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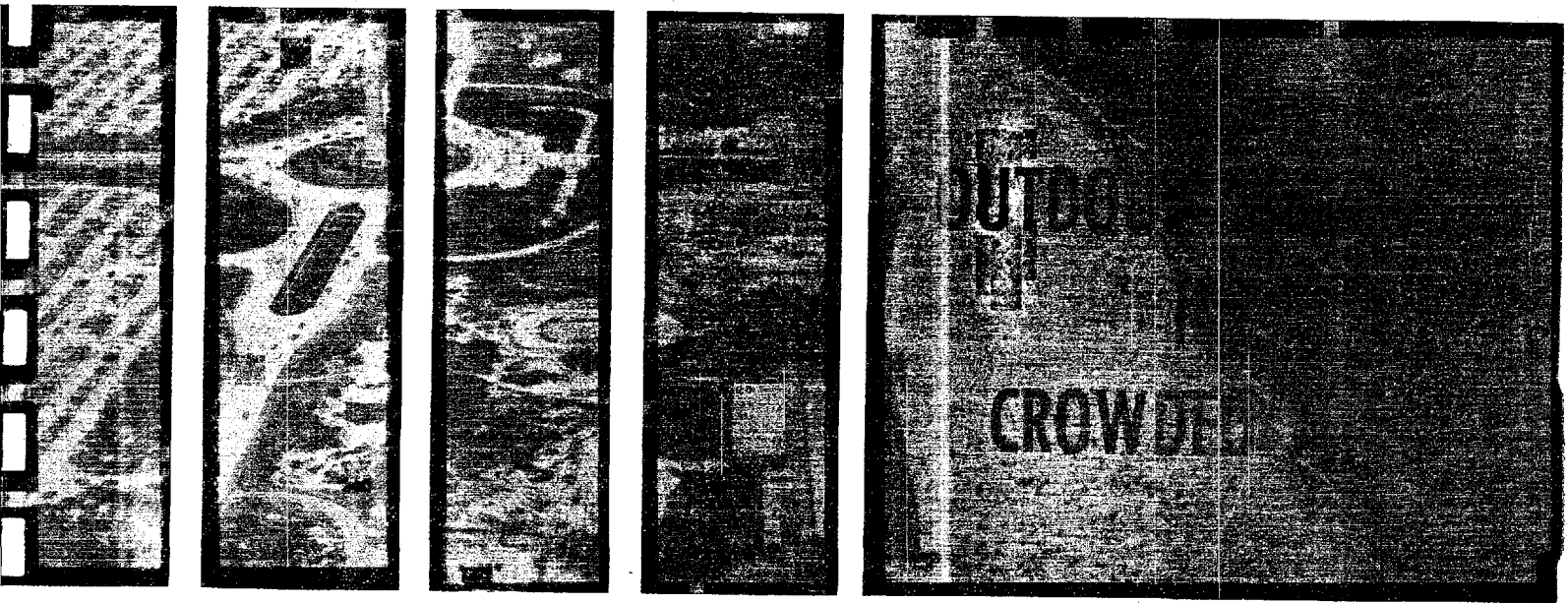
Tristate Transport. CO.

Outdoor Recreation in a Crowded Region:

A Plan for Selecting and Acquiring Recreation Lands

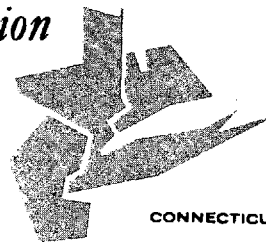
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a plan for selecting and acquiring recreation lands

Tri-State Transportation Commission



SEPTEMBER 1969

CONNECTICUT • NEW JERSEY • NEW YORK

TRI-STATE TRANSPORTATION COMMISSION

The Tri-State Transportation Commission, an interstate planning agency, defines and seeks solutions to immediate and long-range transportation, land-use and comprehensive planning problems of the New York metropolitan region covering 22 counties in New York and New Jersey and six planning regions in southwest Connecticut.

Established by legislative action of the states of Connecticut, New Jersey and New York in 1965, the Commission succeeds the Tri-State Transportation Committee formed by the governors of these states in 1961.

Designated by the federal government as the official planning agency for the Tri-State Region, the Commission is also a central supporting resource for subregional and local planning. It provides assistance in solving problems that spread beyond local jurisdictional control. It also encourages coordination among all agencies charged with an interest in planning or providing transportation and other federally aided public facilities within the Tri-State Region.

The three states and the federal government finance the work of the Commission. Federal funds come from highway planning and mass transportation grants provided by the Department of Transportation, and also from planning grants provided by the Department of Housing and Urban Development.

Commissioners representing the three states are appointed by the governors in accordance with the laws of their respective states. Federal representatives are appointed by the appropriate officer holding such authority within the Executive branch.

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TRI-STATE TRANSPORTATION COMMISSION

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CONNECTICUT

TRI-STATE TRANSPORTATION COMMISSION

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NEW JERSEY

August 29, 1969



NEW YORK

Honorable John Dempsey, Governor of Connecticut
Honorable Richard J. Hughes, Governor of New Jersey
Honorable Nelson A. Rockefeller, Governor of New York

Your Excellencies:

I have the honor to transmit for your consideration a plan of future parks and recreational areas for the Tri-State Region. This report, Outdoor Recreation in a Crowded Region, outlines a system of open space calibrated to the requirements of a future population more affluent than today's, but it also recognizes the needs of all segments of a society of 27 million people expected by the year 2000.

We commend this plan to you as a basis for coordinating state programs and as a useful guide for programs in the many local jurisdictions. A dialogue between citizens, planners and officials at all levels is anticipated as this initial proposal is hardened into specific projects and expenditures.

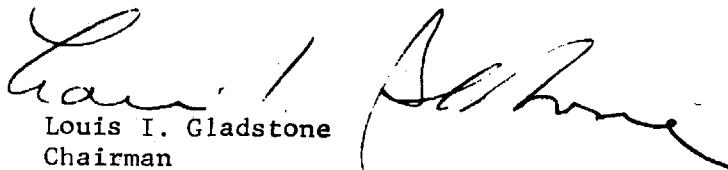
This report assumes about 8 million more residents by the year 2000, and it expects the entire population to become more productive and to thereby have greater leisure. This, in turn, provides an acceleration in demands for all kinds of recreation facilities.

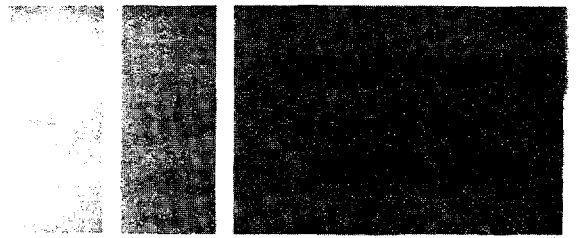
To cope with these demands, governments will have to acquire 300,000 additional acres of land in the Region. Nearly 60,000 acres are needed to get today's citizens "up to par", and 240,000 more acres should be scheduled for purchase before rapid land development practices overrun valuable and desirable park sites.

These sites will cost nearly \$1.7 billion and should be acquired over the next twenty years. This means more than doubling our current pace of park acquisition.

