

GREET MEMBERS OF COMMITTEE:

Express regret over death of a member--Mrs. Coiner, President of the National Capital Garden Club League--was instrumental in generating much enthusiasm for the beautification program.

~~Announce the gift of 500 dogwood trees being given by~~

Announce the gift of 500 dogwood trees being given by Col. Eugene Mueller, president of a Pennsylvania nursery. Given for the Park Service to plant along the George Washington Parkway between Alexandria and the 14th Street bridge.

~~next~~ One of the pleasures of having a Speaker's Committee is not only getting someone else to do the speaking, but hearing the interesting bits of information they bring back. For instance, Nash Castro is just back from a convention of the Garden Living Industries of the Eastern United States. He tells me that at this convention the number of exhibitors has jumped from 74 to 173 in only 3 years.

He also reports that these ^{nurseries} ~~nurseries~~ sold \$1,250,000 of stock two years ago. This year sales were over \$3 million. These are two solid economic examples of public interest in beautification.

(over)

I also want you to know that some of our speakers--~~whom they~~
receive fees --and graciously give them to the ^{Society} Beautification
~~committee. Nash~~ ~~just~~

turn them over to the Society for their use. Nash we want to thank
you for your \$500 speaker's fee....literally gathering rosebuds
while you speak.

We have an exciting presentation to hear and so I'll
turn the chair over to Secretary Udall.

Liz.....

Suggest Mrs. Johnson also announce at Committee meeting on Thursday that the planting of 100 red oak trees along Connecticut Avenue will be undertaken this spring by the District's Tree and ~~Land~~ Landscaping Division. The planting is being made out of the \$5,000 gift made last fall by Mrs. Marjorie Merriweather Post, which was matched by the Society for a More Beautiful Capital.

Also, the National Park Service is continuing with the planting of cherry trees along Hains Point. Weeping cherries are being introduced at Hains Point for the first time, as ~~part~~ part of the planting project. When the work is completed next fall, a total of 1,786 trees will be planted, the majority of them single flowering cherries. The drive around Hains Point will be transformed into one of the most beautiful in the world, Mary Lasker assures us. This project made possible out of \$140,000 anonymous gift made to Wash. beaut. program last year.

~~John~~ 11/1/67

WASHINGTON

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...which was awarded by the Society for a Free Press (Financial Capital).

Let the elements of H and the corresponding elements of H' be ordered as follows:

LAWRENCE HALPRIN

Lawrence Halprin is a 50-year-old San Francisco-based landscape architect and environmental planner, author, and winner of an American Institute of Architects Gold Medal for "distinguished achievement in an allied field."

A native of New York City who studied at Cornell University, the University of Wisconsin, and Harvard University, he spent two years after graduating from high school working on an Israeli kibbutz.

His professional work spans the globe, including a medical center in Israel, a United States State Department Exposition Building in Berlin, a new town in Oahu, and a variety of projects throughout the United States.

He has been commissioned to work in joint venture with Marcel Breuer and Kenzo Tange, in designing a new plan for Flushing Meadows, New York. His firm Lawrence Halprin & Associates, has been commissioned, together with Wurster, Bernardi & Emmons, to do the master plan for a permanent California State Exposition in Sacramento.

His work won three of the thirteen "Exceptional Distinction" awards given throughout the State in the 1966 Governor's Design Awards competition for distinguished contributions to the California environment. These were in recognition of Halprin's work as landscape architect for St. Francis Square, a low-cost housing development; Ghirardelli Square, a \$10-million rehabilitation project; and for the master planning of The Sea Ranch, a second home community on the Sonoma coast.

He is in charge of the plan to revitalize the major portion of the downtown and civic core of Kansas City, Missouri, and his plan for the \$2-million reconstruction of eight blocks of one of the great shopping streets in America is now underway on Nicollet Avenue Mall in Minneapolis.

Halprin served as a consultant to the California State Division of Highways on freeway design, and to the \$1-billion Bay Area Rapid Transit District on transit design. He is a consultant to the U.S. Bureau of Roads to recommend and establish new criteria for improved design of urban freeways and their relationship to the urban environment. He served as panelist and consultant in the 1965 White House Conference on Natural Beauty.

Halprin is the author of "Cities," published in 1963, and "Freeways," published in 1966 by Reinhold. He taught and lectured at the University of California, University of Wisconsin, University of British Columbia, University of North Carolina, and the University of Pennsylvania. His firm, Lawrence Halprin & Associates, has earned some 40 major awards for excellence.

President Johnson appointed him to the National Council on the Arts in December of last year.

FOR RELEASE AT 4:00 P. M.
THURSDAY, JANUARY 12, 1967

Office of the Press Secretary
to Mrs. Johnson

THE WHITE HOUSE

MEETING OF THE FIRST LADY'S COMMITTEE FOR A MORE BEAUTIFUL CAPITAL

"Washington is richly endowed with open spaces, compared to other cities, but the city needs to develop its spaces consciously for their best use," Lawrence Halprin, landscape architect who has just completed a study of Washington neighborhoods, told the First Lady's Committee for a More Beautiful Capital today.

In an illustrated report, he presented before-and-after situations that could make use of and improve existing neighborhoods and neglected areas.

Halprin noted that a high percentage of the areas he studied are already in public ownership by the District of Columbia or the National Park Service, but at present are derelict or not developed to their full potential.

His suggestions to bring new life as well as beauty to the city included:

1. Development of interior block spaces into recreation areas and interior parklets with shade trees, benches and community facilities.
2. Creation of vest-pocket parks with trees, play apparatus and seating areas on existing vacant spaces.
3. Use of commercial corners and triangles for miniature plazas, playgrounds or parklets.
4. Planting of a double row of trees along commercial strips such as East Capitol Street to create an "instant Champs Elysees."
5. Development of a campus-like setting in the Dunbar-Shaw School complex by closing off minor streets and linking the eight schools together with pedestrian walks and joint use of recreation facilities.
6. Improved lighting, paving and landscaping to weave together neighborhood shopping areas and enhance residential streets.
7. Transformation of Eastern Market into a community center with possible commercial development, swimming and other recreational facilities, coordinated with existing recreational facilities of Hines Junior High School.
8. Rehabilitation of the Old Car Barn on East Capitol Street to provide community facilities for all ages -- rooms for dancing, watching t. v., swimming, skating and relaxing. The large space between the building and the street provides opportunities for a coffee house, sidewalk cafe, store front museum, or outdoor art gallery.
9. A dynamic city park on the island in the Anacostia River near D. C. Stadium which could include recreation facilities to appeal to all age groups, and a coordinated design for the adjacent East Leg of the Inner Loop.

"Our search has been for a vocabulary of beauty which will grow out of the deep-rooted needs and desires of the inhabitants of Washington; a functional beauty which will enhance their lives by solving their living problems as well as appealing to the eye," Halprin said.

Halprin's study is focused on the Capitol East area as a typical neighborhood with prototype problems, but the techniques to solve these problems can be applied to many neighborhoods in Washington as well as in other cities.

"One of the beautiful and distinctive assets of the Nation's Capital are the miles of row houses found throughout the city and the potential they give for^a strong sense of community unity and neighborhood identity. Much can be done to heighten and enliven these older neighborhoods," Halprin said.

Halprin's professional work spans the globe. He has recently been commissioned to work jointly with Marcel Breuer and Kenzo Tange in designing a new plan for the World's Fair site at Flushing Meadows, New York.

He is on the board of urban freeway consultants to the Bureau of Public Roads and has written books on Freeways and Cities. Halprin was appointed by the President to the National Council on the Arts in December, 1966.

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THE WHITE HOUSE

1600 Pennsylvania Ave. N.W.
Washington, D.C.
THURSDAY, January 12, 1967

The First Lady's Committee for a More Beautiful
Capital was convened on Thursday, January 12, 1967
commencing at 2:30 o'clock, p.m.

The First Lady,
Mrs. Lyndon B. Johnson, presiding

Hon. Stewart Udall,
Secretary of the Interior,
Executive Director

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Members Present:

Mrs. Phillip Graham of Washington, D.C.

Mr. Leonard Doggett, Washington, D.C.

Mr. Victor Gruen, Los Angeles

Mr. Charles A. Horsky, Advisor for National Capital Affairs,
White House

Mr. Rudolph Kauffman, Washington, D.C.

Mrs. Albert D. Lasker, New York

Mrs. Walter Louchheim, Washington, D.C.

Mr. C. William Martin, Jr., of Washington, D.C.

Mrs. Cary Milholland Parker of Washington, D.C.

Mrs. Milo Perkins, Washington, D.C.

Mr. Neill Phillips, Pres. of Committee of 100 for
Better Washington

Mrs. Marjorie Merriweather Post, Washington, D.C.

Mr. William P. Rogers, President, Federal City Council

Mr. Adam J. Rumoshosky, Dir. of Marketing, American
Petroleum Institute

Mr. William A. Schmidt, Acting Commissioner,
General Services Administration

Mrs. Polly Shackleton, Sec. Society for a More Beautiful
Capital

Mr. Walker Stone, Washington, D.C.

