

1940

A Proposed Master Plan for the City of St. Petersburg, Florida

City of St. Petersburg Planning Board

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A PROPOSED MASTER PLAN
for the
CITY OF ST. PETERSBURG, FLORIDA
-*-
submitted by the
CITY PLANNING BOARD

CHAPTER VII

SCHOOLS AND RECREATIONAL FACILITIES

INTRODUCTION

The increasing importance of municipal parks is indicated by the national growth in park acreage. From 1925 to 1935 municipal park acreage in 655 cities expanded from a total of 221,638.7 acres to 329,920.5 acres. This represents a 49 per cent increase within a 10-year period. Many factors have contributed to the increased popularity of parks. Among the more important factors are (1) shorter working hours and the resultant increase of leisure time; (2) better transportation facilities enabling people to reach park areas; (3) increasing interest in recreational programs due to the activity of recreational and educational leaders; and (4) the intensive development of urban areas has absorbed available vacant tracts and necessitated public open spaces.

In addition to their recreational facilities park areas perform an important service in assisting to preserve the character of neighborhood developments. They also tend to increase the value of adjoining property. By developing parks, many adjoining areas become more desirable for residential usage. A local example of this condition is Bartlett Park. This area was formerly low ground and the adjoining property was largely undeveloped. After the development of the park, the adjoining areas were developed for residential purposes.

St. Petersburg is primarily a resort city. It has an unsurpassed climate affording opportunities for year around recreational enjoyment. It is essential that the City capitalize on this asset to the fullest extent. The recreational facilities that are provided in the parks are a major attraction to the winter visitors. They spend much of their time in the park areas. Furthermore, the parks enhance the appearance of the City and make it more attractive to both the permanent and the tourist population. Adequate park areas thus have an important bearing upon the future welfare of the City.

A comprehensive system of parks and schools for St. Petersburg must, however, be sufficiently flexible to provide for the recreational needs of both the tourists and the permanent residents. In the past there has been a tendency to overlook the recreational needs of the latter population, which condition should be corrected in the future.

The city is to be commended on its past progress. The waterfront parks are an outstanding attraction and asset to the city. However, there is a definite need for parks and other recreational areas to serve the residential sections of the city. While the present park and recreational system is a valuable nucleus, considerable expansion will be essential in future years. Recommendations contained herein should serve as a guide in making these expansions so as to insure maximum benefits and economies.

GENERAL PRINCIPLES OF A COMPREHENSIVE RECREATIONAL SYSTEM

A comprehensive recreational system must be based on the population age groups, facilities necessary to serve each group, and the type of areas that should contain these facilities. A discussion of these follows:

Age Groups And Desirable Facilities.

Small Children - Children of pre-school age are closely attached to the home. The parents are primarily responsible for providing the necessary play facilities. The home grounds usually suffice for this purpose. In some instances interior block playgrounds may be provided.

School Children - Children from five to eleven or twelve years of age are under control of school authorities during the major part of each day. The modern educational system recognizes its responsibility to provide organized play facilities in addition to courses of study. Play and study are closely related in the development of children. During school hours the supervision of these areas should be under the school authorities. After school hours and during the summer months, recreational authorities should be responsible for the playground activities. A playground should be attached to every elementary school.

Youths - Youths require areas accommodating more active games and sports than the children of elementary school age. Most of this population group are in junior and senior high school. Therefore, a play field or athletic field should be attached to every junior and senior high school. The youths who are not in school need similar areas and these should be provided in the parks.

Adults - Adults enjoy both active and passive recreation. Those who wish to participate in tennis and baseball should find available facilities in the play fields and in neighborhood and large parks. The majority of the adult population enjoy passive activities. Small parks, ornamental parks, neighborhood parks, and the larger outlying parks should provide for their needs. The increasing number of older people require areas for sedentary games such as checkers. Provision should be made for the quiet enjoyment of these games in the park areas.

The above mentioned facilities meet the majority of the needs. Although specific areas are desirable for the different age groups, there will be a certain amount of intermingling. For example, some adults will avail themselves of the play field facilities and many children will use and enjoy the ornamental parks and neighborhood parks.

Desirable Standards for Recreational Areas.

The accompanying plate Number 24 is a graphic portrayal of the principles that should govern the location and development of various units comprising a comprehensive recreational system.

Playgrounds - Playgrounds should be developed in conjunction with elementary school sites. An elementary school and its playground should generally serve an area within a radius of 1/2 mile or 3/4 mile. The school site should comprise 5 acres and at least 3 acres should be available for play space. However, in some cases it may be necessary to have a slightly smaller site, particularly in areas where the enrollment is small. Elementary schools should not be located adjacent to railroads, industrial sections, or major streets.

Play Fields - A play field should be developed in conjunction with each junior and senior high school. Play fields should also be provided in neighborhood parks. A junior high school and its play field should serve an area within a mile radius. Senior high schools may serve an unlimited area since it is not necessary that there be a senior high school within walking distance of the entire population. They should, however, be located relatively close to public transportation facilities. The junior high school site should contain about 10 to 15 acres and the senior high school site should contain 20, or more, acres.

Community Centers- Neighborhoods should have a centralized building for community purposes. The modern trend in many cities is to construct buildings specially designed to meet this need. However, the school building will often serve as a satisfactory meeting place providing it contains an auditorium and gymnasium.

Neighborhood Parks - The neighborhood park should be located so that it will serve a homogeneous neighborhood within a radius of approximately 1/2 mile. It is essential that a neighborhood park be within walking distance of every person. Such a park should serve the needs of all age groups. It should contain facilities for both active and passive recreation. It is desirable that there be a community building, or at least a shelter, within every neighborhood park. For this and other reasons it is often advisable to develop neighborhood parks in conjunction with elementary schools. A neighborhood park should preferably contain an area of 20 or more acres. However, satisfactory units may sometimes be developed in areas ranging from 10 to 20 acres.

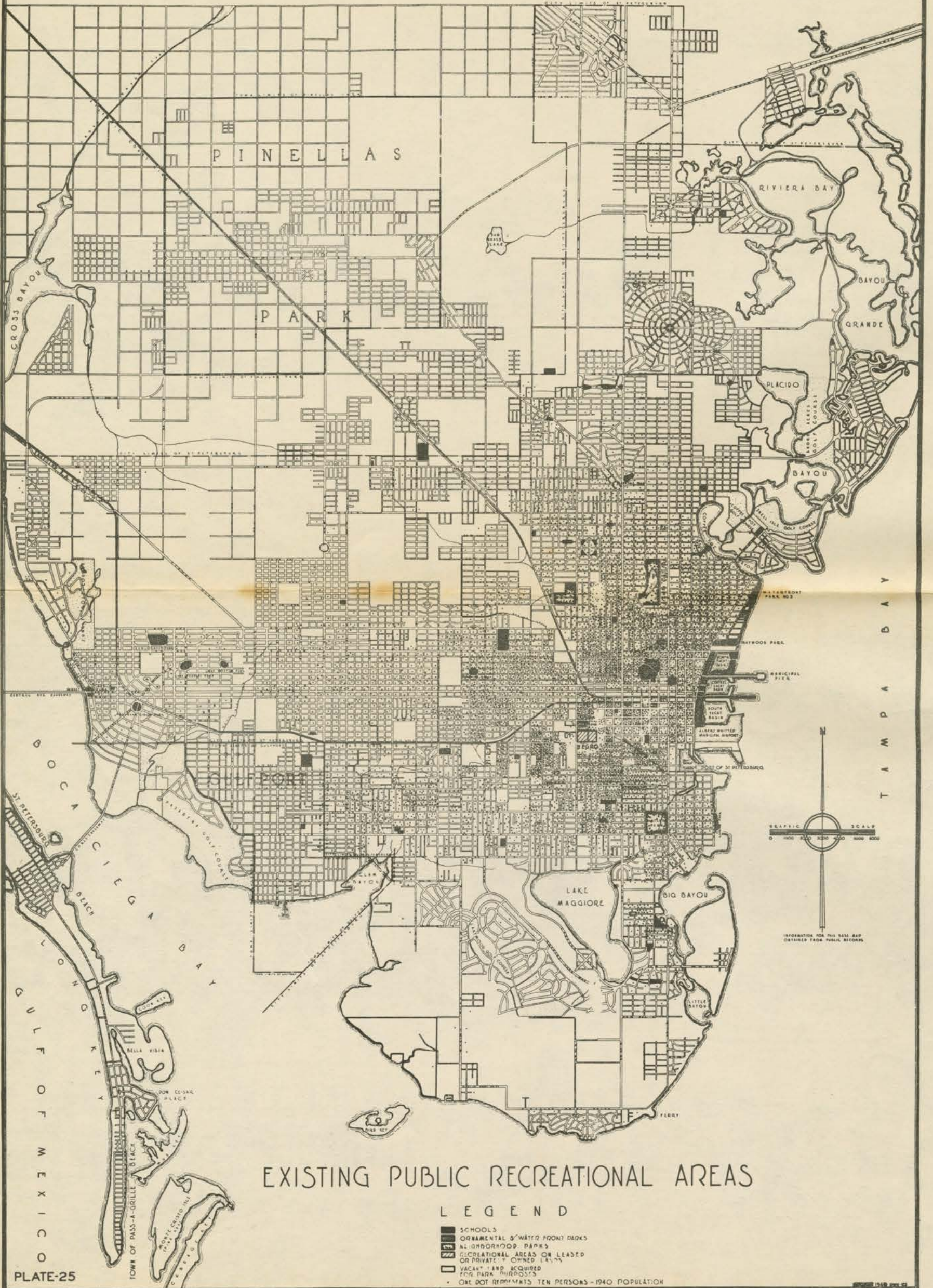
Small Parks - There should be various small parks located within the intensively developed areas. These afford needed light and open space in congested areas. Usually such a park is ornamental and developed in a formal manner. These parks should be utilized almost entirely for passive use. Certain areas may be developed for specialized uses such as shuffleboard and checkers.

There are also small parks such as the boulevard type of park that are costly to properly maintain. Furthermore, they only serve a limited area. Within St. Petersburg there are 22 boulevard parks and 14 of these receive no maintenance or only partial maintenance. Many of these park areas are in undeveloped residential sections. The city should be careful not to acquire additional small park areas where they are not needed, and the surrounding property owners should be primarily responsible for the improvement and maintenance of these areas.

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EXISTING PUBLIC RECREATIONAL AREAS

LEGEND

- SCHOOLS
- ▨ ORNAMENTAL & WATER FRONT DOCKS
- ▧ NEIGHBORHOOD PARKS
- ▩ RECREATIONAL AREAS ON LEASED OR PRIVATELY OWNED LAND
- VACANT LAND ACQUIRED FOR PARK PURPOSES
- ONE DOT REPRESENTS TEN PERSONS - 1940 POPULATION

Large Parks, Municipal Forests and Reserves, and Parkways

There is little need in St. Petersburg for the typical large park development. The proximity of the gulf beaches and the large amount of open space alleviates the necessity for this type of park. However; there is a definite need for areas to provide picnic facilities, hiking and nature study. Eventually there may be a need for municipal golf courses.

A system of municipal forests should be developed. These would be a means of utilizing land that is not suited for urban use.

The outlying forests and reserves, waterfront parks and other park areas should be connected with a series of parkways and scenic drives. Such a system would enable the motorist to spend an enjoyable day driving around the city. Furthermore, such a scenic drive could be an attractive means of entrance to the city.

EXISTING FACILITIES

The location and extent of the existing parks and schools is shown on the accompanying plate Number 25. The distribution of the existing population is also shown by the small dots, each one representing ten persons. A discussion of the location, extent, and adequacy of these facilities follows:

Parks.

Amount of Area - There are 4 neighborhood parks, 22 boulevard parks, 12 small parks, 4 special parks and 9 waterfront parks. These comprise a total of 253.7 acres. The estimated capital value of the parks is \$26,076,152.00, which is 45.6 per cent of the total city municipal permanent property, exclusive of streets.

The following table compares the park area in various resort or semi-resort cities. A commonly accepted standard is one acre of park per 100 persons. However, the average of these 7 cities is only .60 acres. St. Petersburg has .42 acres.