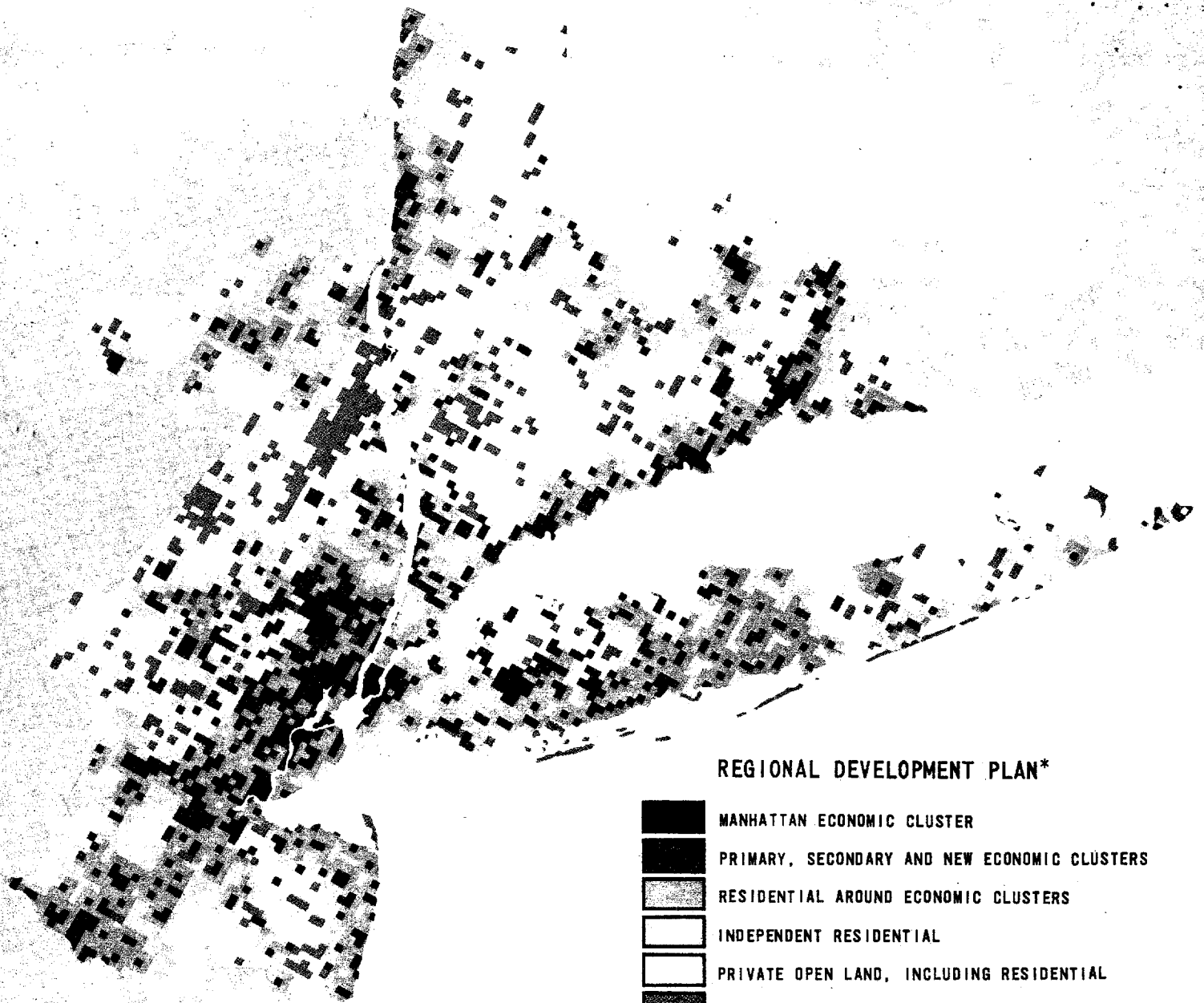
The Commission has drawn up this plan as part of its state mandate and federal obligation to develop long range transportation and land use plans for the Tri-State Region. It intends to seek out reaction and response from interested citizens and public and private agencies so that these plans and proposals can provide the basis for a program of public action.

Respectfully,

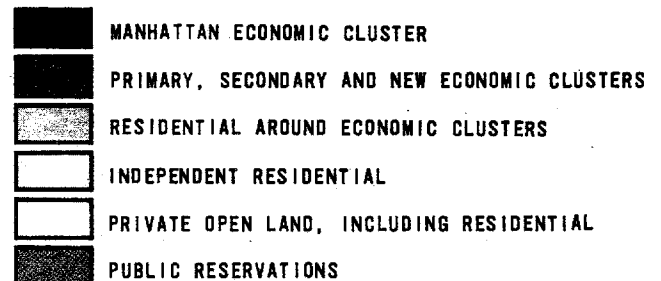

Louis I. Gladstone
Chairman



a plan for selecting and acquiring recreation lands



REGIONAL DEVELOPMENT PLAN*



*This map illustrates predominant land-use patterns only. Secondary but substantial uses of land are accounted for, but do not appear on this general plan.

A REFERENCE TO THE COMMISSION'S REGIONAL DEVELOPMENT GUIDE

The regional development plan calls for concentrating future economic development on relatively flat land along transportation routes, and surrounding these clusters with residential communities to accommodate most of the population. This strategy would leave the steeper slopes and heavy woodlands almost undisturbed, dotted with some homes and used for parks, golf courses and watersheds.

The plan for outdoor recreation land fits this pattern of regional development. Small

playgrounds and parks are apportioned to population, being most prevalent where residential densities are highest. Large regional parks, on the other hand, need not be so close to home, making the low-density hillsides ideal locations.

This recreation plan is one in a series of single-function plans, each with action programs, pursuant to the Regional Development Guide. The first such functional plan was Regional Transit Improvements. Others will follow.

People Need Recreation Land

PEOPLE need space for leisure and recreation out of doors. For the most part people must rely on public agencies to provide such space, and thus it is an element of regional planning. Regional forecasts of the Tri-State Transportation Commission indicate that every undeveloped acre in the Tri-State Region will come under development pressures well before the year 2000. By then there will be an estimated total of 27 million inhabitants, and many potentially valuable park sites will have been bulldozed and developed for other purposes.

Action to preserve and develop needed recreation and park sites must be taken now. Unlike schools, highways, hospitals, sewers and most other public services, regional parks and preserves cannot be inserted after housing developments and shopping centers have set the pattern of settlement. Perhaps small playgrounds and sitting parks can be shoehorned into partly built-up communities, but large parks and scenic attractions must be acquired early and preserved.

These natural sites and recreational areas are part of the counterbalance to development. They must be placed to serve the people, yet also to complement and enhance the clustered form of development called for in the Commission's REGIONAL DEVELOPMENT GUIDE. Moreover, these places must be adequate to meet the accelerated growth in recreational demands brought on by a growing and more productive population.

This report summarizes extensive studies of recreational needs, and, building on forecasts, it discloses a plan for the Region. It is a park and recreation plan—its main concern is to recommend public actions for acquiring sites that are consistent with planned land-settlement patterns and sufficient to meet future needs. The report considers financing and program priorities as realistic requirements for getting this urgent job done.

