.15.

FUNCTION OF FOREST PARK

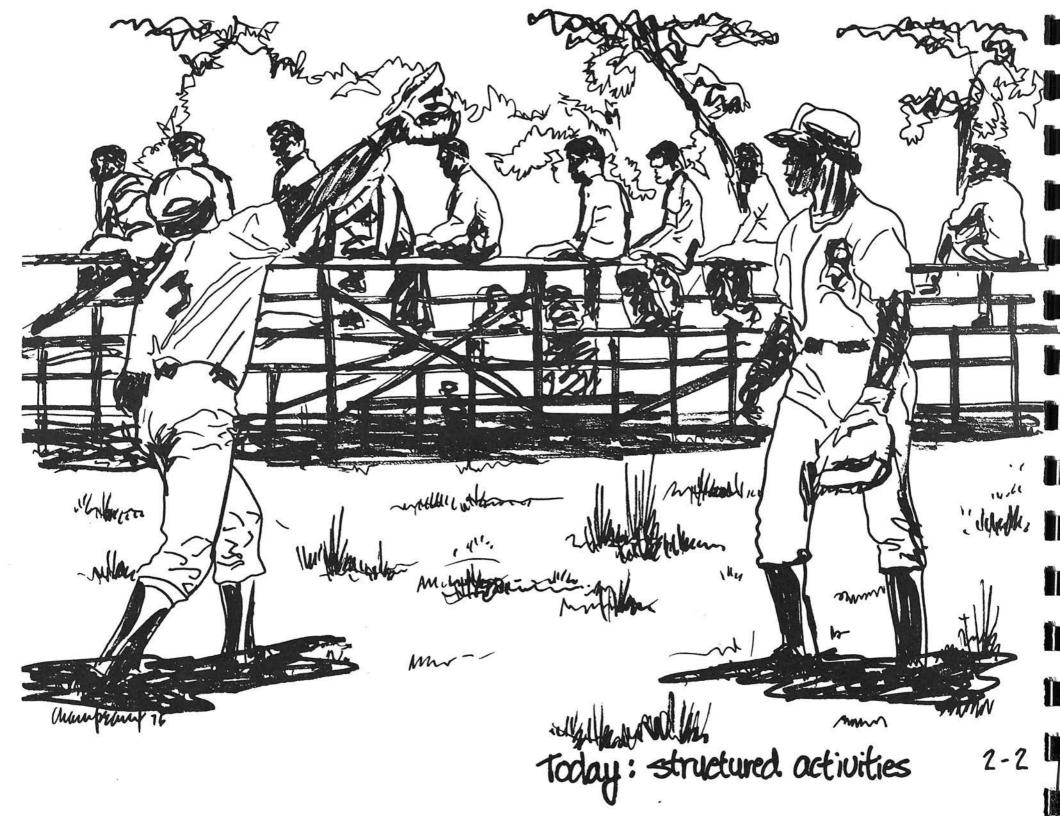
One of the fundamental questions facing anyone who is concerned with urban parks is the question of their function in the urban environment. Two basic and fundamental functions can be identified which are critical to the future of Forest Park. First, is that of Forest Park as a recreation resource. The original intent, and certainly, the current purpose for Forest Park is the delivery of recreation opportunities to the citizens of St. Louis and its environs. A second, and perhaps not as widely accepted function of a park is its amenity value for surrounding development. This amenity value goes beyond its actual use as a recreation resource. Forest Park has traditionally and does today play an important role in relationship with its surrounding areas.

FOREST PARK AS A RECREATION RESOURCE

Forest Park serves the recreation needs of the citizens of St. Louis as well as other citizens in the region, state, and even the nation. Of importance to understanding how a park meets the recreation needs of a population, one needs some conceptual idea of what constitutes recreation. In its broadest sense, recreation can be defined as the use of leisure time; with leisure time being defined as time not committed to survival needs. Obviously this definition covers a wide range

of human behavior and must be further codified to be useful in understanding the role of a park within such a broad definition. Two continuums can be used for this purpose. One continuum is between active and passive participation. At the extremes, active recreation is commonly thought of as those activities that provide physical movement and exercise, while passive recreation activities do not. The other continuum of some utility in analyzing recreation is between structured and unstructured forms of recreation activities. Essentially, structured activities require programs, other participants, and specific identifiable equipment. Unstructured recreation activities, on the other hand, do not have these types of constraints. By using these two continuums, a simple typology can be constructed that codifies recreation activities into four types: (1) active structured recreation, (2) active unstructured recreation, (3) passive structured recreation and (4) passive unstructured recreation. These four types form the basis for discussing a number of issues related to recreation delivery and participation.

Active Structured Recreation includes team events, other programmed activity, regulated equipment, and often defined skill levels before one is allowed to



participate. Depending on the nature of the specific Active Structured recreation activity, it may be played indoors or out with facilities provided by public as well as by private groups. Active Structured recreation has its highest participation among younger age groups who are more physically fit.

These types of recreation activities tend to be capital-intensive compared to the number of participants per dollar. This is because of the need for regulation equipment and facilities and the need for programs to coordinate the activity. In addition, they often require a substantial catchment area in order to ensure sufficient participants to form teams and schedule inter team play. For these reasons, one tends to find Active Structured recreation facilities in community level parks.

Active Unstructured Recreation: Active Unstructured recreation activities can include most of the Active Structured types, but without the structure. That is, unstructured recreation activities can be pursued at the time and place of one's choosing. Other participants may be required, but regulation size teams, regulation equipment and facilities, and minimum skill levels are not necessary. In addition, Active Unstructured recreation activities include many activities not normally included in structured forms. (e.g., bike riding, walking, boating, etc.)

Because participation in Active Unstructured recreation is not inhibited by the need for elaborate equipment and schedules, by skill-levels, age, or degree of physical fitness, one expects the aggregate participation rates for this type of recreation to be higher than Active Structured recreation. This lends support to the assertion that Active Unstructured recreation is less capital intensive in terms of participants per dollar.

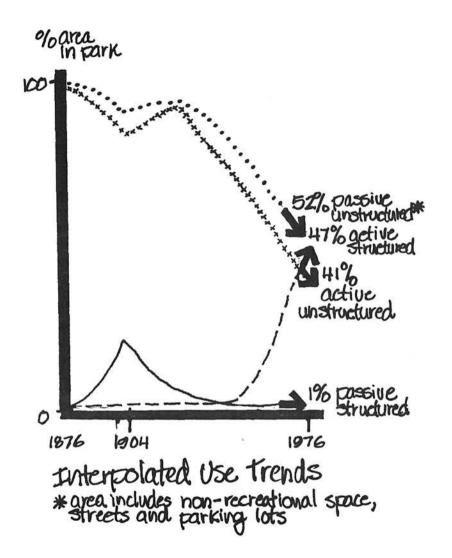
Passive Structured Recreation: Passive Structured recreation covers those activities that are essentially spectator events. These include opera, theater, sports events and many forms of public entertainment (e.g., movies, t.v., etc.). The provision of Passive Structured recreation opportunities are very capital intensive. They generally require buildings and other structures, or complex communications systems.

Passive Unstructured Recreation: This type of recreation activity includes those less active types of leisure activities that can be enjoyed at any time. General relaxation, picnicing, viewing exhibitions, and general enjoyment of open space are prime examples. Facilities required to meet Passive Unstructured recreation range from a place to rest to elaborate museums and galleries for holding exhibitions. This type of recreation can be enjoyed in groups and individually. It can also be combined

with Active Unstructured Recreation in shared space and facilities.

Using the typology, types of recreation activities found in Forest Park have been mapped. Several things are highlighted by doing this. First, unlike some urban parks, Forest Park offers recreation opportunities of each type. Significantly, approximately 47% of the park area is devoted to Active Structured recreation, while 11% is devoted exclusively to Passive Unstructured recreation. A comparison between participation rates for these two types of recreation activities suggests that a considerable amount of land is devoted to a few park users. Approximately 41% of the park area is devoted to Unstructured recreation, both Active and Passive. This is in sharp contrast to the original concept of the Park.

As shown in the adjacent figure, the overall trend has been away from Unstructured recreation, both Active and Passive, and toward more Active Structured forms of recreation. These trends have increased the cost of recreation delivery, while at the same time, decreased the number of participants who can use the Park. To the extent these changes in the use of the Park reflect changing preferences for recreation activities, they are beneficial. There is some question of how appropriate these trends are for Forest Park, if it is to serve regional recreation needs.