Hon. Walter N. Tobriner, District of Columbia Commissioner

Mr. William Walton, Chairman, Commission of Fine Arts

SITTING IN AS OBSERVERS

Mr. Knox Banner, Exec. Dir., National Capital Downtown
Committee

Mr. Nash Castro, National Capital Region, National Park Service

Mr. T. Sutton Jett, National Capital Region, National Park Service

Miss Sharon Francis, Assistant to Mrs. Johnson

Dr. Nina Travvett, Director of Community Youth Council

William Slayton, Washington, D.C.

Robert McCabe, Washington, D.C.

S P E A K E R

Lawrence Halprin, San Francisco, California

J. Coleman - Assistant to Mr. Halprin

-oOo-

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OPENING REMARKS

By
THE FIRST LADY

MRS. JOHNSON: Everybody, I am so glad to welcome you here and this is really the start of a new year for me, as we begin now, and I want to wish each of you a very good one and a very busy and productive one.

(Applause)

I know you all join me in sorrow over the death of one of our members, Mrs. Coiner, who is the President of the National Capital Garden Club League. The Garden Clubs are mighty good allies, and she was very instrumental in implementing a lot of things we stand for in everything connected with the Beautification Program.

I want to say thank you, for Bill Martin. He will be telling you good-bye. He is finishing his term and he has brought along Mr. Leonard Doggett who is the new President of the Board of Trade.

Mr. Doggett, could I ask you to stand up?

(Applause)

MR. DOGGETT: Thank you. It is a real pleasure to be with you.

MRS. JOHNSON: Thank you. We will be expecting

great things of you.

I want to announce the gift of 500 Dogwood trees given by Col. Eugene Mueller, the President of a Pennsylvania Nursery. They were given to the Park Service to plant, along the George Washington Parkway between Alexandria and the 14th Street Bridge. Maybe in not too long to come, in a few years, that whole area can be a beautiful drive, comparable to the one we have cherished since about 1950; you know, the drive around the Tidal Basin where the Cherry Trees are. And another area that I have hopes for coming back to see sometime, in its full glory, is Hayns Point where the planting of the Cherry Trees is going right along and the Wheaton Cherries are being introduced there for the first time as part of the planting project.

The work will be completed next fall. I think there is a road involved, but we think that road closest to the city will be finished about what time?

MR. CASTRO: We hope by late summer, Mrs. Johnson, we will finish the Washington Channel side of the road. We have to reconstruct the sea wall and the road and after that is finished, we will put in remaining plants.

MRS. JOHNSON: The total project will involve 1,786 trees, the majority of the single flowering Cherries.

so that will transform it into one of the most beautiful drives in the world, Mary assures us.

This project as you well know, is made possible out of the \$140,000 anonymous gift to the Washington Beautification Program last year.

One of the pleasures of having a Speakers Committee is not only getting someone else to do the speaking but hearing the interesting bits of information that they bring back. For instance, Nash Castro is just back from a convention of the Garden Living Industries of Eastern United States. He tells me at this convention the number of exhibitors has jumped from 474 three years ago to 173 this year and he also reports that these nurseries sold \$1,250,000 worth of stock two years ago and that this year, their sales were over \$3 million; and those are two solid examples of public interest in duplication.

I also want you to know that some of our speakers receive fees and graciously give them to the Society for its use.

Nash, we want to thank you for the \$500 speaker's fee.

(Applause)

You are literally gathering rosebuds while you speak!

We have an exciting presentation for today; one that some of us have had a preview on and I am very anxious for everybody to see it thoroughly and consider all it could mean to the future of the city. You must examine it very earnestly.

I want to turn it over to Stuart Udall now, to take us on.

OPENING REMARKS BY
HON. STEWART L. UDALL
SECRETARY OF THE INTERIOR

SEC 'T. UDALL: Thank you very much, Mrs. Johnson, and we only have one item of business today. Mrs. Johnson thought that this was a time, beginning our third year of activity, when we ought to probably have a good bit of free discussion, and I can assure you that the presentation you see will provoke one.

Some of those that had reservations about this group when it was first formed, wondered whether we were going to be interested in learning superficial things -- in the cosmetics as it were. I think when you see today Larry Halprin's presentation, you will see just how deeply into the very core of urban problems we can go if we are resourceful.

We have thought in the past decade or so, when we think of urban renewal, of the process of completely razing whole blocks or even cities, and starting

all over again. This sometimes is a good thing to do. I think Bob Weaver and his people would say, if we gave them the floor, that the big search now is not merely for new ways to do that kind of urban renewal, but new ways to refurbish and restore areas and regions of cities that have great promise, if we merely see what can be done to refurbish and renew and restore.

So that is what you are going to see here today and I hope to preside over a very lively discussion when we get through, not only of how we form an action team to get some projects under way, but with people of special insight, which all of you are or you would not be here.

We would expect you to have comments and also to ask Larry some questions as he goes along.

I will now introduce Lawrence Halprin. He showed up with his beard several weeks ago through the courtesy of Urban America -- Steve Currier.-- He is an Easterner who went West and his base in recent years has been in San Francisco.

I have a dictum from none other than our member, Nat Owings, Nat's firm is having their annual meeting in Luxor, Egypt. It seems to be something that we all might envy him, but he said to me when he found out

Larry had been in Washington, that he was without doubt, one of the most imaginative architects and designers in the whole country.

I don't know whether he is the man, but he is one of the men that started the Freeway in San Francisco -- to give you some example of his prowess. He had something to do with Ghiradelli Square in this city. He has one of the most versatile, wide-range minds, who encompasses the whole urban scene, and Steve and the Urban America people brought him here two or three months ago to look at Washington as an outsider, with fresh eyes, to see what some things were that might be done here in this city; perhaps would represent the type of thing that can be done relatively quickly. It might involve new ideas as distinguished from what had already been done so brilliantly in Southeast, and with that introduction, Larry, we give you the floor, and you go right ahead.

(Applause)

REMARKS BY

MR. LAWRENCE HALPRIN

MR. HALPRIN: Mrs. Johnson, Secretary Udall, I helped solve the Freeway problem in San Francisco. Therefore, the only way I could get to Washington was by Steve Currier sending me -- not by my election.

It is a pleasure to be here.

I did come, as Secretary Udall says, with no preconceptions about Washington. I considered this one of my virtues. I had been here for the White House Conference on Natural Beauty as a panelist, but if I remember correctly, I went between the State Department and the Hay Adams Hotel, and other than that track, I never really had an opportunity to look at Washington at all.

I consider that a virtue, because it did give me an opportunity to look at it with certain fresh eyes which I think also had some merit.

Today, I hope, as we have in the last few months since I came, to test some of these ideas that have come out of our investigations against you, and I suspect that amongst you, there will be some you like more than others; others, maybe all of you will like none of them; but I am sure none of you will like all of them. At least, I hope not, because if they were that kind of concensus, I would be nervous that I was not extending myself far enough.

Now, let me just tell you a little bit about the history. When I first came, I drove around for four days with Sharon Francis, Mrs. Johnson's Assistant, who, I must say, Mrs. Johnson, is an extremely able person, and I enjoyed very much working with her.

(Applause)

I also should say anything that is good in this record, she did; anything that is bad, I did.

We drove around -- Polly Shackleton, Libby Rowe -- and also we checked with Walter Washington, the first few days and and Joe Cole of the Recreation Department; Dr. Hansen; they all looked at this. And Secretary Udall and his group -- and a lot of these ideas have not come, in other words, just from our own looking at things, but also are the senses of many, many different ideas.

One of the things that I would like to do is to think that what we are really attempting to do in this next step forward is not to get anything that has been done up to now, because it seems to me all programs that had been initiated in Washington, under this Committee and, in the monumental part of Washington, under Nat Owings, and on Pennsylvania Avenue, could not be better; and all the programs, the improving of many of the circles and triangles, also, with the help of the Park Department and the generosity of private citizens, it seems to me are all to the good, but what we are trying to look at here, I believe, is somehow to extend the activities to a new area -- not thereby replacing what has gone on before,

but simply adding to it.

I also would like to think that our basic premise here is to think of Washington as the prototype of the rest of the country, not only because it is the Capitol city, but because it exhibits some of the growing pains that all cities of the United States have, and the basic task one has in designing Urban America is to somehow bring to all levels of income, the elegance and dignity of life through the environment that at one time, we thought could only be achieved by moving out of the city and moving into the suburbs. And thereby, I think, lies the whole tale -- the ill of Urban America. That is, we have all moved out into the suburbs and left the city to fend for itself.

There is no reason, I think, why our cities cannot become once again, the great centers that they should be, but they have to provide for their citizens, not only places to work, but they also have to provide them for living, residential homes which will have dignity and quality, which any human being ought to have.

That is what our search is for here.

One of the things we found is that the architecture in Washington is singularly good. There is a legacy of houses throughout Washington, not only Georgetown, but

throughout the whole city, which is of a very high order. There are houses, often, besides themselves, that are made of brick and are very elegant, such as Georgetown has become, through private initiative. That is one advantage.

The second advantage we found was that there is an incredible variety and resource of open space, much of which is not used, and much of this resource of open space is under public ownership but it is left derelict for various reasons, and that Washington is in a singular position, I think, of not having to have a pressure of buying up vast tracts of land all over the city, but simply using the land that is here.

Now, I will move into the series of suggestions.

One of the things, then, that we found, as I said, in the monumental part of Washington, well controlled, extremely good designers working in it, and well designed pieces that are being developed in these areas.

