



REGIONAL PLAN ASSOCIATION, INC.

... a research and planning agency supported by voluntary membership to promote the coordinated development of the New York-New Jersey-Connecticut Metropolitan Region.

230 West 41st Street, New York 36, N.Y.

(Area Code 212) LOngacre 5-1714

NEWS RELEASE

For Information call William B. Shore
LOngacre 5-1714 or 914 MEDford 1-0053
(home)

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Note: For full roster of speakers, see
attached program plus last minute
changes on last page of this re-
lease.

FOR RELEASE: Monday A.M., November 8, 1965

Where suburban apartments? Better transit at higher fares?
MAJOR ISSUES IN NEW YORK AREA GROWTH TO BE DISCUSSED
WEDNESDAY AT TWENTIETH REGIONAL PLAN CONFERENCE

The advisability of cutting rather than enlarging street capacity in Manhattan's central business district, of raising subway fares but speeding service from outlying parts of the City during rush hours, of lower subway fares between rush hours than during peaks, and of setting high tolls on all automobile entries to the business district will be discussed by nine experts in one of 11 panels of the Twentieth Annual Regional Plan Conference, Wednesday, November 10, at the Statler-Hilton Hotel, New York City. The main speakers on Manhattan traffic will be Boris Pushkarev, Chief Planner of Regional Plan Association, and Dick Netzer, Economic Consultant to the Association and New York University Professor.

Debating other "major issues of metropolitan development":

Westchester County's Planning Commissioner S.J. Schulman will present "a general indictment" of the process of planning for and approving apartment construction in the suburbs. Few localities seem to be preparing for the continued high demand for apartments expected for the next several years following increases in the percentage of young and old couples in

the population, he will note. Public controls, he will suggest, should encourage apartments to locate in high-density corridors with rail-road service, should outlaw traditional six-story semi-fireproof apartments as inherently ugly, should encourage a mixture of building types in neighborhoods, should require better construction and noise proofing, and possibly should transfer some of the extra land value that accrues when land is rezoned for apartments from the landholder to the public.

Columbia University Professor of Architecture James Marston Fitch will warn that architects and planners must recognize the limits of their own definition of beauty. Most of them are middle-class, and their "tendency to reorganize the urban scene along middle-class lines of 'beauty,' 'tidyness,' 'order,' etc., often creates tensions as serious as those it seeks to alleviate. Slum clearance and public housing, first, and now urban development afford ample evidence of this danger."

Downtown expert Laurence A. Alexander will observe that the dozens of downtowns of all sizes in this metropolitan region now expand or shrivel primarily on the basis of competition among retailers and landowners, but the Region might benefit from an over-all plan locating downtowns most suited for growth.

Richard P. Dober, a college planning consultant (Dober, Walquist and Harris, Inc., Cambridge, Massachusetts), will call the recent proposal that a dozen large universities become nuclei of new large commercial-cultural-professional centers in the New York Metropolitan Region "a bold move in the right direction." The recommendation has been made to the Tri-State Transportation Commission in a report from Arthur Row, chairman of the Yale University Planning Department. Dober will raise some objections to the report, including a plea for more study of the optimum size of a university which the study for Tri-State set at 25,000 students. Dober also

will call for "a major new graduate and research institution of possibly 15,000 students in Manhattan as part of the City University of New York."

In another session, Regional Plan Association Planning Director Stanley B. Tankel will describe research on the Association's hypothesis that several new large scale centers are needed in the Region where universities, adult education and cultural activities can come together with office jobs, government, other specialized services, department stores, entertainment and apartments. These might be enlarged older downtowns, completely new centers or a mixture of the two, such as the Association has suggested for the Hempstead-Garden City-Roosevelt Field-Mitchel Field area of Nassau County. Dober's recommendation on university location and Schulman's on apartment location fit this concept.

Marvin D. Roth, Research Consultant of the Hospital Review Planning Council of Southern New York, will predict that there will be fewer hospitals in the New York portion of the Metropolitan Region over the next generation because they will be larger. Since hospitals are becoming the centers of all health activities in a community including teaching, research, out-patient care and even nursing home and mental health care, a full range of services, specialists and expensive equipment, research and training can be available only where the hospital serves about half a million people. In addition, as community facilities as well as emergency treatment centers, hospitals should be within half an hour of the population they serve. This may be difficult in the suburbs, he will observe; somewhat smaller hospitals with less complete services probably will have to suffice.