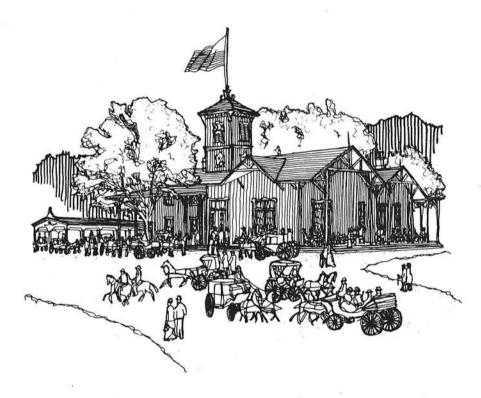


recreation typology

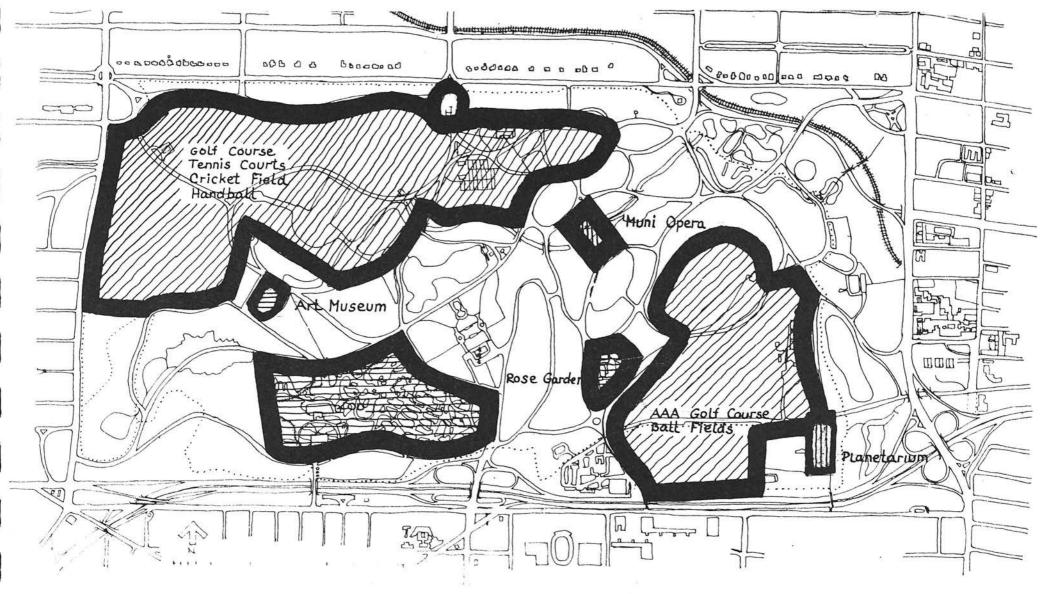
PARK ACTIVITY PATTERNS

The activity in Forest Park ebbs and flows with the time of day, day of the week, and the season of the year. Although accurate statistics are not readily available on visitation patterns or auto traffic in the Park, experience from activity generators like those located in Forest Park, as well as estimates on visitation provided by institutions in the Park, indicates the following types of activity patterns:

- o Sustained levels of daily commutation on a number of key routes through the Park
- o Seasonal shifts in activity levels related to both the type of activity, i.e., active vs. passive, and the time of the year
- o Weekly and daily changes in activity levels and variation in terms of the length of stay of visitors at various institutions or activities
- o A number of activity types in the Park, which act like "events", and have characteristics that make "surge" demands on the Park in terms of people and vehicles.
- o Very heavy use of some areas of the Park and relatively light use of other areas of the Park.



Early Forest Park Restaurant

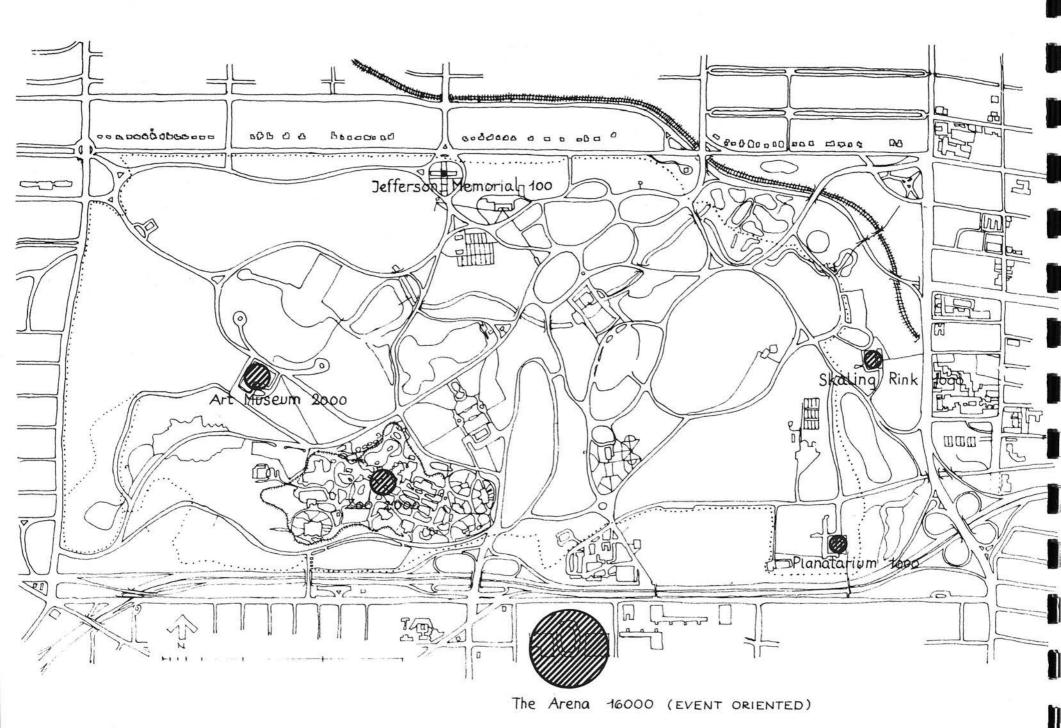


activity use Map

VIIII	47%	active-structured
	11%	passive-unstructured
	1%	passive-structured

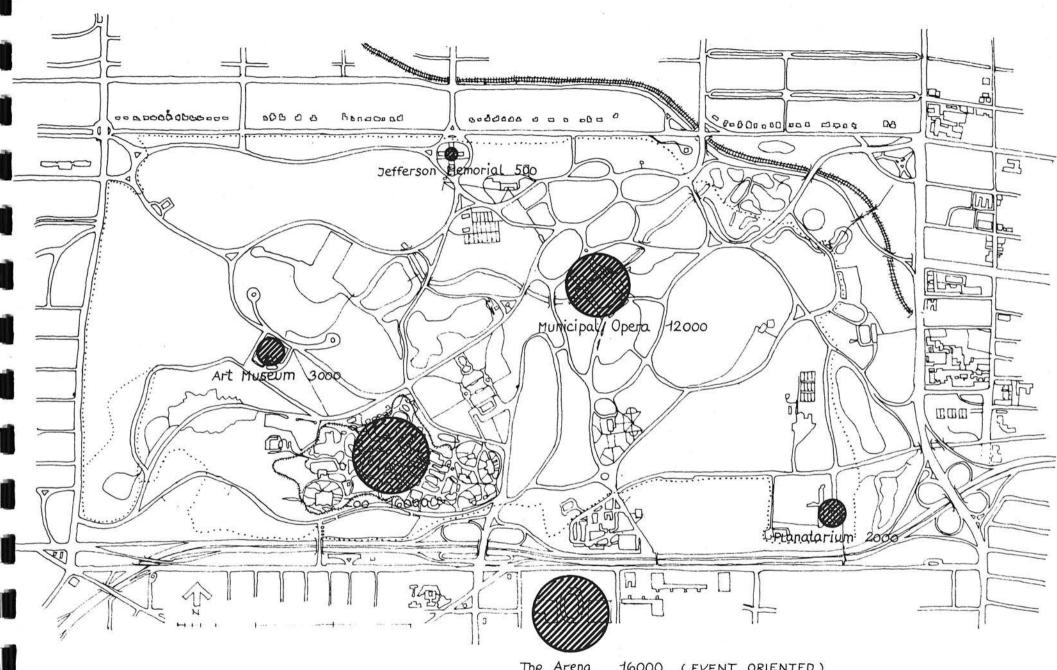
2-7

41% active and passive unstructured.



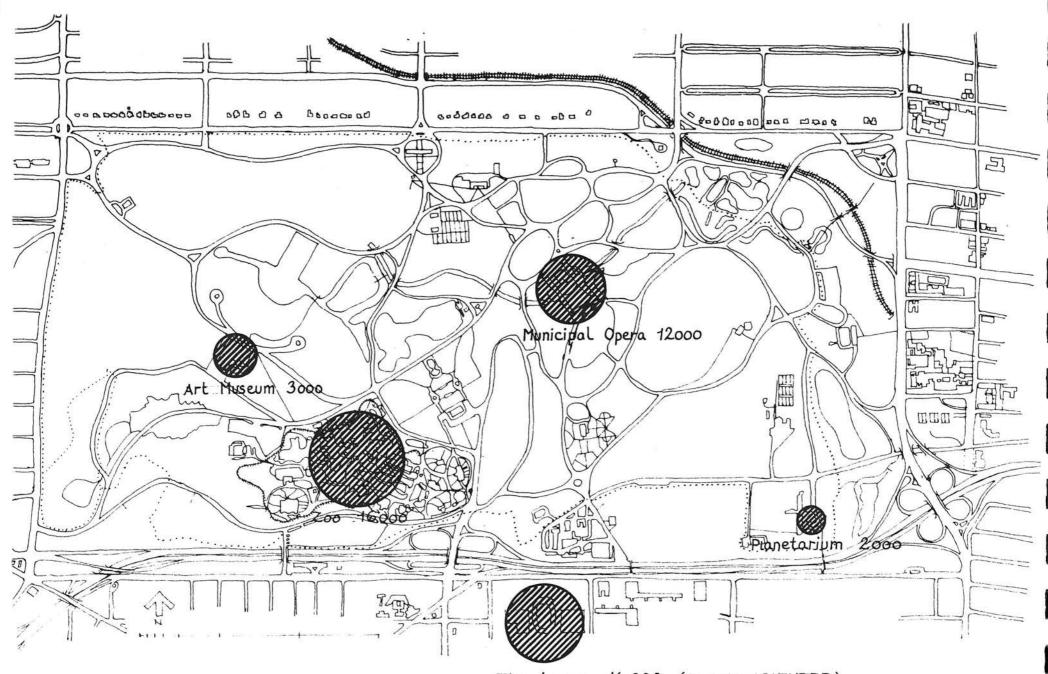
Typical Daily Visitation: Selected Facilities threekday - Winter

2-80



The Arena 16000 (EVENT ORIENTED)

Typical Daily Visitation: selected Facilities Weekday-Summer 2-9



The Arena 16.000 (EVENT ORIENTED)