How Much Outdoor Recreation Space

OUTDOOR recreation space is broadly defined to include such extremes as scenic overlooks along a parkway, bird sanctuaries and trout streams at one end of the spectrum and handball courts, swimming pools and downtown plazas at the other end. This plan deals with parks and preserves that must be retained for open-air use, not movie houses or backyards, not fields or orchards.

Nearly One Sixth of the Region's Surface Needed

About 770,000 acres of land will be needed to satisfy the recreation wants of 27 million people expected to live in this Region by the year 2000. This does not include extensive grounds for camping, hiking and hunting, because such low-use tracts are difficult to justify in or near urban areas. But every other kind of outdoor recreation is accounted for, ranging from busy swimming pools to quiet nature walks.

Individual visits to recreation sites within two hours' travel time during the summer months are projected to increase from 250 million in 1960 to 550 million in the year 2000—slightly more than double. Winter recreation is expected to double during the same period. In other words, recreation activity will increase much faster than population—120 percent vs. 50 percent—stimulated primarily by rapidly rising family income, which is expected to double by the year 2000. Similar trends for the nation have been documented by the Outdoor Recreation Resources Review Commission.

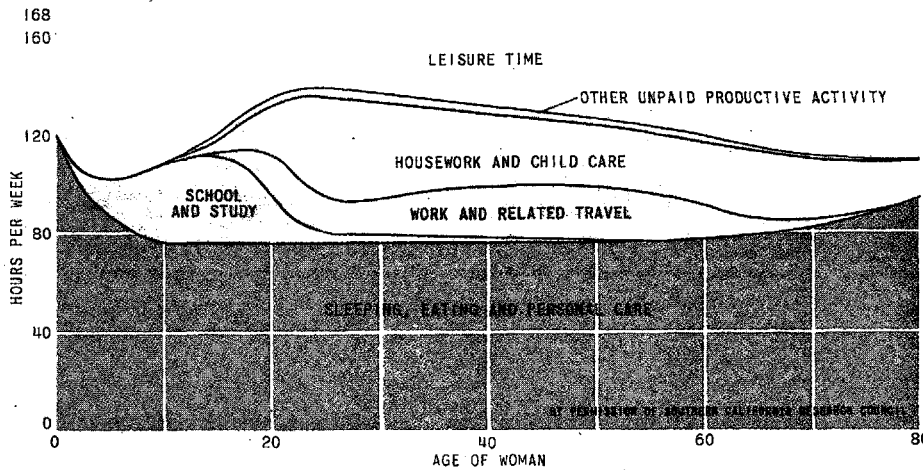
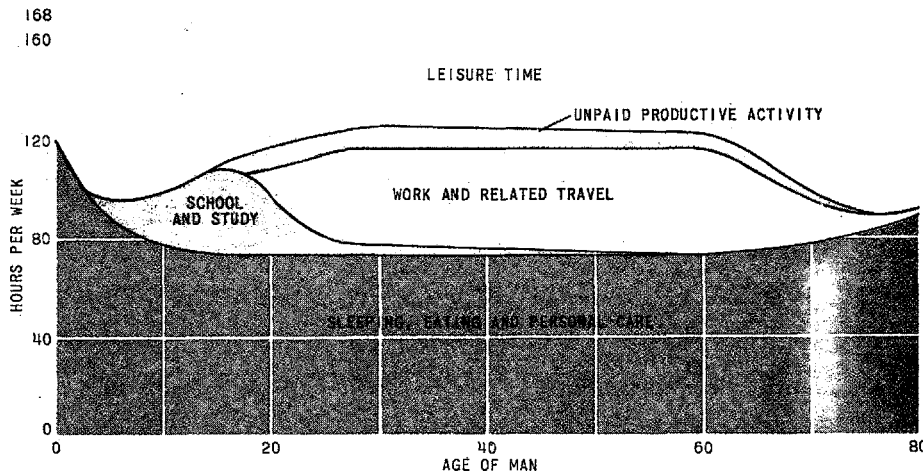
Of the 770,000 acres needed, 160,000 acres are expected to be set aside through the action of nongovernmental groups such as golf clubs, scout camps, nature organizations and boat clubs. The rest, 610,000 acres, is to be provided by the federal, state and local governments. These public agencies already own 230,000 acres; thus, 380,000 acres should be added to fill out this plan. However, some of the needed land that should be located in central cities is just not available, while other acreage will be donated by civic-minded people, leaving 310,000 acres to be purchased out of government funds.

Some of these additional acres will come in large tracts, reinforcing much larger expanses of lightly developed land. Some will be in somewhat smaller parks carefully spaced for easy access in urban counties. And still others will be small parcels distributed among neighborhoods.

Recreation Space Is Only One of Many Social Needs

The plan seeks an amount of space that will put outdoor recreation facilities and expenses in the right state of balance with all other needs. Spending too much for outdoor recreation can pinch other social needs, such as housing or schools, and too much open land may unduly crowd the remaining built-up sites. Conversely, excellent sites for leisure use will be lost if action is not taken.

LEISURE TIME FOR MEN AND WOMEN AT VARIOUS AGES



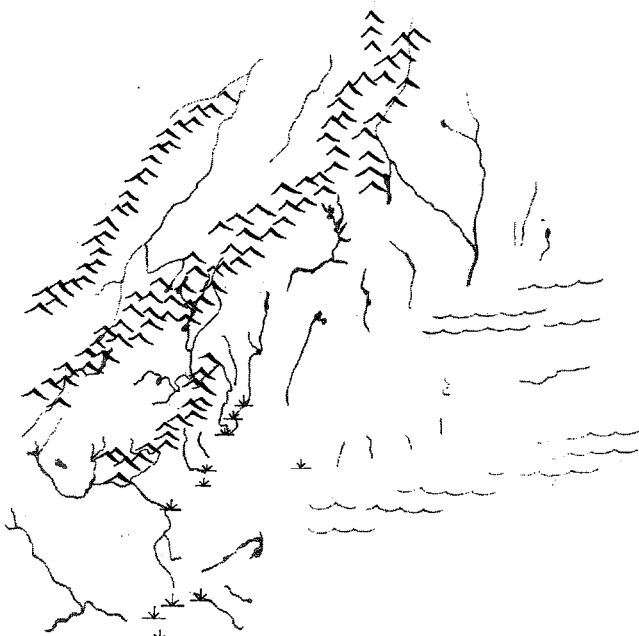
The average adult male spends about 120 hours a week tending to the business of living, the adult female about 130 hours. A substantial part of the remaining time is spent on recreation. This will increase as society becomes more efficient and family incomes expand.

Criteria for Selecting Outdoor Recreation Space

A SET of four principles has guided the selection of sites for outdoor recreation. They are: (1) system, (2) service, (3) multiple usage and (4) distinctive geography.