We also found that there is a vast area this side of Rock Creek Park, which has taken care of itself, but there is a vast segment of Rock Creek Park, going in this direction, where more than 60 percent of the population lives, which is badly in need of help. Therefore, we focussed on that area. The neighborhoods are run down, to some extent; some of them are unstable; some of them are extremely stable, and they

encroach on all sides right up to the Monumental Park of Washington, but they happen to be those areas which very few people see.

After going throughout the whole of Washington, we practically zeroed in on this area which is that part of Washington which seemed to have the most problems in developing the environment, which would do what we wished, and also, which would provide a focus for this demonstration of what should be done to exhibits the most results in a very short time.

That is, to take and develop a series of ideas for what is called the East Capital area -- the short area, as many of you know, is already scheduled for redevelopment and urban renewal, and some of the demonstrations of what we propose to do are already adding to the in-shore area; we therefore focussed mostly on East Capital area, where there is a high degree of stability in the community, which is integrated on every level, and could, we thought, from a series of demonstrations, uplift the neighborhood, which is not so far downhill. That effort, we thought, would not be successful.

We have proposed this, and this brochure will show all of these things. We don't have notes. We have shown about eight different basic ideas. The eight basic ideas have applications throughout Washington. There are

hundreds of conditions where these apply. We have, in each case, isolated particular spots, but then, we have a list of incredible number that we can apply to, the first of which is a very simple one, because of the L'Enfant plan of diagonal streets. There are throughout this area, and throughout all of Washington, a series of left-over land pieces, which are even in the form of triangles or split triangles or small ovals, various pieces of land, which are of various sizes, but some of them are up to almost a half an acre or an acre in size. These provide an incredible resource of open space if properly used.

There is a very simple device very often used, as shown in this picture of the model. The street that goes through can be cut off, as shown here. Often these pieces of triangle -- the triangle pieces of land -- occur in front of a church or in front of a store or in front of houses or in front of schools.

This street can be obliterated; the resulting piece of land then can become a plaza, as in front of this church, or a shop house, or a park lot or a place for recreation -- a whole series of uses can occur in this triangle. Some of them could even be devoted to planting or a combination, and we have found as we have gone through, that one of the things that is important, is

to identify what the community wants, not only the triangles, but all of these proposals, because the community has already become awakened to these ideas, and many of the community people, for example in an area of this kind, would prefer or not prefer to have a top house; some prefer other things. So the involvement of the community, it seems to us, is the most significant of all of these proposals.

This is Proposal No. 1: The use of triangles, which exist in their hundreds throughout Washington, not only for planting but for other functional uses.

I should point out, and I may have implied it, but I will say again, that we have come also to another conclusion. That is, that by providing for the functional needs and desires of a community in Washington, as in other cities throughout the open spaces, that the results, if well done, will then become automatically beautiful, and so we started from a functional environmental approach, assuming that at the end of the thing it then will become handsome, rather than the other way around.

This is Proposal No. 2.

As we moved around Washington, we identified many, many places where houses, for one reason or another, have been taken down and in those areas, we proposed to do what Tom Hogan has done so very successfully in a few locations

in New York, and have occurred in other places as well, small vest pocket parks.

Again, these vest pocket parks can be found in places for children to play. They can also do other things. They can become an area for the Smithsonian to exhibit, in outdoor parks. The Smithsonian, as you know, has store front museums.

They can become places for adult recreation, to take place, or a combination of the two.

So Idea No. 2 is not to take out houses, but where they have become derelict, or where they have fallen down, we identified a whole series of these throughout the city, to acquire that land; some of it is public; some of it is not, and develop it as a vest pocket park.

The third idea germinates from the first, and in some ways, I think, is the most major proposal that we have made, although some of them are bigger.

We found, in traveling about Washington, that all of Washington is interlaced by service alleys, and these alleys led to what were once carriage houses, which have now been demolished and the interiors of all the blocks of Washington are now open spaces which are not being used.

These open spaces vary from block to block, but some that we looked at -- for example, yesterday -- are as

large as 200 x 200.

The diagram here will show you how you can see these service houses in back, all the way through, and these green areas -- every single block in the whole East Capital area is interlaced by these interior plots. This gives a resource of open space which we cannot tell by just simply driving around the city. We have to go through the alleys.

Alleys are consistent and they are in the public records, but they are very often narrow -- about 20 feet. You can go down the alley, then in the interior block, and you will find these enormous spaces which are shown here.

Our proposal is to take those alleys. Some of them are in public ownership; some of them are in private ownership; pool them, and in the interior plots, provide recreational facilities, which could interweave the whole city and be developed for various purposes. Some of them are large enough to provide a swimming pool area; some can be used for parking lots; some for a small, interior playground; some for recreational activities of different kinds. Most of them are still large enough so that parking for the resident cars can be accomplished off to one side.

Idea No. 3.

The ideal would be to mesh these. We have them

all throughout the city. They can provide for an interior greenway system which as Victor Gruen so well knows, and others, has been in the planning field for a while.

This is one of the most advanced forms of planning that we could advance. Most cities are now turning themselves inward to the interior, and here it is again, which we are doing.

SEC'T. UDALL: Larry, much of the leadership and the initial decision making and some of the funding, some of the maintenance, might very well come or should come from Neighborhood Associations. This is the point you made to us yesterday.

MR. HALPRIN: Yes. It is very significant that that be so. That is, I should point out immediately, that we have not identified every single lot, but the areas in green, Jim Coleman, my associate in the back, has already discussed with some other people. In some of these communities that face on these blocks, and they have already exhibited an interest in it. I think as soon as that is broached, apparently, we will get a backlash of interest -- that will need community interest throughout.

There are going to have to be funds available for this, however. Some of it will have to be garnered in various ways, which we should talk about, because some of

the interior space which is now completely open, is now in private ownership. It will have to be acquired for easements.

These, then, have to do with very tiny qualities of neighborhood, which are generated by small open spaces, which weave one with the next. At the end, I mean to show all this through slides.

We found a very interesting thing happens on all the streets here, particularly street corners. This is a drawing of a typical condition.

For some reason which we have not been able to identify, the corners of each block are large, and the buildings are set back and the corner store usually faces on a bias. There is an area which is now in most cases, derelict, of between 40 to 50 feet across, from curb line to the store. This is ubiquitous throughout Washington.

It often occurs on all four corners of the block.

There is, as shown here in the model and in the sketch, then, an opportunity to immediately, without acquiring any land, because the District owns from curb line to building line, to develop small plazas and small community center activities around these stores or these store front communities, at each corner, even to the extent of then

carrying it to each of the four corners, which then develops an enormous open space in each corner.

Again, without trying to emphasize that street furniture ought to be beautiful, which we all by now know, and Bill Walton, in the Fine Arts Commission, is having a study made of street furniture for Washington, which we hope will apply and I am sure will apply to these areas.

These areas should then have ample lights; possibly a fountain; and certainly, good benches; some trees, trash receptacles; pots of flowers; all of the amenities, but one should have the basic formula add to the handsomeness of a situation like this.

Moving down the block in both directions, we then look at one of the main streets between the capital itself, and Lincoln Park, which is one of our great open squares, which in itself is very subject to redesign, and re-use now.

On East Capital Street, which is also typical of many of the avenues, we found that there are a lot of derelict front yards. The whole ambiant of East Capital Street could be changed by not acquiring the land, because the land is now in public ownership, but paving in good brick from curb line back to the building line, leaving a very tiny front yard; doing a double row of trees; and handsome lights and benches down the street, one could

have an almost instant change.

Liz Carpenter was showing me -- and I urge you all to look at it -- what is the name?

MRS. CARPENTER: Philadelphia, 1858.

MR. HALPRIN: There is a painting in the Green Room which says in terms of Philadelphia, what this is meant to look like, now. It is a very beautiful painting and I urge you to go look at it.

Thank you.

The next idea marries this one with the interior block. This has to do with many of the commercial streets which interlace this area, and also Shaw.

Very often, the street fronts are nice, but sign control, better color on the buildings, and very often, an attempt to break through, either in an archaic building or through a building that now is derelict -- and there are certain examples of this -- into the interior block, thus taking the commercial street and running it into the interior block with a small arcade, with some nice lights and again the idea of museums or shop fronts or craft shops in this area, which would make immediately the interior block come out to the street front itself. This shows such a situation as that.

Now, one of the next things that I would like to

talk about, is the question of schools. There have been already some extremely good examples that this Committee has started on in Capitol Buchanan in attempt to make the school do more than just provide an educational facility. We would like to go one step further with this. Parkview School is a specific example of a school which looks like this; is divorced from its playground which in itself, is rather barren, by a street.

We have found that this street can be taken out. There is no traffic going through that at all. It is a dead end.

The school and the recreational facilities could be brought together, and the whole thing brought under one coordinated design so that the school and its playground can function together. The playground can provide outdoor classroom facilities, but more importantly than that, the school can become or start to become -- I will talk about this a little further on -- can start to become the focus for community activities of all kinds.

It can become a community center. It is then, not only a playground but can also be a place for adult education and many other things.

Here is Parkview School, which is a particular

example of this kind of thing, which has in fact, been requested by the community, and we propose to do this. This will not go in East Capital, but in the Northeast.