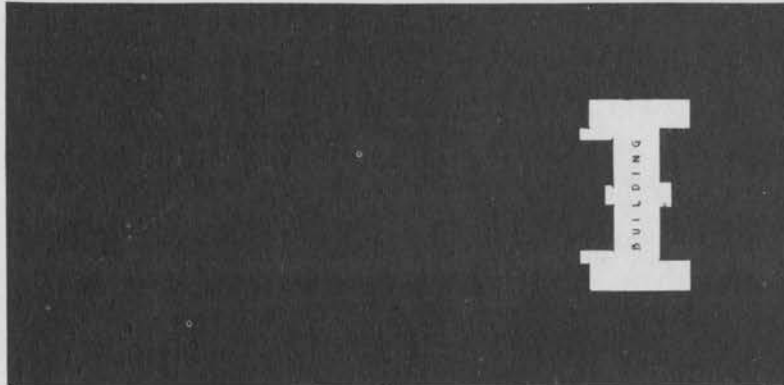
COMPARISON OF PARK AREA IN VARIOUS RESORT CITIES

<u>City</u>	<u>1940 Population</u>	<u>No. of Parks*</u>	<u>Park Acreage*</u>	<u>Acres per 100 pop.</u>
Atlantic City, N. J.	63,787	8	202.1	.32
St. Petersburg, Fla.	60,812	51**	253.7	.42
Miami, Fla.	170,877	110	295.5	.17
Asheville, N. C.	51,227	27	460.7	.90
Colorado Spgs., Colo.	36,310	12	225.0	.62
Pasadena, Cal.	81,566	13	1,009.8	1.24
Long Beach, Cal.	163,441	21	920.0	.56

Average..... .60

* 1935 Data - Exceptions noted.

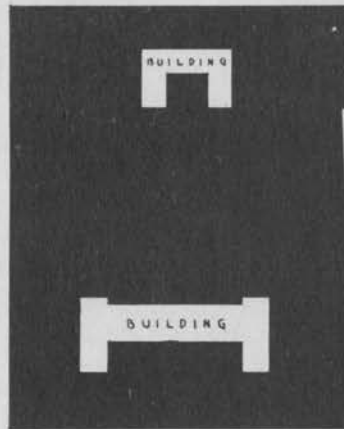
** 1940 - 22 of the 51 noted are small boulevard park areas.



WOODLAWN 4.2 ACRES



PASADENA .52 ACRES



EUCLID 2.0 ACRES



NORTH WARD .78 ACRES

A COMPARISON OF EXISTING SCHOOL SITES



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Although a large percentage of the cities in the United States have fallen short of attaining the standard of one acre per 100 persons, it is significant that the more progressive cities are attaining this standard. Data regarding the cities having the largest park area shows that the average of the 268 selected cities is one acre of park for each 64 people as compared with one acre for each 368 people in the entire group of 1,068 cities reporting. Because St. Petersburg is a resort city, it is obvious that the city should attain at least maximum standards for park areas.

Location and Type - The plate reveals that the majority of the existing parks are located in the east central portion of the city. Fortunately, a considerable portion of the parks are located on the waterfront, although additional waterfront parks are needed in the more outlying sections. Practically no park areas are found in the west central portion of the city. This area is rapidly developing and adequate park locations should be acquired before land is absorbed by private developers.

The city has only three neighborhood parks, namely, Woodlawn, Crescent Lake and Bartlett. No such facilities are found in the western portion of the city. Considerable extension of the neighborhood park facilities is needed in the future.

It should be noted that there are a large number of small parks located at street intersections or in boulevards. Properly improved, these are an advantage to the surrounding property but afford little or no recreational facilities.

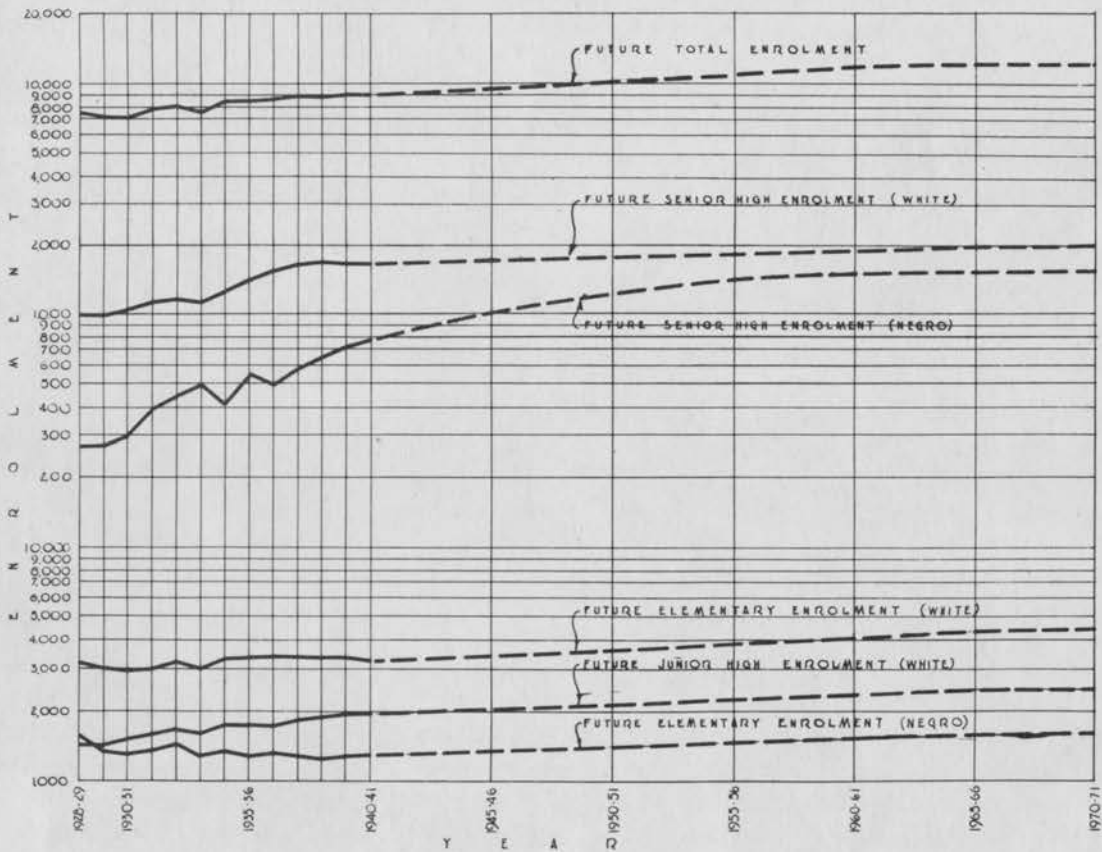
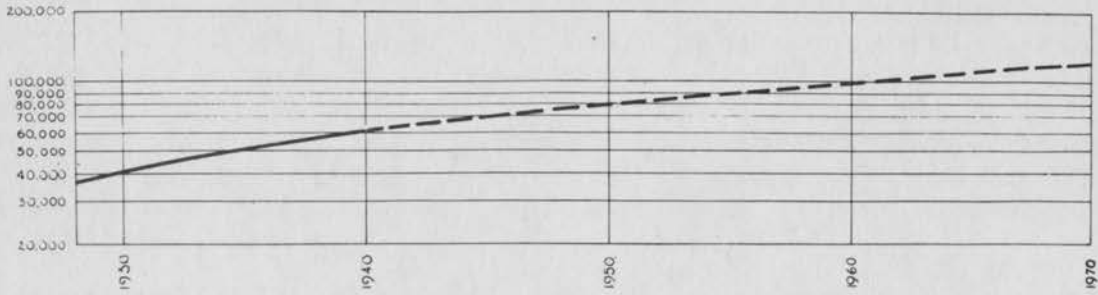
Of the fifty-one (51) park areas, a plan of development has been prepared for nineteen (19) of them. The more centrally located parks are generally well developed and well maintained. The outlying areas, particularly the boulevard parks, are generally undeveloped.

Schools

Area - There are 21 elementary schools within or adjoining the city limits of St. Petersburg. Of this number, two are negro schools. These elementary schools comprise a total area of 49.3 acres, which is an average of 2.35 acres per school. Nineteen of these school sites contain less than 5 acres, which is a minimum recommended standard. Furthermore, 16 out of the 20 active schools have smaller sites than the desirable minimum prescribed by the Florida School Code of 1939. Plate Number 26 is a comparison of the area of typical school sites. The majority of the play areas are too small. Play grounds are generally undeveloped and play facilities are inadequate. The few play facilities available are furnished by the various P. T. A. organizations.

Location - There is a duplication of school service in some areas, especially in the east central portion, while other populated areas are not properly served by schools. The lack of schools is especially evident in the west central portion of the city. There is considerable population here that is far removed from any elementary school building. The junior high schools

PAST & ESTIMATED FUTURE POPULATION OF ST. PETERSBURG



PAST & ESTIMATED FUTURE SCHOOL ENROLMENT TRENDS
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NOTE: ENROLMENT TOTAL FOR SCHOOLS WITHIN OR ADJOINING THE CITY LIMITS

JULY 1941 DWA

are also located on rather small sites and are not properly related to the existing or to the probable future population.

Summary

The majority of the existing park facilities can become an important portion of the future comprehensive recreational system. About the only parks that may not play an important part in the future system are the small boulevard and triangular parks, which should logically be the responsibility of the adjoining property owners rather than of the entire city. A number of additional park facilities should, however, be provided in the future and it is of extreme importance that the majority of these be acquired in advance of intensive private development. Much economy can be effected through this procedure.

PROBABLE FUTURE PARK AND SCHOOL NEEDS

Parks

It is estimated that the future population of St. Petersburg will be about 120,000. On the basis of one acre of park per 100 persons, the future population will require 1,200 acres of park land -- nearly five times the present area of 253.7 acres. This future area is not unreasonable because of the large increase to the population during the winter season and especially because of the intensive use made of the recreational facilities by the tourists.

The types of parks most urgently needed are waterfront and neighborhood parks. The latter areas are especially needed to serve the local population, yet in many instances they will be of considerable interest to the winter visitors. Consideration should also be given to providing interesting park-like drives, especially along the waterfront, and in preserving some of the outlying wooded areas. While it will not be practicable to fully develop the entire system at one time, the areas should be acquired and reserved for future development.

Schools

It is estimated that the schools will need to provide for a future resident enrollment of 11,000 to 12,000 pupils. Based on past trends, the winter school enrollment may increase an additional 10%, or 1,200 pupils. Therefore, provision should be made for a minimum enrollment of 12,000 and a maximum enrollment of 13,200 during the winter months.

The accompanying plate Number 27 shows past and estimated future enrollment trends. The white elementary enrollment reached a peak of 3,483 in the school year of 1936-37 and since then has decreased slightly. The negro elementary school enrollment has decreased steadily since 1932-33 when it was 1,453. From 1930 to 1940 the population of St. Petersburg increased 20,387 persons, or 50.4%, while during the same period the school enrollment increased 1,860 pupils, or 26.0%. The significant fact is that the population increased at a much greater rate than the school enrollment. Furthermore, many schools actually lost

enrollment.

The decrease in school enrollment in St. Petersburg is similar to trends in other cities. There has been a decline in the birth rate during the past few years. However, this prevalent trend is accentuated in St. Petersburg due to the fact that there is a large resident population of the older adult age group.

It is estimated that the future school system will need facilities to provide for 4,000 to 5,000 pupils in the white elementary schools, 1,600 pupils in the negro elementary schools, 2,500 pupils in the white junior high schools, 2,000 pupils in the white senior high schools, and 1,600 pupils in the negro senior high schools.

While the local school enrollment will not keep pace with the population growth, this will primarily affect the size of the school building rather than its location. The population will be spread over a comparatively large area and if the children are to be within reasonable walking distance ($1/2$ to $3/4$ mile) of a school and playground a number of new sites must be provided in the future.