Typical Daily Visitation: selected Facilities Weekend

THE PARK IN ITS CONTEXT

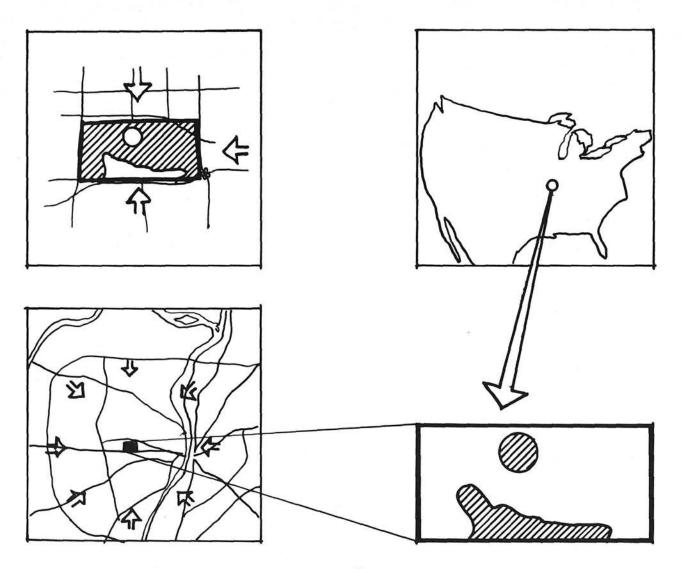
Forest Park currently exists in and serves a broad market of types of users. In addition to the recreation activities outlined in another section of this report, there are also cultural and historical resources in the Park which serve a regional and even national market of visitors to the region. As such, the Park has a regional, as well as community, context. Its regional context is defined largely by the facilities, such as the Zoo, the Art Museum, and the Planetarium, which are unique in the region and help to provide a unique visitor experience and base for tourism development in the St. Louis region. Such tourist activity, particularly in relation to the Gateway Park, provide a significant economic support to the city and region in terms of income expended by such tourists, as well as in employment generated by these tourist activities.

In the metropolitan community context, the Park plays a significant role in terms of the cultural services it provides, as well as the resource for various forms of recreation, in both the city and the county. The provision of such services as the regional bike trail are important to the total recreation activity of the metropolitan community.

This concentration of recreation activities in the Park is significant as can be seen by reference to the following data. This data indicates the relative concentration of activities as a percent of total city activities, and indicates the significant concentration of various types of more specialized activity areas such as rugby, cricket, and golf, and the relative lack of concentration of other activities, such as softball, baseball, and recreation center facilities.

CONCENTRATION INDEX RECREATION FACILITY ACTIVITY IN FOREST PARK

Activity	Total City	Porest Park	Porest Park 8 Of City	Concentration Index
Softball	138	14	10%	.21
Baseball	47	11	23%	.49
Rugby	4	4	100%	2.13
Soccer	48	8	16%	.34
Cricket	1	1	100%	2.13
Archery Field	1	1	100%	2.13
Handball	6	4	66%	1.40
Picnicing Areas	37	17	55%	1.17
Tennis	86	36	428	.89
Golf	3	3	100%	2.13
Rec. Center Faciliti (Basketball, etc.)	es 15	0	0 %	0
Fishing	15	41	278	.57
Outdoor Skating	1	1	100%	2.13
Park Acreage	2726	1293	478	1.00 = average



Forest Park: catchment areas

EDGE CONDITIONS

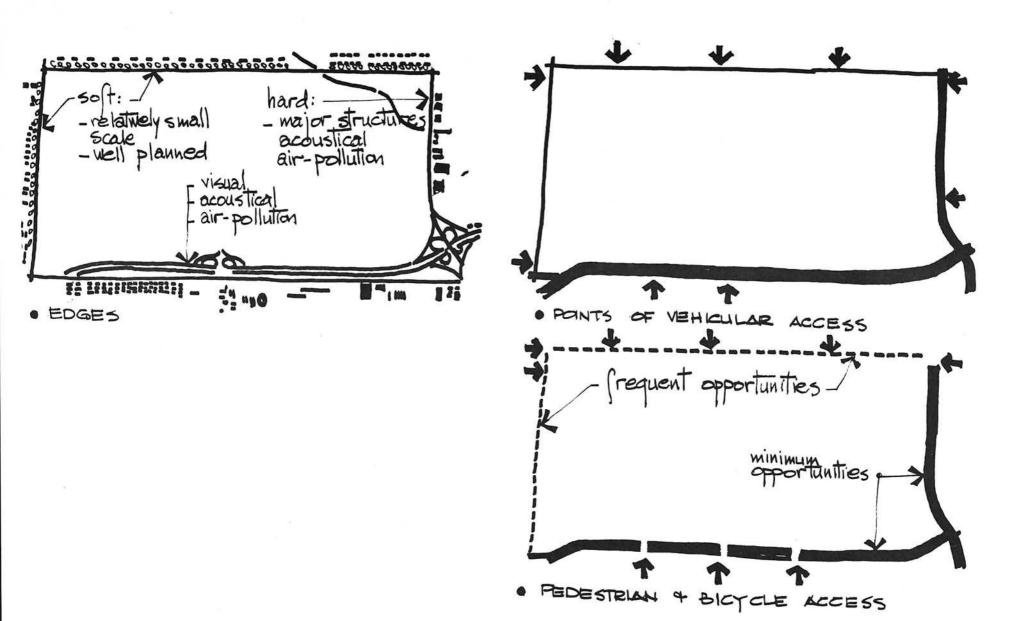
The story of the Park in recent years is one of frequent encroachments at the edge, primarily by roads. The relatively quiet, evenly set-back residential environment along Skinker and Lindell has not changed appreciably, except by virtue of growing volumes of traffic. At the northeast corner, however, 55 acres of the Park have been cut off by the Forest Park Parkway. The entire south edge of the Park has been slashed by Interstate 40 taking 137 acres of land, and leaving a barren noisy edge. The increase in north-south traffic on Kingshighway has had, and will continue to have noise and air pollution impacts on the east edge of the Park. It is important that the present edges of the Park be preserved intact, and that any proposed development along its edge be subject to early environmental and design review.

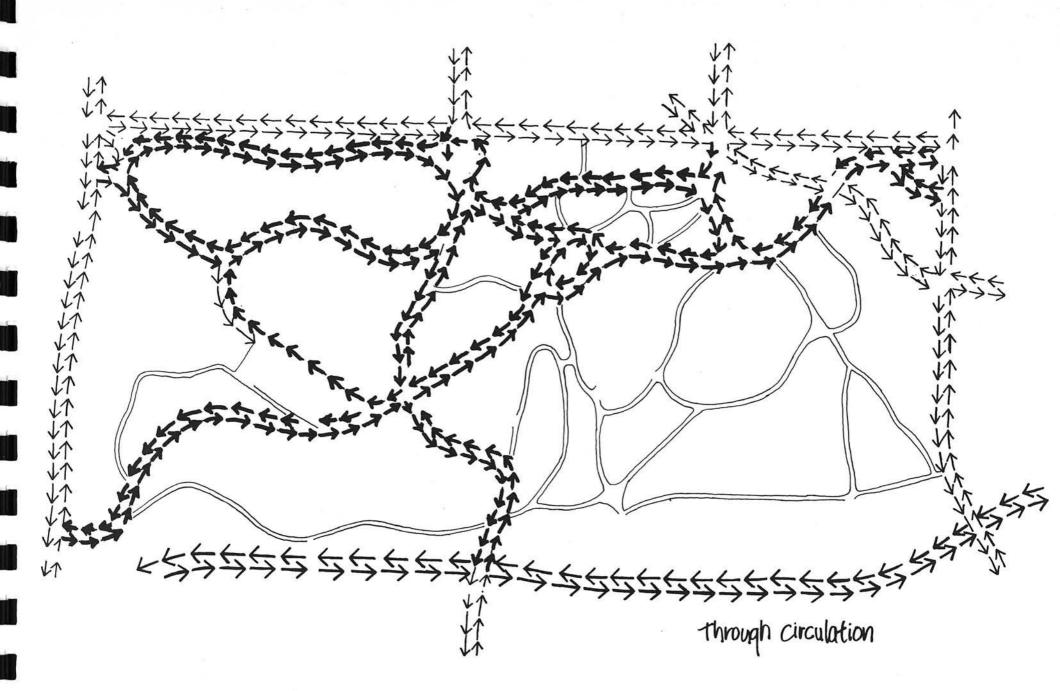
TRAFFIC CIRCULATION

The primary concern of many persons in the community who use the Park is the intrusion of through automobile circulation, commuter traffic, on the internal environment. The major trips generated through the Park are northsouth, from Hampton to DeBaliviere and Union, and east-west, along the north edge of the Park. Some traffic is shunted diagonally from Clayton Road

to the Lindell-Kingshighway corner. The outcome is inevitably the dimination of the Park as an intact, pedestrian environment. This basic character of the movement system should be slow moving with a growing emphasis on bicycling and walking.

Bicycle and pedestrian access to the Park is extremely restricted along the Kingshighway and Daniel Boone Expressway sides of the Park. The neighborhoods that bound it on these sides are thereby penalized, and their use of the Park is restricted.





FOREST PARK AS AN AMENITY RESOURCE

One function urban parks serve is as an amenity resource for the surrounding land uses. This amenity value is due to several factors. One is related to the use of the Park to meet recreation needs. Another factor relates to the opportunity adjacent land owners have to use the Park as a visual open space, to provide contrast and relief from urban development, to provide a buffer, and to create a pleasant setting. Essentially, these uses involve relationships between the Park as a whole and uses external to the Park.

The fact that Forest Park has such a high amenity value for the surrounding neighborhoods, has facilitated the conservation of its immediate neighborhoods. This has been true in large measure because of the original land use patterns around the Park. Residential uses minimum disruptive effect on the Park while providing a user population that can maximize the benefits of the Park. Changes in this relationship over time can have negative impact on the Park. There are several points concerning the relationship between the Park and its surrounding neighborhoods that need to be made.