1. System: Coincide Outdoor Recreation Space with Land Use Plan

The systematic arrangement of development that the Commission advocates is drawn from its REGIONAL DEVELOPMENT GUIDE. Relatively dense development is suggested on plains and valleys and at existing urban clusters in order to preserve hillsides and headwaters in low-density use. These low-density lands—only small parts of which are expected to be publicly owned—are arranged in a system or pattern that offers good sites for large regional parks to serve widely scattered populations. In the more heavily developed areas small parks are generally preferable so that everyone can find outdoor recreation space near home. Thus, the placement of outdoor recreation space should conform to the comprehensive system of land development planned for the Region.



RECREATION RESOURCE AREAS

The reservoir from which most recreation lands should be logically drawn includes: oceanfronts and bays, streams and their headwater areas for swimming, boating, picnicking and fishing; wetlands for boating and nature study; and highlands for hiking, viewing, sports and picnicking.

2. Service: Arrange Recreation Lands According to Purpose

Space for outdoor recreation should be available to every family of the Region. Ballfields should be within walking distance of home, else they are not truly available. Swimming pools and tennis courts should be no more than 20 minutes away by car, bus or subway. Picnic grounds and beaches should be accessible enough to make a Saturday outing convenient—say, within 90 minutes' travel. Wilderness camp sites and championship ski slopes might require overnight trips. In short the outdoor recreation spaces should be placed according to their purpose and the density of urban settlement.

It is not economically practical to withdraw very large park sites from urban use in densely settled places. But by putting them in outlying areas we must accept travel costs to more distant sites in place of high land costs. The task, then, will be to find the least costly tradeoff between land and travel that will provide full recreation service to the total population.

3. Multiple Usage: Priority to Sites That Can Serve Two Purposes

Recreation and another public use sometimes can be combined on the same site. Watershed lands and reservoirs make ideal sites for picnicking and fishing. School grounds usually are playgrounds. Parkway rights of way can be cycling trails.

Getting double use out of public investment is an obvious benefit. Thus, multiple use of a recreation site would usually give it priority over other possible sites that offer only a single return. In selecting open spaces for public acquisition this is an important criterion, along with systematic arrangement and recreation service.

4. Distinctive Geography: Save Rare Lands and Historic Sites

The final criterion for judging a possible recreation site is whether it is well matched to the landscape. River valleys, seashores, rock outcrops and wetlands are relatively rare and of lasting interest. So are historic sites. Altogether these form the distinctive geography and topography of the Region. If these locations can be acquired and used for recreation, they are saved from destruction, and the park itself takes on added dimensions. The unique features of the Region can be preserved and displayed through judicious selection of parks and recreation areas.

These criteria were used in reviewing and developing plans with the state and county planning groups. They will remain as useful guidelines in making periodic reviews of these plans as time goes on.

RECREATION SERVICE

Swimming, boating, picnicking and sports are the recreation activities that draw the largest numbers of "customers" to recreation sites. These sites should be placed according to their purpose and the density of urban settlement. None should be further than two hours from home—accessible enough to make all-day outings convenient.



The Plan for Recreation Land

OF THE four principles just proposed, the first two—system and service—are the most important. They are fundamental to a regionwide plan for outdoor recreation space. The latter two—multiple usage and distinctive geography—are added considerations that should be sought in selecting particular facilities. Using these criteria and the estimate of future needs, the Commission has prepared a plan for recreation areas and public parks tailored to the Tri-State Region's population, its land-use needs, and its geography.

For purposes of this plan recreational lands can be usefully grouped into three classes. They are:

1. *Subregional: A given amount of land should be located within 20 minutes of home (usually within the same county) for part-day use of individuals or families. Part of this is local or neighborhood open space.*
2. *Regional: Another segment of recreation land should be distributed within the Region for day-long outings (typically family excursions) not more than two hours from home.*
3. *External: A third portion should be located outside the Region to satisfy weekend and vacation needs of Tri-State residents.*

In summary, the plan can be tabulated as follows:

	<i>Existing Acreage</i>	<i>Additional Planned</i>
<i>Subregional</i>	150,000	165,000
<i>Regional</i>	140,000	260,000
<i>Total in Region</i>	290,000	425,000
		<i>planned governmental acquisition 340,000</i>
		<i>by gift 30,000</i>
		<i>by purchase 310,000</i>

Total acreage needs are divided among regional, subregional and external categories by matching recreation activities with the travel distances normally accepted for each activity.

To give three examples of this categorical approach: it is assumed that about 20 percent of the camping occasions should occur at subregional points (within one's own county); an activity like swimming would occur even more frequently inside the county of residence—60 percent; at the extreme, in-county facilities for sports and games should accommodate 90 percent of the demand. In each case, the remaining share of each activity would be ex-

pected at regional or external parks—80 percent of camping, 40 percent of swimming, and 10 percent of sports and games.

Subregional Facilities: Correct the Existing Disproportions

Total recreation activities fall 45 percent into the sub-regional sphere, suggesting that 290,000 additional acres would be needed to take care of the resident-oriented needs of the Region's people in the year 2000. Some of this acreage will be a mere redress of existing shortages. This approach embodies an important policy in the Tri-State Plan—to emphasize the critical need for resident-oriented recreation space and to correct an existing imbalance among the counties.

In the central areas of the Region, where past development largely neglected the provision of recreation space, this standard obviously cannot be easily met. It is unlikely that the amount of land taken for recreation will ever exceed 18 percent of the land in urban use (the present regional average) although population densities call for much more. This practical limitation reduces the reasonable possibilities for new subregional recreation space from 290,000 to 165,000 acres.

In the areas with insufficient vacant land to meet desirable future standards—Bergen, Essex, Hudson and Nassau counties and the boroughs of New York City—two approaches are recommended:

1. A reasonable share of recreation needs could be satisfied on lands in adjacent counties if sufficient private or public transportation were available without intolerable congestion.

2. For the remaining needs, indoor substitutes for outdoor recreation are possible, as are rooftops, streets and parking lots, if properly equipped and supervised.

In the counties that can meet desired standards, subregional recreation sites should be selected in accordance with the densities of residential settlement. The REGIONAL DEVELOPMENT GUIDE gives general measures of future residential densities.

Regional Lands: Locate Them in Low-Density Areas

Regional recreation would account for 30 percent of all recreation acreage—calling for 180,000 more acres by the year 2000—if subregional needs were fully met. But this amount should be upped by 80,000 acres to compensate for the shortage of land at subregional sites. These regional parks are primarily the responsibility of state and federal government. They should be situated within the broad sectors delineated in the REGIONAL DEVELOPMENT GUIDE as open lands, where the total advantage to the Region requires that there be sparse development with a great deal of permanent open space. In these low-density areas a large tract can

be set aside for park use without usurping valuable building sites. Moreover, since regional parks need not be adjacent to their users, it is sensible to look for locations with attractive terrain and possibly lower cost. These features coincide, by design, with planned low-density areas. In addition to privately owned vacant land, potential recreation acreage includes a share of existing water-supply reservations and wetlands.