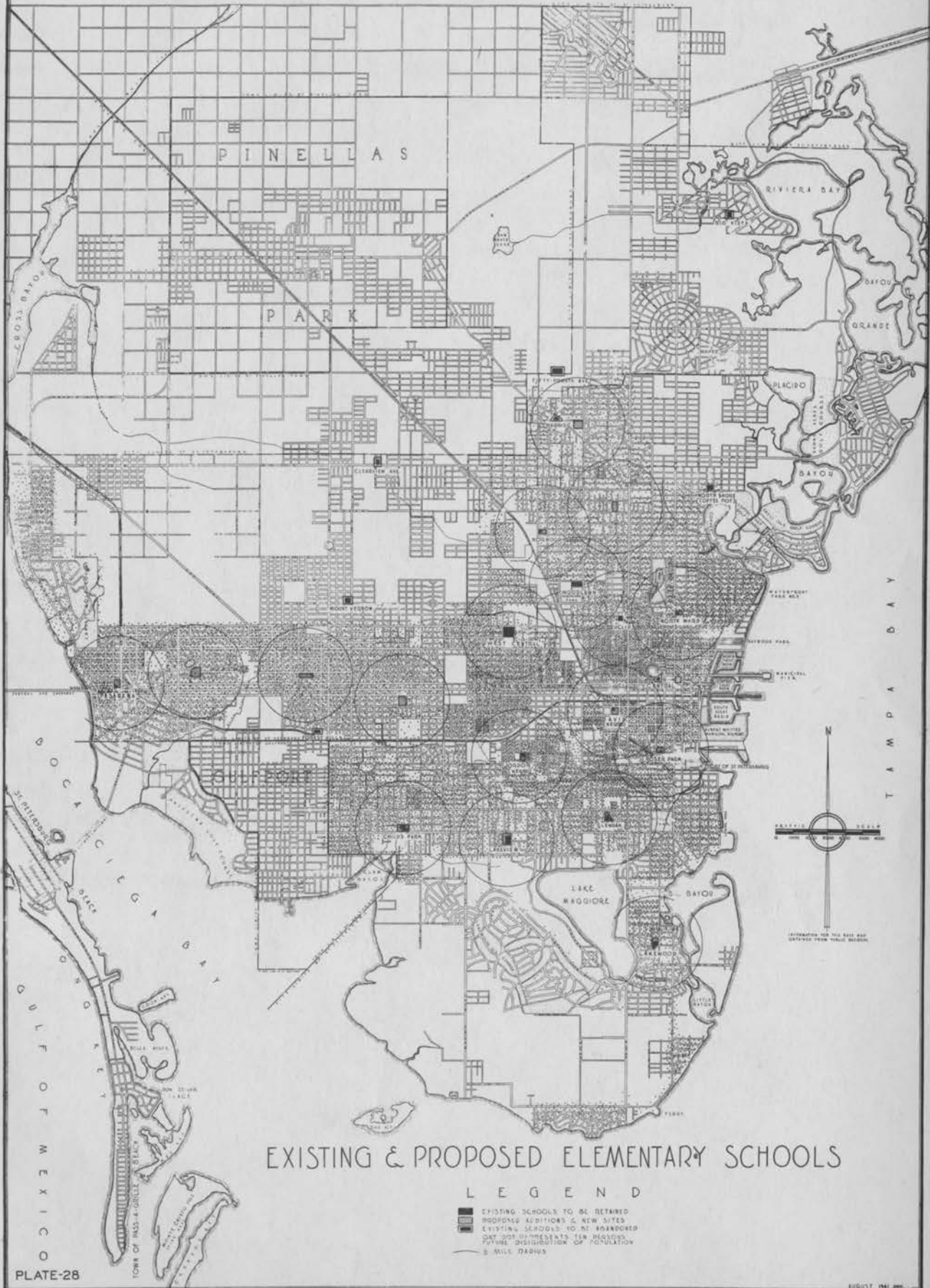
ENROLLMENT AND CAPACITY OF EACH SCHOOL

<u>Elementary Schools</u>	Year Built	Enrollment		Maximum Capacity of Building
		Feb. 1941	June 1941	
Central	1902	159	123	280
Euclid	1924)			
	add. 1925)	244	206	420
Glen Oak	1910)			
	add. 1932)	381	329	315
Lakeview	1926	223	194	280
Lakewood	1924	122	111	385
North Ward	1900)			
	add. 1915)			
	add. 1935)	325	268	350
Roser Park	1900)			
	add. 1915)			
	add. 1935)	318	268	350
West Central	1926	595	558	630
Woodlawn	1926	157	142	280
Clearview Ave.	1930	98	104	210
Coffee Pot (North Shore)	1926	78	69	280
54th Avenue	1927	125	111	245
Harris	1928	78	61	105
Norwood	1920	218	209	210
Childs Park	1920	308	276	455
Forest Hills	1921	107	101	140
Mr. Vernon	1925	110	97	280
Pasadena	1922	121	95	175
Davis (Negro)	1910	611	610	455
Jordan (Negro)	1925	691	690	595
<u>Junior High Schools</u>				
Mirror Lake	1918	842	778	1,085
South Side	1926	450	418	700
Lealman	1926	397	343	525
Disston	1926	462	417	455
<u>Senior High Schools</u>				
Senior High	1926	1,767	1,646	1,610
Gibbs Sr. High (Negro)	1926	789	781	350

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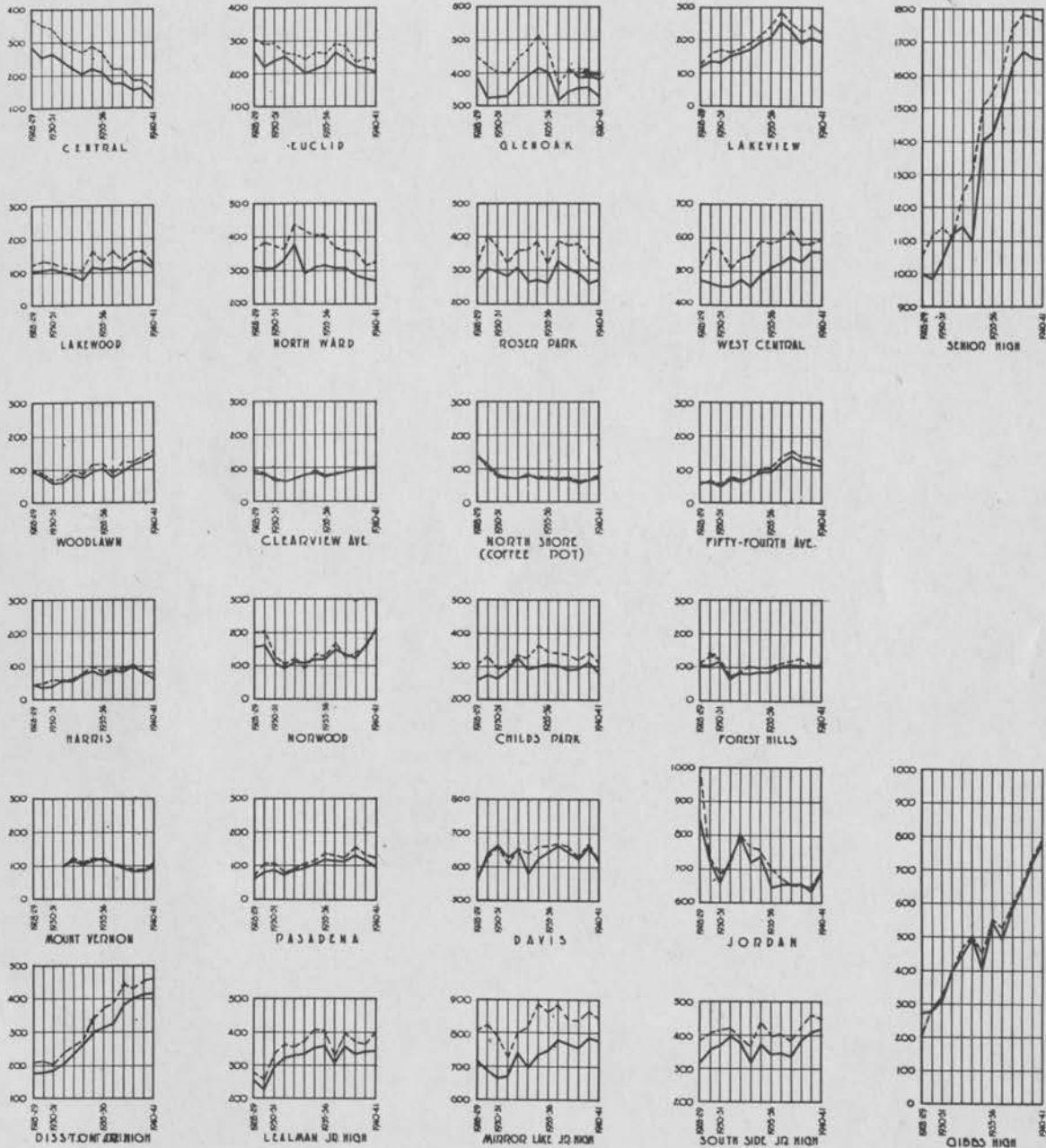
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EXISTING & PROPOSED ELEMENTARY SCHOOLS

LEGEND

- EXISTING SCHOOLS TO BE RETAINED
- ▨ PROPOSED ADDITIONS & NEW SITES
- ▧ EXISTING SCHOOLS TO BE ABANDONED
- - - - - FUTURE DISTRIBUTION OF POPULATION
- 5 MILE RADIUS



TYPICAL ENROLMENT IN EACH SCHOOL DURING THE
 SCHOOL-YEAR 1928-29 TO 1940-41 INCLUSIVE
 ST. PETERSBURG FLORIDA

L E G E N D
 ----- FEBRUARY ENROLMENT
 _____ JUNE ENROLMENT

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ENROLMENT DATA OBTAINED FROM PUBLIC RECORDS
 SCHOOLS SHOWN ARE WITHIN OR IMMEDIATELY ADJOINING CITY LIMITS

EXISTING AND PROPOSED ELEMENTARY SCHOOLS AND PLAYGROUNDS

The existing and proposed elementary schools are shown on Plate Number 28. Some of the existing schools, such as Woodlawn, Euclid, Central and North Ward, are too close together and duplicate the service of each other. In other instances the schools are too widely scattered. For example, the western part of the city between 31st Street North and 66th Street North is almost devoid of school facilities. One school, Rio Vista, has been abandoned because the surrounding area failed to develop, and consequently there was no need for the school to be operated.

Many of the existing elementary schools have a small enrollment and are not particularly economical to operate. The table shows the enrollment and maximum capacity of each school. The June 1941 enrollment was 3,322 for the 18 white elementary schools operating within or immediately adjoining the city limits of St. Petersburg. This is an average of 186 pupils per school. An enrollment of 240 to 280 is the minimum standard recommended by the U. S. Office of Education. Many St. Petersburg schools do not meet this standard. For example, 10 of the 18 white elementary schools had an enrollment of less than 200 pupils in June 1941, and 4 of these had an enrollment of less than 100 pupils. However, the 2 negro elementary schools had an enrollment in excess of their capacity.

The enrollment trend at each school is shown on the accompanying plate Number 29. This is the typical enrollment as of February and June for the school year 1928-29 to 1940 inclusive. The enrollment at many of the schools fluctuated rather widely during the period covered by this plate. In one (Central) the enrollment has been steadily decreasing. Other schools, such as Norwood and West Central, show a rather consistent increase. In general, the schools in the outlying areas show the largest increase because of the new development that is occurring within their radius of service.

The proposed system of white elementary schools consists of 18 elementary schools with sites comprising a total of 73.2 acres of land. Of the present system, four existing school sites are to be retained, eight existing school sites are to be enlarged, eight new sites are proposed, and seven existing schools are recommended to be abandoned. The plan also shows the probable future distribution of population thus indicating the adequacy of the proposed system.

The following is a discussion of these recommendations:

Schools to be Retained:

1. West Central Elementary School - Located at 9th Avenue North and 25th Street North, this school serves an unusually large area. The school is located on a site which adjoins the senior high school and, while it comprises 8.84 acres, much of the site is utilized by a senior high school athletic field.

This materially reduces the amount of land which should be available for a playground development in conjunction with the school. From a geographical standpoint, this school is centrally located to serve the adjoining population and it is recommended that it be retained.

2. Woodlawn Elementary School - This school is located at 16th Street North and 17th Avenue North. It serves a large population in the northwest section of the present urban area. The site comprises 4.2 acres and adjoins Woodlawn Park. This affords an ideal combination of educational and recreational area. It is recommended that an adequate playground be developed in conjunction with the school.