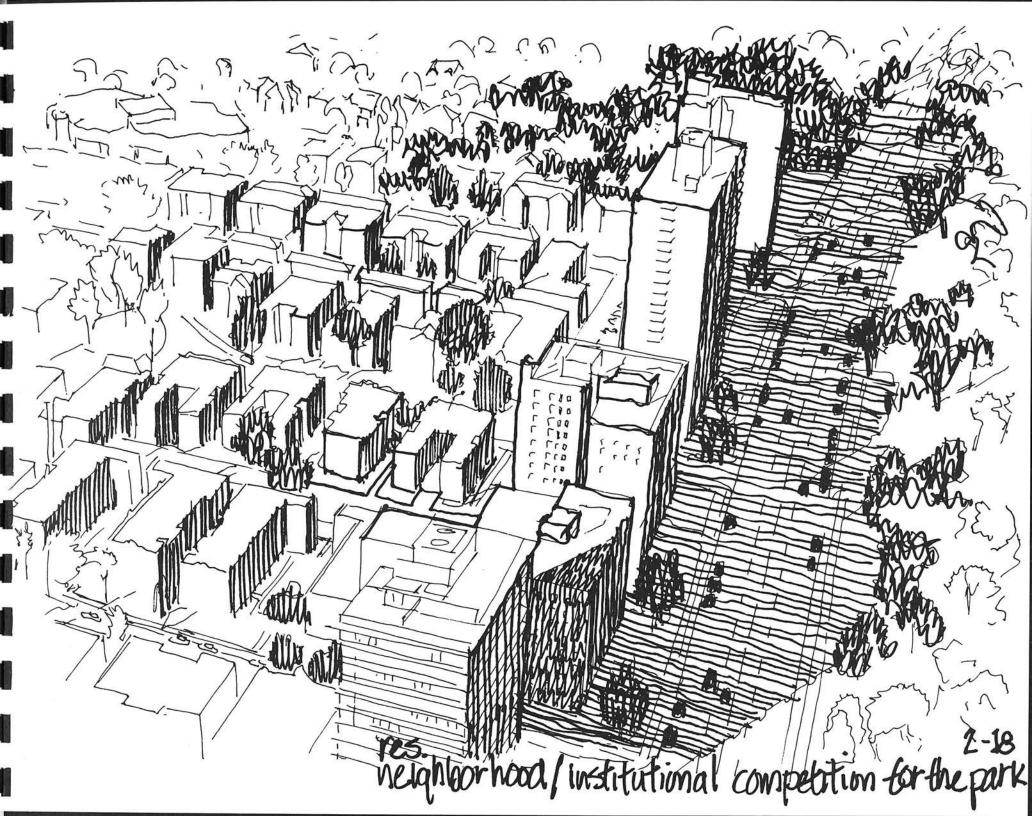
There is a potential conflict between existing residential use around the Park and the demand for redevelopment to new uses by people who want to capture the amenity value of the Park for their new development. It appears that the unique position of Forest Park in the major spine of redevelopment makes it likely that this could become, in the future, a real problem. For example, high density office overlooking the Park would increase the use of the Park as a visual resource, but do little to increase its use by active users. In contrast, a high density residential development would provide a resident population that could use both types of Park amenities.

In addition to the benefits different population could derive from the Park, different uses have different impacts. Traffic generated by different uses can have major impact depending on the volume, peak hour, and other factors. Uses that tend to have partial use schedules (e.g., office use open 8:00 to 5:00), can increase the isolation of the Park after hours. Isolation can in turn lead to increased crime problems and fear of crime.

The condition of the surrounding neighborhoods also can have profound effects on the Park. Poor quality in the surrounding areas can often create a negative image for the Park in spite of objective facts to the contrary. This is a particularly acute problem for regional parks where potential users

must rely more heavily on the image of a facility.

Quite another kind of edge condition exists in the DeBaliviere area, adjacent to one of the Park's main entries. Here, a major renewal program is underway, reestablishing the fabric of this important northside neighborhood. The success of the project will, of course, reinforce the edge environment of the Park.



CURRENT FINANCING OF THE PARK

The current financing for operation of the Park is with the City of St. Louis through the City Department of Parks, Recreation and Forestry. The current budget allocation for the Department is \$5.8 million for all parks in the City. The majority of the funding for the Park comes from the general revenues of the City. This expenditure for park facilities and operation represents a range of expenditure of 3 to 5% of the City Budget. This percentage of the City Budget, devoted to the Park, has remained fairly constant over the last decade.

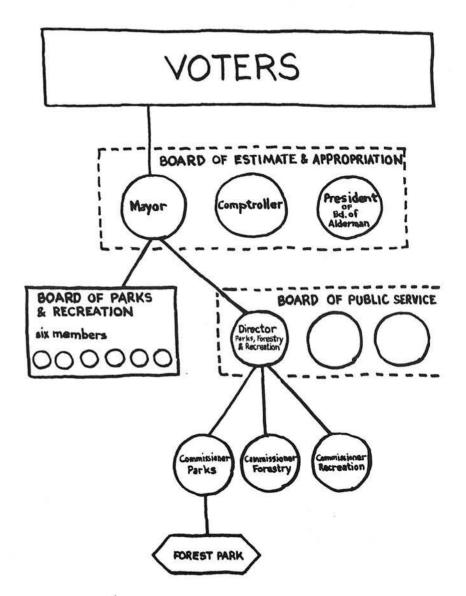
The dependence on general revenue for municipal recreation and park services is typical of the condition of municipal recreation and park service throughout the United States. Currently in cities over 500,000 population over 70% of support for public recreation comes from general revenue. This condition means that recreation must compete with all other municipal services for the generally diminishing municipal revenue base. While a regional park resource like the waterfront Gateway Development has the combined weight of the Federal Government as a financial underpinning, Forest Park, which in its own right is a major regional recreational and cultural resource, has basically only the general revenue resources of the City.

Under current administrative and funding considerations, the future of the Park is too heavily dependent upon the financial resources of the city for operating costs and the bonding limitations imposed upon the city. Such current financing approaches will not likely allow for any major changes in the current operations and maintenance of the Park. Any significant improvements in the Park will require either a broadening of the tax base supporting the Park, and/or devotion of a large share of existing revenue to the Park.

CURRENT ADMINISTRATIVE STRUCTURE

Forest Park is currently administered by the City of St. Louis Department of Parks, Recreation and Forestry. The Department was created by Charter Amendment in 1958. The current organizational structure of the Park is illustrated, and indicates the relation of the City Park Department to the Board of Estimate and Apportionment, and the relation, or lack thereof, to the Board of Parks and Recreation.

The management of Forest Park is the direct responsibility of the Commissioner of Parks and his operating staff. Many of the facilities that are located in the Park, such as the Art Museum, Zoo, and Municipal Opera, for instance, are not directly related to the administration of the Park and are in effect, tenants within the Park. The Zoo, for instance, is supported by and administered by the Metropolitan Zoological Park and Museum District. Financial support for the Zoo, as well as the Art Museum and the Museum of Science and Natural History, is provided by a regional property tax levy of the Metropolitan Zoological Park and Museum District. Other uses, such as the Jewel Box and the Mark Steinberg Skating Rink, are run by the Park Department.



A BILL OF RIGHTS FOR FOREST PARK

A BILL OF RIGHTS FOR FOREST PARK AND AN AGENCY TO ENFORCE THOSE RIGHTS

In our interviews and research into Forest Park, we believe that we have discovered a series of key issues facing the Park.

Based on the analysis which precedes this section, the basic issues which presently diminish the quality and threaten the future of the Park, are these:

- 1. Present and threatened encroachment on the edges of the Park.
- Lack of a coordinated policy toward access and circulation in the Park, leading to the ultimate restriction of automobile use, and emphasis on pedestrian and bicycle use.
- A sense of danger, and lack of security for patrons of the institutions and recreational areas in the Park.
- 4. Some evidence of inattention to providing facilities equally attractive and affordable for all members of the Park's potential constituency.
- Evidence that the program of Park activities has not kept time with changing recreational trends.
- 6. Lack of adequate data for evaluating present activities in and around the Park, and for planning and evaluating future activities.

7. Inadequate institutions, administrative structures, and funding mechanisms to insure the continuing strength of the Park in the Community.

The resolution of these issues requires not simply a cosmetic change here and there. Instead, the solution to the problems raised by these issues clearly requires that we identify a series of fundamental values and principles that govern the use and development of the Park for the indefinite future.

Forest Park needs a clear statement of these values and principles, which we believe should be safe from being brokered, infringed, or traded off against competing claims from other institutions.

The values and principles we describe below can literally be referred to as a "Bill of Rights for Forest Park," because they are meant to form a constitution for the Park into the indefinite future. The list of rules we recommend could easily have been longer and more restrictive, but we have tried to keep the list brief and to include in it only the most important points, on the theory that only the most fundamental principles deserve constitutional, "Bill of Pights" status.

We have consciously avoided here the argument over whether this bill of rights should ever be balanced against other claims, even claims of great merit, such as the claim of the hospital that it absolutely requires room to expand. The essential point to us has become that this list of basic protections for Forest Park should never be treated as another manageable or negotiable set of interests that have lesser substance than the demands of all kinds of other government and private institutions.

We have the strong feeling that the hospital officials have somehow, in their legitimate assessment of the importance and utility of securing the best hospital facility, lost a sense that the Park is every bit as much a major, utilitarian, and essential asset as the hospital complex. The hospital officials have not exactly treated the Park as nothing but a land bank, but neither have they been as sensitive to the Park as they should have been.

In their recent proposal for expansion of the Children's Hospital, they do not seem to have seriously considered visual and traffic impacts on the Park.

To be consistent with their "constitutional" status, the principles of park protection we have developed should never be forced to compete with other interests except in the most extraordinary of circumstances. There must be clear and convincing proof that by adhering to its own self-interest, the Park creates the clear and present danger of doing great harm to some other institution of equal value. Even in those extraordinary circumstances, the principles and values of Forest Park should give way to the least extent necessary to yield relief to the other and competing interests.