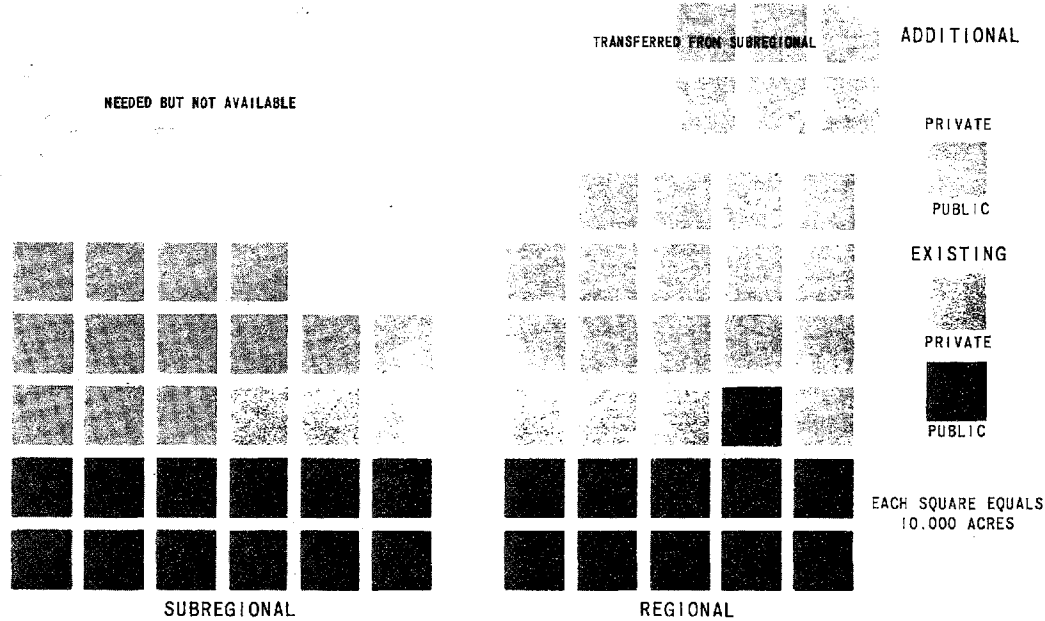
By contrast with subregional recreation lands, regional sites are not proportioned to the population of the county where located, but rather are suited to the development guide and to the present opportunities for acquiring such space.

External: Weekend Recreation Outside the Region

In addition to 165,000 acres of new land for subregional (part-day) purposes and 260,000 for regional (all-day) outings, more land will be needed outside the Region for watersheds and wildlife sanctuaries, fishing, camping, hiking and similar weekend or vacation trips. Nearby mountain ranges offer the best sites—the Catskills, the Kittatinny range, the Poconos, the Delaware Water Gap (Tocks Island) recreation area and the Berkshires.

State and national parks and preserves should be developed in these outer places to provide a rich spectrum of recreation choices for the expected 27 million inhabitants of the Tri-State Region. Rustic and pastoral scenes that cannot be justified in the urban Region are possible and appropriate at outer locations.

RECREATION LAND NEEDS AND PLANS



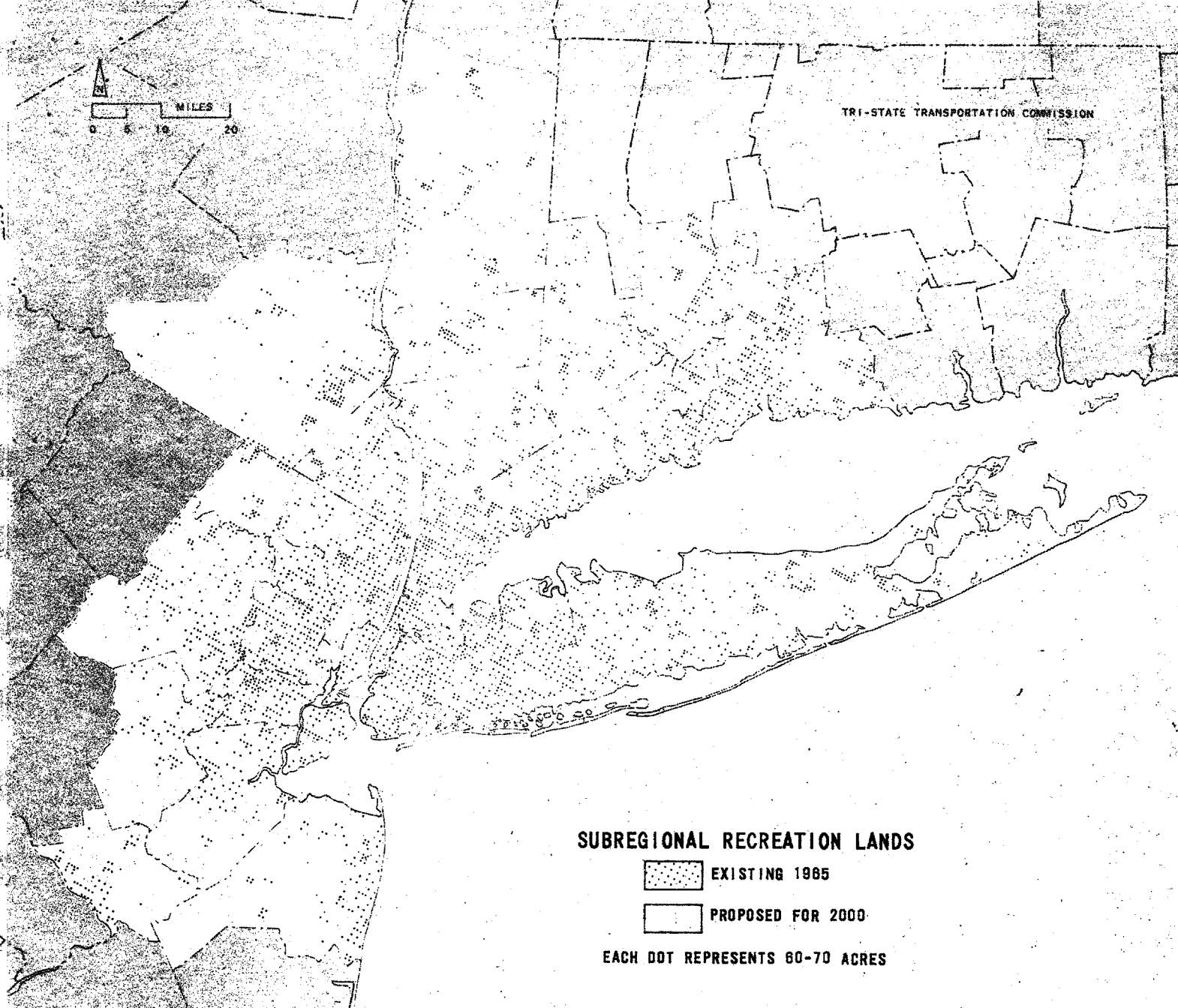
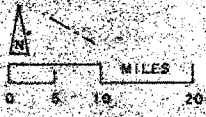
Not enough space available in proportion to population to compensate partially for the land... available for recreation... used to...