3. Euclid School - Located at 10th Avenue and Jackson Street North, the Euclid School serves the area southwest of Crescent Lake. The site comprises of 2.01 acres of land which is situated within an intensively developed portion of the city. Although the area served by this school is in part duplicated by the Woodlawn Elementary School, it is recommended that the Euclid School be retained for the time being.

4. North Shore (Coffee Pot School) - This school, located in the extreme northeast section of the city at 34th Avenue North and Oak Street, was built during the boom on a site comprising 2.17 acres. While the surrounding territory lacks full development, especially to the north, the school serves the Masonic Children's Home efficiently and it is recommended that it be continued, awaiting further developments.

Existing Schools to be Enlarged:

1. Childs Park Elementary School - This school, located at 21st Avenue and 39th Street South, serves the population located in the southwest portion of the city. Although the site comprises 3.06 acres of land, the majority of this is unimproved and contains inadequate playground facilities. It is recommended that the site be enlarged to include the remainder of the block. This proposed area of 5.22 acres should be developed to provide and adequate playground area in conjunction with the school.

2. Glen Oak Elementary School - This school is located at 20th Avenue South and 11th Street South. It serves the population west of Bartlett Park and north of Lake Maggiore. Unfortunately, the present site comprises only 1.84 acres and is separated into two parcels by an intervening street. Playground facilities are very limited. It is recommended that the remainder of the block in which the present school building is located be acquired with the exception of lots facing on Tangerine Avenue, and that the remainder of the triangular block on the east also be acquired. The intervening street should be closed to enable the development of a satisfactory school playground. The total area of the enlarged site would be 3.66 acres.

3. Lakeview Elementary School - This school is located at 25th Street and Lakeview Avenue South and serves the area northwest of Lake Maggiore. The present site contains 2.82 acres

which is largely undeveloped. One large residence is located immediately north of the present school site. It is recommended that the existing site be enlarged to include the remainder of the block with the possible exception of several developed properties on the west. The area recommended for the ultimate site comprises 5 acres and could be developed to afford excellent play facilities.

4. Lakewood Elementary School - This school is located at 6th Street South and 41st Avenue South. It serves the population in the vicinity of Lake Maggiore and Big and Little Bayous. It is recommended that this site be extended to include the remainder of the block, thereby affording a future area of 5 acres, which would be ample for school and playground development.

5. North Ward Elementary School - Located at 4th Street North and 11th Avenue North, this school now serves the entire northeast section of the city. Unfortunately the site comprises only .78 acres and immediately adjoins a main thoroughfare -- 4th Street North. However, the school is well located in relation to the future system and should be retained to serve the population in this section of the city. It is recommended that the site be increased to include the remainder of the land within this block. The ultimate site would contain 2.10 acres. Although the proposed additions contain improvements, they are not of an unusually expensive character. It is most imperative that the site be enlarged and the individual properties should be acquired when they are offered for sale or before an expensive type of improvement is placed upon them.

6. Norwood Elementary School - This school is located at 22nd Street North and 27th Avenue North, and serves the population northwest of Woodlawn Park. The present site comprises 1.44 acres. It is recommended that the remainder of the block be acquired, thereby increasing the total site to 3.55 acres. A playground should be developed in conjunction with the school. A portion of the land recommended for the enlarged site is now owned by the city, which should facilitate obtaining the above additional area.

7. Pasadena Elementary School - This school, which is located at 1st Avenue North and 72nd Street North, is centrally located to serve the existing and future urban area west of 66th Street. The present site comprises .52 acres and should be enlarged. Existing playground facilities are located on a small macadam area adjoining the school building. It is recommended that the existing school site be enlarged to include the remainder of the block north of the alley and all of the block to the north. The intervening street could then be vacated and become a portion of the site. This provides a total area of 3.6 acres, which would be adequate for a school and playground development in this section of the city.

8. Roser Park Elementary School - This school, located at 5th Street South and 8th Avenue South, is ideally situated to serve the existing and future population in this section of the city. Unfortunately the present site contains only .92 acres

and has a very limited space for playground facilities. Although the adjoining land within this block is intensively used, it is recommended that the ultimate school site include the remainder of the block. This would afford an area of 2.77 acres which, although less than the ideal of 5 acres, is the probable maximum increase that would be feasible in view of the high land values in this area.

Proposed School and Playground Sites:

North

1. It is recommended that future school site be located on a tract of land in the vicinity of 16th Street North and 46th Avenue North. At least 5 acres should be purchased to insure adequate area for a playground in conjunction with the school. There is considerable residential development in this section of the city and a new site should be acquired so that a satisfactory area for the school will be available when the need arises. (It is recommended that the Harris School site be abandoned eventually, because of its location on a heavily travelled street and the difficulties that would be encountered in enlarging the site. When Harris is abandoned the proposed new site should be utilized.)

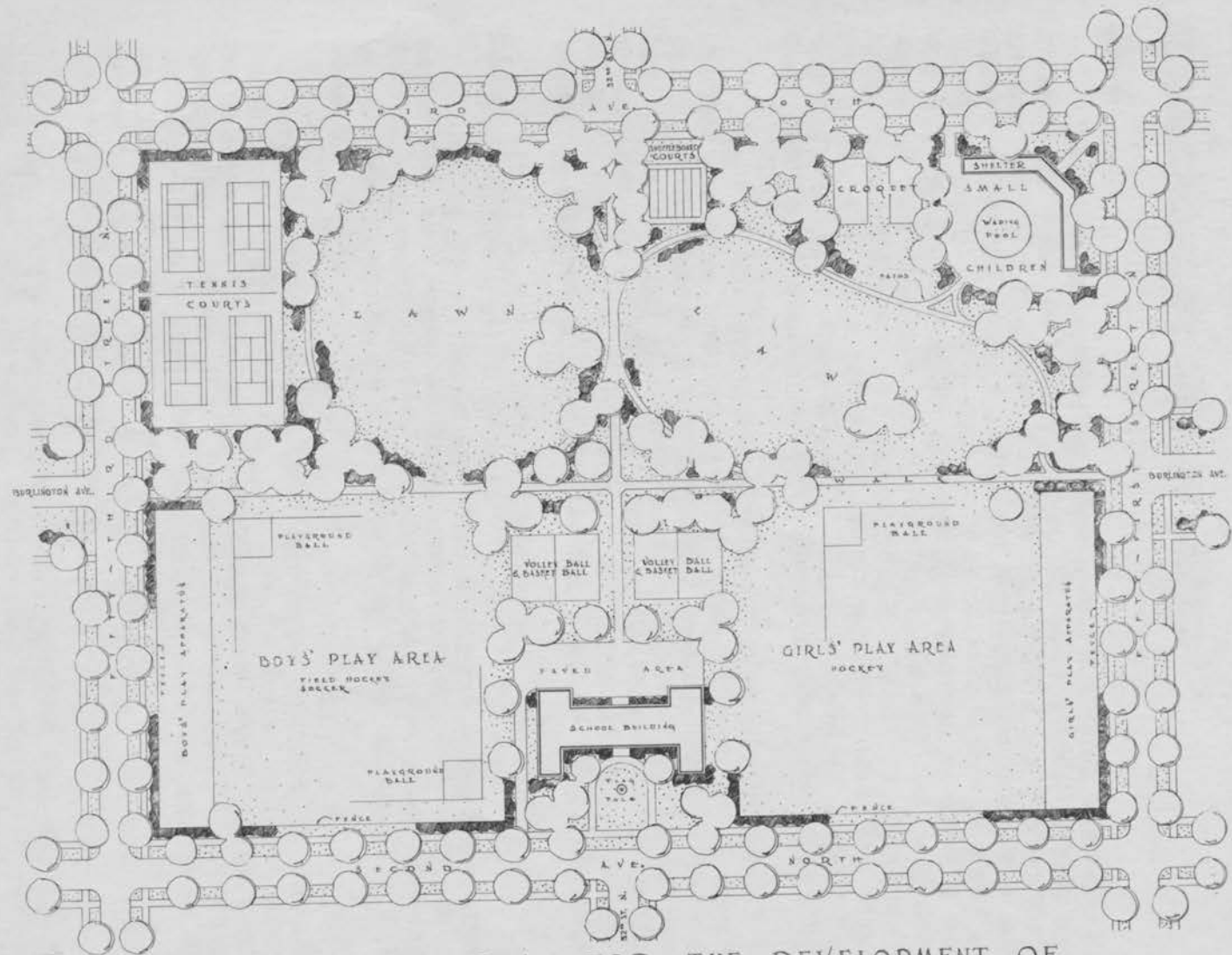
2. It is recommended that an elementary school be located within the area bounded by 11th Street North, Jerome Street North, 30th Avenue North and 32nd Avenue North. This comprises 3.7 acres of land and ample area would be available for playground purposes. There is much new residential building in this section and there will be need for this school. Steps should be taken to acquire a site while the land is still largely vacant.

West

1. It is recommended that a future school be located to serve the area west of 34th Street South, east of 46th Street South, and north of 7th Avenue South. Bethwood Terrace and other developments in this vicinity will ultimately need a school.

It is recommended that the area bounded by 39th Street South, 40th Street South, 1st Avenue South and 3rd Avenue South be acquired. This comprises approximately 6 acres and is now undeveloped. There is an increasing residential development within this general area and the site should be acquired before it is improved with residences. In the event that it is developed prior to acquisition for school purposes, the new site should be located slightly to the west.

2. It is recommended that the land bounded by 51st Street North, 53rd Street North, 2nd Avenue North and Burlington Avenue North be acquired for a future school site. This comprises 2 blocks of vacant subdivided land. Including the intervening street, which should be vacated, it would provide a site of 4.9 acres and would serve the area between 46th Street North and 58th Street North. Only a small amount of residential development now extends west of 49th Street, but there is a pronounced trend toward a westwardly extension of new growth.



A SUGGESTED PLAN FOR THE DEVELOPMENT OF
 A PROPOSED ELEMENTARY SCHOOL & NEIGHBORHOOD PARK
 ST. PETERSBURG
 FLORIDA

CITY PLANNING BOARD
 PLATE-30



HARLAND BARTHOLOMEW & ASSOCIATES
 CITY PLANNING CONSULTANTS
 ST. LOUIS, MISSOURI

AUGUST 1941 R.P.C.

A neighborhood park is proposed for the two blocks immediately to the north of this school site. The neighborhood park and school should be developed as a unit.

The proposed plan provides ample separate play space for girls and boys. Play equipment should be located along the sides of the open areas. The neighborhood park should provide tennis courts, play space for small children, and an open area for passive recreation. The entire area should be carefully landscaped.

The School Board would, of course, be responsible for acquiring the area used for the school and playground. The City should acquire and develop the area designated for park usage. By close cooperation between these two agencies, very desirable results should be obtained. A somewhat similar plan of development should be used for all of the future combined schools and neighborhood parks.

3. It is recommended that the land bounded by 3rd Avenue North, 2nd Avenue North, 63rd Street North and 64th Street North be acquired for a future elementary school site. This adjoins Lake Pasadena and could be attractively landscaped. It comprises 4.89 acres. At the present time the surrounding property is primarily vacant and it may be many years before such a school will be necessary. However, with the new Junior College, it is quite probable that this section of the city will experience considerable development.

Negro Elementary Schools:

The negro elementary school enrollment has decreased steadily since 1932-33, when it was 1,453. The June 1941 enrollment was only 1,300. It is estimated that the future elementary school enrollment will not exceed 1,600.

At the present time there are two elementary schools serving the negro population. These are Davis and Jordan Schools respectively. The June 1941 enrollment figure for the former was 610 pupils and 690 for the latter.

The two existing sites are centrally located to serve the negro population. However, the school buildings and sites should be extensively enlarged to accommodate the existing and future needs. Recommendations are as follows:

1. Davis Elementary School - Located at 3rd Avenue South and 10th Street South, this school site contains only 0.69 acres of land. It is recommended that the area ultimately be extended to include the remainder of the block. This would afford a site of 3.85 acres. A playground should be developed in conjunction with the school.