We have set forth and discussed below the major issues we believe face the Park and the principles to be drawn from those issues. We have then proceeded to describe the administrative agency, which we have called Forest Park Conservation and Development Commission ("FPCDC"). We believe this agency is necessary to make certain that those principles are adhered to day-to-day and for the future.

Experience with other important and delicate environmental and recreational assets in other parts of the country has convinced us that only in a very rigorous and uncompromising way can the delicate and priceless values of urban open spaces, of which Forest Park is a prime example, be protected and preserved.

A. THE BOUNDARIES OF FOREST PARK

The boundaries of Forest Park should be reestablished by state legislation. Confusion over the legal perimeter of the park, e.g., in the "tot lots" between The Daniel Boone Expressway and Oakland Avenue, obviously should be eliminated. By the same token, the internal ambiguities between public and private areas of Forest Park, e.g., on golf courses with their "no trespass" signs, should be ended immediately and, in virtually every case, in favor of complete public access.

We believe that the long-standing public institutions that give the park much of its character, e.g., the Art Museum and the Zoo, should continue to be within the park bounda-



ries and supported even further than in the past with metropolitan forms of revenue generation.

B. THE AMENITIES AT THE EDGE OF THE PARK

One of the first tasks of the Forest Park Conservation and Development Commission must be to inventory, analyze, and understand both the readily apparent and the subtle visual and other amenities at the edge of Forest Park. For many, daily contact with the Park may be limited to driving by in an automobile; yet that fleeting contact may provide important and valuable feelings of pleasure and well-being. In this respect, the edge of the Park has some of the same visual value as the Gateway Arch itself.

We propose below that the FPCDC be given reasonable planning and permit authority over land uses that face the Park across the Daniel Boone Expressway, Kingshighway, Lindell Boulevard, Union Boulevard, Forest Park Expressway, Pershing Boulevard, and Skinker Boulevard.

We do not suggest that FPCDC usurp or replace private rights of reasonable use of property or city or county zoning power. We suggest that the authority of FPCDC be limited to insuring that no use of land facing

the Park across these streets and highways be permitted to create unacceptable externalities that defeat or diminish the values of the Park.

Forest Park helps to create and sustain the values of the properties that face it. These properties should yield back some of the benefit of that phenomenon by protecting the amenities at the edge of the Park.

C. ELIMINATING THE AUTOMOBILE FROM THE PARK

If the automobile is a nuisance to cities generally, it is a menace to the essence of a park. If all of us were not hooked on cars as a means of getting to parks and virtually everywhere else, we could likely agree that banishing the automobile from Forest Park would be one certain way to return to the Park much of the sense of peace, openness, and recreation it orginally enjoyed.

There is another major reason for considering very seriously getting as many automobiles as possible out of Forest Park. Even the briefest review of Forest Park crime statistics show that the Park crime index is closely related to the presence of cars, particularly cars brought in by vacationers who do not trouble themselves to hide their valu-

ables and who carry large quantities of valuable personal belongings. Reduce the number of cars in the Park, and you eliminate a very substantial opportunity for crime. One of our major recommendations in this report is to improve the sense of safety people enjoy in Forest Park and a substantial reduction in crime indices can only be a major benefit in that effort. At the same time, by leaving the police either in police cars or mounted on horses or other forms of transport, we may reduce the mobility of the potential criminal while correspondingly improving the ability of the police to deal with him.

We have no illusions that the automobile will disappear from Forest Park and the design element of this report contemplates that automobile use, at some level, will be a fact of life in the park for a long time to come. But until it becomes one of the Park's first principles that the car ultimately must go, all the disamenities that auto traffic represents to a park will linger and probably grow worse.

Therefore, the addition of an anti-automobile rule to the bill of rights for the Park is meant to inspire heroic efforts to get along without cars in the Park at the earliest feasible date. This demand for heroic efforts may not be so difficult as many of us imagine. We believe that careful studies of automobile traffic in and through the Park will suggest many ways and means of diminishing reliance on the automobile and the amount of space devoted to it.

We would begin by banning automobiles from parking anywhere except in existing parking lots, except on rare and extraordinary occasions when the FPCDC determines that parking on streets will be allowed. Otherwise, the ban on parking on the streets should be strictly enforced with ticketing and tow-aways.

We are not convinced by what we have heard that the existing lots on park property are clearly inadequate in most cases to serve probable traffic levels. We have even been told that peak use causes the Museum and Zoo lots to overflow only a few times each year.

It seems irrelevant to us at the moment whose assertions about parking capacity should be accepted, because an entirely separate principle and opportunity is involved here. If the Park Administration begins with the premise that there will be no parking except in existing lots, and if it is made clear that the ban on street parking is resolute, other

means will, from simple necessity, be invented to make up for the dislocations, if any, caused by freezing the capacity of the parking lots.

We hesitate to suggest specific proposals of how the lack of further parking facilities could be dealt with, because we have done no studies and have the advantage of no past studies and data to prove any assertions we might make about successful efforts to break the automobile habit in the Park. Nonetheless, we have a modest number of concepts that the new FPCDC should be mandated immediately to study.

First, at the very least an appropriate statistical "queuing analysis" should be done, to determine just what are the probabilities that a park visitor cannot now park in the Museum, Zoo, or other lots. The same study should determine what is the length of time a visitor could be expected to wait to get into the parking lots. So far as we know, this most basic of information does not exist, even for the Zoo-Museum complex, which shares a common parking problem.

Second, it is possible that the Art Museum could move, under appropriate security and environmental safeguards, a portion of its major works into other areas of the Park for ad hoc, daytime display. If this activity were well advertised, it would help to draw traffic from Museum lots into other, perhaps less used lots.

Third, it is possible that analysis would reveal the possibility of staging or phasing the opening and closing of various facilities, to help disperse or diffuse peak traffic flows. We have no data, for example, that tells us whether the Museum or the Zoo really do share peak visiting times, or whether in fact there are not periods of intense use that do not overlap and that could serve as a basis for phasing use of the facilities, hence traffic flow. However, in no way do we wish to be understood to advocate under-utilization of these important Park facilities. It simply seems to us that timing of their use and using them to capacity may not be inconsistent notions, as a good study might well reveal.

Fourth, shuttle buses that bring visitors from outlying parking areas into major facilities are in common use in various kinds of public places around the country, e.q., Washington, D.C., and San Francisco. The possibility of such bus service for heavily used portions of Forest Park should be explored.

In attacking the negative impacts the automobile has on Forest Park, we are equally mindful of the commuter traffic that pours through the Park. To the extent that commuters are concentrated on week days, they may constitute less of a traffic problem than those who come to the Park on weekends and want to park in or near the Park. Nonetheless, we believe that some regular commute patterns through the Park--as opposed to patterns along the major roads on the Park perimeter --- are inimical to the theory, function, and environment of the Park and should be interdicted. We explain this suggestion further in the design report below. Commuting on other routes might be limited by law to fixed times. Commuter speed limits could be drastically lowered and strictly enforced. Where commuters habitually drive too fast, or use roads that are simply incompatible with heavy commuting, other disincentives to commuter travel should be instituted. The commuter should also be required in almost every instance to yield the right of way in the Park to bicycle traffic, since it should be a cornerstone of Park policy to encourage the use of bicycles over cars.

The assault on the automobile in Forest Park will not be easy and should

proceed cautiously and rationally. But we are convinced that the assault is absolutely necessary and ultimately will do as much as any other single adjustment in park use to improve the Park's environment.

Ultimately, if the attempt to wean the park away from the automobile shows signs of success, the FPCDC should be given every encouragement to redesigning the park to reduce even further the number of streets that can be used by cars, either by eliminating the streets entirely or by devoting them to other uses, e.g., further bike or pedestrian trails.

D. THE SAFETY OF FOREST PARK

We have come to the the tentative conclusion that Forest Park is not so much unsafe as it is perceived to be unsafe. With what little data we have had time to gather, we are also persuaded that those who live closest to the park are the least likely to believe the park is unsafe, not because they simply assume the risk of violence in the inner urban area, but because they understand the park and its environs as only those who live close to the park can.

Nonetheless, it is very apparent that many people see the park as unsafe, even during daylight hours. Few people seem to understand that crime in Forest Park, to the extent adequate statistics are available, appears to be at a stable rate, is somewhat concentrated in non-violent types of criminal conduct, e.g., auto accessory theft, and may be limited to one or two easily-avoided areas.

We make no statistical assertions on these points, because no one has the hard data necessary to draw statistically significant conclusions.

We can say, however, that a park that is widely and commonly thought to be unsafe cannot in the long run survive and prosper as an important place for relaxation, recreation, and a sense of peace.

We believe that it is absolutely essential---a first priority matter--- that Forest Park's safety be insured and that a major effort be made to educate the public to the fact that the park is safe.

