
Franklin D. Roosevelt — “The Great Communicator”
The Master Speech Files, 1898, 1910-1945

Series 1: Franklin D. Roosevelt’s Political Ascension

File No. 453

1931 December 11

**Notes for a Speech on New York City
Regional Plan**

DINNER

ON THE OCCASION OF THE COMPLETION
OF THE
REGIONAL PLAN OF NEW YORK
AND ITS ENVIRONS



HOTEL ROOSEVELT

DECEMBER ELEVENTH
1931

MENU

FRESH FRUIT COCKTAIL FLORIDA

CROUTE-AU-POT, PALVET

CELERY SALTED NUTS OLIVES

FILET OF BASS, BERCY

SUPREME OF CHICKEN, COLBERT

TINY STRING BEANS

POTATOES MACAIRE

ROULADE OF HAM, CHANTILLY

ESCAROLE SALAD, FINES HERBES

BOMBE GLACEE ROOSEVELT

FRIANDISES

DEMI TASSE

PROGRAM

FREDERIC A. DELANO, *Presiding*

THOMAS ADAMS

Consultant, Regional Plan of New York and Its Environs

HON. GEORGE MCANENY

President and General Director, Regional Plan Association, Inc.

HON. JOSEPH G. WOLBER

President of the Senate, State of New Jersey

HON. WILBUR L. CROSS

Governor of the State of Connecticut

HON. FRANKLIN D. ROOSEVELT

Governor of the State of New York

A principal feature of the occasion is the publication, on this date, of the second and final volume of the Regional Plan

The subjects treated in this volume being too numerous for discussion by the speakers, the Table of Contents is reproduced as an indication of its comprehensive character.

TABLE OF CONTENTS

PART I

The Making of the City

I. City Building in a Democracy

- Planning Traditions in America
 - The Planning and Building of Washington
 - The Re-planning of Chicago
 - Traditions of New England in Town Building
- Making and Remaking Cities and Towns in the New York Region
 - The Problems of New York City
 - Past Planning in New York City
 - The Future of the City and Region

II. Civic Art in Relation to Street Planning and Architecture

- Comprehensive Planning in the Past
- Early Planning of Street Systems
- Planning and Growth in the Nineteenth Century

- The Example of Paris
 - The Re-planning of Paris
 - Defects of Suburban Growth in the Environs of Paris
- Permanence in City Building
- Differences between New York and Capital Cities
- Space about Buildings in New York

III. Civic Art in Relation to Work and Living Conditions

- Art and Economics
 - Art in Work
 - The Economic Foundations of the City
 - The Endurance of Building
- The City as a Home
 - Civic Art and Living Conditions
 - Architecture and Amenities in the Suburbs

IV. Beauty and Reality in Civic Art

- Beauty as an Objective
 - Architecture and Amenities
 - Social Value of Beauty in Cities
- Impossible Utopias
- Beauty and Reality in the Skyscraper
 - Magnificence and Limitations of Skyscrapers

V. Individuality of Communities and Their Common Problems

- Traditions and Civic Character
- Situation in the New York Region
 - Community Spirit and Common Problems
 - Unity through Cooperation
- The Spirit of New York

PART II

Guidance of Building

VI. Planning Land for Building

- Basic Realities in Planning
 - Realities in Law
 - Realities in Social and Economic Conditions and Tendencies
 - Human and Mechanical Power

- Planning New Developments
 - Recentralization
 - Official Maps
 - Planning of Subdivisions
- Local Improvement Finance
- Proportions of Building and Open Land
 - Ratio between Public and Private Areas
 - Open Spaces on Private Land
 - General Standards and Their Application

VII. Zoning: Principles and Proposals

- Scope and Methods of Zoning
 - Variety and Uniformity of Regulation
 - Limited Scope of Regional Zoning
 - Related Character of Different Restrictions
- Social and Economic Basis of Zoning
 - Social Factors
 - Economic Factors in Central Areas
- Basic Standards for Zoning
 - Open Suburban Areas
 - Close Suburban or Intermediate Areas
 - Sub-Central and Central Areas
 - Practicability of Standards
 - Problems Common to All Areas

VIII. Houses and Housing Neighborhoods

- Summary of the Problem
 - Fundamental Elements
 - The Problem of the Suburbs
 - The Problem of the Central Areas
- Suggestions for a Constructive Housing Policy
 - Assumptions
 - Proposals
 - Regulation of Housing Densities
 - Application of Area-per-Family and Open Space Requirements
 - Public Purchase and Development of Land
 - Greatest Opportunity for Private Enterprise

IX. Improvement of Terminal Facilities

- The General Problem
 - Knots of the Network
- Dock and Industrial Waterfront Improvements
 - Facilities on the Hudson River
 - The East River
 - Upper New York Bay
 - Staten Island Piers
 - Brooklyn Waterfront
 - Newark Bay
 - The Lower Bay
- Methods of Freight Distribution
 - General Factors Affecting the Problem
 - General Methods Proposed
 - A Central Food Terminal and Market
- Passenger Terminal Facilities
 - Trunk Line Railroad Terminals
 - Transit Services and Ferries as Links in the Terminal System
- Terminals for Motor Vehicles
 - Sub-Stations for Retail Deliveries
 - Parking Facilities
 - Bus Stations
- Airports