2. Jordan Elementary School - Located at 9th Avenue and 24th Street South, this school adjoins the Jordan Park Housing Project. It is recommended that the present site of 1.07 acres be extended to include all the land between 9th Avenue South, 10th Avenue South, Wayne Street South and 25th Street South. This comprises approximately 8 acres of land.

Schools to be Abandoned:

1. Central Primary and Intermediate School - This school is located opposite the new City Hall and faces 5th Street North. The site comprises only .52 acres. This school is unfortunately located in close proximity to the downtown business section and does not have an effective radius of service. The area within the radius of service of this school is primarily devoted to commercial and apartment usage for winter visitors. The school has a very small enrollment, only 123 pupils, according to June 1941 figures. The present school building is an old brick structure and is rapidly becoming outmoded. This school should be abandoned in the near future.

2. Clearview Avenue Elementary School - Located at 38th Avenue North and 43rd Street North, this school is situated in an outlying area that is rural in character. The area of the site is only 1.59 acres. The site will never serve an urban area of the future city. Enrollment at the present time is very small (104 pupils) and it is unlikely that there will be an increase in the future. It is uneconomical to operate a school with such a small enrollment, particularly when it necessitates transportation of the pupils to and from school, and this school should be abandoned.

3. Fifty-Fourth Avenue School - Located at 54th Avenue and 19th Street North, this school is in the outlying northerly portion of the city. The site comprises 5 acres of land. The enrollment figure for June 1941 was only 111. It is uneconomical to operate a school with such a small enrollment, particularly one which is dependent upon the school bus service. This school is in an existing rural area and it is unlikely that it will ever be needed to serve the future urban area of the city.

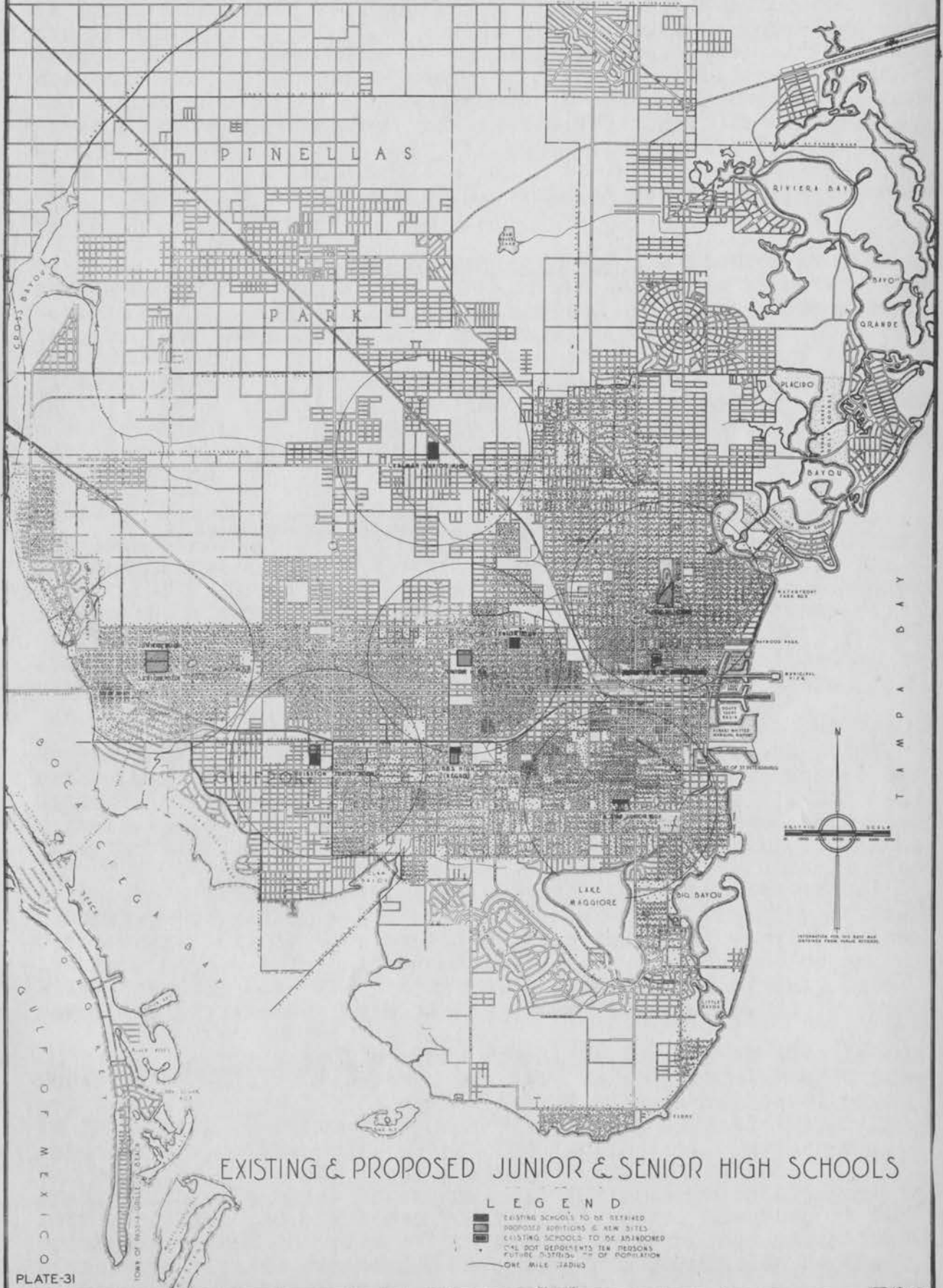
4. Forest Hills School - Located at 50th Street and 7th Avenue South, this school serves a scattered population of St. Petersburg and Gulfport. It is recommended that this school be ultimately abandoned for the following reasons: (1) It has only a small enrollment (100 pupils June 1941) and a marked increase in urban development is not likely due to the outlying location. (2) The site adjoins the Seaboard Railroad. It is undesirable to locate a school adjoining railroads. (3) The site is not centrally located to serve an urban area within the city of St. Petersburg. (4) Future proposed sites logically serve population now within the existing radius of service of the Forest Hills School. (5) The present site is comprised of only 0.96 acres and playground facilities are very inadequate.

5. Harris School - This school is located at 46th Avenue North and 19th Street North. The site is a triangular area comprising 1.36 acres. This school serves a scattered development in this area. Unfortunately the site cannot be satisfactorily extended to provide ample playground facilities. Furthermore, the building is poorly located since it adjoins Haines Road, which is a major thoroughfare. The present building is in fair condition and may serve for several years, however, it is recommended that the site of the school be abandoned ultimately. A proposed site is recommended to serve this population as discussed early in this report.

ST. PETERSBURG FLORIDA

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EXISTING & PROPOSED JUNIOR & SENIOR HIGH SCHOOLS

LEGEND

- EXISTING SCHOOLS TO BE RETAINED
- ▨ PROPOSED ADDITIONS & NEW SITES
- ▤ EXISTING SCHOOLS TO BE ABANDONED
- ▥ ONE OF A KIND DEVELOPMENTS
- POPULATION DENSITY
- ONE MILE RADII

6. Mount Vernon School - This school is located at 46th Street and 13th Avenue North and the site comprises $2\frac{1}{2}$ acres. It serves a scattered population as it is outside the urban area of the city. Enrollment of June 1941 was less than 100 pupils and it is unlikely that there will be enough future development in this area to warrant retaining the present site.

7. Rio Vista School - Located in the extreme northeastern portion of the city, this school was built during the boom days. This area did not develop as was anticipated and the school was later abandoned. The present building is in good condition and it is recommended that this property be placed on the market. Some use may be found for the structure.

Summary.

It should be recognized that the proposed elementary school system cannot be completely developed within a short period. However, by taking logical and successive steps each year the entire development can be gradually accomplished without any undue financial burden. The proper location of these schools will have a most important influence upon bringing about a compact and economical urban structure.

EXISTING AND PROPOSED JUNIOR HIGH SCHOOLS AND PLAY FIELDS

The junior high school enrollment increased steadily until two years ago. Since then it has started to level off. The June 1941 enrollment was 1,956. It is estimated that the future enrollment will not exceed 2,500 students.

The present junior high schools are not especially well related to the existing population, neither do they have adequate sites for necessary playfield facilities. Some of the schools are, however, well located to fit into the ultimate system. It is estimated that 6 junior high schools will be required to serve the future enrollment. This future system is shown on Plate Number 31 and it is evident that the proposed schools are well related to the probable future distribution of population. One existing school site is to be retained, two existing school sites are to be enlarged, three new sites are proposed, and one existing school is to be abandoned. A detailed discussion of the various recommendations follows:

Existing Junior High School Site To Be Retained:

Lealman Junior High School - Located at 38th Avenue North and 36th Street North, this school comprises 4.16 acres of land. Unfortunately this school is not well located to serve the existing or probable future urban population, but it is in good condition and can accommodate a maximum capacity of 525 students. It is recommended that this school be retained throughout its normal period of usefulness and when it becomes necessary to build a new school to serve this area, a site should be selected farther east in order to be closely adjusted to the anticipated future urban development. At such time, it should be feasible to utilize the area bounded by 38th Avenue North, 42nd Avenue North (extended), Queen Street, and 16th Street North. This

latter site comprising 16 acres should be acquired in the near future for a neighborhood park and for future school purposes.

Existing Junior High School Sites To Be Enlarged:

1. Disston Junior High School - Located in Gulfport, this school adjoins the boundary line between Gulfport and St. Petersburg. The site comprises 10 acres. Although not ideally located to serve the population of St. Petersburg exclusively, it serves Gulfport and the southwest urban area of St. Petersburg. It is recommended that the site be enlarged to include an additional area to the north. The ultimate site would offer ample room for a play field, which should be developed in conjunction with the school.

2. South Side Junior High School - This school is located at 15th Avenue South and 10th Street South and comprises 5.73 acres. The school is centrally located to serve the population in the area between Central Avenue, Lake Maggiore, 22nd Street South, and Tampa Bay. However, the present site is too small to afford area for an adequate play field which should be developed in conjunction with the school grounds. It is recommended that this site be enlarged to include the land between the present south property line, Tangerine Avenue, 10th Street South and the alley east of 12th Street South. This affords a total site area of nearly 12 acres. Furthermore, the proposed enlarged site would enable the school to adjoin Tangerine Avenue, which is a major street.

Proposed New Junior High School Sites:

1. Crescent Lake Park - The southern portion of Crescent Lake Park is geographically ideal for a junior high school site. At the present time this area contains a city nursery and a ball diamond, which is used by The American League Baseball Team (the Yankees) for training purposes.

It is recommended that a junior high school be built here facing 5th Street North. The entire site should comprise the portion of the park east of the lake and north to the park entrance from 4th Street. In order to afford additional area for a play field, it is recommended that the park be extended south to include lots 10 to 19, inclusive, Fern Lake Subdivision. These lots face 12th Avenue North and are now vacant. Fifth Street North should be extended south to connect with 12th Avenue North. The proposed school site, together with the recommended additional land, comprises 14.5 acres. This is ample area to afford a play field in conjunction with the school.

The Yankee ball club trains here only a few weeks during the year. It is recommended that arrangements be made to provide a training field in some other portion of the city, possibly in some of the proposed park areas.

2. The area north of the Seaboard and west of the A. C. L. Railroad should be served by two new junior high schools. With the exception of a small area now served by Disston Junior High

School, the western section of the city is unserved by a junior high school.

It is recommended that the northeast portion of the unsubdivided and vacant tract which is south of 5th Avenue North and west of 31st Street North be acquired for a junior high school. This should consist of at least 15 acres in order to afford ample space for a play field in conjunction with the school. At the present time a golf driving range occupies a portion of this tract. Although land is relatively low in the general area, part of the proposed site has been filled to street level. All of the area recommended for a school could be filled to furnish a satisfactory site.

3. It is recommended that the area between 5th Avenue North, 4th Avenue North (extended), 66th Street North and 68th Street North be acquired for a future junior high school and play field. This area comprises 17 acres. With the exception of lots facing 5th Avenue North, the area is unsubdivided and vacant. The new Junior College, which is opposite the proposed junior high school, will encourage an increased residential development in this vicinity. This site is centrally located to serve the ultimate urban development in this area.

The proposed system of junior high schools serves all but a few acres of the existing and probable future population. Unserved areas are not of sufficient size to warrant additional school sites.