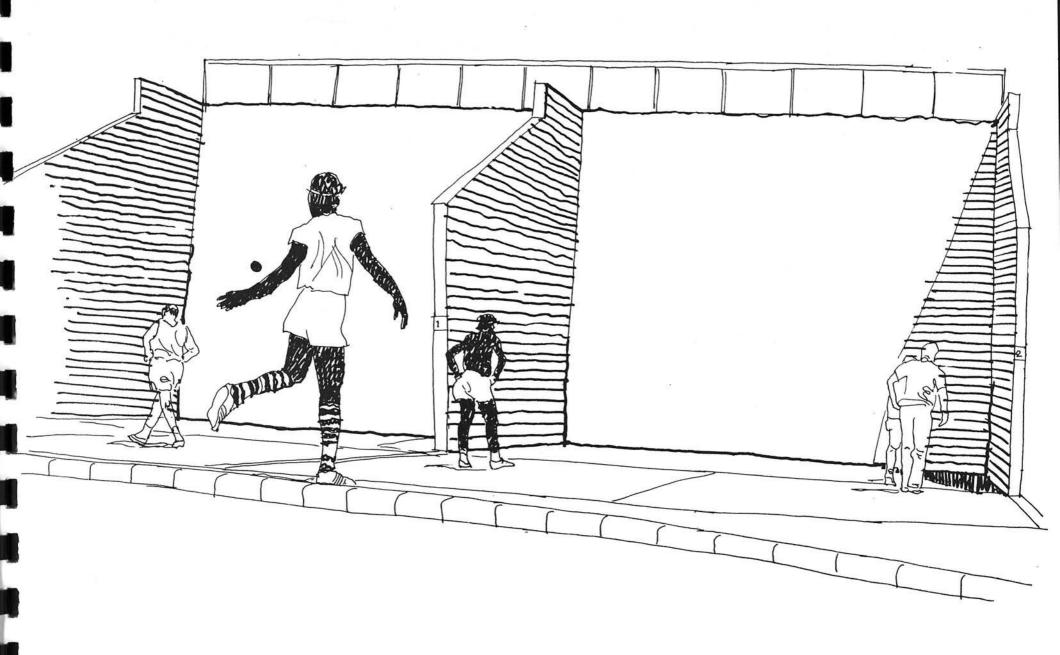
One of the first tasks of FPCDC should be to study all available park crime statistics, the attitudes of the people who use the park, the geography of the park as it may reflect special problems associated with crime, the kinds of criminal conduct seen in the park, the special problems each kind of such conduct creates, and every possible means open within the law and decent respect for citizens' rights to thwart crime before it is committed in the park and to apprehend criminals.

We believe that there is an array of devices and means that will turn up in such a study to reduce the crime rate in the park and insure the safety of the park's constituents.

Once the <u>real</u> security and crime problems of the park are understood and met with appropriate measures, an intense effort should be made to reeducate the public to the safety of the park. It can only be a great step forward for any major city first to create a safe park environment and then to convince the public of the asset it has created. Without this safety, we think Forest Park cannot survive.

E. A GUARANTEE OF PACIAL JUSTICE IN FOREST PARK

There is some evidence that Forest Park's facilities are at least in part racially separate. Although this assertion may trouble some citizens, and may outrage others, we believe there is evidence to support it, at least enough evidence to probe much deeper into the facts and to discover the hard truth.



black/white park

We do not assert that conscious policy on the part of the city or park administration has fostered or perpetuated racial separatism. On the contrary, we see no indication of any intention but keeping the park open to all users; and the park is certainly widely used by Blacks.

We have been told that there may be a "cultural mismatching" of recreational facilities in the park, in the sense that the bulk of facilities allegedly serve the preferences of Whites more than Blacks. In any new planning and redesign of facilities in the park, it clearly should be the function of the FPCDC to serve all groups as equally and fairly as possible.

In this regard, we would encourage the park to avoid where possible recreational facilities that require the participant to purchase expensive equipment, a requirement that may bar low-income participants.

F. THE AVOIDANCE OF IRRELEVANCE OR OBSOLESCENCE.

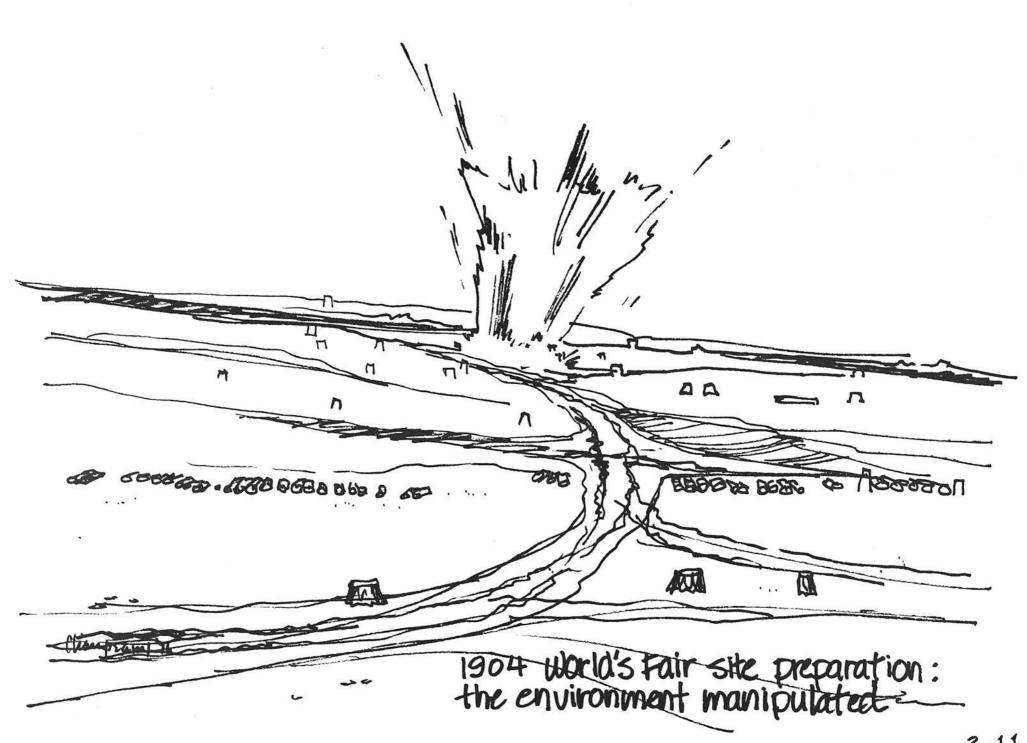
Some of us have concluded that while Forest Park represents the best of park ideals and concepts of half a century ago, it does not in all respects seem entirely relevant today. We do not mean to make a major issue over one facility or another, but on the other hand, if the public comes to see the park as antiquated or in some ways not so useful as it should be, the park and its administrators are not doing their job.

One of the first tasks of FPCDC should be to survey and assess very carefully the attitudes of the park's constituents toward all aspects of the park. The commission should create a data base of demographic, social, economic, transportation, recreational, and environmental facts that will help to insure that Forest Park with the passage of time and changes in the city surrounding it does not fall behind simply by standing still.

It seems clear that Forest Park's constituency has changed before and will change again. The park, no less than any other public institution, must be committed to changing and adapting to new users and new uses.

G. THE CREATION OF THE FOREST PARK CONSERVATION AND DEVELOPMENT COMMISSION.

We were immediately struck on beginning this project by the obvious analogy between the regional resource Forest Park represents and the regional nature of San Francisco Bay. A multiplicity of government jurisdictions facing common environmental and other problems led



3-11

to the establishment of the San Francisco Bay Conservation and Development Commission ("BCDC"). We have faithfully copied the essential principles of BCDC in our recommendation of an entity to govern Forest Park, because BCDC has been a complete success at its task and has become the model for other regional land-use organizations, including the California Coastal Zone Conservation Commission.

We think it is quite apparent that Forest Park is a regional park and should be funded and governed on a regional basis. The FPCDC, as we describe it here, will accomplish that objective with the same success as BCDC if it receives the basic support and good will of the public and other local governments.

The commission should be established by a state enabling act, which will guarantee that to the extent necessary FPCDC's authority over the park will cross aldermanic and other local political boundaries and will preempt other local land-use powers. This proposal is much less explosive than it may sound, since the park commission should have little occasion or opportunity for real conflicts over land-use policy in the park.

The FPCDC's procedure should be limited to last discretionary review of all development proposals in the park or on properties that face the park, whose development could have serious adverse impacts on the park. FPCDC would pass on permit applications only after all other local governments had issued their own necessary permits.

We recommend that FPCDC's permit process be divided into two basic functions: environmental assessment and review, and design review.

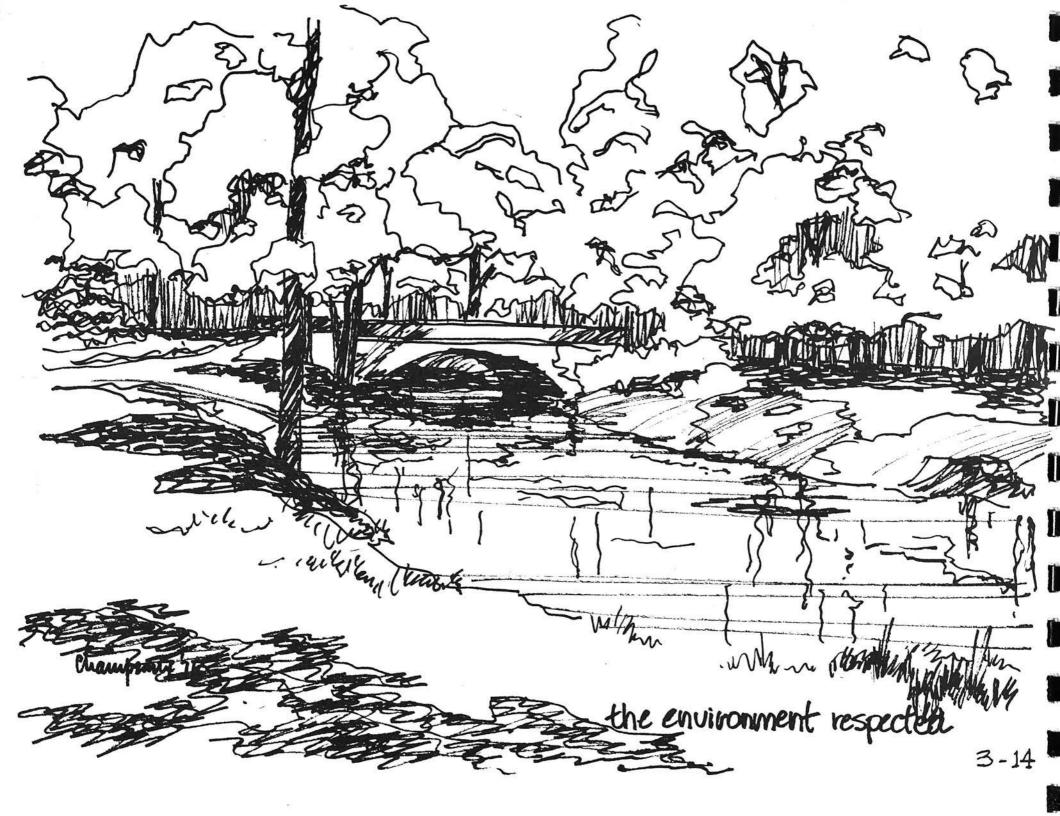
Environmental review should be facilitated and made less burdensome in individual cases by FPCDC's preparing a master environmental impact statement as one of its first duties, marshalling and quantifying all the environmental issues and problems in the park. This master impact statement——which should be patterned after other environmental impact statement statutes—— would serve as the basis for all other impact review.