Rev. Orion C. Hopper, Jr., Planning Director of the United Presbyterian Council of New York Metropolitan Area, will raise the question of whether the location of houses of worship can be planned for the coming

generation at all because there is a great question mark over the next 20 to 50 years relative to the nature and function of our religions..." Furthermore, Hopper will continue, church-synagogue funds are dwindling. An added dilemma is the ghettoization of church membership which could be perpetuated if church locations are planned according to present congregations. In spite of these problems, Hopper will favor church planning and describe a planning effort being considered by New York area Protestant groups called the Regional Church Plan Commission.

William B. Shore, Information Director of Regional Plan Association, will argue that having 1400 governments in the New York Metropolitan Region--with three state, two regional, 18 county and hundreds of municipal planning agencies--is less confusing and diverse than it seems--that, in fact, planning is needed at all levels of government because it is a different job at each level. The higher levels provide a general framework within which the next level provides greater detail. He also will question the need for regional government to assure effective regional planning and will suggest that people should first decide what public policies need changing to achieve the kind of urban development they want and only then decide what governmental changes are needed for them to succeed.

Robert C. Young, Regional Planning Agency Coordinator, will agree with Shore that planning must go on at all levels of government simultaneously and will argue that a mere review of local plans by neighboring localities or higher levels (as provided by New York State's Van Lare Act, for example) will not assure good urban development. It is necessary to reach a consensus among the many agencies and levels of government involved. This "can only be reached if all levels of government

are carrying on planning processes that are fully integrated in program design, goals formulation and methodology." He will note, however, several obstacles to voluntary cooperation among municipalities in planning, including the fact that resources don't always fall within the municipality that needs them and few localities will voluntarily share what they have. For example, municipalities frequently try to keep outsiders off their beaches. Also, municipalities tend to plan for maximum tax dollars.

James W. Rouse, President of Community Research and Development, Inc., Baltimore, developer of Columbia, a new city in Maryland, will be the luncheon speaker on "Shaping Urban Growth to Human Needs." He will describe his efforts to tap social science and philosophy so that he can build satisfying communities.

The Conference is open to the public; about 1,000 persons have attended each of the last two Regional Plan Conferences. Regional Plan Association is a civic group working for the development of an efficient, attractive and varied New York Metropolitan Region.

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Note to city editors: Please have reporters get entry tickets at the Press Room, off the Ballroom Rotunda, Statler-Hilton Hotel, 33rd Street and Seventh Avenue, New York City.

Because several sessions will be running simultaneously, professional staff members of Regional Plan will take notes on each of the discussions and will be available for questions from the reporters in the Press Room immediately after the morning and afternoon sessions. We also will try to handle calls from publications which cannot send reporters--between 11:45 and 12:15 and 5:15 and 5:45.7

I NEW CENTERS FOR DEVELOPING AREAS?

WILL NOT ATTEND: H. Lee Dennison, Suffolk County Executive

SUBSTITUTE: Lee E. Koppelman, Executive Director, Nassau-Suffolk
Regional Planning Board

II TRANSPORTATION FOR MANHATTAN'S CENTRAL BUSINESS DISTRICT

ADDITIONS: Chairman: Arthur T. Row, Jr., Chairman, City Planning
Department, Yale University

Critics: Theodore Karagheuzoff, Deputy Commissioner and
Chief Engineer, New York City Department of
Traffic

V LOCATING HOUSES OF WORSHIP

WILL NOT ATTEND: Rev. Donald Campion, Director, Fordham University -
Nativity Project

SUBSTITUTE: Msgr. Harry J. Byrne, Executive Secretary, Committee
on Housing and Urban Renewal, Archdiocese of New York

VI LOCATING HOSPITALS

WILL NOT ATTEND: Mark S. Kenyon, Executive Director, Nassau County
Medical Society
Joseph D. Pikus, Executive Director, Hospital and
Health Council of Newark and Vicinity

SUBSTITUTE: Dr. S. S. Barklis, Secretary to the Board of Trustees
of the New Jersey College of Medicine and Dentistry,
and Director of Microbiological Research, CIBA Pharmaceutical
Company

X BRIDGING 1400 GOVERNMENTS

ADDITIONS: Chairman: John W. Larsen, Executive Vice President and Treasurer,
The Bowery Savings Bank, and Treasurer, Regional
Plan Association

XI LEVELS OF PLANNING AND LEVELS OF POWER

ADDITIONS: Critics: Dr. Paul D. Tillett, Professor of Political Science
and Associate Director, Eagleton Institute of Politics,
Rutgers - The State University