When we talked about this kind of an idea, Dr. Hansen, who is head of the Department of Education, one of his first questions was: "Do we have to have cyclone fences?" A simple question like this -- and this panel was just for him alone, in a sense. This is by way of saying that we just quickly dipped in some of the things we had done in the past, to say that not all school grounds have to be surrounded always by cyclone fences. There are a lot of ways of doing it. I am sure Victor has some. I am sure we have all been thinking about this a good deal.

This shows the use of a very inexpensive material, which I will show on slides in just a moment. This is sidewalk grating. It is very inexpensive, because it is mass produced. This is one way to do it. There are ways of tilting up concrete.

Here is a very inexpensive sculptured wall, which was poured on a styrol foam form on the ground and simply tilted up into place. It is inexpensive; not as inexpensive as cyclone, but within range of everyone.

Here are wood fences that can be used. This is

a detail that we worked out, for instance, using this four-tenths steel, in which the color, the objectionable color of cyclone fences is overcome.

So there are all kinds of ways of making these playgrounds not only handsome in themselves but also, when you need to enclose children or keep them from something, they don't have to feel enclosed in them, as if it were a prison.

One step further. This is a survey that was made with a group that we discussed this matter with, the Citizens Community Group in the East Capital Area, which has identified for themselves-- and many of these ideas would plug into this -- the various kinds of recreational facilities that they feel are necessary in the East Capital area alone.

This evinces the kind of community interest that Secretary Udall was talking about, which is of course, important to the success of this venture; and after the meeting you may all -- or, it is in the book -- you may all be interested to come and look at the specific things that the people in this area are asking for.

A very interesting technical factor here. It is interesting to note that the population of the East Capital area is 101,000 of whom 36,000 are children under 18 and

the mere fact that there is that kind of population in this area indicates immediately the kind of requirement that this community would have.

These diagrams are diagrams that we have developed very early in the game and formed the basis for some of our other particular solutions: The idea of combining high schools and parks into adult and teen-age recreation centers, which would include open park land; a lake - swimming hole, because we found for example, that by doing swimming holes rather than swimming pools, the children enjoy it more and there are many more spaces for the children to swim in, in this kind of environment; adult education; tennis; skating; and a variety of commercial and residential facilities.

In other words, the idea is that instead of just staying with the idea of education and play, that you involve the adults in all community functions, into one group activity, and here we have even thought, and this is interesting to a lot of people, that many of the houses that are around them, can become that kind of adult education facility in itself by rehabilitating the house.

This carries it one step further, into a larger recreation center. I will move quickly, because I want to

get to the slides and also to the questions.

Having analyzed this and found, with Dr. Hansen and a lot of other folks in the city, that this kind of joint community center and recreation was very desirable, we then found a couple and identified a couple of derelict buildings which would provide this kind of facilities immediately.

Here is an old car barn which exists on East Capital Avenue. It belongs and belonged to D.C. Transit. They are no longer using it. It is the kind of building which Ghiradelli Square used to be, now empty. It could become the focus for these kind of activities immediately if it could be acquired.

In the front, we could have all kinds of outdoor activities; sidewalk cafes; outdoor museum; craft shops; in these areas, there could be all kinds of shops and craft centers, and in the back there are places for theaters swimming pool, undercover; museum; teen-age dancing; all kinds of activities. So we urge immediately that this be acquired and converted into that kind of a facility.

SEC'T. UDALL: Or donated.

MR. HALPRIN: Or donated.

SEC'T. UDALL: By a good public utility company.

MR. HALPRIN: I should say, at the end of this

meeting, I will identify the cost of each one of these items, and all of you who wish to donate one, please raise your hand.

This, then, moves on to one other kind of facility and that is this: That, as I said, the constant emphasis that we hear on the part of all the community people is that activity centers for young people and adults is desirable, in this part of the city. It is true that parks and green areas for passive recreation are important; picnic grounds are important; riding trails are important; but there is a kind of need that exists in the city for more active activity which is badly in demand, and this is what happens to the teen-ager, and the young teen-ager, between the hours of 3:00 in the afternoon, when he gets out of school, until 10:00 at night. This is one function that could perform that.

The other one is the idea of what we called the city park, and that is a park which would be a center for activities. The activities would be of all kinds, and for all ages. It would include a recreation center; swimming pools; amusement park; good restaurants; some outdoor craft shops; any kind of activity that you can possibly imagine, and looking around for such a place,

for such a facility,, we found what we think is an ideal spot for one. That is the little island which many of you may not have noticed, back of the D.C. Stadium. That also relates to this neighborhood. It is in the middle of the Anacostia River. It is accessible by bridge. It will be accessible on this side of the Stadium by Rapid Transit and there is within the Stadium proper now, a place for 40,000 cars parking, and therefore, we could double up on the use of that, and this would not have to be paved with asphalt.

So in the center of the Anacostia River, as a focus for the community at large, we propose a recreational park of this kind.

Looking a little further, we then realize that this whole river, as well as the Island, was threatened by a Freeway, which is normal to every city in the United States, and we have not made any profound studies of it because it will require a lot of study, but the east lake of the inner loop will go right by the back of the Stadium, and if we don't stop them, we will fill the land and the water between the Stadium and this island and destroy a very beautiful, natural resource.

MRS. JOHNSON: Point out just what would be fill.

MR. HALPRIN: This area, Mrs. Johnson, this area between the Freeway and the island, would all be filled.

MR. GRUEN: It would be filled if nothing happened?

MR. HALPRIN: Well, except for one thing, Victor. That this is the present proposal.

MR. GRUEN: Oh, it is?

MR. HALPRIN: Yes. We have looked far enough in it to know that that doesn't have to happen. We urge simply, in coordination with this kind of an idea, that somebody ought to immediately take a design book and integrate the planning of this Freeway as a demonstration of how a waterfront can include a Freeway, but that it doesn't need to destroy the water front, and we have, just by way of saying, there are many different sections and alignments that could be developed that would prevent this destruction of the water front, and thus, make this kind of a thing possible.

As I said at the beginning, this runs to the ends of the major proposals. Each one of these has an identified series of hundreds of places where these various elements can be put together and I would like to show some of them to you in slides.

(Slide one)

Now, this is a particular kind of a spot which is

a location for a vest pocket park, for example, and as you can see here, we will show some more of it, that is an interior block; here is another; there is another; there is another.

That is what we propose to do. It is a simple and what I think would be a very effective idea, but it would have to be done in quantity.

I think one of the problems that has come up in some of the vest pocket parks in New York is that they are in areas where the one vest pocket park really doesn't solve the problem. I think you have to have a lot of them and they have to tap into the interior block.

(Next slide)

There it is. A place for sitting, for games, for children, for adults, and so on.

(Next slide)

Here is the corner situation that we spoke of and any of you that wish, the next time you go around, you can see how many of these there are.

(Next slide)

This one is devoted to the manufacture of wigs; there it is facing the corner, and that is quite a large spot.

(Next slide)

There are some more.

(Next slide)

That is the way it can be developed.

This is true to scale. There is a bench and pleasant paving. Some nice light fixtures. And this could then become an element which would transfer this whole neighborhood.

MR. GRUEN: The delicatessen even could serve food outside.

MR. HALPRIN: Yes, exactly.

This could also become a place to eat outside.

(Next slide)

MR. HALPRIN: When put together -- several of them together, it could have this kind of a result, and they are at ground level. We can see the space that could be developed as part of this kind of approach.

(Next slide)

The triangle is an idea. There are, as you know, many. Sometimes they back up against houses, as this one does. There is no street between them and that means that the two can be married together, and they are available to pedestrians. This probably would make an extremely good top lot because there is no traffic at that point.

(Next slide)

Some of them back up against schools.

Some of them back up against stores, and some of them

back up against churches.

MR. CASTRO: Larry, we have developed some of these, you know.

MR. HALPRIN: Yes, I know it; and very well, and this should be continued.

(Next slide)

Here is one that is suggested as a plaza.

There is a combination of the plaza in front of the church, with the corner development on the other side, and so together, they can have quite a development in an area.

(Next slide)

There it is developed as part green and part plaza and then a place for a statue, if it exists. In some places, they do.

(Next slide)

Here is the same kind of a triangle as a parkway.

(Next slide)

This is the interior block. This is the T and U block between 12th and 13th. It is an acre in size. These are the houses in it. This area is under the Redevelopment Agency, and they wish us very much to develop this kind of a thing there.

(Next slide)

There is some parking of cars. These cars are not necessarily residents' cars. In fact, we looked into it. These are not residents' cars. These are cars for some of the businesses around there. It is a large space, and it can become that, and in that particular area, one could develop an access from the adjoining street here, in the service alleys, and still maintain some parking behind handsome fences.

There could be pedestrian promenades; places for children to play; any number of events can happen in an area like this, including a big area like this one, with a swimming pool.

MRS. JOHNSON: Is that about the approximate amount of car parking that was used, as it was before?

MR. HALPRIN: Yes. We maintain a place in that scheme, Mrs. Johnson, for 20 cars. That is about what was there. It is just better distributed.

(Next slide)

This is the same thing at ground level. The car parking, which Mrs. Johnson just asked about, is maintained behind this fence, and it is simply better organized than before.

Here is a view from the entrance, which is the present entrance. Behind these fences are maintained small

patio areas, which still gives a small private area for the people who are living in these houses.

(Next slide)

This space -- we tested this out in actuality in many developments, and we found as long as this space is 15 feet across, it is very ample for family use; for private families.