YEAR 2000 SUBREGIONAL RECREATION ACREAGE


FOR PART-DAY OUTINGS WITHIN 20 MINUTES OF HOME

	THEORETICAL* ACREAGE REQUIREMENTS	EXISTING ACREAGE (1985)	THEORETICAL* ADDITIONAL NEEDED	ACTUAL ADDITIONAL PLANNED
CONNECTICUT				
Valley.....	1,800	800	1,200	1,200
Central Naugatuck..	9,000	3,900	5,100	5,100
Greater Bridgeport.	7,800	3,800	4,000	4,000
Housatonic Valley..	6,100	3,600	2,500	2,500
South Central.....	14,000	9,000	5,000	5,000
South Western.....	9,400	6,300	3,100	3,100
Subtotal.....	48,100	27,200	20,900	20,900
NEW JERSEY				
Bergen.....	16,900	6,600	10,300	7,200
Essex.....	14,800	8,400	6,400	1,100
Hudson.....	8,400	800	5,600	2,700
Mercer.....	10,500	1,800	8,700	8,700
Middlesex.....	20,200	2,900	17,300	17,300
Monmouth.....	11,800	1,400	10,400	10,400
Morris.....	17,900	4,300	13,600	13,600
Passaic.....	11,100	2,000	9,100	9,100
Somerset.....	9,700	1,600	8,100	8,100
Union.....	8,300	7,100	1,100	1,100
Subtotal.....	125,200	34,600	90,600	79,300
NEW YORK				
Dutchess.....	11,700	6,100	5,600	5,600
Nassau.....	29,700	15,700	14,000	5,500
Orange.....	10,500	3,200	7,300	7,300
Putnam.....	5,900	1,700	4,200	4,200
Rockland.....	8,700	1,900	4,800	4,800
Suffolk.....	42,000	17,600	24,400	24,400
Westchester.....	22,500	16,900	5,600	5,600
Subtotal.....	129,000	63,100	65,900	57,400
NEW YORK CITY				
Bronx.....	21,600	5,200	16,400	500
Brooklyn.....	43,200	5,600	37,600	1,100
Manhattan.....	21,600	2,600	19,000	-
Queens.....	38,800	6,600	32,200	1,400
Staten Island.....	12,900	3,900	9,000	2,900
Subtotal.....	138,100	23,900	114,200	7,200
TOTAL.....	442,800	151,100	291,600	163,500

*These theoretical acreage requirements are computed in proportion to the population of each county, while actual plans for land acquisition are limited by the amount of vacant land.



SUBREGIONAL RECREATION LANDS

 EXISTING 1965

 PROPOSED FOR 2000

EACH DOT REPRESENTS 60-70 ACRES

PLACEMENT OF SUBREGIONAL RECREATION LANDS

Subregional recreation sites can be chosen only at the city, county and town levels of planning. Many New York and New Jersey counties and Connecticut planning regions have completed such plans, and they are incorporated in this pattern of recreation lands. To cover other areas the Commission simply urges that acreage be

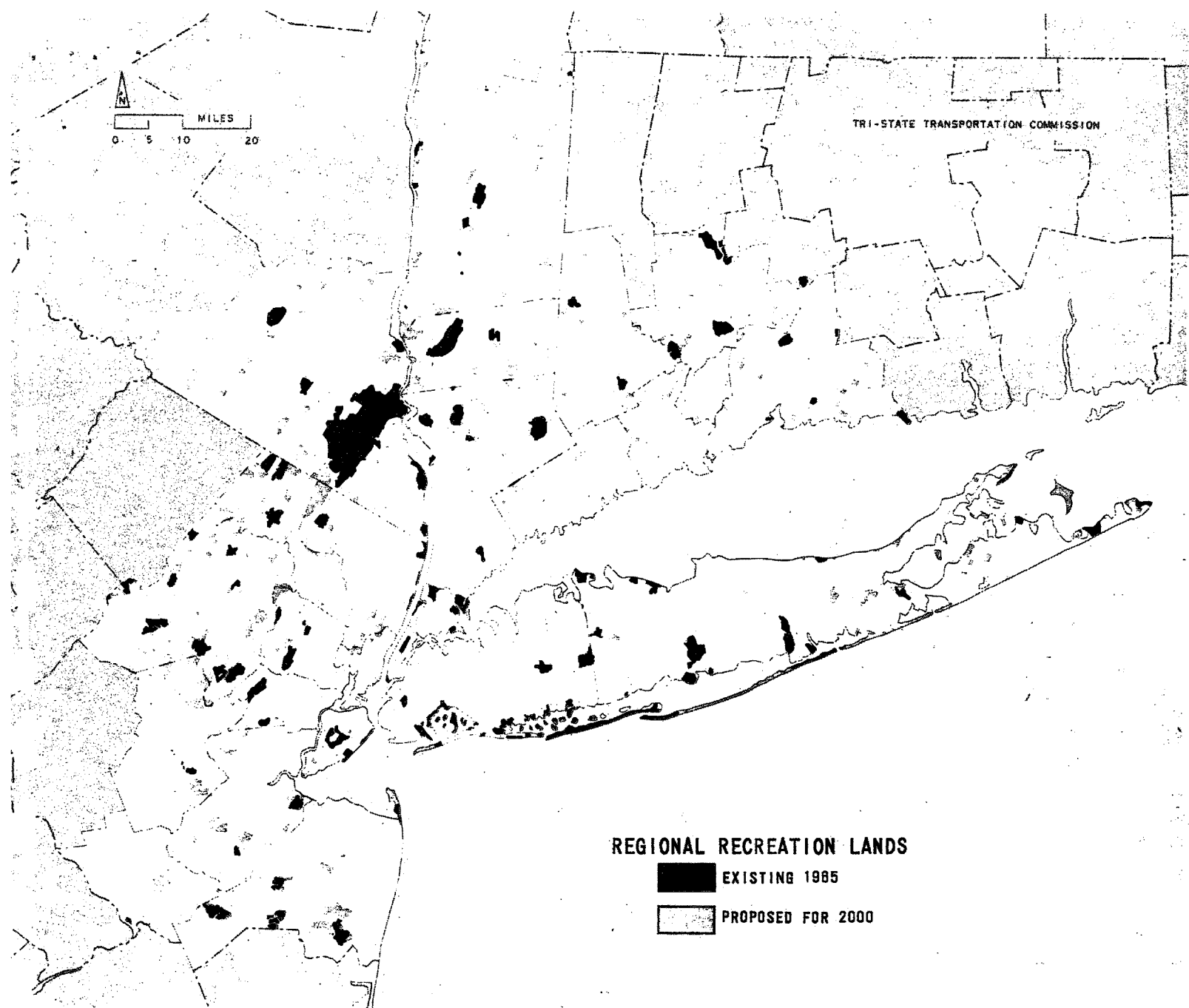
proportioned to populations. This map shows the pattern that would result if 16 acres per 1000 people were followed as a standard, with the further condition that no residential neighborhood would have more than 18 percent of its land taken for open space.