Junior High School To Be Abandoned:

Mirror Lake Junior High School - Located at 7th Street North and Mirror Lake Drive, the school site comprises only 1.31 acres. The site is entirely too small. Expansion would be prohibitive due to the high valuation of the adjoining lands, which are intensively used. The population south of the school is located largely within scope of the South Side Junior High School. Therefore, its effective radius of service is primarily north of Central Avenue, extending to about 22nd Avenue. This leaves a large unserved area.

It is recommended that the school be abandoned for its present use and that it be used as a vocational school in conjunction with the Tomlinson School, which is adjoining on the Mirror Lake Drive.

Existing And Proposed Senior High Schools and Athletic Fields:

The city is now served by one white senior high school. Enrollment as of June 1941 was 1,646 students and desirable maximum capacity is 1,610. It is estimated that the ultimate senior high school enrollment will be at least 2,000 students and two schools will be necessary. A discussion of the existing school and the proposed school follows:

The existing senior high school is located at 5th Avenue North and 25th Street North. Fifth Avenue North is a major thoroughfare. Transit facilities are available. The site

comprises 8.54 acres but an athletic field is located on the West Central Elementary School site, which is immediately adjoining, and the school has the use of a larger area. The building is a two story brick structure and is in good condition. It should serve many years.

It is recommended that the area bounded by 66th Street North, 68th Street North, Burlington Avenue and 4th Avenue North (extended) be acquired for an additional senior high school site. This comprises 17 acres of land immediately adjoining the proposed junior high school. With the junior and senior high schools together with the junior college located in this area, a large educational center is afforded this section of the city. These two schools are well located to serve the total estimated future population of the city.

Negro Senior High School And Play Field:

The negro population is served by one negro high school which includes grades 7 to 12 inclusive. The school was built to accommodate 350 pupils and the June 1941 enrollment was 781. It is estimated that the negro senior high school enrollment will continue to increase as in the past. However, it will probably not exceed 1,600. One school should be sufficient to accommodate this enrollment. Recommendations are as follows:

The Gibbs High School - Located at 9th Avenue South and Fargo Street South, this site comprises 4.23 acres of land. Play space is inadequate. It is recommended that the site be enlarged to include the area between Fargo Street, 34th Street South, 9th Avenue South and 11th Avenue South, together with intervening streets. This comprises a total of 22 acres, which is ample to accommodate an athletic field in conjunction with the school. The building should be enlarged to provide for the existing and estimated future enrollment.

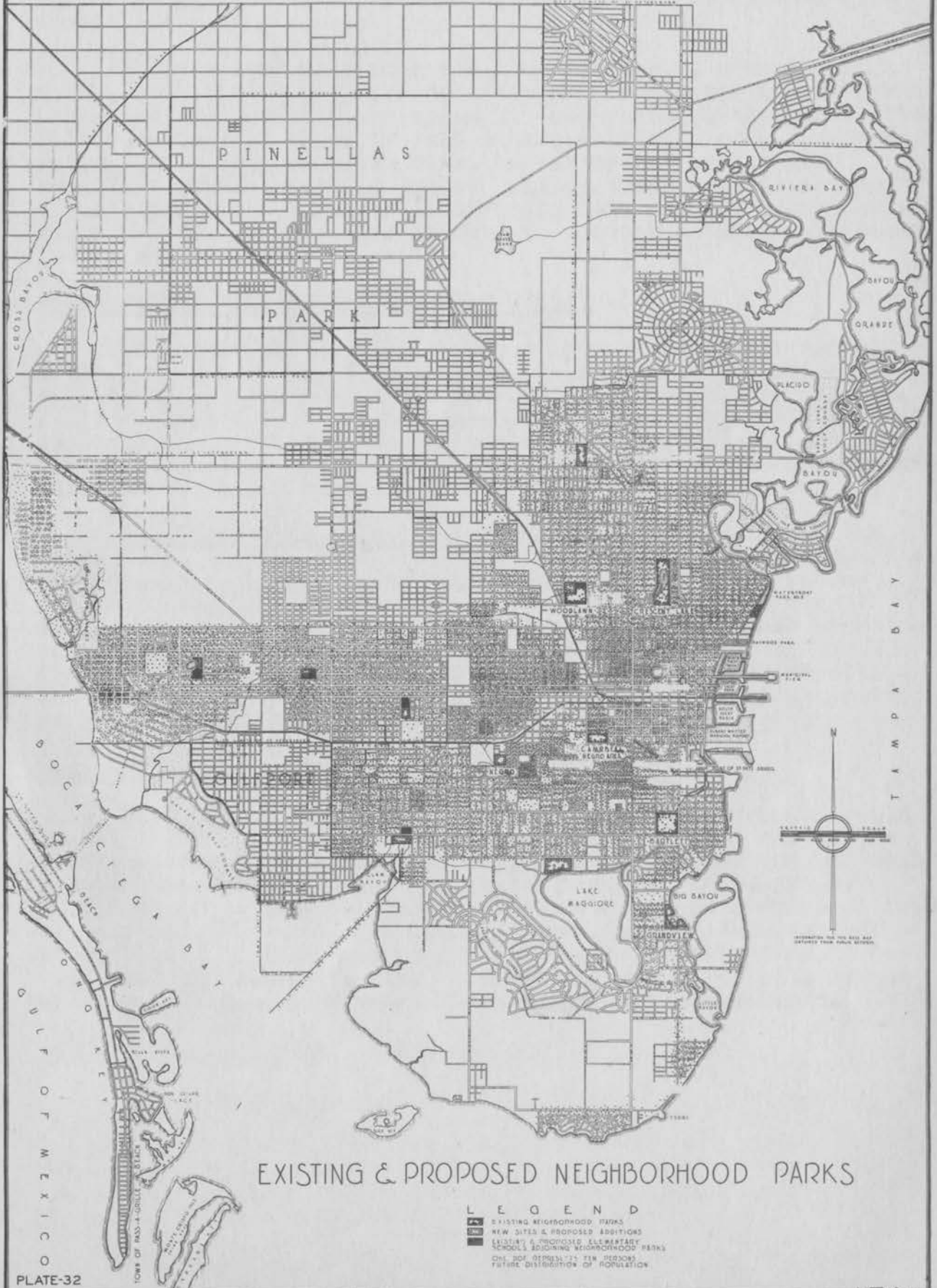
Means Of Obtaining The Proposed School System:

The present school system has an indebtedness that should in all probability be materially reduced before any new buildings are constructed. Fortunately, many of the new schools will probably not be needed for many years. Major consideration should be given to acquiring the new sites and proposed additions to existing sites while the land is vacant. The assessed valuation should be increasing during this period so that additional funds will be available. Furthermore some revenue should be obtained from the sale of the sites that are to be abandoned.

ST. PETERSBURG FLORIDA





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EXISTING & PROPOSED NEIGHBORHOOD PARKS

LEGEND

-  EXISTING NEIGHBORHOOD PARKS
-  NEW SITES & PROPOSED ADDITIONS
-  EXISTING & PROPOSED ELEMENTARY SCHOOLS ADJOINING NEIGHBORHOOD PARKS
-  ONE 1940 POPULATION 25 PER CENT FUTURE DISTRIBUTION OF POPULATION

EXISTING AND PROPOSED NEIGHBORHOOD PARKS

Neighborhood parks are one of the most important elements of a city's recreational system. This should be particularly ~~true~~ because of their distribution and because of their facilities which should be of interest to all age groups. In order to provide adequate active and passive recreational areas, a neighborhood park should contain at least 15 acres and should serve every square mile of residential area. At the present time there are only three neighborhood parks within St. Petersburg. Two of these are largely undeveloped at present. The existing and proposed neighborhood parks are shown on Plate Number 32 and a discussion of the proposals follows:

Existing Neighborhood Parks:

Bartlett Park - This park, located at 4th Street South and 22nd Avenue South, contains 38 acres and is rather intensively improved. Tennis courts, shuffleboard courts, a small meeting house, and landscaped areas are available. There is also a softball diamond. Salt Creek has been developed into a lagoon which adds to the attractiveness of this area. A new club house containing adequate facilities should be provided to serve the park.

Woodlawn Park - Located at 13th Avenue North and 16th Street North, this 25-acre tract is now being developed. A new armory is located in the park and an elementary school facing 16th Street is located north of the park.

It is recommended that the remainder of the land immediately adjoining the park and school site be acquired. This additional area comprises 10 acres and is now unsubdivided and unimproved. The entire unit, comprising 40 acres, should afford excellent facilities for a combination neighborhood park, athletic field and community center.

It is suggested that the general organization of this area be as follows:

The area adjoining the school should be utilized for playground purposes. The proposed addition on the northwest should be used for passive recreation and should be developed with a park-like character. The southwest part should be developed for active games such as softball. The southeast part immediately west of the Armory should be reserved for drill field purposes and active games. The small area immediately south of the Armory should be developed for shuffleboard courts and other games used primarily by winter visitors.

Crescent Lake Park - The northern portion of Crescent Lake Park should be developed to provide neighborhood park facilities. At the present time, this area has very few improvements although it is maintained. It is recommended that areas be segregated to provide lawn bowling and similar passive activities. Pleasure walks, lawns and shrub and tree plantings should be provided. This part of the park, which comprises 14 acres of land (excluding water area), should afford passive recreational

facilities for the adjoining neighborhood and the southern portion which should be used as a play field in connection with a new Junior High can provide the necessary facilities for active recreation.

Proposed Neighborhood Parks:

Proposed neighborhood parks are discussed as follows according to geographical location:

North

The area lying west of 9th Street North and north of 30th Avenue North is a rapidly growing residential section. Ultimately there will be a need for a neighborhood park to serve this area. It is recommended that the 16-acre tract between 16th Street North, Queen Street North, 42nd Avenue North (extended) and 38th Avenue North, be acquired for this purpose. As suggested in the discussion of junior high schools, this area would also be a logical site for a future junior high school and the two uses could eventually be combined. This site should be acquired before it is developed for residential purposes.

Northeast

There is a need for neighborhood park and playground facilities to serve the northeast section of the city. At the present time the only park development in this area is located along Tampa Bay north of 13th Avenue North. However, this tract is largely ornamental in character and does not provide the facilities necessary for a neighborhood park. The following are suggestions for two areas which may eventually be necessary to provide park facilities in this section of the city:

1. There may ultimately be a need for a neighborhood park to serve Snell Isle. In this event, it is recommended that the southeastern part of the Coffee Pot Golf Course be developed as a neighborhood park. Approximately 15 acres should be utilized for park purposes.

2. It is recommended that the city acquire the remainder of the land between 13th Avenue North, 11th Avenue North, North Shore Boulevard and Bayshore Boulevard to be developed for a neighborhood park and playground. This comprises approximately 5.2 acres. At the present time the city owns 4 acres of this land, which is now unimproved. A large number of playground facilities should be provided in this area.

Southeast

The area between Big Bayou and Lake Maggiore should continue to develop with the improvement of 9th Street South. At the present time this area is served by Grandview Park.

It is recommended that this park be enlarged to include additional shore area and it should be extended north to include land now owned by the city. It should also be extended east to include the point of land north of 38th Avenue South. The

ultimate area of the site would comprise 11.7 acres and could contain adequate facilities plus the added advantage of being located on the water.

South

It is recommended that the area between 26th Avenue South, Lake Maggiore, Queen Street South and Union Street South be acquired for a neighborhood park. This area comprises 27.5 acres. This park is needed to serve the area west of Glen Oak School and north of Lake Maggiore.

At the present time this land is vacant, and contains some attractive trees and other growth. The cost of clearing and improving the area should be comparatively low. It will also have an important advantage of being located on an attractive body of water. It is recommended that this area be acquired and developed for park purposes as soon as possible.

Southwest

The southwest urban area needs a neighborhood park. It is recommended that the area between 38th Street South, 41st Street South, 22nd Avenue South and 24th Avenue South (extended) be acquired. This comprises 11.6 acres. With the Childs Park School immediately adjoining on the north, a combination elementary school and neighborhood park should be developed. In a latter section of this report it is recommended that additional land be acquired in this vicinity for future park usage since the proposed area is not well suited for residential development.