There is the access to the back.

This is the way it could be developed, with a little plaza place to eat outside, and so on.

Some of these alleys are a little bit narrow. They are not all an acre in size but even those have a possibility to become that.

(Next slide)

This is the same dimensions.

In other words, this is a lot 80 feet across in dimensions, and so is that.

(Next slide)

And that is what it would look like at ground level.

This is the smallest of the interior block sizes; so that it leaves, still, a considerable area.

(Next slide)

I want to show you one -- this would be some city

facility. I want to show you one that is the same size, lest you think I am just being idealistic about this.

(Next slide)

This is the same kind of a development that a friend of mine lives in, in New York city. It is a modest income group down in the Village, and they simply painted the houses, and these are very good facilities. You see how pleasant they are.

It is the same dimension -- 80 feet across.

MR. GRUEN: Is that also in the Village?

MR. HALPRIN: It is the same one.

Do you know Noyfeld the architect? That is how I happened to know about it. He lives in one of these.

Now, just to say something about playgrounds, as you know, I don't need to labor this point, they need to be both good looking and also they need to be challenging. Children have to have some excitement in playgrounds. They cannot all be completely safe or they get dull.

(Next slide)

This is a playground that encourages your mountain climbers, and there are a lot.

This is a wonderful slide for children -- all kinds of action. But the ground is full of tan bark, and

if you fall, you don't hurt yourself.

(Next slide)

This is an interesting one in East Berlin, which is very low cost housing -- just with some paint, you have a very creative place for the children to build houses.

This is another.

This is that sidewalk grating used as a fence. We simply grouped some colored glass in it. It is pre-fabricated and can be erected in a day.

Here is some other of that fencing.

Here are some nice lights. The idea of street furniture can be as good. It doesn't cost any more to make good looking street furniture than it does to make poor furniture, as you all know.

I look forward with interest to Bill Walton's study of street furniture.

(Next slide)

Here is this concrete fence, which divides here; a small terrace in a housing development in front and a recreational pool behind it.

(Next slide)

This is East Capital, with the notion that these areas can be paved right up to the building line. These areas can be

lightened; and this, at the same dimension, is the quality that could be achieved if your curb line is kept the same; the paving goes back to the building line; and you have the benches and good light.

SEC'T. UDALL: Go back to that. Explain the fact that the city actually owns up to the doorstoops, practically.

MR. HALPRIN: As Secretary Udall points out, the city owns the curb line to the door stoop, and if, as we think it is possible, we could interest the people along these blocks to participate on the thought that they would then get an elegant street, we could transform it readily into this kind of a dimension because it actually belongs to the District.

(Other slides)

I urge you to look at that painting in the Green Room because it has exactly the same kind of a character. It is a very beautiful painting.

The legacy of good houses which interlace the city is incredible. For those of you who have not driven around in these areas, I urge you to do so.

(Next slide)

This is a very poor example of using that fake stone. I urge the District Government to immediately outlaw that, because some of these buildings are very beautiful.

These are the buildings on the outside of that interior block that I showed you; that very poor interior block which was a junkie -- it looks like this on the outside.

(Next slide)

Here is the same kind of building, which has simply been updated in the same area by a good coat of paint.

(Other slides)

There is the car barn which not only in its interior, but also along the street front, could be a focus for community activity of all kinds including a sidewalk cafe.

(Next slide)

Here is the side and here is the interior.

Very interesting light.

This is Ghiradelli Square, which is the same vintage as this car barn. This was transformed into a scene for different kinds of activity, but none-the-less activity of some kind.

You see these stations here; there is a craft museum; a little repertoire theater; many different shops; five or six restaurants, and so forth, and full of teenagers. Beautiful girls.

(More slides)

MRS. JOHNSON: That is a charming place. I saw that one morning early, in San Francisco. In fact, it is on several

levels, and there is water and there is treille and very largely, there is excellent upkeep of this. All of these things added to its interest.

MR. HALPRIN: I understand, Mrs. Johnson, that while you were there, some lady asked you to pose by the fountain, not knowing who you were, because you had a pretty dress on. Is that correct?

And this is just by way of saying that the swimming pool here is a swimming pool we did in a park in Spokane, Washington, and really, it is a lot of fun. It has a little island in it, that you can swim around. You don't have to always have rectangular swimming pools.

MEMBER OF COMMITTEE: Is that what you mean by a swimming hole?

MR. HALPRIN: Yes. Yes. I use the word swimming hole as an old craftsman term for a place in the village we used to, you know, swim, and this is the island that we are speaking of. It is big enough to accept the amusement recreation facility we are speaking of. It is about 35 acres, which will be big enough, and there are adjacent islands tied to it. The part that is now vacant is now 35 or more acres, with non-need for parking area and that would be ample for a facility of this kind.

We are looking from a shore, looking at the area which

the Freeway would fill.

There is the island, and again --

MR. GRUEN: Is that an island to the left?

MR. HALPRIN: No. That is an island to the right; a secondary island that could also be used by pedestrians, bridges, and other things. This could be brought into focus.

As we have gone through this, some people have said, "Well, gosh, the Beautification Committee cannot tackle all of these kinds of problems, because they go far beyond their scope."

I am sure that the Beautification Committee, as such, would not possibly inject itself into the Highway dispute, and yet, just by expressing some of these things, it seems to me, by expressing an interest and by acting as a catalyst, this Committee could generate all kinds of solutions which other people might take, that would be of interest and serve as a function.

In other words, it seems to me that the Committee can not only do things itself but it can also act through Mrs. Johnson, and Secretary Udall and all of you, as a catalyst for action in this community which might not otherwise be able to happen.

(Applause)

SEC 'T. UDALL: I am sure many of you have questions and I expect to sit right back down here, Larry, but I think the one thing that comes through so strongly to me, is that the L'Enfant legacy is much richer than we had thought.

The other thought, Larry, that I have, in a presentation of this kind, is that ultimately, the success of this Committee probably rests as much -- we have so many good things going for us anyway; the monumental parts of the city -- our success rests as much on what we do in the neighborhoods, and I think it is the neighborhood orientation of this which opens up so many fine possibilities, but I want to get at the tail end of the discussion on how we get things like this going. I think that is the big question; but if any of you have questions, go right ahead and let's have a good discussion here, which I think we squelched for the last few meetings.

MR. CASTRO: Larry, what kind of cost figures are involved here?

Can you give us some general idea?

MR. HALPRIN: Well, they range a great deal, of course. The vest pocket park -- let me start this way, without trying to avoid the question. A good deal of the answer to that depends on what facilities are placed. For

example, if you took a vest pocket park, and did a normal, simple solution, that could very easily -- besides land costs -- this could run \$10,000, or if there were a spray pool and a small craft shop, which you might decide you want in a vest pocket park, it could even be \$50 to \$100 thousand.

So, without fielding the question, I would like to say there is a range of cost in all of these things, depending on the facilities, more than the design itself.

In an interior block for example this one, I believe that this is big enough to have a swimming pool. It seems to me that is a good place for a swimming pool, in some of these interior blocks, but the swimming pool might add \$25,000 to that cost.

I also happen to think that some of them should include laundermats, where the mothers can do the laundry, while they are watching the children play, for example. That adds something to it. It is a matter of what facility.

MRS. LASKER: How much would a facility like this cost, just as you show it?

This building. The interior of a park, roughly.

MR. HALPRIN: I wish I had those figures. I have them down in the office. I think that was around \$200,000.

MEMBER OF COMMITTEE: Including a swimming pool?

MR. HALPRIN: No. Including a spray pool.

MRS. JOHNSON: That is not counting the acquisition of such land that does not already belong to the District of Columbia.

MR. HALPRIN: No; once the land was acquired.

MR. GRUEN: I would like to give you a few reactions to what Larry said, because I think at this time, when a New Year starts, with the third year of this Committee, it is a good time to do so.

My reactions to what Larry says are basically very, very positive, and I believe they come at a very lucky time. We know that there is a certain danger that beautification, per se, might be under attack by Congressmen and everybody who looks at economics in these times, about which our President has said, in our Message about the State of the Union, that "It is our time of testing."

People might say, the first thing which we must cut out of costs are luxuries.

The first thing a husband will tell a wife, if the budget should run short, is to cut out the perfume and the flowers in the living room, meaning that they are least important of all, but the interesting thing about what Larry talked about, and what he showed, he said, he had nerve, in this room and in this Committee, to use the word "Beautification"

only once, and then in a kind of apologetic manner, saying that it becomes the result of the efforts of serving human functions, rather than the beginning of the efforts themselves.

On all of these drawings, the word "improvement" is used and I have gone carefully over each one of the titles; not once is the word "Beautification" used.

Now, "improvements" has some relation to the word "provability". Provability is something further -- it is economic; it is physical; and it is the mental health of the population.

In other words, we can prove that if you remove trash, vermin, rats, ugliness, of all types, that that is improving the physical health of the population.

We can prove that such a vest pocket park was an improvement of a neglected interior court space; it is improving the physical and mental health of the nation; and that it is not a luxury but it is just as much of a necessity, as any other kind of urban redevelopment or urban renewal, which we could think of.

I believe that what Larry said, namely, that this Commission besides doing all its other work, could also be a catalyzer for such an idea, and for such ideas, has a lot of merit, because we who are sitting in this room, not to

forget Mrs. Johnson and Secretary Udall, have a little influence, and we have the influence of catalyzing certain ideas which can be carried out by others.