YEAR 2000 REGIONAL RECREATION ACREAGE

FOR ALL-DAY EXCURSIONS WITHIN TWO HOURS OF HOME

	ACREAGE REQUIREMENTS	EXISTING ACREAGE* (1985)	ADDITIONAL PLANNED
CONNECTICUT			
Valley.....		500	1,200
Central Naugatuck.....		7,300	10,700
Greater Bridgeport.....		100	3,000
Housatonic Valley.....		4,400	9,800
South Central.....	Regional	8,400	7,900
South Western.....	requirements	200	8,000
Subtotal.....	cannot be	18,900	40,400
NEW JERSEY			
Bergen.....	proportioned	2,400	9,400
Essex.....	to the	100	5,300
Hudson.....	population	100	400
Mercer.....	of each	1,300	3,100
Middlesex.....	subregional	1,000	9,900
Monmouth.....	unit.	4,200	23,100
Morris.....	However, the	5,500	29,700
Passaic.....	total	5,600	10,700
Somerset.....	includes	1,300	15,000
Union.....	about	-	100
Subtotal.....	half the	23,900	106,700
NEW YORK			
Dutchess.....	unfulfilled	3,600	26,900
Nassau.....	subregional	10,200	8,600
Orange.....	needs:	29,000	20,700
Putnam.....	78,100	7,700	10,100
Rockland.....	acres.	29,700	6,200
Suffolk.....		17,400	20,600
Westchester.....		800	22,000
Subtotal.....		98,200	115,100
NEW YORK CITY.....			
		-	-
TOTAL.....	403,100	138,600	262,200

*Federal and state lands only.



REGIONAL RECREATION LANDS

- EXISTING 1985
- PROPOSED FOR 2000

PLACEMENT OF REGIONAL RECREATION LANDS

The plan for regional lands starts with previously announced state proposals. In New Jersey, official open-space plans are sufficient to meet needs to the year 2000. In New York certain informal proposals of the Hudson River Valley Commission and the State Park Commission for New York City are included. In Connecticut the Interregional Planning Program furnishes a basis for open-space planning. For the remaining requirements, other lands are suggested for public acquisition, principally

ocean shores, and major streams with their valleys and aquifer recharge areas.

In line with the increasing demand for water-oriented recreation land, about 18 percent of existing water supply reserves are proposed for recreation use. In addition, land at new reservoir sites should be designated for recreation.

This map differs from the accompanying table by showing a few very large city and county parks in addition to state and federal holdings listed in the table.

Ways and Means to Secure Recreation Space

SOME recreation space will be saved by private initiative. But less than one-third of the needed space will be preserved unless government accepts the leading role. To be specific, the federal, state and local governments should undertake a long-range program to acquire 310,000 acres for outdoor recreation at an estimated cost of \$1.7 billion.

COST IN MILLIONS OF DOLLARS

	SUBREGIONAL	REGIONAL	TOTAL
Connecticut.....	\$ 54	\$ 95	\$ 149
New Jersey.....	323	369	692
New York.....	437	417	854
TRI-STATE REGION.....	\$814	\$881	\$1,695

In recent years the rate of spending for acquisition of public parklands in this Region has been about \$22 million annually. To purchase the needed recreation space would require \$57 million annually to the year 2000—more than double the present rate. While this program seems very ambitious, it is tailored to realistic population forecasts and recreation expectations. Most critically, so far as costs are affected, the plan gives more weight to close-in parks than has been typical of past decades, and this land will

cost more. However, the cost in time and money for central residents to travel to far-away parks is nearly intolerable today, and it will be no less so in the future.

If the people of this Region received federal and state appropriations for open space in proportion to their numbers, much of the dollar gap would be closed. For example, Connecticut, New Jersey and New York contain less federal parkland per capita than any other state except Rhode Island. Only very recently have significant efforts been made, either within the Region's boundaries or just beyond, to provide federal open-space aid to this largest urban concentration in the nation. An impressive start is under way at Fire Island National Seashore, Delaware Water Gap (Tocks Island) National Recreation Area and Connecticut National Riverway. The Interior Department is considering plans for a set of parks (including Breezy Point, Jamaica Bay and Sandy Hook) to be called Atlantic Gateway National Recreation Area.

Although the states also have traditionally looked to rural rather than metropolitan park sites, there are signs of a different trend. The example of Jones Beach, which handles half of all the state park visits in New York State, is being followed at Sandy Hook and Liberty Park in New Jersey and at Harlem River and North River parks in New York City. State programs can, with federal assistance, tap large tax bases to meet these needs.

A substantial amount might be raised through user fees. In the three states, fees presently amount to 80 percent of fish and game expenditures, but only 15 percent of park expenditures. Based on the experience of other states, the latter could be raised to 50 percent—producing millions more in annual revenue.

One thing seems sure: local governments cannot afford to pay for these recreation lands. Cities, towns and counties have been spending approximately \$5 million per year in the 60's, and there is little hope for an increase in that rate—particularly by the older center cities.

As a realistic approach to getting this job done, the federal and state governments, in an equal partnership, could reasonably assume all costs above those now carried by local government. On this basis the full program breaks out as follows:

COST IN MILLIONS OF DOLLARS

	CONNECTICUT	NEW JERSEY	NEW YORK	TOTAL
Federal.....	\$ 65	\$314	\$364	\$ 743
State.....	85	314	364	743
Local.....	19	64	128	209
TOTAL...	\$149	\$692	\$854	\$1,695

Prompt Action to Catch Up with Present Needs

OVERALL, the goals of the recreation plan are (1) to designate and begin to acquire a system of open space consistent with the objectives in the Commission's REGIONAL DEVELOPMENT GUIDE, and (2) to provide sufficient recreation spaces to satisfy a future population of 27 million. The plan shows how these goals would work out by the year 2000.

But what about the present? Right now, some open lands are under pressure for urban development. Right now, people living in the center of the Region are critically short of recreation space. Substantial public land acquisition in the 1970's is needed to catch up on these urgent needs and to repair present imbalances.

Balance People and Parks Now

Most severely underserved are the old center areas of the Region (Manhattan, Newark, Brooklyn, Jersey City, Bronx) where insufficient recreation space was reserved during decades of building. More recent development in a few fast-growing counties (Middlesex, Monmouth, Nassau) also has outstripped park acquisition. People in these places need close-to-home recreation facilities—what we have called subregional open space. As a priority we recommend that the governments of this Region focus their attention on correcting these obvious deficiencies. To do this will require public acquisition of 20,000 acres of vacant land in small parcels within central-county areas.

<i>Bergen</i>	<i>1000 acres</i>	<i>Passaic</i>	<i>2000 acres</i>
<i>Essex</i>	<i>1000 acres</i>	<i>Nassau</i>	<i>6000 acres</i>
<i>Hudson</i>	<i>3000 acres</i>	<i>Bronx</i>	<i>1000 acres</i>
<i>Mercer</i>	<i>1000 acres</i>	<i>Brooklyn</i>	<i>1000 acres</i>
<i>Middlesex</i>	<i>1000 acres</i>	<i>Queens</i>	<i>1000 acres</i>

Because these lands must be found in heavily populated locations, they will be expensive, probably \$600 million. And even after these 20,000 acres are added, the New York City boroughs will still be 30,000 acres short of standard recreation space. This is a minimum program to meet needs of the present population for subregional recreation space at the rate of 8 acres per 1000 people.