West

1. It is recommended that the area between 3rd Avenue South, 5th Avenue South, 39th Street South and 40th Street South be acquired for a neighborhood park. This area comprises 6.2 acres and should be developed in conjunction with the proposed elementary school on the north.

2. It is recommended that the area between 51st Street North, 53rd Street North, 3rd Avenue North and Burlington Avenue North be developed as a neighborhood park in conjunction with the proposed elementary school recommended for the two adjoining blocks on the south. This area comprises 6.8 acres, including Burlington Avenue. A discussion of the proposed plan for this area is contained in a previous section.

3. There is a need for a neighborhood park in the extreme western section of the city. The land adjoining Lake Pasadena is ideally situated to serve this area. It is recommended that the 5-acre tract between Dartmouth Avenue, 63rd Street North, 64th Street North and 3rd Avenue North be acquired for this purpose. Due to the large number of active recreational areas afforded by the Junior College site, junior high school; senior high school and elementary school in this general area, it is recommended that this site be developed primarily for passive recreation. Areas should be provided for bowling,

shuffleboard and similar activity.

4. Due to the proximity of the Gulf Beaches, it is unlikely that there will be a need for a neighborhood park to serve the Jungle area adjoining Park Street North; however, in the event that there is sufficient urban development in this area to necessitate a neighborhood park, it is recommended that such a park be located northeast of the present Jungle Golf Course.

Summary

The above recommended system of neighborhood parks comprises a total of 197 acres. There are very few unserved areas and they are not of sufficient size to justify additional neighborhood parks. In some instances certain neighborhood park facilities will be afforded by other existing and proposed park areas.

Negro Neighborhood Parks:

The negro population of St. Petersburg is estimated to be 12,500. There is only one neighborhood park serving this entire population. It is recommended that additional neighborhood park facilities be provided. These should be centrally located to serve existing and future negro residential development. A discussion of existing and proposed neighborhood parks follows:

Existing Negro Neighborhood Park:

Campbell Park - This is a 7-acre tract lying between 14th Street South and 16th Street South and north of 7th Avenue South. The area is leased to the city for a negro park. The western portion contains a grove of oak trees and affords some neighborhood park facilities. A baseball park is located on the eastern section. This area serves a scattered negro population on the east and also the population between 5th Avenue North, Central Avenue, the A. C. L. Railroad and 9th Street North.

This site is not centrally located to serve the future negro population. At the present time its effective radius of service is materially reduced since there is considerable white development adjoining on the south. However, it is recommended that Campbell Park be acquired and retained as a negro neighborhood park.

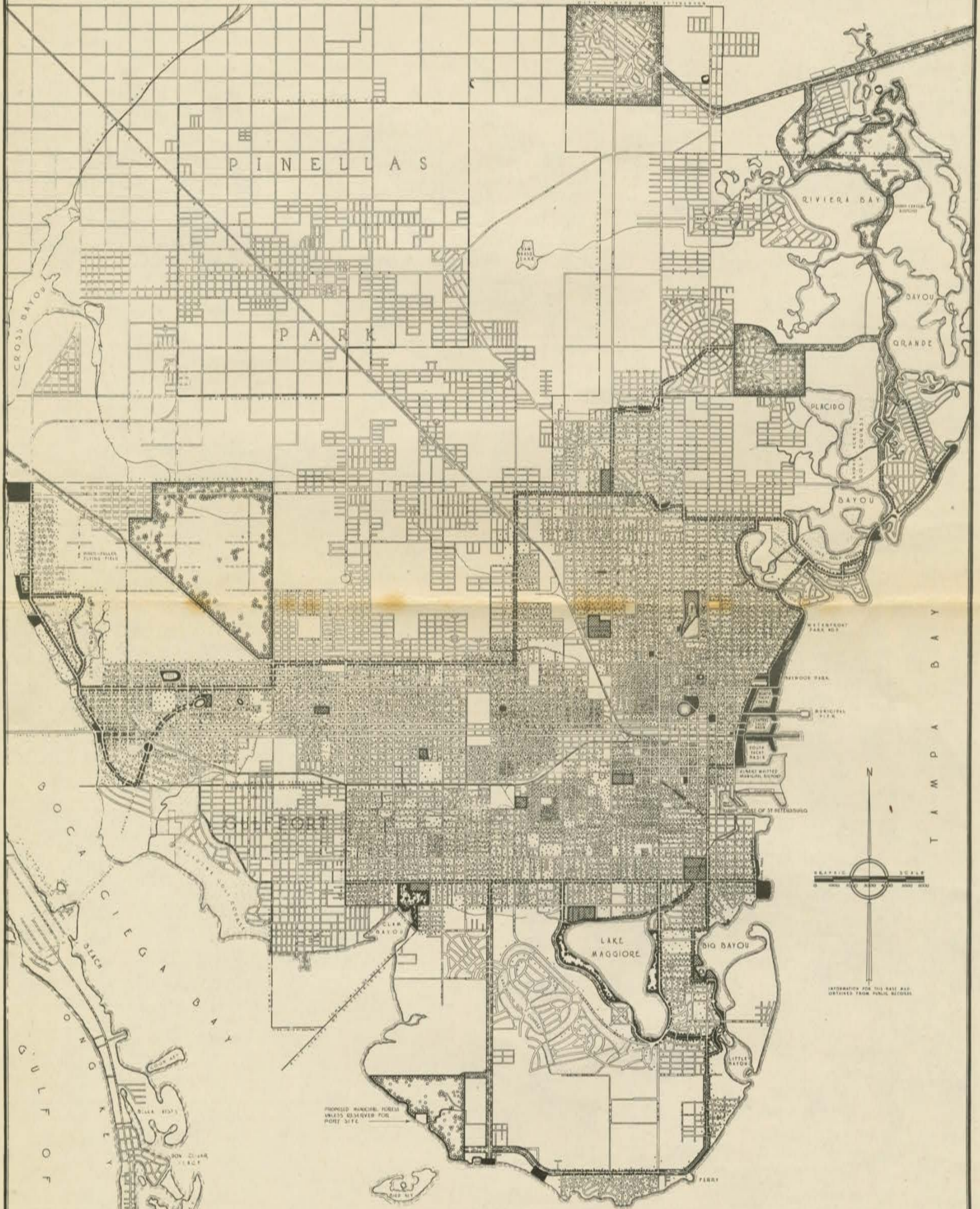
Proposed Negro Neighborhood Park:

A negro neighborhood park should be developed in the general vicinity of the Jordan Elementary School and Housing Project. It is recommended that the land between 9th Avenue South, 11th Avenue South, 26th Street South and 28th Street South, be developed as a neighborhood park to provide areas for active and passive recreation. This comprises approximately 8.8 acres. At present the city owns 5 acres of this proposed site.

ST. PETERSBURG FLORIDA

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THE PROPOSED PARK SYSTEM

LEGEND

- EXISTING & PROPOSED NEIGHBORHOOD PARKS
- EXISTING & PROPOSED WATERFRONT & SMALL ORNAMENTAL PARKS
- PROPOSED MUNICIPAL FORESTS & PARK RESERVES
- PROPOSED LARGE PARKS
- EXISTING MAJOR STREETS CONNECTING PARK AREAS
- EXISTING & PROPOSED BOULEVARDS
- PROPOSED PARKWAYS & SCENIC DRIVES
- (ONE DOT REPRESENTS TEN THOUSAND SQUARE FEET DISTRIBUTION OF POPULATION)

PROPOSED LARGE PARKS

The typical large park consists of at least 100 acres, much of which is retained in a naturalistic state. Its major recreational facilities include such developments as horseback and hiking trails, and camping areas. Due to the proximity of the Gulf Beaches and the large amount of vacant land within the city, St. Petersburg does not need an extensive large park development.

There is a special need for some naturalistic areas containing facilities for picnics since no public areas now afford these facilities. In such tracts there should be a minimum amount of development, normally a simple entrance and roadway, parking areas, groups of picnic tables, fireplaces and sanitary facilities, and possibly some simple shelters. Wooded and waterfront areas are particularly important requirements for these tracts.

The city should also have some additional waterfront parks and some of the outlying sections can be of most value if reserved for forest purposes. Pleasing drives connecting these areas and particularly drives affording views of the waterfront are of maximum importance in St. Petersburg because of their use and attractions to tourists. Plate Number 33 shows the proposed location and extent of these facilities. The proposed neighborhood parks are also shown on this plan to afford a picture of the complete park system. Only a comparatively small portion of the city is included in the park sites and the system is not too extensive for the future requirements. Following is a brief discussion of the major proposals.

Naturalistic And Picnic Areas:

1. Lake Maggiore - Located in the southern part of the city, this lake comprises 418 acres of water area. The undivided land adjoining the shore line should be developed as a park. There is a fine grove of oak and pine trees along the west shore. Unfortunately, a municipal dump is located here and is gradually encroaching upon the northern portion of this wooded area. Along the north side there is a growing residential development in the general vicinity of the Salt Creek entrance to the lake. The east side of the lake contains a scattered residential development, but with the opening of 9th Street South there will undoubtedly be additional development along this shore.

The lake is in private ownership. It is recommended that the city acquire the lake, together with the adjoining shore areas as shown on the plan. This comprises 496 acres including water area. Twenty-eighth Avenue South should be extended west to afford a parkway development along the north side of the lake. A parkway should encircle the entire lake. The undivided areas between the parkway and the lake should be acquired, and should be retained primarily in a naturalistic state. Some picnic facilities should be located within these areas.

2. Clam Bayou - It is recommended that the city acquire the 47-acre tract bounded by 24th Avenue South (extended), 38th Street South, 26th Avenue South, 40th Street South, Boca Ciega Bay, 43rd Street South (extended), 22nd Avenue South, and 41st Street South. This area should be preserved primarily in its naturalistic state and, with the proposed neighborhood park, would afford a very usable and attractive recreational area.

Proposed Municipal Forests And Park Reservations:

There are now no municipal forests within the city of St. Petersburg. Of the total city area, less than one-third (10,932 acres) is now used for urban purposes and it is estimated that not more than 17,500 acres will be needed by the future population. This leaves 16,000 acres within the city limits that will not be needed for urban use. The majority of this 16,000 acres of vacant land is located in the extreme north, northwest and south. Much of this land is tax delinquent and large areas have reverted to the State of Florida under the Murphy Act. Although some of this outlying land, particularly in the northwest, is adaptable for citrus groves, the majority of it is not adaptable for intensive agricultural purposes.

There is a need for an increase in the forest resources. The present supply in Florida has been seriously depleted through lack of foresight and conservation programs. It is suggested that certain large tracts of lands that are within the city and now owned by the State be developed as municipal forests. Plans should be formulated in cooperation with the Internal Improvement Fund and the State Forestry Department. A land use policy and administrative policy for these lands should be determined and established by the State of Florida.

The following are the areas that should be acquired and reserved for future municipal forests:

1. Toytown, Section C - This is a 640-acre subdivided and unimproved area. It is located in the extreme north part of the city. With a few exceptions, every parcel of land has reverted to the State of Florida under the Murphy Act. Only two lots within this area contain structures. There is considerable existing pine growth in this area.

2. Edgemore Estate and Florida Riviera - This is the area between 54th Avenue North, 62nd Avenue North, and east of 1st Street North. It comprises 300 acres. There is only one residence within this area. The majority of the lots comprising this area have reverted to the State of Florida.

3. Maximo Point - The city owns a 276-acre tract of land in the extreme southwest part of the city, north of Bird Key. The land is heavily wooded and should be retained intact for development as a future municipal forest unless it is eventually developed with park facilities.

4. It is recommended that the land bounded by Tyrone Boulevard, 71st Street North, 34th Avenue North, 68th Street

North, City Limits, and 58th Street North be acquired for municipal forest purposes. This tract comprises about 1085 acres. The land is vacant and the topography is flat. The general drainage is comparatively poor and has been helped by the aid of two drainage channels running generally north and south through this area.

Proposed State Park:

There is a 413-acre tract of land located north of Riviera Bay that affords possibilities for development as a State Park. Within this area are a large number of Indian mounds. There has been a certain amount of excavation in the past but a number of the mounds are untouched. There is also an abandoned movie picture studio in this vicinity. The Grand Central Airport lies immediately south of this tract.