When the question of cost was asked, it occurred to me, what ridiculous figures these are, if one thinks in the terms of budget for urban renewal and urban redevelopment.

Why could the improvement of such an interior square, the improvement of a triangle, the improvement of an empty lot, be not part of an urban renewal project, and indeed, the very cheapest part of urban renewal.

Urban renewal does not consist solely of taking buildings, tearing them down and replacing them by new buildings which sometimes don't even result in a better environment, but urban renewal means improvement of the environment itself and Larry in many of his projects, and we in many of our projects, have demonstrated that without the demolition of a single building, the physical and mental health, the character of the environment, the entire environment, can be radically changed with means which are much lower than the actual physical destruction of buildings and actual physical new erection of buildings.

Is it not just as important to ask a department which is in charge of renewal, to do those things which renew the urban spirit; the human spirit; the human health; as

those which do renew a building in itself, and inasmuch as we can prove it is much cheaper to do so, shouldn't we find great eagerness to do such projects within the framework of urban renewal allocations?

So I believe the question of founding is not quite as difficult as one thinks, and we have right now, cases that Urban Renewal funds have been put at the disposal of communities, not for slum clearance or new buildings, but for the improvement of existing public spaces, and maybe the most obvious case is one with which you are all familiar through the movie which I once showed, of a pedestrian area, which in a similar spirit of taking human functions into consideration, was transformed in a new kind of human environment, without the demolition of a single building, and it was taken out of Urban Renewal Funds.

So I believe if we all try to talk, to raise our sights, besides those things which everybody agrees upon, that they are beautiful and Larry speaks about the beautiful girls on the Square in San Francisco -- everybody agrees that flowers and bushes are beautiful, but it goes beyond that. Everything which improves human life is, per se, human. Everything which interferes with human health, with human life, with enjoyment of life, is per se, wrong.

Anything like these new little parks, these new centers for teen-age activity, are not just important because they are beautiful; they are important because they cut down juvenile delinquency, because it will fill the life of our youngsters with meaning; because it will fill the life of the community with meaning.

It will inject urban values and urban virtues into people who have not known what they are. And they are in the end effect, beautiful.

So if we could, in the third year of this Committee, accept Larry's recommendation, and besides doing all of those things which we are doing and which we have done, go further and act really, as instigators and catalysts of new ideas, taking advantage of all of the existing Federal, State and Governmental Agencies in the City of Washington, to help us and to work with us, working with the communities, and with the various urban neighborhoods, as closely as we can, then I believe we can prove that beautification is not a luxury. Beautification is the very heart of the health of this country.

(Applause)

MRS. JOHNSON: That was great!

I know Secretary Weaver is not with us today, but I wonder if we might hear what Bob McCabe would say.

SEC'T. UDALL: I want to ask a question, because I think Larry opened up something, and Victor stated very eloquently, maybe precisely the type of thing that H.U.D. is looking for in a Demonstration City Program.

The interesting thing we are asking about -- what about cost you say. Well, let's take a great thing about these interior blocks. To me, this is one of the top ideas, really, here. They are surrounded by houses on all four sides. These are handsome houses. In most American cities there was a period -- sad to say, it has not been recently -- when we built handsome buildings to last. Some of these that you see today go back into the 1870's or 1880's or earlier, but if you spent whatever sum you spent -- \$100 or \$200 or \$300 thousand -- the question I am asking is, how much is the value of all of these houses enhanced. Is it that amount or is it much more than that amount.

Maybe we have something here. If we can demonstrate this; if we can get one or two projects going, where you might very well have a new type of program, devolving out of all of this, that would be adaptable for the whole country, whereby the Federal government would put up a portion, a half or some other portion of the money, you would have Neighborhood Associations, just as we have Charles on already, many kinds of political entities that could follow along and

put the rest up, thereby upgrade your neighborhood and by investing \$5.00 add \$25.00 to the value of their property.

I mean, it has just opened up to me a very exciting possibility.

Am I off target on that, Larry?

MR. HALPRIN: Not at all.

I believe that we had a memo from H.U.D. which expressed interest in many of these ideas, and pointed out that there were funds that could very well be applicable from H.U.D. for these kinds of projects.

MR. MC CABE: You know, and as Victor pointed out, we can do and we do do this kind of thing in the Renewal Program. The Fresno mall is just one downtown example of that kind of thing; but certainly, we can do it in terms of the Shaw School area; areas that have large rehabilitation activities.

The important thing that we have to realize in terms of using a Renewal Program, is that we can do this in a blighted area.

Now, it is not very difficult. The things that Larry has suggested here are all in blighted areas, so if we get it qualified as an Urban Renewal Area, clearly we can put in the small top lot, neighborhood park kind of thing.

You can use that in tandem with the Open Space Program;

the Urban Parks Program.

There are tools to do this through our programs. I think the key thing is to get the cities to want to do this, and ask to do it.

It seems to me that this is one of the things that Victor was suggesting, that this Committee provides the kind of catalyst of setting goals, if you will, and showing communities what can be done and this seems to me one of the things Mrs. Johnson had in mind with the Committee; let's show in Washington, so other cities can see what we can do. And it seems to me that there is not a terribly difficult problem of getting the money to do some of these things in Washington. Certainly, we can do it in the Shaw School very early.

MR. HALPRIN: Can we sign you up?

MR. MC CABE: Sign me up.

MR. HALPRIN: I would like to say one thing. I forgot to say one thing in this presentation that I would like to cover, and that is the Shaw School, and I meant to speak of it. It is in the brochure.

Dr. Hansen has many schools; in fact, there is one in this area here which we looked at the other day with Mrs. Johnson, where there are 12 schools within five blocks of each other.

MRS. JOHNSON: Mostly our old friend, Walker-Jones,

which keeps on spreading out; and Gonzaga. There are about eleven or twelve of them there.

MR. HALPRIN: Yes; and these programs that he spoke of could be, through integrated site planning -- some of these buildings are outmoded and they need new buildings; some of them, many of them, have streets that go between two facilities, that can be stopped, because they are not going anywhere.

This also, is a demonstration of an integrated campus-like quality for junior high schools; elementary schools; craft schools, and others which exist and which simply need to be tied together in a campus life program, so we would like to encourage that kind of thing happening as well.

MRS. LASKER: Mr. Halprin, what order of magnitude of money would you think of for the city park?

How much do you think that would cost?

MR. HALPRIN: I don't know the answer to that. That would depend a lot on the facilities again. We were working on a new State Fair Grounds in California, where I am one of the coordinating architects for the State of California.

MR. GRUEN: Sacramento?

MR. HALPRIN: Yes, Sacramento. That would be larger than this, and this would run in the neighborhood of \$30 million.

This, I would guess, would be half of that.

MR. GRUEN: Would it not be true, in the case of such a park, that it would, to a large degree, be a revenue producing thing?

MR. HALPRIN: There is no question about it.

MR. GRUEN: You know Tivoli Gardens, about which we all hear so much, and we all admire, is a private, profit making enterprise, and it is making so much money, it is not even funny, and in spite of the fact that it is the most popular and the most charming and the most admirably laid-out place, which even has the guts to be a little corny, which I never mind because a certain amount of corniness always expresses the nearness to people's hearts; it is making money and it is making money hand over fist, and it is making it in the case of the Tivoli, in spite of the fact that all concerts are for free, even the concerts in the big concert hall.

MR. HALPRIN: The Ballets are free, too.

MR. GRUEN: He makes money mostly out of the restaurants.

MR. HALPRIN: This happens to be on public land.

SEC 'T. UDALL: You don't know this, but I am going to use this as sort of a preview.

The Park Service has been working for some time on

a larger plan, of which this might very well be a component, Mrs. Johnson. I hope maybe in one of our meetings, the next meeting or the next, we will be ready to unveil this.

This will take in the entire Anacostia River, down to the Woodrow Wilson Bridge.

Again the surprising thing -- I just looked at it this morning -- is the amount of land that is already in public ownership. Washington is really rich. This is the one thing that comes through; and you wonder whether some other communities are not richer than they realize, but this I think would especially be, much of it, since we already own the land, a private enterprise approach. That is where our major investments would come.

MR. GRUEN: Larry, you used the expression, Urban Park. That is a very interesting term.

MR. HALPRIN: I called this city parks.

MR. GRUEN: Well, I think what you want to imply is that it is a different kind of a park of what we in America have mostly understood of a park, which must be only full of grass and trees and bushes and nothing else.

Tivoli, and similar European parks, which I call urban types of parks, are actually, to a large degree, paved -- to a large degree, consumed by activities which take place in them. They are not just the place in which you stretch out on a lawn, but they are places in which people can find some-

thing to do and something which is of interest to them; something which at the same time, educates them, but at the same time, it takes the kids out of the streets and takes them into places in which there are eating places, playgrounds, all types of activities; places which are full and brimming with life and not a park in the sense of only a green area.

I think that is what you had in mind.

MR. HALPRIN: I would like to say one other thing. I am very glad Secretary Udall brought this up.

We have looked at this, and have come to many of the same conclusions as the Park Department, separately.

One of the great things about this, Victor, is that there is the opportunity for this kind of high focus activity center here, and on both sides, there are places where other kinds of activities can happen, including naturalistic areas down here. So that the whole thing can tie together, and become complete -- not only urban.