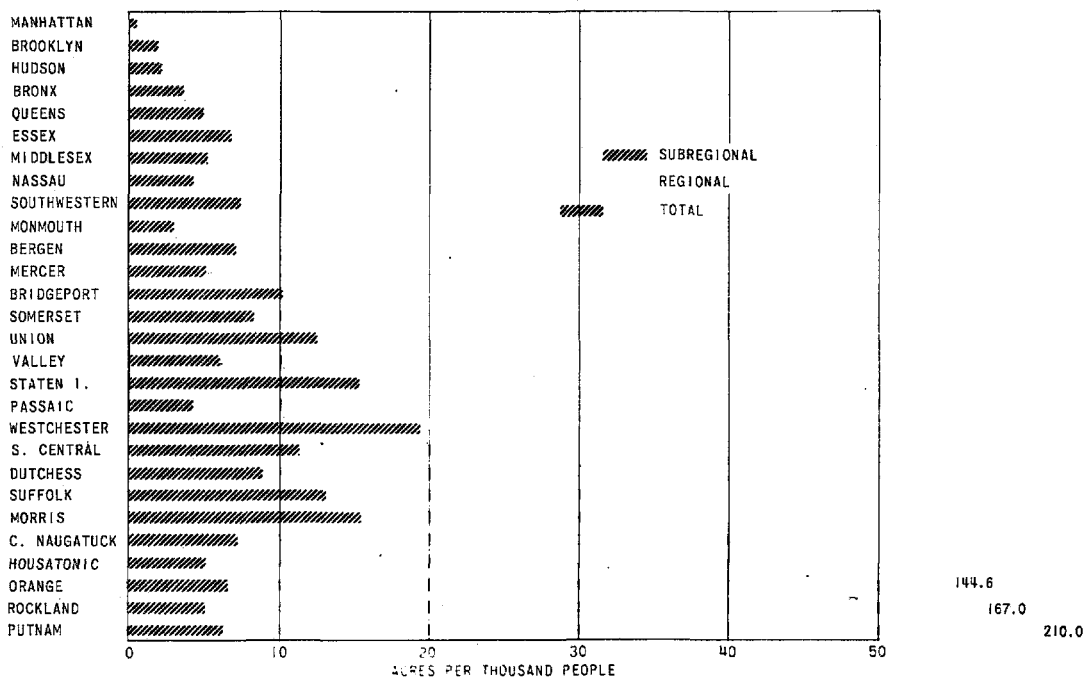
Claim the Closest Large Sites Now

The other urgent need is to preserve large open sites for regional parks. Forty thousand acres should be purchased soon at an estimated cost of \$400 million.

Early acquisition of these 40,000 acres of regional recreation land can yield double dividends. If they are chosen from among the few remaining enclaves of close-in natural land, valuable sites will be preserved for public use before the bulldozer reaches them.

Since the center city is both deficient in recreation space and short of vacant land, parks located in adjacent counties can help to alleviate those needs. This is where the opportunity for double dividends arises. Several of the most threatened enclaves of natural land are found in these adjacent counties. A single site can preserve natural land and also provide critically needed recreation service.

PEOPLE-TO-ACRES BALANCE IN PUBLIC RECREATION LAND 1965



The Region's central areas are critically short of subregional acreage. Residents of Brooklyn, for example, have only two acres per thousand people for part-day outings. The average for subregional and regional lands combined is 13 acres per thousand people.

Some Eligible Sites Offer "Catch-Up" Opportunities

The following list indicates major sites that should be acquired to catch up on current regional needs. Many small sites in residential areas for subregional use cannot be mapped. If these lands are not secured soon, they will be used for other purposes, leaving the Tri-State Region even more deficient of open space.

In addition to system and service many of these sites offer opportunities for multiple usage and preservation of distinctive geographic features.

Connecticut

- *South Western Region: In the areas of the Mianus and Byram rivers, the Converse Pond area, and in upper New Canaan, Wilton, Weston and Easton, about 3000 acres.*

New Jersey

- *Bergen County: In the "Skylands" area, about 2000 acres.*
- *Bergen and Hudson counties: Hackensack Meadows area, 3000 to 6000 acres.*
- *Hudson County: Liberty Park about 200 additional acres.*
- *Middlesex County: Cheesequake area, about 1500 additional acres.*
- *Monmouth County: Within areas of Monmouth Battlefield, Turkey Swamp, Allaire, Manasquan, and Central Monmouth, about 10,500 acres in addition to recent acquisitions.*
- *Morris and Essex counties: In areas of the Great Swamp, Troy and Great Piece Meadows, the Passaic River, and Black River-Hacklebarney, about 4500 acres.*
- *Somerset County: Six Mile Run, the Millstone River, Hardscrabble and Dead River areas, about 5500 acres.*

New York

- *Nassau County: In North Nassau areas, and the non-publicly owned Atlantic wetlands, about 3500 acres additional.*
- *Rockland County: In the Palisades area and in the Ramapos, about 3500 acres.*
- *Suffolk County: In western Suffolk areas, about 600 acres.*
- *Westchester County: In the Croton and other up-county areas and along the Byram and Mianus rivers, about 4000 acres.*

- *Queens County: Breezy Point remainder and Fort Tilden, about 850 acres, as part of the Atlantic Gateway National Recreation Area.*

One Billion Dollars During Ten Years

This investment is needed to overcome present shortages, meet current growth and realistically get ahead of inevitable future urban growth.

Each year is a critical one for recreation land acquisition as another 100 square miles of land are occupied for urban expansion of the Tri-State Region. And as the edge of urban building moves farther out, the center becomes more remote from open land, continually worsening the recreational inequity for central-city residents. Thus, quick action to stake out recreation space within a 20- to 30-mile radius of Times Square is not only desirable but essential if the chance to develop a coherent park system is not to be lost, perhaps forever.

Because local governments are unable to raise sufficient funds for this necessary program, the states should assure responsibility for the ten-year catch-up program. Primary state responsibility would be to ensure funds, but direct state acquisition and ownership would also be possible.

The estimated cost of this first round of the long-range plan for outdoor recreation lands is \$1 billion—half of the total cost. It is a high-cost program because it involves expensive, close-in land. But because this land will be used intensely, it is also a high-return capital investment. We foresee most of the cost of this ten-year program being shouldered equally by federal and state governments.

COST IN MILLIONS OF DOLLARS

	CONNECTICUT	NEW JERSEY	NEW YORK	TOTAL
Federal.....	\$ 9	\$163	\$265	437
State.....	9	163	265	437
Local.....	7	21	42	70
TOTAL...	\$25	\$347	\$572	\$944

Long-term bond issues might be appropriate to handle the state shares. Federal appropriations would have to be increased from their present levels, both in the form of grants-in-aid and direct purchases. Whatever the techniques for financing may be, the investment seems timely and rewarding. Land prices will continue to rise, perhaps faster than income; if sites are not secured soon, they will be built upon and lost. Furthermore, the social urgency of these projects—their role in bringing a wide range of opportunities to our lower income population—becomes more apparent with every passing month.

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This report by Richard S. DeTurk is based on planning work done by Hall Winslow. The work is more fully described in a series of open space and recreation technical reports that may be examined at the Commission's library.

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