X. Fitting Streets to the Buildings

- Needs and Principles of Street Expansion
 - Inadequacy of Streets in the New York Region
 - Principles of Street Expansion
- Proposals for Improving Street Capacities
 - New Streets and Widening
 - Highway Grade Separations in Suburban Areas
 - Two Level Streets in Central Areas
 - Early Engineering Studies of the Regional Plan
 - Proposals of Daniel L. Turner
 - Proposals by Committees of Architects
 - The Proposals of Ernest Flagg
 - Approaches to Tunnels, Bridges and Ferries

Responsibility for Cost
Methods of Carrying Out Major Street Improvements
Conclusion

PART III

Opportunities in Rebuilding

XI. Scope and Character of Opportunities

A Philosophic Conception
General Character of Proposals
Imaginative Elements
Scope of Projects
Special Opportunities
Development of Nerve Centers
Order of Presentation of Projects

XII. In Downtown and Midtown Manhattan

Problems in Re-planning
First Architectural Studies
City Hall Square
West Side Waterfront
East Side Waterfront
Fifty-ninth Street Section
Second Architectural Studies
Expansion of the Civic Center
West Side Waterfront
Midtown and Upper East Side Waterfront
Proposals Incorporated in the Regional Plan
Their Scope and Relation to Architectural Studies
Battery Park Watergate
The Civic Center
The West Side
The Midtown and Upper East Side
Second Avenue Speedway and Chrystie-Forsyth Parkway
Re-planning the Lower East Side

Miscellaneous Street Improvements
Elevated Sidewalks and Arcades
Summary of Proposed Improvements

XIII. In Upper Manhattan and the Bronx

Central Park
Some History
Functions of the Park
The Traffic Problem—Report by Frederick Law Olmstead, Jr.
Proposals
Proposed New Parks
East River Parkway
East River Islands
Lower Bronx River Valley
Upper West Side and Harlem River Parks and Parkways
Upper West Side Waterfront
Watergate and Other Proposals South of 125th Street
Section between 135th and 158th Streets
Vicinity of George Washington Bridge
Harlem River Valley
Bridges and Approaches at Western Extremity
Strategic Advantages of Harlem Valley
The Waterway and Its Bridges
Land Development
East and West Concourse in The Bronx
Upper East Side of Manhattan
Some General Considerations
Summary of Proposed Improvements

XIV. In Brooklyn, Queens and Staten Island

Inner Brooklyn
General Conditions
Re-planning of Civic Center and Brooklyn Bridge Approach
Columbia Heights
Marginal Railroad
Summary of Proposed Major Street Improvements
Outer Brooklyn
Parkway Circuit in South Brooklyn
General Needs

- Jamaica Bay Section
 - Need of Additional Zoning
- Queens Centers
 - Sunnyside Terminal and Business Center
 - Queens Civic Center and Airport
- Some Special Highway Problems
 - Highway Intersections in Queens
 - Long Island Approaches to the 38th Street Tunnel
- Staten Island Developments
 - Commercial Waterfront and Civic Center
 - Combined Park and Pleasure Resort at Great Kills

XV. In Metropolitan New Jersey

- Waterfronts in Hudson County
 - Jersey City-Bayonne Waterfront
 - An Opportunity in Hoboken
 - Plan of Bayonne
- Newark
 - Civic Center
 - New Pennsylvania Railroad Station
- Plan of Hackensack Meadows
 - General Proposals for Use of Land
 - Straightening of Hackensack River
 - Detailed Sectional Plan
 - Plan of Meadows Reclamation Commission

XVI. In the Environs

- Specific Opportunities in Planning
 - Paterson Civic Center
 - Smaller Centers and Architectural Features
 - Preserving the Palisades
 - The Morris Canal
 - An Aspect of the Problem of Preserving Open Areas and Historic Features
- Planning New Communities
 - Specified Areas Not Proposed
 - Design of New Towns

XVII. The End and the Beginning

- The Regional Plan as an Opportunity
- Achievements of the Plan
- Some Final Impressions
 - Utopias and Earthquakes
 - Interference with Liberty
 - Costs Due to Planning
 - Foresight and Stability
 - The Skyscraper and Spaciousness
 - Monumental Buildings and Incinerators
 - Automobiles, Airplanes and Pushcarts
 - Changes of Population Distribution
- What the Future Holds
 - If Wisdom Prevails

The volume in which these subjects are discussed is printed in large, readable type, and is fully illustrated with hundreds of views of the New York Region—past, present and future—and of other subjects of city planning interest. There are, in addition, 90 maps and diagrams and 16 plates in color.

Henry George — Tax — vs. Human.

Parkways — Waste
~~Port Authority~~

Farms — Food —

Unproductive Lands

Forestry.

Land Utilization

Population

Cost of Living — Milk

City — County — State — Nation