MR. GRUEN: You could have a whole gamut.

MR. PHILLIPS: Mr. Halprin, two little mosquito questions.

(1) What do you do about litterbugs in that beautiful Ghiradelli Park in San Francisco? The litterbugs in Washington are perfectly awful.

(2) The other one is, I notice in the very stimulating and wonderful future plans, the great amount of white concrete, apparently laid down. Has consideration been given to the heat and glare of the Washington summer?

MR. HALPRIN: There are two answers to that.

(1) To take up the second one, which is easier, these are not designs for this. This is a symbol of an action and an approach.

These paved spaces could be of very many different kinds. They could be brick; they could be other types of paving.

What is proposed here is an idea, rather than a specific; just as the cyclonic fences are not necessarily the kinds of fences you would want, but the idea of symbolizing an activity center.

(2) The second one, for the litterbugs, there are a couple of things to say about that. Maintenance is very important, as Mrs. Johnson pointed out. Ghiradelli Square and Disney Land are successful because they are kept clean.

There are two ways to do that.

One, as in Disney Land, having 5,000 people running around picking paper up. I assure you that is not what happens in Ghiradelli Square.

Ghiradelli Square has one maintenance man that takes care of it. That is all. The reason that it is clean, I think, is that people are heavily involved in it and love it. That is what is going to be the answer here.

The fact is that these are going to have to be maintained by the people who live in these areas, and they are going to have to be initiated by them; otherwise, they won't work.

MRS. JOHNSON: You just hit it.

They will prosper; they will come into being or flounder, depending on the interest and the will and involvement of the folks that live there.

MR. HALPRIN: I think that is the answer. Now, that is not an idealistic idea. I have seen that work. I am sure that is the answer.

MR. GRUEN: We have found out that in all of those shopping centers where they are very generous with landscaping, foundations, structures, and so on, the upkeep problem was the smallest, and in all of those where the owners were stingy in that respect, the upkeep problem was the biggest.

People respect the place that provides them with beauty and they are offended if you don't do it; and if they

respect it, they show their respect by keeping it clean.

MR. HORSKY: We had a little demonstration of that in the 14th Street shopping center, which had the little parkland and the trees.

MRS. JOHNSON: The Giant Store? Oh, yes. I drove by there a couple of times. I was really gratified.

MRS. SHACKLETON: I think this East Capital area is the most fortunate area to pick not only from the natural advantages it has, but also from the people who live out there, and I know that Larry and Sharon have worked with some of these people. There is a marvelous community organization and many groups out there, who are very, very keen on providing recreational space for the children there.

They did an outstanding job themselves, in making a survey, which I think you had access to, and I think it is a wonderful advantage to have these people. They want it; they desire it; they are keenly interested.

MRS. JOHNSON: Polly, I did not hear the first of that. Were you talking about T and U?

MRS. SHACKLETON: No. I was talking about the Capital East -- the whole area.

MR. HALPRIN: What Polly is saying, this is an area where expressions of community interest have already come about. From her point of view, I think she feels this

is a good area to demonstrate and start.

MRS. LOUCHHEIM: Actually, do you include in the Urban Renewal area there?

MR. HALPRIN: We talked to Mr. Appleby. He is most interested and in fact, he was the one who pointed it out. We had seen the T and U blocks. He is most anxious for this to be done there.

MRS. LOUCHHEIM: It seems to me that could be one thing we could immediately accomplish because the funds and the legislation, whatever permissions are necessary, are already under way.

We could start with this area, and go on and work on the entire tract.

SEC'T. UDALL: The thing that I think we really focussed on here today is this idea -- and we have done this as part of our program -- the fact that the Park Services cooperate. The Park would do some planning; would put in some benches; would put in a trash can; it would collect the trash and everything. That is one thing. We have to do this. There is no question about that, but for me the great thing about this -- and I don't know how we are ever going to do anything that is really permanent about urban life, unless we get this human involvement, because these are the back sides of the buildings. We saw some of these yesterday. In

fact, we saw one man painting. Mrs. Johnson and Larry and Liz and some of us went out on the trip. The fact that they would not only become involved in this, but they realize that this not only enhanced the value of their own property, but this was something that their own children, their own family, they, themselves, were involved in. So this is their tree; it is their bench; it is their place to play; and you don't ever have ultimately, if it works right, the pick-up problem and the problem of vandalism, because somebody is destroying something that belongs to them. This is the reason. I think it is very, very good.

MR. GRUEN: I remember your encouraging statement which was made in one of our meetings about the schools; about those schools where the children were asked to work -- do you remember that, Mrs. Johnson?

SEC 'T. UDALL: Do the planning.

MR. GRUEN: To which degree vandalism disappeared; to which degree the smashing of windows went down, from the time on, that the pupils themselves were active in improving their own front yards.

It was about a year ago, I believe, that we heard actual statistics on that.

MR. MC CABE: One comment.

A number of these small things that you suggested, Larry, like the triangle and the interior block

kind of thing, and also, the expansion of open areas, say, around schools, could be done with the Urban Parks Program.

MR. HALPRIN: Yes.

MR. MC CABE: Not just having to go through the Renewal process. This would be a natural to use and if you could provide a small urban park around it, you would provide some real incentive for the people around there to bring their properties around, also, and contribute to their own economic aim that way.

So the Urban Parks Program and the Renewal can do some of these things, and is doing some of these things.

MR. HOSKY: From what you said a moment ago, you sounded as if you assumed that that interior park would be for the exclusive use of the people that live around it. You don't mean that, do you?

SEC'T. UDALL: Let's ask Larry what his reaction is. I think technically, Charlie, since most of the land that we are talking about fortunately is owned by the District, it is not for their exclusive use, no; but on the other hand, the people who live immediately next to it, are the main beneficiaries in terms of enhancement of value, and ideally, naturally, if you did all of the Capitol, everywhere there is an interior block, it would ultimately be done but you can't exclude anyone, and that is good.

MR. HALPHIN: I think that is the answer, though, because I think to answer the question specifically, if this were the only block that were done in there, then obviously, everybody would filter in and be using it. That would overload the place. That is why I believe it important that this Committee could start with a few demonstrations, but I think what is important here, is to do them all; get them all done, and then they become in effect, full size for that many people.

By the way, I don't know how many of you know St. Francis Square. That is a block of the low income cooperative housing development that we did in California recently, and those are new houses, but they are all oriented around these kinds of interior blocks. They are maintained and kept by the local inhabitants. They are largely used by the people right there, and the maintenance is of a very high order, a very high order.

SEC'T. UDALL: In this instance, you designed it.

MR. HALPHIN: Yes. In that case, it was new, but it did exactly what this is.

MR. TOBKINE: I think one of the great virtues of these parks is the flexibility. I think there can be many approaches to this sort of thing. I don't think it is necessary, in all instances, to acquire the fee title to these

lands, in order to make improvements on them. We could obtain easements; we could obtain licenses; even offer, say, some interior owners a rent that would be equivalent to the taxes that would be paid on this unimproved land.

So it seems to me also, for example, to take your vest pocket park, a lot of these vacant properties are in the process of assembly by developers. They are just lying there and people are paying taxes on them until they can acquire additional land in the neighborhood for an apartment or what-not.

It is not necessary, in my opinion, that this be a permanent vest pocket park, if we can get the use out of it, by minor improvements, for a number of years by offering perhaps to pay as a rental, the taxes that the owners are having to pay, I think we will acquire the maximum gain.

I would also say that we had the privilege of talking this over with Mr. Halprin and Mr. Francis, and there are lots of areas in the District that we don't know about, but are having listed, where we have what we call "paper streets; paper alleys"; alleys that are on maps, that are owned by the District, that are owned by the United States which really will never be built on but which are in District ownership and which can be made available throughout the city for projects of this kind.

SEC'T. UDALL: Very good.

MEMBER OF COMMISSION: As a practical problem, policing some of these areas, we might as well face this problem.

On the face of it, it would seem to me that the way that is done, that interior block would be easier, at least, than the present system of road map and broken glass, random parks.

MISS FRANCIS: Well lit.

MR. HALPRIN: Yes. Absolutely.

Well lit at night. One would have to maintain service access to them, that would actually enable any prowling cars that want to penetrate in these areas, to enter. I think it would become much easier to police.

MRS. JOHNSON: Let me ask you this.

Let me ask you this. Would improvements just go right up to the line where the private individual owned it? If so, the back side of some of these buildings would look pretty dreadful.

MR. HALPRIN: If you remember the one that I showed you in New York City. The people had painted their houses themselves as a part of the improvement of the whole area and I would assume that that would happen at the same time. It would be incurred, let me say. I would hope that the

buildings would be upgraded as a part of this, but that would not be done by the Community Association necessarily, or the District that did this.

MR. CURRIER: In England, there were community associations -- the civic trust -- made as one of the conditions of this kind of development, an association of the people either along this street or community associations, very loose sometimes and sometimes very formal, but that made certain undertakings a condition, like painting the fronts of their houses according to a certain schedule worked out, and agreed by all of them.

After a few of these had been done, I think so many people wanted them that this could be a condition very easy to exact.