It is recommended that efforts be made by the city and county to interest the state in acquisition and development of this naturalistic tract. Approximately 173 acres are within the city limits and the remainder is in the county. In general, the area within the city limits is higher and more intensively wooded.

Parkways:

The plan of the Proposed Park System shows a system of boulevards, parkways and scenic drives. The boulevards utilize existing streets. These should not be expensively developed but should be rather heavily planted with trees. The boulevards and scenic drives connect the major park areas and other points of interest, thereby affording a pleasant drive for the motorist.

An important feature of the proposed scenic drives is that an attractive entrance is afforded St. Petersburg from the Gandy bridge. As shown on plan, the proposed scenic entrance drive flanks the north and east shore of Riviera Bay and passes through the area proposed for a state park. Continuing south, the drive adjoins the west shore of Bayou Grande. At this point, the motorist is able to drive west through the proposed municipal forest or continue south through the Shore Acres section over one of two routes. As noted, one small area is proposed for acquisition as a waterfront park in this Shore Acres section. This affords the motorist an opportunity to view Tampa Bay. Another similar spot is proposed in the Snell Isle section. After leaving Snell Isle, the motorist is able to pass the beautiful waterfront parks before entering Central Avenue and the business center.

A similar scenic drive is provided around the southern portion of the city. As shown on the plan, various waterfront areas are proposed to afford an opportunity for the motorist to stop and view Big Bayou and Tampa Bay. The road follows Pinellas Point Drive and continues north along 31st Street and then westward along 22nd Avenue South.

Park Street, in the western portion of the city, affords an opportunity for an attractive boulevard and scenic drive

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PROPOSED GENERAL PLAN FOR THE LAND USE OF WATERFRONT & CENTRAL PARKS

LEGEND

- EXISTING PARK & RECREATIONAL AREAS
- PROPOSED ADDITIONS & NEW PARK & RECREATIONAL AREAS
- EXISTING & PROPOSED SCHOOL SITES & ADDITIONS

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connecting various waterfront areas as designated on the accompanying plan. In this connection, it is recommended that Sunset Park be extended to the alley north of 1st Avenue North and south to 2nd Avenue South (extended). This comprises an ultimate site of 7 acres. Another small addition proposed along the Park Street route is waterfront land adjoining Boca Ciega Bay between 22nd Avenue North and Yardley Avenue North and west of Pelham Road. This site comprises about 7 acres.

Continuing north, Park Street Boulevard joins the 9-acre tract recently donated to the city and now known as Abercrombie Park. It is recommended this park be enlarged to include all the area between the city limits, Park Street North, 36th Avenue North and Boca Ciega Bay. This comprises 30.3 acres.

The above system of boulevards and parkways should be developed as soon as feasible. The new parkways and scenic drives should have at least a 200 foot right-of-way. In many instances, as shown on the plan, additional land should be acquired so that the development would in reality be an elongated park rather than a typical highway. It should be further noted that much of this system will serve utilitarian as well as recreational purposes.

WATERFRONT AND OTHER CENTRAL PARKS

The waterfront parks are now, and will continue to be, among the most important assets of the city. Certain additional areas should be acquired before they are absorbed for private development. Any adjoining private property should increase in value through the proper improvement of the waterfront tracts, and it is of maximum importance that the public be afforded proper access to the water.

In order to provide for the proper development of the waterfront parks, it is essential that all of the areas be carefully planned. Because of their close proximity to the boat basins, pier, and the central business district, there will always be a demand for various uses that should not be permitted to encroach on these areas. In order to provide for the best possible future use of the waterfront and other central parks, there should be a general use plan indicating the type of development that should eventually be found in each area. Detail plans of each tract can then be developed with the assurance that the entire waterfront will be properly used.

The accompanying plan, Plate Number 34, shows the proposed major uses of the waterfront tracts. It also indicates the proposed treatment of other park areas within and near the central business district. Several of these areas were discussed in preceding sections of this report and will not be mentioned here.

The following is a discussion of the central waterfront park recommendations listed in geographical order from north to south:

1. The waterfront parks north of 13th Avenue North and east of North Shore Boulevard should be retained for present use. Some additional planting would be desirable in these areas.

2. The waterfront park area between 11th Avenue North and 13th Avenue North and east of North Shore Boulevard should be developed for active recreational use. Playground facilities should be provided. This area should serve as a neighborhood park. At present the city owns the majority of the land and the remainder within the area should be acquired as soon as possible.

3. It is recommended that the city acquire the entire area between 11th Avenue North, 5th Avenue North, Bay Shore Drive and North Shore Boulevard. This comprises 22.7 acres of which 15.3 acres are now owned by the city. It is recommended that this area be developed as a single unit. North Shore Boulevard should be extended south to 5th Avenue North. Bay Shore Boulevard should be improved north to 13th Avenue North, and 13th Avenue North should be improved east of North Shore Boulevard. This area should be developed to provide passive recreational facilities such as cricket, lawn bowling, and similar games.

4. Baywood Park - The portion of this park lying between North Shore Boulevard and Beach Drive should be extended to 7th Avenue North. This area should be developed for tourist recreational use. Games such as shuffleboard should be developed here.

5. The waterfront park between 2nd Avenue North and 5th Avenue North should be retained primarily for its present use. The central part should be utilized as a site for a combination museum and soldiers' memorial building. Such a structure should not materially change the existing landscape development of this area. The present Spanish American War Building should be removed and this use incorporated in the proposed museum and soldiers' memorial.

6. North Mole - At the present time the north mole contains public rest rooms, a museum, tennis courts, spa, solarium, Sea Scouts and the Junior Chamber of Commerce Beach Club. Some of these uses, such as the museum, comfort station, and Sea Scout Base, should be removed. The mole should be reserved and developed exclusively for public recreational areas.

The west part should be utilized for tennis and a children's supervised playground. The spa and solarium should be retained. The eastern point of land should be developed to provide an outdoor swimming pool and cabana development. In conjunction with this development, volley ball and similar game areas should be provided. Public parking space should be provided adjoining the Junior Chamber of Commerce Beach Club.

7. The American Legion Building, located between Central Avenue and 1st Avenue South, should be removed. This use should be incorporated in the proposed museum and soldiers' memorial.

8. The area between 1st Avenue South, 4th Avenue South, 1st Street South and Bay Shore should be developed as an active recreation and sports center. Land now owned by the A.C.L. Railroad should be acquired.

9. South Mole - The city should acquire the remainder of this land, which is now owned by the A.C.L. Railroad. The area

should be developed to afford parking facilities for the proposed recreation and sports center. In addition, the permanent Sea Scout Base should be located here. The entire area should be attractively landscaped.

10. Lassing Park.- Part of the proposed extension of Lassing Park is shown on this plan. The complete area is shown on the Proposed Park System and was discussed in connection with the Neighborhood Parks.

The other waterfront areas were shown on Plate Number 32 (Proposed Park System) rather than upon this plan. The entire system will mean much to the future city, but the central areas are of particular importance because of their proximity to hotels and the winter tourists. It is essential that these central areas be properly developed so as to be attractive and to afford maximum use.

SMALL ORNAMENTAL PARKS

Existing Ornamental Parks

There are 34 small ornamental parks scattered throughout the city. These afford open space in the more congested areas. In addition, some of them, such as Williams Park, serve as a meeting place for various groups. The small ornamental parks in the central area are developed and maintained. Those in the more outlying areas are frequently undeveloped or only partly maintained. The latter group comprise the boulevard parks. Altogether there are 22 boulevard parks with only a total area of 12.4 acres. Obviously it is costly to maintain all of these small areas, particularly where there are no adjoining residences. Additional boulevard and other small parks should not be acquired unless feasible to maintain.

Proposed Small Ornamental Parks:

1. Junior College and Central Primary School site. It is recommended that the old Junior College Building and the Central Primary School building be removed. Mirror Lake Drive should be realigned to connect directly with 2nd Avenue North. The open area afforded by the removal of the above buildings should be developed as a park area in order to afford a more attractive development in conjunction with the new City Hall. Some of the area could probably be utilized for small games.

Special Parks.

There are several small parks utilized for special purposes. These are as follows: Checker Club Grounds, Mirror Lake Park Shuffleboard Club, Sunshine Pleasure Club, and the Waterfront Ball Park. With the exception of the waterfront ball park, they are financially self-sustaining. Careful control should be exercised by the city to avoid over-extension of existing specialized areas. For example, the Mirror Lake Shuffleboard Courts are so extensive that a considerable traffic problem has been introduced around the area. Future specialized areas such as

. ST. PETERSBURG, FLORIDA RECREATIONAL FACILITIES

EXISTING SCHOOLS AND PARKS			PROPOSED SCHOOLS AND PARKS		
Type of Area	No.	Total Area (acres)	Type of Area	No.	Total Area (acres)
Elementary School Sites	21	49.3	Elem. School & Playground	20	88.4
Jr. High School Sites	4	21.2	Jr. High School & Play field	6	80.7
Sr. High School Sites	2	12.8	Sr. High School & Athletic field	3	47.5
TOTAL SCHOOL AREAS	27	83.3		29	218.4
Neighborhood Parks	3	84.0	Neighborhood Parks	13	197.0
Boulevard Parks	22	12.4	Boulevard Parks	22	12.4
Small Parks	12	54.0	Small Parks	14	56.8
Special Parks*	4	31.7	Special Parks	5	33.9
Waterfront Parks	9	71.6	Waterfront Parks	10	176.0
Large Parks	0	0.0	Large Parks	3	543.0
Forests & Reservations	0	0.0	Forests & Reservations	3	2301.0
TOTAL PARK AREAS		253.7			3322.5
Albert Whitted Airport		91.0	Albert Whitted Airport		91.0
TOTAL OF ALL RECREATIONAL AREAS		428.0			3631.9

* This does not include the privately owned Golf Courses within or adjoining the city, or the proposed State Park.

this should be scattered throughout the city and placed in larger park areas wherever possible. To some extent this practice has been carried out in the past. For example, there are a group of shuffleboard courts at Bartlett Park.

SUMMARY OF THE FUTURE PARK AND RECREATION SYSTEM

Type And Amount Of Parks:

The accompanying table shows the existing and proposed recreational facilities according to number, type and area.

School sites now comprise 83.3 acres. The proposed sites comprise 218.4 acres.

Existing park areas comprise 253.7 acres. Proposed park areas comprise 3326.5 acres.

The total existing recreational area is 428 acres. The proposed system comprises 3631.9 acres.

Existing Maintenance Cost:

For the fiscal year 1939-40, the cost of maintaining all parks, including the Aripport, Yacht Club grounds, Mercy Hospital grounds and both big league baseball fields, was \$84,564.69. This includes wages and salaries, repairs and upkeep, tools and materials necessary for maintenance. This is per capita average expenditure of \$1.39. This compares favorably with other cities. For example, in 1935, a depression year, the average per capita expenditures from regular funds for park operation and maintenance in 176 selected cities was \$1.34.

Future Maintenance Considerations:

Of the future system of 3,536.7 acres, 113 acres are proposed for additional neighborhood park facilities; 2.8 acres for additional small parks; 2.2 additional acres for special parks; and 113 additional acres for waterfront parks. This is a total of 231 additional acres that will require full development and maintenance comparable to the existing parks. Furthermore, this 231 acres represents a future increase of 91 per cent in the total area of the present park system, which is 253.7 acres. The future population is estimated to increase nearly 100 per cent. It is a reasonable assumption that the city should be expected to increase park funds at the same rate as the future population increases.

In summary, the proposed system of parks has been designed to meet the needs of the future population. In addition, maintenance of the proposed park system is estimated to be in scale with the future financial ability of the city.

To achieve the desired results, it is essential that these plans be followed over a period of years. For example, the city should not acquire land for future park areas unless such land is designated by this plan as a desirable park area. Areas may be acquired in various ways, such as by gift or purchase.

Due to some unexpected development, various minor changes of the plan may be necessary. However, such revisions should be made only after careful consideration and recommendation by the Planning Board. The fundamental principles must be kept intact at all times.

In order to achieve the "Future Park System" three factors are essential as follows:

1. Public understanding of the program.
2. Administrative support of the program at all times.
3. Legislation necessary to carry out the program at minimum cost, such as expedient acquisition of tax delinquent property.