If a proposal passed environmental review, it would then proceed to design review, in which the commission would have the power to insure that the design of the improvement was consistent with park values.

In addition to its permit function, we recommend that FPCDC have a broad planning function, both to collect data on the park and its constituents and to create a master plan for the park's future.

The commission should also administer the park in adherence to its master plan, and it should have enforcement powers even in the absence of a permit application. In other words, it should have the power to institute affirmative changes in the park on its own motion. The commission would have enforcement powers commensurate with its function.

Membership on the commission is obviously one of the most difficult and politically sensitive issues, but BCDC faced the issue quite successfully. We recommend that the commission have very broad representation on its governing board, including members of the neighborhood and city groups, political units, park jurisdictions such as the museum and zoo, social and racial groups, and last and certainly not least, conservation and environmental groups.



FIRST PHASE ACTIONS

These proposals, taken together, represent an early strategy for improving the environment of the Park, or dealing in a more effective manner with perceived, immediate problems. They are also first steps toward the long range program outlined in the previous section.

They are not comprehensive in nature and are therefore less than a "plan" for the future. The development of a plan will require far more data, and obviously, more time than the R/UDAT team has spent.

ACTIVITIES

 Collect and evaluate data on the users and uses of the Park and its environs.

Who are the users?
What are their needs?
What are their options?
Measure the intensity of use.
Measure the impact of use.
Determine potential needs for future use.

- 2. Alleviate obvious conflicts in present use, for example, the golf fairway across Art Hill eliminates kite flying, makes fishing hazardous, and eliminates the possibility of informal and active events.
- 3. The Park is potentially a "school without walls." Combined programs among key institutions, such as the Zoo and the Art

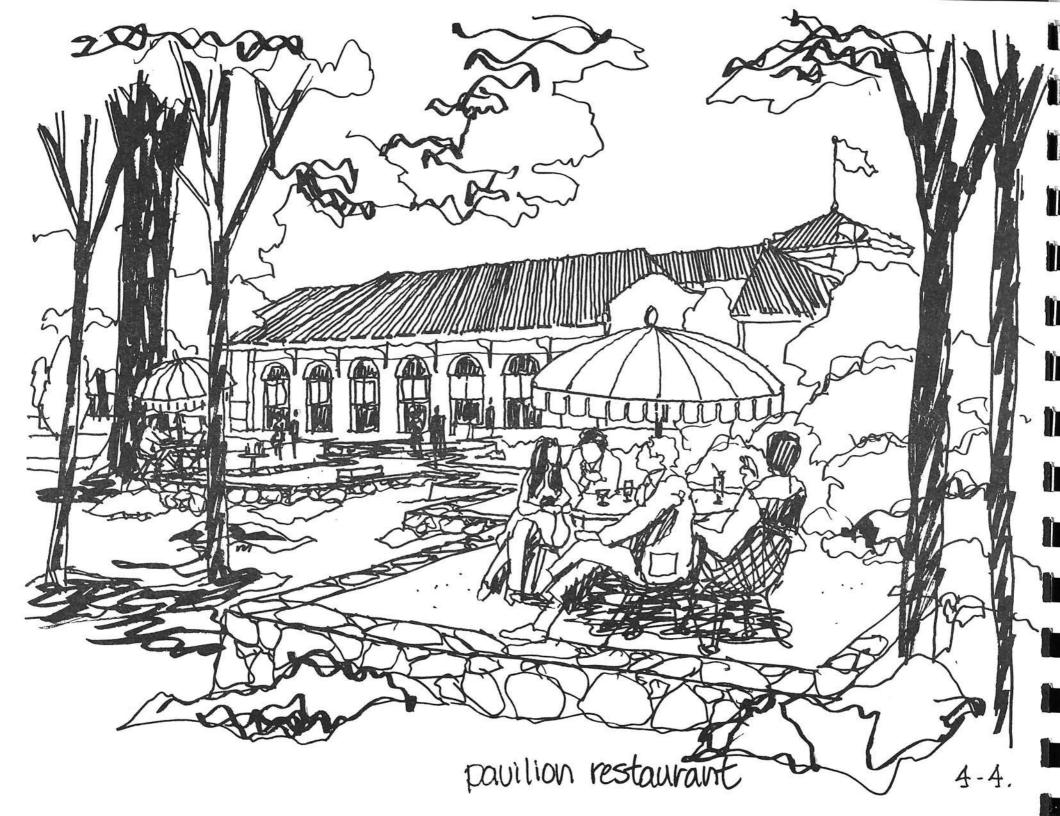
Museum, placing information and exhibits in the landscape, or holding joint classes would start the process.

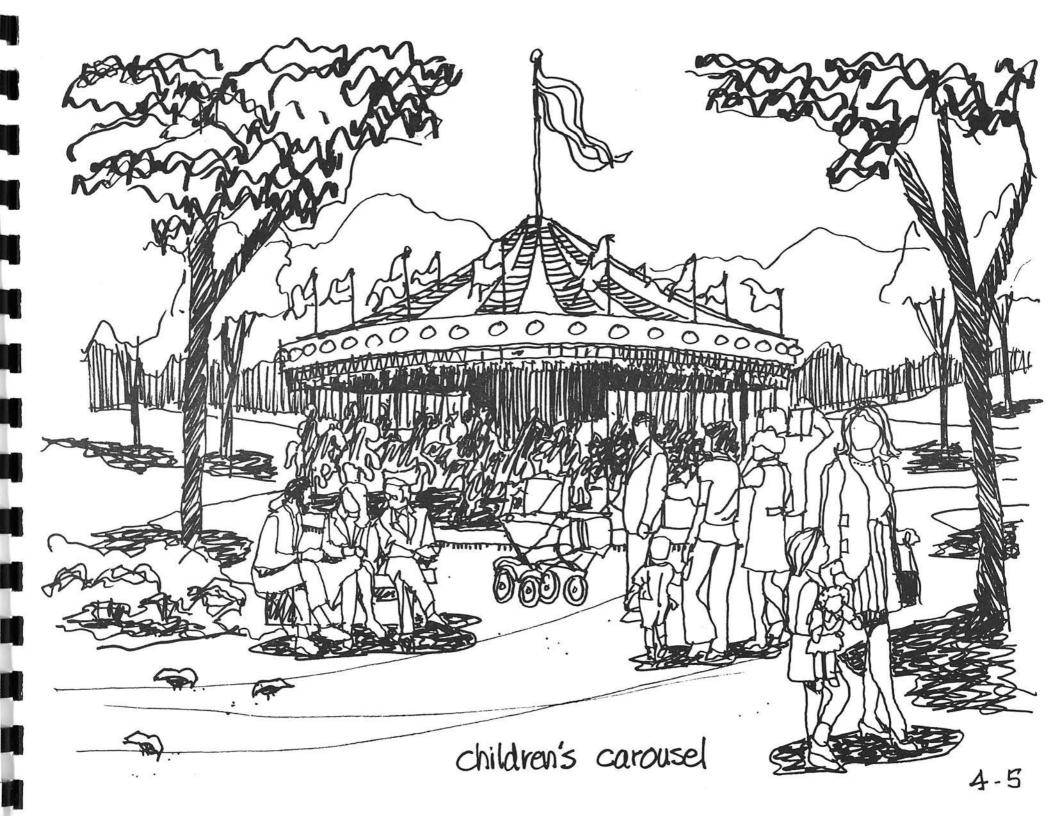
4. The Park is a resource, a space of incomparable quality and accessibility. More special events, such as outdoor concerts and region-wide celebrations of important days should be staged. The natural ampitheatre of Art Hill is shown, partly covered by a tension structure, or tent, to illustrate the potential.



FACILITIES

- 1. A repertory theater to complement the existing complex of cultural activities could be located in or adjacent to the Municipal Opera or the Art Museum.
- 2. The Museum of Science, seeking a new site, may relocate in the Park. If it does so, it should be sited to take advantage of existing parking in the Muny Opera and to "plug in" to the shuttle transit system proposed elsewhere in this report.
- 3. The World's Fair Pavilion on Government Hill could be converted to a restaurant, serving elegant suppers, but serving also box lunches for picnicers.
- The children of the community would delight in a carousel placed on a central promontory.
- 5. The Junior College and the communityat-large would share a cinder track, if it were located east of the ball fields near the Planetarium.
- Steinberg Rink would serve an extended season and enlarged patronage, were it covered to reduce the impact of inclement weather, summer and winter.
- 7. The abandoned incinerator adjacent to the Park Administration Complex should be reclaimed as a picnic site.





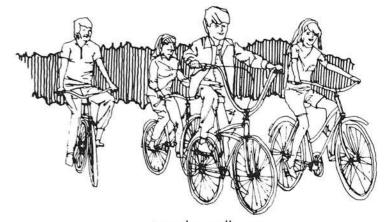
CIRCULATION AND LANDSCAPE

1. The first step toward restrictive vehicular traffic and accomplishing a constructive revision of Park circulation could be done as shown in the Traffic Control Plan, Phase One. plan represents a process of disinvestment in auto-oriented streets, by closing many of them to traffic with simple gates, either seasonally or during most of the year, unless major events require their use for parking. The closed streets would be restriped, and used as bicycle paths. Major parking lots serving the Zoo, Art Museum, and Municipal Opera would be linked by a flexible shuttle bus system, to decrease the frustration of the search for parking, and eliminate the need to park on the streets.