Another thing, since we have such a variety here, I wonder whether or not Washington might somehow take a leaf -- a profitable leaf for once -- from the lessons that Mr. Maury has taught people in Paris under DeGaulle, because really, the 10-year series of task concessions which the Municipality of Paris allows for improvements, they then insist on, and they have really re-made Paris entirely. It is a fantastic change in Paris. Those of us who have lived there, off and on, know it used to be the dreariest

grayest, dampest, most depressing city. Even lighting did not do it much good.

In Paris now, you have to paint your house once every ten years by law. In order to do this over a ten-year period, you are allowed to take off your tax assessment, the cost of painting it and of course, in the municipality, it raises the values of the property to such a degree. In some cases of houses being considered historic, the repairs that are necessary to keep them in shape are again, able to be taken off over an extended period of time, off of your local tax assessment.

MR. TOBRIPER: I think the idea is a good one, but anything that would disturb the tax structure here, would be something that we would have to go to Congress about. That is why I suggested a moment ago, we might do the same thing in the form of rentals, or bonuses, to be the equivalent of a tax reduction, but it would be in the form that we would not have to go to Congress about it.

This is a very practical consideration, Mr. Secretary, as you know.

SECRETARY UDALL: I am going to choose this moment to get down to the very practical consideration because I think we have almost had a description here of the real tough problems that new housing and urban development faces

in the country at large, because to do any of these things is not simple. No single agency can do it. There is the problem of how you get organized, and I feel for you because I have the same thing in water pollution.

The really big problem the country is confronted with today, at least in my opinion -- there are so many of these unsolved problems that affect the daily lives of every American -- is how do we organize to get things done. This is not easy, as you can see. We end up talking about taxes and touching the tax problem. Then you really have put your finger on it.

MRS. JOHNSON: You remember the Demonstration Bills which were passed by four Congressmen in the last Congress.

SEC'T. UDALL: And this is the reason that the Demonstration City Program is so absolutely vital.

The full amount of money Congress authorized in the budget for it will be in it, but we have to come up with new approaches; new ideas. We have to demonstrate that we can if necessary, organize new political entities to do things. I think it maybe is the place where we are going to win or lose much of the battle on this.

So we come down to the question -- we had a fine discussion; we have had a brilliant presentation here today --

but how we can get some things started. This has been our whole approach as a Committee. We have had big plans to present it, but we know that we reach these big plans by taking a step at a time, and it is very obvious to undertake some of these projects, to make some beginnings, hopefully in the next few months, to do one of these neighborhood block interiors, to do a few of the vest pocket parks, to get going on some of the streets where neighborhoods are ready to go in terms of the thing that Larry has described as a possibility of particularly the East Capital area, this is the problem, and I think we are going to need Bill Walton. Really, you had the same sort of thing when you tackled New York Avenue which was a very tough problem.

We are going to need a Committee and in this instance, a larger one that will actually sit down, where we have everyone represented, and spend some time on it.

It may not necessarily mean people in this room. It may mean your alternative people that can act for you and know what you need to have done, but I think we are going to have to end up today, having a committee, or this whole thing is just a nice exercise of time.

MR. WALTON: Can I suggest that it should be the smallest possible subcommittee? Really, for action, you get twice as much that way, and I should think it would be very

useful not for every interest to be represented, you can have meetings with all interests represented, but it is terribly important to have a focal point on a project.

I would suggest a three to five man subcommittee that was specifically empowered to pursue the interior block plan and only that, in a sense. That is going to be complex enough to be worth one whole subcommittee, and not make it represent everybody.

I think you will get more action without doing it. Then you can get all your advice, because we are all members of it. We could all come whenever we are needed, but in re New York Avenue, I think this was one lesson -- the smaller you keep the focal point, the easier it is to work.

SEC'T. UDALL: I have to respect your superior wisdom. Well, I think that I would not argue with this, providing everyone here realizes -- and we have many people in the room here who are here because of the power that they wield or are supposed to wield, providing a 'phone call can get things in action -- I think your point is probably very well taken.

I certainly think in my own Department, both in terms of the Park Service and in terms of our Conservation Funds, we might do some things, and H.U.D. is probably crucial, plus the city, in terms of really, in many instances,

actually deciding land ownership, Walter, because if we have to get a lot of money together to buy land, we are dead. I think the real key to this and the real thing that Larry has pointed out is there are so many wonderful opportunities here, where we need a renewal program -- not a land program -- and therefore, I would suppose it gets down really to the question of who can best help identify the problem; who is best familiar with the neighborhoods; and I am really open for suggestions. I don't want to assume the right. I could do it if that is the way you want it done. I know my Department, the Housing Urban Affairs Department, are deeply involved in this. We are ready to assign whatever is necessary but I think we need someone with the Walton zeal here. I would even accept volunteers.

MR. WALTON: Polly Shackleton ought to be on that, I think.

SEC'T. UDALL: She was one that I had in mind, Bill. She is thereby on the Committee.

Steve, considering the leadership that you provided and Bill Slayton, I am sure, sitting in a new office, has not much to do, which is why most people left the government, I wonder whether you feel Bill should be involved or not at the driving edge of this thing.

MR. SLAYTON: If you want me, sir.

MR. GRUEN : I have only one comment to make.

I think it is something which Larry pointed out. I would not like to see it end up with doing one square, because I think it could be bringing more dangers than good.

And I would not want to concentrate just on the interior courts or just on the triangles or just on the possibility of doing one, but I would like to take one area -- let's say the East Capital area -- if you want to concentrate on it. I would like to saturate it to the fullest possible extent, with all of these human environmental improvements. And then I would like to go to the Department of Urban Affairs, and to the Park Department, and to the question of Urban funds, and I would like to have an answer to how much of this can we get done. It is as simple as all that. It is just as easy to get fifty of these things done, as to get one done, because it is only a question of principle, that the money for these purposes can be gained through the available leaderships, without any new approach; any new legislation or anything of that sort.

SEC'T. UDALL : I am going to overrule Bill's suggestion. I think the vest pocket idea and the street idea -- I think we ought to make it a little broader.

MR. MC CABE: The concepts of the different kinds are not that different.

SEC'T. UDALL: That is right. They may very well want to be interrelated. They might want to take particular areas of demonstration and put several things into action.

MR. HALPRIN: I think the idea of putting as many together as possible is very important.

Now, I have looked at some of the vest pocket parks in New York, and as I said, they look very well in photographs. Then you go through a neighborhood which for miles and miles and miles has broken bottles and slums all around it; all of a sudden you come to a little gem. That is not good enough. And so I urge this Committee to do as many as it can because I think it can then demonstrate more.

MR. GRUEN: The demonstration should be that one area.

MRS. LOUCHHEIM: Don't you think we ought to have the Commissioner, who doesn't have enough to do?

SEC'T. UDALL: I think it would satisfy us if we could have somebody from the District. Charles or Walter.

MRS. LOUCHHEIM: I think it should be the Commissioner.

SEC'T. UDALL: Let me say this. We are indicating a strong Assistant, working with you, who can carry much of the load; someone from the District, and I would like to see someone from the business community.

Knox or Mr. Doggett.

He looks fresh and has broad shoulders -- someone like that.

In fact, I am going to be disappointed if some of our representatives from the business community don't take a look at the old car barn, have lunch with Larry, and really begin exploring this, because this is a focus on the Ghiradelli Square model. Maybe it isn't the car barn. Maybe it is something else, but the fascinating thing is that these old buildings that look like derelicts, can be made into places that are more exciting than something that is spanking new and very easily marred.

MRS. SHACKLETON: May I suggest that Charles Horsky, who has been working so much with this activity, that he also be a member of the Committee. I think he would be very helpful.

SEC'T. UDALL: We are getting awfully high.

We have four.

MR. DOGGETT: I would like to make it five, Mr. Secretary.

SEC'T. UDALL: Fine!

MR. SLAYTON: I wanted to make a point clear. I don't think it was clear, what Mr. Gruen had to say.

These programs have to come through the District Government because they are city programs. It means the city is going to have to ante up some matching funds to undertake the programs. It ought not be assumed that all we have to do is see you or Secretary Udall, and automatically, we get funds to go ahead with these projects.

They have to go through the District.

MR. TOBRINER: I am too well aware of that!

SEC'T. UDALL: Is there any further discussion?

If not, Mrs. Johnson, I turn it over to you.

MRS. JOHNSON: Well, thank you all.

I think this has just been real exciting, and I hope the conversation turns into some reality within a year or two.

MR. HORSKY: May I just say something?

MRS. JOHNSON: Yes.

MR. HORSKY: I took the liberty -- so you all know what is going on -- of inviting Larry to make a similar presentation tomorrow afternoon at 3:00 o'clock to -- and I don't want to sound facetious -- second tier people, all through the Government, and I invited them all to the Treaty Room to see this tomorrow, so it will be better known to a lot of people around us.

MRS. JOHNSON: Good for you!

MR. PHILLIPS: Excellent!

MR. HORSKY: If anyone has any suggestions, if there is someone you would like to come to that, in view of what you have heard today, let me know. I will extend them an invitation.

It is at 3:00 o'clock tomorrow in the Treaty Room. I have to have the names in order to have them cleared with the guard. I will be glad to have anyone. It is a big room, big enough to hold all.

MRS. JOHNSON: We will be in touch with you pretty soon about the February meeting, and thank you all so much.

(Whereupon, at 4:30 o'clock, p.m., the meeting was adjourned)

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