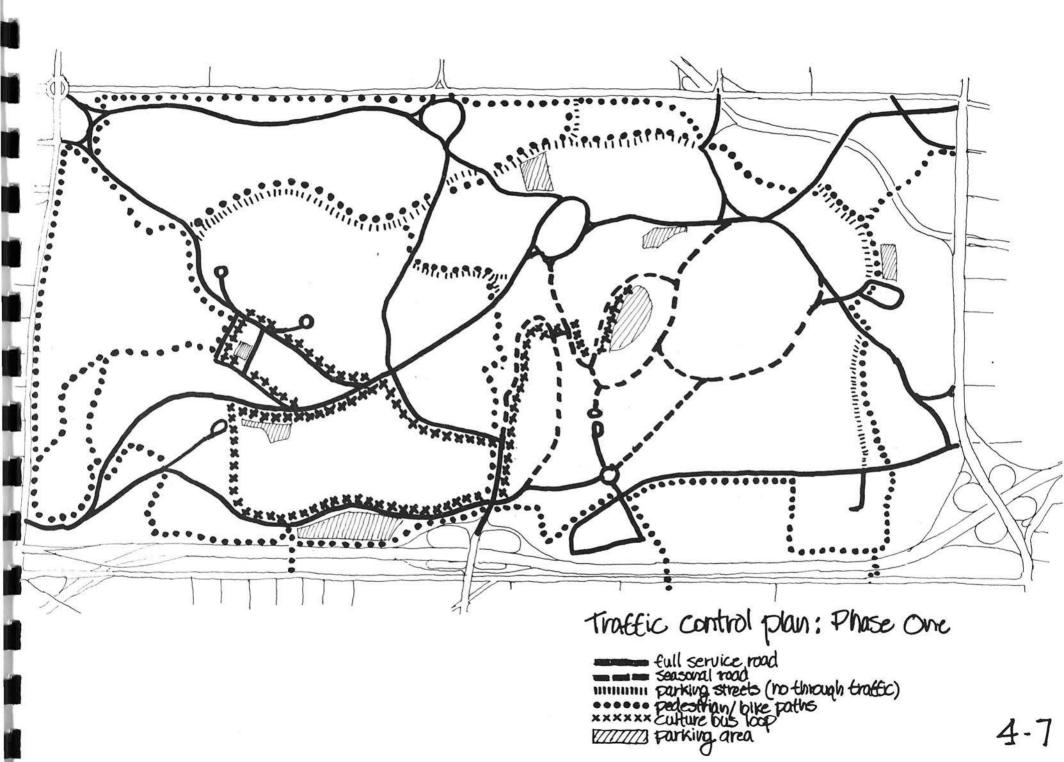
The City bus routes should be re-examined to improve service to major facilities, to ease the journey to the Art Museum, for example.

2. To render the circulation system more effective, and to make the use of the Park easier for all patrons, a major graphic and signing program should be designed and installed. The program should include remote direction signs for approaching traffic as well as signs in the Park.

- 3. A coordinated program of lighting and street furniture should be designed and installed. The Park contains little good furniture, and lighting which relates to pedestrian activity is absent, except from a few of the major activity centers.
- 4. The south edge of the Park, between the Zoo and the Planetarium, should be thick-ly planted with a bosque of trees to provide a visual and environmental buffer against the expressway, and to define and enclose the edge. Some of this new wood should have an understory of plant material to increase the buffering effect.
- 5. A general reconditioning of the Park lagoons must be undertaken. Aside from dredging, a hydraulic design study should be done to improve the inlet system, possibly replacing the present unsightly pipes with great, new fountains.



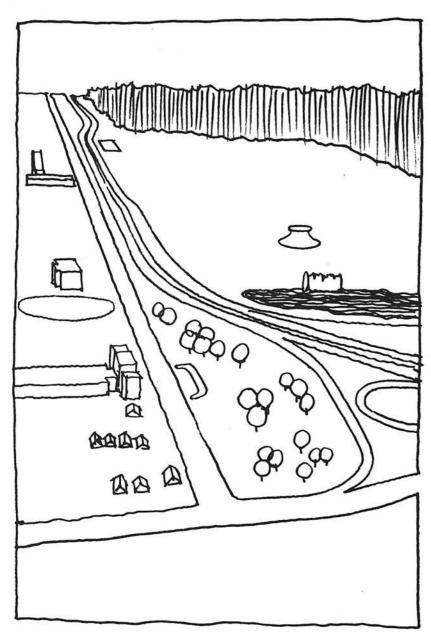
locycle path use



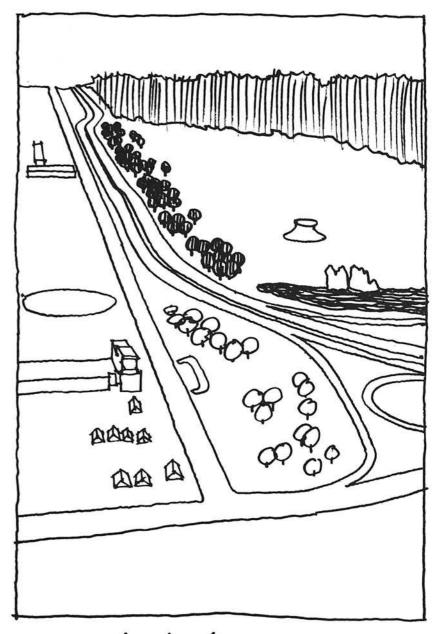


culture loop: 200, art museum, muni-opera

4-8



southern Park edge: barren



proposed planting

4-9





PLANNING ADMINISTRATION

- 1. The R/UDAT team has reviewed the recent, and ongoing controversy about the expansion of Children's Hospital over Kingshighway. We find that the available information about the issue is inadequate to determine what effects or impacts the expansion may have, and to establish what alternatives and mitigating measures are contemplated. A strong Park institution, with appropriate review and approval powers, could demand timely and complete information. We believe that this would be appropriate and useful.
- 2. In the near-term, the Park Commission should avail itself of the exceptional talents and resources that exist in the community. Among these the University's Urban Research and Design Center, other City Agencies with planning staffs and data resources, and the members of St. Louis' professional communities should be drawn into the process of enhancing the Park and developing a comprehensive planning strategy.

FUTURE ALTERNATIVES

There are several future alternatives for Forest Park.

- 1. Present Trends Projected. This is essentially a random planning alternative. The various uses of the Park will continue to meet their space needs on an ad hoc, uncoordinated basis. Projected encroachments of non-Park uses into the Park will continue. Some will be fought to a standstill by interested community groups; others will be admitted to the Park. Power politics will in the absence of an authorized planning function be decisive in determining land use within the Park and along its boundaries. It is safe to say that the Park as park will continue to leak away as it is appropriated by competing interests.
- 2. The Park as Setting.
 The Park will become even more of a regional institutional center than it is now. Activities will be coordinated, and institutions will collaborate on educational projects, exhibits, and the solution to parking needs. New institutional uses will be added as community-regional need and support arises. The Park will become in essence a cultural complex.
- 3. The Park as Scenery.
 The Downtown-River pole will act as a magnet pulling cultural facilities away from the Park. The growing suburbs will

also pull these attractions out of the Park. The Park will resume its earlier forested condition and become once again what it was in the beginning, a naturalistic landscape.

- 4. The Park as Resource.
 The Park will be programmed with events and will function as a popular entertainment center. Both spectator and physical recreational activities will find a home in the Park.
- 5. A Combination of All These Things. Clearly, none of these things are mutually exclusive. The necessity for weighing competing alternatives and establishing priorities among them makes this alternative the most planning-oriented of all.

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The St. Louis Post-Dispatch Foundation
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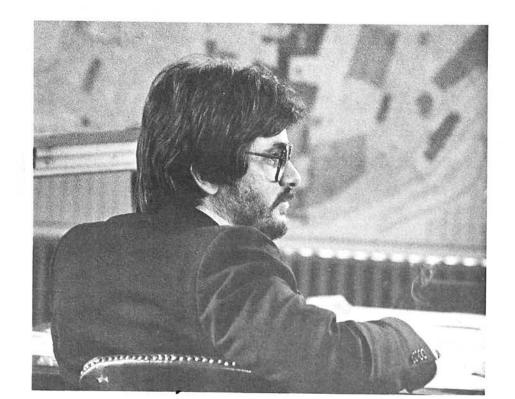
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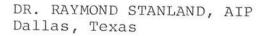


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Misuraca & Byers

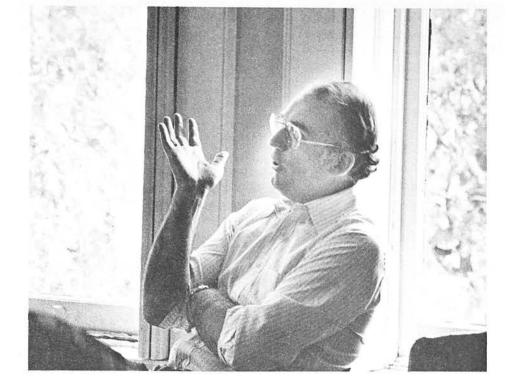
Attorney specializing in legal issues of land use.

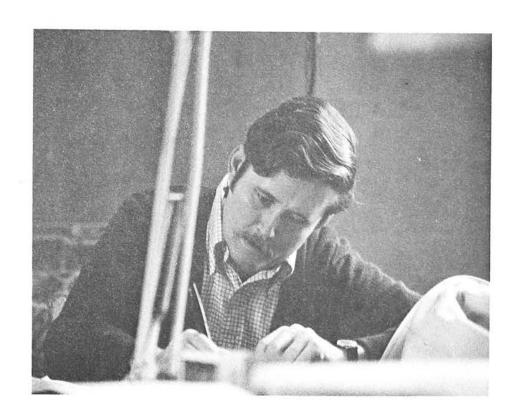
Graduate of Georgetown University and the University of California, Berkeley.



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